
**PHASE I ENVIRONMENTAL SITE ASSESSMENT
730 Stanyan Street
San Francisco, California**

Prepared For:

**Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, California 94103**

Prepared By:

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**Dustyne Sutherland
Senior Project Scientist**



**Dorinda Shipman, PG, CHG
Principal/Vice President**

**9 October 2017
731639402**

LANGAN

9 October 2017

Mr. Eugene T. Flannery
Mayor's Office of Housing and Community Development
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

**Subject: Phase I Environmental Site Assessment
730 Stanyan Street
San Francisco, California
Langan Project: 731639402**

Dear Mr. Flannery:

Langan Engineering and Environmental Services, Inc. is pleased to submit this Phase I Environmental Site Assessment for the property located at 730 Stanyan Street, in San Francisco, California.

In performing this Phase I ESA, we have endeavored to observe the degree of care and skill generally exercised by other consultants undertaking similar studies at the same time, under similar circumstances and conditions, and in the same geographical area.

We appreciate the opportunity to assist you with this project. If you have any questions or need any information clarified, please call Ms. Dustyne Sutherland at (415) 955-5283.

Sincerely yours,

Langan Engineering and Environmental Services, Inc.



Dustyne Sutherland
Senior Project Scientist



Dorinda Shipman, PG, CHG
Principal/Vice President

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
AAI	All Appropriate Inquiry
ACM	Asbestos containing material
APN	Assessor's Parcel Number
AST	Aboveground storage tank
ASTM	American Society for Testing and Materials
BER	Business environmental risk
bgs	Below ground surface
BTEX	Benzene, toluene, ethylbenzene, total xylenes
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CFR	Code of Federal Regulations
client	Mayor's Office of Housing and Community Development
CUPA	Certified Unified Program Agency
DTSC	California Department of Toxic Substances Control
EDR	Environmental Data Resources, Inc.
EDR Hist Cleaners	EDR Historic Dry Cleaners database
ESA	Environmental site assessment
FEMA	Federal Emergency Management Agency
FINDS	Federal Index System/Facility Registry System
HLA	Harding Law Associates
HREC	Historic recognized environmental condition
Langan	Langan Engineering and Environmental Services, Inc.
LBP	Lead-based paint
LOP	Local Oversight Program
LUST	Leaking underground storage tank
mg/kg	Milligrams per kilogram
MOHCD	Mayor's Office of Housing and Community Development

ACRONYMS AND ABBREVIATIONS (Continued)

msl	Mean sea level
MTBE	Methyl tert-butyl ether
ND	Nondetect
OWS	Oil/water separator
PCB	Polychlorinated biphenyl
PCE	Tetrachloroethene
REC	Recognized environmental condition
RWQCB	California Regional Water Quality Control Board
Sanborn Maps	Sanborn Fire Insurance Maps
SFDPH	San Francisco Department of Public Health
USEPA	United States Environmental Protection Agency

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
730 Stanyan Street
San Francisco, California**

E1.0 EXECUTIVE SUMMARY

Langan Engineering and Environmental Services, Inc. (Langan) has performed a Phase I Environmental Site Assessment (ESA) for the property located at 730 Stanyan Street in San Francisco, California (site; Figure 1). The ESA was performed on behalf of the Mayor's Office of Housing and Community Development (MOHCD; Client) to assist them with their due diligence for the site.

This Phase I ESA was conducted in substantial conformance with the American Society for Testing and Materials (ASTM) Practice E1527-13 (Standard Practice for ESA: Phase I ESA Process), and the United States Environmental Protection Agency's (USEPA) 2006 All Appropriate Inquiry (AAI) Rule (40 Code of Federal Regulations [CFR] Part 312) now in effect. Completion of a Phase I ESA in accordance with the ASTM Practice and AAI Rule is needed to qualify for the bona fide prospective purchaser liability protections available under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). The objective of this Phase I ESA was to identify the presence or likely presence, use, or release on the site of hazardous substances or petroleum products as defined in ASTM E1527-13 as a recognized environmental condition (REC).

E1.1 Site Description

The site is an approximate 0.86-acre parcel (Assessor's Parcel Number [APN]: 1249-024) located in a mixed use area of San Francisco, California at an average elevation of 257 feet above mean seal level (msl). The proposed development includes an eight-story building with 176 residential units.

The surrounding property use is predominantly commercial with some residential properties (Figure 2). The property to the north is a parking lot for the Whole Foods grocery store located northeast of the site. The property to the east is Amoeba Music, a music retail store, and residential apartments. The property to the south is the Stanyan Park Hotel. The property to the west is Golden Gate Park, a city park. The site is currently occupied by a McDonald's restaurant and a parking lot used by restaurant patrons and Zipcar.

E1.2 Environmental Database and File Review

As part of the Phase I ESA, we have reviewed the environmental database report prepared by Environmental Data Resources, Inc. (EDR). The EDR report contains information from the environmental databases maintained by the USEPA, state, and local agencies within the approximate minimum search distance.

The site was listed in the following databases: Facility Index System/Facility Registry System (FINDS), and EDR's Historical Cleaners (EDR Hist Cleaners). Based on our review of the neighboring properties, no properties were identified in the databases that may represent a potential impact to the site.

Inquiries were made and records searched at the California Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), the San Francisco Department of Public Health (SFDPH), and the San Francisco Fire Department (SFFD) regarding any additional files related to any fuel and hazardous materials leaks reported at the site and surrounding addresses. Relevant files are addressed in Section 4.1.

Based on review of the aerial photographs, topographical maps, and city directories, the site was partially developed for commercial use as early as 1889. The site has been developed by various commercial businesses. The McDonald's restaurant has occupied the site since at least 1977.

