Kawahara Nursery
698 Burnett Avenue
Morgan Hill, CA 95037

KAWAHARA NURSERY
INCORPORATED

7/6, 2006

Mr. Steven Plunkett
Alameda County Health Care Services Agency
Environmental Protection Division
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Perjury Statement
Kawahara Nursery, 16550 Ashland Avenue, San Lorenzo, California; RO-291

Dear Mr Plunkett,

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

John T. Kawahara

John Kawahara, Vice President

Semiannual Groundwater Monitoring Report
Spring 2006

Kawahara Nursery
16550 Ashland Avenue
San Lorenzo, California
ACDEH Fuel Leak Case No. RO0000291

July 6, 2006 BEI Job No. 94015

Prepared by:

Blymyer Engineers, Inc.
1829 Clement Avenue
Alameda, CA 94501

Client:

Kawahara Nursery, Inc.
16550 Ashland Avenue
San Lorenzo, CA 94508

Limitations

Services performed by Blymyer Engineers, Inc. have been provided in accordance with generally accepted professional practices for the nature and conditions of similar work completed in the same or similar localities, at the time the work was performed. The scope of work for the project was conducted within the limitations prescribed by the client. This report is not meant to represent a legal opinion. No other warranty, expressed or implied, is made. This report was prepared for the sole use of Kawahara Nursery, Inc.

Blymyer Engineers, Inc.

By: _____

Mark E. Detterman C.E.G.
Senior Geologist

And: _____

Michael S. Lewis
Vice President, Technical Services

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1.0 Introduction

1.1 Previous Work

1.1.1 Underground Storage Tank Removal

On December 1, 1992, one steel 5,000-gallon underground storage tank (UST) was removed from the property owned by Kawahara Nursery, located at 16550 Ashland Avenue, San Lorenzo, California, (Figure 1). The UST, used to store diesel, was reported to be in good condition at the time of removal with no visible evidence of holes. However, soil samples collected from the UST excavation contained Total Petroleum Hydrocarbons (TPH) as diesel, suggesting that a release had occurred. The results of the UST closure were described in the *Underground Storage Tank Closure Report*, prepared by Tank Protect Engineering.

According to information obtained from Kawahara Nursery, a 1,000-gallon gasoline UST was previously located in the vicinity of the lath house on the north side of the property (Figure 2). The UST was reportedly removed from the site shortly after Kawahara Nursery occupied the property in 1954.

1.1.2 Phase I Site Investigation

In a letter dated January 27, 1993, the Alameda County Department of Environmental Health (ACDEH) requested that a preliminary subsurface investigation be completed to ascertain the extent of soil and groundwater contamination at the site. On June 10, 1993, Blymyer Engineers supervised the installation of three groundwater monitoring wells (MW-1, MW-2, and MW-3) and one soil bore (SB-1). Minor concentrations of petroleum hydrocarbons were detected in the soil samples collected from soil bores MW-1 and MW-2, and higher concentrations were detected in the samples collected near the water-bearing zone in soil bore MW-3. The groundwater sample collected from monitoring well MW-3, located adjacent to an on-site irrigation well, contained TPH as gasoline and benzene, toluene, ethylbenzene, and xylenes (BTEX).

1.1.3 Phase II Site Investigation

In response to Blymyer Engineers' *Preliminary Site Assessment, Phase I Subsurface Investigation* report and *Subsurface Investigation Status Report*, the ACDEH requested full delineation of the extent of petroleum hydrocarbons in groundwater at the site and in the soil adjacent to the diesel UST excavation. In 1994, Blymyer Engineers conducted a second phase of investigation at the site consisting of:

- A review of records at the ACDEH and the Regional Water Quality Control Board to determine if any toxic chemical or fuel leaks reported within a ¼-mile radius may have impacted the site
- A review of historical aerial photographs
- Field tests to assess whether pumping of the on-site irrigation well would influence the shallow water-bearing zone
- A 16-point soil gas survey
- Installation of two additional groundwater monitoring wells (MW-4 and MW-5)
- Collection of groundwater samples from all five monitoring wells during the first three quarters of 1995

Results of the second phase of investigation were presented in Blymyer Engineers' *Subsurface Investigation Letter Report*, dated December 16, 1994, and in quarterly groundwater monitoring reports submitted in 1995.

No potential upgradient sources of contamination were identified during the review of the local regulatory agency records and aerial photographs. On the basis of the limited field tests, pumping of the irrigation well did not have a significant influence on shallow groundwater beneath the site. Furthermore, petroleum hydrocarbons were not detected in the groundwater samples collected from the irrigation well, which is apparently screened from 45 to 60 feet below ground surface (bgs).

Slightly elevated concentrations of petroleum hydrocarbons were detected in the soil gas samples collected

from the northeastern corner of the barn and near the northernmost lath house. Groundwater samples from MW-3, located between the lath house and the barn, contained up to 120,000 micrograms per liter (µg/L) TPH as gasoline, 4,800 µg/L of benzene, 8,400 µg/L of toluene, 3,000 µg/L of ethylbenzene, and 27,000 µg/L of total xylenes. The presence of TPH as gasoline in groundwater samples from MW-3 suggested that there was another source of petroleum hydrocarbons at the site, in addition to the diesel UST that was removed in 1992.

TPH as diesel was detected in the MW-5 groundwater sample only during the March 1995 sampling event. TPH as gasoline, TPH as diesel, and BTEX were not detected in groundwater samples collected from monitoring wells MW-1, MW-2, or MW-4. The direction of groundwater flow in September 1995 was estimated to be northwest with an average gradient of 0.004 feet/foot.

On the basis of the *Subsurface Investigation Letter Report* and quarterly groundwater monitoring reports, the ACDEH requested (in a letter dated May 31, 1995) that Kawahara Nursery conduct additional work at the site. Specifically, they requested submittal of a workplan to identify the source and extent of contamination in soil and groundwater in the vicinity of monitoring well MW-3.

On June 3, 1997, Blymyer Engineers submitted the *Workplan for Additional Site Characterization and Site Risk Classification* (Workplan) to the ACDEH. In a letter dated June 6, 1997, the ACDEH requested that several additional tasks be included in the Workplan. On June 12, 1997, Blymyer Engineers submitted the *Revised Workplan for Additional Site Characterization* (Revised Workplan), which addressed the additional ACDEH requirements.

The Revised Workplan included the following tasks:

- Resume quarterly groundwater monitoring and sampling of MW-3, MW-4, and MW-5
- Generate a geophysical survey in an attempt to locate the gasoline UST or its former basin in the vicinity of the lath house on the north side of the site
- Perform an additional investigation in the vicinity of the former gasoline UST by advancing

approximately 6 direct-push soil bores

- Decommission monitoring wells MW-1 and MW-2, as approved by the ACDEH
- Analyze soil and groundwater samples to evaluate the potential for natural attenuation (aerobic and anaerobic biodegradation)
- Determine if the site can be classified in the "low risk groundwater" category as defined by the San Francisco Bay Regional Water Quality Control Board (SFRWQCB)
- If appropriate, evaluate the risk to human health and the environment

On March 4, 1999, Blymyer Engineers resumed quarterly groundwater monitoring and sampling of MW-3, MW-4, and MW-5, and submitted the *Quarterly Groundwater Monitoring Report, First Quarter 1999 (January through March)*, dated April 13, 1999.

