VERSAR

June 23, 2010

Mr. Fred Schifferle
Vice President
Bank of America, N.A.
2000 Clayton Road
Building D
Concord, California 94520-2425

Reference: Groundwater Monitoring Report May 2010
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 104422.4422.004

Dear Mr. Schifferle:

Versar, Inc. (Versar) has prepared this groundwater monitoring report on behalf of US Trust, Bank of America, N.A. (Bank of America) and the Sketchley Trust, documenting work performed at the property located at 2585 Nicholson Street in San Leandro, California (Site).

Monitoring well MW-1 was sampled on May 20, 2010. Current and historic analytical results from all Site monitoring wells are presented in Table 1 of Attachment I of the report. As shown in Table 1, analytical results for TPHg and benzene in MW-1 in May 2010 have slightly increased from the November 2010 results. The TPHg concentrations over time appear to trend downward; however, benzene concentrations appear to be increasing over time. These trends suggest a separate source of benzene impacting the Site.

Versar is currently responding to the county regulators request for characterization of benzene in groundwater at the Site.

Versar appreciates this opportunity to provide professional environmental services to Bank of America. If you have any questions, please contact me at (916) 863-9323 and tberger@versar.com.

Prepared by:

Tim Berger, P.G.
Program Manager
Southwest Region

cc: Randy Muller – Bank of America
Mesha Lewis – US Trust/Bank of America

• SACRAMENTO AREA OFFICE •
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Background

A release of petroleum constituents was discovered at the Site during removal of underground storage tanks (USTs) in 1991. Subsequently, Versar and others have investigated soils and groundwater beneath the Site, and performed extensive groundwater monitoring. The results of the groundwater monitoring and data evaluation had determined constituents identified in groundwater appear to be naturally degrading over time, and to pose no risk to Site occupants in an industrial setting.

In response, the Alameda County Health Care Services (ACHCS) had considered granting closure for the Site. In the interim, the groundwater monitoring program was reduced to one well (MW-1) on a semi-annual basis. Groundwater monitoring at the Site was last performed in November 2009.

May 2010 Results

Monitoring well MW-1 was sampled on May 20, 2010. Depth to groundwater measurements were recorded from wells MW-1, MW-2, MW-4 and MW-5 on May 20, 2010. Current and historic analytical results from all Site monitoring wells are presented in Table 1 of Attachment I. Groundwater elevation data is presented in Table 2 of Attachment I. A monitoring well purge table documenting field measurements during sampling is presented in Attachment II.
The groundwater sample from MW-1 was analyzed for total petroleum hydrocarbons (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Methods 8015B and 8021B, respectively. Laboratory analytical data sheets are included in Attachment III. The methodology and protocol followed for the collection of the groundwater sample during this groundwater

sampling event are presented in Attachment IV, Decontamination and Groundwater Monitoring Well Sampling Procedures.

As shown in Table 1, analytical results for TPHg and benzene in MW-1 in May 2010 have slightly increased this monitoring event. TPHg concentrations over time appear to trend downward. The measured direction of groundwater flow appears to be northeasterly, at a gradient of 0.001; the groundwater flow direction and gradient are presented in Figure 3 of Attachment I.

Monitoring well MW-3 was inaccessible for measuring depth to groundwater because it is under a storage roll off container. Well MW-5 no longer has a well plug or well box lid; the casing top may also be damaged resulting in erroneous depth to water measurements.

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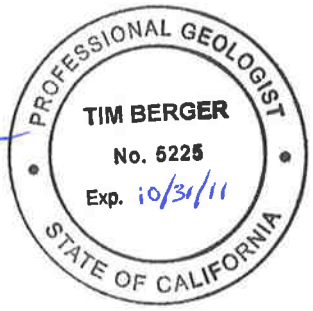
Prepared by:



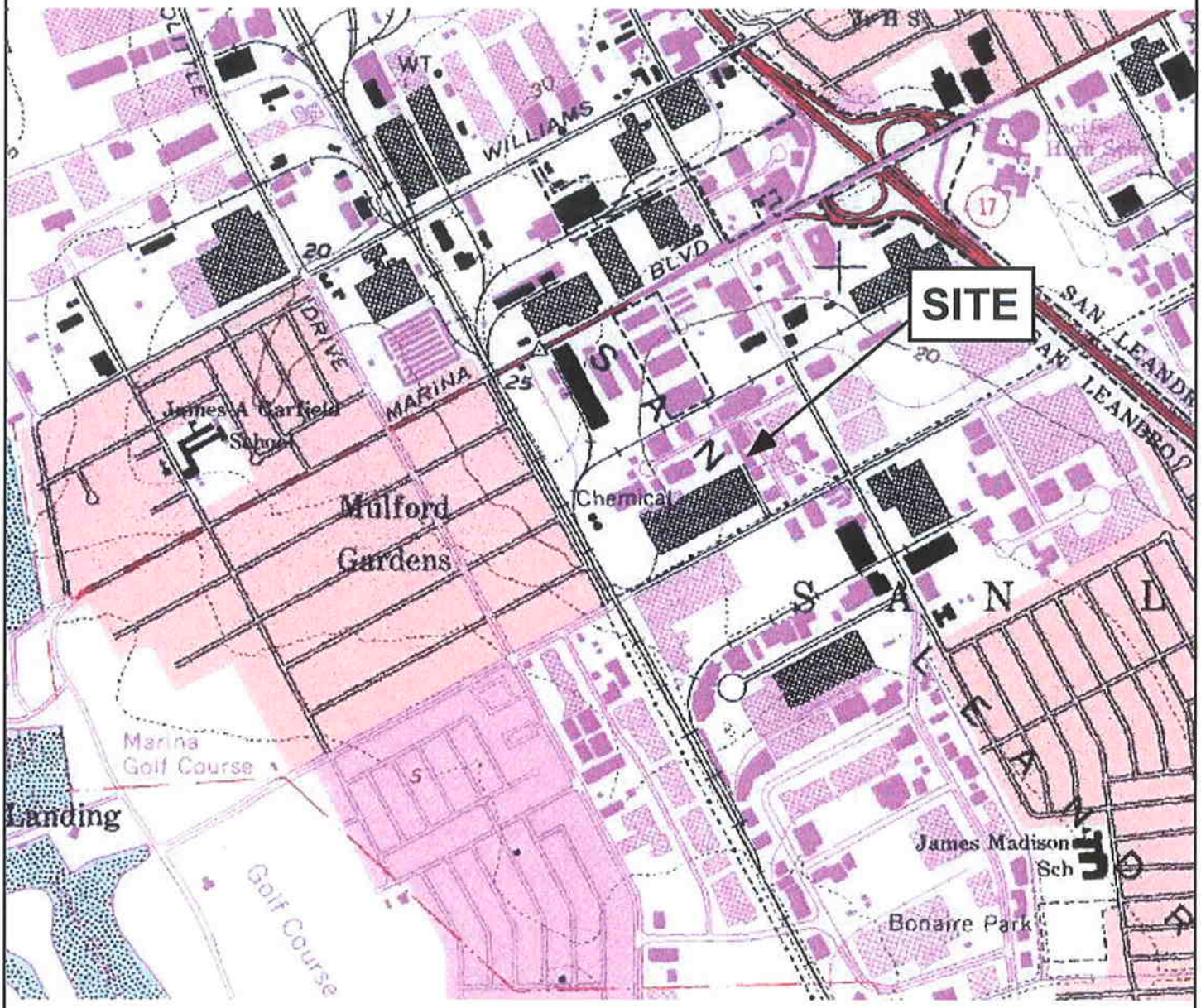
Tim Berger, P.G.
Program Manager
Southwest Region

