Request for Proposals (RFP) for Meyer Property Improvements
for the
Sierra Azul Open Space Preserve

Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA
Issued: Friday, January 20, 2017

Pre-Proposal Site Visit may be available upon consultant's interest and formal request

Proposals Due: Friday, February 9, 2018 by 4:00 PM PST
District contact: Leigh Guggemos, Capital Project Manager III
lguggemos@openspace.org

Invitation:

Midpeninsula Regional Open Space District (District) intends to redevelop the Meyer Property located in Sierra Azul Open Space Preserve for use as a housing facility and/or operations outpost. The property has been previously developed as a remote residence and some operational utilities exists onsite. The objective of this Scope of Work is to assess and document existing conditions and develop preliminary plans to advance the redevelopment. The preliminary plans and Basis of Design document may be used for future Design Build contract.

1. PROJECT BACKGROUND & SITE DESCRIPTION

Midpeninsula Regional Open Space District (District) owns and manages approximately 62,000 acres of land in 26 Open Space Preserves in the Santa Cruz Mountain Region in the San Francisco Bay Area. The District's purpose is to acquire, permanently protect, and restore lands forming a regional open space greenbelt and to provide opportunities for ecologically sensitive public enjoyment and education.

Open Space Preserves are generally kept in a natural condition in order to protect their ecological integrity and habitat, and are developed with only those amenities needed for low-intensity recreation. The preserves are open to the public year round and contain many diverse ecosystems including redwood, oak, and fir forests, chaparral-covered hillsides, riparian corridors, grasslands, and shore frontage along San Francisco Bay. Find out more about the District at http://www.openspace.org

The property has two main buildings that include a two-story main house roughly 1,200 square feet and a studio apartment with attached two car garage roughly 1,000 square feet (including garage). In addition, there are two small storage sheds on the property. The property has a sloped (10%) but easily accessible access road and driveway with a relatively level building area footprint. The main house will be demolished and a future modular unit may take its place. The studio unit will be remodeled to comply with current applicable codes. The project site is located in the Sierra Azul Open Space Preserve.

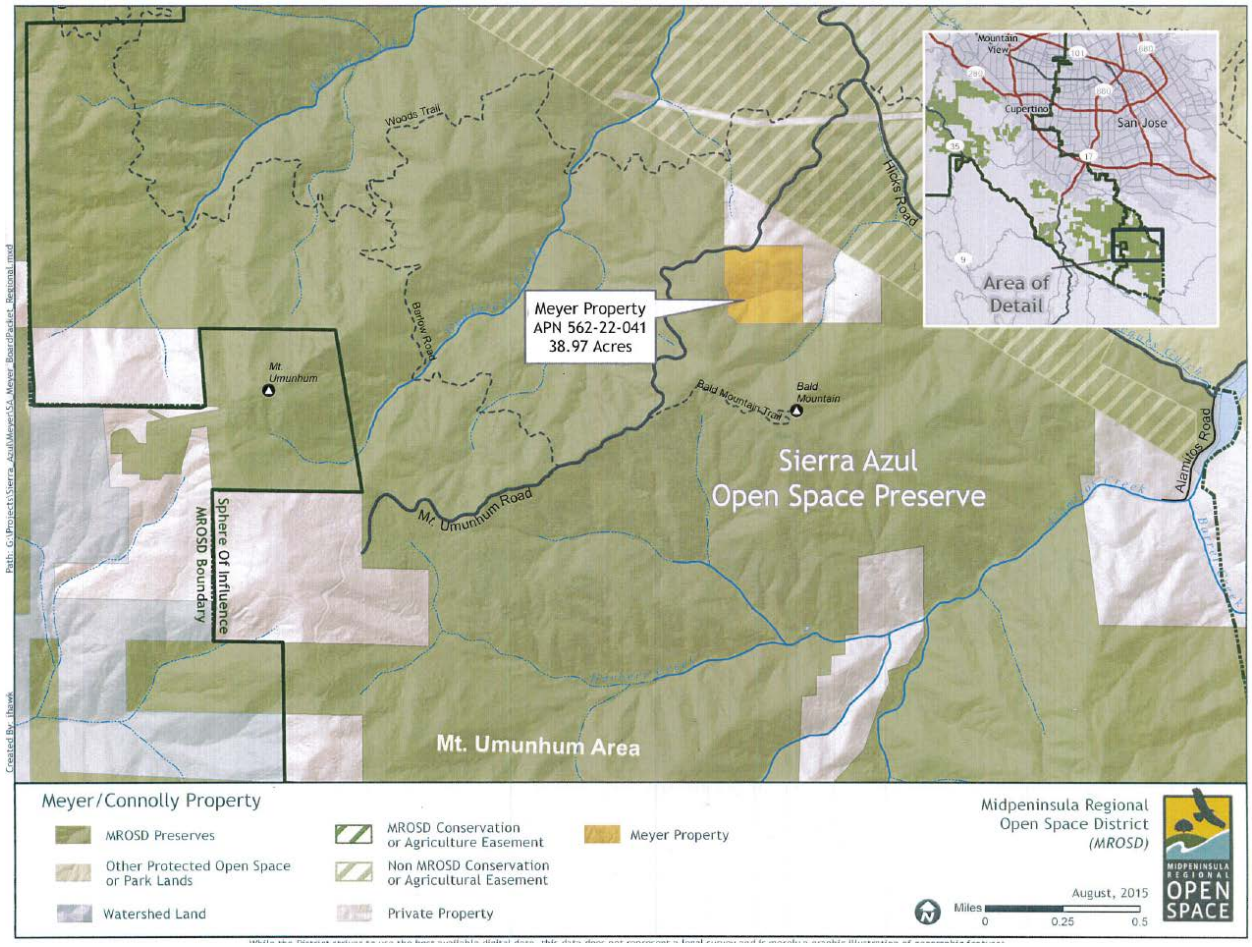

Figure 1 – Site Location

2. PROJECT DESCRIPTION

The District is seeking to retain a civil engineering led firm to conduct the following tasks:

TASK 1 – KICKOFF MEETING AND PROJECT MANAGEMENT

Provide project management and coordination to keep the project team focused and on schedule. Pertinent personnel shall attend meetings and conference calls. Consultants shall initiate the project with a "kick-off" meeting and keep the District informed of progress on an as-needed basis. Provide QAQC review of all deliverables to ensure that the work products are complete and District goals for the project are achieved.

Deliverables:

- Progress report via email

- Monthly project status and invoice report including project budget, budget spent to date, and current invoiced amount.
- Meeting minutes via email.

TASK 2 – DOCUMENTATION AND ASSESSMENT OF EXISTING INFORMATION

1. Utilities Surveys: Provide utilities locator service to identify subsurface & above ground utilities as required to define and locate key components, including depths and alignments.

2. Document existing conditions including location, arrangement, components, capacities, estimated age, condition and approximate useful life of key infrastructure as listed above.

3. Assist in coordination and management of subcontracted services including utilities locating services, water prospecting & water quality testing as appropriate in coordination with District.

4. Coordinate with District and well driller and other related contractors for scope relating to potential establishment of a well and/or water supply.

5. Provide water quality testing, title 22 drinking water quality analysis; per Santa Clara County standard (only upon request of District).

6. Provide 5-gallon bucket measuring the spring inflow for assessment of water source meeting demand needs.

Deliverables:

- Completed existing utilities survey with plan schematic drawing(s) and supporting descriptive text as sections in a Technical Memorandum (TM) documenting findings.
- Title 22 drinking water quality analysis testing results (if requested by District), driller findings, documentation/deliverables, included as an Appendices to the TM.

TASK 3 – DEVELOP BASIS OF DESIGN

Provide a Basis of Design (BOD) document which may be developed to document all of the characteristics of the proposed project, and will serve as a mutually agreed guidance document for later use to advance the production of design documents. Develop a draft based on DISTRICT provided assumptions and recommendations to outline the new systems sizing and general technical requirements & key performance characteristics. Work with District to develop final BOD before proceeding to detailed design or the design-build procurement process.

Current use assumptions:

- 1,000 sf studio (office) & garage + 1,200sf house (for residency).
- One full time ranger family (assume up to family of 5)

Upgrade studio & replace residence (either with a modular unit or traditional stick-built construction), and upgrade services, all to 2016 CBC.

Work with District staff to develop a preliminary site plan for use in circulating to Santa Clara County for preliminary permitting review. The site plan will be compiled with building manufacturer/construction drawings and additional documentation provided by District (pending County requirements) required for preliminary plan submittal. Through this process we will define development and permitting requirements.

Deliverable:

- Draft & Final BOD document
- Production of a preliminary Site Plan showing the intended concept for site redevelopment.
- Sections in a TM documenting the permit process, timing and considerations determined via the preliminary review process with Santa Clara County.

TASK 4 – DEVELOP ALTERNATIVE LAYOUTS

Further develop detail for the layout established in Task 3 including relative costs, development strategy, estimated timing and logistical considerations. Outline identified deficiencies and projected upgrade requirements (from findings in Tasks 2 & 3).

Deliverables:

- Technical memo documenting and summarizing methods/analysis, findings & recommendations related to the Tasks above.
- Schematic drawings in AutoCAD and PDF format as appropriate:
    - All (existing) systems showing key components, general arrangement and locations into survey provided by the District.
    - New utilities
    - A concept plan for use in coordination with Santa Clara County for permitting determinations.
- Tables and/or figures illustrating and summarizing key information

TASK 5 – ATTEND PROJECT MEETINGS

Facilitate and attend progress meetings with District and other stakeholders and project participants. Allocated up to four (4) on-site meetings at either Santa Clara County offices or District offices. Coordination with subconsultants hired by District or prime consultant. Submit meeting minutes.

4. PROPOSAL DEADLINES & SUBMISSION INSTRUCTIONS

Pre-Proposal Site Visit
A pre-proposal site visit may be available upon request.

Requests for Additional Information and Questions
Specific questions related to the RFP must be addressed in writing to District by **8:00 AM on Monday, February 5, 2018**. Answers will then be distributed to all teams. Please submit all requests to:

Attn: Leigh Guggemos
Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022
lguggemos@openspace.org

Proposal Submission
Proposals must be submitted by **4:00 PM PST on Friday, February 9th, 2018**. Two (2) unbound copies of each final proposal are to be hand-delivered, mailed, or delivered by courier to the above address, to Leigh Guggemos, Capital Project Manager. An E-mailed "PDF" proposal should also be submitted to lguggemos@openspace.org

Proposals shall be delivered in a sealed manner and clearly marked on the outside of envelope:
"Sierra Azul Open Space District Meyer Property Design"

The District at its sole discretion may grant an extension to all candidates if circumstances require additional time. Responding teams should assume that District may initiate discussions simultaneously with all respondents. No facsimile will be accepted.

Interviews and Requests
If necessary, upon review of the proposals and selection of the top three qualified teams, District will conduct interviews at District office in Los Altos, CA. The District reserves the right to request more detailed information from one or more proposers to provide for a reliable comparison between proposals.

5. PROPOSAL CONTENT REQUIREMENTS

Clarity and conciseness in the proposal are essential and will be considered in assessing the submitter's capabilities. Proposal that does not follow the required format may be eliminated from review and further consideration. Consulting firms wishing to respond to the RFP must provide the following information in the order listed below.

a. **Project Understanding and Approach (maximum of 1 single-sided pages)**
   Provide a brief written statement of project understanding approach, describing how the proposed team will work together and with District to complete the project.
b. **Scope of Work and Schedule (maximum of 2 single-sided pages)**
   Outline in detail the proposed Scope of Work indicating the team's proposed methodology. The Project Description should be used as a guideline in preparing the proposed Scope of Work, but should not limit the Consultant from identifying other critical tasks. The Scope of Work should be formatted by the various phases proposed to accomplish the Project and should identify the required tasks and task groups. Include deliverables, estimated number of meetings and estimated number of meetings needed for each task. Provide project schedule demonstrating milestones, deliverables and indicate the time line for completion. Include a proposed time

schedule for completing the Project within the schedule provided. Identify which tasks will be completed by subconsultants.

c. Team Relevant Experience (maximum of 1 single-sided pages)

Provide an organization chart describing the project team and discipline. (Supply a brief description of at least three past or current projects of a similar nature. This section should only describe those appropriate projects completed by the Project Principal, Project Manager, Project Management Team and Sub-consultants. Clearly specify the name and title of each individual, level of involvement in the project(s) and employer. The description of each project should include a current contact person, telephone number and e-mail address for reference.

d. Firm Qualifications (maximum of 1 single-sided pages)

Provide a statement of the firm's experience and qualifications to provide the services as described in the Project Description*. Provide a brief overview and history of each firm on the team, including location(s), number of employees, organizational structure, and number of years in business.

*For any project referenced, supply the name of the Owner/Client and contact information

e. Staff Qualifications (maximum of 2 single-sided pages)

Provide the resumes and qualifications of the staff members who will complete the work. Highlight experience on similar projects*.

*For any project referenced, supply the name of the Owner/Client and contact information

f. Consultant Agreement and Insurance Requirements

Submit a statement of the firm's acceptance of District's standard contract terms, insurance and indemnification requirements, or any reservations the firm has with these requirements. Refer to Attachment D, Midpeninsula Regional Open Space District *Agreement for Professional Services.*

g. Professional Rates & Anticipated Fee Proposal (maximum of 2 single-sided pages)

Provide an anticipated fee proposal based on the hours required for team to complete the project as described in the submitted Scope of Work (item b, above). Ensure that fees are listed by MAJOR TASK and as a GRAND TOTAL in your proposal:

- List anticipated subtasks associated with the major tasks required to execute the scope of work & provide the deliverables described herein
- Indicate the personnel who will work on each task; indicate the number of hours required and fee associated with each task
- Highlight any proposed fee allowances or contingencies
- Include all anticipated reimbursable expenses
- Provide the professional billing rates for the team members proposed for the project

The anticipated fee proposal will be utilized to negotiate a contract with the most qualified proposer.

6. SELECTION PROCESS – EVALUATION CRITERIA

The design team should highlight experience providing similar design services.

Evaluation Criteria

- Ability to perform the tasks outlined in the Project Description.
- Demonstrated experience with project elements:
    - Solar and energy evaluation and design
    - Utilities including sanitary sewer, water, storm water, and electric
    - Grading
    - Engineering
- Ability to meet or improve upon proposed workplan.
- Team members and firms have demonstrated understanding of how to execute the scope of work required for this project.
- Proven track record and technical ability to create concise, well-coordinated contract documents for the scope of work described herein.
- Qualifications of the specific individuals who will work on the project.
- Clarity and detail demonstrated in the Proposal.
- Relevancy of past experience provided.
- Proposed strategies to streamline permit process to minimize time and cost.
- Services provided at a fair and reasonable fee.
- Ability to provide required insurance.
- Acceptance of District's contract agreement.

7. STIPULATIONS

General Stipulations

The District will not be liable for any costs incurred by the proposers that are related to the RFP process; this includes production of the proposal, interviews/presentations, travel and accommodations. The District reserves the right to request or negotiate modifications to the proposals that are deemed appropriate. All proposals received from proposers in response to this RFP are presumed to be a public records, will not be treated as confidential except with the express advance written agreement of District Counsel, and all proposals will become the property of the District and will not be returned to the proposers. In the event of contract award, all documentation produced as part of the contract will become the exclusive property of District. The District reserves the right to reject any and all proposals and to waive minor irregularities. The District also reserves the right to seek new proposals or re-advertise if responses have not been satisfactory or for any other reason.

8. LIST OF ATTACHMENTS

Attachment A: LSA – Draft Historic Resource Evaluation of the Meyer Property. November 2017.

Attachment B: Biggs Cardosa Associates Inc – Draft Structural Assessment of Two Buildings Meyer Property.

Attachment C: SCA Environmental Inc – Pre-demolition and Renovation Survey for Hazardous Materials.
Attachment D: Standard Agreement

ATTACHMENT A

DRAFT

HISTORICAL RESOURCE EVALUATION OF THE MEYER PROPERTY

SIERRA AZUL OPEN SPACE PRESERVE

UNINCORPORATED SANTA CLARA COUNTY, CALIFORNIA

LSA

November 2017

DRAFT

HISTORICAL RESOURCE EVALUATION OF THE MEYER PROPERTY

SIERRA AZUL OPEN SPACE PRESERVE

UNINCORPORATED SANTA CLARA COUNTY, CALIFORNIA

Submitted to:

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Project No. MOS1704

LSA

November 2017

EXECUTIVE SUMMARY

LSA prepared a historical resource evaluation (HRE) of the Meyer Property, a former residential property owned by the Midpeninsula Regional Open Space District (District) comprising two parcels (APNs 562-22-017 and -040) covering 29.19-acres in a rural setting consisting of steep ravines, oak woodland, and brush within the Sierra Azul Open Space Preserve in unincorporated Santa Clara County, California (Figures 1 and 2). The Meyer Property contains a two-story single-family residence built circa 1938, a detached single-story garage/studio apartment built circa 1990, and two associated outbuildings. Landscaping elements include five young apricot/cherry and 10 walnut trees between the residence and a steep ravine to the west, a grove of mature oak trees on the north side of the property, likely used to shade the residence during the summer months. An unpaved drive way leads from a gate at Mt. Umunhum road to the main yard.

This HRE evaluates the Meyer Property for eligibility for inclusion in the National Register of Historic Places (National Register) and/or the California Register of Historical Resources (California Register). For the purposes of this evaluation, the "Meyer Property" will refer to only the two-story single-family residence built circa 1938 and two associated outbuildings. The detached single-story garage/studio apartment built circa 1990 and young apricot/cherry and walnut trees within the project site are not addressed in this report due to lack of sufficient age to warrant consideration in the evaluation process. The HRE is based on background research, a field survey by an architectural historian, and application of evaluative criteria for the National Register at 36 CFR §60.4; and for the California Register at California Public Resources Code §5024.1.

The Meyer Property was part of the larger Peckham Ranch, a ranch formerly owned by the Peckham family with buildings on the north side of Mt. Umunhum Road. The Meyer Property residence dates to circa 1938 and was extensively altered, and the detached outbuildings are of unknown age.

This HRE documents the methods and results of the evaluation. Based on background research and a field survey, LSA concludes that the Meyer Property does not appear eligible for inclusion in either the National Register or California Register due to a lack of significant historical association with a historic context. For this reason, the Meyer Property does not qualify as a "historical resource" for the purposes of the California Environmental Quality Act (CEQA), as defined at Public Resources Code (PRC) §21084.1.

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1.0 INTRODUCTION

This report presents the results of an eligibility evaluation conducted by LSA for an approximately two-story, 1,200-square–foot residence built circa 1938, and two associated outbuildings, on Mt. Umunhum Road in the Sierra Azul Open Space Preserve in southwestern unincorporated Santa Clara County (Figures 1 and 2). The 29.19-acre project site is approximately 11.5 miles due south of downtown San José and comprises APNs 562-22-017 and -040. For the purposes of this evaluation, the "Meyer Property" or "project site" will refer to only the two-story single-family residence built circa 1938 and two associated outbuildings. The detached single-story garage/studio apartment built circa 1990 and young apricot/cherry and walnut trees within the project site are not addressed in this report due to lack of sufficient age to warrant consideration for National Register or California Register eligibility.[1]

LSA conducted background research, a field survey, and resource recordation to prepare this study. This report includes (1) a description of the regulatory context for cultural resources in the project site; (2) a summary of the methods used to prepare the analysis; (3) a description of the two-story single-family residence built circa 1938 and two associated outbuildings; and (4) a National Register and California Register eligibility evaluation.

1.1 PROJECT SITE AND DESCRIPTION

The 29.19-acre project site is located in southwestern unincorporated Santa Clara County. The project site off Mt. Umunhum Road, approximately 0.6 miles west of the intersection of Mt. Umunhum Road and Hicks Road, and approximately a 0.25 miles north of Bald Mountain. The southern portion of the project site elevation contains a wide clearing and offers wide expansive views of the Santa Clara valley to the south, San José to the east, and Mount Umunhum to the west. The project site is approximately 2,000 feet above sea level in oak woodland with tanbark oak, canyon live oak, and chaparral. Other than the two-story single-family residence built circa 1938 and two associated outbuildings within the project site, the remainder of the 29.19-acre project site consists of steep ravines with oak trees and chaparral.

West of the two-story residence is a small orchard on a west-facing downslope that contains five cherry or apricot trees, 10 walnut trees, and an above ground PVC pipe irrigation system. This area also contains two intact solar panel arrays. South of the main house is a semi-enclosed outdoor garden consisting of eight raised wooden planter beds underneath a wooden frame enclosed with tattered screen netting.

[1] Although 50 years is used as a general estimate of the time needed to develop historical perspective and to evaluate significance, the California State Office of Historic Preservation recommends documenting resources 45 years or older to account for potential cultural resources during the planning process.

Figure 1: Regional Location and Project Site

Figure 2: Project Site

2.0 REGULATORY CONTEXT

2.1 NATIONAL HISTORIC PRESERVATION ACT

The National Historic Preservation Act (NHPA) (16 U.S.C. 470) was enacted by Congress in 1966 to establish national policy for historic preservation in the United States. The NHPA created the Advisory Council on Historic Preservation (ACHP) as an independent federal agency to advise the President and Congress on matters involving historic preservation, as well as to review and be afforded the opportunity to comment on all actions undertaken, licensed, or funded by the federal government that may have an effect on properties listed in the National Register, or eligible for National Register listing. National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, states:

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. . . The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archaeology, engineering, and culture, and are worthy of preservation. The National Register of Historic Places is the official list of the recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior [National Park Service 1997a:i].

The NHPA establishes the role and responsibilities of the federal government in historic preservation. Toward this end, the NHPA directs agencies (1) to identify and manage historic properties under their control; (2) to undertake actions that will advance the NHPA's provisions, and avoid actions contrary to its purposes; (3) to consult with others while carrying out historic preservation activities; and (4) to consider the effects of their actions on historic properties.

2.1.1 Section 106 of the National Historic Preservation Act

If a project is subject to federal jurisdiction and the project is an undertaking as defined at 36 CFR §800.16(y) with the potential to cause effects on historic properties (36 CFR §800.3(a)), Section 106 of the National Historic Preservation Act (NHPA) must be addressed to take into account the effect of the undertaking on any district, site, building, structure, or object included in or eligible for inclusion in the National Register (i.e., historic properties). The historic preservation review process mandated by Section 106 is outlined in regulations issued by ACHP. Revised regulations, "Protection of Historic Properties" (36 CFR Part 800), became effective August 5, 2004. Section 106 review must be conducted for all federal, federally assisted, federally licensed, or federally funded projects. The regulations that implement Section 106 and outline the historic preservation review process are at 36 CFR Part 800.

2.1.2 National Register of Historic Places

The National Register was authorized by the NHPA as the Nation's official list of cultural resources worthy of preservation. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological

resources. Properties listed in the National Register consist of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture (National Park Service 2001). Properties listed in or eligible for listing in the National Register are considered in planning and environmental review, and effects to such properties are primarily addressed under Section 106. The National Park Service, which administers the National Register, developed evaluation criteria to determine whether a cultural resource has significance as a historic property. Cultural resources that meet the significance criteria and retain their historic integrity (i.e., the ability to convey their significance) are eligible for listing in the National Register. The National Register eligibility criteria are discussed below.

2.1.2.1 Significance Criteria. Four evaluation criteria are applied to the property in which the property's significance for its association with important events or persons, importance in design or construction, or information potential is assessed (National Park Service 1997a:11).These criteria defined at 36 CFR §60.4 and are as follows: ". . .the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important in prehistory or history."

Under Criteria A, B, and C, the National Register places an emphasis on a resource appearing like it did during its period of significance to convey historical significance; under Criterion D, properties convey significance through the information they contain (National Park Service 2000:38).

2.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14(3) §15002(i)). CEQA states that it is the policy of the State of California to "take all action necessary to provide the people of this state with… historic environmental qualities…and preserve for future generations examples of the major periods of California history" (Public Resources Code [PRC] §21001(b), (c)). Under the provisions of CEQA, "A project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (CCR Title 14(3) §15064.5(b)).

CEQA §15064.5(a) defines a "historical resource" as a resource which meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register);

- Listed in a local register of historical resources (as defined at PRC §5020.1(k));

- Identified as significant in a historical resource survey meeting the requirements defined at PRC §5024.1(g); or

- Determined to be a historical resource by a project's lead agency (CCR Title 14(3) §15064.5(a)).

A historical resource consists of "Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California…Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the [California Register]" (CCR Title 14(3) §15064.5(a)(3)).

2.2.1 California Register of Historical Resources

The California Register is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The California Register helps government agencies identify and evaluate California's historical resources (California Office of Historic Preservation 2001b:1), and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC §5024.1(a)). Any resource listed in, or eligible for listing in, the California Register is to be taken into consideration during the CEQA process (California Office of Historic Preservation 2001a:7).

The California Register was modeled after the National Register, and its significance and integrity criteria are parallel with those of the National Register. A resource eligible for the National Register is eligible for the California Register. The National Register criteria, however, have been modified for state use by the California Office of Historic Preservation to include a range of historical resources which better reflect the history of California (California Office of Historic Preservation 2001c:69-70; 2006:1). There are three instances in which a resource not eligible for the National Register may be eligible for the California Register: moved resources; resources achieving significance in the past 50 years; and reconstructed resources (California Office of Historic Preservation 2006):

- *Moved buildings, structures, or objects*. A moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was (1) moved to prevent its demolition at its former location; and (2) if the new location is compatible with the original character and use of the historical resource.

- *Reconstructed buildings*. A building less than 50 years old may be listed in the California Register if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices (e.g., a Native American roundhouse).

- *Historical resources achieving significance within the past 50 years*. Resources less than 50 years old may be listed in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

2.2.1.1 Significance Criteria. A cultural resource is evaluated under four California Register criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria:

Is associated with events that have made a significant contribution to the broad pattern of

1. California's history and cultural heritage;

2. Is associated with the lives of persons important in our past;

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history.

2.2.1.2 Age. In addition to meeting one or more of the above criteria, the California Register requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (California Office of Historic Preservation 2006:3; CCR Title 14(11.5) §4852 (d)(2)). The State of California Office of Historic Preservation recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (California Office of Historic Preservation 1995:2).

2.2.1.3 Period of Significance. The period of significance for a property is "the span of time when a property was associated with important events, activities, persons, cultural groups, and land uses or attained important physical qualities or characteristics" (National Park Service 1999:21). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended (National Park Service 1999:21). The period of significance for an archeological property is "the time range (which is usually estimated) during which the property was occupied or used and for which the property is likely to yield important information" (National Park Service 2000:34). Archaeological properties may have more than one period of significance.

2.3 MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

2.3.1 Cultural Resource Goals, Policies, and Implementation Measures

In compliance with the statutes listed above, the purpose of the goals, policy and procedures outlined below is to formalize and enhance the District's cultural resource management practices for the long-term stewardship of the District's significant historical and archaeological sites.[2]

Goal CR- Identify, protect, preserve, and interpret cultural resources for the benefit of present and future generations.

Policy CR-1 Maintain an inventory of cultural resources on District preserves.

- Inventory and assess cultural resources throughout the District, including prehistoric and historic archaeological sites, structures, and cultural landscape features. The Cultural Resource Inventory should include a Geographic Information Systems database; however, access to this inventory must be restricted to District staff and qualified professionals, to the extent allowed by law to protect sites from looting and vandalism.

- Record cultural resources in the District's Cultural Resource Inventory when purchasing new property and perform research on previous uses of the property. Examples of research activities include performing a records search with the Northwest Information Center and consulting historic preservation organizations, previous residents, and descendants to gather local historical information.

Complete archaeological site records for known unrecorded sites on District land and file reports with the Northwest Information Center.

Policy CR-2 Address cultural resources in the development of preserve use and management plans.

- Consult the Cultural Resource Inventory when planning projects that may have an impact on cultural resources in the project area.

- Conduct appropriate reconnaissance measures, such as research or archaeological survey, early in the planning process for trail construction, maintenance activities, or other projects that entail ground disturbance in an area of known archaeological sensitivity. Monitor construction activities when appropriate.

- Locate facilities, such as trails, staging areas, and new structures, to avoid loss or degradation of historically or archaeologically significant resources wherever possible. If not possible to avoid, minimize impacts, for example by: capping site, recording important features and/or artifacts, relocating structures, or data recovery excavation.

[2] This section is adapted from *Resource Management Policies* prepared in December 2014 by the District and is available online at: https://www.openspace.org/sites/default/files/Resource_Management_Policies.pdf.

- Include stakeholder groups when developing plans for the management of historically or archaeologically significant resources. Consult with descendent communities such as Native American and other ethnic groups when developing plans for the management of historically or archaeologically significant resources related to their heritage.

- Assess the significance, integrity, and feasibility of preservation of historic structures when developing Preserve Use and Management Plans or Master Plans. If a structure is determined to be eligible for the California Register of Historic Resources, assess feasibility of preserving the resource.

Policy CR-3 Protect cultural resources from disturbance to the maximum extent feasible.

- Wherever possible and appropriate, preserve historical resources and archaeological sites in situ.

- Prohibit looting, vandalism, and unauthorized removal of cultural resources and associated artifacts from District preserves.

- Implement security measures such as protective fencing and patrolling to reduce vulnerability of the resources due to vandalism and looting.

- Develop security protocols to limit availability and distribution of geographic information for cultural resources to protect sites from looting and vandalism.

- Prohibit District sale, purchase, or commercial trade of individual archaeological artifacts.

- Develop and follow guidelines for reporting, protecting and recording archaeological sites and features in the event of unexpected discovery.

- Provide District staff with basic training to identify and protect cultural resources.

- Assess existing operations within areas of known archaeological sensitivity to protect and preserve cultural resources.

- Require that all archaeological investigations or research activities that have the potential to physically significantly impact archaeological resources are carried out by qualified archaeologists, and that a technical report for each project is provided to the District following excavation.