In June 1999, prior to implementation of the Revised Workplan, Mr. Amir Gholami of the ACDEH requested (June 2, 1999) the addition of the following tasks to the above scope of work (see Blymyer Engineers' *Proposed Soil Bore Locations*, dated June 21, 1999):

- Drill two additional soil bores on the west side and east side of monitoring well MW-3
- Drill additional soil bores around the perimeter of the former diesel UST and in the vicinity of geophysical anomalies
- Collect soil samples at 5-foot intervals and collect one grab groundwater sample from each soil bore

1.1.4 Additional Subsurface Investigation

On September 2, 1999, Blymyer Engineers submitted the *Results of Additional Subsurface Investigation and Quarterly Groundwater Monitoring, Second Quarter 1999*. This report presented the results the geophysical survey, additional soil bore sampling, well decommissioning, and groundwater monitoring for the second quarter, 1999. In addition to decommissioning monitoring wells MW-1 and MW-2, as

approved by the ACDEH, the following conclusions were made:

- The direction of groundwater flow is toward the northwest
- On the basis of the geophysical survey, buried metal objects appear to be present in two locations near the west end of the lath house
- Soil and grab groundwater samples collected from SB-4 and SB-5, located downgradient of one magnetic anomaly, contained very high concentrations of petroleum hydrocarbons
- A petroleum sheen was observed on SB-4 and SB-5 water samples, and free product was observed in the soil samples
- Groundwater samples from MW-3, located between the barn and the northernmost lath house, contained significant concentrations of TPH as gasoline and benzene
- The soil samples and grab groundwater sample collected downgradient of the former diesel UST (removed in 1992) indicated that this area is not a significant source of groundwater contamination

On the basis of the investigation, it appears that there may be free product present in soil and groundwater in the vicinity of the lath house (downgradient of one magnetic anomaly). The site could not, therefore, be classified as "low risk groundwater".

Furthermore, the concentrations of benzene were compared to the Tier 1 table of Risk-Based Screening Levels (RBSLs) as described in the ASTM E 1739-95 *Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites* (RBCA). A California-modified toxicity and exposure table was used. Benzene concentrations in groundwater samples from SB-4, SB-5, and MW-3 exceed the target levels for an exposure pathway of groundwater volatilization to indoor residential air. Because there is a residence immediately downgradient of the apparent gasoline source, closure of this site could not be recommended on the basis of a low risk to human health.

Blymyer Engineers recommended that a Tier 2 RBCA evaluation be generated to evaluate site-specific target levels (SSTLs) for both soil and groundwater. When the SSTLs are generated, it was recommended

that the remaining petroleum hydrocarbon sources be removed from the site, using the SSTLs as cleanup goals. Blymyer Engineers submitted the *Health Risk Assessment Workplan*, dated January 20, 2000, to the ACDEH. The workplan was approved by the ACDEH in a December 14, 2000 letter.

Due to the relative stability of the groundwater analytical data over an extended period of time, Blymyer Engineers recommended, and the ACDEH approved, that the site move to semi-annual groundwater monitoring.

A *Remedial Action Plan*, dated September 10, 2001, was forwarded to the ACDEH. In a letter dated September 18, 2001, the ACDEH accepted the proposed remedial actions.

In October 2002, the *ASTM RBCA Health Risk Assessment* report (Blymyer Engineers, October 11, 2002) was completed and forwarded to the ACDEH. The analysis indicated that, from a health risk perspective, only benzene in soil was of concern (the Calculated Representative Concentration [CRC] present at the site exceeded the SSTL). The CRCs for all other chemical components of petroleum hydrocarbons (TPH, toluene, ethylbenzene, and total xylenes) were found not to exceed the SSTL in both soil and groundwater. However, from a nuisance perspective (odor and color), the SFRWQCB has set a lower threshold for TPH in soil than either the SSTL or the CRC. A similar situation was encountered for TPH in groundwater. The report recommended that the SFRWQCB nuisance threshold for soil and groundwater be followed for TPH, and that the SSTL for benzene in soil be used to guide remedial actions. The ACDEH accepted the risk assessment, in conjunction with the previously submitted Remedial Action Plan, in a letter entitled *Workplan Approval*, dated March 25, 2003.

In the Fall 2002 Groundwater Monitoring Report, Blymyer Engineers recommended that monitoring for Natural Attenuation parameters be stopped. The reasoning was based on the accumulation of data from 11 quarterly or semiannual groundwater monitoring events. It was judged that adequate data already existed to document microbial activity is present and contributing to the degradation of contaminants present in groundwater beneath the site. It was reasoned that the generation of additional data would not significantly increase our knowledge of degradation processes at the site.

On March 8, 2004, a letter entitled *Modification of Remedial Action Plan* was submitted to the ACDEH. The letter proposed a modification of the planned remedial excavation at the southern (former) diesel UST area. An apparently small wedge of soil had been documented to be impacted over the remedial goal of 100 milligrams per kilogram (or parts per million) at this location; however, due to the very likely possibility of undermining the adjacent pole barn, Blymyer Engineers proposed that a Soil Management Plan be developed and accompanied with a deed notification for the residual concentrations at this former UST location. It was proposed that appropriate additional actions could be taken at the time of property redevelopment. The modification was accepted by Ms. Eva Chu of the ACDEH in an email dated March 24, 2004. Due to financial constraints, Kawahara Nursery has delayed remedial actions.

On January 6, 2006, in response to an inquiry, the ACDEH notified Blymyer Engineers that the new case worker was Mr. Amir Gholomi.

2.0 Data

On May 23, 2006, Blaine Tech Services, Inc. (Blaine) conducted groundwater gauging and sampling at the Kawahara Nursery under contract to Blymyer Engineers. The Blaine *Standard Operating Procedures* for groundwater gauging and sampling are included in Appendix A.

2.1 Groundwater Gauging

Blaine personnel measured the depth to groundwater in wells MW-3, MW-4, and MW-5 (Figure 2). The groundwater was gauged with an accuracy of 0.01 feet from the top of casing using an oil-water interface probe. Groundwater measurements are presented in Table I and Figure 2, and are included on the Well Gauging and Well Monitoring Data Sheets presented in Appendix B.

2.2 Groundwater Sampling and Analysis

Blaine collected groundwater samples from wells MW-3, MW-4, and MW-5. Each well was purged by removing a minimum of three well casing volumes of groundwater. The temperature, pH, turbidity, and conductivity of the purge water were measured after each well volume had been removed. The amount of groundwater purged from each well was considered sufficient when the parameters appeared to be stable.

Groundwater samples were collected from each monitoring well, and then decanted into the appropriate containers. The samples were labeled and placed in a cooler with ice for transport to McCampbell Analytical, Inc, of Pacheco, California, under chain-of-custody documentation. This was the first time McCampbell Analytical has been utilized to provide analytical services for work at the site. All purged groundwater was placed in labeled, 55-gallon capacity, Department of Transportation-approved steel drums. The samples were analyzed for the following compounds:

- TPH as gasoline (EPA Method 8015M)
- TPH as diesel (EPA Method 8015M)
- BTEX (EPA Method 8021B

- Methyl *tert*-butyl ether (MTBE; EPA Method 8021B)

Based on an accumulation of data from 11 quarterly or semiannual groundwater monitoring events, Blymyer Engineers ceased monitoring for Natural Attenuation parameters in May 2003. Ample data exists to document the presence of microbial activity beneath the site and its contribution to the degradation of hydrocarbon contaminants present in groundwater beneath the site. It was judged that the generation of additional analytical data would not significantly increase the level of knowledge or understanding of the degradation processes at the site.

3.0 Results

3.1 Groundwater Elevations and Gradient

Table I and Figure 2 present groundwater gauging data collected on May 23, 2006. The depth to groundwater ranged from 6.27 feet below the top of casing (BTOC) in monitoring well MW-5 to 7.28 feet BTOC in MW-4. The depth to groundwater has decreased an average of 3.06 feet since the previous monitoring event. The average groundwater gradient was 0.007 feet/foot. The direction of groundwater flow could not be conclusively determined based on the linear configuration of the wells. However, the gradient is likely to be directed toward the northwest based on the consistent historic flow direction documented at the site.

3.2 Groundwater Sample Analytical Results

The results of groundwater analyses are found in Appendix C, and are summarized in Table II, Table III, and Table IV.

