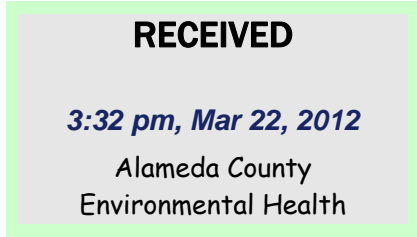


Mr. Paresh Kharti
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577



Re: **Connell Automobile Dealership**
3093 Broadway
Oakland, California
ACEH Case No. 199

Dear Mr. Kharti:

The Hill Family Trust & Linden Broadway Property Trust (Trusts) have retained Pangea Environmental Services, Inc. (Pangea) as the environmental consultant for the project referenced above. Pangea is submitting the attached report on behalf of the Trusts.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

Sincerely,

A handwritten signature in black ink, appearing to read "George Hill".

George Hill
Hill Family Trust



May 18, 2011

Ms. Flora Chan
Bay Area Air Quality Management District
Permit Services Division
939 Ellis Street
San Francisco, California 94109

Re: **SVE System Startup Results**
Soil Vapor Extraction (SVE) System
3093 Broadway, Oakland, California
BAAQMD Plant No. 18475
BAAQMD Application No. 15615

Dear Ms. Chan:

Pangea Environmental Services (Pangea) is submitting startup test results for the soil vapor extraction (SVE) system in operation at the subject site. Startup testing was initiated on April 26, 2011. Described below are the system description, system startup and sampling, permit compliance, and future activities.

SYSTEM DESCRIPTION

The SVE system consists of a 400* cubic foot per minute (cfm) liquid-ring blower (S-1), thermal/ catalytic oxidizer (A-1), and emission stack (P-1). (* Unit operation limited to 280 cfm for permit compliance.). The SVE system is the vapor portion of the combined soil vapor/groundwater [dual phase extraction (DPE)] system. Soil vapor and groundwater are simultaneously extracted from the subsurface using PVC piping and drop-tube stingers in up to twelve remediation wells. After extraction from the wells, the soil vapor/water stream passes through a 120-gallon vapor/liquid separator, where any entrained groundwater is separated out and treated. From the vapor/liquid separator, soil vapor passes through the liquid-ring blower and into the thermal/catalytic oxidizer before being discharged to the atmosphere. The unit is currently operating in thermal oxidizer mode.

SYSTEM STARTUP AND SAMPLING

Pangea provided startup notification to Flora Chan on April 8, 2011. Influent and effluent vapor samples were collected on April 27, after approximately 8 hours of total operation. SVE system performance data, flow rates, laboratory analytical data, organic vapor analyzer measurements, hydrocarbon removal rates, emission rates, and destruction efficiency are summarized on attached Table 1. Laboratory analytical results are included in Attachment A.

PANGEA Environmental Services, Inc.

1710 Franklin Street, Suite 200, Oakland, CA 94612 Telephone 510.836.3700 Facsimile 510.836.3709 www.pangeaenv.com

PERMIT COMPLIANCE

Compliance with permit conditions is summarized below on Table A. Given the influent vapor concentration of 650 ppmv TPHg (between 200 and 2,000 ppmv), the Authority to Construct (ATC) permit requires a minimum abatement/destruction efficiency of >97% for TPHg. Startup data indicates the equipment achieved abatement of >98.9% TPHg, which exceeds the permit requirement. As shown on attached Table 1, the TPHg and benzene *removal* rates from the subsurface were approximately 13.5 and 0.44 lbs/day, respectively. The estimated benzene emission rate was 0.001 lbs/day, substantially below the permit limit of 0.25 lbs/day. The ATC also requires a maximum flow rate of 280 scfm and minimum oxidizer temperature of 1,400 degrees Fahrenheit.

Table A – Compliance Evaluation for SVE Startup Data for 4/27/11

Sample Location	TPHg Concentration (ppmv)	Benzene Mass Removal/Emissions (lbs/day)	Flow Rate (scfm)	Temp (°F)*
Influent	650	0.33	42	1,466
Effluent	<7.0	0.001	42	1,466
Permit Limit	97% Abatement	0.250 lbs/day	280	>1,400
Pass/Fail	Pass (98.9%)	Pass	Pass	Pass

* Thermocouples in oxidizer chamber transmit temperature data to temperature controllers on oxidizer control panel.