Policy CR-4 Preserve and maintain cultural resources wherever feasible.

- Actively pursue grant assistance from local, state, federal, and other programs to supplement District funds to implement historic preservation projects for historically and archaeologically significant resources.

- Seek partnerships with private or non-profit groups to aid in the restoration, management, and use of historic structures.

- Assess the condition, identify needed repairs, and prepare maintenance plans for significant high priority historic structures as funds allow.

- Assess the eligibility of cultural resources for nomination on local registers, the California Register of Historic Resources, and the National Register of Historic Places. Consider nomination to registers for which a resource is determined eligible.

- Catalog artifacts associated with sites on District lands to prevent deterioration and to document the site and location where the artifacts were recovered. Consider curating artifacts in danger of deterioration. Maintain a cataloging system to preserve artifacts' contextual information and storage locations. Where appropriate, coordinate with other agencies and organizations to assist in long-term curation of District collections.

- Develop and follow guidelines and procedures governing loans of artifacts to other agencies and organizations.

Policy CR-5 Provide public access and educational programs to interpret historical and archaeological resources.

- Provide controlled public access to historical and archaeological sites where appropriate, considering other public access resource constraints and resource protection.

- Allow appropriate uses of cultural resources by descendent communities.

- Seek input from descendent communities, such as Native American and other ethnic groups, when planning public access and educational programs that interpret cultural resources related to their heritage.

- When developing partnerships for the use and management of historic structures, plan for public access to the structures where appropriate while minimizing impact to the structures and respecting the needs of building occupants.

- Provide interpretive materials such as signage or brochures for self-guided hikes to inform visitors about the history of District lands and the San Francisco Bay Area. Develop locations to display artifacts for public benefit.

- Encourage, utilize, and support historical research by docents and volunteers.

- Provide training opportunities for docents to aid them in the development of docent-led tours of historic and archaeological sites and landscapes.

- Facilitate school field trips of historic and archaeological sites and cultivate other opportunities to work with educational groups to interpret cultural resources on District preserves.

- Support historical and archaeological research conducted by District approved, qualified cultural resource professionals on District lands.

Policy CR-6 Preserve District institutional history.

- Preserve documents and artifacts important to the history of the District.

2.4 INTEGRITY

In order to be eligible for the National Register and/or California Register, a cultural resource must be significant under one or more criteria and must retain enough of its historic character and appearance to possess integrity, which is defined as the ability to convey the reasons for its significance (CCR Title 14 §4852(c)). The evaluation of integrity must be grounded in an understanding of a resource's physical features and its environment, and how these relate to its significance. "The retention of specific aspects of integrity is paramount for a property to convey its significance" (National Park Service 1997a:44). Generally, a cultural resource must be 50 years old or older to qualify for the National Register and/or California Register.[3]

National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997a:2), states that the quality of significance is present in districts, sites, buildings, structures, and objects that possess integrity. There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association; these aspects are described below.

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

- *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.

- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

[3] Generally, for a cultural resource to be considered for listing in the California Register—and a historical resource for purposes of CEQA—it must be at least 50 years old or enough time must have passed for there to be a scholarly perspective on the resource and the reasons for its potential significance.

- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site.

- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

- *Association* is the direct link between an important historic event or person and a historic property.

"To retain historic integrity a property will always possess several, and usually most, of the aspects" (National Park Service 1997a:44).

2.5 ELIGIBILITY

National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation* (National Park Service 1997a:3), states that in order for a property to qualify for listing in the National Register, it must meet at least one of the National Register criteria for evaluation by:

1. being associated with an important historic context *and*

2. retaining historic integrity of those features necessary to convey its significance.

Resources that meet the age guidelines, are significant, and possess integrity will generally be considered eligible for listing in the National Register and/or California Register.

3.0 METHODS

LSA conducted a records search, literature and map review, and field survey to prepare this HRE. Each task is described below.

3.1 RECORDS SEARCHES

LSA conducted a records search (File No. 17-1328) of the project site and adjacent properties on November 6, 2017, at the Northwest Information Center (NWIC) of the California Historical Resources Information System, Sonoma State University, Rohnert Park. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official state repository of cultural resource records and reports for Santa Clara County.

As part of the records search, LSA also reviewed the following local and state inventories for built environment cultural resources in and adjacent to the project site:

- *Cultural Resources Existing Conditions Report for the Midpeninsula Regional Open Space District Vision Plan* (Midpeninsula Regional Open Space District 2013);
- *California Inventory of Historic Resources* (California Department of Parks and Recreation 1976);
- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1988);
- *California Points of Historical Interest* (California Office of Historic Preservation 1992);
- *California Historical Landmarks* (California Office of Historic Preservation 1996);
- *San Francisco Architecture: The Illustrated Guide to Over 1,000 of the Best Buildings, Parks, and Public Artworks in the Bay Area* (Woodbridge, Sally B., John M. Woodbridge and Chuck Byrne 1992);
- *San Francisco Architecture: An Illustrated Guide to the Outstanding Buildings, Public Artworks, and Parks in the Bay Area of California* (Woodbridge, Sally B., John M. Woodbridge and Chuck Byrne 2005);
- *Directory of Properties in the Historic Property Data File* (California Office of Historic Preservation April 5, 2012). The directory includes the listings of the National Register, National Historic Landmarks, the California Register, California Historical Landmarks, and California Points of Historical Interest;
- *Historic Sites Master List for Santa Clara County* (Santa Clara County 1980);
- *California Coastal Resource Guide* (California Coastal Commission 1987);

- *Santa Clara County General Plan - Inventory of County Historic Resources* (Santa Clara County Department of Environmental Services 1981, 1986); and

- *California Registry of Big Trees* (Urban Forest Ecosystems Institute 2016).

3.2 LITERATURE AND MAP REVIEW

LSA reviewed the following publications, maps, and websites for historical information about the project site and its vicinity:

- *Historic Civil Engineering Landmarks of San Francisco and Northern California* (American Society of Civil Engineers, San Francisco Section 1977);

- *California Place Names* (Gudde 1998);

- *Historic Spots in California* (Hoover et al. 1990);

- *California 1850: A Snapshot in Time* (Marschner 2000);

- *Historical Atlas of California* (Hayes 2007);

- *Historical Atlas Map of Santa Clara County* (Thompson & West 1876)

- *General Land Office* (GLO) *Plats for Township 9 South, Range 1 East* (GLO 1871, 1874, 1906);

- *New Almaden Quadrangle, California*., 60-minute topographic quadrangle (U.S. Geological Survey 1916, 1919);

- *Los Gatos Quadrangle, California*., 60-minute topographic quadrangle (U.S. Geological Survey 1919, 1940, 1943);

- *Santa Theresa Hills, Calif*., 7.5-minute topographic quadrangle (U.S. Geological Survey 1953, 1968, 1980);

- *Sanborn Fire Insurance Company maps of Los Gatos* (Sanborn Fire Insurance Company, 1884, 1888, 1891, 1895, 1904, 1908, 1928, and 1944);

- *Sanborn Fire Insurance Company maps of Saratoga* (Sanborn Fire Insurance Company, 1918 and 1930);

- Historical aerial photographs of Peckham Ranch (Nationwide Environmental Title Research, 1948, 1956, 1968, 1980, 1987, 1993, 1998, 2002, 2005, 2009, 2010, and 2012);

- *An Architectural Guidebook to San Francisco and the Bay Area* (Cerny 2007);

- Online Archive of California at http://www.oac.cdlib.org; and

- Calisphere at http://www.calisphere.universityofcalifornia.edu.

3.3 FIELD SURVEY

LSA Architectural Historian Michael Hibma conducted a pedestrian field survey of the project site on October 25, 2017. The purpose of the field survey was to identify alterations to the Meyer Property and identify notable aspects of its setting. The exterior of the two-story house, the outbuildings, and the detached single-story garage/studio apartment was photographed as was the rural setting of the surrounding area.

4.0 RESEARCH AND FIELD SURVEY RESULTS

4.1 RECORDS SEARCHES

No previously recorded built environment cultural resources were identified with a 1-mile radius of the Meyer Property. One cultural resource study was located within a 1-mile radius of the Meyer Property.

- A review of the Inventory of Santa Clara County Historic Resources did not identify any historic resources within or adjacent to the project site (Santa Clara County Department of Environmental Services 1981, 1986).

- A review of the California Registry of Big Trees did not identify any historic or notable trees within or adjacent to the project site (Urban Forest Ecosystems Institute 2016).

- *A Finding of No Effect to Archaeological Resources, Mount Umunhum Restoration and Public Access Project, Santa Clara County, California* prepared for the District in 2011 by archaeologist Mark G. Hylkema, contains general land-use history regarding Mt. Umunhum and the surrounding area from primary sources. Although Hylkema did not identify the Meyer Property, Peckham ranch, or any other historical resources within or adjacent to the project site, LSA utilized applicable regional history information to prepare the historic context (Hylkema 2011).

4.2 LITERATURE AND MAP REVIEW

The literature and map review indicated that the project site remained relatively rural in nature with no improved roads until the early 1940s, and that built environment resources within or adjacent to the project site were in place by the 1950s. The changing nature of the built environment in the project site is described below.

A review of Sanborn Fire Insurance Company maps of the communities of Los Gatos and Saratoga indicate that the project site was too far outside the City limits and not developed to the degree to warrant insurance assessment and depiction on maps (Sanborn Fire Insurance Company 1884, 1888, 1891, 1897, 1907, 1919, and 1950). For the same reasons, no Sanborn Fire Insurance Company maps of the Meyer Property or Peckham Ranch were available.

A review of historical aerial photographs from 1948 to the present was only partially useful, as the Meyer Property built environment was obscured by trees and other vegetation. However, discernable changes occurred over time (Nationwide Environmental Title Research 1948, 1956, 1968, 1980, 1987, 1993, 1998, 2002, 2005, 2009, 2010, and 2012), as presented in Table A, below.

Table A: Archival Map and Aerial Photograph Review

Map Name and Date
1871
1874
1906
1876
1916 *New Almaden, Calif.* 60-minute
1919 *New Almaden, Calif.* 60-minute
1919 *Los Gatos, Calif.* 60-minute
1940 *Los Gatos, Calif.* 60-minute
1943 *Los Gatos, Calif.* 60-minute
1953 *Santa Theresa Hills, Calif.* 7.5-minute
1968 *Santa Theresa Hills, Calif.* 7.5-minute
1980 *Santa Theresa Hills, Calif.* 7.5-minute
1948 Aerial
1956 Aerial
1968 Aerial
1980 Aerial
1987 Aerial
1993 Aerial
1998 Aerial
2002 Aerial
2005 Aerial
2009 Aerial
2010 Aerial

Map Name and Date
2012 Aerial

Architectural guidebooks of the San Francisco Bay Area and the South Bay do not include or describe any built environment features of the Meyer Property (Woodbridge, Woodbridge, and Byrne 1992, 2005).

No other built environment resources in or adjacent to the project site are listed or depicted in the publications, maps, and websites reviewed by LSA. Please see the References Consulted in Section 6 for a complete list of materials and sources reviewed.

4.3 FIELD SURVEY

LSA Architectural Historian Michael Hibma, M.A., conducted a pedestrian field survey of the Meyer Property on October 25, 2017. The purpose of the field survey was to identify the character-defining features of the Meyer Property. The exteriors of the buildings were reviewed and photographed, as was the site setting.

The field survey of the project site identified a two-story single-family residence, a detached single-story garage/studio apartment, and two associated outbuildings. The two-story family residence is located at the end of a 0.1-mile curvilinear gated driveway off of Mt. Umunhum Road, within a grove of mature oak trees. A sign with “Meyer-Connolly Ranch” is near the north end of the house. The driveway passes through the grove of oaks near the east façade of the main house and terminates at a large clearing.

The main house appears to have been enlarged several times with a second floor added since its circa 1938 construction date. The house has a basic rectangular footprint and is covered with an irregular roofline clad in tarpaper and seamless plastic or bitumen membrane roofing. A partial-width patio is at the south façade (rear) of the house. A wood-framed glass door is at the far left side of the patio and accesses the kitchen. The main entrance is in the center of the east façade and consists of a replacement wood-frame glass door with a vertical sidelight. All the windows appear to be modern vinyl-sash slider or double-hung sash. The house is clad in unpainted stucco roofing with darker, more recent stucco applied near the windows, indicating that they were recently replaced.

The detached outbuildings consist of a single-story garage with an attached lean-to shed roof addition on the north façade. The garage is rests on a concrete foundation and has partial-height cinder block walls on the south, west, and north façades, and is covered with a low-pitched shed roof; access is provided via a pair of plywood-clad swing-out doors. The garage is clad in stucco siding and a large vinyl-sash slider window is located on the south and west facing façade. The shed roof addition is open to the east and north, and it appears to have been used for equipment storage and for gardening tools.

North of and adjacent to the garage and shed-roof addition is a semi-enclosed outdoor garden consisting of eight raised wooden planter beds underneath a wooden frame sheathed with screen netting. The garage, shed-roof addition, and garden are in disrepair. The small orchard on a west-facing downslope west of the two story residence contains five cherry or apricot trees, 10 walnut

trees, and an above ground PVC pipe irrigation system. This area also contains two intact solar panel arrays. These trees appear young (less than 10 years old) with several that have died due to lack of water.

Please see Appendix A for California Department of Parks and Recreation 523 (DPR 523) Series Form records for additional detail and photographs of the Meyer Property.

5.0 ELIGIBILITY EVALUATION

This section presents the historic and architectural context of the project site and evaluates the Meyer Property under National Register and California Register significance criteria.

5.1 HISTORIC CONTEXT

This section presents the land use development and architectural context of the project site.

5.1.1 Early Settlement

The study area is located in rural Santa Clara County, California. Prior to European settlement, the San Francisco Bay was home to many tribal groups, including the Ohlone, who inhabited the area what would become Santa Clara County. These semi-nomadic people were hunter-gatherers who depended on coastal plant and animal species for food and other resources. Spanish records indicate that by the mid-18th century, 10 to 12 indigenous tribelets with an estimated total population between 1,000 to 2,400 lived within modern Santa Clara County (Postel 2007:72).

Intensive Hispanic exploration and settlement of the Bay Area began with the first recorded visit from November 6–11, 1769, by a Spanish expedition led by Lieutenant Gaspar de Portolá. Having accidentally discovered San Francisco Bay from atop Sweeny Ridge, the expedition camped beneath a giant redwood they named *El Palo Alto*, or "The Tall Stick." In 1777, the Franciscan Order founded Mission Santa Clara approximately 13 miles southeast of the Meyer Property. The Mission claimed the surrounding area and forced the Ohlone out of their communities and into the new Mission-controlled colony. Exposure to European-borne germs and bacteria from the Spanish quickly decimated the native population. The priests located at missions along the peninsula capitalized on the expansive pastureland to raise cattle and horses for the Spanish government. By 1810, the missions grazed more than 10,000 cattle on lands in modern Santa Clara County (Postel 2007:78).

Following the Mexican independence from Spain in 1821, the Mexican government began to gradually secularize mission-owned property in California. During the early 1830s, the Mexican government reallocated millions of acres of mission lands in California to private ownership. Mexican governors in California granted large tracts of mission lands to political allies, as well as to veterans in recognition of their military service. The nearest private land grant to the study area was *Rancho Soquel*, granted to Martina Castro in 1833 by Governor Jose Figueroa. *Rancho Soquel* covered over 1,600 acres, mostly along the ocean and interior redwood groves. A later augmentation (the *Soquel Augmentation*) enlarged Rancho Soquel by over 30,700 acres, reaching up the western slopes of Loma Prieta Mountain and following the mountain ridge crest and towards the project site. These grants were later conformed to Martina Castro by the United States government in 1860.

As early as 1824, the Spanish settlers knew about the cinnabar deposits below Mount Umunhum, and three brothers of the Suñol family, all members of the San Jose government council, began a mining claim to seek silver and/or gold and early mining activity at *La Mina Santa Clara* (Hoover, Rensch and Rensch 1990:411-412). In 1842, Mexican Governor Alvarado granted portions of land, known as *Rancho San Vicente* to José Berryessa and *Cañada de las Capitancillos* to Justo Larios.

5.1.2 Santa Clara County

The newly independent Mexican Republic disbanded the mission system in 1834 and liquidated the mission holdings into huge land grant ranchos. Due to the remoteness of Alta California, the native English-speaking Hispanic people, known as *Californios*, soon found themselves ignored by Mexico City. As more Anglo-Americans from eastern states came to California, sympathies to join the United States grew. The Mexican-American War, the Treaty of Guadalupe Hidalgo, and the discovery of gold on the American River in January of 1848, set in motion the *Californios'* loss of California (Laffey 1992:5).

After California became a state in 1850, the first legislature met in San José and quickly passed an Act to incorporate the town and include all of the previous legal stipulations and conditions of the Spanish pueblo grant. However, due to nearby land claims bordering on the Pueblo grant; the previously mentioned four square leagues of flat land were not available. A special proviso in *Recopilación de Leyes de los Reynos de las Indias* as laid down by Spanish King Carlos II, stated that pueblo lands shall extend to the summit of the nearest range of hills, should sufficient flat land not be present to demarcate the standard four-league size (Hall 1871:338).

Western Santa Clara County remained sparsely settled until the early 20th century, largely due to real estate speculation in the 19th century. Following the construction of the San Francisco-San Jose Railroad in the 1860s, developers purchased large tracts of land near the railroad tracks, which inhibited settlement and private development throughout Santa Clara County (Hynding 1982:63). For much of the late-19th century, Santa Clara County was regarded as the "Valley of Heart's Delight" and was largely agricultural in nature with cattle ranches, wheat and grain fields, and orchards. Many of these crops were sent to markets in San Francisco for overseas shipment (Archives and Architecture 2012:40-44). This would change rapidly following the 1906 Earthquake and Fire, when, within a week of the disaster, survivors fled south from San Francisco for other peninsula communities via the San Francisco-San Jose Railroad. In the years following the reconstruction and recovery, thousands of refugees chose to remain in Santa Clara County.

During the Great Depression of the 1930s, Santa Clara County's industries, such as fishing and clamming, cement production, fruit canning and packing, plant nurseries, and salt harvesting, provided a diverse economic base to lessen economic hardship (Works Progress Administration 1939; Hynding 1982:87). At the onset of World War II, several technology companies located in Santa Clara County received large government manufacturing contracts, which provided further economic stability for residents. Defense workers created another population boom in the county, and defense housing quickly expanded many communities' suburban footprints (Hynding 1982:138).

Following the end of World War II, many defense industry workers, returning veterans, and migrants from the eastern United States wanted to remain and enjoy the state's warm climate and plentiful jobs. By 1970, the state's population doubled to nearly 20 million, which spurred a 20-year-long construction boom. The majority of the new residents were mostly young people forming families, which led to a pace of demographic change that rapidly and significantly transformed California. Earl Warren, the governor of California at the time, characterized the influx of residents as adding "a whole new city of ten thousand people every Monday morning" (Weaver 1967:147). In Santa Clara County, the growth of the aircraft industry and passenger air service at San Francisco International

Airport spurred growth of maintenance yards, shops, industrial parks, hotels, and restaurants. The popularity of the automobile and suburban development fostered a countywide boom in transportation-related infrastructure (Hynding 1982:299-305), and between 1946 and 1986, the Bayshore Freeway (U.S. 101), the J. Arthur Younger Freeway (State Route 92), the Portola Freeway (State Route 380), and State Route 280 were built and/or expanded. In 1967, the San Mateo Bridge was built, and in 1971, the Dumbarton Bridge opened to carry State Route 84 over San Francisco Bay (Hynding 1982:256-261; Postel 2007:135-137).

Santa Clara County's association with technological innovation in what was to become known as Silicon Valley began in 1948, when three scientists at New Jersey-based Bell Laboratories developed the transistor, the first semiconductor. One of the Bell scientists, William Shockley, relocated to Palo Alto in 1955 to be near his ailing mother in Menlo Park. He opened Shockley Transistors and soon assembled a talented staff via students from the University of California, Berkeley, and Stanford University. However, many found his abrasive managerial style discouraging and soon left Shockley Transistors, taking their knowledge with them. Many remained in the San Francisco Bay Area and formed their own company, Fairchild Semiconductors, in 1957 using venture capital from New York bankers (Postel 2007:136; Storper 2015:81-83). This proved a precursor of a pattern of job-hopping and venture capital-based firms that shaped Silicon Valley during the following 60 years.

5.1.3 Project Site

Background research indicates the area that contains the project site was used as cattle rangelands with several smaller olive orchards but remained largely unsettled until the mid-20th century. A major impediment to the development of the area was the lack of serviceable roads. According to written statement by Donald Buttner Peckham, the project site remained unsettled until the 1940s when Donald's father James Benjamin Peckham Senior purchased the land from the Santa Clara Valley Water Conservation District in 1938. James Benjamin Peckham was born on October 4, 1880, in California. He married Donna Louise Buttner on June 7, 1907, in Alameda. They had two sons, James Benjamin Peckham, born July 9, 1908, and Donald B Peckham born April 16, 1910 (ancestry.com). James Peckham graduated from Stanford University with a degree in law, and, after being admitted to the bar, moved to San José, joined the Santa Clara District Attorney's Office, and served as an assistant District Attorney (Sawyer 1922). According to the San Jose Chapter of the Japanese American Citizens League (JACL), the Peckhams were involved in holding in trust properties that were taken by American citizens of Japanese ancestry during WW II. Along with images of James B. and Donald B. Peckham, the Fall 2008 Issue of the JACL's newsletter *Outlook* it states:

> During World War II, many properties in San Jose were protected by the benevolent watchdog lawyer from one of San Jose's founding families. The Peckhams used both eyes and the law to monitor numerous Japanese businesses and homes. The Peckham family is credited with saving Japantown during the four years when it stood boarded up and empty (Japanese American Citizens League 2008:1).

Depicted as "Peckham Ranch" on USGS topographic maps, the Peckham family built two cabins on their property which included the Meyer Property. One of the cabins was built by John Hernandez by 1940 and is likely the nucleus of the current two-story residence within Meyer Property (Peckham 1986:1; Appendix B). The ranch, including the house in the project site, were "used

frequently" by the Peckhams as a place of refuge (Peckham 1986:1; Appendix B). After James Peckham died in 1956, the ranch was used less frequently (Peckham 1986:1). James F. Peckham, a relative of Donald Peckham, sold the project site in October 1985 to Catherine Meyer, a resident of the Tulare County community of Visalia (Santa Clara County Assessor 1985). Ms. Meyer later sold the project site to the current owner, the Midpeninsula Regional Open Space District, in 2015 (Santa Clara County Assessor 2015).

5.2 ARCHITECTURAL CONTEXT

Architecture in the project site follows agriculture-related development trends elsewhere in late-19th century California. Based on a review of the visual appearance and physical development of the Meyer Property, the best applicable architectural style is Vernacular. The distinctive characteristics of this type and method of construction are described below.

5.2.1 Vernacular

A useful approach to understanding what Vernacular style is, is by defining what it is *not*. That is, Vernacular architecture is not overly formal or monumental in nature, but rather is represented by relatively unadorned construction that is not designed by a professional architect. Vernacular architecture is the commonplace or ordinary building stock that is built for meeting a practical purpose with a minimal amount of flourish or otherwise traditional or ethnic influences (Upton and Vlach 1986:xv-xxi, 426-432).

The historical roots of the Vernacular style in the United States dates from colonial settlement during the 16th and 17th centuries. European immigrants, either of modest independent means, or financed with corporate backing, brought with them a wood-based building tradition. From this combination of a wood-based building tradition and open, unsettled, and heavily forested land developed a Vernacular style "characterized by short-lived or temporary dwellings focused on the family and distinct from the place of work" (Jackson 1984:85-87). Typically associated with older hand-built, rural buildings in agricultural settings, Vernacular architecture can also include modern pre-fabricated, general purpose steel buildings used as shop space, warehouses, and many other uses (Gottfried and Jennings 2009:9-16).

Several character-defining features of the Vernacular style include:

- Simple roofline, with a medium to low-pitch;
- Small building footprint, generally rectangular;
- Simple construction techniques and mass-produced materials; and
- Design and constructed by a carpenter.

In the rural areas of Santa Clara County and counties statewide, barns and other outbuildings associated with agricultural uses, such as livestock pens, poultry sheds, shop buildings, and storage sheds, are typically Vernacular in design. These were designed with the intent of serving a utilitarian function, a trend well represented in the existing agricultural building stock of Santa Clara County.

These buildings vary in size according to their purpose, are built of wood, and are designed to safely shelter machinery, equipment, animals, animal feed, and supplies from inclement weather. Over time, the utilitarian design accommodated land use or commodity changes, such as conversion from cattle ranching to sheep or hogs; or from row crops to orchard crops or vineyards (California Department of Transportation 2007:155-169; National Park Service 1989).

5.3 ELIGIBILITY EVALUATION

This section applies the National Register and California Register significance criteria to the Meyer Property. For the purposes of this evaluation, only the two-story single-family residence built circa 1938 and two associated outbuildings are assessed for eligibility. As stated previously, the detached single-story garage/studio apartment built circa 1990 and the small orchard of apricot/cherry and walnut trees within the project site are not be evaluated for National Register or California Register eligibility due to lack of sufficient age.

The project site has not been previously evaluated for eligibility for inclusion in the National Register or California Register. The period of significance of the Meyer Property is circa 1938 (the estimated date of construction), which represents the date of its construction. Because the California Register significance criteria were deliberately modeled on the National Register significance criteria, the significance criteria of the two registers are similar. The evaluation below quotes the applicable National Register and California Register subject criteria (***bold text***) and is followed by a combined significance and integrity assessment.

5.3.1 Application of National Register/California Register Criteria

*National Register Criterion A: Is it associated with **events** that have made a significant contribution to the broad patterns of our history?*

*California Register Criterion 1: Is it associated with **events** that have made a significant contribution to the broad patterns of California's history and cultural heritage?*

Research indicates that the Meyer Property is associated with the agricultural land use and development of Santa Clara County in the early-to-mid 20th century. These associated events made a significant contribution to the broad patterns of the history of Santa Clara County. The building was originally constructed circa 1938 by John Hernandez for James B. Peckham and later modified at various times. It was also adaptively reused at various points in its history to accommodate subsequent owners and/or new land use(s). However, no evidence was identified to elevate either the two-story single-family residence built circa 1938 and two associated outbuildings in associative stature; they do not possess specific, important associations with their respective contexts to distinguish them from many other rural Vernacular buildings and structures with similar design, construction history, and uses in Santa Clara County and statewide.

For these reasons, LSA concludes that the Meyer Property is not significant under Criteria A/1.

*National Register Criterion B: Is it associated with the lives of **significant persons** in our past?*

*California Register Criterion 2: Is it associated with the lives of **persons important** in our past?*

Research indicates that the property is associated with James Benjamin Peckham and Donald B. Peckham. Background research indicates that the Peckham family was important in the history of Santa Clara County, as James B. Peckham served as an Assistant District Attorney for Santa Clara County and is credited with overseeing and protecting the interests, including property and other assets, of Japanese-Americans who were forcibly relocated to internment camps during WWII. The Peckham family's primary residence and law office was in San José, and the project site appears to have been a second home and designed for relaxation and recreation until 1985. Despite Peckham's prominence in the community and Santa Clara County, he did not construct the Meyer Property, nor live on the property as a primary residence, or as an office to practice law.

For these reasons, LSA concludes that the Meyer Property is not significant under Criteria B/2.

*National Register Criterion C: Does it embody the distinctive characteristics of a **type, period, or method of construction**, or represent the **work of a master**, or possess **high artistic values**?*

*California Register Criterion 3: Does it embody the distinctive characteristics of a **type, period, region, or method of construction**, or represents the work of an **important creative individual**, or possesses **high artistic values**?*

The two-story single-family residence built circa 1938 and two associated outbuildings in the project site are typical examples of a Vernacular utilitarian building type which is well represented in the existing building stock of Santa Clara County and California. Research did identify that the single family residence was originally built by Mr. John Hernandez, a local carpenter. However, the building Hernandez is credited with constructing is described as a "cabin" and not a two-story single-family residence, as it is currently configured.

For these reasons, LSA concludes that the Meyer Property is not significant under Criterion C/3.

*National Register Criterion D: Has it yielded, or may it be likely to yield, **information** important in history or prehistory?*

*California Register Criterion 4: Has it yielded, or may it be likely to yield, **information** important in prehistory or history?*

This criterion is usually used to evaluate the potential for archaeological deposits to contain information important in understanding the past lifeways of Santa Clara County's early historic-period and precontact inhabitants. Its application to architecture and the built environment is less common in eligibility evaluations due to the prevalence of multiple media that normally thoroughly document the form, materials, and design of a given building type. Consequently, information about the Vernacular style and construction techniques, as represented by the Meyer Property, can be obtained from other widely available sources on this familiar architectural style and is not likely to result in new information about construction techniques or the Vernacular architectural style and design. Taken together, the Meyer Property is unlikely to yield information important to the history of Santa Clara County, California, or the nation.

For these reasons, LSA concludes that the Meyer Property is not significant under Criterion D/4.

5.3.2 Integrity Assessment

Integrity is the ability of a property to convey its significance. To be listed in the National Register or California Register, a property must not only be shown to be significant under the evaluate criteria, but it must also have integrity (National Park Service 1997:44). The integrity of the Meyer Property was evaluated by LSA.

As previously discussed, historic integrity refers to the ability of a resource to convey its significant historical associations. Integrity is a critical component of historical resources that are listed in, or eligible for listing in, the National Register and/or California Register. This subsection discusses the historic integrity of the Meyer Property with respect to seven aspects: location, setting, design, feeling, materials, workmanship, and association.

5.3.3.1 Meyer Property

- The Meyer Property has not been moved, and retains individual integrity of *location*.