During the August 2000 monitoring event, MTBE and all other fuel oxygenates (*tert*-Butyl Alcohol [TBE], Isopropyl Ether [DIPE], Ethyl *tert*-Butyl Ether [ETBE], and Methyl *tert*-Amyl Ether [TAME]) were not detected in well MW-3 at the site using EPA Method 8260 (run on a one-time basis). EPA Methods 8020 or 8021B can give false MTBE positives as MTBE will coelute with 3-methyl-pentane, another gasoline compound. EPA Method 8260 is a GC/MS method and is capable of distinguishing between 3-methyl-pentane and MTBE. As a consequence of the results of the analytical testing with EPA Method 8260, all detections of MTBE at the site are considered to be 3-methyl-pentane and not MTBE. During this sampling event, MTBE (3-methyl-pentane) was not detected at the site (Table II).

For the thirteenth consecutive monitoring event upgradient well MW-4 contained no detectable concentrations of the petroleum hydrocarbon analytes (excluding the trace detections of MTBE / 3-methyl-pentane in well MW-4 in February 2001; Table II).

Excluding trace detections of MTBE / 3-methyl-pentane below the Maximum Contaminant Level (MCL) for MTBE, downgradient well MW-5 has returned sixteen consecutive monitoring events with no detectable

concentrations of petroleum hydrocarbons (Table II).

Groundwater from MW-3 contained low concentrations of TPH as gasoline (320 µg/L) and TPH as diesel (260 µg/L); each representing a slight increase in concentrations since the previous event, but also continuing the marked decrease in concentrations in groundwater since prior monitoring events (See Figure 3). Both of these concentrations are at the lower edge of historic concentration ranges seen at the site. Benzene and toluene were detected again during this event at slightly higher concentrations; however, still at concentrations below MCLs or the San Francisco Bay Region, Regional Water Quality Control Board Environmental Screening Levels (ESLs). See also Figure 4. The concentrations of ethylbenzene and total xylenes were also slightly up in comparison to the previous groundwater sampling event; however, only total xylenes were above the conservative ESL goal, while remaining below the MCL. The concentrations detected continue to remain significantly below historic concentrations. For all of these chemical compounds, the detected concentrations still represent significant decreases from the November 2002 sampling event, which was the first sampling event to document an increase in contaminant trends in two years (since the November 2000 sampling event). Since the November 2002 sampling event, groundwater concentrations in well MW-3 have been relatively low and relatively consistent with slight seasonal fluctuations.

This is the first time McCampbell Analytical has been used to conduct the analysis of groundwater at this site. The analytical results are very consistent with earlier analytical results produced by Curtis & Tompkins, the previous analytical laboratory. Like Curtis & Tompkins, McCampbell has also included a note that hydrocarbons in the groundwater sample from MW-3 are in the gasoline range rather than diesel range. Curtis & Tompkins had previously verbally confirmed that the TPH as diesel detected was overlap from the TPH as gasoline chromatogram, that the chromatogram suggested that a single hydrocarbon pattern was present, and that the data likely indicated aged gasoline was present, and that a second source of diesel was not present. Because TPH as diesel is not present as a separate release in the northern portion of the site, Blymyer Engineers has previously recommended that TPH as diesel be dropped from the analytical suite for future monitoring events. However, the ACDEH has requested continued analysis for TPH as diesel. However, in light of two analytical laboratories producing similar comments and analytical results, Blymyer

Engineers will eliminate TPH as diesel from the analytical suite beginning with the next semi-annual event, unless otherwise notified by the ACDEH.

Although again not collected during this monitoring event, Table III presents the analytical results of all previously collected remediation by natural attenuation (RNA) indicator parameters. In general microbial use of petroleum hydrocarbons as a food source is affected by the concentration of a number of chemical compounds dissolved in groundwater at a site. RNA monitoring parameters were established by research conducted by the Air Force Center for Environmental Excellence. The research results were used to develop a technical protocol for documenting RNA in groundwater at petroleum hydrocarbon release sites (Wiedemeier, Patrick Haas, 1995, *Technical Protocol for Implementing the Intrinsic Remediation with Long Term Monitoring for Natural Attenuation of Fuel Contamination Dissolved in Groundwater, Volumes I and II*, U.S. Air Force Center for Environmental Excellence, Brooks Air Force Base, Texas). The protocol focuses on documenting both aerobic and anaerobic degradation processes whereby indigenous subsurface bacteria use various dissolved electron acceptors to degrade dissolved petroleum hydrocarbons.

In the order of preference, the following electron acceptors and metabolic by-products are used and generated, respectively, by the subsurface microbes to degrade petroleum hydrocarbons: oxygen to carbon dioxide, nitrate to nitrogen and carbon dioxide, manganese (Mn^{4+} to Mn^{2+}), ferric iron (Fe^{3+}) to ferrous iron (Fe^{2+}), sulfate to hydrogen sulfide, and carbon dioxide to methane. With the exception of oxygen, the use of all other electron acceptor pathways indicates anaerobic degradation.

Investigation of each of these electron acceptor pathways, with the exception of the manganese and carbon dioxide to methane pathways, has previously been conducted at the site as part of the evaluation of RNA chemical parameters. RNA parameters were not collected during this event due to the ample documentation of microbial activity beneath the site, as well as their contribution to the hydrocarbon degradation process at the site. For further information on these data at the site, please consult previous groundwater sampling reports for the site.

4.0 Conclusions and Recommendations

The following conclusions can be made from the on-going groundwater monitoring events:

- Since the May 2003 monitoring and sampling event, contaminant concentrations have been fluctuating at or below the lower edge of the historic range of concentrations. In general, excluding the November 2002 groundwater monitoring event, decreasing contaminant concentrations have generally been present at this site since the November 2000 sampling event. Groundwater concentrations rose significantly during the November 2002 sampling event. During the current sampling event concentrations rose slightly in well MW-3 in comparison to the previous event.

- During the present monitoring and sampling event, groundwater from wells MW-4 and MW-5 did not yield detectable concentrations of contaminants. Groundwater from well MW-3 contained marginally higher contaminant concentrations than the previous groundwater monitoring event; however, these concentrations remain below the majority of contaminant concentrations detected during recent groundwater sampling events.

- The new analytical laboratory is in agreement with the previous analytical laboratory and indicates that TPH as diesel is not present in any of the groundwater samples. This has not varied in thirteen consecutive monitoring events. Blymyer Engineers has previously recommended elimination of the laboratory analysis for TPH as diesel at the site. Due to the marked similarity of analytical results and consistency of these notes, Blymyer Engineers will eliminate TPH as diesel from the analytical suite, unless notified by the ACDEH as to the rationale for continued inclusion. This change will become effective in 6 months, during the next planned groundwater monitoring event.

- During two previous monitoring events, upgradient monitoring well MW-4 has contained trace concentrations of petroleum hydrocarbons at the limit of reporting, suggestive of a possible upgradient source. It has been thirteen events since these concentrations have been detected.

- During a previous monitoring event, a one-time analysis for fuel oxygenates by EPA Method 8260 found that there are no fuel oxygenates in the groundwater sample collected from well MW-3.

Specifically, MTBE was not detected by this method. Thus, all reported concentrations of MTBE are considered to be 3-methyl-pentane.