E1.3 Conclusions

Based on the databases searched by EDR, requests made for public documentation related to past or present environmental conditions at the site and surrounding area, our site reconnaissance, Langan has identified three RECs associated with the site during this Phase I ESA.

REC 1: Historical Use - Gas Station and Possible Presence of Undocumented Underground Storage Tanks (USTs)

The site was used as a gas station for approximately 24 years according to the Sanborn Fire Insurance maps; it is possible that undocumented USTs remain in the subsurface in the southern portion of the site. If a UST has been left in place, the tank and associated piping may have degraded and petroleum products may have impacted the subsurface. No tank closure reports or tank removal reports were available for review. If an undocumented UST exists, it will require removal and closure under supervision by the SFDPH and SFFD.

REC 2: Historical Use – Dry Cleaner

The site was identified as a clothes cleaner business for approximately 10 years according to the EDR City Directory report. If dry cleaning occurred, volatile organic compounds (VOCs) may have impacted the subsurface from undocumented leaks or poor housekeeping practices. No other documentation was available.

REC 3: Surrounding Properties – Dry Cleaners

24 surrounding properties within 1/8th of a mile from the site were identified on EDR's Hist Cleaner database. This database searches national collections of business directories and collects listings of potential dry cleaner sites. Dry cleaning operations have typically used chlorinated solvents such as tetrachloroethylene (PCE) in their operations. The majority of these uses were unregulated and it is common to find contamination resulting from these operations within their vicinity. The vapor encroachment screen did not identify any vapor encroachment concerns (VECs). However poor housekeeping and/or undocumented leaks from the dry cleaners historically located at the four closest locations could have impacted soil vapor beneath the site.

1.0 INTRODUCTION

Langan Engineering and Environmental Services Inc. has completed this Phase I Environmental Site Assessment (ESA), for the property at 730 Stanyan Street in San Francisco, California (site, Figure 1). The ESA was performed on behalf of the Mayor's Office of Housing and Community Development (MOHCD) (Client), to assist them with their due diligence for the site.

1.1 Purpose

The purpose of this Phase I ESA is to:

- (1) Identify RECs in connection with the site, as defined in the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13, which states: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a site: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be

the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- (2) Satisfy the criteria of USEPA 40 CFR Part 312 Subpart C Standards and Practices §312.20 AAI Rule.

1.2 Scope of Phase I ESA

This Phase I ESA was conducted utilizing a standard of good commercial and customary practice that is consistent with ASTM E1527-13. Any significant scope-of-work additions, deletions, or deviations to ASTM E1527-13 are noted in Section 9.0 of this report. In general, the scope of this assessment consisted of obtaining information from the User; reviewing reasonably ascertainable information and environmental data relating to the site; reviewing maps and records maintained by federal, state, and local regulatory agencies; interviewing persons knowledgeable about the site; and conducting a site reconnaissance. The specific scope of this assessment included the following:

1. A site reconnaissance to observe conditions and assess the site's location with respect to adjoining and surrounding property uses and natural surface features. The reconnaissance included the surrounding roads and observations of surrounding properties from public rights-of-way to identify obvious potential environmental conditions on neighboring properties. The site reconnaissance was conducted in a systematic manner focusing on the spatial extent of the site and then progressing to adjacent and surrounding properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.
2. As per ASTM E1527-13, a questionnaire was provided to the current owner and to the Client to obtain information related to the site. A copy of the completed questionnaires are provided in Appendix B.
3. A review of environmental databases maintained by the United States Environmental Protection Agency (USEPA), state, and local agencies within the approximate minimum search distance. EDR prepared the environmental database report, which is included in Appendix C.
4. Physical characteristics of the site were determined through referenced sources for topographic, geologic, soils, and hydrologic data.

A review and interpretation of aerial photographs, Sanborn Fire Insurance Maps (Sanborn Maps), historical topographic maps, and city directories to identify previous activities on and in the vicinity of the site. Copies are included in Appendices D, E, F, and G, respectively.

1.3 Assumptions Limitations and Exceptions

This Phase I ESA report was prepared for the Client for the site located in San Francisco, California. The report is intended to be used in its entirety. Excerpts taken from this report are not necessarily representative of the assessment findings. Langan cannot assume responsibility for use of this report for any property other than the site addressed herein, or by any other third party without a written authorization from Langan.

Langan's scope of services, which is described in Section 1.2, was limited to that agreed to with the Client and no other services beyond those explicitly stated are implied. Reasonable effort has been made to check that the information obtained is factual and from reliable sources, but no responsibility is assumed for its accuracy. If no hazardous substances or conditions are reported to be on the site, it should not be interpreted as a guarantee that they do not exist. Langan assumes no responsibility or liability for errors in the information used or statements from sources other than those of Langan. All conclusions and recommendations in this report concerning the site are those professional opinions of the Langan personnel involved with the project, and this report should not be considered a legal interpretation of existing environmental regulations. Opinions presented herein apply to site conditions existing at the time of our assessment, and cannot necessarily be taken to apply to site changes or conditions of which Langan are not aware and have not had the opportunity to evaluate.

The services performed and agreed upon for this effort comports to those prescribed in the ASTM Standard E1527-13. Intrusive sampling (e.g., soil borings and groundwater sampling) was not performed as part of this Phase I ESA.

This Phase I ESA was not intended to be a definitive investigation of possible environmental impacts at the site. The purpose of this investigation was limited to evaluating if there is reason to suspect the possibility of historic recognized environmental conditions (HRECs), RECs, or business environmental risks (BERs) at the site. It should be understood that even the most comprehensive Phase I ESA may fail to detect environmental liabilities at a particular site. Therefore, Langan cannot "insure" or "certify" that the site is free of environmental impacts. No expressed or implied representation or warranty is included or intended in this report, except that our services were performed, within the limits prescribed by our client, with the customary standard of care exercised by professionals performing similar services under similar circumstances within the same jurisdiction.