- The Meyer Property does not retain sufficient integrity of *feeling* or *setting*. The main building shows extensive alterations and a detached single-story garage/studio apartment circa 1990 was constructed near the main house, altering what remains of the once-minimally settled and developed project site within an undeveloped, rural area.

- The Meyer Property does not retain integrity of *workmanship*, *design*, or *materials*. The original circa 1938 building is described as a cabin and not a two-story stucco-clad house. The house was appears to have had additions built onto it, including a second floor, with all replacement windows, doors, and stucco wall cladding. The Meyer Property does not retain any apparent historic fabric to convey its historical circa 1938 appearance or design.

- The Meyer Property retains integrity of *association* as the location of a secondary home from the 1940s to today.

5.4 CONCLUSION

Based on background research and the field survey, LSA concludes that the Meyer Property, consisting of a two-story single-family residence built circa 1938 and two associated outbuildings, does not appear eligible for inclusion in either the National Register or California Register due to a lack of significant association with a historical context. Background research and field survey demonstrate that the Meyer Property was part of the larger Peckham Ranch, a vacation property owned by James Benjamin Peckham, a San José attorney noted in local history for his efforts to protect the property and assets of Japanese Americans during World War II. However, James Peckham's primary residence and law office was in San José. The Meyer Property was part of a larger Peckham Ranch (as depicted on USGS topographic maps) that was centered on a cluster of buildings north of and across Mt. Umunhum road from the project site. Therefore, the Meyer Property is not associated in a meaningful way with persons important in our past.

The circa 1938 house has been extensively altered, with additions, a second floor, new windows, doors, and wall cladding, thereby removing (or enveloping) the original massing, materials, and

workmanship. The detached outbuildings are of unknown age and are typical utilitarian outbuildings common in rural properties in Santa Clara County and statewide. For these reasons, the Meyer Property does not qualify as a historical resource for the purposes of the California Environmental Quality Act (CEQA) as defined at Public Resources Code (PRC) §21084.1.

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APPENDIX A

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

523 SERIES FORM RECORDS

Meyer Property

APPENDIX B

Donald Butner Peckham Letter
January 7, 1986

ATTACHMENT B

BIGGS CARDOSA ASSOCIATES INC
STRUCTURAL ENGINEERS

1111 Broadway, Suite 1510
Oakland, CA 94607-4036
Telephone 510-625-9900
Facsimile 510-625-9902

December 21, 2017
2017309.1

Midpeninsula Regional Open Space District
330 Distel Circle
Los Altos, CA 94022

Attention: Mr. Leigh Guggemos

Subject: Structural Assessment of Two Buildings
Meyer Property
Mt. Umunhum Road
Los Gatos, CA 94032

Dear Leigh:

At your request Biggs Cardosa Associates has performed a limited structural assessment of the two buildings located on the Meyer's property. One building is a two-story wood-framed residential structure while the other is a one-story flat-roofed structure with a small living space, apartment and a large two vehicle garage. The purpose of this assessment was to perform a visual evaluation of the existing structural framing of the buildings and prepare a letter report summarizing the results of our evaluation. You informed us that these two buildings were constructed without the County of Santa Clara's review of the design or the construction and therefore both structures are unpermitted.

Since no design or construction drawings of these two structures were available, this assessment is based on limited visual observations of the exposed structural framing of the buildings. In order to better understand the concrete footings, slabs on grade and the CMU walls of the two buildings, a scanning survey was performed by Bess Testlab Inc. At our site visit, access to the existing structural framing of the two buildings was limited and therefore this assessment is based on our observations, the building's age, its type and condition, engineering judgment, and experience obtained from evaluating similar structures. It should be noted that there are indications that these building were remodeled on numerous occasions.

No finishes on either building were removed and no physical testing of the existing construction materials was performed as a part of this assessment, besides the concrete scanning. It should be noted that no original structural calculations were available for this assessment and additional calculations were not prepared. It should also be noted that because of the limitations of this assessment, there could be concealed structural deficiencies. This assessment does not include a soils investigation or a review of the site work, architectural features, accessibility, hazardous materials, roofing material, or the mechanical, electrical or plumbing systems. However, any apparent deficient nonstructural items observed are noted in this report. Normal care has been

taken in providing the professional opinions in this assessment; however because of the limitations of this type of visual assessment, no guarantees or warranties are expressed or implied.

Residential Structure

Building Description

This one and partial two-story residence has been remodeled on numerous occasions; see Appendix A, Photo 1. Please note that in most locations, because of interior and exterior finishes, the structural framing was not available for inspections. It is our opinion that the original building was constructed as a one story rectangular structure located at the approximate center of the building as it now stands.

At the present time, this original area has a small kitchen at its east end and a small living room at the west end; see Photo 2. The kitchen includes wood cabinets, a sink, a gas range and a wood burning fire box. A rough framed entrance porch which houses the hot water heater, washer and dryer along with a small bedroom was added on the north side of the original building; see Photo 3. On the south side of the original building a full bathroom with toilet, sink and shower was added next to the living room along with the addition of a small family room which is located next to the kitchen; see Photos 4 & 5. An exterior door which allows access to a patio which is located on the east side of the kitchen and the entrance porch is located in a portion of this family room that extends beyond the kitchen. A wood framed roof covers this exterior patio; see Photo 6.

The second floor, which has an unconventional floor plan, includes a number of small rooms and spaces, some of which are accessible only through other rooms; see Photos 7 & 8. This dressing room area has an exterior door which leads to a flat landing over the sloping first floor roof, see Photo 9. Access to the second floor is by a wood framed “ship’s ladder” which is located between the kitchen and the living room on the first floor; see Photo 10.

Description of the Structure

Because of the existing finishes on the first and second floor exterior and interior walls, roofs, ceilings and floors, the structural faming in most areas was not observed and therefore the condition of this framing could not be fully assessed. However the framing of the overhangs of the existing multilevel sloping roofs was observed. The sloping roofs over the second floor have plywood supported on 2x rafters spaced at 16 inches on centers. The sloping ceilings of the second floor are gypsum board support of the wood rafters. The second floor walls are probably 2x4 wood studs with cement plaster of the exterior and either gypsum wall board, horizontal wood board siding or cement plaster on the interior. At one time the cement plastered wall could have been an exterior wall. The second floor is plywood sheathing on probably wood floor joist.

The ceiling of the first floor is gypsum board support on either the second floor joists or on the sloping roof rafters of the one story portion of the building. The roof framing of the entrance porch is plywood sheathing support on 2x rafters. The exterior walls of the first floor are cement plaster on 2x4 wood studs. The interior face of the exterior walls of the first floor are either gypsum wall boards, horizontal wood board siding, plaster or tile in the bathroom. The structural framing of a portion of the original core structure could be observed from the unfinished entrance porch. The walls of the center core portion of the building, which were the exterior of walls of the original portion of the building, are constructed with wainscot-high concrete masonry blocks; see Photo 3. In some locations the concrete blocks are coated with a thin coat of plaster while in other location the plane blocks are exposed; see Photo 2. The remainder of the wall above the concrete blocks is framed with 2x4 studs and finished with either gypsum wall board or solid horizontal wood aboard siding. All other first floor walls are probably 2x4 studs with either gypsum wall board, horizontal wood board siding, plaster or tile.

The floor finishes on the ground floor level are either tile or carpet on concrete slab-on-grade. In the original building the finished floor in the kitchen is tile while the carpet is used in the living room. No reinforcing steel in the floor slab was located in this original area. The addition located on the north side of the original building has tile finish for the floor in the entrance porch while carpet is used in the small added bedroom. For the addition located on the south side of the original building tile floors are used in the family room and the bathroom. Reinforcing steel was located in the concrete slab in the family room addition but not in the entrance porch area.

Observations of the Structure

Even though most of the structural framing of this building is covered with finishes the overall condition of the structure can be determined. Based on visual observations of the finishes and the overall appearance of the structure this building seems to be in poor structural condition.

Roof: Throughout the second floor signs of water damage were observed to the walls and floors finishes. It is difficult to determine what the causes of the existing water damage are; it could be the condition of the roofing or the details of the windows in the exterior plastered walls; see Photo 11. Some of the cantilevered 2x roof rafter outriggers have been replaced, which could mean that the roofing material was in poor condition, thus causing dry rot.

Walls: The exterior walls on the south and west elevations of the two story portion of the building are not plumb; see Photos 12, 13, &14. There is outward displacement of the plastered finish at the location of the second floor level. The displacement was also observed at the intersection of the first floor walls and the concrete foundation. In some location the finish of the exterior cement plaster is in very poor condition; it is our opinion that the exterior plastered walls were not installed by a professional. Random hairline cracks were observed in the exterior concrete plaster walls. These cracks were probably caused by the quality of the plastering and that there are no expansion and contraction joints. Water damage was observed on some of the interior finishes of the exterior walls. The finishes of the interior walls did not show signs of distress or damage.

Floors: The second floor framing seemed to be structurally sound but was uneven in some location. Water damage of the second floor was observed at the exterior walls in some locations; see Photo 15.

The tile floor in the kitchen area of the original portion of the building is cracked in many locations and is very uneven; see Photos 16 & 17. These cracks in the tile probably occurred because the concrete slab supporting the tile in unreinforced. The ground floor finishes in the two additions did not show signs of distress or damage.

Foundations: The perimeter concrete foundations were not inspected but did not show signs of distress. However some of the doors located on the first and second floor showed were hard to open. This condition of the doors could mean that some settlement of the foundation has occurred.

Other Deficient Non-structural Items

- The ship's ladder is not an acceptable means as a fire exit from a second floor; see Photo 18.
- Exposed electrical wiring was observed in many locations; see Photos 3, 19, & 20.
- The grading of the patio area was poor. Water would collect at the door from the family room; see Photo 21.
- The flashing of the roof, gutters and windows, in some locations, are in poor condition; see Photo 22.

Conclusions and Recommendation for the Residence

From the outside the residence has the look of a relative large building however, the overall size of each rooms is small. Because of the poor quality of the finishes and workmanship it is difficult to determine if the structural framing of the residence is in good condition. If the structural framing was constructed in a similar manner as the finishes, the framing is probably in poor condition and it would not comply with the requirements of the California Building Code. Due to the age of the building it is likely that it does not meet the seismic requirements of the building code.

If the District wants to evaluate the possibility to rehabilitate and retrofit this structure, we recommend that portions of the existing interior wall and ceiling finishes be removed to expose the structural framing so that a thorough assessment can be performed by a licensed Structural Engineer. To be a meaningful assessment it should also include architectural, roofing, mechanical, electrical, plumbing and other items. After the assessment is complete and all deficiencies are noted, a conceptual design can be prepared to fix the deficiencies. At that time a construction cost estimator can be retained to prepare an estimate of probable construction costs. This estimated construction cost can be used by the District to determine if upgrading the

building is cost effective or would demolition and replace with a new structure be a better solution.

One Story Apartment and Garage

Building Description

This 1,400 square foot one-story flat-roof rectangular structure, which includes an apartment space and a garage, is partially constructed into a mild sloping hill; see Photos 23 & 24. The roof and wall framing in the garage is exposed for inspection. We have assumed that the structure that we observed in the garage area will be typical for the rest of the building. Located on the east end of the building is a small living space or apartment. This apartment space has a relatively large open space which includes a kitchen, a dining/family room area and an area for a possible bedroom. The kitchen includes wood cabinets, a sink and a gas range; see Photos 25 & 26. A wood burning fire box is located in the dining/family room; see Photo 27. Located in the remainder of the apartment is a bathroom, which includes a sink, toilet and tub shower; see Photo 28. Next to the bathroom and across from the kitchen is a large storage closet; see Photo 29. Located west of the apartment area is a large two vehicle garage, which includes two refrigerators, hot water heater, wall cabinets, and work benches; see Photos 30, 31, 32, & 33. The garage door is power operated; see Photo 34. Located on the northwest corner of the building is a small addition which we think house a compressor that was used to operate a vehicle lift which is located in the ground in front of the garage door; see Photo 35.

Description of the Structure

The flat single-ply roofing is over plywood sheathing, which is supported on 12" deep "I" shaped wood Truss Joist (TJIs) spaced at 24" on centers. The TJIs span approximately 26 feet between the north and south exterior walls of the building; see Photo 36.

The exterior walls of the building and the small addition are cement plaster. The south and west exterior walls, which are partial retaining walls, are construction with reinforced 8" concrete masonry block units (CMUs) to retain the soil and an approximate 4'-0" tall 2x4 at 16" on centers stud pony wall with exterior plywood sheathing; see Photo 37. The pony wall has a pressure treated 2x6 sill plate with ½" diameter anchor bolts at 4'-0" on centers embedded into the top of the CMU wall. The north and east walls are constructed with exterior plywood siding on 2x4 studs spaced at 16" on centers. The wall dividing the apartment from the garage is constructed with 2x4 studs spaced at 16" on centers with plywood on the garage side and gypsum wall board on the apartment side. The interior stud partition walls are probably 2x4 wood studs with gypsum wall board on each face. Interior plywood paneling was used as the ceiling in the apartment portion of this building; see Photos 25 & 26.

There is a continuous reinforced concrete footing supporting all exterior walls. The width of the continuous reinforced concrete footing is approximately 3-0" wider on the inside of the building for the CMU retaining wall. The ground floor is a 5" (+/-) thick slab-on-grade with welded wire

fabric reinforcing; See Photo 38. Refer to Appendix B for reinforcement that was located in the retaining wall and foundation.

Observations of the Structure

The building seems to be in relatively good condition with no observed structural damage or deficiencies. The following items were observed:

Roof: The roof framing was in very good condition. Some of the batt insulation in the garage area had been removed or have become dislodged. No signs of water damage to the ceiling were observed in the garage or apartment areas.

Walls: The exterior wall plastered finish was observed to be in good condition with no signs of damages. This was verified because no indication of water damages was observed on the wood framed walls in the garage.

The top of existing waterproofing on the exterior CMU retaining walls was observed. However sign of water penetration (efflorescence) was observed at the bottom of the retaining walls inside the garage. This could mean that waterproofing of the retaining wall has failed and needs to be inspected and if required repaired or replaced; see Photo 38.

The plywood sheathing on the garage side of the wall that divides the apartment area from the garage should be covered with a fire rated gypsum wall board and the door in that same wall should also be fire rated.

No signs of structural damage, distress or deficiencies were observed in the apartment portion of this building.

Floors: No structural damage, distress or settlement was observed in the floors in either the apartment or garage.

Foundations: No structural damage, distress or settlement was observed in the foundations for the building.

Conclusions and Recommendation for the Apartment/Garage

This building seems to be in good structural condition with no major signs of damage, distress or deficiencies, and therefore is a good candidate for a structural upgrade. It is our recommendation that a more detailed structural evaluation and seismic analysis be performed by a licensed Structural Engineer. This would include removing some of the finishes to determine shear wall nailing, holdown requirements and anchor bolt spacing. A more detailed evaluation of the foundation to see if they capable of support the seismic and wind loads of the new code. The

additional evaluation should include architectural, roofing, waterproofing, mechanical, electrical, and plumbing systems.

If you have any questions or require additional information please give us a call. We can meet at your convenience to discuss this report and how we may further assist you.

Sincerely,

BIGGS CARDOSA
ASSOCIATES, INC.

Anthony Richardson, PE
Engineering Manager

Attachment: Appendix A: Photos
Appendix B: Reinforcing Scanning Survey

cc: Dennes J. Furia, Biggs Cardosa Associates, Inc.
Mahvash Harms, Biggs Cardosa Associates, Inc.

M:\2017\209.1\Meyer Properties Assessment Report 12-21-17.docx

APPENDIX A

PHOTOS

Photo 1 - One and Two Story Residence

Photo 2 - Kitchen

Photo 3 - Entrance Porch

Photo 5 - Bathroom

Photo 5 - Family Room

Photo 6 - Covered Patio

Photo 7 - Bedroom

Photo 8 - Bedroom

Photo 9 - Dressing Room and Door to Roof Landing

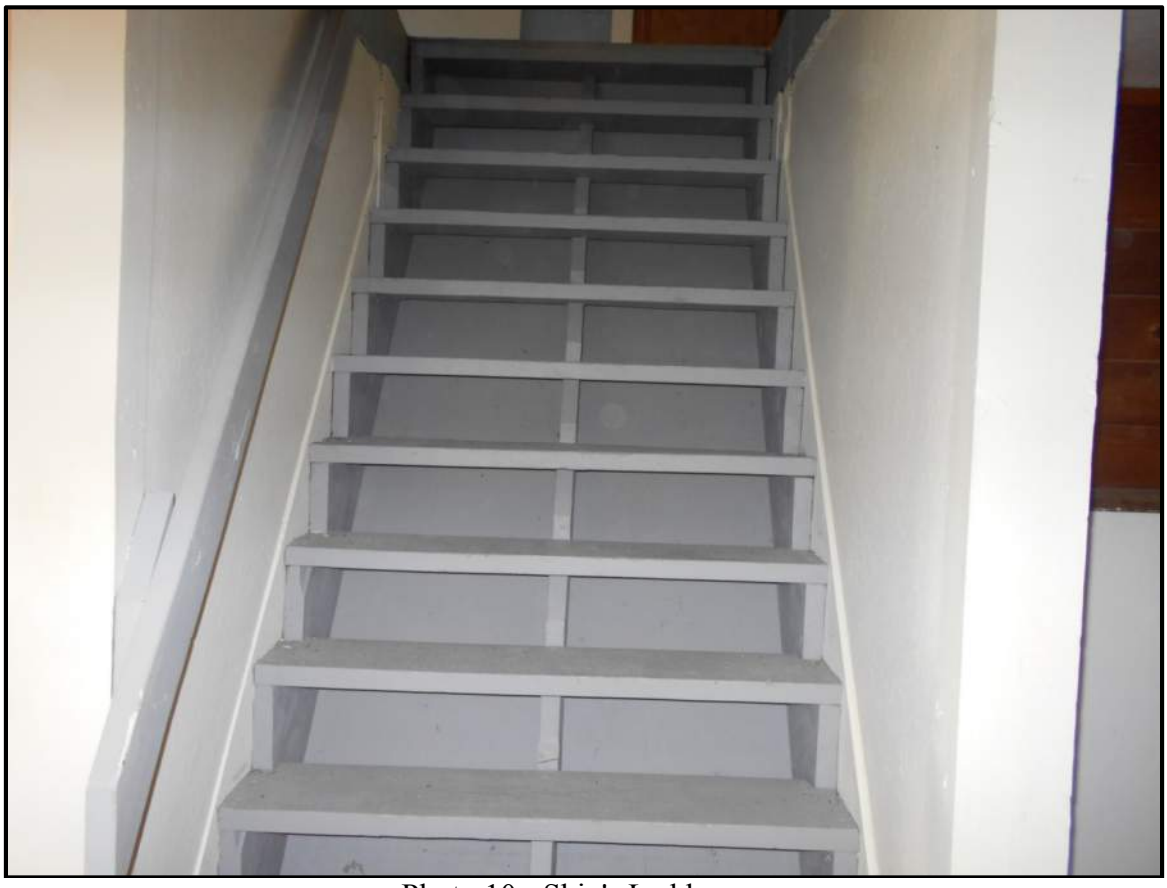


Photo 10 - Ship's Ladder

Photo 11 - Water Damage at 2nd Floor

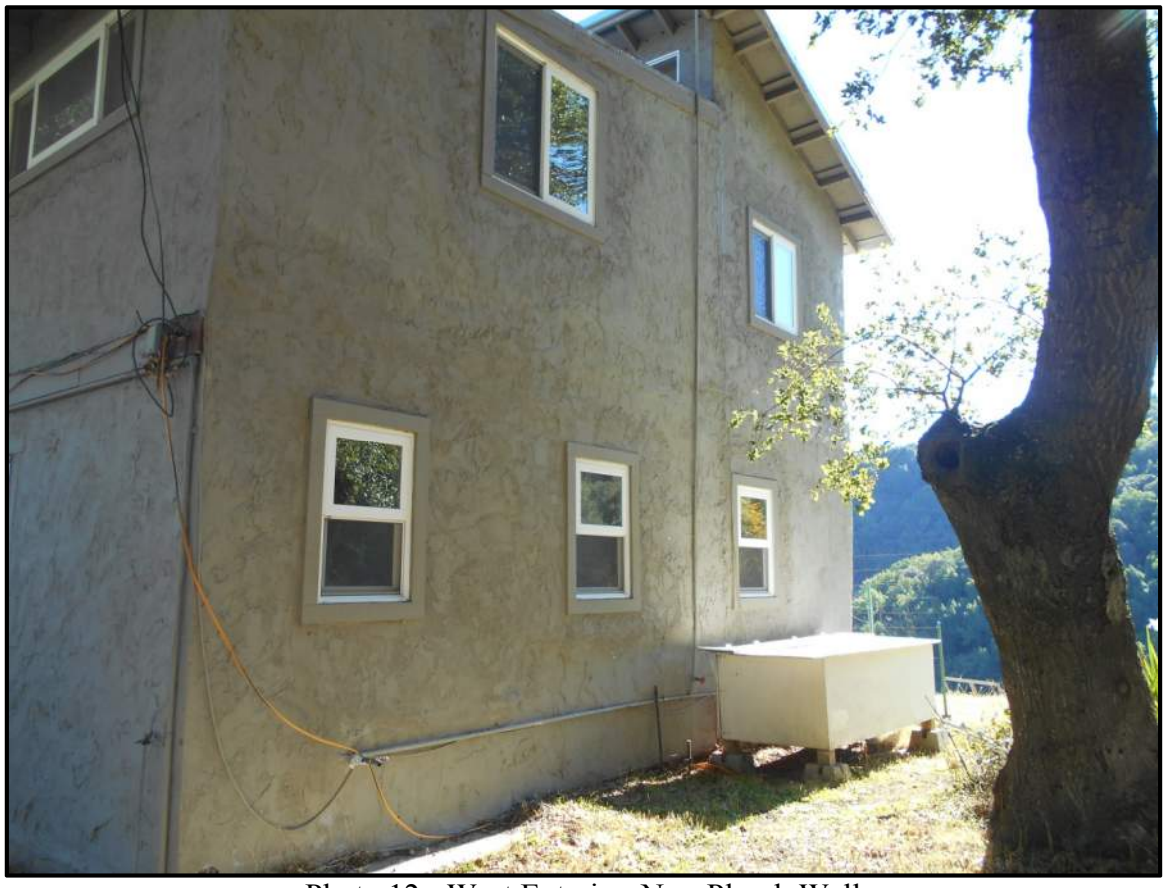


Photo 12 - West Exterior, Non-Plumb Wall

Photo 13 - South Exterior, Non-Plumb Wall

Photo 14 - South Exterior, Non-Plumb Wall

Photo 15 - Water Damage

Photo 16 - Cracks in Kitchen Floor

Photo 17 - Uneven Kitchen Floor

Photo 18 - Ship's Ladder, Not Acceptable Fire Exit

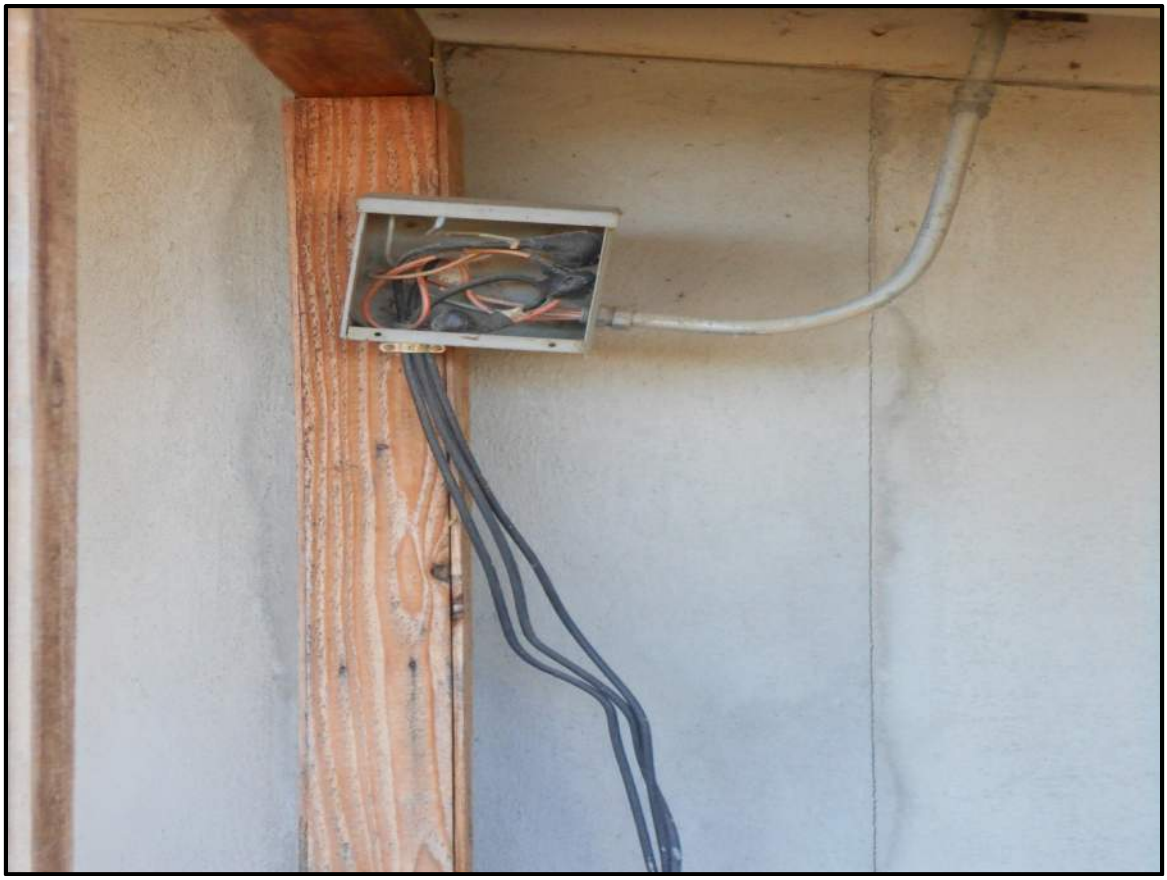


Photo 19 - Exposed Electrical Wiring

Photo 20 - Exposed Electrical Wiring

Photo 21 - Patio Pavers Slope into Family Room Door

Photo 22 - Poor Flashing and Roof Gutters

Photo 23 - North Elevation - Apartment/Garage

Photo 24 - South Elevation - Apartment/Garage

Photo 25 - Kitchen

Photo 26 - Kitchen

Photo 27 - Wood Burning Fire Box

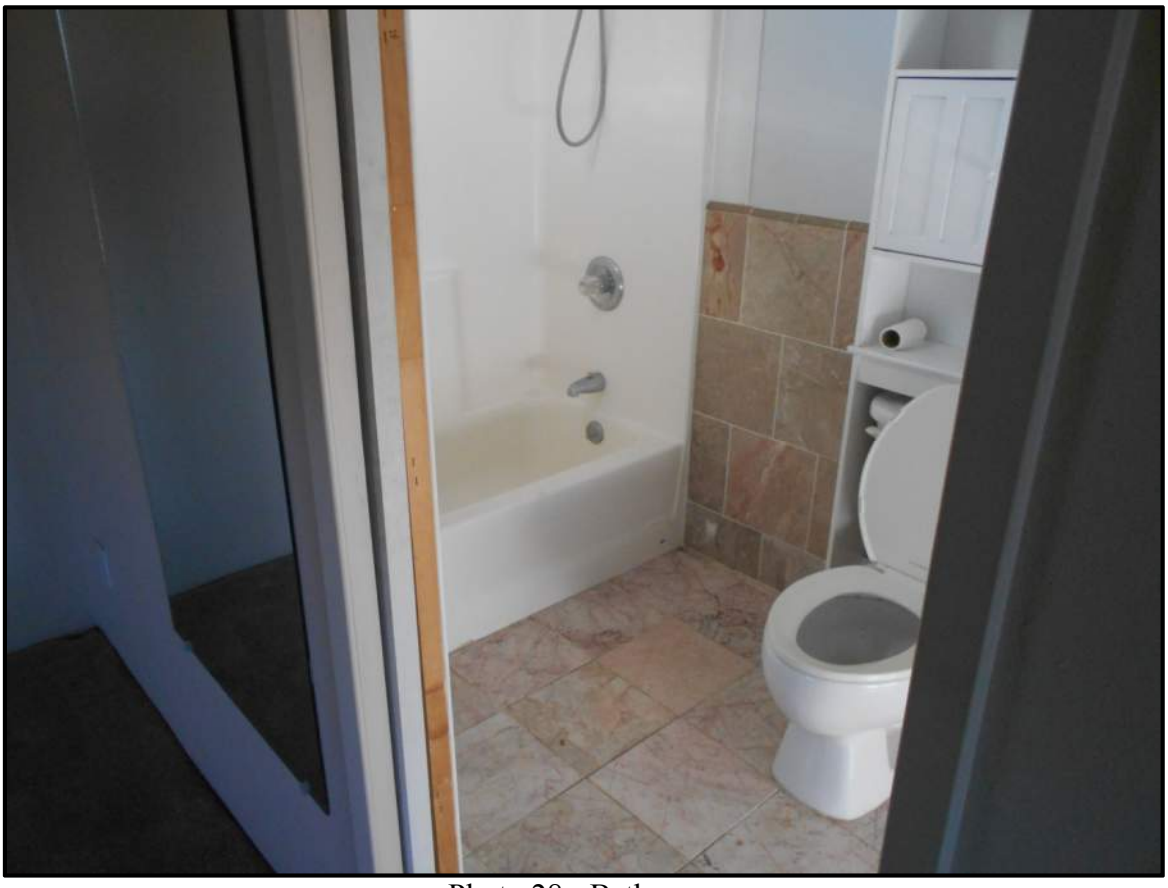


Photo 28 - Bathroom

Photo 29 - Storage Closet

Photo 30 - Two Vehicle Garage

Photo 31 - Two Vehicle Garage

Photo 32 - Refrigerators and Hot Water Heater

Photo 33 - North Bench

Photo 34 - Power Operated Garage Door

Photo 35 - Compressor Building for Vehicle Lift

Photo 36 - Plywood and TJI Roof Rafters

Photo 37 - CMU Retaining Wall and Wood Framed Pony Wall

Photo 38 - CMU Retaining Wall Footing and 5" Thick Slab-on-Grade

APPENDIX B

REINFORCING SCANNING SURVEY

BESS TestLab

GPR REPORT

991 George Street, Santa Clara, CA 95054 Tel (408) 988-0101 - Fax (408) 988-0103 www.besstestlab.com
GPR Concrete Scanning - Utility Locating - Potholing - Mobile LiDar 3D Scanning - 3D GPR Imaging

November 29, 2017 Lab. No.: EP112917

BIGGS CARDOSA ASSOCIATES INC
1111 Broadway, suite 1510
Oakland, CA 94607

Attention: Yoliana Swenson
Senior Engineer

Reference: Concrete Scanning Services
Site:
Meyer Property
Mt. Umunhum Rd & Hicks Rd San Jose, CA

Yoliana,

Per your request, Bess Testlab, Inc. performed a Scanning Survey in a concrete CMU wall, concrete slab and a footing at your respective project in San Jose.
The objective of the survey was to determine the re-bar location embedded in the wall, Slab and footing.