Attachment I - Figures and Tables
Attachment II - Monitoring Well Purge Table
Attachment III - Laboratory Analytical Data Reports
Attachment IV - Decontamination and Groundwater Monitoring Well Sampling Procedures

cc: Mark E. Detterman - Alameda County Environmental Health
John Kemp - City of San Leandro Environmental Services
Randy Muller – Bank of America
Mesha Lewis – US Trust/Bank of America

ATTACHMENT I

Figures and Tables



Ref. USGS 7.5 Minute Topographical Quadrangle Maps; San Leandro, Calif. c. 1959 Photorevised 1998

Dr. By: TWB	
Date: 6/20/08	
Scale: 1 inch=2,000 feet	
Versar Project No. 4422-006	
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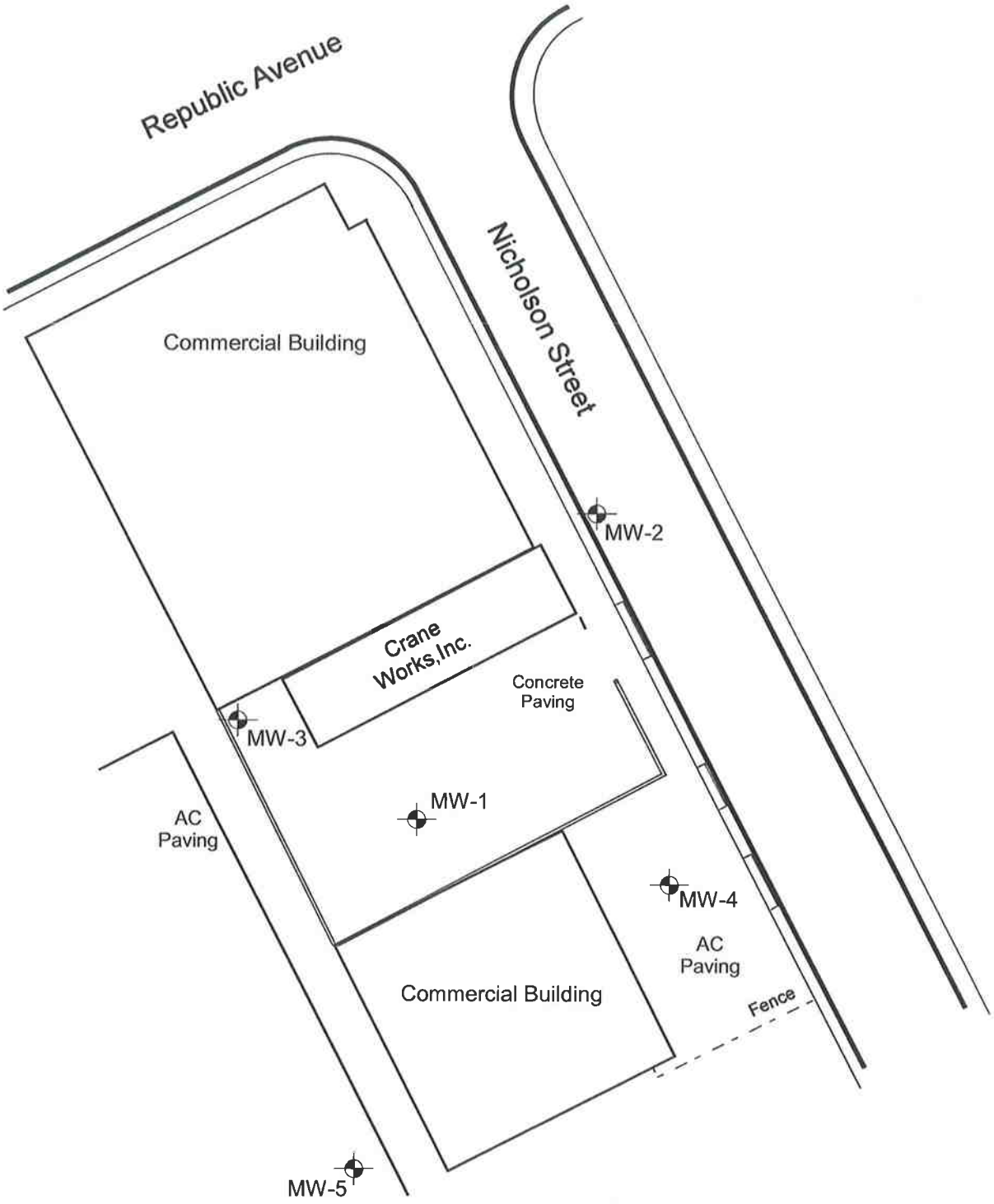
SITE LOCATION