- The direction of groundwater flow is likely to the northwest based on previously generated data.
- Previous evaluations of RNA chemical parameters present at the site appear to indicate that the site is largely under aerobic conditions; however, anaerobic conditions are present in the core of the contaminant plume, and are seasonally present over a larger area at the site. In general, aerobic conditions appear to be undergoing reestablishment prior to flow of the groundwater beneath the onsite residential dwelling.
- As approved by the ACDEH, the site will continue with semiannual (twice a year) monitoring and sampling. The next monitoring event is scheduled for November 2006.
- A copy of this report has been forwarded to:

  Alameda County Health Care Services Agency
  Environmental Protection Division
  1131 Harbor Bay Parkway, Suite 250
  Alameda, CA 94502-6577
  Attention: Mr. Steven Plunkett

Tables

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California				
Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-1	6/16/1993	100	10.7	89.3
	3/24/1994		11.11	88.89
	3/28/1994		11.26	88.74
	11/22/1994		12.04	87.96
	3/29/1995		7.26	92.74
	6/7/1995		8.67	91.33
	9/7/1995		10.56	89.44
	3/4/1999		Not Measured	Not Measured
	6/29/1999		8.81	91.19
	11/15/1999		Destroyed	Destroyed
	5/22/2000		Destroyed	Destroyed
	8/16/2000		Destroyed	Destroyed
	11/16/2000		Destroyed	Destroyed
	2/21/2001		Destroyed	Destroyed
	5/31/2001		Destroyed	Destroyed
	11/28/2001		Destroyed	Destroyed
	5/28/2002		Destroyed	Destroyed
	11/14/2002		Destroyed	Destroyed
	5/23/2003		Destroyed	Destroyed
	11/24/2003		Destroyed	Destroyed
	5/13/2004		Destroyed	Destroyed
	11/23/2004		Destroyed	Destroyed
	5/17/2005		Destroyed	Destroyed
	11/16/2005		Destroyed	Destroyed
	5/23/2006		Destroyed	Destroyed

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California				
Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-2	6/16/1993	99.27	10.24	89.03
	3/24/1994		10.65	88.62
	3/28/1994		10.79	88.48
	11/22/1994		11.58	87.69
	3/29/1995		6.93	92.34
	6/7/1995		8.36	90.91
	9/7/1995		10.18	89.09
	3/4/1999		6.95	92.32
	6/29/1999		8.52	90.75
	11/15/1999		Destroyed	Destroyed
	5/22/2000		Destroyed	Destroyed
	8/16/2000		Destroyed	Destroyed
	11/16/2000		Destroyed	Destroyed
	2/21/2001		Destroyed	Destroyed
	5/31/2001		Destroyed	Destroyed
	11/28/2001		Destroyed	Destroyed
	5/28/2002		Destroyed	Destroyed
	11/14/2002		Destroyed	Destroyed
	5/23/2003		Destroyed	Destroyed
	11/24/2003		Destroyed	Destroyed
	5/13/2004		Destroyed	Destroyed
	11/23/2004		Destroyed	Destroyed
	5/17/2005		Destroyed	Destroyed
	11/16/2005		Destroyed	Destroyed
	5/23/2006		Destroyed	Destroyed

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California				
Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-3	6/16/1993	99.52	10.46	89.06
	3/24/1994		10.81	88.71
	3/28/1994		10.96	88.56
	11/22/1994		11.68	87.84
	3/29/1995		6.95	92.57
	6/7/1995		8.48	91.04
	9/7/1995		10.3	89.22
	3/4/1999		7.98	91.54
	6/29/1999		8.49	91.03
	11/15/1999		10.35	89.17
	5/22/2000		7.65	91.87
	8/16/2000		9.44	90.08
	11/16/2000		9.86	89.66
	2/21/2001		8.65	90.87
	5/31/2001		9.56	89.96
	11/28/2001		11.04	88.48
	5/28/2002		9.17	90.35
	11/14/2002		10.23	89.29
	5/23/2003		8.73	90.79
	11/24/2003		11.05	88.47
	5/13/2004		9.11	90.41
	11/23/2004		10.28	89.24
	5/17/2005		8.19	91.33
	11/16/2005		10.20	89.32
	5/23/2006		7.08	92.44

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California				
Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-4	11/22/1994	100.46	12.34	88.12
	3/29/1995		7.49	92.97
	6/7/1995		8.95	91.51
	9/7/1995		10.88	89.58
	3/4/1999		8.03	92.43
	6/29/1999		9.04	91.42
	11/15/1999		11.00	89.46
	5/22/2000		8.28	92.18
	8/16/2000		10.04	90.42
	11/16/2000		10.50	89.96
	2/21/2001		9.42	91.04
	5/31/2001		10.20	90.26
	11/28/2001		11.67	88.79
	5/28/2002		9.68	90.78
	11/14/2002		10.92	89.54
	5/23/2003		9.10	91.36
	11/24/2003		11.57	88.89
	5/13/2004		9.63	90.83
	11/23/2004		10.94	89.52
	5/17/2005		8.07	92.39
	11/16/2005		10.62	89.84
	5/23/2006		7.28	93.18

Table I, Summary of Groundwater Elevation Measurements BEI Job No. 94015, Kawahara Nursery, Inc. 16550 Ashland Avenue, San Lorenzo, California				
Well ID	Date	TOC Elevation (feet)	Depth to Water (feet)	Water Surface Elevation (feet)
MW-5	3/29/1995	98.14	5.76	92.38
	6/7/1995		7.33	90.81
	9/7/1995		9.11	89.03
	3/4/1999		6.63	91.51
	6/29/1999		7.41	90.73
	11/15/1999		9.18	88.96
	5/22/2000		6.68	91.46
	8/16/2000		8.27	89.87
	11/16/2000		8.68	89.46
	2/21/2001		7.51	90.63
	5/31/2001		8.40	89.74
	11/28/2001		9.79	88.35
	5/28/2002		8.05	90.09
	11/14/2002		9.03	89.11
	5/23/2003		7.90	90.24
	11/24/2003		9.94	88.20
	5/13/2004		8.05	90.09
	11/23/2004		8.90	89.24
	5/17/2005		6.80	91.34
	11/16/2005		9.00	89.14
	5/23/2006		6.27	91.87