Method
Selected areas were scanned by the Ground Penetration Radar technique using a Structure Scan System Model SIR-3000 Radar Unit, equipped with a Model 5100 antenna operating at 1500 MHZ. The scanned data was processed using a RADAN NT Structure Scan software.

Results
Scanning all the areas by Ground Penetrating Radar Technique (GPR) reveals that the garage building, horizontal rebar was located every 32” on center and vertical rebar at 16” embedded in the CMU wall, tie bars were located 16” on center.
We also located re-bars approximately 11” on center embedded in a 2’ wide footing, these targets were located at 15” deep.
The concrete slab is 5” thick with wire mesh every 6” on center.
The survey taken to the residential building shows not re-bars embedded in the slab and footings, we only located re bars every 2’ on center at the new addition room.

GPR REPORT

991 George Street, Santa Clara, CA 95054 Tel (408) 988-0101 - Fax (408) 988-0103 www.besstestlab.com
GPR Concrete Scanning - Utility Locating - Potholing - Mobile LiDar 3D Scanning - 3D GPR Imaging

The analysis results are summarized as follows:

Table 1

Description	**Average Depth** (measured from surface)
CMU Wall Horizontal Re-bars	3 1/2" deep
CMU Wall Vertical Re-bars	4 1/8" deep
CMU Wall Thickness	8" thick
Footing	24" thick

Should you have any questions regarding this matter or need further information please let me known.

Respectfully Submitted by:

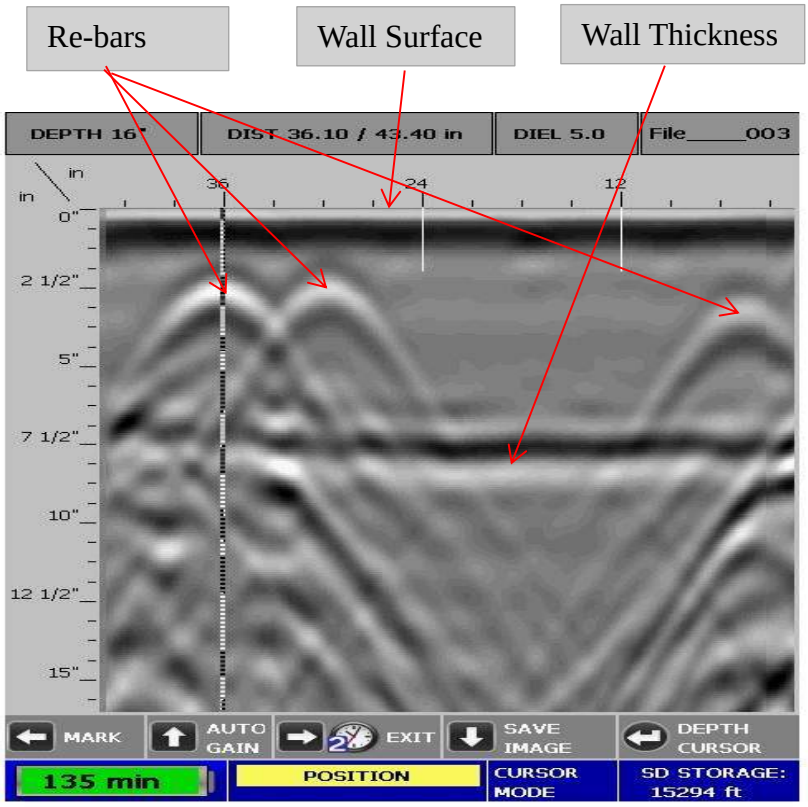
Everly Perez
GPR Specialist Structure Scan III
BTL
Bess Testlab, Inc.
CSLB #817532 MBE/DBE Certified
O: 408.988.0101 C: 408.210-6975 F: 408.988.0103 | 2463 Tripaldi Way | Hayward, CA 94545 |

GPR REPORT

991 George Street, Santa Clara, CA 95054 Tel (408) 988-0101 - Fax (408) 988-0103 www.besstestlab.com
GPR Concrete Scanning - Utility Locating - Potholing - Mobile LiDar 3D Scanning - 3D GPR Imaging

www.besstestlab.com

GPR Concrete Scanning – Utility Locating – Potholing – LiDar 3D Scanning - 3D GPR



Top of the hyperbola represents the depth of targets

Figure 1. Digital image collected by GPR showing the reflection of re-bars embedded in the CMU wall and thickness.

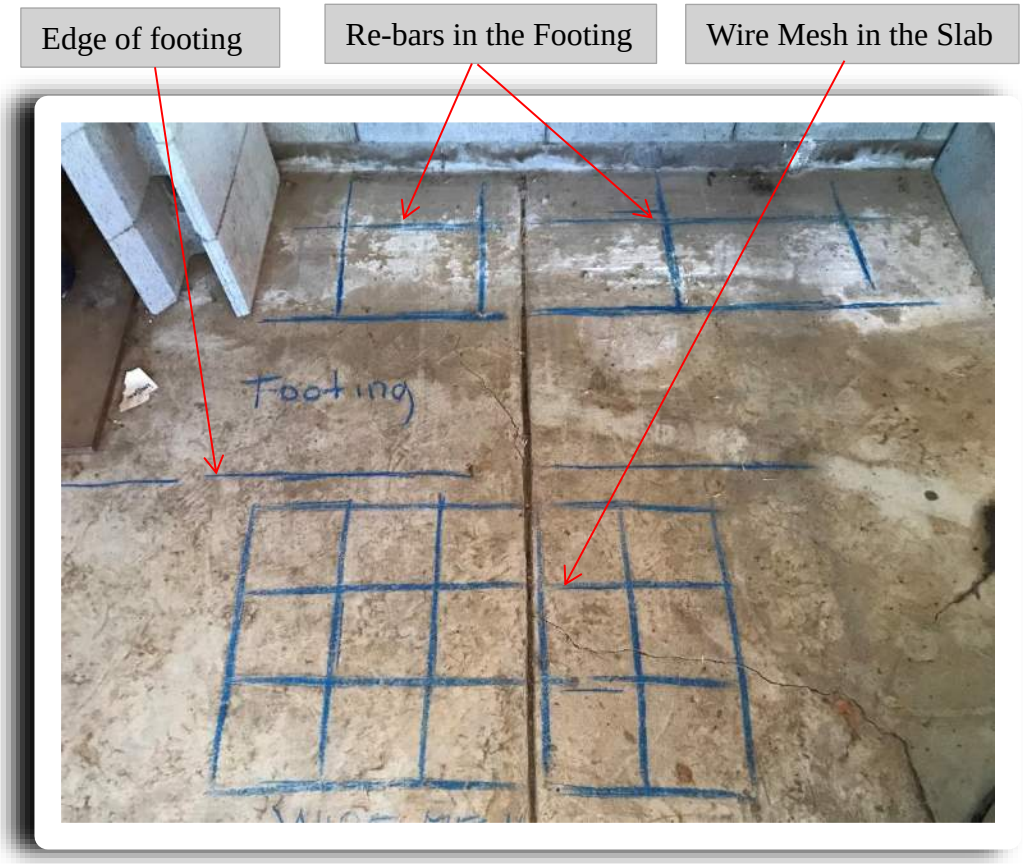


Figure 2. Digital Picture taken showing re-bars in a 2' thick footing, and Wire Mesh embedded in a 5" thick slab on grade.

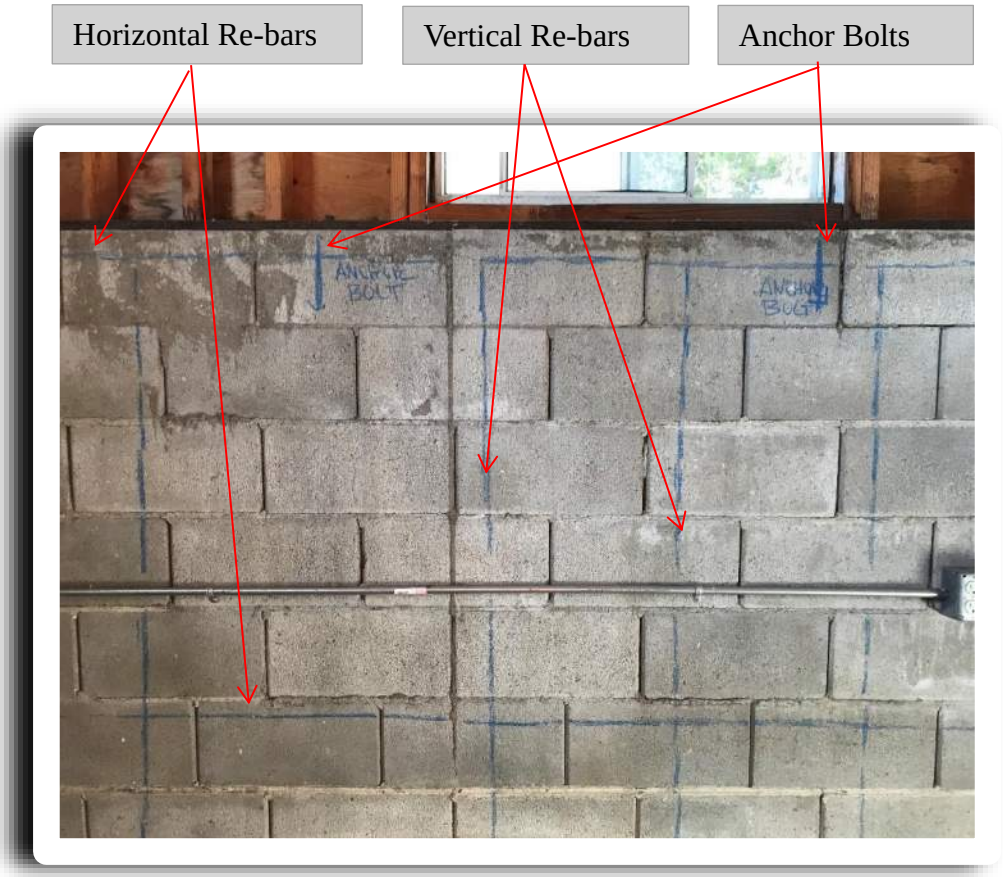


Figure 3. Digital Picture taken showing Horizontal and Vertical re-bars embedded in the CMU wall and Anchor bolts 4' on center.

ATTACHMENT C

SCA

ENVIRONMENTAL, INC.

Jessica Hoshen, AIA
MidPeninsula Regional Open Space District (MROSD)
300 Distell Circle
Los Altos, CA 94022

October 17, 2017

Re: Pre-demolition and Renovation Survey for Hazardous Materials
Meyers Property, San Jose, CA
SCA Project No.: F12516

Dear Ms. Hoshen:

This report summarizes the results of the survey for hazardous materials at the above-referenced site. Sampling was conducted on October 5, 2017 by Tucker Kalman, CAC, CDPH. Sampling included collection of samples for asbestos, lead, polychlorinated biphenyls (PCBs), and arsenic analysis. SCA surveyed the following buildings on site as identified by MROSD and identified in the below figure:

- 2-story single family residence, approximately 1,200 SF (slated for demolition, destructive sampling)
- Carport with studio, approximately 1,000 SF (slated for renovation, non-destructive sampling)
- 2 storage structures (slated for demolition, destructive sampling)

All other structures on the property were not included in the scope of work. In addition, sampling for naturally occurring asbestos (NOA) in soil was not included in the scope of work. If disturbed by future activities, sampling should be performed prior to commencement of work to verify asbestos content. This may be best characterized by analyzing the boring samples obtained from geotechnical investigations, if planned. Note that NOA is regulated by California Air Resources Board (CARB), if present, can be a significant cost component to any excavation/grading activities.

Asbestos-Containing Materials

Bulk asbestos samples were collected and analyzed by SCA's contract laboratory by Polarized Light Microscopy (PLM).

Asbestos data are tabulated in a Materials Matrix Report (MMR) for each structure (Tables 1-4). A printout of the MMRs, which show detailed sample results, locations, and quantities, are included in Appendix A (Tables 1-4). Sample location diagrams are included in Appendix B. The laboratory reports are found in Appendix C.

The following should be noted:

1. Various items could not be sampled and are listed as assumed asbestos-containing materials. These materials could not be sampled because either destructive sampling would be required (which was excluded from the studio/carport survey) or coring through the slab would be required. Sampling of these materials should be included if they are encountered during demolition or expected to be disturbed during renovation activities. These include:
    - Vapor /waterproofing paper assumed beneath the concrete slab in the Studio and Single Family Home (SCA ID: VAPOR-AAA)
    - Caulk assumed between windows and building in the Studio (SCA ID: CAULK-AAA)
    - Formica countertop and associated glue inside of the Studio (SCA ID: FORMICA-AAA)
    - Wall glue assumed present behind fiberglass wall panels inside of the Studio restroom (SCA ID: WLGL-AAA)

2. No asbestos was detected in any of the samples collected at the properties.

Lead

Given the age of the buildings and due to the presence of lead in some of the paints sampled, lead-containing paints are assumed present on the interiors and exteriors of the structures and shall be treated as such. For the purpose of complying with the Cal/OSHA lead in construction regulation (8 CCR 1532.1), all coated surfaces are to be considered to contain some lead above 600 ppm. The aforementioned regulation contains requirements for lead air monitoring, work

practices, respiratory protection, etc., that are triggered by the presence of even very low levels of lead. In addition, waste characterization of loose and peeling paints shall be performed by the abatement contractor following stabilization and prior to disposal. The lead content of sampled paints is included in Appendix A (Tables 1-4).

Polychlorinated Biphenyls (PCB) & Mercury-Containing Items

Lighting ballasts in conjunction with mercury-containing, fluorescent lighting fixtures were found in various structures during the investigation. SCA inspected representative ballasts and did not find a "No PCB" label on ballasts inspected. If a "No PCB" label is not present, the ballast is considered to be PCB-containing and needs to be disposed of as hazardous waste. In addition, SCA collected bulk samples of the window caulking associated with the single family residence. No PCBs were found in the caulking. The PCB results are presented in Tables 1-4 in Appendix A.

Cal/EPA regulates disposal of both PCB and mercury-containing materials. To reduce liability concerns, many building owners opt to have PCB ballasts incinerated, with a record of destruction generated. A slightly less expensive approach involves recycling of the components (and incineration of the small amount of PCBs separately). However, this method may pose liability concerns for building owners.

There is a recycling program for fluorescent light bulbs to reclaim the mercury vapor. This service is commonly available at approximately $0.15 per lineal foot. Note that costs for fluorescent tube disposal do not tend to be significant compared to overall abatement costs.

Arsenic Treated Timbers

SCA collected a bulk sample of arsenic treated timbers associated with Storage #2. Results for this wood was 4200 milligrams per kilogram (mg/kg) of arsenic. These timbers should be disposed of as arsenic treated wastes by the Hazardous Materials Abatement Contractor.

Other Items

SCA also noted in Appendix A Tables 1-4 that there are a significant amount of lead acid car batteries stored outside of the single family residence and Storage #1. These batteries should be disposed of by the Hazardous Materials Contractor at an accepting recycling facility per Federal, State and local regulations and prior to demolition of the structures.

Recommendations

The recommendations can be outlined as follows:

1. Asbestos – All assumed asbestos materials should be tested, if encountered during demolition or if expected to be disturbed during renovations.

2. Lead-based paint – Loose and peeling paint should be damp-broomed and stabilized prior to demolition, with the chips collected and characterized by the Contractor for disposal. There are no other requirements to remove the intact paint prior to demolition.

3. For the purpose of complying with the Cal/OSHA lead in construction regulation (8 CCR 1532.1), all coated surfaces are to be considered to contain some lead above 600 ppm. The aforementioned regulation contains requirements for lead air monitoring, work practices, respiratory protection, etc., that are triggered by the presence of even very low levels of lead.

4. Arsenic-Treated Timbers -- These timbers should be disposed of as arsenic treated wastes by the Hazardous Materials Abatement Contractor.

5. Fluorescent lights – Fluorescent light tubes should be collected and recycled. The associated cost is relatively insignificant.

6. PCB ballasts– The ballasts should be removed and disposed of as hazardous waste.

7. Other items – All lead acid batteries should be removed from the site and disposed of at an accepting recycling facility.

If you have any questions or would like more information, please contact us.

Sincerely,
SCA Environmental, Inc.

Tucker Kalman, CAC, CDPH

Reviewed by:

Christina Codemo, CHMM, REPA, CAC
Vice President Environmental Services
415/867-9540
ccodemo@sca-enviro.com

Dan Leung, CIH, CSP, CAC, CDPH
Vice President, Industrial Hygiene
415/867-9544
dleung@sca-enviro.com

Appendices:

A) Tables 1-4: Materials Matrix Reports
B) Sample Location Diagrams
C) Asbestos Laboratory Reports
D) Lead, PCB, and Arsenic Laboratory Reports

Appendix A

Tables 1-4: Materials Matrix Reports

Table 1: Materials Matrix Report- Meyers Property 2-Story House, Mt Umunhum Rd, San Jose, CA

Material ID	Material Description	Sub-sample # A	B	C	D			E	Asbestos Positive? Yes. No. Trace. Assumed	UNITS (LF, SF, EA)	Interior	Roof	Exterior	TOTAL (+/- 15%)
											Interior	Roof	Exterior	
ASSUMED ASBESTOS (Destructive Testing Required to Confirm)														
VAPOR-AAA	Vapor membrane assumed present underneath concrete slab. Nothing noted along edges								Assumed				1200	1200
NON-ASBESTOS														
FLCER-1	12"x12" red ceramic flooring with dark grey grout and grey mortar on concrete in kitchen	ND							No	SF	450			450
FLCER-2	12"x12" tan ceramic flooring tile with light grey grout and grey mortar on concrete in entry	ND								SF	110			110
FLCER-3	16"x16" beige ceramic floor tile with white griut and white mortar on concrete in restroom	ND								SF	60			60
WLSH-4	White and grey painted drywall with texturing and joint compound on walls and ceilings throughout	ND	ND	ND	ND	ND	ND	ND		SF	3800			3800
WLSH-5	Tan painted drywall with joint compound on walls in entry	ND	ND	ND						SF	400			400
CAULK-6	White caulking between new style windows and wooden frames	ND								SF			10	10
FLVCS-7	White vinyl floor sheeting with pebble pattern laid in closets without glue	ND								SF	20			20
WLCER-8	12"x12" Grey ceramic wall tile with white grout and white mortar in kitchen	ND								SF	300			300
BRICK-9	Red brick with grey mortar around wood burning stove	ND								SF	100			100
STUCCO-10	Grey exterior wall stucco over wooden framed walls. No paper noted beneath stucco	ND	ND	ND	ND	ND				SF			3200	3200
RFROLL-11	White rolled roofing membrane intop of older grey rolled roofing membranes. No mastics noted	ND	ND	ND						SF		1200		1200
HDUPT-12	Canvas tape around vent on roof	ND								SF		5		5
PENMAS-13	Black penetration mastic along seams of white membrane roofing	ND	ND	ND						SF		10		10
SLAB-14	Concrete slab (6") underneath entire building	ND								SF			1200	1200
FLOORS-NNN	Carpeted floors tacked to wood strips over concrete slab								Not Suspect	SF	700			700
CEILING-NNN	Wooden ceilings									SF	500			500
PCBs									**PPM**					
CAULK-6	White caulking between new style windows and wooden frames								<5.0	SF			10	10
PCBs	PCB-Ballasts (assumed >50 ppm)								Not present	EA				0
LEAD									**PPM**					
FLCER-1	12"x12" red ceramic flooring with dark grey grout								19	SF	450			450
FLCER-2	12"x12" tan ceramic flooring tile with light grey grout on wood								0.55	SF	110			110
FLCER-3	16"x16" beige ceramic floor tile with white griut and white mortar on concrete in restroom								<0.5	SF	60			60
WLCER-8	12"x12" Grey ceramic wall tile with white grout and white mortar in kitchen								<0.5	SF	300			300
WH-9	White interior paint								14	SF	PNQ			PNQ
GY-10	Grey exterior paint								7.9	SF	PNQ			PNQ
Lead in paints	Lead Containing Paints / Coatings (assumed >1000ppm)								Assumed, >1000	SF	PNQ	PNQ	PNQ	PNQ
Lead acid batteries	Car batteries inside box outside of structure								Assumed, >1000	EA			12	12

Notes:
PNQ = Present, not quantified; CH = Chrysotile; ND = Not detected; NA = Not analyzed

Table 2: Materials Matrix Report- Meyers Property Studio and Carport, Mt Umunhum Rd, San Jose, CA

Material ID	Material Description	Sub-sample # A	B	C	D	E	Asbestos Positive? Yes. No. Trace. Assumed	UNITS (LF, SF, EA)	Inerior Studio	Garage	Roof Roof	Exterior Exterior	TOTAL (+/-15%)
ASSUMED ASBESTOS (Destructive Testing Required to Confirm)													
FORMICA-AAA	Formica countertop in studio						Assumed	SF	20				20
CAULKING-AAA	Caulking assumed present between the windows and walls											10	10
WLGL-AAA	Glue assumed present behind fiberglass wall board in restroom							SF	100				100
VAPOR-AAA	Waterproofing membrane assumed present underneath slab							SF				1250	1250
NON-ASBESTOS													
FLCER-1	16"x16" red ceramic floor tile with grey grout and grey mortar in studio	ND					No	SF	400				400
FLCER-2	12"x12" pink ceramic floor and wall tile with white grout and mortar in bathroom of studio	ND						SF	120				120
WLSH-3	Off white painted drywall with joint compound inside of studio	ND	ND	ND				SF	975				975
WLCER-4	1"x1" grey ceramic tiles glued to base of drywall column in studio	ND						SF	5				5
CMU-5	CMU walls making up the back wall of structure that is built into hill	ND	ND	ND				SF				700	700
STUCCO-6	Exterior stucco with black moisture barrier over CMU and wood frame walls. Black moisture barrier extends over CMU where covered in soil	ND	ND	ND	ND	ND		SF				1200	1200
SLAB-7	6" concrete slab under building	ND						SF				1250	1250
RFSH-8	Red shingled roofing with black membrane on small section of roof	ND						SF			50		50
RFROLL-9	White membrane rolled roofing over older grey membrane over wood	ND						SF			1200		1200
FLOORS-NNN	Tacked down carpet on top of SLAB-7						Not Suspect	SF	250				250
WALLS-NNN	Wooden walls in garage							SF		350			350
CEILING-NNN	Wooden ceiling in entire building							SF	625	625			1250
PCBs							**PPM**						
PCBs	PCB-Ballasts (assumed >50 ppm)						Assumed, >50	EA		6			6
LEAD							**PPM**						
FLCER-1	16"x16" red ceramic floor tile with grey grout and grey mortar in studio						0.95	SF	400				400
FLCER-2	12"x12" pink ceramic floor and wall tile with white grout and mortar in bathroom of studio						<0.5	SF	120				120
WLCER-4	1"x1" grey ceramic tiles glued to base of drywall column in studio						<0.5	SF	5				5
OW-5	Interior off-white paint						2.6	SF	PNQ				PNQ
GY-6	Exterior grey paint						3.1	SF				PNQ	PNQ
Lead in paints	Lead Containing Paints / Coatings (assumed >1000ppm)						Assumed, >1000	SF	PNQ	PNQ	PNQ	PNQ	PNQ
Other Hazardous Materials													
Mercury	Fluorescent Light Tubes							EA		12			12

Notes:
PNQ = Present, not quantified; CH = Chrysotile; ND = Not detected; NA = Not analyzed

Table 3: Materials Matrix Report- Meyers Property Storage #1, Mt Umunhum Rd, San Jose, CA

Material ID	Material Description	Sub-sample # A	B	C	Asbestos Positive? Yes. No. Trace. Assumed	UNITS (LF, SF, EA)	Interior	Roof	Exterior	TOTAL (+/-15%)
							Interior	Roof	Exterior	
NON-ASBESTOS										
STUCCO-1	White painted grey exterior stucco with tan paper over wood and CMU walls	ND	ND	ND	No	SF			800	800
CMU-2	CMU walls and mortar extending 3 feet up perimeter wall	ND	ND	ND		SF			240	240
RFROLL-3	White rolled membrane roofing on wood deck	ND				SF		800		800
FLOORS-NNN	nonsuspect dirt floors				Not suspect		800			800
WALLS-NNN	nonsuspect wood walls						480			480
CEILING-NNN	nonsuspect wood ceilings						800			800
PCBs						**PPM**				
PCBs	PCB-Ballasts (assumed >50 ppm)				Assumed, >50	EA	1			1
LEAD						**PPM**				
WH-1	Exterior white paint				7.7	SF			720	720
Lead in paints	Lead Containing Paints / Coatings (assumed >1000ppm)				Assumed, >1000	SF	PNQ		PNQ	PNQ
Lead acid batteries	Car batteries stored in container and outside of structure				Assumed, >1000	EA			14	14
Other Hazardous Materials										
Mercury	Fluorescent Light Tubes					EA	2			2

Notes:
PNQ = Present, not quantified; CH = Chrysotile; ND = Not detected; NA = Not analyzed

Table 4: Materials Matrix Report- Meyers Property Storage #2, Mt Umunhum Rd, San Jose, CA		Sub-sample #			Storage #2	
Material ID	**Material Description**	**A**	**Asbestos Positive? Yes. No. Trace. Assumed**	**UNITS (LF, SF, EA)**	**Storage #2**	**TOTAL (+/- 15%)**
NON-ASBESTOS						
PAINT-1	White paint on entire structure	ND	No	SF	500	500
FLOORS-NNN	Dirt floors		Not suspect	SF	600	600
WALLS-NNN	No walls, just wooden posts with PAINT-1/WH-1			SF	500	500
CEILING-NNN	No ceiling			SF	600	600
ARSENIC			**PPM**			
WOOD-1	Pressure-treated wooden supports of structure		**4,200**	SF	500	500
LEAD			**PPM**			
WH-1	White paint on entire structure		**100**	SF	500	500

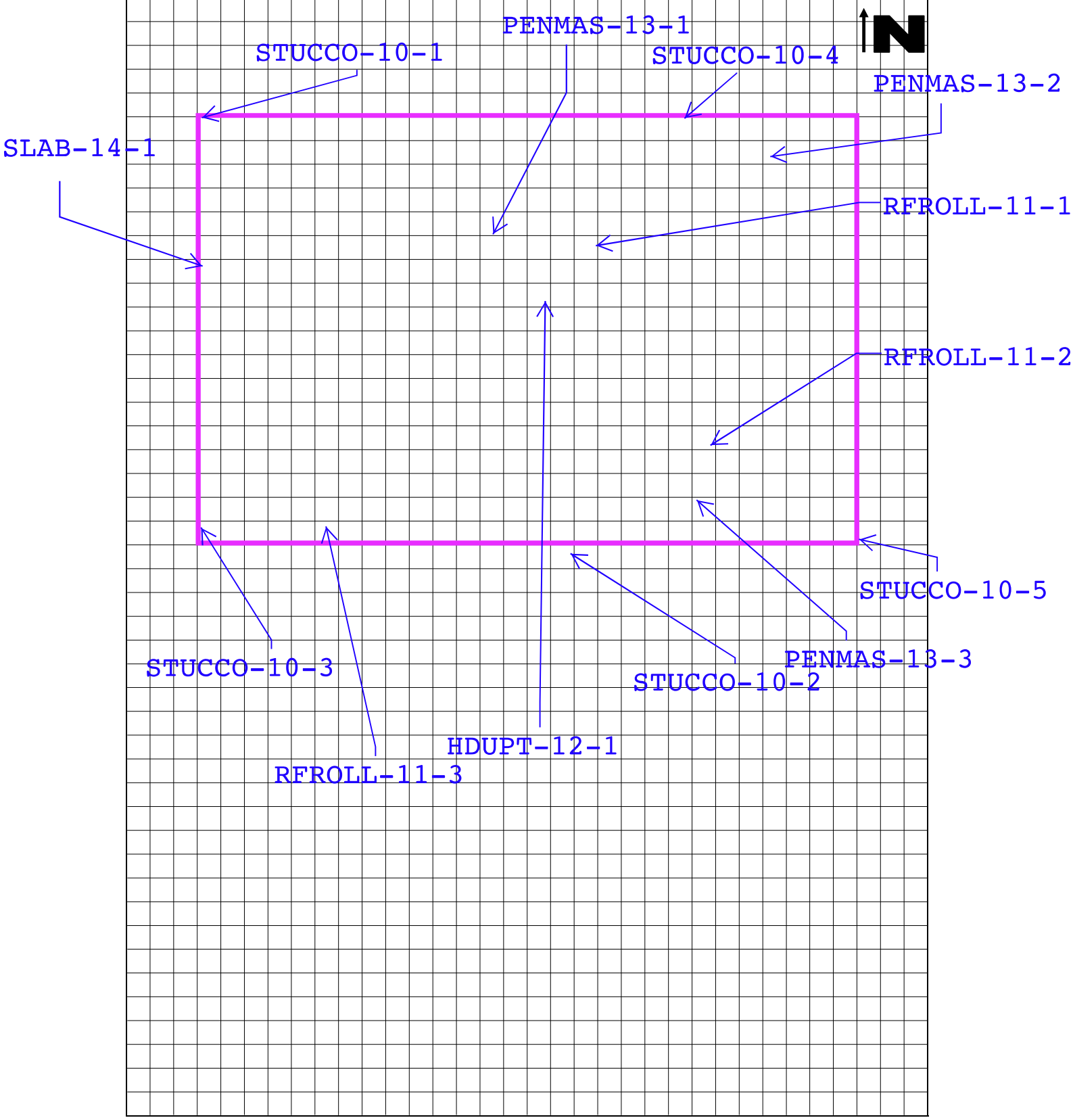
Notes:
PNQ = Present, not quantified; CH = Chrysotile; ND = Not detected; NA = Not analyzed