2585 Nicholson Street
San Leandro, California

Figure 1



Dr. By: TWB	
Date: 06/20/2008	
Scale: 1 inch = 60 feet	
Versar Project No. 4422-006	
Path/File : P\BOFA\SanLean\Report\Fig2	

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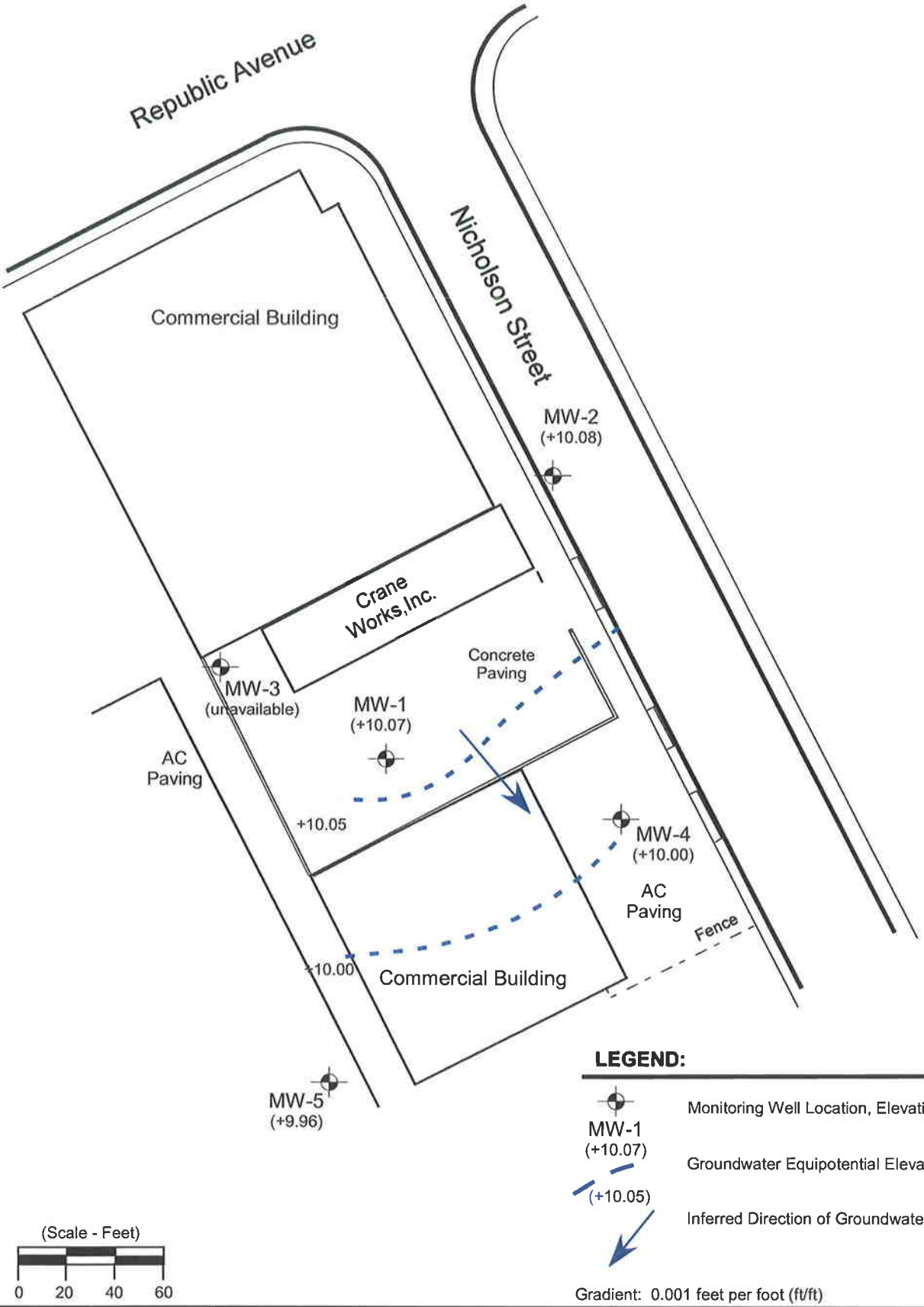
SITE LAYOUT MAP

2585 Nicholson Street
San Leandro, California

Figure 2



Dr. By: NH	
Date: 6/11/2011	
Scale: 1 inch = 60 feet	
Versar Project No. 4422-006	
Path/File : P\BOFA\SanLean\Report\Fig2	

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GROUNDWATER FLOW DIRECTION & GRADIENT

2585 Nicholson Street
San Leandro, California

Figure 3

Table 1
Analytical Results for Groundwater Samples
2585 Nicholson Street
San Leandro, California