PLANNED FUTURE ACTIVITIES

Pangea plans to operate the SVE system at the site for approximately six to twelve months and monitor the system on a bi-weekly basis. To monitor SVE system performance and abatement efficiency, Pangea plans to analyze influent and effluent samples for TPHg and BTEX compounds on a bi-weekly or reduced basis.

SVE System Startup Results
BAAQMD Plant No. 18475
3093 Broadway
Oakland, CA
May 18, 2011

CLOSING

If you have any questions or comments, please feel free to contact me at (510) 435-8664 or briddell@pangeaenv.com.

Sincerely,
Pangea Environmental Services



Bob Clark-Riddell, P.E.



ATTACHMENTS

Table 1 – SVE Performance Data

Attachment A – Laboratory Analytical Results

cc: SWRCB Geotracker Database (electronic copy)

Pangea

Table 1. SVE (DPE) Performance Data - 3093 Broadway, Oakland, CA											Removal				Emission Reporting					
Date	Wells	Oxidizer			System		Lab	Influent	Influent	Influent	SVE TPHg	SVE Benzene	Cumulative	Cumulative	Effluent	Effluent	TPHg	Benzene	Benzene	Cumulative
		Hr Meter Reading (hours)	Total Time (days)	Interval Time (days)	Vapor Flow Rate (cfm)	Applied Vacuum ("Hg)	Sample ID	TPHg Lab (ppmv)	Benzene Lab Data (ppmv)	OVA Reading (ppmv)	Removal Rate (lbs/day)	Removal Rate (lbs/day)	SVE TPHg Removal (lbs)	SVE Benzene Removal (lbs)	TPHg Lab (ppmv)	Benzene Lab Data (ppmv)	Abatement Efficiency (%)	Abatement Efficiency (%)	Emission Rate (lbs/day)	Vapor Flow (cf)
04/26/11	MW-10, MW-6, RW-2	15276.5	0.0	0.0	42	17	---	---	---	1,850	0.0	0.00	0.0	0	---	---	---	---	---	0
04/27/11	RW-2, RW-3A, RW-3B, MW-6	15282.4	0.2	0.2	42	17	INF-V	650	27.0	1,850	8.8	0.33	2.2	0.08	< 7.0	< 0.077	> 98.9	> 99.7	> 0.001	14,868
05/05/11	RW-2, RW-3A, RW-3B, MW-6	15304.0	1.1	0.9	42	19	---	1,000	36.0	2,890	13.5	0.44	14.3	0.48	---	---	---	---	---	69,300
05/11/11	RW-2, RW-3A, RW-3B, MW-6	15448.0	7.1	6.0	42	17	---	1,000	36.0	---	13.5	0.44	95.1	3.12	---	---	---	---	---	432,180

Notes:

ALL = Wells MW-1, MW-6, MW-10, MW-14, MW-15, RW-1, RW-2, RW-3A, RW-3B, RW-4, RW-5 and VE-1.

NA = not analyzed; NM = not measured; --- = not available

System data estimated when specific data not available.

cfm = actual cubic feet (cf) per minute based on anemometer readings (from vacuum side of vacuum pump during SVE).

ppmv = parts per million on volume to volume basis. Actual lab data shown in **bold**. Lab data estimated for dates without lab data to allow mass removal calculation.

lbs = Pounds

"Hg = Inches of mercury vacuum

SVE = Soil Vapor Extraction

OVA = Organic Vapor Analyzer (Horiba Model MEXA 324JU)

TPHg and Benzene Removal Rates = For dates where no laboratory analytical data was collected, the lab data is estimated based on prior lab data and OVA readings to calculate period and cumulative mass removal.

Hydrocarbon Removal/Emission Rate = Rate based on Bay Area Air Quality Management District's Manual of Procedures for Soil Vapor Extraction dated July 17, 1991.