The conclusions, opinions, and recommendations provided in this report are based solely on the specific activities as required for the performance of ASTM E1527-13 and are intended exclusively for the purpose stated herein, at the specified site as it existed at the time of our reconnaissance.

1.4 Special Terms and Conditions and User Reliance

The Client requested no special terms or conditions regarding this Phase I ESA. Langan has prepared this report specifically for the use of the Client. The findings contained within the report shall not, in whole or in part, be disseminated or conveyed to any other party, nor be used by any other party, in whole or in part without written prior consent of the Client and Langan. Other parties cannot rely on this Phase I ESA and the conclusions therein, unless Langan receives a written request from the Client, at which time a "Reliance Letter" will be prepared for the interested party. The relying party will be subject to the same terms and conditions and limitations as agreed to by the Client.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The site is located on the southeast corner of the intersection of Stanyan Street and Haight Street at 730 Stanyan Street in San Francisco, California (Figure 1). The site, identified by APN 1249-024, is approximately 3.27 miles east of the San Francisco Bay, and covers an area of approximately 0.86 acres. The site is occupied by a McDonald's restaurant and a parking lot utilized by restaurant patrons and Zipcar.

2.2 Site and Vicinity General Characteristics

The site is rectangular in shape and is located in a mixed use area of San Francisco. The site is bounded by Haight Street to the north, Amoeba Music and residential apartments to the east, Waller Street to the south, and Stanyan Street and Golden Gate Park to the west. According to the United States Geological Survey (USGS) Topographic Maps, reviewed by Langan in EDR's Historical Topographic Map Report, the site is at approximately 257 feet above msl. The topography is generally flat, sloping slightly down to the west with a slight depression in the center of the parking lot. Photographs showing the current use are provided in Appendix A.

2.3 Current Use of the Site and Adjoining Properties

The site consists of a single story building with a basement occupied by McDonald's and an asphalt paved parking lot.

Assessor Parcel Number	Site Owner	Acres	Parcel Use
1249-024	McDonald's USA, LLC	0.86	McDonald's restaurant and parking lot

The current uses of the adjoining properties include:

- North: Haight Street, Whole Foods Market parking lot;
- West: Stanyan Street and Golden Gate Park;
- South: Waller Street and Stanyan Park Hotel;
- East: Amoeba Music and residential apartments.

2.4 Descriptions of Structures, Roads, Other Improvements on the Site

The site consists of a one story building with a basement occupied by McDonald's restaurant. A detailed description of current uses observed during the site reconnaissance is discussed in Section 7.0. Photographs showing the current site use are provided in Appendix A.

3.0 USER PROVIDED INFORMATION

3.1 User/Owner Questionnaire

Per ASTM E1527-13, user and owner questionnaires were provided to the Client to inquire about specialized information related to the site.

Mr. John Updike Director of Real Estate for the City and County of San Francisco completed the User/Client questionnaire dated 20 September 2017. Mr. Updike is not aware of any environmental cleanup liens and/or land use limitations associated with the site.

Mr. David Shammass of McDonald's USA, LLC (McDonald's) completed the Owner/Operator questionnaire dated 20 September 2017. Mr. Shammass stated that he has no actual knowledge of any environmental liens or Activity and Use Limitations encumbering the site or in connection with the site and that he was not aware of any current government notifications, violations of environmental laws, or litigation at the site.

A copy of the completed User/Client and Owner/Operator/Site-Manager questionnaires are provided in Appendix B.

3.2 Title Record

According to the Grant Deed provided by David Shammass the site's title is held by McDonald's. A title record was not provided.

3.3 Environmental Liens or Activity and Use Limitation

The Client is unaware of any environmental liens or activity and use limitations regarding the site.

3.4 Specialized Knowledge

No specialized knowledge of the site is held by either the Client or Langan; however, Mr. Shammass of McDonald's did report that a portion of the property was used as an Exxon gas station as late as 1974.

3.5 Commonly Known and Reasonable Ascertainable Information

The Client is not aware of the past uses of the site and is unaware of any specific chemicals stored at the site, any spills or releases, or environmental cleanups.

3.6 Valuation Reduction for Environmental Issues

The Client did not have any knowledge of any valuation reductions for environmental issues at the site.

3.7 Owner, Site Manager and Occupant Information

The site is currently owned by McDonald's USA, LLC.

3.8 Reason for Performing a Phase I ESA

It is our understanding that the Client has requested this study as part of their environmental due diligence.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Langan reviewed an environmental database search report, prepared by EDR, for the site and surrounding area. The EDR report is a listing of properties identified on select federal and state standard source environmental databases within the approximate search radius specified by ASTM Standard Practice for E1527-13. This information is reported to Langan by EDR, and to EDR by government sources; therefore, neither Langan nor EDR can verify the completeness and accuracy of the database information. Langan reviewed each environmental database on a record-by-record basis to evaluate if certain sites identified in the report are suspected to represent a potential impact to the site. A copy of regulatory database information was provided by EDR and is included in Appendix C.