Monitoring Well No.	Date	Chemicals of Concern (in µg/L)								
		TPH-G (µg/L)	TPH-D (µg/L)	TPH-MO (µg/L)	TPH-K (µg/L)	TPH-SS (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)
ESL		210	210	210	210	210	1	150	300	1,800
MW-1	Jun-92	**10,000**	ND	--	--	--	**110**	81	62	280
	Nov-92	**9,800**	ND	--	--	--	**23**	14	22	96
	Apr-93	**18,000**	**560**	ND	ND	**370**	**42**	47	50	190
	Jul-93	**27,000**	ND	ND	ND	ND	**40**	45	63	190
	Dec-93	**7,800**	**3,800**	ND	ND	ND	**13**	16	20	77
	Mar-94	**280,000**	**620**	ND	ND	**3,300**	**970**	**880**	**620**	1,700
	Jun-94	**8,500**	ND	ND	ND	ND	**23**	13	8.5	19
	Sep-94	**2,400**	52	ND	ND	ND	**5.3**	2.6	2.5	6
	Dec-94	**4,800**	**1300**	ND	ND	**1,000**	**32**	32	16	50
	Apr-95	**74,000**	**3,700**	ND	ND	**570**	**320**	**350**	**350**	940
	Sep-95	**33,000**	**46,000**	ND	ND	**4,900**	**140**	**270**	260	1,100
	May-99	**8,100**	ND	ND	--	--	**1,400**	31	82	360
	Jul-99	**3,500**	**1,700**	--	--	--	**252**	23	43	179
	Oct-99	**4,900**	--	--	--	--	**270**	34	<5	370
	Jan-00	**22,400**	<500	--	--	--	**1,300**	**402**	**483**	**2,490**
	Apr-00	**13,000**	--	--	--	--	**1,130**	**226**	**335**	1,410
	Jul-00	**28,400**	<50	<500	--	--	**1,470**	**190**	299	967
	Oct-00	**12,900**	--	--	--	<1,000	**1,000**	**197**	**353**	1,400
	Jan-01	**17,800**	--	--	--	--	**957**	146	**353**	1,060
	Apr-01	**13,000**	<50	--	--	--	**1,200**	170	**450**	1,300
	Oct-01	**1,800**	--	--	--	--	**210**	20	47	82
	Apr-02	**3,800**	--	--	--	--	**380**	37	80	120
	Jan-03	**14,000**	--	--	--	--	**1,200**	130	250	310
	Nov-03	**13,000**	**--**	**--**	**--**	**--**	**1,900**	92	210	190
	Apr-04	**9,600**	**--**	**--**	**--**	**--**	**1,200**	68	**410**	260
	Nov-04	**5,500**	**--**	**--**	**--**	**--**	**1,100**	28	97	72.8
	May-05	**2,000**	**--**	**--**	**--**	**--**	**130**	5.5	14	9.1
	May-08	**5,200**	**--**	**--**	--	--	**690**	63	76	51
	Nov-08	**3,100**	**--**	**--**	--	--	**560**	10	45	15
	May-09	**3,600**	**--**	**--**	--	--	**420**	12	42	11
	Nov-09	**930**	**--**	**--**	--	--	**150**	<2.5	9.4	2.5
	May-10	**2,100**	**--**	**--**	--	--	**190**	9.2	17	6.2
MW-2	Apr-99	ND	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	<100	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<100	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	118	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Apr-00	<50	--	--	--	--	0.5	<0.5	<0.5	<0.5
	Jul-00	<400	--	--	--	--	0.8	<0.5	<0.5	<0.5
	Oct-00	<50	--	--	--	--	<0.5	<0.5	<0.5	<1.0
	Jan-01	104	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	160	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-02	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Jan-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-05	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-10	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
MW-3	Apr-99	ND	**540**	ND	--	--	ND	ND	ND	ND
	Jul-99	300	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	230	**--**	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	**163**	<50	--	--	--	0.8	<0.5	<0.5	<0.5
	Apr-00	90	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Jul-00	<400	--	--	--	--	**2.0**	<0.5	<0.5	<0.5
	Oct-00	<50	--	--	--	--	<0.5	<0.5	<0.5	<1.0
	Jan-01	62	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	62	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-02	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Jan-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-05	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-10	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
MW-4	Apr-99	110	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	120	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<100	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	106	--	--	--	--	0.9	<0.5	<0.5	<0.5
	Apr-00	99	--	--	--	--	1.0	<0.5	<0.5	<0.5
	Jul-00	--	--	--	--	--	--	--	--	--
	Oct-00	139	--	--	--	--	0.6	<0.5	<0.5	<1.0
	Jan-01	85	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	130	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-02	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Jan-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-05	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-10	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
MW-5	Apr-99	**270**	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	**570**	<100	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	**540**	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	**231**	--	--	--	--	**1.9**	<0.5	<0.5	<0.5
	Apr-00	**353**	--	--	--	--	**3.5**	<0.5	<0.5	<0.5
	Jul-00	<400	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-00	156	--	--	--	--	**1.0**	<0.5	<0.5	<1.0
	Jan-01	<50	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Apr-01	200	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-01	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-02	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Jan-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-03	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Apr-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-04	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-05	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-08	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	Nov-09	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--
	May-10	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	--

Notes and Abbreviations:

ESL = Environmental Screening Level (Commercial/Drinking Water), May 2008 San Francisco Regional Water Quality Control Board
TPH-G = total petroleum hydrocarbons as gasoline.
TPH-MO = total petroleum hydrocarbons as motor oil.
TPH-D = total petroleum hydrocarbons as diesel.
TPH-K = total petroleum hydrocarbons as kerosene.
TPH-SS = total petroleum hydrocarbons as stoddard solvent.
ug/L = micrograms per litter, equivalent to parts per billion (ppb).
mg/L = milligrams per litter, equivalent to parts per million (ppm).
ND = not detected at or above the methods reporting limit.
-- = not analysed
BOLD = exceeds ESL

Table 2
Groundwatwer Elevation Data
2585 Nicholson Street
San Leandro, California