Appendix B

Sample Location Diagrams

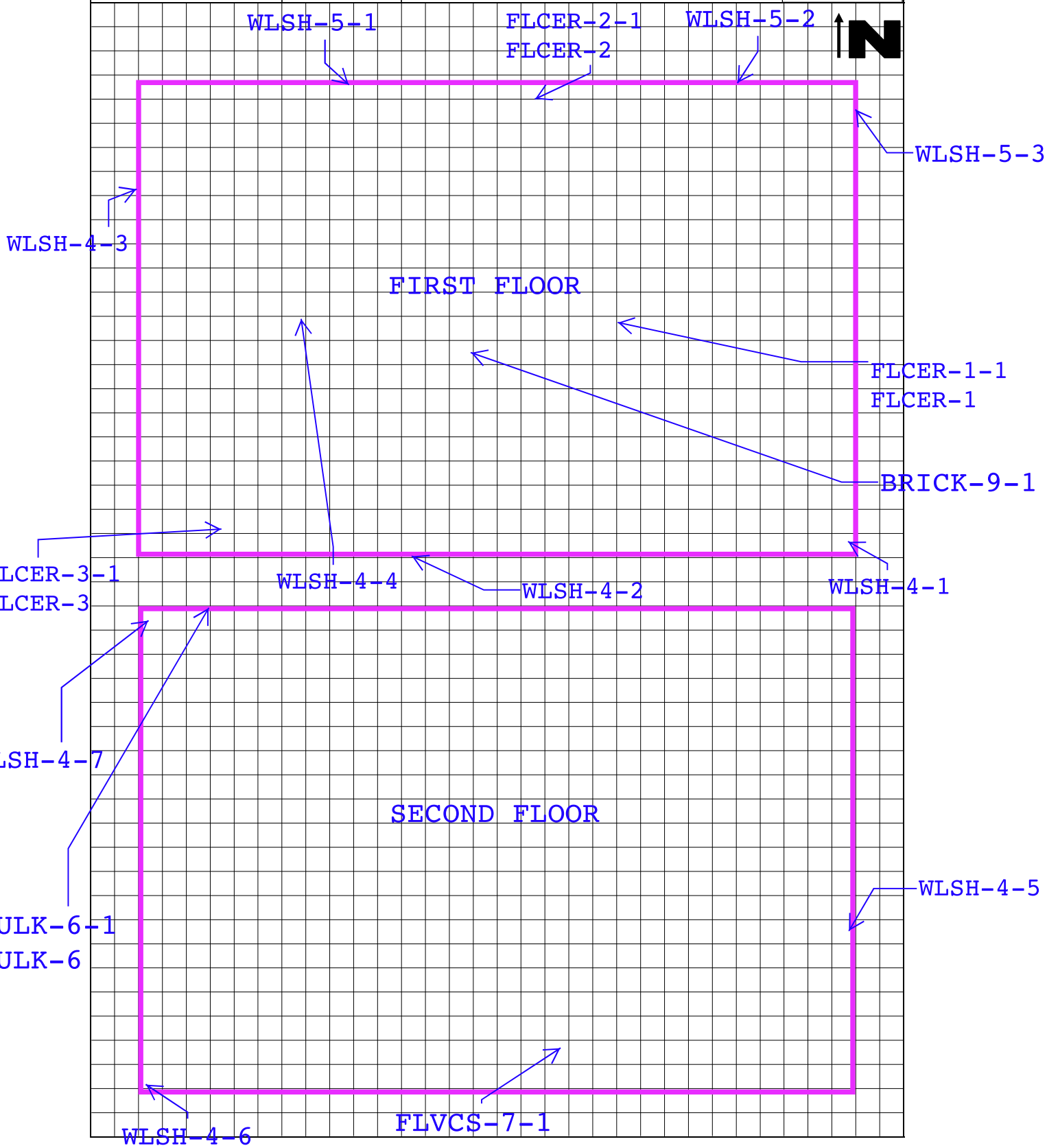
SCA
ENVIRONMENTAL, INC.
650 Delancey St. #222
SF, CA 94107
tel: (415) 882-1675
efax: (415) 703-0701

Title:	Meyers Property: Single Family Home Exterior Sample Locations
Project:	Meyers Property Survey
Project No:	F12516
Drawn By:	TK
Checked By:	CC
Date:	10/5/17
Scale:	
Figure	

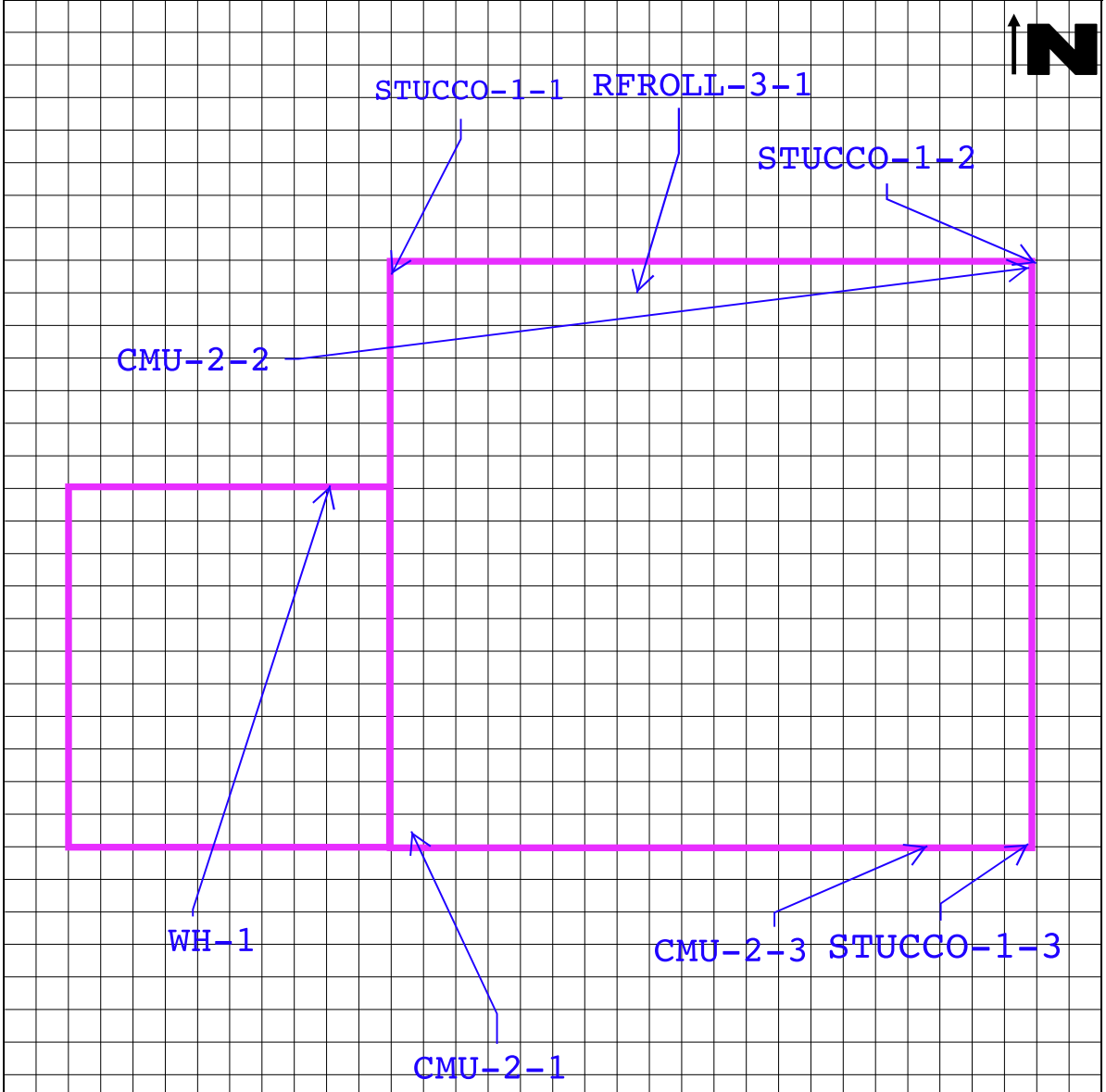


SCA
ENVIRONMENTAL, INC.
650 Delancey St. #222
SF, CA 94107
tel: (415) 882-1675
efax: (415) 703-0701

Title:	Meyers Property: Single Family Home Interior Sample Locations
Project:	Meyers Property Survey
Project No:	F12516
Drawn By:	TK
Checked By:	CC
Date:	10/5/17
Scale:	
Figure	



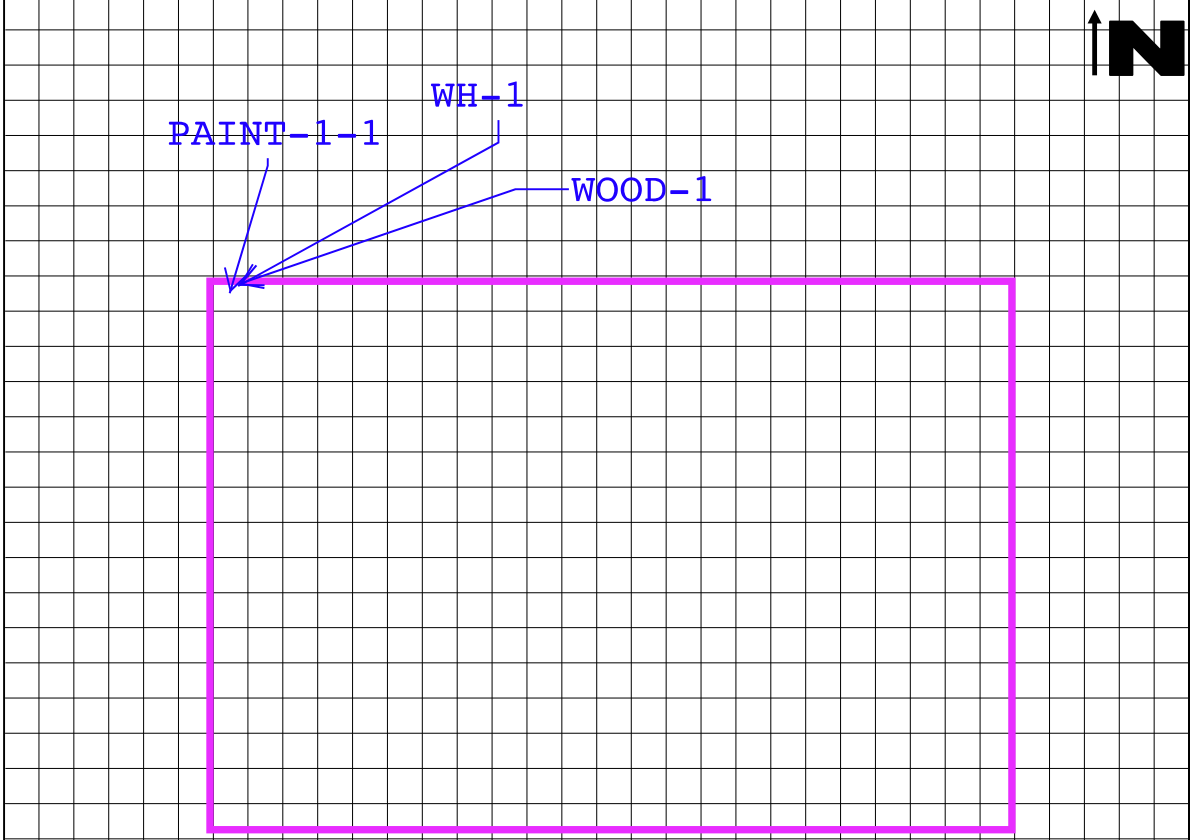
SCA ENVIRONMENTAL, INC. 650 Delancey St. #222 SF, CA 94107 tel: (415) 882-1675 efax: (415) 703-0701	Title:	Meyers Property: Storage #1 Sample Locations	
	Project:	Meyers Property Survey	
	Project No:	F12516	
	Drawn By:	TK	Figure
	Checked By:	CC	
	Date:	10/5/17 Scale:	



SCA
ENVIRONMENTAL, INC.
650 Delancey St. #222
SF, CA 94107
tel: (415) 882-1675
efax: (415) 703-0701

Title:	Meyers Property: Storage #2 Sample Locations
Project:	Meyers Property Survey
Project No:	F12516
Drawn By:	TK
Checked By:	CC
Date:	10/5/17
Scale:	

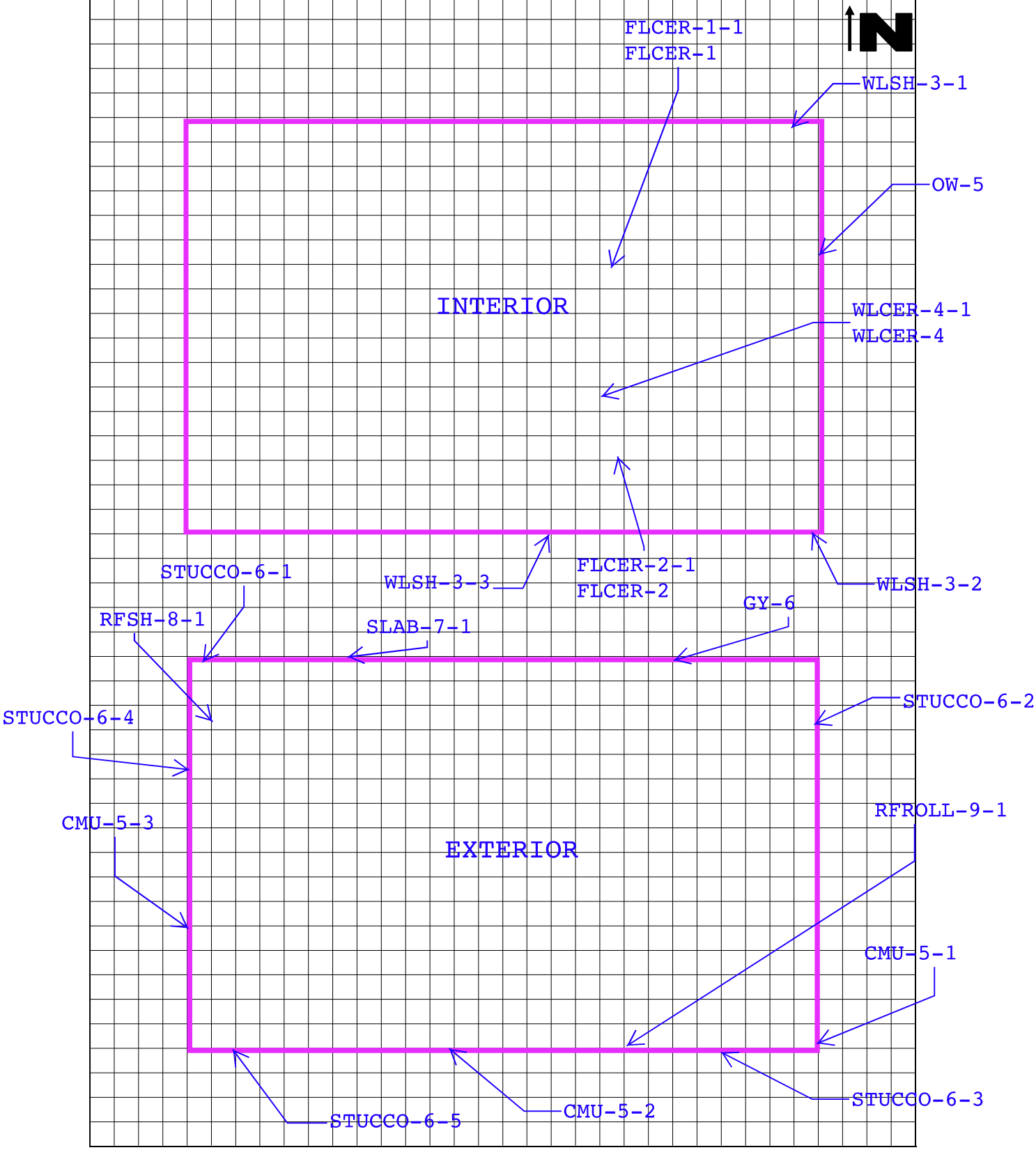
Figure



SCA
ENVIRONMENTAL, INC.
650 Delancey St. #222
SF, CA 94107
tel: (415) 882-1675
efax: (415) 703-0701

Title:	Meyers Property: Studio and Carport Sample Locations
Project:	Meyers Property Survey
Project No:	F12516
Drawn By:	TK
Checked By:	CC
Date:	10/5/17
Scale:	

Figure



Appendix C

Asbestos Laboratory Reports

REI LAB **Reservoirs Environmental, Inc.**

October 9, 2017

Subcontract Number: **NA**
Laboratory Report: **RES 391524-1**
Project # / P.O. # **F12516**
Project Description: **Meyers House 1005**

Christina Codemo
SCA Environmental, Inc.
650 Delancey St. Ste. 222
San Fransisco CA 94107

Dear Customer,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 391524-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

Gina Vettraino for

Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 391524-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers House 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 09, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
FLCER-1-1	EM 1967137	A	Light gray granular material	10		**ND**	0	100
		B	Terracotta tile	45		**ND**	0	100
		C	Dark gray granular material	45		**ND**	0	100
FLCER-2-1	EM 1967138	A	White grout	10		**ND**	0	100
		B	White mortar	45		**ND**	0	100
		C	Light gray ceramic tile	45		**ND**	0	100
FLCER-3-1	EM 1967139	A	Off white mortar	6		**ND**	0	100
		B	Light gray ceramic tile	94		**ND**	0	100
WLSH-4-1	EM 1967140	A	Light gray paint w/ white compound	2		**ND**	0	100
		B	White tape	2		**ND**	9	91
		C	White joint compound	2		**ND**	0	100
		D	White/brown drywall	94		**ND**	15	85

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
WLSH-4-2	EM 1967141	A	White tape	1		**ND**	95	5
		B	White joint compound	1		**ND**	0	100
		C	Gray paint w/ white granular texture	3		**ND**	0	100
		D	White/brown drywall	95		**ND**	15	85
WLSH-4-3	EM 1967142	A	White compound	1		**ND**	0	100
		B	Light gray paint w/ white texture	2		**ND**	0	100
		C	White tape	2		**ND**	0	100
		D	Gray/brown drywall	95		**ND**	15	85
WLSH-4-4	EM 1967143	A	Light gray paint w/ white texture	3		**ND**	0	100
		B	White/brown drywall	97		**ND**	15	85

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
WLSH-4-5	EM 1967144	A	Off white paint w/ white texture	2		**ND**	0	100
		B	White tape	2		**ND**	95	5
		C	White joint compound	2		**ND**	0	100
		D	White/brown drywall	94		**ND**	15	85
WLSH-4-6	EM 1967145	A	Gray paint w/ white	2		**ND**	0	100
		B	White tape	2		**ND**	95	5
		C	White joint compound	2		**ND**	0	100
		D	White/brown drywall	94		**ND**	15	85
WLSH-4-7	EM 1967146	A	White joint compound	1		**ND**	0	100
		B	Off white paint w/ white texture	2		**ND**	0	100
		C	White tape	2		**ND**	95	5
		D	Gray/brown drywall	95		**ND**	15	85

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
WLSH-5-1	EM 1967147	A	White tape	2		**ND**	95	5
		B	Cream paint w/ white compound	3		**ND**	0	100
		C	White joint compound	5		**ND**	0	100
		D	Pink/brown drywall	90		**ND**	15	85
WLSH-5-2	EM 1967148	A	Cream paint w/ white compound	1		**ND**	0	100
		B	White tape	2		**ND**	95	5
		C	White joint compound	3		**ND**	0	100
		D	Pink/brown drywall	94		**ND**	15	85
WLSH-5-3	EM 1967149	A	Cream paint w/ white compound	2		**ND**	0	100
		B	White tape	2		**ND**	95	5
		C	White joint compound	3		**ND**	0	100
		D	Pink/brown drywall	93		**ND**	15	85
CAULK-6-1	EM 1967150	A	Off white caulk	100		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
FLVCS-7-1	EM 1967151	A	Lavender-gray/black resinous material	3		**ND**	0	100
		B	Off white/gray sheet vinyl w/ tan fibrous backing	97		**ND**	30	70
WLCER-8-1	EM 1967152	A	White mortar	10		**ND**	0	100
		B	Light gray ceramic tile	90		**ND**	0	100
BRICK-9-1	EM 1967153	A	Red brick	45		**ND**	0	100
		B	Gray granular material	55		**ND**	0	100
STUCCO-10-1	EM 1967154	A	Gray paint	2		**ND**	0	100
		B	Light gray granular material	98		**ND**	0	100
STUCCO-10-2	EM 1967155	A	Gray paint	2		**ND**	0	100
		B	Gray granular material	48		**ND**	0	100
		C	Dark gray granular material	50		**ND**	0	100
STUCCO-10-3	EM 1967156	A	Gray paint	1		**ND**	0	100
		B	Light gray granular material	35		**ND**	0	100
		C	Gray granular material	64		**ND**	0	100

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RESERVOIRS ENVIRONMENTAL INC.

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Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
STUCCO-10-4	EM 1967157	A	Gray paint	2		**ND**	0	100
		B	Dark gray material	98		**ND**	0	100
STUCCO-10-5	EM 1967158	A	Gray paint	2		**ND**	0	100
		B	Gray granular material	98		**ND**	0	100
RFROLL-11-1	EM 1967159	A	White fibrous resinous material	100		**ND**	30	70
RFROLL-11-2	EM 1967160	A	White fibrous resinous material	100		**ND**	30	70
RFROLL-11-3	EM 1967161	A	White fibrous resinous material	30		**ND**	30	70
		B	White/black fibrous resinous material	70		**ND**	17	83
HDPUT-12-1	EM 1967162	A	White fibrous resinous material	100		**ND**	40	60
PENMAS-13-1	EM 1967163	A	Brown fibrous resinous material	100		**ND**	20	80
PENMAS-13-2	EM 1967164	A	Brown fibrous resinous material	100		**ND**	20	80
PENMAS-13-3	EM 1967165	A	Gray/multi-colored resinous material	2		**ND**	0	100
		B	Gray granular material	5		**ND**	0	100
		C	Brown fibrous resinous material	93		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

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Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
SLAB-14-2	EM 1967166	A	Gray/multi-colored paint	5		**ND**	0	100
		B	Gray cementitious material	95		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

Anita Grigg
Analyst / Data QA

Due Date: 10-11-17
Due Time:

Reservoirs Environmental, Inc.

5801 Logan St. Denver, CO 80216 • Ph: 303 964-1986 • Fax 303-477-4275 • Toll Free :866 RESI-ENV

After Hours Cell Phone: 720-339-9228

RES 391524

SUBMITTED BY:		INVOICE TO: (IF DIFFERENT)		CONTACT INFORMATION:	
Company:	SCA Environmental, Inc.	Company:		Contact: Christina Codemo	Contact:
Address:	650 Delancey St. Ste. 222	Address:		Phone:	Phone:
	San Fransisco CA 94107			Fax:	Fax:
				Cell/pager:	Cell/pager:
Project Number and/or P.O. #:	F12516			Final Data Deliverable Email Address:	
Project Description/Location:	Meyers House 1005			ccodemo, dleung & pgervasio@scaehs.com	

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm

PLM / PCM / TEM ____ RUSH (Same Day) ___ PRIORITY (Next Day) X STANDARD (3-5 Day)
(Rush PCM = 2hr, TEM = 6hr.) 3day

CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm

Metal(s) / Dust** ___ RUSH ___ 24 hr. ___3-5 Day
RCRA 8 / Metals & Welding Fume Scan / TCLP** __RUSH (3 Day)__5 Day __10 Day
Organics ___ 24 hr. ___ 3 day ___5 Day

Prior notification is required for RUSH turnarounds.

MICROBIOLOGY LABORATORY HOURS: Weekdays: 9am - 6pm

E.coli and/or Coliforms* ___24-48 Hour Other: _____
Pathogens* ___24-48 Hour
Microbial Growth* ___5-10 Day
Legionella ___ 10 Day
Mold ___RUSH ___24 Hr ___48 Hr ___3 Day ___5 Day

TAT dependent on speed of microbial growth.

Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.

Special Instructions:

REQUESTED ANALYSIS

MICROBIOLOGY

Client sample ID number (Sample ID's must be unique)	PLM - Short report, Point Count, Long report, Qualitative	TEM - AHERA, Level II, 7402, ISO, +/- (Air, Bulk or Dust), Quant, Semi-Quant, Micro-vac, ISO-indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) _____ RCRA 8, TCLP, Welding Fume, Metals Scan, pH	ORGANICS - METH, TSS	Viables: Pathogens: Aerobic Plate Count, Salmonella, E.coli O157:H7, Listeria, S.aureus, Camphlobacter: +/- or Quantification	Viables: E.coli and/or Coliforms: +/- or Quantification State Water (Please Circle One) Yes / No	Viables: Microbial Growth: Aerobic Plate Count ID, Y & M or Bacteria, Fungal, +/- or Quantification	Viables: Legionella: +/- or Quantification	Viables: Other: Bioburden, LAL or Environmental	Viables: Mold: Spore Trap or Bulk: +/-, Identification, Quantification, Viable or Non-Viable	SAMPLER'S INITIALS OR OTHER NOTES:	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
1 FLCER-1-1	X																		1967137
2 FLCER-2-1	X																		1967138
3 FLCER-3-1	X																		1967139
4 WLSH-4-1	X																		1967140
5 WLSH-4-2	X																		1967141
6 WLSH-4-3	X																		1967142
7 WLSH-4-4	X																		1967143
8 WLSH-4-5	X																		1967144
9 WLSH-4-6	X																		1967145
10 WLSH-4-7	X																		1967146

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

ASTM E1792 approved wipe media only

LAB NOTES:

Number of samples received: 30 (Additional samples shall be listed on attached long form.)

NOTE: REI will analyze incoming samples based upon information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days, failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By: Date/Time:

Laboratory Use Only
Received By: Date/Time: 10-6-17 10 Carrier: Hand / FedEx / UPS / USPS / Drop Box / Courier

Sample Condition: On Ice Yes / No; Sealed Yes / No; Intact Yes / No
Temp. (F°) _____

Data Entry QA:	Contact	Phone Email Fax	Date	Time	Initials	Contact	Phone Email Fax	Date	Time	Initials
	Contact	Phone Email Fax	Date	Time	Initials	Contact	Phone Email Fax	Date	Time	Initials

Reservoirs Environmental, Inc.
5801 Logan St. Denver, CO 80216 • Ph: 303 964-1986 • Fax 303-477-4275 • Toll Free :866 RESI-ENV

RES Job # 3915241

Submitted by: **SCA Environmental, Inc.**

	Client sample ID number (Sample ID's must be unique)	PLM - Short report, Long report, Point Count	TEM - AHERA, Level II, 7402, ISO, +/-, Quant, Semi-quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) _____ RCRA 8, TCLP, Welding Fume, Metals Scan	ORGANICS - METH	MICROBIOLOGY: Pathogens: Aerobic Plate Count, Salmonella, E.coli O157:H7, Listeria, S.aureus, Campylobacter: +/- or Quantification	MICROBIOLOGY: E.coli and/or Coliforms: +/- or Quantificatino	MICROBIOLOGY: Microbial Growth: Aerobic Plate Count ID, Bacteria or Y & M: +/- or Quantification	MICROBIOLOGY: Legionella: +/- or Quantification	MICROBIOLOGY: Other: Bioburden, LAL or Environmental	MICROBIOLOGY: Mold: Spore Trap or Bulk: +/- or Quantification	SAMPLER'S INITIALS OR OTHER NOTES:	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
11	WLSH-5-1	X																		1964147
12	WLSH-5-2	X																		1964148
13	WLSH-5-3	X																		1964149
14	CAULK-6-1	X																		1964150
15	FLVCS-7-1	X																		1964151
16	WLCER-8-1	X																		1964152
17	BRICK-9-1	X																		1964153
18	STUCCO-10-1	X																		1964154
19	STUCCO-10-2	X																		1964155
20	STUCCO-10-3	X																		1964156
21	STUCCO-10-4	X																		1964157
22	STUCCO-10-5	X																		1964158
23	RFROLL-11-1	X																		1964159
24	RFROLL-11-2	X																		1964160
25	RFROLL-11-3	X																		1964161
26	HDPUT-12-1	X																		1964162
27	PENMAS-13-1	X																		1964163
28	PENMAS-13-2	X																		1964164
29	PENMAS-13-3	X																		1964165
30	SLAB-14-1	X																		1964166
31																				
32																				
33																				
34																				
35																				
36																				
37																				
38																				
39																				
40																				
41																				

REQUESTED ANALYSIS

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

ASTM E1792 approved wipe media only

LAB NOTES:

SCA Environmental, Inc.