The following summary table lists the number of properties by database within the prescribed search radius appearing in the EDR Radius Map Report:

Database (Date of government version)	Minimum Search Area (mile radius)	Site Listed	Properties Within Search Area
Federal			
Resource Conservation and Recovery Act - Small Quantity Generators (RCRA-SQG) (12/12/2016)	1/4	No	5
State and Tribal			
Department of Toxic Substances Control's Site Mitigation and Brownfields Reuse Program's EnviroStor database (ENVIROSTOR) (7/31/2017)	1	No	4
Leaking Underground Storage Tank Sites (LUST) (06/12/2017)	1/2	No	61
Spills, Leaks, Investigations, and Cleanups sites (SLIC) (06/12/2017)	1/2	No	1
Active UST Facilities (UST) (06/12/2017)	1/4	No	27
Statewide Environmental Evaluation and Planning System (SWEEPS UST) (06/01/1994)	1/4	No	6
Hazardous Substance Storage Container Database (HIST UST) (10/15/1990)	1/4	No	7
Facility Inventory Database (FID UST) (10/31/1994)	1/4	No	4

Database (Date of government version)	Minimum Search Area (mile radius)	Site Listed	Properties Within Search Area
Other			
Facility Index System/Facility Registry System (FINDS) (4/4/2017)	< 1/8	Yes	1
Cleaner Facilities (DRYCLEANERS) (3/9/2017)	1/8	No	1
Hazardous Waste and Substance Site List (HIST CORTESE) (4/1/2001)	1/2	No	21
Proposition 65 Records (Notify 65) (12/16/2016)	1	No	4
EDR Exclusive Records			
EDR Exclusive Historic Gas Stations (EDR Hist Auto)	1/8	No	9
EDR Exclusive Historic Dry Cleaners (EDR Hist Cleaner)	1/8	Yes	25

4.1.1 Site – 730 Stanyan Street

The 730 Stanyan Street site was listed in the EDR Hist Cleaner¹ and FINDS² databases. Inquiries were made and records searched at the DTSC (online database Envirostor), RWQCB (online database Geotracker), SFDPH, and SFFD regarding any additional files related to any fuel and hazardous materials leaks reported at the site, however no files were available for review.

4.1.2 Off-Site Database Listings

Langan focused on off-site facilities with known contamination in soil, soil vapor, and groundwater that were most likely to represent potential environmental concerns at the site. These areas include nearby properties or locations that were in the near vicinity and/or hydrogeologically upgradient of the site. Based on previous groundwater sampling results for sites in the vicinity, the inferred groundwater gradient varies from the northeast to

¹ **EDR Hist Cleaner:** EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR’s review was limited to those categories of sources that might, in EDR’s opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as “High Risk Historical Records”, or HRHR. EDR’s HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

² **FINDS:** The Facility Index System is a central and common inventory of facilities monitored or regulated by the EPA, with cross-references to the program office data bases that have additional programmatic information about the facility. FINDS contains both facility information and ‘pointers’ to other sources that contain more detail.

west/northwest. Two properties to the south and southwest of the site were listed as closed Leaking Underground Storage Tank (LUST) cases on the RWQCB GeoTracker website. The two LUST properties are located at 798 Stanyan Street and at the intersection of Kezar Drive and Waller Streets.

Remaining listings had no violations, were closed by the regulatory agency, were hydrogeologically cross gradient or down gradient, or were determined to be a significant distance (greater than a 1/4 mile) from the site.

Former Chevron Gas Station at 798 Stanyan Street

The RWQCB GeoTracker website lists the property at 798 Stanyan Street as a LUST site that reported two UST releases in April 1992 and December 1998. This property is located approximately 280 feet south and hydrogeologically upgradient of the site. Both UST releases have since been closed by the RWQCB. Potential contaminants of concern included gasoline, waste oil, motor oil, hydraulic oil, and lubricating oil. No documentation was available on GeoTracker or in the SFDPH and the SFFD files for either reported release.

A subsurface investigation report for the former Chevron gas station was completed in May 1999 by Gettler-Ryan Inc. and reported the following. In December 1998, the following underground structures were removed:

- Three 10,000-gallon gasoline USTs;
- One 1,000-gallon waste oil UST;
- Two hydraulic hoists;
- One oil/water separator (OWS);
- Two dispenser islands and associated product lines.

Soil samples were collected from beneath each of the structures. Methyl tert-butyl ether (MTBE) was detected beneath the gasoline USTs and dispenser islands. Total petroleum hydrocarbons as diesel (TPHd) and bis(2-ethylhexyl)phthalate were detected in soil samples collected from below the waste oil UST. Bis(2-ethylhexyl)phthalate and total oil and grease (TOG) were detected beneath the OWS.

Total petroleum hydrocarbons as hydraulic fluid (TPHhf) was detected at 480 milligrams per kilogram (mg/kg) beneath the southern hydraulic hoist. Soil beneath the southern hydraulic

hoist was over excavated to 12 feet below ground surface (bgs). A confirmation sample from the floor of the excavation pit did not detect TPHhf.

In 1999, four borings were drilled to 26 or 32.5 feet bgs around the perimeter of the former gas station and soil samples were collected at five-foot intervals. Total petroleum hydrocarbons as gasoline (TPHg); benzene, toluene, ethylbenzene, total xylenes (BTEX); and MTBE were not detected above laboratory reporting limits in any samples.

San Francisco Police Department Park Station at Kezar Drive and Waller Street

The RWQCB GeoTracker website lists the San Francisco Police Department Park Station as a LUST property. The station is located west of Kezar Pavilion inside Golden Gate Park, approximately 500 feet upgradient and west/southwest of the site. The San Francisco Police Park Station reported an unauthorized release during the 1987 removal of a 1,000-gallon gasoline UST and associated dispenser and piping.

During the 1987 UST removal, Harding Lawson Associates (HLA) did not observe any holes in the UST , however, the soil in the excavation was visibly impacted with petroleum hydrocarbons. A soil sample collected beneath the tank contained 7,700 mg/kg of TPHg. In 1988 HLA installed a monitoring well (MW-1) to a depth of 59 feet bgs after UST removal. The groundwater sample results from MW -1 reported benzene at 337 micrograms per liter ($\mu\text{g/L}$), toluene at 640 $\mu\text{g/L}$, ethylbenzene at 85 $\mu\text{g/L}$, and xylenes at 424 $\mu\text{g/L}$ (HLA, 1988).