		Groundwater Monitoring Well					Hydraulic gradient magnitude (ft/ft)	General gradient direction
		MW-1	MW-2	MW-3	MW-4	MW-5		
Well casing elevation (feet amsl)		**15.27**	**13.69**	**15.88**	**15.25**	**16.46**	---	---
Apr 1999	Depth to groundwater (feet bgs)	5.33	3.76	5.88	5.40	6.64		
	Groundwater Elevation (feet amsl)	**9.94**	**9.93**	**10.00**	**9.85**	**9.82**	**0.001**	Southeast
Jul 1999	Depth to groundwater (feet bgs)	5.85	4.19	6.37	5.84	7.11		
	Groundwater Elevation (feet amsl)	**9.42**	**9.50**	**9.51**	**9.41**	**9.35**	**0.001**	Southeast
Oct 1999	Depth to groundwater (feet bgs)	5.45	4.06	5.79	5.60	6.68		
	Groundwater Elevation (feet amsl)	**9.82**	**9.63**	**10.09**	**9.65**	**9.78**	**0.002**	Easterly
Jan 2000	Depth to groundwater (feet bgs)	5.13	3.70	5.63	5.25	6.43		
	Groundwater Elevation (feet amsl)	**10.14**	**9.99**	**10.25**	**10.00**	**10.03**	**0.001**	Easterly
Apr 2000	Depth to groundwater (feet bgs)	4.95	3.61	5.41	5.06	6.15		
	Groundwater Elevation (feet amsl)	**10.32**	**10.08**	**10.47**	**10.19**	**10.31**	**0.002**	Easterly
Jul 2000	Depth to groundwater (feet bgs)	5.74	4.06	6.27	5.77	7.11		
	Groundwater Elevation (feet amsl)	**9.53**	**9.63**	**9.61**	**9.48**	**9.35**	**0.001**	South southeast
Oct 2000	Depth to groundwater (feet bgs)	5.35	3.85	5.75	5.28	6.56		
	Groundwater Elevation (feet amsl)	**9.92**	**9.84**	**10.13**	**9.97**	**9.90**	--	--
Jan 2001	Depth to groundwater (feet bgs)	5.70	4.00	6.21	5.73	6.70		
	Groundwater Elevation (feet amsl)	**9.57**	**9.69**	**9.67**	**9.52**	**9.76**	**0.001**	South southeast
Apr 2001	Depth to groundwater (feet bgs)	5.38	3.80	5.90	5.40	6.65		
	Groundwater Elevation (feet amsl)	**9.89**	**9.89**	**9.98**	**9.85**	**9.81**	**0.001**	Southeast
Oct 2001	Depth to groundwater (feet bgs)	5.79	--	--	--	--		
	Groundwater Elevation (feet amsl)	**9.48**	--	--	--	--	--	
Apr 2002	Depth to groundwater (feet bgs)	5.41	--	--	--	--		
	Groundwater Elevation (feet amsl)	**9.86**	--	--	--	--	--	
Jan 2003	Depth to groundwater (feet bgs)	5.83	--	--	--	--		
	Groundwater Elevation (feet amsl)	**9.44**	--	--	--	--	--	
Nov 2003	Depth to groundwater (feet bgs)	5.47	--	--	--	--		
	Groundwater Elevation (feet amsl)	**9.80**	--	--	--	--	--	
Apr 2004	Depth to groundwater (feet bgs)	5.40	--	--	--	--		
	Groundwater Elevation (feet amsl)	**9.87**	--	--	--	--	--	
Nov 2004	Depth to groundwater (feet bgs)	5.60	--	--	--	--		
	Groundwater Elevation (feet amsl)	**9.67**	--	--	--	--	--	
May 2005	Depth to groundwater (feet bgs)	5.27	--	--	--	--		
	Groundwater Elevation (feet amsl)	**10.00**	--	--	--	--	--	
May 2008	Depth to groundwater (feet bgs)	5.60	--	--	--	--		
	Groundwater Elevation (feet amsl)	**9.67**	--	--	--	--	--	
Nov 2008	Depth to groundwater (feet bgs)	5.73	--	--	5.75	7.10		
	Groundwater Elevation (feet amsl)	**9.54**	--	--	**9.50**	**9.36**	**0.001**	Southerly
May 2009	Depth to groundwater (feet bgs)	5.47	--	--	5.56	6.85		
	Groundwater Elevation (feet amsl)	**9.80**	--	--	**9.69**	**9.61**	**0.002**	Southerly
Dec 2009	Depth to groundwater (feet bgs)	4.90	3.50	--	5.00	6.12		
	Groundwater Elevation (feet amsl)	**10.37**	**10.19**	--	**10.25**	**10.34**	**0.001**	Northeasterly
May 2010	Depth to groundwater (feet bgs)	5.20	3.61	--	5.25	6.50		
	Groundwater Elevation (feet amsl)	**10.07**	**10.08**	--	**10.00**	**9.96**	**0.001**	Southeast

Notes and Abbreviations:
ft/ft = feet per foot
amsl = above mean sea level

ATTACHMENT II

Monitoring Well Purge Table

VERSAR

PURGE TABLE

WELL ID: MW-1

SITE NAME: 2585 Nicholson Rockaway Clean. Service	LOCATION: 2585 Nicholson St. San Leandro, CA
PROJECT NO.: 104427.4422.007	DATE PURGED: 5/20/16
PURGED/SAMPLED BY: TWB	DATE SAMPLED: 5/20/16
MASTER LOCK NUMBER: ✓	TIME SAMPLED: 14:23
DEPTH TO BOTTOM (feet): 18.0'	DEPTH TO WATER (feet): 5.2
WATER COLUMN HEIGHT (feet): 12.8'	CALCULATED PURGE (gallons): 57.6
CASING VOLUME (gallons): 19.2	ACTUAL PURGE (gallons): 55

DEVELOPMENT _____ QUARTERLY _____ BIANNUAL ✓ OTHER _____

SAMPLE TYPE: Groundwater _____ Surface Water _____ Other _____

CASING DIAMETER:	2"	3"	4"	5"	6"	8"	Other
Casing Volume (gallons per foot):	(0.16)	(0.38)	(0.66)	(1.02)	(1.50)	(2.60)	