CHAIN OF CUSTODY FORM

650 Delancey St, #222, SF, CA 94107
1 Lakeside Drive, Oakland, CA 94612

Tel 415-8821675 / 510-6456200
Fax 415-9620736 / 415-9620736

CALL/TXT with results: 415 - 378 - 4188

EMAIL HEADING: (Project #) - (Project Manager Initials) - (Site Name/Address) - (Date MMDD)

FR516 CC Meyers House 1005

Email rpt / COC & invoice: + Kc, Laurer @scaehs.com
PGervasio@scaehs.com

Email Prj Mgr Name: Chuck Siu Glenn Cass (Christina Codemo)

LAB REI

COURIER UPS

Accounting Data:

LAB REP NOTIFIED:	—	Notification DATE/TIME	—
AIRBILL/FLIGHT NO.:	—	Shipper REFERENCE I D	—
EST ARRIVAL DATE:	—	EST. ARRIVAL TIME	—

Method Reference 7400 PCM AHERA TEM CARB-AHERA TEM 0.001 s/cc Detection Limit
(PLM (asbestos)) Flame AA (Lead)

Sample Media 25 37 mm 0.45 0.8 micron MCEF (Bulk) Water Wipe

RESULTS DUE: 3 Day ~~AM / PM~~

CHAIN OF CUSTODY DATA:

Sending Info: 30 samples submitted by TK (SCA) on 10/5 at 2P
Received by Lab: ______ samples received by ______ on ______ at ______
Received by Analyst: ______ samples received by ______ on ______ at ______

SAMPLE ID	LITERS	Results	Ins/Blanks/Outs
FLCER-1-1			
FLCER-2-1			
FLCER-3-1			
WLSH-4-1,2,3,4,5,6,7			
WLSH-5-1,2,3			
CAULK-6-1			
FLUCS-7-1			
WLCER-8-1			
BRICK-9-1			
STUCCO-10-1,2,3,4,5			
RFROLL-11-1,2,3			
HDVPT-12-1			
PENMAS-13-1,2,3			
SLAB-14-1			
	0 LITERS		BLANK
	0 LITERS		BLANK
	0 LITERS		BLANK

Turnaround	Units (each)	Wipes	Flame AA	LEAD					CARB AHERA 10-15 grid openings	CARB AHERA 35-40 grid openings	TEM AHERA	PLM Std Point Count 400	CARB 435 (400 Pt Ct) w/ prep	PLM Bulk	PCM NIOSH 7400	Units (each)
< 6 hours	1 to 9															1 to 9
< 6 hours	10 to 40															10 to 40
< 6 hours	>40															>40
24 hours	1 to 9															1 to 9
24 hours	10 to 40															10 to 40
24 hours	>40															>40
48 hours	1 to 9															1 to 9
48 hours	10 to 40															10 to 40
48 hours	>40															>40
3 to 5 days	1 to 9															1 to 9
3 to 5 days	10 to 40															10 to 40
3 to 5 days	>40															>40
> 6 days	1 to 9															1 to 9
> 6 days	10 to 40															10 to 40
> 6 days	>40															>40

(ASBESTOS)

INSTRUCTIONS TO LAB (delete items not applicable AND circle items applicable):

1. Pickup requested:
   Contact: ______
   Time of Call: ______
2. Call SCA's contact to acknowledge receipt of samples.
3. Analyze samples by PCM only.
4. Analyze inside samples by PCM first; if any sample >0.01 f/cc, contact SCA.
5. If all samples are <0.01 f/cc, proceed with items 6, 7 or 8, as noted.
6. Analyze inside samples only; stop if Avg >70 str/mm^2, contact SCA before analyzing outsides or blanks.
7. Analyze all samples, including outside samples and blanks.
8. Do NOT analyze outside or blank samples.
9. ~~Analyze by TEM only the inside air sample with the highest PCM result.~~
10. (Serial analysis; stop at first positive (>1%); first trace (<0.1%);except sheetrock and plaster samples.)
11. Analyze all bulk samples, unless otherwise indicated.
12. PCB Limit of Detection <1 ppm
13. For AHERA TEM, only report regulated asbestos.

11.: ______

Report Number:

Invoice Number:

Supplies /Equipment	Qty
Hi-Vol (3040)	
Lo-Vol (3020)	
TEM / Pb cassettes (3520)	
PCM cassettes (3500)	
Bulk sampling supply (3710)	30

REI LAB **Reservoirs Environmental, Inc.**

October 7, 2017

Subcontract Number: **NA**
Laboratory Report: **RES 391523-1**
Project # / P.O. # **F12516**
Project Description: **Meyers Studio 1005**

Christina Codemo
SCA Environmental, Inc.
650 Delancey St. Ste. 222
San Fransisco CA 94107

Dear Customer,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 391523-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

Cherelle Martel for

Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 391523-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers Studio 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 07, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
FLCER-1-1	EM 1967167	A	Gray-brown ceramic tile	50		**ND**	0	100
		B	Gray grout	50		**ND**	0	100
FLCER-2-1	EM 1967168	A	Gray granular material	2		**ND**	0	100
		B	White plaster	35		**ND**	0	100
		C	Light gray tile	63		**ND**	0	100
WLSH-3-1	EM 1967169	A	Gray paint w/ white compound	2		**ND**	0	100
		B	White tape	2		**ND**	95	5
		C	White joint compound	3		**ND**	0	100
		D	Gray/brown drywall	93		**ND**	15	85
WLSH-3-2	EM 1967170	A	Gray paint w/ white compound	2		**ND**	0	100
		B	White tape	2		**ND**	95	5
		C	White joint compound	2		**ND**	0	100
		D	Gray/brown drywall	94		**ND**	15	85

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 391523-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers Studio 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 07, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
WLSH-3-3	EM 1967171	A	Gray paint w/ white compound	2		**ND**	0	100
		B	White tape	2		**ND**	95	5
		C	White joint compound	2		**ND**	0	100
		D	Gray/green drywall	94		**ND**	15	85
WLCER-4-1	EM 1967172	A	Clear resinous material	2		**ND**	0	100
		B	Tan/gray ceramic tile	98		**ND**	0	100
CMU-5-1	EM 1967173	A	Gray granular material	40		**ND**	0	100
		B	Light gray cinder block	60		**ND**	0	100
CMU-5-2	EM 1967174	A	Light gray cinder block	100		**ND**	0	100
CMU-5-3	EM 1967175	A	Gray granular material	50		**ND**	0	100
		B	Light gray cinder block	50		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 391523-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers Studio 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 07, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
STUCCO-6-1	EM 1967176	A	Tan paint	1		**ND**	0	100
		B	Gray granular material	49		**ND**	0	100
		C	Brown resinous tar	50		**ND**	TR	100
STUCCO-6-2	EM 1967177	A	Black resinous tar	35		**ND**	0	100
		B	Light gray granular material	65		**ND**	0	100
STUCCO-6-3	EM 1967178	A	Gray paint	1		**ND**	0	100
		B	Black resinous tar	35		**ND**	0	100
		C	Gray granular material	64		**ND**	0	100
STUCCO-6-4	EM 1967179	A	Light gray granular material	25		**ND**	0	100
		B	Black resinous tar	75		**ND**	0	100
STUCCO-6-5	EM 1967180	A	Gray paint	1		**ND**	0	100
		B	Black resinous tar	35		**ND**	0	100
		C	Gray granular material	64		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 391523-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers Studio 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 07, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
SLAB-7-1	EM 1967181	A	Gray cementitious material	100		**ND**	0	100
RFSH-8-1	EM 1967182	A	Tan/brown shingle	30		**ND**	35	65
		B	Black felt	70		**ND**	70	30
RFROLL-9-1	EM 1967183	A	White fibrous resinous material	30		**ND**	40	60
		B	White/black fibrous resinous material	70		**ND**	17	83

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

Anita Grigg
Analyst / Data QA

Due Date: 10.11.17
Due Time:

Reservoirs Environmental, Inc.

REI LAB

5801 Logan St. Denver, CO 80216 • Ph: 303 964-1986 • Fax 303-477-4275 • Toll Free :866 RESI-ENV

After Hours Cell Phone: 720-339-9228

Job # RES 391523

SUBMITTED BY:		INVOICE TO: (IF DIFFERENT)		CONTACT INFORMATION:	
Company:	SCA Environmental, Inc.	Company:		Contact:	Christina Codemo
Address:	650 Delancey St. Ste. 222	Address:		Phone:	
	San Fransisco CA 94107			Fax:	
				Cell/pager:	
Project Number and/or P.O. #:	F12516			Final Data Deliverable Email Address:	
Project Description/Location:	Meyers Studio 1005			ccodemo, dleung & pgervasio@scaehs.com	

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm

PLM / PCM / TEM ____ RUSH (Same Day) ___ PRIORITY (Next Day) X STANDARD (3-5 Day) **(Rush PCM = 2hr, TEM = 6hr.)** 3day

CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm

Metal(s) / Dust** ___ RUSH ___ 24 hr. ___3-5 Day

RCRA 8 / Metals & Welding Fume Scan / TCLP** __RUSH (3 Day)__5 Day __10 Day

Organics ___ 24 hr. ___ 3 day ___5 Day

****Prior notification is required for RUSH turnarounds.****

MICROBIOLOGY LABORATORY HOURS: Weekdays: 9am - 6pm

E.coli and/or Coliforms* ___ 24-48 Hour **Other:** _____

Pathogens* ___ 24-48 Hour

Microbial Growth* ___ 5-10 Day

Legionella ___ 10 Day

Mold ___ RUSH ___24 Hr ___48 Hr ___3 Day ___5 Day

TAT dependent on speed of microbial growth.

****Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.****

Special Instructions:

REQUESTED ANALYSIS

MICROBIOLOGY

Client sample ID number (Sample ID's must be unique)	PLM - Short report, Point Count, Long report, Qualitative	TEM - AHERA, Level II, 7402, ISO, +/- (Air, Bulk or Dust), Quant, Semi-Quant, Micro-vac, ISO-indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) _____ RCRA 8, TCLP, Welding Fume, Metals Scan, pH	ORGANICS - METH, TSS	Pathogens: Aerobic Plate Count, Salmonella, E.coli O157:H7, Listeria, S.aureus, Camphlobacter: +/- or Quantification	E.coli and/or Coliforms: +/- or Quantification State Water (Please Circle One) Yes / No	Microbial Growth: Aerobic Plate Count ID, Y & M or Bacteria, Fungal, +/- or Quantification	Legionella: +/- or Quantification	Other: Bioburden, LAL or Environmental	Mold: Spore Trap or Bulk: +/-, Identification, Quantification, Viable or Non-Viable	SAMPLER'S INITIALS OR OTHER NOTES:
1 FLCER-1-1	X												
2 FLCER-2-1	X												
3 WLSH-3-1	X												
4 WLSH-3-2	X												
5 WLSH-3-3	X												
6 WLCER-4-1	X												
7 CMU-5-1	X												
8 CMU-5-2	X												
9 CMU-5-3	X												
10 STUCCO-6-1	X												

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

****ASTM E1792 approved wipe media only****

Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
					1967167
					1967168
					1967169
					1967170
					1967171
					1967172
					1967173
					1967174
					1967175
					1967176

LAB NOTES:

Number of samples received: 17 (Additional samples shall be listed on attached long form.)

NOTE: REI will analyze incoming samples based upon information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days, failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By: Date/Time:

Laboratory Use Only
Received By: Date/Time: 10.6.17 10 Carrier: Hand / FedEx / UPS / USPS / Drop Box / Courier

Sample Condition: On Ice Yes / No; Sealed Yes / No; Intact Yes / No
Temp. (F°) _____

Data Entry QA:	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials
	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials

REI LAB **Reservoirs Environmental, Inc.**
5801 Logan St. Denver, CO 80216 • Ph: 303 964-1986 • Fax 303-477-4275 • Toll Free :866 RESI-ENV

RES Job # 391523 Page 2 of ____

Submitted by: **SCA Environmental, Inc.**

	Client sample ID number (Sample ID's must be unique)	REQUESTED ANALYSIS: PLM - Short report, Long report, Point Count	TEM - AHERA, Level II, 7402, ISO, +/-, Quant, Semi-quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) _____ RCRA 8, TCLP, Welding Fume, Metals Scan	ORGANICS - METH	MICROBIOLOGY: Pathogens: Aerobic Plate Count, Salmonella, E.coli O157:H7, Listeria, S.aureus, Camphlobacter: +/- or Quantification	E.coli and/or Coliforms: +/- or Quantificatino	Microbial Growth: Aerobic Plate Count ID, Bacteria or Y & M: +/- or Quantification	Legionella: +/- or Quantification	Other: Bioburden, LAL or Environmental	Mold: Spore Trap or Bulk: +/- or Quantification	SAMPLER'S INITIALS OR OTHER NOTES:	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
11	STUCCO-6-2	X																		1967177
12	STUCCO-6-3	X																		1967178
13	STUCCO-6-4	X																		1967179
14	STUCCO-6-5	X																		1967180
15	SLAB-7-1	X																		1967181
16	RFSH-8-1	X																		1967182
17	RFROLL-9-1	X																		1967183
18																				
19																				
20																				
21																				
22																				
23																				
24																				
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36																				
37																				
38																				
39																				
40																				
41																				

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

ASTM E1792 approved wipe media only

LAB NOTES:

SCA Environmental, Inc.

CHAIN OF CUSTODY FORM

	Tel	Fax
650 Delancey St. #222, SF, CA 94107	415-8821675	415-9620736
1 Lakeside Drive, Oakland, CA 94612	510-6456200	415-9620736

CALL/TXT with results: 415-378-4188

Email rpt / COC & invoice: tkalvan @scaehs.com

PGervasio@scaehs.com

Email Prj Mgr Name: Chuck Siu Glenn Cass (Christina Codemo)

Accounting Data:

EMAIL HEADING: (Project #) - (Project Manager Initials) - (Site Name/Address) - (Date MMDD)

F12516 | CC | Meyers Studio | 1005

LAB RET

COURIER UPS

LAB REP NOTIFIED	—	Notification DATE/TIME	—
AIRBILL/FLIGHT NO.	—	Shipper REFERENCE I.D.	—
EST ARRIVAL DATE	—	EST. ARRIVAL TIME	—

Method Reference 7400 PCM AHERA TEM CARB-AHERA TEM 0.001 s/cc Detection Limit

(PLM (asbestos)) Flame AA (Lead)

Sample Media 25 37 mm 0.45 0.8 micron MCEF (Bulk) Water Wipe

RESULTS DUE: 3 Day ~~AM / PM~~

CHAIN OF CUSTODY DATA:

Sending Info 17 samples submitted by TK (SCA) on 10/5 at 2P

Received by Lab: ______ samples received by ______ on ______ at ______

Received by Analyst: ______ samples received by ______ on ______ at ______

SAMPLE ID	LITERS	Results	Ins/Blanks/Outs
FLCER-1-1			
FLCER-2-1			
WLSH-3-1,2,3			
WLCER-4-1			
CMU-5-1,2,3			
STUCCO-6-1,2,3,4,5			
SLAB-7-1			
RFSH-8-1			
RFROLL-9-1			
	0 LITERS		BLANK
	0 LITERS		BLANK
	0 LITERS		BLANK

INSTRUCTIONS TO LAB (delete items not applicable AND circle items applicable):

1. Pickup requested:
   Contact: ______
   Time of Call: ______
2. Call SCA's contact to acknowledge receipt of samples.
3. Analyze samples by PCM only.
4. Analyze inside samples by PCM first; if any sample >0.01 f/cc, contact SCA.
5. If all samples are <0.01 f/cc, proceed with items 6, 7 or 8, as noted.
6. Analyze inside samples only; stop if Avg >70 str/mm^2, contact SCA before analyzing outsides or blanks.
7. Analyze all samples, including outside samples and blanks.
8. Do NOT analyze outside or blank samples.
9. ~~Analyze by TEM only the inside air sample~~ with the highest PCM result.
10. (Serial analysis; stop at first positive (>1%); first trace (<0.1%);except sheetrock and plaster samples.)
11. Analyze all bulk samples, unless otherwise indicated.
12. PCB Limit of Detection <1 ppm
13. For AHERA TEM, only report regulated asbestos.

11. : ______

Report Number:

Invoice Number:

Supplies /Equipment	Qty
Hi-Vol (3040)	
Lo-Vol (3020)	
TEM / Pb cassettes (3520)	
PCM cassettes (3500)	
Bulk sampling supply (3710)	17

ASBESTOS: Units (each), PCM NIOSH 7400, PLM Bulk, CARB 435 (400 Pt Ct) w/ prep, PLM Std Point Count 400, TEM AHERA, CARB AHERA 35-40 grid openings, CARB AHERA 10-15 grid openings

LEAD: Units (each), Flame AA, Wipes

Turnaround: < 6 hours, 24 hours, 48 hours, 3 to 5 days, > 6 days — each: 1 to 9, 10 to 40, >40

ver 2011

REI LAB **Reservoirs Environmental, Inc.**

October 7, 2017

Subcontract Number: **NA**
Laboratory Report: **RES 391513-1**
Project # / P.O. # **F12516**
Project Description: **Meyers Storage #2 1005**

Christina Codemo
SCA Environmental, Inc.
650 Delancey St. Ste. 222
San Fransisco CA 94107

Dear Customer,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 391513-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

Cherelle Martel for

Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 391513-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers Storage #2 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 07, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
PAINT-1-1	EM 1967109	A	White/red/multi-colored paint	100		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

Anita Grigg
Analyst / Data QA

Due Date: 10.11.17
Due Time:

Reservoirs Environmental, Inc.

5801 Logan St. Denver, CO 80216 • Ph: 303 964-1986 • Fax 303-477-4275 • Toll Free :866 RESI-ENV
After Hours Cell Phone: 720-339-9228

REI # 391513

SUBMITTED BY:

Company: SCA Environmental, Inc.
Address: 650 Delancey St. Ste. 222
San Fransisco CA 94107

INVOICE TO: (IF DIFFERENT)

Company:
Address:

CONTACT INFORMATION:

Contact: Christina Codemo
Phone:
Fax:
Cell/pager:

Contact:
Phone:
Fax:
Cell/pager:

Project Number and/or P.O. #: F12516
Project Description/Location: Meyers Storage # 2 1005

Final Data Deliverable Email Address:
ccodemo, dleung & pgervasio@scaehs.com

ASBESTOS LABORATORY HOURS: Weekdays: 7am - 7pm & Sat. 8am - 5pm

PLM / PCM / TEM ____ RUSH (Same Day) ___ PRIORITY (Next Day) ✓ STANDARD (3-5 Day)
(Rush PCM = 2hr, TEM = 6hr.) 3 days

CHEMISTRY LABORATORY HOURS: Weekdays: 8am - 5pm

Metal(s) / Dust** ___ RUSH ___ 24 hr. ___3-5 Day
RCRA 8 / Metals & Welding Fume Scan / TCLP** __RUSH (3 Day)__5 Day __10 Day
Organics ___ 24 hr. ___ 3 day ___5 Day

Prior notification is required for RUSH turnarounds.

MICROBIOLOGY LABORATORY HOURS: Weekdays: 9am - 6pm

E.coli and/or Coliforms* ___24-48 Hour Other: _____
Pathogens* ___24-48 Hour
Microbial Growth* ___5-10 Day
Legionella ___ 10 Day
Mold ___ RUSH ___24 Hr ___48 Hr ___3 Day ___5 Day

TAT dependent on speed of microbial growth.

Turnaround times establish a laboratory priority, subject to laboratory volume and are not guaranteed. Additional fees apply for afterhours, weekends and holidays.

Special Instructions:

REQUESTED ANALYSIS

Client sample ID number (Sample ID's must be unique)	PLM - Short report, Point Count, Long report, Qualitative	TEM - AHERA, Level II, 7402, ISO, +/- (Air, Bulk or Dust), Quant, Semi-Quant, Micro-vac, ISO-Indirect Preps	PCM - 7400A, 7400B, OSHA	DUST - Total, Respirable	METALS - Analyte(s) RCRA 8, TCLP, Welding Fume, Metals Scan, pH	ORGANICS - METH, TSS	MICROBIOLOGY: Pathogens: Aerobic Plate Count. Salmonella, E.coli O157:H7, Listeria, S.aureus, Campholobacter: +/- or Quantification	MICROBIOLOGY: E.coli and/or Coliforms: +/- or Quantification; State Water (Please Circle One) Yes / No	MICROBIOLOGY: Microbial Growth: Aerobic Plate Count ID, Y & M or Bacteria, Fungal, +/- or Quantification	MICROBIOLOGY: Legionella: +/- or Quantification	MICROBIOLOGY: Other: Bioburden, LAL or Environmental	MICROBIOLOGY: Mold: Spore Trap or Bulk: +/- Identification, Quantification, Viable or Non-Viable	SAMPLER'S INITIALS OR OTHER NOTES:	Sample Volume (L) / Area	Matrix Code	# Containers	Date Collected mm/dd/yy	Time Collected hh/mm a/p	EM Number (Laboratory Use Only)
1 PAINT-1-1	X																		1967109
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			

VALID MATRIX CODES

Air = A	Bulk = B
Dust = D	Paint = P
Soil = S	Wipe = W
Swab = SW	F = Food
Drinking Water = DW	Waste Water = WW
O = Other	

ASTM E1792 approved wipe media only

LAB NOTES:

Number of samples received: 1 (Additional samples shall be listed on attached long form.)

NOTE: REI will analyze incoming samples based upon information received and will not be responsible for errors or omissions in calculations resulting from the inaccuracy of original data. By signing client/company representative agrees that submission of the following samples for requested analysis as indicated on this Chain of Custody shall constitute an analytical services agreement with payment terms of NET 30 days, failure to comply with payment terms may result in a 1.5% monthly interest surcharge.

Relinquished By: Date/Time:

Laboratory Use Only
Received By: Date/Time: 10.6.17 10:15 Carrier: (Hand) / FedEx / UPS / USPS / Drop Box / Courier

Sample Condition: On Ice Yes / No; Sealed Yes / No; Intact (Yes) / No
Temp. (F°) _____

Data Entry QA:	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials
	Contact	Phone	Email	Fax	Date	Time	Initials	Contact	Phone	Email	Fax	Date	Time	Initials

SCA
Environmental, Inc.

CHAIN OF CUSTODY FORM

650 Delancey St, #222, SF, CA 94107 — Tel 415-8821675 — Fax 415-9620736
1 Lakeside Drive, Oakland, CA 94612 — Tel 510-6456200 — Fax 415-9620736

CALL/TXT with results: (415-378-4188

Email rpt / COC & invoice: + [illegible] @scaehs.com
PGervasio@scaehs.com

Email Prj Mgr Name:
Chuck Siu   Glenn Cass   (Christina Codemo)

Accounting Data:

EMAIL HEADING: (Project #) - (Project Manager Initials) - (Site Name/Address) - (Date MMDD)
FR516   CC   Meyers Storage #2   1005

LAB REI

COURIER	UPS		
LAB REP NOTIFIED	—	Notification DATE/TIME	—
AIRBILL/FLIGHT NO.	—	Shipper REFERENCE I.D.	—
EST ARRIVAL DATE	—	EST. ARRIVAL TIME	—

Method Reference: 7400 PCM; AHERA TEM; CARB-AHERA TEM 0.001 s/cc Detection Limit; (PLM (asbestos)); Flame AA (Lead)

Sample Media: 25 37 mm 0.45 0.8 micron; MCEF (Bulk) Water Wipe

RESULTS DUE: 3 Dc AM / PM

CHAIN OF CUSTODY DATA:
Sending Info: 1 samples submitted by TK (SCA) on 6/5 at 2P
Received by Lab: ______ samples received by ______ on ______ at ______
Received by Analyst: ______ samples received by ______ on ______ at ______

SAMPLE ID	LITERS	Results	Ins/Blanks/Outs
PAINT-1-1			
	0 LITERS		BLANK
	0 LITERS		BLANK
	0 LITERS		BLANK

Turnaround	Units (each)	PCM NIOSH 7400	PLM Bulk	CARB 435 (400 Pt Ct) w/ prep	PLM Std Point Count 400	TEM AHERA	CARB AHERA 35-40 grid openings	CARB AHERA 10-15 grid openings				Units (each)	Flame AA	Wipes
ASBESTOS / LEAD														
< 6 hours	1 to 9											1 to 9		
	10 to 40											10 to 40		
	>40											>40		
24 hours	1 to 9											1 to 9		
	10 to 40											10 to 40		
	>40											>40		
48 hours	1 to 9											1 to 9		
	10 to 40											10 to 40		
	>40											>40		
3 to 5 days	1 to 9											1 to 9		
	10 to 40											10 to 40		
	>40											>40		
> 6 days	1 to 9											1 to 9		
	10 to 40											10 to 40		
	>40											>40		

INSTRUCTIONS TO LAB (delete items not applicable AND circle items applicable):
1. Pickup requested: 11.: ______
   Contact: ______
   Time of Call: ______
2. **Call SCA's contact to acknowledge receipt of samples.**
3. **Analyze samples by PCM only.**
4. Analyze inside samples by PCM first; if any sample >0.01 f/cc, contact SCA.
5. **If all samples are <0.01 f/cc, proceed with items 6, 7 or 8, as noted.**
6. Analyze inside samples only; stop if Avg >70 str/mm^2, contact SCA before analyzing outsides or blanks.
7. **Analyze all samples, including outside samples and blanks.**
8. **Do NOT analyze outside or blank samples.**
9. **Analyze by TEM only the inside air sample with the highest PCM result.**
10. ~~Serial analysis; stop at first positive (>1%); first~~ trace (<0.1%);except sheetrock and plaster samples.
11. **(Analyze all bulk samples, unless otherwise indicated.)** 13. For AHERA TEM, only report regulated asbestos.
12. PCB Limit of Detection <1 ppm

Report Number:

Invoice Number:

Supplies /Equipment	Qty
Hi-Vol (3040)	
Lo-Vol (3020)	
TEM / Pb cassettes (3520)	
PCM cassettes (3500)	
Bulk sampling supply (3710)	1

ver 2011

REI LAB **Reservoirs Environmental, Inc.**

October 7, 2017

Subcontract Number: **NA**
Laboratory Report: **RES 391512-1**
Project # / P.O. # **F12516**
Project Description: **Meyers Storage #1 1005**

Christina Codemo
SCA Environmental, Inc.
650 Delancey St. Ste. 222
San Fransisco CA 94107

Dear Customer,

Reservoirs Environmental, Inc. is an analytical laboratory accredited for the analysis of Industrial Hygiene and Environmental matrices by the National Voluntary Laboratory Accreditation Program (NVLAP), Lab Code 101896-0 for Transmission Electron Microscopy (TEM) and Polarized Light Microscopy (PLM) analysis and the American Industrial Hygiene Association (AIHA), Lab ID 101533 - Accreditation Certificate #480 for Phase Contrast Microscopy (PCM) analysis. This laboratory is currently proficient in both Proficiency Testing and PAT programs respectively.

Reservoirs Environmental, Inc. has analyzed the following samples for asbestos content as per your request. The analysis has been completed in general accordance with the appropriate methodology as stated in the attached analysis table. The results have been submitted to your office.

RES 391512-1 is the job number assigned to this study. This report is considered highly confidential and the sole property of the customer. Reservoirs Environmental, Inc. will not discuss any part of this study with personnel other than those of the client. The results described in this report only apply to the samples analyzed. This report must not be used to claim endorsement of products or analytical results by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without written approval from Reservoirs Environmental, Inc. Samples will be disposed of after sixty days unless longer storage is requested. If you have any questions about this report, please feel free to call 303-964-1986.

Sincerely,

Cherelle Martel for

Jeanne Spencer
President

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

RES Job Number: **RES 391512-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers Storage #1 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 07, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
STUCCO-1-1	EM 1967110	A	White paint	1		**ND**	0	100
		B	White & black tar paper	30		**ND**	85	15
		C	Gray stucco	69		**ND**	1	99
STUCCO-1-2	EM 1967111	A	White paint	1		**ND**	0	100
		B	Gray stucco	40		**ND**	1	99
		C	Black tar paper	59		**ND**	85	15
STUCCO-1-3	EM 1967112	A	White paint	1		**ND**	0	100
		B	White & black tar paper	20		**ND**	85	15
		C	Gray stucco	79		**ND**	TR	100
CMU-2-1	EM 1967113	A	Light gray cinder block	100		**ND**	0	100
CMU2-2	EM 1967114	A	Light gray cinder block	50		**ND**	0	100
		B	Gray granular material	50		**ND**	0	100
CMU2-3	EM 1967115	A	Gray granular material	50		**ND**	0	100
		B	Light gray cinder block	50		**ND**	0	100

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

RESERVOIRS ENVIRONMENTAL INC.