In 1996 GEI Consultants completed a subsurface investigation to delineate subsurface impacts from the former UST. Six cone penetration test (CPT) borings were advanced up to 33 feet bgs. TPHg, benzene, toluene, ethylbenzene, and xylenes were detected at maximum concentrations of 10 mg/kg, 0.047 mg/kg, 5.14 mg/kg, and 43.1 mg/kg respectively. GEI also collected a groundwater sample from existing monitoring well MW-1. TPHg was not detected above laboratory reporting limits. Benzene, toluene, ethylbenzene, and total xylenes were detected at concentrations of 337 $\mu\text{g/L}$, 641 $\mu\text{g/L}$, 85 $\mu\text{g/L}$, and 424 $\mu\text{g/L}$ respectively.

The SFDPH closed the UST release case in their Remedial Action Completion Certification letter dated 22 April 1997.

Orphan Listings

According to EDR, an orphan listing is a property that cannot be mapped due to poor or inadequate address information. Upon further research, Langan concluded that none of the

orphan listings appear to be within applicable search distances to the site and are not considered properties of concern.

4.2 Physical Setting Sources

Topography

According to the USGS Topographic Maps, reviewed by Langan in EDR's Historical Topographic Map Report, the site is at approximately 257 feet above msl. The site topography is generally flat, sloping down slightly to the west with a slight depression in the middle of the parking lot. Photographs showing the current site use are provided in Appendix A.

Geology and Hydrogeology

The site is located within the central portion of San Francisco in the Downtown San Francisco groundwater basin. The basin is located on the northeastern portion of the San Francisco peninsula and is made up of shallow unconsolidated alluvium underlain by less permeable bedrock within the watershed.

Based on reports by others the site is covered by 5 to 20 feet of loose to medium dense sandy fill, which is likely thicker to the southeast. The fill thickness varies across the site. The fill may be underlain by stiff sandy clay about 5 feet thick or medium dense to dense dune sand. The fill and dune sand are likely underlain by sandy clays and bedrock of the Franciscan formation. We anticipate the groundwater level is deeper than 20 feet from existing site grades. Where clay is present below the fill, perched groundwater may be present.

4.3 Surface Water and Flood Plain Conditions

Surface Water

The San Francisco Bay is the closest surface water body, which is approximately 3.27 miles west of the site.

Flood Plain

According to the Federal Emergency Management Agency (FEMA) Map Service Center, the site is within an unmapped area.

4.4 Nearby Well Locations

Langan's site reconnaissance and our file review did not identify any water wells on-site or in the immediate site vicinity.

4.5 Historical Use Information on the Site, Adjoining Properties, and Surrounding Properties

Aerial Photograph Review

Langan reviewed aerial photographs to evaluate past uses and relevant characteristics of the site and surrounding properties. Aerial photographs of the site were reviewed for 1938, 1946, 1953, 1956, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2009, 2010, and 2012. Appendix D contains copies of the aerial photographs.

In the 1938 aerial photograph, two main buildings with multiple small structures are observed in the northern half of the site. The southern half of the site appears to be a vacant lot. Buildings occupy the properties to the north, east, and south of the site, and Golden Gate Park is to the west. There is a gas station to the northeast across Haight Street, and a block away to the south at the intersection of Stanyan and Beluah Street.

In the 1946 aerial photograph, the two main buildings and multiple smaller structures remain occupying the northern half of the site. A gas station has been constructed in the southern half of the site. Buildings on surrounding properties remain unchanged from the 1938 aerial photograph.

In the 1953 aerial photograph, the site is occupied by a building along the entire north boundary at Haight Street, a small structure at the center of the western boundary along Stanyan Street. The eastern portion of the site appears to be a parking lot. The gas station is observed in the southern half of the site. Surrounding property use remains unchanged from the 1946 aerial photograph.

In the 1956 aerial photograph, the site is occupied by the same buildings as in the 1953 aerial photograph; however, the central structure along Stanyan Street has expanded eastward and a structure along Waller Street has been added to the gas station. The majority of the site is vacant parking lot. The gas station to the northeast across Haight Street appears to have been demolished. The remainder of the surrounding property use appears unchanged from the 1953 aerial photograph.

In the 1963 aerial photograph, the majority of the site is an asphalt paved parking lot. The building in the center of the lot adjacent to Stanyan Street remains, the building along the north edge of the site has been removed. In the southern portion of the site, the pump islands are visible in addition to other small buildings associated with the gas station. The gas station to the

northeast across Haight Street and the building to the north have been replaced by a large building and a parking lot, respectively. The remainder of the surrounding properties is unchanged from the 1956 aerial photograph.

In the 1968 and 1974 aerial photos, the site and surrounding properties are unchanged from the 1963 aerial photograph.

In the 1982 aerial photograph, the building along Stanyan Street and the gas station in the southern part of the site are removed. The existing MacDonald's building has been constructed in the northern portion of the site. The remainder of the site is occupied by a parking lot. The surrounding properties use remains unchanged from the 1974 aerial photograph.

In the 1993 and 1998 aerial photographs, the site and surrounding properties are the same as in the 1982 aerial photograph.

In the 2005 aerial photograph, Waller Street at Stanyan Street dead ends before Kezar Drive. The site and surrounding properties use remains unchanged from the 1982 aerial photograph.

The site and surrounding properties use in the 2009, 2010, and 2012 aerial photographs remains unchanged from the 2005 aerial photograph.