FIELD MEASUREMENTS

VOLUME (gal)	TIME (2400hr)	TEMP (degrees F)	pH (units)	CONDUCTIVITY (umhos/cm)	DISSOLVED OXYGEN (mg/L)	~~REDOX~~ TDS ppm	TURBIDITY (NTU)
5	13:15	16.5	7.09	842	—	—	—
10	13:20	16.2	7.14	844	—	423	clear
15	13:25	16.2	7.3	851	—	426	
20	13:30	16.3	7.26	850	—	427	
30	13:37	16.3	7.41	861	—	430	clear
40	13:45	16.2	7.44	864	—	434	"
55	13:58	16.5	7.46	871	—	436	clear
	14:00	5.80 DTW					less clear trace

SAMPLE INFORMATION

SAMPLE DEPTH TO WATER (feet): _____ ANALYSES: _____

80% RECHARGE: _____YES _____NO SAMPLE TURBIDITY: _____

ODOR: yes SAMPLE BOTTLE/PRESERVATIVE: _____

PURGING EQUIPMENT

___Centrifugal Pump ___Bailer (Teflon)

___Submersible Pump ___Bailer (PVC or disposable)

___Peristaltic Pump ___Bailer (Stainless Steel)

___Purge Pump

Other: _____

SAMPLING EQUIPMENT

___Centrifugal Pump ___Bailer (Teflon)

___Submersible Pump ___Bailer (PVC or disposable)

___Peristaltic Pump ___Bailer (Stainless Steel)

___Purge Pump

Other: _____

Comments: sheen after 3 gallons, broken. Recovery slowly after 20 gal., water enter well from screen >30 gal

ATTACHMENT III

Laboratory Analytical Data Report

KIFF Analytical LLC

Report Number : 73128
Date : 05/28/2010

Laboratory Results

Tim Berger
Versar, Inc.
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628

Subject : 1 Water Sample
Project Name : Rodding Cleaning Service
Project Number : 104422.4422.007

Dear Mr. Berger,

Chemical analysis of the samples referenced above has been completed. Summaries of the data are contained on the following pages. Sample(s) were received under documented chain-of-custody. US EPA protocols for sample storage and preservation were followed. Testing procedures comply with the 2003 NELAC standard. All soil samples are reported on a total weight (wet weight) basis unless noted otherwise in the case narrative. Laboratory results relate only to the samples tested. This report may be freely reproduced in full, but may only be reproduced in part with the express permission of Kiff Analytical, LLC. Kiff Analytical, LLC is certified by the State of California under the National Environmental Laboratory Accreditation Program (NELAP), lab # 08263CA. If you have any questions regarding procedures or results, please call me at 530-297-4800.

Sincerely,

Joel Kiff

KIFF Analytical LLC

Report Number : 73128
Date : 05/28/2010

Subject : 1 Water Sample
Project Name : Rodding Cleaning Service
Project Number : 104422.4422.007

Case Narrative

Matrix Spike/Matrix Spike Duplicate results associated with sample MW-1 for the analyte TPH as Gasoline were affected by the analyte concentrations already present in the un-spiked sample.

KIFF Analytical LLC

Report Number : 73128
Date : 05/28/2010

Project Name : **Rodding Cleaning Service**
Project Number : **104422.4422.007**

Sample : **MW-1** Matrix : Water Lab Number : 73128-01
Sample Date :05/20/2010

Parameter	Measured Value	Method Reporting Limit	Units	Analysis Method	Date Analyzed
Benzene	**190**	1.5	ug/L	EPA 8021B	05/26/2010
Toluene	**9.2**	0.50	ug/L	EPA 8021B	05/26/2010
Ethylbenzene	**17**	0.50	ug/L	EPA 8021B	05/26/2010
Total Xylenes	**6.2**	0.50	ug/L	EPA 8021B	05/26/2010
4-Bromofluorobenzene (Surr)	108		% Recovery	EPA 8021B	05/26/2010
TPH as Gasoline	**2100**	50	ug/L	EPA 8015B	05/24/2010

2) MRL raised due to interference

Report Number : 73128

Date : 05/28/2010

QC Report : Method Blank Data

Project Name : **Rodding Cleaning Service**

Project Number : **104422.4422.007**

Parameter	Measured Value	Method Reporting Limit	Units	Analysis Method	Date Analyzed
TPH as Gasoline	< 50	50	ug/L	EPA 8015B	05/24/2010
Toluene	< 0.50	0.50	ug/L	EPA 8021B	05/26/2010
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8021B	05/26/2010
Total Xylenes	< 0.50	0.50	ug/L	EPA 8021B	05/26/2010
4-Bromofluorobenzene (Surr)	96.5		%	EPA 8021B	05/26/2010
Benzene	< 0.50	0.50	ug/L	EPA 8021B	05/26/2010

Parameter	Measured Value	Method Reporting Limit	Units	Analysis Method	Date Analyzed

KIFF ANALYTICAL, LLC

2795 2nd Street, Suite 300 Davis, CA 95618 530-297-4800

Report Number : 73128

QC Report : Matrix Spike/ Matrix Spike Duplicate

Date : 05/28/2010

Project Name : **Rodding Cleaning Service**

Project Number : **104422.4422.007**

Parameter	Spiked Sample	Sample Value	Spike Level	Spike Dup. Level	Spiked Sample Value	Duplicate Spiked Sample Value	Units	Analysis Method	Date Analyzed	Spiked Sample Percent Recov.	Duplicate Spiked Sample Percent Recov.	Relative Percent Diff.	Spiked Sample Percent Recov. Limit	Relative Percent Diff. Limit
Ethylbenzene														
	73079-03	0.97	40.0	40.0	42.2	39.0	ug/L	EPA 8021B	5/26/10	103	95.0	8.19	70.0-130	25
P + M Xylene														
	73079-03	<0.50	80.0	80.0	80.3	73.9	ug/L	EPA 8021B	5/26/10	100	92.4	8.38	70.0-130	25
Toluene														
	73079-03	<0.50	40.0	40.0	41.9	38.4	ug/L	EPA 8021B	5/26/10	105	96.0	8.64	70.0-130	25
Benzene														
	73159-01	<0.50	40.0	40.0	39.0	32.3	ug/L	EPA 8021B	5/26/10	97.4	80.8	18.6	70.0-130	25
TPH as Gasoline														
	73128-01	2100	496	496	2360	2210	ug/L	EPA 8015B	5/24/10	51.4	22.3	79.0	70.0-130	25