Notes: TOC = Top of Casing
Elevations in feet above mean sea level

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Well ID	Sample Date	Modified EPA Method 8015 (µg/L)		EPA Method 8020 or 8021B (µg/L)					EPA Method 8260 (µg/L)
		TPH as Gasoline	TPH as Diesel	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	MTBE
MCL		N/A	N/A	1	150	700	1,750	13	13
TABLE A. Environmental Screening Levels (ESLs); Groundwater IS a Current or Potential Source of Drinking Water		100	100	1	40	30	20	5	5
MW-1	6/16/1993	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/28/1994	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	11/8/1994	NS	NS	NS	NS	NS	NS	NS	NS
	3/29/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/1999	NS	NS	NS	NS	NS	NS	NS	NS
	6/29/1999	NS	NS	NS	NS	NS	NS	NS	NS
	11/15/1999	NS	NS	NS	NS	NS	NS	NS	NS
	5/22/2000	NS	NS	NS	NS	NS	NS	NS	NS
	8/16/2000	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/2000	NS	NS	NS	NS	NS	NS	NS	NS
	2/21/2001	NS	NS	NS	NS	NS	NS	NS	NS
	5/31/2001	NS	NS	NS	NS	NS	NS	NS	NS
	11/28/2001	NS	NS	NS	NS	NS	NS	NS	NS
	5/28/2002	NS	NS	NS	NS	NS	NS	NS	NS
	11/14/2002	NS	NS	NS	NS	NS	NS	NS	NS
	5/23/2003	NS	NS	NS	NS	NS	NS	NS	NS
	11/24/2003	NS	NS	NS	NS	NS	NS	NS	NS
	5/13/2004	NS	NS	NS	NS	NS	NS	NS	NS
	11/23/2004	NS	NS	NS	NS	NS	NS	NS	NS
	5/17/2005	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/2005	NS	NS	NS	NS	NS	NS	NS	NS
	5/23/2006	NS	NS	NS	NS	NS	NS	NS	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Well ID	Sample Date	Modified EPA Method 8015 (µg/L)		EPA Method 8020 or 8021B (µg/L)					EPA Method 8260 (µg/L)
		TPH as Gasoline	TPH as Diesel	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	MTBE
MCL		N/A	N/A	1	150	700	1,750	13	13
TABLE A. Environmental Screening Levels (ESLs); Groundwater IS a Current or Potential Source of Drinking Water		100	100	1	40	30	20	5	5
MW-2	6/16/1993	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/28/1994	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	11/8/1994	NS	NS	NS	NS	NS	NS	NS	NS
	3/29/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	5/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/1999	NS	NS	NS	NS	NS	NS	NS	NS
	6/29/1999	NS	NS	NS	NS	NS	NS	NS	NS
	11/15/1999	NS	NS	NS	NS	NS	NS	NS	NS
	5/22/2000	NS	NS	NS	NS	NS	NS	NS	NS
	8/16/2000	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/2000	NS	NS	NS	NS	NS	NS	NS	NS
	2/21/2001	NS	NS	NS	NS	NS	NS	NS	NS
	5/31/2001	NS	NS	NS	NS	NS	NS	NS	NS
	11/28/2001	NS	NS	NS	NS	NS	NS	NS	NS
	5/28/2002	NS	NS	NS	NS	NS	NS	NS	NS
	11/14/2002	NS	NS	NS	NS	NS	NS	NS	NS
	5/23/2003	NS	NS	NS	NS	NS	NS	NS	NS
	11/24/2003	NS	NS	NS	NS	NS	NS	NS	NS
	5/13/2004	NS	NS	NS	NS	NS	NS	NS	NS
	11/23/2004	NS	NS	NS	NS	NS	NS	NS	NS
	5/17/2005	NS	NS	NS	NS	NS	NS	NS	NS
	11/16/2005	NS	NS	NS	NS	NS	NS	NS	NS
	5/23/2006	NS	NS	NS	NS	NS	NS	NS	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Well ID	Sample Date	Modified EPA Method 8015 (µg/L)		EPA Method 8020 or 8021B (µg/L)					EPA Method 8260 (µg/L)
		TPH as Gasoline	TPH as Diesel	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	MTBE
MCL		N/A	N/A	1	150	700	1,750	13	13
TABLE A. Environmental Screening Levels (ESLs); Groundwater IS a Current or Potential Source of Drinking Water		100	100	1	40	30	20	5	5
MW-3	6/16/1993	**120,000**	**170,000**	**4,600**	**8,400**	**2,100**	**27,000**	NS	NS
	3/28/1994	**23,000**	**94,000**	**4,800**	**6,500**	**3,000**	**15,000**	NS	NS
	11/8/1994	**35,000**	**27,000**	**3,600**	**4,100**	**2,700**	**18,000**	NS	NS
	3/29/1995	**18,000**	<50*	**1,600**	**1,400**	**780**	**6,200**	NS	NS
	6/7/1995	**20,000**	<50	**1,700**	**1,400**	**750**	**6,800**	NS	NS
	9/7/1995	**17,000**	<50	**1,100**	**800**	**570**	**4,800**	NS	NS
	3/4/1999	**1,300**	<50	**33**	<0.5	**1.2**	**17**	**5.3** [e]	NS
	6/29/1999	**8,000**	**<1,000**	**98**	**34**	**3.7**	**1,200**	**37** [e]	NS
	11/15/1999	**4,200**	**2,000** [a]	**63**	**25**	**65**	**590**	**33** [e]	NS
	5/22/2000	**5,800**	**1,480**	**53**	**29**	**58**	**490**	**4.9** [e]	NS
	8/16/2000	**2,400**	**530** [c], *	**18**	**5.8 b**	**18**	**182**	**12** [b, e]	ND [e]
	11/16/2000	**9,000**	**3,700** [c, *]	**35**	**27**	**88**	**719**	<10 [e]	NS
	2/21/2001	**2,400**	**880** [c, *]	**28**	**12**	**46**	**276**	<2.0	NS
	5/31/2001	**2,900**	**680** [c, *]	**5.3**	**33 b**	**17**	**144**	<2.0	NS
	11/28/2001	**1,700**	**430** [c, *]	**23**	**3**	**37**	**184**	**4.2** [e]	NS
	5/28/2002	**870**	**570** [c, *]	**6.3**	**2.2**	**12**	**70**	**2.3** [e]	NS
	11/14/2002	**3,300** [f, g]	**910** [c, g]	**27**	**3.6**	**52**	**206**	<2.0 [e]	NS
	5/23/2003	**760** [f]	**360** [c, g]	**3**	**1**	**5.2**	**30**	<2.0 [e]	NS
	11/24/2003	<50	**170**	<0.50	<0.50	<0.50	<0.50	<2.0 [e]	NS
	5/13/2004	**830** [f, g]	**330** [c, g]	**1.6**	**0.54**	**6.5**	**41.2**	**2.3** [e]	NS
	11/23/2004	**840**	**190** [c, *]	**2.7**	**1**	**7.7**	**39.8**	<2.0 [e]	NS
	5/17/2005	**730** [f]	**340** [c, g]	**0.85**	<0.5	**4.1**	**28.5**	<2.0 [e]	NS
	11/16/2005	**240**	**200** [c, g]	<0.50	<0.50	**1.9**	**11.3**	<2.0 [e]	NS
	5/23/2006	**320** [i]	**260** [j]	**0.69**	**1.4**	**3.6**	**22**	<2.0 [e]	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Well ID	Sample Date	Modified EPA Method 8015 (µg/L)		EPA Method 8020 or 8021B (µg/L)					EPA Method 8260 (µg/L)
		TPH as Gasoline	TPH as Diesel	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	MTBE
MCL		N/A	N/A	1	150	700	1,750	13	13
TABLE A. Environmental Screening Levels (ESLs); Groundwater IS a Current or Potential Source of Drinking Water		100	100	1	40	30	20	5	5
MW-4	6/16/1993	NS	NS	NS	NS	NS	NS	NS	NS
	3/28/1994	NS	NS	NS	NS	NS	NS	NS	NS
	11/8/1994	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/29/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/1999	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	6/29/1999	**130**	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	11/15/1999	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	5/22/2000	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	8/16/2000	<50	**56 * [d]**	<0.5	<0.5	<0.5	**0.51**	**2.3 [e]**	NS
	11/16/2000	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	2/21/2001	<50	<50	<0.5	<0.5	<0.5	<0.5	**2.6 [e]**	NS
	5/31/2001	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/28/2001	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/28/2002	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/14/2002	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/23/2003	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/24/2003	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/13/2004	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/23/2004	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/17/2005	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/16/2005	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/23/2006	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results
BEI Job No. 94015, Kawahara Nursery
16550 Ashland Avenue, San Lorenzo, California

Well ID	Sample Date	Modified EPA Method 8015 (µg/L)		EPA Method 8020 or 8021B (µg/L)					EPA Method 8260 (µg/L)
		TPH as Gasoline	TPH as Diesel	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	MTBE
MCL		N/A	N/A	1	150	700	1,750	13	13
TABLE A. Environmental Screening Levels (ESLs); Groundwater IS a Current or Potential Source of Drinking Water		100	100	1	40	30	20	5	5
MW-5	6/16/1993	NS	NS	NS	NS	NS	NS	NS	NS
	3/28/1994	NS	NS	NS	NS	NS	NS	NS	NS
	11/8/1994	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/29/1995	<50	**64**	<0.5	<0.5	<0.5	<0.5	NS	NS
	6/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	9/7/1995	<50	<50	<0.5	<0.5	<0.5	<0.5	NS	NS
	3/4/1999	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	6/29/1999	**160**	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	11/15/1999	<50	<50	<0.5	<0.5	<0.5	<0.5	<5.0 [e]	NS
	5/22/2000	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	8/16/2000	<50	<50	<0.5	<0.5	<0.5	<0.5	**3.5** [e]	NS
	11/16/2000	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	2/21/2001	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/31/2001	<50	<50	<0.5	<0.5	<0.5	<0.5	**2.8** [e]	NS
	11/28/2001	<50	<50	<0.5	<0.5	<0.5	<0.5	**4.2** [e]	NS
	5/28/2002	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/14/2002	<50	<50	<0.5	<0.5	<0.5	<0.5	**3.1** [e]	NS
	5/23/2003	<50	<50	<0.5	<0.5	<0.5	<0.5	**2.4** [e]	NS
	11/24/2003	<50	<50	<0.5	<0.5	<0.5	<0.5	**2.2** [e]	NS
	5/13/2004	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/23/2004	<50	<58 [h]	<0.5	<0.5	<0.5	<0.5	**3.9** [e]	NS
	5/17/2005	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	11/16/2005	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS
	5/23/2006	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.0 [e]	NS