Sanborn Maps Review

Langan requested Sanborn Fire Insurance Maps (Sanborn Maps) from EDR for the site and adjoining properties. Sanborn Maps provide information on structures related to building construction and materials that could impact fires, i.e. gasoline tanks, chemical storage, etc. within these structures. Sanborn maps were reviewed for 1889, 1899, 1913, 1950, 1967, 1974, 1987, 1989, 1991, and 1999. Appendix E contains copies of the Sanborn Maps.

In the 1889 Sanborn map, the site is occupied with three saloons: one in the northern portion of the site and two in the southern portion. The remainder of the site is vacant. The Haight Street Cable Railroad car house is observed east of the site. Nearby properties include a baseball field to the south, a saloon and restaurant to the north, and the P&O railroad and depot to the west.

In the 1899 Sanborn map, the northern portion of the site is occupied by the Terminal Hotel. Four buildings south of the hotel include a restaurant, residences, commercial stores, and a gymnasium. The southern portion of the site is occupied by saloons, a billiards room and residences. The baseball field to the south and the P&O railroad to the west are not observed.

Nearby properties include the Haight Street Cable Car house to the east; three new dwellings to the southeast; Chinese laundry and a SFFD engine house to the southeast across Waller Street; saloons and private wine rooms to the south; Golden Gate Park to the west; and a restaurant and hotel lodgings to the north.

The 1913 Sanborn map the northern portion of the site is occupied by the Terminal Hotel, and south of the hotel an auto garage, multiple saloons, an office, and shed. The southern portion of the site is occupied by a stable, a wagon shed, a restaurant, and multiple saloons. Hotel Kirk and Hotel Golden Gate are north and south of the site respectively. Property use east is unchanged from the 1899 Sanborn map. Golden Gate Park is observed west of the site. The Chinese laundry and the SFFD engine house remains to the southeast across Waller Street.

The 1950 Sanborn map shows a restaurant and multiple saloons in the northern portion of the site. The majority of the site is vacant, with a gas and oil station building at 1798 Waller Street. A bowling facility and multiple saloons have replaced the Haight Street Cable Car house to the east. A new gas and oil station building with an auto service building is located to the northeast of the site across Haight Street; a clothes pressing shop is located south at 776 Stanyan Street; and a gas and oil station is observed south of the site at the corner of Stanyan and Beulah Streets. The hotels remain to the north and south of the site, and Chinese laundry and SFFD engine house remains to the southeast across Waller Street.

The 1967 Sanborn map the northern portion of the site is vacant. A restaurant is located in the center of the site at 730 Stanyan Street, with an associated storage shed for restaurant supplies in the northeast corner of the site. The southern half of the site remains occupied by the gas and oil station, with pump islands. The Hotel Kirk to the north has been replaced by a parking lot; the gas and oil station to the northeast has been replaced by a large store; the SFFD engine house is now miscellaneous storage; Kezar Pavilion is now to the southwest in Golden Gate Park. Properties to the east and south are bowling, residences, and stores; and a hotel, respectively.

The 1974 Sanborn map shows the site and surrounding properties as unchanged from the 1967 Sanborn map.

The 1987 Sanborn map shows the majority of the site as vacant space used as parking for a commercial building in the northwest corner. Property use southeast across Waller Street changed from a Chinese laundry to the existing McDonald's building. Parking still occupies the

property to the north; bowling, a restaurant, residences, stores and commercial buildings to the east; and a hotel constructed above stores to the south.

The 1989 and 1991 Sanborn maps show the same building configurations for the site and surrounding properties as the 1987 Sanborn Map.

The 1999 Sanborn map shows the same building configurations for the site and surrounding properties as the 1987 Sanborn map, with the exception of the removal of the gas and oil station located south at the intersection of Stanyan Street and Beluah Street.

Historical Topography Maps Review

Langan reviewed the following Historical Topography Maps from EDR: 1895, 1899, 1915, 1947, 1950, 1956, 1968, 1973, 1995, 1996, and 2012. Appendix F contains copies of the historical topographic maps. The site ground surface is listed and generally remained at an elevation of approximately 257 feet above msl, slopes slightly down to the west over the time period covered by these topographic maps.

City Directory Review

Langan reviewed the following city directory abstracts obtained from EDR. City Directories were reviewed for the years 1953, 1958, 1962, 1966, 1982, 2000, and 2006. EDR's city directory abstract searches for the site and surrounding property addresses and lists the name of corresponding occupants at five year intervals. Appendix G contains the City Directory Abstract.

730 Stanyan Street		
Directory Year	Directory Listing	Source
2014	McDonald's	EDR Digital Archive
2010	Kiss Enterprises Inc	EDR Digital Archive
1977 - 2006	McDonald's	Haines Company, Inc.; Haines & Company; Pacific Bell; Pacific Telephone
1953 - 1971	Bob's Drive In Restaurant	Pacific Telephone
1935	Udo Thos Mary Clothes Cleaner	R.L. Polk & Co.
1925 - 1930	UDO T OLO ELNR	R.L. Polk & Co.
1920	JAP HSE CING CO	Pacific Telephone
1910	Flexner George Billiards	H.S. Crocker Co.

4.6 Vapor Encroachment Screen

Vapor intrusion is defined as the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in the subsurface can migrate from nearby properties through preferential pathways and in groundwater and encroach upon the site of interest. For this reason, properties within 1/10th of a mile radius and upgradient to cross gradient from the site that were identified in any of the environmental databases searched by EDR were evaluated as part of the vapor encroachment screen. Our assessment for potential vapor encroachment conditions at the site was performed in general accordance with ASTM E2600-15.