KIFF ANALYTICAL, LLC

2795 2nd Street, Suite 300 Davis, CA 95618 530-297-4800

Report Number : 73128

QC Report : Laboratory Control Sample (LCS)

Date : 05/28/2010

Project Name : **Rodding Cleaning Service**

Project Number : **104422.4422.007**

Parameter	Spike Level	Units	Analysis Method	Date Analyzed	LCS Percent Recov.	LCS Percent Recov. Limit
TPH as Gasoline	496	ug/L	EPA 8015B	5/24/10	101	70.0-130
Ethylbenzene	40.2	ug/L	EPA 8021B	5/26/10	99.1	70.0-130
P + M Xylene	80.4	ug/L	EPA 8021B	5/26/10	99.3	70.0-130
Toluene	40.2	ug/L	EPA 8021B	5/26/10	99.6	70.0-130
Benzene	40.0	ug/L	EPA 8021B	5/26/10	105	70.0-130

KIFF ANALYTICAL, LLC

2795 2nd Street, Suite 300 Davis, CA 95618 530-297-4800

KIFF Analytical LLC

2795 2nd Street, Suite 300
Davis, CA 95618
Lab: 530.297.4800
Fax: 530.297.4802

SRG # / Lab No. 73128

Page 1 of 1

Chain-of-Custody Record and Analysis Request

Project Contact (Hardcopy or PDF To): Tim Berger	California EDF Report? ☑ Yes ☐ No
Company / Address: Versar, 7344 Madison Ave. 167	Sampling Company Log Code:
Phone Number: 916 803 9323	Global ID:
Fax Number: 916 902 2678	EDF Deliverable To (Email Address): tberger@versar.com
Project #: 104422.442200 / P.O. #: —	Bill to: Versar Inc. Fair Oaks, CA
Project Name: Redding Cleaning Service	Sampler Print Name: Tim Berger
	Sampler Signature: T Berger

Project Address: 2585 Nicholson San Leandro CA

Sample Designation	Sampling: Date	Sampling: Time	Container: 40 ml VOA	Sleeve	Poly	Glass	Tedlar		Preservative: HCl	HNO_3	None			Matrix: Water	Soil	Air	
MW-1	5/20/10	14:34							✓					✓			

Analysis Request

MTBE @ 0.5 ppb (EPA 8260B)	BTEX (EPA 8260B)	TPH Gas (EPA 8260B)	5 Oxygenates (MTBE, DIPE, ETBE, TAME, TBA) (EPA 8260B)	7 Oxygenates (5 oxy + EtOH, MeOH) (EPA 8260B)	Lead Scav. (1,2 DCA & 1,2 EDB) (EPA 8260B)	Volatile Halocarbons (EPA 8260B)	Volatile Organics Full List (EPA 8260B)	Volatile Organics (EPA 524.2 Drinking Water)	TPH as Diesel (EPA 8015M)	TPH as Motor Oil (EPA 8015M)	CAM 17 Metals (EPA 200.7 / 6010)	5 Waste Oil Metals (Cd,Cr,Ni,Pb,Zn) (EPA 200.7 / 6010)	Mercury (EPA 245.1 / 7470 / 7471)	Total Lead (EPA 200.7 / 6010)	W.E.T. Lead (STLC)	TPH-g /BTEX EPA M 8021				
												CIRCLE METHOD										
																X						

TAT: ☐ 12 hr ☐ 24 hr ☐ 48hr ☐ 72hr ☒ 1 wk

For Lab Use Only: 01

Relinquished by:	Date	Time	Received by:
T Berger	5/20/10	1730	
Relinquished by:	Date	Time	Received by:
Relinquished by:	Date	Time	Received by Laboratory:
	052010	1730	T Gillett Kiff Analytical

Remarks:

Page 1 of 1

Distribution: White - Lab; Pink - Originator
Rev: 060409

KIFF Analytical LLC

SAMPLE RECEIPT CHECKLIST

RECEIVER: KT Initials

SRG#: 73128 Date: 052010

Project ID: Rodding Cleaning Service

Method of Receipt: ☐ Courier ☒ Over-the-counter ☐ Shipper

COC Inspection

Is COC present?	☒ Yes	☐ No	
Custody seals on shipping container?	☐ Intact	☐ Broken	☒ Not present ☐ N/A
Is COC Signed by Relinquisher? ☒ Yes ☐ No	Dated? ☒ Yes	☐ No	
Is sampler name legibly indicated on COC?	☒ Yes	☐ No	
Is analysis or hold requested for all samples	☒ Yes	☐ No	
Is the turnaround time indicated on COC?	☒ Yes	☐ No	
Is COC free of whiteout and uninitialed cross-outs?	☒ Yes	☐ No, Whiteout	☐ No, Cross-outs

Sample Inspection

Coolant Present: ☒ Yes ☐ No (includes water)

Temperature °C 4.6 Therm. ID# IR2 Initial KT Date/Time 052010 1730 ☐ N/A

Are there custody seals on sample containers?	☐ Intact	☐ Broken	☒ Not present
Do containers match COC? ☒ Yes ☐ No ☐ No, COC lists absent sample(s)			☐ No, Extra sample(s) present
Are there samples matrices other than soil, water, air or carbon?	☐ Yes	☒ No	
Are any sample containers broken, leaking or damaged?	☐ Yes	☒ No	
Are preservatives indicated? ☐ Yes, on sample containers	☒ Yes, on COC	☐ Not indicated	☐ N/A
Are preservatives correct for analyses requested?	☒ Yes	☐ No	☐ N/A
Are samples within holding time for analyses requested?	☒ Yes	☐ No	
Are the correct sample containers used for the analyses requested?	☒ Yes	☐ No	
Is there sufficient sample to perform testing?	☒ Yes	☐ No	
Does any sample contain product, have strong odor or are otherwise suspected to be hot?		☐ Yes	☒ No