NVLAP Lab Code 101896-0

TABLE: PLM BULK ANALYSIS, PERCENTAGE COMPOSITION BY VOLUME

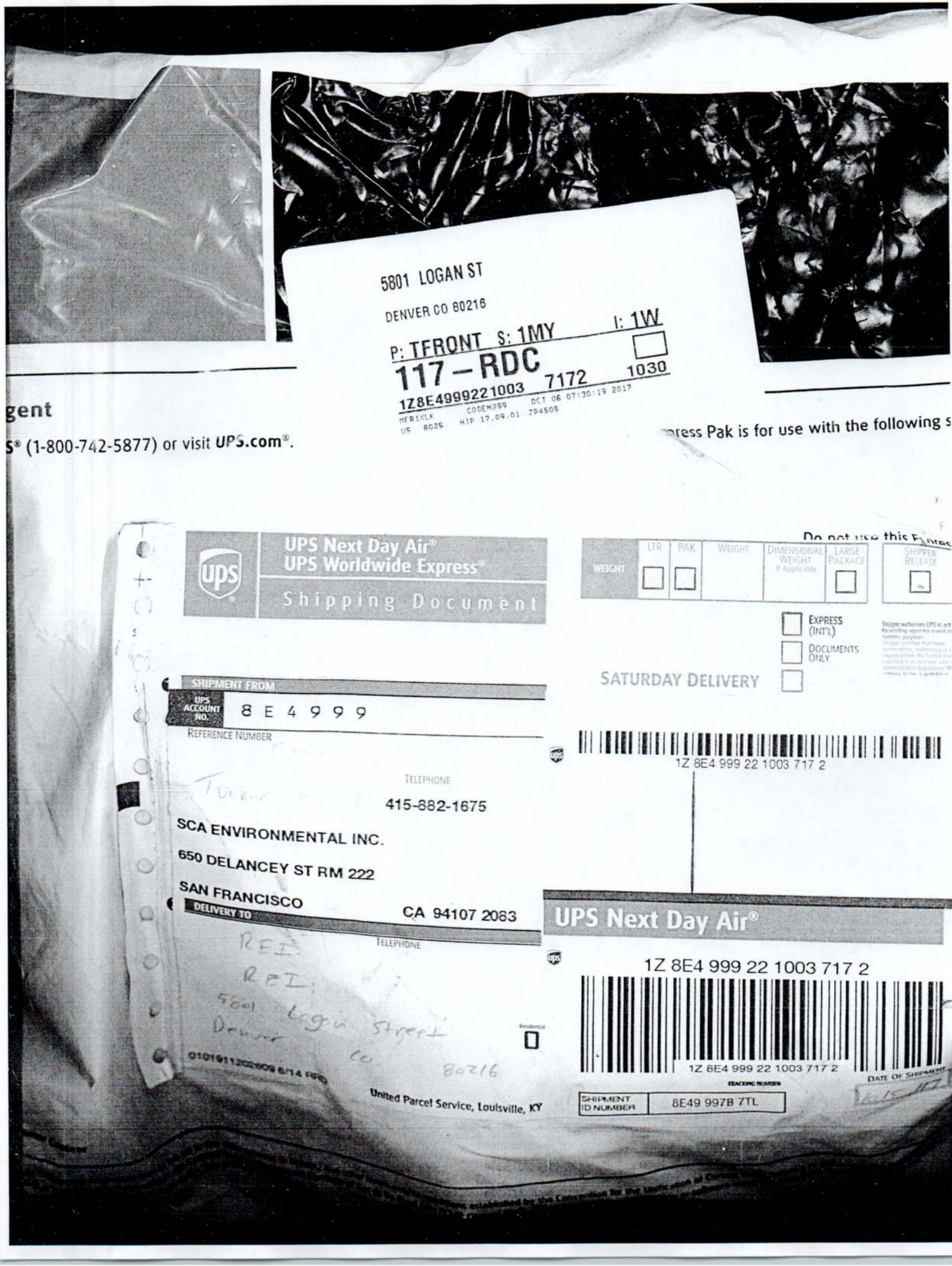
RES Job Number: **RES 391512-1**
Client: **SCA Environmental, Inc.**
Client Project Number / P.O.: **F12516**
Client Project Description: **Meyers Storage #1 1005**
Date Samples Received: **October 06, 2017**
Method: **EPA 600/R-93/116 - Short Report, Bulk**
Turnaround: **3 Day**
Date Samples Analyzed: **October 07, 2017**

ND=None Detected
TR=Trace, <1% Visual Estimate
Trem/Act=Tremolite/Actinolite

Client Sample Number	Lab ID Number	LAYER	Physical Description	Sub Part (%)	Asbestos Content: Mineral	Asbestos Content: Visual Estimate (%)	Non Asbestos Fibrous Components (%)	Non-Fibrous Components (%)
RFROLL-3-1	EM 1967116	A	White fibrous resinous material	100		**ND**	45	55

TEM Analysis recommended for organically bound material (i.e. floor tile) if PLM results are <1%.

Anita Grigg
Analyst / Data QA


5801 LOGAN ST
DENVER CO 80216
P: TFRONT S: 1MY I: 1W
117 – RDC
1Z8E4999221003 7172 1030
HFR1YLK CODEN299 OCT 06 07:30:19 2017
US 8025 HIP 17.09.01 ZP450S
gent
S® (1-800-742-5877) or visit UPS.com®.
ress Pak is for use with the following s
UPS Next Day Air®
UPS Worldwide Express®
Shipping Document
Do not use this Express
WEIGHT
LTR
PAK
WEIGHT
DIMENSIONAL WEIGHT If Applicable
LARGE PACKAGE
SHIPPER RELEASE
EXPRESS (INT'L)
DOCUMENTS ONLY
SATURDAY DELIVERY
SHIPMENT FROM
UPS ACCOUNT NO.
8 E 4 9 9 9
REFERENCE NUMBER
1Z 8E4 999 22 1003 717 2
TELEPHONE
415-882-1675
SCA ENVIRONMENTAL INC.
650 DELANCEY ST RM 222
SAN FRANCISCO
CA 94107 2083
DELIVERY TO
TELEPHONE
REI
REI
5601 Logan Street
Denver CO 80216
UPS Next Day Air®
1Z 8E4 999 22 1003 717 2
1Z 8E4 999 22 1003 717 2
TRACKING NUMBER
DATE OF SHIPMENT
SHIPMENT ID NUMBER
8E49 997B 7TL
United Parcel Service, Louisville, KY

Appendix D

Lead, PCB, and Arsenic Laboratory Reports

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 1710292

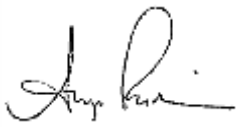
Report Created for: SCA Environmental, Inc.

650 Delancey Street, #222
San Francisco, CA 94107

Project Contact: Christina Codemo
Project P.O.:
Project Name: F12516; Meyers House

Project Received: 10/06/2017

Analytical Report reviewed & approved for release on 10/16/2017 by:



Angela Rydelius,
Laboratory Manager

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: SCA Environmental, Inc.
Project: F12516; Meyers House
WorkOrder: 1710292

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
N/A	Not Applicable
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PDSD	Post Digestion Spike Duplicate
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: SCA Environmental, Inc.
Project: F12516; Meyers House
WorkOrder: 1710292

Analytical Qualifiers

a1	Sample diluted due to matrix interference
a4	Reporting limits raised due to the sample's matrix prohibiting a full volume extraction.
h4	Sulfuric acid permanganate (EPA 3665) cleanup

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Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710292
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3550B/3630C
Date Prepared:	10/6/17	**Analytical Method:**	SW8082
Project:	F12516; Meyers House	**Unit:**	mg/kg

Polychlorinated Biphenyls (PCBs) Aroclors w/ Column Style Clean-up

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
CAULK-6	1710292-004A	Solid	10/05/2017	GC40 10141723.d	147023

Analytes	Result	RL	DF	Date Analyzed
Aroclor1016	ND	5.0	10	10/13/2017 15:41
Aroclor1221	ND	5.0	10	10/13/2017 15:41
Aroclor1232	ND	5.0	10	10/13/2017 15:41
Aroclor1242	ND	5.0	10	10/13/2017 15:41
Aroclor1248	ND	5.0	10	10/13/2017 15:41
Aroclor1254	ND	5.0	10	10/13/2017 15:41
Aroclor1260	ND	5.0	10	10/13/2017 15:41
PCBs, total	ND	5.0	10	10/13/2017 15:41

Surrogates	REC (%)	Limits	
Decachlorobiphenyl	95	70-130	10/13/2017 15:41

Analyst(s): CK

Analytical Comments: h4,a1,a4

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Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710292
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3050B
Date Prepared:	10/6/17	**Analytical Method:**	SW6020
Project:	F12516; Meyers House	**Unit:**	mg/Kg

Lead

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
FLCER-1	1710292-001A	Solid	10/05/2017	ICP-MS1 074SMPL.D	146675

Analytes	Result	RL	DF	Date Analyzed
Lead	**19**	0.50	1	10/09/2017 20:26

Surrogates	REC (%)	Limits	
Terbium	110	70-130	10/09/2017 20:26

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
FLCER-2	1710292-002A	Solid	10/05/2017	ICP-MS1 075SMPL.D	146675

Analytes	Result	RL	DF	Date Analyzed
Lead	**0.55**	0.50	1	10/09/2017 20:32

Surrogates	REC (%)	Limits	
Terbium	108	70-130	10/09/2017 20:32

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
FLCER-3	1710292-003A	Solid	10/05/2017	ICP-MS1 076SMPL.D	146675

Analytes	Result	RL	DF	Date Analyzed
Lead	ND	0.50	1	10/09/2017 20:38

Surrogates	REC (%)	Limits	
Terbium	102	70-130	10/09/2017 20:38

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
WLCER-8	1710292-005A	Solid	10/05/2017	ICP-MS1 077SMPL.D	146675

Analytes	Result	RL	DF	Date Analyzed
Lead	ND	0.50	1	10/09/2017 20:44

Surrogates	REC (%)	Limits	
Terbium	109	70-130	10/09/2017 20:44

Analyst(s): DB

(Cont.)

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710292
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3050B
Date Prepared:	10/6/17	**Analytical Method:**	SW6020
Project:	F12516; Meyers House	**Unit:**	mg/Kg

Lead

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
WH-9	**1710292-006A**	**Solid**	**10/05/2017**	**ICP-MS3 071SMPL.D**	**146675**

Analytes	Result	RL	DF	Date Analyzed
Lead	**14**	4.2	1	10/10/2017 15:12

Surrogates	REC (%)	Limits	
Terbium	121	70-130	10/10/2017 15:12

Analyst(s): JC

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
GY-10	**1710292-007A**	**Solid**	**10/05/2017**	**ICP-MS1 078SMPL.D**	**146675**

Analytes	Result	RL	DF	Date Analyzed
Lead	**7.9**	0.50	1	10/09/2017 20:50

Surrogates	REC (%)	Limits	
Terbium	106	70-130	10/09/2017 20:50

Analyst(s): DB

McCampbell Analytical, Inc.
"When Quality Counts"

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710292
Date Prepared:	10/6/17	**BatchID:**	147023
Date Analyzed:	10/13/17	**Extraction Method:**	SW3550B/3630C
Instrument:	GC40	**Analytical Method:**	SW8082
Matrix:	Solid	**Unit:**	mg/kg
Project:	F12516; Meyers House	**Sample ID:**	MB/LCS/LCSD-147023

QC Summary Report for SW8082 w/ Column Clean-up

Analyte	MB Result	RL	SPK Val	MB SS %REC	MB SS Limits
Aroclor1016	ND	0.050	-	-	-
Aroclor1221	ND	0.050	-	-	-
Aroclor1232	ND	0.050	-	-	-
Aroclor1242	ND	0.050	-	-	-
Aroclor1248	ND	0.050	-	-	-
Aroclor1254	ND	0.050	-	-	-
Aroclor1260	ND	0.050	-	-	-
PCBs, total	ND	0.050	-	-	-
Surrogate Recovery					
Decachlorobiphenyl	0.04845		0.050	97	70-130

Analyte	LCS Result	LCSD Result	SPK Val	LCS %REC	LCSD %REC	LCS/LCSD Limits	RPD	RPD Limit
Aroclor1016	0.115	0.119	0.15	77	79	70-130	3.16	20
Aroclor1260	0.155	0.157	0.15	103	105	70-130	1.48	20
Surrogate Recovery								
Decachlorobiphenyl	0.0499	0.0514	0.050	100	103	70-130	2.77	20

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710292
Date Prepared:	10/6/17	**BatchID:**	146675
Date Analyzed:	10/9/17 - 10/10/17	**Extraction Method:**	SW3050B
Instrument:	ICP-MS2, ICP-MS3	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/Kg
Project:	F12516; Meyers House	**Sample ID:**	MB/LCS-146675 1710298-001AMS/MSD

QC Summary Report for Metals

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
Lead	ND	52.1	0.50	50	-	104	75-125
Surrogate Recovery							
Terbium	542.7	553		500	109	111	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Lead	65.3	60.8	50	8.781	113	104	75-125	7.06	20
Surrogate Recovery									
Terbium	581	542	500		116	108	70-130	6.95	20

Analyte	DLT Result	DLTRef Val	%D	%D Limit
Lead	8.48	8.781	3.43	-

%D Control Limit applied to analytes with concentrations greater than 25 times the reporting limits.

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1710292 **ClientCode: SCAF**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ▣ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag
▣ Detection Summary ▣ Dry-Weight

Report to:
Christina Codemo
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
(415) 867-9540 FAX: (415) 703-0701

Email: ccodemo@sca-enviro.com; Pgervasio@sc
cc/3rd Party: tkalman@scaehs.com;;
PO:
ProjectNo: F12516; Meyers House

Bill to:
Accounts Payable
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
emuise@sca-ic.com;pgervasio@scaehs

Requested TAT: 5 days;

Date Received: **10/06/2017**
Date Logged: **10/06/2017**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
1710292-001	FLCER-1	Solid	10/5/2017 00:00	☐		A										
1710292-002	FLCER-2	Solid	10/5/2017 00:00	☐		A										
1710292-003	FLCER-3	Solid	10/5/2017 00:00	☐		A										
1710292-004	CAULK-6	Solid	10/5/2017 00:00	☐	A											
1710292-005	WLCER-8	Solid	10/5/2017 00:00	☐		A										
1710292-006	WH-9	Solid	10/5/2017 00:00	☐		A										
1710292-007	GY-10	Solid	10/5/2017 00:00	☐		A										

Test Legend:

1	8082_PCB_Solid	2	PBMS_TTLC_S	3		4	
5		6		7		8	
9		10		11		12	

Prepared by: Alexandra Iniguez

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

WORK ORDER SUMMARY

Client Name: SCA ENVIRONMENTAL, INC. **Project:** F12516; Meyers House **Work Order:** 1710292
Client Contact: Christina Codemo **QC Level:** LEVEL 2
Contact's Email: ccodemo@sca-enviro.com; Pgervasio@scaehs.com **Comments:** **Date Logged:** 10/6/2017

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	De-chlorinated	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
1710292-001A	FLCER-1	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710292-002A	FLCER-2	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710292-003A	FLCER-3	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710292-004A	CAULK-6	Solid	SW8082 (PCBs Only)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710292-005A	WLCER-8	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710292-006A	WH-9	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710292-007A	GY-10	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

1710292

McCampbell Analytical, Inc.

1534 Willow Pass Rd. / Pittsburg, Ca. 94565-1701
www.mccampbell.com / main@mccampbell.com
Telephone: (877) 252-9262 / Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☐ 5 DAY ☒ 10 DAY ☐

GeoTracker EDF ☐ PDF ☒ EDD ☐ Write On (DW) ☐ EQuIS ☐

Effluent Sample Requiring "J" flag ☐ **UST Clean Up Fund Project** ☐; **Claim #**_____

Report To: Christina Cudone **Bill To:** SCA

Company: SCA

PGervasio@scaehs.com

E-Mail: tkalman@scaehs.com

Tele: (415) 378-4184 **Fax:** ( )

Project #: F12516 **Project Name:** Meyers House

Project Location: Meyers House **Purchase Order#**

Sampler Signature: T. Kalman

SAMPLE ID	Location/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	MATRIX: Ground Water	Waste Water	Drinking Water	Sea \ Water	Soil	Air	Sludge	Other	METHOD PRESERVED: HCL	HNO_3	Other
FLCER-1		10/5		1								X			
FLCER-2		↓		1								X			
FLCER-3				1								X			
CAULK-6				1								X			
WLCER-8				1								X			
WH-9				1								X			
6Y-10		↓		1								X			

Analysis Request

BTEX & TPH as Gas (8021/ 8015 or 8260) / MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	MTBE / BTEX ONLY (EPA 8260/ 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Metals (200.7 / 200.8 / 6010 / 6020)	Filter sample for DISSOLVED metals analysis	Lead	PCBs		
																X	X			
																X	X			
																X	X			
																X	X			
																X	X			
																X	X			
																X	X			

****MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.**

Relinquished By:	Date:	Time:	Received By:
T. Kalman	10/5	2P	VBS
VBS	10/6	0920	

ICE/t° _____
GOOD CONDITION_____
HEAD SPACE ABSENT_____
DECHLORINATED IN LAB_____
APPROPRIATE CONTAINERS_____
PRESERVED IN LAB_____

COMMENTS:

PCB
<1 PPM detection limit required.
Authorized to perform cleanup to meet the detection limit

VOAS O&G METALS OTHER HAZARDOUS:
PRESERVATION_____ pH<2_____

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Sample Receipt Checklist

Client Name:	**SCA Environmental, Inc.**	Date and Time Received	**10/6/2017 09:20**
Project Name:	**F12516; Meyers House**	Date Logged:	**10/6/2017**
		Received by:	Alexandra Iniguez
WorkOrder №:	**1710292** Matrix: Solid	Logged by:	Alexandra Iniguez
Carrier:	UPS		

Chain of Custody (COC) Information

Chain of custody present?	Yes	☑	No	☐		
Chain of custody signed when relinquished and received?	Yes	☑	No	☐		
Chain of custody agrees with sample labels?	Yes	☑	No	☐		
Sample IDs noted by Client on COC?	Yes	☑	No	☐		
Date and Time of collection noted by Client on COC?	Yes	☑	No	☐		
Sampler's name noted on COC?	Yes	☑	No	☐		
COC agrees with Quote?	Yes	☐	No	☐	NA	☑

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes	☑	No	☐	NA	☐
Shipping container/cooler in good condition?	Yes	☑	No	☐		
Samples in proper containers/bottles?	Yes	☑	No	☐		
Sample containers intact?	Yes	☑	No	☐		
Sufficient sample volume for indicated test?	Yes	☑	No	☐		

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes	☑	No	☐	NA	☐
Sample/Temp Blank temperature	Temp:				NA	☑
Water - VOA vials have zero headspace / no bubbles?	Yes	☐	No	☐	NA	☑
Sample labels checked for correct preservation?	Yes	☑	No	☐		
pH acceptable upon receipt (Metal: <2; 522: <4; 218.7: >8)?	Yes	☐	No	☐	NA	☑
Samples Received on Ice?	Yes	☐	No	☑		

UCMR Samples:

Total Chlorine tested and acceptable upon receipt for EPA 522?	Yes	☐	No	☐	NA	☑
Free Chlorine tested and acceptable upon receipt for EPA 218.7, 300.1, 537, 539?	Yes	☐	No	☐	NA	☑

Comments:

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 1710289

Report Created for: SCA Environmental, Inc.

650 Delancey Street, #222
San Francisco, CA 94107

Project Contact: Christina Codemo
Project P.O.:
Project Name: F12516; Meyers Storage #1

Project Received: 10/06/2017

Analytical Report reviewed & approved for release on 10/12/2017 by:

Angela Rydelius,
Laboratory Manager

1534 Willow Pass Rd. Pittsburg, CA 94565 ♦ TEL: (877) 252-9262 ♦ FAX: (925) 252-9269 ♦ www.mccampbell.com
CA ELAP 1644 ♦ NELAP 4033 ORELAP

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Glossary of Terms & Qualifier Definitions

Client: SCA Environmental, Inc.
Project: F12516; Meyers Storage #1
WorkOrder: 1710289

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
N/A	Not Applicable
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PDSD	Post Digestion Spike Duplicate
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

Analytical Qualifiers

a7	Reporting limit raised due to limited sample amount

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Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710289
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3050B
Date Prepared:	10/6/17	**Analytical Method:**	SW6020
Project:	F12516; Meyers Storage #1	**Unit:**	mg/Kg

Lead

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
WH-1	**1710289-001A**	**Solid**	**10/05/2017**	**ICP-MS1 079SMPL.D**	**146645**

Analytes	Result	RL	DF	Date Analyzed
Lead	**7.7**	2.5	1	10/09/2017 20:56

Surrogates	REC (%)	Limits	
Terbium	97	70-130	10/09/2017 20:56

Analyst(s): DB Analytical Comments: a7

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Quality Control Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710289
Date Prepared:	10/6/17	**BatchID:**	146645
Date Analyzed:	10/7/17	**Extraction Method:**	SW3050B
Instrument:	ICP-MS3	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/Kg
Project:	F12516; Meyers Storage #1	**Sample ID:**	MB/LCS-146645 1710251-004AMS/MSD

QC Summary Report for Metals

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
Lead	ND	49.1	0.50	50	-	98	75-125
Surrogate Recovery							
Terbium	527.6	509		500	106	102	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Lead	59.7	55.3	50	7.970	104	95	75-125	7.72	20
Surrogate Recovery									
Terbium	520	504	500		104	101	70-130	3.30	20

Analyte	DLT Result	DLTRef Val	%D	%D Limit
Lead	6.86	7.970	13.9	-

%D Control Limit applied to analytes with concentrations greater than 25 times the reporting limits.

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1710289 **ClientCode: SCAF**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ▣ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag
▣ Detection Summary ▣ Dry-Weight

Report to:
Christina Codemo
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
(415) 867-9540 FAX: (415) 703-0701

Email: ccodemo@sca-enviro.com; Pgervasio@sc
cc/3rd Party: tkalman@scaehs.com; Pgervasio@scaehs.
PO:
ProjectNo: F12516; Meyers Storage #1

Bill to:
Accounts Payable
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
emuise@sca-ic.com;pgervasio@scaehs

Requested TAT: 5 days;

Date Received: **10/06/2017**
Date Logged: **10/06/2017**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
1710289-001	WH-1	Solid	10/5/2017 00:00	☐	A											

Test Legend:

1	PBMS_TTLC_S	2		3		4	
5		6		7		8	
9		10		11		12	

Prepared by: Alexandra Iniguez

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: SCA ENVIRONMENTAL, INC. **Project:** F12516; Meyers Storage #1 **Work Order:** 1710289

Client Contact: Christina Codemo **QC Level:** LEVEL 2

Contact's Email: ccodemo@sca-enviro.com; Pgervasio@scaehs.com **Comments:** **Date Logged:** 10/6/2017

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	De-chlorinated	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
1710289-001A	WH-1	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

1710289

McCampbell Analytical, Inc.

1534 Willow Pass Rd. / Pittsburg, Ca. 94565-1701
www.mccampbell.com / main@mccampbell.com
Telephone: (877) 252-9262 / Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☐ 5 DAY ☒ 10 DAY ☐

GeoTracker EDF ☐ PDF ☒ EDD ☐ Write On (DW) ☐ EQuIS ☐

Effluent Sample Requiring "J" flag ☐ **UST Clean Up Fund Project** ☐; **Claim #**_____

Report To: Christen Cedeno **Bill To:** SCA

Company: SCA

PGervasio@scaehs.com

E-Mail: tkelman@scaehs.com

Tele: (415) 378-4188 **Fax:** ( )

Project #: F12516 **Project Name:** Meyers Storage #1

Project Location: Meyers Storage #1 **Purchase Order#**

Sampler Signature:

SAMPLE ID	Location/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	MATRIX: Ground Water	Waste Water	Drinking Water	Sea \ Water	Soil	Air	Sludge	Other	METHOD PRESERVED: HCL	HNO_3	Other
WH-1		10/5		1											X

Analysis Request

BTEX & TPH as Gas (8021/ 8015 or 8260) / MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	MTBE / BTEX ONLY (EPA 8260/ 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Metals (200.7 / 200.8 / 6010 / 6020)	Filter sample for DISSOLVED metals analysis	Lead				
																X	X				

**MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

Relinquished By:	Date:	Time:	Received By:
T. Kelman	6/2	7P	UPS
UPS	10/6	0920	

ICE/t°_____
GOOD CONDITION_____
HEAD SPACE ABSENT_____
DECHLORINATED IN LAB_____
APPROPRIATE CONTAINERS_____
PRESERVED IN LAB_____

PRESERVATION VOAS O&G METALS OTHER HAZARDOUS: pH<2

COMMENTS:
PCB
<1 PPM detection limit required.
Authorized to perform cleanup to meet the detection limit

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Sample Receipt Checklist

Client Name: **SCA Environmental, Inc.**
Project Name: **F12516; Meyers Storage #1**

WorkOrder №: **1710289** Matrix: Solid
Carrier: UPS

Date and Time Received: **10/6/2017 09:20**
Date Logged: **10/6/2017**
Received by: Alexandra Iniguez
Logged by: Alexandra Iniguez

Chain of Custody (COC) Information

Chain of custody present?	Yes	☑	No	☐		
Chain of custody signed when relinquished and received?	Yes	☑	No	☐		
Chain of custody agrees with sample labels?	Yes	☑	No	☐		
Sample IDs noted by Client on COC?	Yes	☑	No	☐		
Date and Time of collection noted by Client on COC?	Yes	☑	No	☐		
Sampler's name noted on COC?	Yes	☑	No	☐		
COC agrees with Quote?	Yes	☐	No	☐	NA	☑

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes	☑	No	☐	NA	☐
Shipping container/cooler in good condition?	Yes	☑	No	☐		
Samples in proper containers/bottles?	Yes	☑	No	☐		
Sample containers intact?	Yes	☑	No	☐		
Sufficient sample volume for indicated test?	Yes	☑	No	☐		

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes	☑	No	☐	NA	☐
Sample/Temp Blank temperature	Temp:				NA	☑
Water - VOA vials have zero headspace / no bubbles?	Yes	☐	No	☐	NA	☑
Sample labels checked for correct preservation?	Yes	☑	No	☐		
pH acceptable upon receipt (Metal: <2; 522: <4; 218.7: >8)?	Yes	☐	No	☐	NA	☑
Samples Received on Ice?	Yes	☐	No	☑		

UCMR Samples:

Total Chlorine tested and acceptable upon receipt for EPA 522?	Yes	☐	No	☐	NA	☑
Free Chlorine tested and acceptable upon receipt for EPA 218.7, 300.1, 537, 539?	Yes	☐	No	☐	NA	☑

Comments:

McCampbell Analytical, Inc.

"When Quality Counts"

Analytical Report

WorkOrder: 1710290

Report Created for: SCA Environmental, Inc.

650 Delancey Street, #222
San Francisco, CA 94107

Project Contact: Christina Codemo
Project P.O.:
Project Name: F12516; Meyers Storage #2

Project Received: 10/06/2017

Analytical Report reviewed & approved for release on 10/12/2017 by:

Angela Rydelius,
Laboratory Manager

McCampbell Analytical, Inc.
"When Quality Counts"

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Glossary of Terms & Qualifier Definitions

Client: SCA Environmental, Inc.
Project: F12516; Meyers Storage #2
WorkOrder: 1710290

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
N/A	Not Applicable
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PDSD	Post Digestion Spike Duplicate
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710290
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3050B
Date Prepared:	10/6/17	**Analytical Method:**	SW6020
Project:	F12516; Meyers Storage #2	**Unit:**	mg/Kg

Arsenic

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
Wood-2	**1710290-002A**	**Solid**	**10/05/2017**	**ICP-MS3 092SMPL.D**	**146645**

Analytes	Result	RL	DF	Date Analyzed
Arsenic	**4200**	10	20	10/09/2017 18:17

Surrogates	REC (%)	Limits	
Terbium	109	70-130	10/09/2017 18:17

Analyst(s): JC

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710290
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3050B
Date Prepared:	10/6/17	**Analytical Method:**	SW6020
Project:	F12516; Meyers Storage #2	**Unit:**	mg/Kg

Lead

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
WH-1	**1710290-001A**	**Solid**	**10/05/2017**	**ICP-MS1 065SMPL.D**	**146645**

Analytes	Result	RL	DF	Date Analyzed
Lead	**100**	0.50	1	10/09/2017 19:29

Surrogates	REC (%)	Limits	
Terbium	103	70-130	10/09/2017 19:29

Analyst(s): DB

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Quality Control Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710290
Date Prepared:	10/6/17	**BatchID:**	146645
Date Analyzed:	10/7/17	**Extraction Method:**	SW3050B
Instrument:	ICP-MS3	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/Kg
Project:	F12516; Meyers Storage #2	**Sample ID:**	MB/LCS-146645 1710251-004AMS/MSD

QC Summary Report for Metals

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
Arsenic	ND	48.7	0.50	50	-	97	75-125
Surrogate Recovery							
Terbium	527.6	509		500	106	102	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Arsenic	54.0	49.9	50	5.208	98	89	75-125	7.78	20
Surrogate Recovery									
Terbium	520	504	500		104	101	70-130	3.30	20

Analyte	DLT Result	DLTRef Val	%D	%D Limit
Arsenic	4.77	5.208	8.41	-

%D Control Limit applied to analytes with concentrations greater than 25 times the reporting limits.

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710290
Date Prepared:	10/6/17	**BatchID:**	146645
Date Analyzed:	10/7/17	**Extraction Method:**	SW3050B
Instrument:	ICP-MS3	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/Kg
Project:	F12516; Meyers Storage #2	**Sample ID:**	MB/LCS-146645 1710251-004AMS/MSD

QC Summary Report for Metals

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
Lead	ND	49.1	0.50	50	-	98	75-125
Surrogate Recovery							
Terbium	527.6	509		500	106	102	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Lead	59.7	55.3	50	7.970	104	95	75-125	7.72	20
Surrogate Recovery									
Terbium	520	504	500		104	101	70-130	3.30	20

Analyte	DLT Result	DLTRef Val	%D	%D Limit
Lead	6.86	7.970	13.9	-

%D Control Limit applied to analytes with concentrations greater than 25 times the reporting limits.