Table II, Summary of Groundwater Sample Hydrocarbon Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California									
Well ID	Sample Date	Modified EPA Method 8015 (µg/L)		EPA Method 8020 or 8021B (µg/L)					EPA Method 8260 (µg/L)
		TPH as Gasoline	TPH as Diesel	Benzene	Toluene	Ethylbenzene	Total Xylenes	MTBE	MTBE
MCL		N/A	N/A	1	150	700	1,750	13	13
TABLE A. Environmental Screening Levels (ESLs); Groundwater IS a Current or Potential Source of Drinking Water		100	100	1	40	30	20	5	5

Notes: ug/L = micrograms per liter
TPH = Total Petroleum Hydrocarbons
EPA = Environmental Protection Agency
MTBE = Methyl *tert*-Butyl Ether
RWQCB = California Regional Water Quality Control Board, San Francisco Bay Region
ESL = Environmental Screening Level
N/A = Not applicable
NS = Not sampled
ESL = Environmental Screening Level
<*x* = Analyte not detected at reporting limit *x*
* = Laboratory reported the presence of petroleum hydrocarbons with a chromatograph
[a] = Laboratory note indicates the result is within the quantitation range, but that the chromatographic pattern is not typical of fuel.
[b] = Laboratory note indicates that confirmation of the result differed by more than a factor of two.
[c] = Laboratory note indicates lighter hydrocarbons contributed to the quantification.
[d] = Laboratory note indicates the sample has an unknown single peak or peaks.
[e] = Detection of MTBE by EPA Method 8021B is regarded as erroneous; likely chemical detected is 3-methyl-pentane. See text and Table IV.
[f] = Laboratory notes that heavier hydrocarbons contributed to the quantitation.
[g] = Laboratory notes that the sample exhibits a fuel pattern that does not resemble the standard.
[h] = Initially reported at 7,900 µg/L by laboratory; re-extracted 3 days outside of 14-day hold period yielding this revised result.
[i] = Laboratory notes that unmodified or weakly modified gasoline is significant.
[j] = Laboratory notes that gasoline range compounds are significant.

Bold results indicate detectable analyte concentrations.
Note: Shaded cell indicates that detected concentration exceeds ESL

Table III, Summary of Groundwater Sample Natural Attenuation Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California								
Well ID	Date Sampled	Field Meter	EPA Method 310.1	EPA Method 353.3	Method AM20GAX	SM 3500	EPA Method 310.1	EPA Method 375.4
		Dissolved Oxygen (mg/L)	Carbon Dioxide (mg/L)	Nitrate/ Nitrogen (mg/L)	Methane (ug /L)	Ferrous Iron (mg/L)	Alkalinity (mg/L)	Sulfate (mg/L)
MW-1	3/4/1999	NS	NS	NS	NS	NS	NS	NS
	6/29/1999	NS	NS	NS	NS	NS	NS	NS
	11/15/1999	NS	NS	NS	NS	NS	NS	NS
	5/22/2000	NS	NS	NS	NS	NS	NS	NS
	8/16/2000	NS	NS	NS	NS	NS	NS	NS
	11/16/2000	NS	NS	NS	NS	NS	NS	NS
	2/21/2001	NS	NS	NS	NS	NS	NS	NS
	5/31/2001	NS	NS	NS	NS	NS	NS	NS
	11/28/2001	NS	NS	NS	NS	NS	NS	NS
	5/28/2002	NS	NS	NS	NS	NS	NS	NS
	11/14/2002	NS	NS	NS	NS	NS	NS	NS
	5/23/2003	NS	NS	NS	NS	NS	NS	NS
	11/24/2003	NS	NS	NS	NS	NS	NS	NS
	5/13/2004	NS	NS	NS	NS	NS	NS	NS
	11/23/2004	NS	NS	NS	NS	NS	NS	NS
	5/17/2005	NS	NS	NS	NS	NS	NS	NS
	11/16/2005	NS	NS	NS	NS	NS	NS	NS
	5/23/2006	NS	NS	NS	NS	NS	NS	NS

Table III, Summary of Groundwater Sample Natural Attenuation Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California								
Well ID	Date Sampled	Field Meter	EPA Method 310.1	EPA Method 353.3	Method AM20GAX	SM 3500	EPA Method 310.1	EPA Method 375.4
		Dissolved Oxygen (mg/L)	Carbon Dioxide (mg/L)	Nitrate/ Nitrogen (mg/L)	Methane (ug /L)	Ferrous Iron (mg/L)	Alkalinity (mg/L)	Sulfate (mg/L)
MW-2	3/4/1999	NS	NS	NS	NS	NS	NS	NS
	6/29/1999	NS	NS	NS	NS	NS	NS	NS
	11/15/1999	NS	NS	NS	NS	NS	NS	NS
	5/22/2000	NS	NS	NS	NS	NS	NS	NS
	8/16/2000	NS	NS	NS	NS	NS	NS	NS
	11/16/2000	NS	NS	NS	NS	NS	NS	NS
	2/21/2001	NS	NS	NS	NS	NS	NS	NS
	5/31/2001	NS	NS	NS	NS	NS	NS	NS
	11/28/2001	NS	NS	NS	NS	NS	NS	NS
	5/28/2002	NS	NS	NS	NS	NS	NS	NS
	11/14/2002	NS	NS	NS	NS	NS	NS	NS
	5/23/2003	NS	NS	NS	NS	NS	NS	NS
	11/24/2003	NS	NS	NS	NS	NS	NS	NS
	5/13/2004	NS	NS	NS	NS	NS	NS	NS
	11/23/2004	NS	NS	NS	NS	NS	NS	NS
	5/17/2005	NS	NS	NS	NS	NS	NS	NS
	11/16/2005	NS	NS	NS	NS	NS	NS	NS
	5/23/2006	NS	NS	NS	NS	NS	NS	NS