Langan reviewed EDR's Radius Map Report (Appendix C) and the VEC application to evaluate potential vapor intrusion risk from surrounding properties meeting the above criteria. Based on the databases searched, inquiries made for regulatory files, past site investigations, and the results of the VEC Application, vapor encroachment was not identified as a concern at the site. However, 24 surrounding properties within 1/8th of a mile from the site were identified on EDR's Hist Cleaner database. Dry cleaning operations have typically used chlorinated volatile organic compounds (VOCs) such as tetrachloroethylene (PCE) in their operations. The majority of these uses were unregulated and it is common to find contamination resulting from these operations within their vicinity. The vapor encroachment screen did not identify any documented vapor encroachment concerns (VECs). However, poor housekeeping and/or undocumented leaks from the dry cleaners historically located at the following four closest locations could have impacted soil vapor beneath the site:

- 710 Stanyan Street – historic site address
- 1845 Haight Street - downgradient
- 1749 Waller Street – cross- to upgradient
- 750 Stanyan Street - upgradient

Properties evaluated for VEC are included in Appendix H *Vapor Encroachment Screen*.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance was conducted in a systematic manner focusing on the spatial extent of the site and then progressing to the adjacent and surrounding properties.

The assessment of the adjacent and surrounding properties was limited to identifying, if possible, any indications of past or current use that may involve the use, storage, disposal, or generation of hazardous substances or petroleum products; noting the general type of current use; the general topography of the surrounding area; and providing a general description of adjoining or adjacent structures.

Ms. Grace Stafford of Langan performed a site and vicinity reconnaissance on behalf of Langan on 29 September 2017. Photographs from the site reconnaissance visit can be found in Appendix A.

5.2 General Site Setting and Reconnaissance Observations

Current Use of Site

The site is currently occupied by a McDonald's restaurant and an asphalt parking lot. The site is bordered by landscaped areas.

Past Use of Site

According to records supplied by EDR, the site has been used as a McDonald's restaurant and a parking lot since at least 1977. Previously, the site was occupied by a Bob's Drive In restaurant, an Exxon gas station, various stores, dwellings, and saloons, a hotel, and a wagon shed. No evidence of historical uses was observed during the site reconnaissance.

Description of Structures

The site is currently occupied by an approximately 5,000 square foot building occupied by a McDonald's restaurant. The building has a ground floor which includes the kitchen and restaurant, and a basement which is used for restaurant storage and an employee break room. The building has an attached patio area of approximately 1,500 square feet.

The remainder of the site is an asphalt paved parking lot used by McDonald's patrons and Zipcar rental car parking.

Streets

The site is bound by Haight Street to the north, Waller Street to the south, commercial and residential use to the east, and Stanyan Street to the west.

Storm Drains

Langan did observe storm drains throughout the parking lot.

5.3 Site Observations

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Langan did not observe any petroleum products in connection with identified uses at the site. The following hazardous substances and/or chemicals were observed in connection with cleaning and general maintenance activities:

- At least 3 cans of corrosion inhibitors;
- At least a dozen paint cans;
- Four 5-gallon buckets possibly containing paint;
- One 45-gallon liquid carbon dioxide tank;
- Four 2-gallon jugs of floor stripper;
- Three gallon jugs of oven cleaner;
- Two carbon dioxide compressed gas cylinders;
- Assorted routine maintenance chemicals; and
- Assorted routine housekeeping cleaning chemicals.

5-gallon buckets inside the maintenance closet were not labeled. All observed chemicals and cleaning products appeared to be properly stored. No spills or leaks were observed. See Photographs 1 through 8 in Appendix A.

Hazardous Substances and Petroleum Products Containers in Connection with Unidentified Uses

Langan did not observe hazardous substances and/or petroleum products in connection with unidentified uses.

Storage Tanks

Langan did not observe any storage tanks, including aboveground storage tanks (ASTs) and/or indication of potential USTs.

Odors

Langan did not notice any noxious odors.

Pools of Liquids

Langan did not observe any pools of liquid.

Drums

Langan did not observe any drums.

Polychlorinated Biphenyls (PCBs)

Langan did not observe PCB-containing equipment.

Pits, Ponds, or Lagoons

Langan did not observe any pits, ponds, or lagoons.

Stained Surfaces

During the site reconnaissance, Langan observed stained asphalt surfaces in the parking lot from parked cars. See Photograph 9 in Appendix A.

Stressed Vegetation

Langan did not observe stressed vegetation.

Solid Waste

Langan did not observe solid waste during the reconnaissance, with the exception of refuse located in trash bins and dumpsters at various locations of the site.

Wastewater

Langan did not observe wastewater discharges. Langan did observe a water collection sump in the basement of the McDonald's where water from drains in the kitchen floor on the ground floor flow into the sewer system. See Photograph 10 in Appendix A.

Wells

Langan did not observe any wells.

Septic Systems

Langan did not observe septic systems.

Utilities

Langan observed an electrical meter in the basement, and water piping into the McDonald's on the eastside of the building. Electric vaults are located on the sidewalks north and south of the site.

6.0 INTERVIEWS

6.1 Subject Site User/Owner

For the Phase I ESA, Langan interviewed the Owner, as defined in ASTM 1527-13. The purpose of the interview is to obtain information indicating possible RECs in connection with the site and to provide further details regarding historical use of the site.

Mr. David Shammas, of McDonald's, stated that he was unaware of any past litigation and administrative proceedings relevant to hazardous substances or petroleum products at the site. He was not aware of any current government notifications or violations of environmental laws or litigation at the site. Mr. Shammas did mention that the site was historically used as a gas station as late as 1974.

7.0 PHASE I ESA FINDINGS AND CONCLUSION

Langan's findings with respect to known and suspect RECs and de minimis conditions, and our opinion of these findings are as follows:

7.1 Known or Suspect RECs

Based on the databases searched by EDR, requests made for public documentation related to past or present environmental conditions at the site and surrounding area, our site reconnaissance, and the previous reports (found on government databases) for nearby property investigations, Langan has identified three RECs associated with the site during this Phase I ESA.