Receipt Details

Matrix H2O Container type VOA # of containers received 4

Matrix _____ Container type _____ # of containers received _____

Matrix _____ Container type _____ # of containers received _____

Date and Time Sample Put into Temp Storage Date: 052010 Time: 1730

Quicklog

Are the Sample ID's indicated:	☐ On COC	☐ On sample container(s)	☒ On Both	☐ Not indicated
If Sample ID's are listed on both COC and containers, do they all match?	☒ Yes	☐ No		☐ N/A
Is the Project ID indicated:	☒ On COC	☐ On sample container(s)	☐ On Both	☐ Not indicated
If project ID is listed on both COC and containers, do they all match?	☐ Yes	☒ No		☐ N/A
Are the sample collection dates indicated:	☐ On COC	☐ On sample container(s)	☒ On Both	☐ Not indicated
If collection dates are listed on both COC and containers, do they all match?	☒ Yes	☐ No		☐ N/A
Are the sample collection times indicated:	☐ On COC	☐ On sample container(s)	☒ On Both	☐ Not indicated
If collection times are listed on both COC and containers, do they all match?	☒ Yes	☐ No		☐ N/A

COMMENTS:

O:\old_ed\samprec\Forms\Sample Receipt Checklist rev 051409.doc

ATTACHMENT IV

Decontamination and Groundwater Monitoring Well Sampling Procedures

1.0 DECONTAMINATION PROCEDURES

The decontamination procedures for non-dedicated field equipment and well development/purging equipment are given below. These procedures are followed during all field activities.

1. Non-dedicated well development, purging, and sampling equipment is carefully pre-cleaned prior to each use, as follows:

    a. Carefully brush off any loose foreign debris with a soft bristle brush.
    b. Rinse the equipment thoroughly in clean water.
    c. Wash the equipment in a non-phosphate detergent bath.
    d. Rinse thoroughly in clean water.
    e. Rinse thoroughly with deionized water.
    f. Air dry in a dust-free environment.
    g. Store in unused plastic bags or other suitable cover until use.

2. Clean disposable gloves are worn by all field personnel when handling decontaminated equipment.

2.0 COLLECTION OF SAMPLES

2.1 Groundwater Sampling

Groundwater samples are collected for laboratory analysis using the procedures given below.

1. Open the well and measure the organic vapor concentration with a flame-ionization detector (FID) or photoionization detector (PID).

2. Measure the water levels (if any) in the well using a decontaminated measuring device. All measurements must be made to the nearest 0.01 foot, and measured relative to the top of the casing. Record the depth of the water in the field notebook.

3. Inspect the disposable bailer to ensure that the bottom valve assembly is working correctly.

4. Begin purging the well by inserting a purge pump into the PVC monitoring well casing and carefully lower it into the well. Take care to avoid agitating and aerating the fluid column in the well.

5. Slowly withdraw the bailer and transfer the water samples to sampling containers.

6. Measure the temperature, pH, conductivity, and turbidity. Record these and all subsequent measurements in the field notebook.

7. Continue purging the well (a minimum of three well volumes) until the temperature, pH, conductivity, and turbidity have stabilized, or the well is dry.

8. When the water has recovered to 80 percent of the original level, carefully lower a new disposable bailer into the well and recover groundwater samples.

9. Fill the appropriate sample containers by releasing water from the bailer via the bottom emptying device with a minimum of agitation. The most volatile parameters are collected first, proceeding to the least volatile parameters.

10. Place the purge water in a DOT-approved 55-gallon drums.

3.0 ANALYSIS OF SAMPLES

Samples are submitted to a California state-certified laboratory for analysis.

4.0 SAMPLE HANDLING

4.1 Sample Containers, Preservation, and Holding Times

All samples are collected, placed in containers, preserved, and analyzed within the time constraints with applicable local, provincial, and federal procedures. All sample containers are precleaned in accordance with prescribed EPA methods. A custody seal is placed around all sample container lids to prevent leaks and unauthorized tampering with individual samples following collection and prior to the time of analysis.

4.2 Sample Tracking and Management

All samples are tracked using a standard chain-of-custody form. The chain of custody record includes the following information:

1. Sample number

2. Signature of collector

3. Date and time of collection

4. Sample collection location

5. Sample type

6. Signature of persons involved in the chain-of-possession

7. Inclusive dates of possession

8. Analytical parameters

9. Pertinent field observations

The custody record is completed using waterproof ink. Corrections are made by drawing a line through, initialing the error, and then entering the correct information.

Custody of the samples begins at the time of sample collection and are maintained by the sampling team supervisor until samples are relinquished for shipment to the laboratory, or until samples are hand-delivered to the designated laboratory sample custodian. Partial sample sets being accumulated for hand-delivery to the laboratory are stored in coolers with chain-of-custody records sealed in plastic bags and placed in the cooler with the sample sets.

VERSAR

July 15, 2010

Reference: Groundwater Monitoring Report May 2010
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 104422.4422.004
ACEH Case #RO00000020

PERJURY STATEMENT

As the Environmental Professional (EP) responsible for preparation of this Report, I declare that to the best of my knowledge at the present time, that the information and/or recommendations contained in the attached document are true and correct.

PROFESSIONAL GEOLOGIST
TIM BERGER
No. 5225
Exp. 10/31/11
STATE OF CALIFORNIA

7/15/10

Tim Berger, P.G.
Responsible Professional

Date

• SACRAMENTO AREA OFFICE •
7844 MADISON AVENUE, SUITE 167 • FAIR OAKS, CA 95628 • TELEPHONE (916) 962-1612 FAX (916) 962-2678