Table III, Summary of Groundwater Sample Natural Attenuation Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California								
Well ID	Date Sampled	Field Meter	EPA Method 310.1	EPA Method 353.3	Method AM20GAX	SM 3500	EPA Method 310.1	EPA Method 375.4
		Dissolved Oxygen (mg/L)	Carbon Dioxide (mg/L)	Nitrate/ Nitrogen (mg/L)	Methane (ug /L)	Ferrous Iron (mg/L)	Alkalinity (mg/L)	Sulfate (mg/L)
MW-3	3/4/99 & 3/8/1999	**1.2**	**4.4**	**26.0**	NS	<0.01	**520**	**1,000**
	6/29/1999	**0.4**	**3.5**	**10.0**	NS	<0.10	**500**	**73**
	11/15/1999	**0.5**	**48.0**	**5.7**	NS	<0.01	**530**	**110**
	5/22/2000	**0.0**	**63.3**	**18.0**	NS	<0.10	**460**	**63**
	8/16/2000	**1.0**	**59.8**	**13.0**	NS	**0.5**	**450**	**62**
	11/16/2000	**1.2**	**63.5**	**8.9**	NS	**2.2**	**470**	**52**
	2/21/2001	**1.2**	**63.0**	**12.0**	NS	**0.4**	**430**	**50**
	5/31/2001	**1.8**	**50.0**	**14.0**	NS	**0.5**	**410**	**49**
	11/28/2001	**0.8**	**47.0**	**7.7**	2.9	**0.5**	**450**	**43**
	5/28/2002	**0.7**	**63.0**	**11.0**	NS	<0.10	**440**	**50**
	11/14/2002	**0.6**	**75.0**	**4.1**	NS	**1.2**	**540**	**41**
	5/23/2003	NS	NS	NS	NS	NS	NS	NS
	11/24/2003	NS	NS	NS	NS	NS	NS	NS
	5/13/2004	NS	NS	NS	NS	NS	NS	NS
	11/23/2004	NS	NS	NS	NS	NS	NS	NS
	5/17/2005	NS	NS	NS	NS	NS	NS	NS
	11/16/2005	NS	NS	NS	NS	NS	NS	NS
	5/23/2006	NS	NS	NS	NS	NS	NS	NS

Table III, Summary of Groundwater Sample Natural Attenuation Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California								
Well ID	Date Sampled	Field Meter	EPA Method 310.1	EPA Method 353.3	Method AM20GAX	SM 3500	EPA Method 310.1	EPA Method 375.4
		Dissolved Oxygen (mg/L)	Carbon Dioxide (mg/L)	Nitrate/ Nitrogen (mg/L)	Methane (ug /L)	Ferrous Iron (mg/L)	Alkalinity (mg/L)	Sulfate (mg/L)
MW-4	3/4/99 & 3/8/1999	**2.1**	**2.3**	**13.0**	NS	<0.01	**320**	**390**
	6/29/1999	**1.2**	**21.0**	**12.0**	NS	<0.10	**360**	**46**
	11/15/1999	**1.4**	**22.0**	**8.9**	NS	<0.01	**370**	**140**
	5/22/2000	**1.6**	**35.6**	**19.0**	NS	<0.10	**340**	**49**
	8/16/2000	**2.9**	**42.2**	**14.0**	NS	0.1	**350**	**51**
	11/16/2000	**3.7**	**34.4**	**12.0**	NS	<0.10	**390**	**53**
	2/21/2001	**1.9**	**40**	**13.0**	NS	0.2	**310**	**55**
	5/31/2001	**1.4**	**32.0**	**14.0**	NS	<0.10	**350**	**56**
	11/28/2001	**4.2**	**36.0**	**13.0**	**2.0**	<0.10	**370**	**60**
	5/28/2002	**0.8**	**34.0**	**12.0**	NS	<0.10	**380**	**70**
	11/14/2002	**0.7**	**51.0**	**15.0**	NS	<0.10	**370**	**66**
	5/23/2003	NS	NS	NS	NS	NS	NS	NS
	11/24/2003	NS	NS	NS	NS	NS	NS	NS
	5/13/2004	NS	NS	NS	NS	NS	NS	NS
	11/23/2004	NS	NS	NS	NS	NS	NS	NS
	5/17/2005	NS	NS	NS	NS	NS	NS	NS
	11/16/2005	NS	NS	NS	NS	NS	NS	NS
	5/23/2006	NS	NS	NS	NS	NS	NS	NS

Table III, Summary of Groundwater Sample Natural Attenuation Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California								
Well ID	Date Sampled	Field Meter	EPA Method 310.1	EPA Method 353.3	Method AM20GAX	SM 3500	EPA Method 310.1	EPA Method 375.4
		Dissolved Oxygen (mg/L)	Carbon Dioxide (mg/L)	Nitrate/ Nitrogen (mg/L)	Methane (ug /L)	Ferrous Iron (mg/L)	Alkalinity (mg/L)	Sulfate (mg/L)
MW-5	3/4/99 & 3/8/1999	**1.8**	**2.1**	**140**	NS	<0.01	**370**	**500**
	6/29/1999	**0.9**	**7**	**14**	NS	<0.10	**360**	**46**
	11/15/1999	**0.9**	**6**	**11**	NS	<0.01	**370**	**150**
	5/22/2000	**0.4**	**35.1***	**11**	NS	<0.10	**360**	**50**
	8/16/2000	**0.8**	**38.25***	**12**	NS	**0.13**	**360**	**47**
	11/16/2000	**2.4**	**34.3**	**12**	NS	<0.10	**380**	**48**
	2/21/2001	**2.7**	**38**	**11**	NS	**0.23**	**350**	**49**
	5/31/2001	**2.1**	**30**	**11**	NS	<0.10	**360**	**48**
	11/28/2001	**3.5**	**32**	**12**	2	<0.10	**360**	**47**
	5/28/2002	**0.8**	**30**	**12**	NS	<0.10	**370**	**47**
	11/14/2002	**0.7**	**42**	**14**	NS	<0.10	**340**	**45**
	5/23/2003	NS	NS	NS	NS	NS	NS	NS
	11/24/2003	NS	NS	NS	NS	NS	NS	NS
	5/13/2004	NS	NS	NS	NS	NS	NS	NS
	11/23/2004	NS	NS	NS	NS	NS	NS	NS
	5/17/2005	NS	NS	NS	NS	NS	NS	NS
	11/16/2005	NS	NS	NS	NS	NS	NS	NS
	5/23/2006	NS	NS	NS	NS	NS	NS	NS

Notes: NS = Not sampled
Field = Field instruments used for measurement of parameter.
mg/L = Milligarms per liter
* = Average value

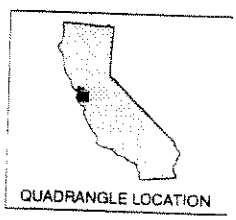
Table IV, Summary of Groundwater Sample Fuel Oxygenate Analytical Results BEI Job No. 94015, Kawahara Nursery 16550 Ashland Avenue, San Lorenzo, California						
Well ID	Sample Date	EPA Method 8260B (ug/L)				
		TAME	TBA	DIPE	ETBE	MTBE
RWQCB Groundwater ESLs Table F-1a: Groundwater Screening Levels (groundwater IS a current or potential drinking water source)		NV	12	NV	NV	5.0
MW-3	8/16/2000	<0.50	<20	<0.50	<0.50	<0.50

Notes:
TAME = Methyl tert-Amyl Ether
TBA = tert-Butyl Alcohol
DIPE = Di-isopropyl ether
ETBE = Ethyl tert-butyl ether
MTBE = Methly tert-butyl ether
(µg/L) = Micrograms per liter
NV = No value

Bold results indicate detectable analyte concentrations.
Note: Shaded cell indicates that detected concentration exceeds ESL

Figures

UNITED STATES GEOLOGICAL SURVEY 7.5' QUADS. "SAN LEANDRO, CA" AND "HAYWARD, CA" BOTH ED. 1959 PHOTOREVISED 1980.



BLYMYER ENGINEERS, INC.