The following RECs were identified:

REC 1: Historical Use - Gas Station and Possible Presence of Undocumented USTs

The site was used as a gas station for approximately 24 years according to the Sanborn Maps. It is possible that undocumented USTs remain in the subsurface in the southern portion of the site. If a UST has been left in place, the tank and associated piping may have degraded and petroleum products may have impacted the subsurface. No tank closure reports or tank removal reports were available for review. If an undocumented UST exists, it will require removal and closure under supervision by the SFDPH and SFFD.

REC 2: Historical Use – Dry Cleaner

The site was identified as a clothes cleaner for approximately 10 years according to the EDR City Directory report. If dry cleaning was conducted, VOCs may have impacted the subsurface from undocumented leaks or poor housekeeping practices. No other documentation was available.

REC 3: Surrounding Properties – Dry Cleaners

24 surrounding properties within 1/8th of a mile from the site were identified on EDR's Hist Cleaner database. This database searches national collections of business directories and collects listings of potential dry cleaner sites. Dry cleaning operations have typically used chlorinated VOCs such as PCE in their operations. The majority of these uses were unregulated and it is common to find subsurface contamination resulting from these operations within their vicinity. The vapor encroachment screen did not identify any vapor encroachment concerns. However poor housekeeping and/or undocumented leaks from the dry cleaners historically located at the four closest locations could have impacted soil vapor beneath the site.

7.2 Data Gaps

Langan did not find any historical environmental investigation reports for the site, or any records for removal of suspected USTs based on the historical use as a gas station and cleaner. The site history could not be researched in five-year intervals back to 1940 because of a lack of readily available information. It is Langan's opinion that this variation from the ASTM standard does not significantly affect the results of this Phase I ESA or the ability to assess the presence of a REC at the site.

7.3 Conclusion

Langan conducted this Phase I ESA with a standard of commercial and customary practice using the local standard of care that is consistent with ASTM E1527-13. Any significant scope-of-work deviations, deletions, or additions to ASTM E1527-13 are noted in Sections 8.0 and 9.0 of this report.

The site is located in a mixed use commercial and residential area known as the Haight-Ashbury neighborhood of San Francisco bound to the north by Haight Street and a parking lot serving a Whole Foods grocery store, to the east by Amoeba Music and residential apartments, to the

south by Waller Street and the Stanyan Park Hotel, and to the west by Stanyan Street and Golden Gate Park. The site consists of a McDonald's restaurant and associated parking lot.

Based on the review of the aerial photographs, topographic maps, and city directories, the site was partially developed for commercial purposes as early as 1889. The site has since been developed for commercial purposes by various previous occupants. The McDonald's has occupied the site since at least 1977.

Langan has identified three RECs during this Phase I ESA; including the historical use as a gas station and potential presence of undocumented USTs; potential undocumented releases from the clothes cleaners that previously occupied the site; and the possibility of soil vapor intrusion encroachment and impacted groundwater from undocumented releases from historical dry cleaners at surrounding properties. Langan recommends a subsurface investigation (Phase II ESA), including soil, soil vapor and groundwater sampling to assess current subsurface conditions.

8.0 DEVIATIONS

This Phase I ESA has been performed without deviation to, and in conformance with, ASTM Practice E 1527-05 and E1527-13 (Standard Practice for ESA: Phase I ESA Process) except as noted. No expressed or implied representation or warranty is included or intended in the report, except that the services were performed within the limits prescribed by the Client, and with the customary thoroughness and competence of our profession.

9.0 ADDITIONAL SERVICES

The scope of services performed for this study did not include the following non-ASTM required Phase I ESA items: radon, asbestos containing materials (ACM), lead based paint (LBP), lead in drinking water, PCB-containing material, wetlands, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, mold, indoor air quality, and biological agents.

10.0 REFERENCES

The sources below were used during the performance of this Phase I ESA.

- American Society for Testing and Materials (ASTM, 2013), Designation: E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.
- Environmental Data Resources, Inc. (EDR) – Environmental Database Search Report: 730 Stanyan Street, San Francisco, CA 94117:
 - The EDR – Radius Map™ Report with GeoCheck® dated 29 August 2017
 - The EDR – Certified Sanborn® Map Report dated 30 August 2017
 - The EDR – Aerial Photo Decade Package dated 29 August 2017
 - The EDR – Historical Topographical Map Report dated 29 August 2017
 - The EDR – City Directory Abstract Report dated 29 August 2017
- Gettler-Ryan Inc., Limited Subsurface Investigation Report for Former Chevron Service Station #9-0122, 798 Stanyan Street, San Francisco, California. Dated 26 May 1999.
- Harding Law Associates, Removal of Underground Storage Tank, Police Station, Stanyan at Waller, San Francisco, California. Dated 17 July 1987.
- Harding Law Associates, Preliminary Petroleum Hydrocarbon Leak Investigation, Park Police Station, Stanyan and Waller, San Francisco, California. Dated 30 September 1988.
- San Francisco Department of Public Health, Underground Storage Tank (UST) Closure, San Francisco Police Department, Park Police Station, Stanyan and Waller Streets, San Francisco, LOP Site Number: 10582. Dated 22 April 1997.

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The signatures of the environmental professional(s) responsible for this Phase I ESA are provided on the submittal letter and/or cover page of this report.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

The qualifications of the environmental professionals that conducted this ESA are presented in the resumes provided in Appendix I. Langan declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in #312.10 of 40 CFR 312. Langan has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. Langan has developed and performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.