Rate = lab concentration (ppmv) x system flowrate (scfm) x (1lb-mole/386 ft³) x molecular weight (86 lb/lb-mole for TPH-Gas hexane) x 1440 min/day x 1/1,000,000.

ATTACHMENT A

Laboratory Analytical Results



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mcccampbell.com E-mail: main@mcccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

Pangea Environmental Svcs., Inc. 1710 Franklin Street, Ste. 200 Oakland, CA 94612	Client Project ID: #1005.001; 3093 Broadway, Oakland	Date Sampled: 04/27/11
	Client Contact: Morgan Gillies	Date Received: 04/27/11
	Client P.O.: #3093 Broadway, Oakland, CA	Date Reported: 05/04/11
		Date Completed: 05/03/11

WorkOrder: 1104782

May 04, 2011

Dear Morgan:

Enclosed within are:

- 1) The results of the **3** analyzed samples from your project: **#1005.001; 3093 Broadway, Oakland,**
- 2) A QC report for the above samples,
- 3) A copy of the chain of custody, and
- 4) An invoice for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing

McC Campbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McC Campbell Analytical, Inc.

1104782

McCAMPBELL ANALYTICAL, INC.

1534 Willow Pass Road
Pittsburg, CA 94565

Website: www.mccampbell.com Email: main@mccampbell.com

Telephone: (925) 252-9262

Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

RUSH 24 HR 48 HR 72 HR 5 DAY

EDF Required? Coelt (Normal) No Write On (DW) No

Report To: Morgan Gillies Bill To: Pangea
Company: Pangea Environmental Services, Inc.
1710 Franklin Street, Suite 200, Oakland, CA 94612
E-Mail: mgillies@pangeaenv.com
Tele: (510) 836-3700 Fax: (510) 836-3709
PO#: 3093 Broadway, Oakland, CA Project Name: Connell Auto
Project Location: 3093 Broadway, Oakland, Ca Project #: 1005.001
Sampler Signature: *[Signature]*

Analysis Request										Other	Comments						
BTEX & TPH as Gas (602/8020 + 8015)/MTBE	TPH as Diesel (8015) w/ Silica Gel Cleanup	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601 / 8010 / 8021	BTEX ONLY (EPA 602 / 8020)	EPA 608 / 8081	EPA 608 / 8082 PCB's ONLY	EPA 8140 / 8141	EPA 8150 / 8151	EPA 524.2 / 624 / 8260	EPA 525 / 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals (6010 / 6020)	LUFT 5 Metals (6010 / 6020)	Lead (200.8 / 200.9 / 6010)	5 Oxygenates(TAME, TBA, DIPE, ETBE, MTBE) by 8260.	Filter Samples for Metals analysis: Yes / No
EFF-V	EFF	4/27	1405	1	T		X	X									
INF-V	INF	4/27	1410	1	T		X	X									
INF-W	INF	4/27	1450	5	V	X		X	X	X	X						

Relinquished By: *[Signature]* Date: 4/27/11 Time: 1545 Received By: *[Signature]*
Relinquished By: *[Signature]* Date: 4/27/11 Time: 1630 Received By: *[Signature]*
Relinquished By: *[Signature]* Date: Time: Received By:

ICE/r *62* COMMENTS:
GOOD CONDITION _____
HEAD SPACE ABSENT _____
DECHLORINATED IN LAB _____
APPROPRIATE CONTAINERS _____
PRESERVED IN LAB _____
VOAS O&G METALS OTHER
PRESERVATION pH<2

McC Campbell Analytical, Inc.