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(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1710290 **ClientCode: SCAF**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ■ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag
■ Detection Summary ■ Dry-Weight

Report to:
Christina Codemo
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
(415) 867-9540 FAX: (415) 703-0701

Email: ccodemo@sca-enviro.com; Pgervasio@sc
cc/3rd Party: tkalman@scaehs.com; Pgervasio@scaehs.
PO:
ProjectNo: F12516; Meyers Storage #2

Bill to:
Accounts Payable
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
emuise@sca-ic.com;pgervasio@scaehs

Requested TAT: 5 days;

Date Received: **10/06/2017**
Date Logged: **10/06/2017**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
1710290-001	WH-1	Solid	10/5/2017 00:00	☐		A										
1710290-002	Wood-2	Solid	10/5/2017 00:00	☐	A											

Test Legend:

1	ASMS_6020_TTLC_S	2	PBMS_TTLC_S	3		4	
5		6		7		8	
9		10		11		12	

Prepared by: Alexandra Iniguez

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: SCA ENVIRONMENTAL, INC. **Project:** F12516; Meyers Storage #2 **Work Order:** 1710290

Client Contact: Christina Codemo **QC Level:** LEVEL 2

Contact's Email: ccodemo@sca-enviro.com; Pgervasio@scaehs.com **Comments:** **Date Logged:** 10/6/2017

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	De-chlorinated	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
1710290-001A	WH-1	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710290-002A	Wood-2	Solid	SW6020 (Arsenic)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

1710298

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CHAIN OF CUSTODY RECORD

TURN AROUND TIME: RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☒ 5 DAY ☒ 10 DAY ☐

GeoTracker EDF ☐ PDF ☒ EDD ☐ Write On (DW) ☐ EQuIS ☐

Effluent Sample Requiring "J" flag ☐ **UST Clean Up Fund Project** ☐; **Claim #**_____

Report To: Christina Cedeno **Bill To:** SCA

Company: SCA

PGervasio@scaehs.com

E-Mail: tkelman@scaehs.com

Tele: (415) 378-4188 **Fax:** ( )

Project #: F-12516 **Project Name:** Meyers Storage #2

Project Location: Meyers Storage #2 **Purchase Order#**

Sampler Signature: T. Kelman

SAMPLE ID	Location/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	MATRIX: Ground Water	Waste Water	Drinking Water	Sea \ Water	Soil	Air	Sludge	Other	METHOD PRESERVED: HCL	HNO_3	Other
WH-1 *		10/5		1											X
Wood-2		"		1											X

Analysis Request

BTEX & TPH as Gas (8021/ 8015 or 8260) / MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	MTBE / BTEX ONLY (EPA 8260/ 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Metals (200.7 / 200.8 / 6010 / 6020)	Filter sample for DISSOLVED metals analysis	Lead	Arsenic		
																	X	X		

**MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

Relinquished By:	Date:	Time:	Received By:
T. Kelman	10/5	2 P	UPS
UPS	10/6	0920	

ICE/t°_____
GOOD CONDITION_____
HEAD SPACE ABSENT_____
DECHLORINATED IN LAB_____
APPROPRIATE CONTAINERS_____
PRESERVED IN LAB_____

COMMENTS:
PCB
<1 PPM detection limit required.
Authorized to perform cleanup to meet the detection limit
* sample labeled as Paint-1

VOAS O&G METALS OTHER HAZARDOUS:
PRESERVATION_____ pH<2_____

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Sample Receipt Checklist

Client Name:	**SCA Environmental, Inc.**	Date and Time Received:	**10/6/2017 09:20**
Project Name:	**F12516; Meyers Storage #2**	Date Logged:	**10/6/2017**
		Received by:	Alexandra Iniguez
WorkOrder №:	**1710290** Matrix: Solid	Logged by:	Alexandra Iniguez
Carrier:	UPS		

Chain of Custody (COC) Information

Chain of custody present?	Yes	☑	No	☐	
Chain of custody signed when relinquished and received?	Yes	☑	No	☐	
Chain of custody agrees with sample labels?	Yes	☑	No	☐	
Sample IDs noted by Client on COC?	Yes	☑	No	☐	
Date and Time of collection noted by Client on COC?	Yes	☑	No	☐	
Sampler's name noted on COC?	Yes	☑	No	☐	
COC agrees with Quote?	Yes	☐	No	☐	NA ☑

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes	☑	No	☐	NA ☐
Shipping container/cooler in good condition?	Yes	☑	No	☐	
Samples in proper containers/bottles?	Yes	☑	No	☐	
Sample containers intact?	Yes	☑	No	☐	
Sufficient sample volume for indicated test?	Yes	☑	No	☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes	☑	No	☐	NA ☐
Sample/Temp Blank temperature	Temp:				NA ☑
Water - VOA vials have zero headspace / no bubbles?	Yes	☐	No	☐	NA ☑
Sample labels checked for correct preservation?	Yes	☑	No	☐	
pH acceptable upon receipt (Metal: <2; 522: <4; 218.7: >8)?	Yes	☐	No	☐	NA ☑
Samples Received on Ice?	Yes	☐	No	☑	

UCMR Samples:

Total Chlorine tested and acceptable upon receipt for EPA 522?	Yes	☐	No	☐	NA ☑
Free Chlorine tested and acceptable upon receipt for EPA 218.7, 300.1, 537, 539?	Yes	☐	No	☐	NA ☑

Comments:

McCampbell Analytical, Inc.

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Analytical Report

WorkOrder: 1710291

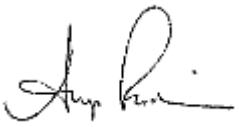
Report Created for: SCA Environmental, Inc.

650 Delancey Street, #222
San Francisco, CA 94107

Project Contact: Christina Codemo
Project P.O.:
Project Name: F12516; Meyers Studio

Project Received: 10/06/2017

Analytical Report reviewed & approved for release on 10/12/2017 by:



Angela Rydelius,
Laboratory Manager

McCampbell Analytical, Inc.
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Glossary of Terms & Qualifier Definitions

Client: SCA Environmental, Inc.
Project: F12516; Meyers Studio
WorkOrder: 1710291

Glossary Abbreviation

%D	Serial Dilution Percent Difference
95% Interval	95% Confident Interval
DF	Dilution Factor
DI WET	(DISTLC) Waste Extraction Test using DI water
DISS	Dissolved (direct analysis of 0.45 µm filtered and acidified water sample)
DLT	Dilution Test (Serial Dilution)
DUP	Duplicate
EDL	Estimated Detection Limit
ERS	External reference sample. Second source calibration verification.
ITEF	International Toxicity Equivalence Factor
LCS	Laboratory Control Sample
MB	Method Blank
MB % Rec	% Recovery of Surrogate in Method Blank, if applicable
MDL	Method Detection Limit
ML	Minimum Level of Quantitation
MS	Matrix Spike
MSD	Matrix Spike Duplicate
N/A	Not Applicable
ND	Not detected at or above the indicated MDL or RL
NR	Data Not Reported due to matrix interference or insufficient sample amount.
PDS	Post Digestion Spike
PDSD	Post Digestion Spike Duplicate
PF	Prep Factor
RD	Relative Difference
RL	Reporting Limit (The RL is the lowest calibration standard in a multipoint calibration.)
RPD	Relative Percent Deviation
RRT	Relative Retention Time
SPK Val	Spike Value
SPKRef Val	Spike Reference Value
SPLP	Synthetic Precipitation Leachate Procedure
ST	Sorbent Tube
TCLP	Toxicity Characteristic Leachate Procedure
TEQ	Toxicity Equivalents
WET (STLC)	Waste Extraction Test (Soluble Threshold Limit Concentration)

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Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710291
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3050B
Date Prepared:	10/6/17	**Analytical Method:**	SW6020
Project:	F12516; Meyers Studio	**Unit:**	mg/Kg

Lead

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
FLCER-1	1710291-001A	Solid	10/05/2017	ICP-MS1 066SMPL.D	146645

Analytes	Result	RL	DF	Date Analyzed
Lead	**0.95**	0.50	1	10/09/2017 19:35

Surrogates	REC (%)	Limits	
Terbium	107	70-130	10/09/2017 19:35

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
FLCER-2	1710291-002A	Solid	10/05/2017	ICP-MS1 067SMPL.D	146645

Analytes	Result	RL	DF	Date Analyzed
Lead	ND	0.50	1	10/09/2017 19:42

Surrogates	REC (%)	Limits	
Terbium	105	70-130	10/09/2017 19:42

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
WLCER-4	1710291-003A	Solid	10/05/2017	ICP-MS1 071SMPL.D	146645

Analytes	Result	RL	DF	Date Analyzed
Lead	ND	0.50	1	10/09/2017 20:06

Surrogates	REC (%)	Limits	
Terbium	106	70-130	10/09/2017 20:06

Analyst(s): DB

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
OW-5	1710291-004A	Solid	10/05/2017	ICP-MS1 072SMPL.D	146645

Analytes	Result	RL	DF	Date Analyzed
Lead	**2.6**	0.50	1	10/09/2017 20:12

Surrogates	REC (%)	Limits	
Terbium	109	70-130	10/09/2017 20:12

Analyst(s): DB

(Cont.)

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Analytical Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710291
Date Received:	10/6/17 9:20	**Extraction Method:**	SW3050B
Date Prepared:	10/6/17	**Analytical Method:**	SW6020
Project:	F12516; Meyers Studio	**Unit:**	mg/Kg

Lead

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
GY-6	1710291-005A	Solid	10/05/2017	ICP-MS1 073SMPL.D	146675

Analytes	Result	RL	DF	Date Analyzed
Lead	**3.1**	0.50	1	10/09/2017 20:18

Surrogates	REC (%)	Limits	
Terbium	108	70-130	10/09/2017 20:18

Analyst(s): DB

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http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710291
Date Prepared:	10/6/17	**BatchID:**	146645
Date Analyzed:	10/7/17	**Extraction Method:**	SW3050B
Instrument:	ICP-MS3	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/Kg
Project:	F12516; Meyers Studio	**Sample ID:**	MB/LCS-146645 1710251-004AMS/MSD

QC Summary Report for Metals

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
Lead	ND	49.1	0.50	50	-	98	75-125
Surrogate Recovery							
Terbium	527.6	509		500	106	102	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Lead	59.7	55.3	50	7.970	104	95	75-125	7.72	20
Surrogate Recovery									
Terbium	520	504	500		104	101	70-130	3.30	20

Analyte	DLT Result	DLTRef Val	%D	%D Limit
Lead	6.86	7.970	13.9	-

%D Control Limit applied to analytes with concentrations greater than 25 times the reporting limits.

(Cont.)

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Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Quality Control Report

Client:	SCA Environmental, Inc.	**WorkOrder:**	1710291
Date Prepared:	10/6/17	**BatchID:**	146675
Date Analyzed:	10/9/17 - 10/10/17	**Extraction Method:**	SW3050B
Instrument:	ICP-MS2, ICP-MS3	**Analytical Method:**	SW6020
Matrix:	Soil	**Unit:**	mg/Kg
Project:	F12516; Meyers Studio	**Sample ID:**	MB/LCS-146675 1710298-001AMS/MSD

QC Summary Report for Metals

Analyte	MB Result	LCS Result	RL	SPK Val	MB SS %REC	LCS %REC	LCS Limits
Lead	ND	52.1	0.50	50	-	104	75-125
Surrogate Recovery							
Terbium	542.7	553		500	109	111	70-130

Analyte	MS Result	MSD Result	SPK Val	SPKRef Val	MS %REC	MSD %REC	MS/MSD Limits	RPD	RPD Limit
Lead	65.3	60.8	50	8.781	113	104	75-125	7.06	20
Surrogate Recovery									
Terbium	581	542	500		116	108	70-130	6.95	20

Analyte	DLT Result	DLTRef Val	%D	%D Limit
Lead	8.48	8.781	3.43	-

%D Control Limit applied to analytes with concentrations greater than 25 times the reporting limits.

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Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1710291 **ClientCode: SCAF**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ▣ EQuIS ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag
▣ Detection Summary ▣ Dry-Weight

Report to:
Christina Codemo
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
(415) 867-9540 FAX: (415) 703-0701

Email: ccodemo@sca-enviro.com; Pgervasio@sc
cc/3rd Party: tkalman@scaehs.com;
PO:
ProjectNo: F12516; Meyers Studio

Bill to:
Accounts Payable
SCA Environmental, Inc.
650 Delancey Street, #222
San Francisco, CA 94107
emuise@sca-ic.com;pgervasio@scaehs

Requested TAT: 5 days;

Date Received: **10/06/2017**
Date Logged: **10/06/2017**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
1710291-001	FLCER-1	Solid	10/5/2017 00:00	☐	A											
1710291-002	FLCER-2	Solid	10/5/2017 00:00	☐	A											
1710291-003	WLCER-4	Solid	10/5/2017 00:00	☐	A											
1710291-004	OW-5	Solid	10/5/2017 00:00	☐	A											
1710291-005	GY-6	Solid	10/5/2017 00:00	☐	A											

Test Legend:

1	PBMS_TTLC_S	2		3		4	
5		6		7		8	
9		10		11		12	

Prepared by: Alexandra Iniguez

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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WORK ORDER SUMMARY

Client Name: SCA ENVIRONMENTAL, INC. **Project:** F12516; Meyers Studio **Work Order:** 1710291
Client Contact: Christina Codemo **QC Level:** LEVEL 2
Contact's Email: ccodemo@sca-enviro.com; Pgervasio@scaehs.com **Comments:** **Date Logged:** 10/6/2017

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Lab ID	Client ID	Matrix	Test Name	Containers /Composites	Bottle & Preservative	De-chlorinated	Collection Date & Time	TAT	Sediment Content	Hold	SubOut
1710291-001A	FLCER-1	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710291-002A	FLCER-2	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710291-003A	WLCER-4	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710291-004A	OW-5	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	
1710291-005A	GY-6	Solid	SW6020 (Lead)	1	2OZ Plastic Container	☐	10/5/2017	5 days		☐	

NOTES: - STLC and TCLP extractions require 2 days to complete; therefore, all TATs begin after the extraction is completed (i.e., One-day TAT yields results in 3 days from sample submission).

- MAI assumes that all material present in the provided sampling container is considered part of the sample - MAI does not exclude any material from the sample prior to sample preparation unless requested in writing by the client.

1710291

McCampbell Analytical, Inc.

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Telephone: (877) 252-9262 / Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☐ 5 DAY ☒ 10 DAY ☐

GeoTracker EDF ☐ PDF ☒ EDD ☐ Write On (DW) ☐ EQuIS ☐

Effluent Sample Requiring "J" flag ☐ **UST Clean Up Fund Project** ☐; **Claim #**_____

Report To: Christina Codeno **Bill To:** SCA

Company: SCA

PGervasio@scaehs.com

E-Mail: tkalman@scaehs.com

Tele: (415) 378-4188 **Fax:** ( )

Project #: F12516 **Project Name:** Meyers Studio

Project Location: Meyers Studio **Purchase Order#**

Sampler Signature: T. Kalman

SAMPLE ID	Location/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	MATRIX: Ground Water	Waste Water	Drinking Water	Sea \ Water	Soil	Air	Sludge	Other	METHOD PRESERVED: HCL	HNO_3	Other
FLCER-1		10/5		1											X
FLCER-2				1											X
WLCER-4				1											X
OW-5				1											X
GY-6		↓		1											X

Analysis Request

BTEX & TPH as Gas (8021/ 8015 or 8260) / MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	MTBE / BTEX ONLY (EPA 8260/ 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Metals (200.7 / 200.8 / 6010 / 6020)	Filter sample for DISSOLVED metals analysis	Lead			
																	X			
																	X			
																	X			
																	X			
																	X			

**MAI clients MUST disclose any dangerous chemicals known to be present in their submitted samples in concentrations that may cause immediate harm or serious future health endangerment as a result of brief, gloved, open air, sample handling by MAI staff. Non-disclosure incurs an immediate $250 surcharge and the client is subject to full legal liability for harm suffered. Thank you for your understanding and for allowing us to work safely.

Relinquished By:	Date:	Time:	Received By:
T. Kalman	10/5	2P	VPS
VPS	10/6	0920	

ICE/t°_____
GOOD CONDITION_____
HEAD SPACE ABSENT_____
DECHLORINATED IN LAB_____
APPROPRIATE CONTAINERS_____
PRESERVED IN LAB_____

PRESERVATION_____ VOAS O&G METALS OTHER HAZARDOUS: pH<2_____

COMMENTS:
PCB
<1 PPM detection limit required.
Authorized to perform cleanup to meet the detection limit

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Toll Free Telephone: (877) 252-9262 / Fax: (925) 252-9269
http://www.mccampbell.com / E-mail: main@mccampbell.com

Sample Receipt Checklist

Client Name:	**SCA Environmental, Inc.**	Date and Time Received	**10/6/2017 09:20**
Project Name:	**F12516; Meyers Studio**	Date Logged:	**10/6/2017**
		Received by:	Alexandra Iniguez
WorkOrder №:	**1710291** Matrix: Solid	Logged by:	Alexandra Iniguez
Carrier:	UPS		

Chain of Custody (COC) Information

Chain of custody present?	Yes	☑	No	☐	
Chain of custody signed when relinquished and received?	Yes	☑	No	☐	
Chain of custody agrees with sample labels?	Yes	☑	No	☐	
Sample IDs noted by Client on COC?	Yes	☑	No	☐	
Date and Time of collection noted by Client on COC?	Yes	☑	No	☐	
Sampler's name noted on COC?	Yes	☑	No	☐	
COC agrees with Quote?	Yes	☐	No	☐	NA ☑

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes	☑	No	☐	NA ☐
Shipping container/cooler in good condition?	Yes	☑	No	☐	
Samples in proper containers/bottles?	Yes	☑	No	☐	
Sample containers intact?	Yes	☑	No	☐	
Sufficient sample volume for indicated test?	Yes	☑	No	☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes	☑	No	☐	NA ☐
Sample/Temp Blank temperature	Temp:				NA ☑
Water - VOA vials have zero headspace / no bubbles?	Yes	☐	No	☐	NA ☑
Sample labels checked for correct preservation?	Yes	☑	No	☐	
pH acceptable upon receipt (Metal: <2; 522: <4; 218.7: >8)?	Yes	☐	No	☐	NA ☑
Samples Received on Ice?	Yes	☐	No	☑	

UCMR Samples:

Total Chlorine tested and acceptable upon receipt for EPA 522?	Yes	☐	No	☐	NA ☑
Free Chlorine tested and acceptable upon receipt for EPA 218.7, 300.1, 537, 539?	Yes	☐	No	☐	NA ☑

Comments:

Midpeninsula Regional
Open Space District

AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AND [CONSULTANT'S NAME] FOR _[PROJECT NAME]_

THIS AGREEMENT is by and between _____ ("Consultant") and the Midpeninsula Regional Open Space District, a public body of the State of California ("District"). Consultant and District agree:

1. **Services.** Consultant shall provide the Services set forth in Exhibit A, attached hereto and incorporated herein.

2. **Compensation.** Notwithstanding the expenditure by Consultant of time and materials in excess of said Maximum compensation amount, Consultant agrees to perform all of the Scope of Services herein required of Consultant for $_____ including all materials and other reimbursable amounts ("Maximum Compensation"). Consultant shall submit invoices on a monthly basis. All bills submitted by Consultant shall contain sufficient information to determine whether the amount deemed due and payable is accurate. Bills shall include a brief description of services performed, the date services were performed, the number of hours spent and by whom, a brief description of any costs incurred and the Consultant's signature.

3. **Term.** This Agreement commences on full execution hereof and terminates on _____ unless otherwise extended or terminated pursuant to the provisions hereof. Consultant agrees to diligently prosecute the services to be provided under this Agreement to completion and in accordance with any schedules specified herein. In the performance of this Agreement, time is of the essence. Time extensions for delays beyond the Consultant's control, other than delays caused by the District, shall be requested in writing to the District's Contract Administrator prior to the expiration of the specified completion date.

4. **Assignment and Subcontracting.** A substantial inducement to District for entering into this Agreement is the professional reputation and competence of Consultant. Neither this Agreement nor any interest herein may be assigned or subcontracted by Consultant without the prior written approval of District. It is expressly understood and agreed by both parties that Consultant is an independent contractor and not an employee of the District.

5. **Insurance.** Consultant, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof, acceptable to the District, the insurance coverages specified in Exhibit B, "District Insurance Requirements," attached hereto and incorporated herein by reference. Consultant shall demonstrate proof of required insurance coverage prior to the commencement of services required under this Agreement, by delivery of Certificates of Insurance to District.

6. **Indemnification.** Consultant shall indemnify, defend, and hold District, its directors, officers, employees, agents, and volunteers harmless from and against any and all liability, claims, suits, actions, damages, and causes of action arising out of, pertaining or relating to the negligence, recklessness or willful misconduct of Consultant, its employees, subcontractors, or agents, or on account of the performance or character of the Services, except for any such claim arising out of the sole negligence or willful misconduct of the District, its officers, employees, agents, or volunteers. It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend as set forth in section 2778 of the California Civil Code. Notwithstanding the foregoing, for any design professional services, the duty to defend and indemnify District shall be limited to that allowed pursuant to California Civil Code section 2782.8. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

7. **Termination and Abandonment.** This Agreement may be cancelled at any time by District for its convenience upon written notice to Consultant. In the event of such termination, Consultant shall be entitled to pro-rated compensation for authorized Services performed prior to the effective date of termination provided however that District may condition payment of such compensation upon Consultant's delivery to District of any or all materials described herein. In the event the Consultant ceases performing services under this Agreement or otherwise abandons the project prior to completing all of the Services described in this Agreement, Consultant shall, without delay, deliver to District all materials and records prepared or obtained in the performance of this Agreement. Consultant shall be paid for the reasonable value of the authorized Services performed up to the time of Consultant's cessation or abandonment, less a deduction for any damages or additional expenses which District incurs as a result of such cessation or abandonment.

8. **Ownership of Materials.** All documents, materials, and records of a finished nature, including but not limited to final plans, specifications, video or audio tapes, photographs, computer data, software, reports, maps, electronic files and films, and any final revisions, prepared or obtained in the performance of this Agreement, shall be delivered to and become the property of District and are assumed to be public records within the meaning of the California Public Records Act unless expressly deemed otherwise by District. All documents and materials of a preliminary nature, including but not limited to notes, sketches, preliminary plans, computations and other data, and any other material referenced in this Section, prepared or obtained in the performance of this Agreement, shall be made available, upon request, to District at no additional charge and without restriction or limitation on their use. Upon District's request, Consultant shall execute appropriate documents to assign to the District the copyright or trademark to work created pursuant to this Agreement. Consultant shall return all District property in Consultant's control or possession immediately upon termination.

9. **Compliance with Laws.** In the performance of this Agreement, Consultant shall abide by and conform to any and all applicable laws of the United States and the State of California, and all ordinances, regulations, and policies of the District. Consultant warrants that all work done under this Agreement will be in compliance with all applicable safety rules, laws, statutes, and practices, including but not limited to Cal/OSHA regulations. If a license or registration of any kind is required of Consultant, its employees, agents, or subcontractors by law, Consultant warrants that such license has been obtained, is valid and in good standing, and Consultant shall keep it in effect at all times during the term of this Agreement, and that any applicable bond shall be posted in accordance with all applicable laws and regulations.

10. **Conflict of Interest.** Consultant warrants and covenants that Consultant presently has no interest in, nor shall any interest be hereinafter acquired in, any matter which will render the services required under the provisions of this Agreement a violation of any applicable state, local, or federal law. In the event that any conflict of interest should nevertheless hereinafter arise, Consultant shall promptly notify District of the existence of such conflict of interest so that the District may determine whether to terminate this Agreement. Consultant further warrants its compliance with the Political Reform Act (Government Code § 81000 et seq.) respecting this Agreement.

11. **Whole Agreement and Amendments.** This Agreement constitutes the entire understanding and Agreement of the parties and integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or any previous written or oral Agreements between the parties with respect to all or any part of the subject matter hereof. The parties intend not to create rights in, or to grant remedies to, any third party as a beneficiary of this Agreement or of any duty, covenant, obligation, or undertaking established herein. This Agreement may be amended only by a written document, executed by both Consultant and District's General Manager, and approved as to form by the District's General Counsel. Such document shall expressly state that it is intended by the parties to amend certain terms and conditions of this

Agreement. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement. Multiple copies of this Agreement may be executed but the parties agree that the Agreement on file in the office of District's District Clerk is the version of the Agreement that shall take precedence should any differences exist among counterparts of the document. This Agreement and all matters relating to it shall be governed by the laws of the State of California.

12. **Capacity of Parties.** Each signatory and party hereto warrants and represents to the other party that it has all legal authority and capacity and direction from its principal to enter into this Agreement and that all necessary actions have been taken so as to enable it to enter into this Agreement.

13. **Severability.** Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the parties.

14. **Notice.** Any notice required or desired to be given under this Agreement shall be in writing and shall be personally served or, in lieu of personal service, may be given by (i) depositing such notice in the United States mail, registered or certified, return receipt requested, postage prepaid, addressed to a party at its address set forth in Exhibit A; (ii) transmitting such notice by means of Federal Express or similar overnight commercial courier ("Courier"), postage paid and addressed to the other at its street address set forth below; (iii) transmitting the same by facsimile, in which case notice shall be deemed delivered upon confirmation of receipt by the sending facsimile machine's acknowledgment of such with date and time printout; or (iv) by personal delivery. Any notice given by Courier shall be deemed given on the date shown on the receipt for acceptance or rejection of the notice. Either party may, by written notice, change the address to which notices addressed to it shall thereafter be sent.

15. **Miscellaneous.**

a. Except to the extent that it provides a part of the definition of the term used herein, the captions used in this Agreement are for convenience only and shall not be considered in the construction of interpretation of any provision hereof, nor taken as a correct or complete segregation of the several units of materials and labor.
b. Capitalized terms refer to the definition provide with its first usage in the Agreement.
c. When the context of this Agreement requires, the neuter gender includes the masculine, the feminine, a partnership or corporation, trust or joint venture, and the singular includes the plural.
d. The terms "shall", "will", "must" and "agree" are mandatory. The term "may" is permissive.
e. The waiver by either party of a breach by the other of any provision of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Agreement.
f. When a party is required to do something by this Agreement, it shall do so at its sole cost and expense without right to reimbursement from the other party unless specific provision is made otherwise.
g. Where any party is obligated not to perform any act, such party is also obligated to restrain any others within its control from performing such act, including its agents, invitees, contractors, subcontractors and employees.

IN WITNESS WHEREOF, Consultant and District execute this Agreement.

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
330 Distel Circle
Los Altos, CA 94022-1404
By:_____
Name
Title

Date:_____

CONSULTANT
Name
Address

By:_____
Name_____
Title_____

Date:_____

Attest:_____
Jennifer Woodworth
District Clerk

Federal Employer ID Number: _____

License Number: _____

Expiration Date: _____

Approved as to form:

_____
Hilary Stevenson
Acting General Counsel

Attachments:
Exhibit A Scope of Services
Exhibit B District Insurance Provisions

EXHIBIT A
Scope of services and compensation
[PROJECT NAME]

EXHIBIT B
INSURANCE REQUIREMENTS

Before beginning any of the services or work called for by any term of this Agreement, Consultant, at its own cost and expense, shall carry, maintain for the duration of the Agreement, and provide proof thereof that is acceptable to the District, the insurance specified herein.

Insurance Requirements.

- Statutory Worker's Compensation Insurance and Employer's Liability Insurance coverage: $1,000,000
- Commercial General Liability Insurance: $1,000,000 (Minimum), $2,000,000 Aggregate
- Business Automobile Liability Insurance-with coverage evidencing "any auto" and with limits of at least $1,000,000 per occurrence.

Workers' Compensation. Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant shall be provided if required under the California Labor Code.

Commercial General and Automobile Liability. Consultant, at Consultant's own cost and expense, shall maintain Commercial General and Business Automobile Liability insurance for the period covered by this Agreement in an amount not less than the amount set forth in this Exhibit B, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a Commercial General Liability Insurance or an Automobile Liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting there from, and damage to property resulting from activities contemplated under this Agreement, including the use of hired, owned and non-owned automobiles. Coverage shall be at least as broad as the latest edition of the Insurance Services Office Commercial General Liability occurrence form CG 0001 and Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 (any auto). No endorsement shall be attached limiting the coverage.

a. A policy endorsement must be delivered to District demonstrating that District, its officers, employees, agents, and volunteers are to be covered as insured as respects each of the following: liability arising out of activities performed by or on behalf of Consultant, including the insured's general supervision of Consultant; products and completed operations of Consultant; premises owned, occupied or used by Consultant; or automobiles owned, leased, hired, or borrowed by Consultant. The coverage shall contain no special limitations on the scope of protection afforded to District, its officers, employees, agents, or volunteers.
b. The insurance shall cover on an occurrence or an accident basis, and not on a claims made basis.
c. An endorsement must state that coverage is primary insurance and that no other insurance affected by the District will be called upon to contribute to a loss under the coverage.
d. Any failure of Consultant to comply with reporting provisions of the policy shall not affect coverage provided to District and its officers, employees, agents, and volunteers.
e. Insurance is to be placed with California-admitted insurers.

Deductibles and Self-Insured Retentions. Consultant shall disclose the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement. Any self-insured retention or deductible is subject to approval of District. During the period covered by this Agreement, upon express written authorization of District Legal Counsel, Consultant may increase such deductibles or self-insured retentions with respect to District, its officers, employees, agents, and volunteers. The District Legal Counsel may condition approval of an increase in deductible or self-insured retention levels upon a requirement that Consultant procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

Notice of Reduction in Coverage. In the event that any coverage required under the Agreement is reduced, limited, or materially affected in any other manner, Consultant shall provide written notice to District at Consultant's earliest possible opportunity and in no case later than five days after Consultant is notified of the change in coverage.

Remedies. In addition to any other remedies District may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, District may, at its sole option:

Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

Order Consultant to stop work under this Agreement or withhold any payment which becomes due to Consultant hereunder, or both stop work and withhold any payment, until Consultant demonstrates compliance with the requirements hereof;

Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies District may have and is not the exclusive remedy for Consultant's failure to maintain insurance or secure appropriate endorsements.