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1104782

ClientCode: PEO

WaterTrax
 WriteOn
 EDF
 Excel
 Fax
 Email
 HardCopy
 ThirdParty
 J-flag

Report to:	Morgan Gillies	Email: mgillies@pangeaenv.com	Bill to:	Bob Clark-Riddell	Requested TAT: 5 days
	Pangea Environmental Svcs., Inc.	cc:		Pangea Environmental Svcs., Inc.	Date Received: 04/27/2011
	1710 Franklin Street, Ste. 200	PO: #3093 Broadway, Oakland, CA		1710 Franklin Street, Ste. 200	Date Printed: 04/28/2011
	Oakland, CA 94612	ProjectNo: #1005.001; 3093 Broadway, Oakland		Oakland, CA 94612	
	(510) 836-3700 FAX (510) 836-3709				

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	
1104782-001	EFF-V	Air	4/27/2011 14:05	<input type="checkbox"/>	A		A										
1104782-002	INF-V	Air	4/27/2011 14:10	<input type="checkbox"/>	A												
1104782-003	INF-W	Water	4/27/2011 14:50	<input type="checkbox"/>		A		B									

Test Legend:

1	G-MBTEX_AIR	2	G-MBTEX_W	3	PREFD REPORT	4	TPH(D)WSG_W	5	
6		7		8		9		10	
11		12							

The following SampIDs: 001A, 002A contain testgroup.

Prepared by: Ana Venegas

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.



Sample Receipt Checklist

Client Name: **Pangea Environmental Svcs., Inc.**
Project Name: **#1005.001; 3093 Broadway, Oakland**
WorkOrder N°: **1104782** Matrix Air/Water

Date and Time Received: **4/27/2011 6:37:28 PM**
Checklist completed and reviewed by: **Ana Venegas**
Carrier: Rob Pringle (MAI Courier)

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

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
Container/Temp Blank temperature Cooler Temp: 6.2°C NA
Water - VOA vials have zero headspace / no bubbles? Yes No No VOA vials submitted
Sample labels checked for correct preservation? Yes No
Metal - pH acceptable upon receipt (pH<2)? Yes No NA
Samples Received on Ice? Yes No
(Ice Type: WET ICE)

* NOTE: If the "No" box is checked, see comments below.

=====

Client contacted: Date contacted: Contacted by:

Comments:



QC SUMMARY REPORT FOR SW8021B/8015Bm

W.O. Sample Matrix: Water/Air

QC Matrix: Water

BatchID: 57976

WorkOrder 1104782

EPA Method SW8021B/8015Bm		Extraction SW5030B							Spiked Sample ID: 1104791-001A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(btex) [£]	ND	60	96.1	90.1	6.44	96.3	94.4	2.02	70 - 130	20	70 - 130	20
MTBE	ND	10	116	108	7.58	114	128	11.4	70 - 130	20	70 - 130	20
Benzene	ND	10	108	102	5.52	106	108	2.18	70 - 130	20	70 - 130	20
Toluene	ND	10	92.4	87.1	5.74	93	96.1	3.30	70 - 130	20	70 - 130	20
Ethylbenzene	ND	10	94.3	90.9	3.67	94.5	97.2	2.86	70 - 130	20	70 - 130	20
Xylenes	ND	30	107	103	3.86	108	111	2.96	70 - 130	20	70 - 130	20
%SS:	118	10	97	96	0.504	97	97	0	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 57976 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1104782-001A	04/27/11 2:05 PM	04/28/11	04/28/11 1:19 PM	1104782-001A	04/27/11 2:05 PM	04/28/11	04/28/11 1:19 PM
1104782-002A	04/27/11 2:10 PM	04/28/11	04/28/11 12:45 PM	1104782-002A	04/27/11 2:10 PM	04/28/11	04/28/11 12:45 PM
1104782-003A	04/27/11 2:50 PM	05/02/11	05/02/11 3:54 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

£ TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.



QC SUMMARY REPORT FOR SW8015B

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 57969

WorkOrder 1104782

EPA Method SW8015B		Extraction SW3510C/3630C							Spiked Sample ID: N/A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH-Diesel (C10-C23)	N/A	1000	N/A	N/A	N/A	103	102	0.253	N/A	N/A	70 - 130	30
%SS:	N/A	625	N/A	N/A	N/A	94	93	0.753	N/A	N/A	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 57969 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1104782-003B	04/27/11 2:50 PM	04/27/11	04/28/11 3:33 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = $100 * (MS - Sample) / (Amount\ Spiked)$; RPD = $100 * (MS - MSD) / ((MS + MSD) / 2)$.

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.