BEI JOB NO. 94015

DATE 4-9-99

0 1000 2000

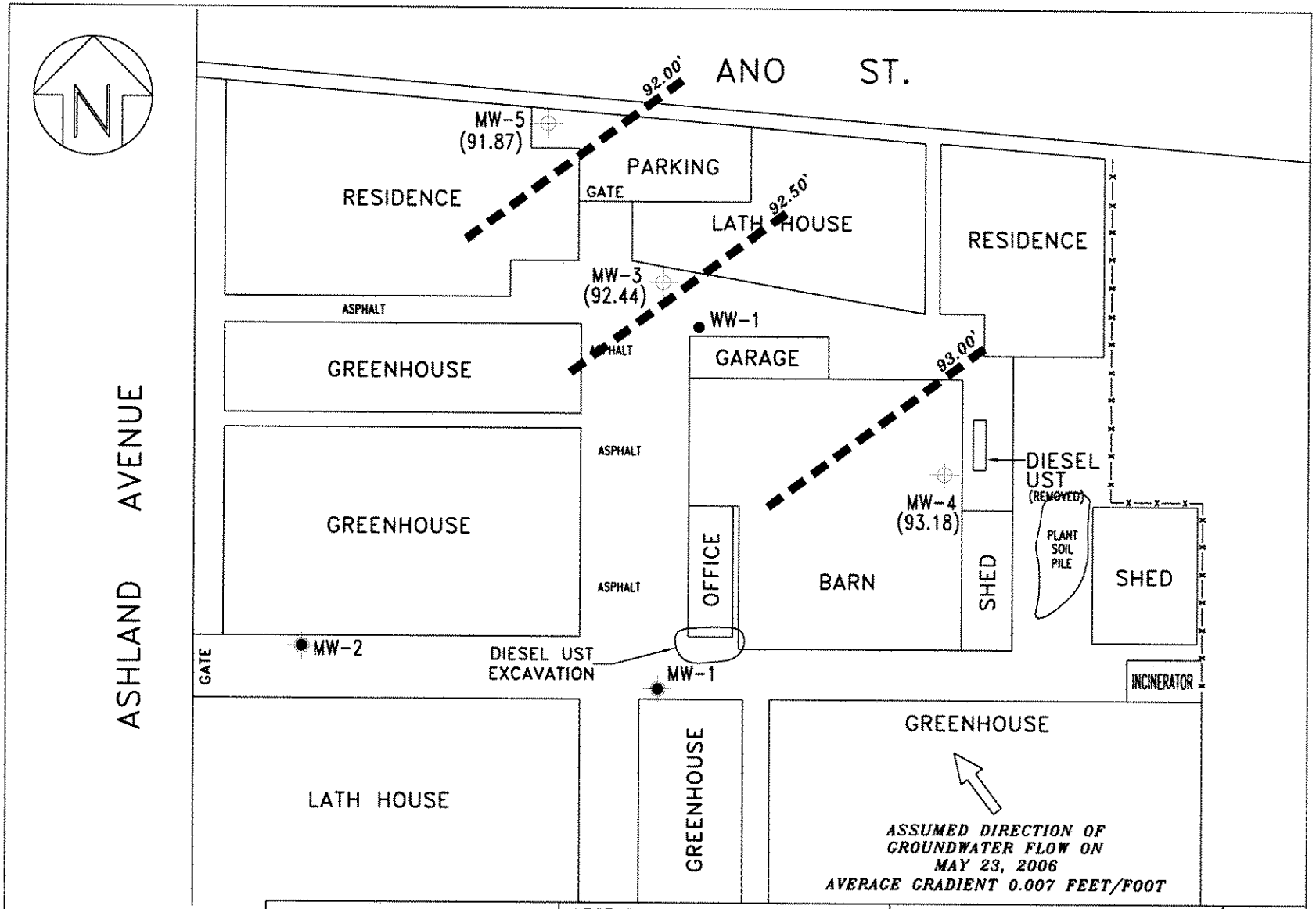
SCALE IN FEET

N

SITE LOCATION MAP

KAWAHARA NURSERY
16550 ASHLAND AVE.
SAN LORENZO, CA

FIGURE 1



BLYMYER ENGINEERS, INC.

BEI JOB NO.	DATE
94015	6-5-06

LEGEND
- MONITORING WELL
- ABANDONED MONITORING WELL
- WATER WELL
- UST UNDERGROUND STORAGE TANK
- (91.34) GROUNDWATER ELEVATION
- GROUNDWATER CONTOUR

SITE PLAN AND GROUNDWATER GRADIENT MAY 23, 2006

KAWAHARA NURSERY
SAN LORENZO, CA

FIGURE 2

L:\Acad\94DWG\94015\940152Q.dwg June 06, 2006 - 10:00AM lwittstock

Figure 3: TPH as Gasoline Concentration Over Time in MW-3

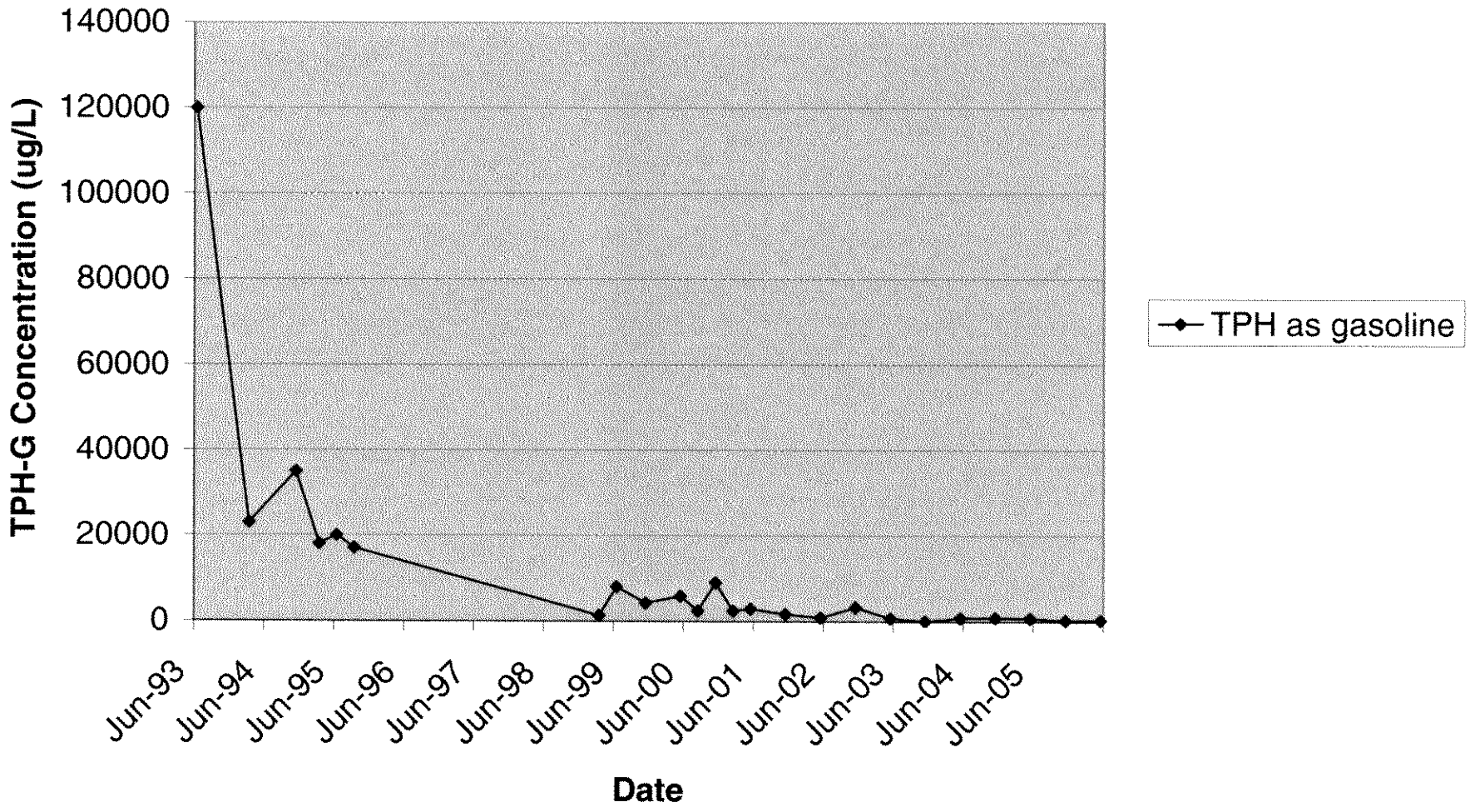
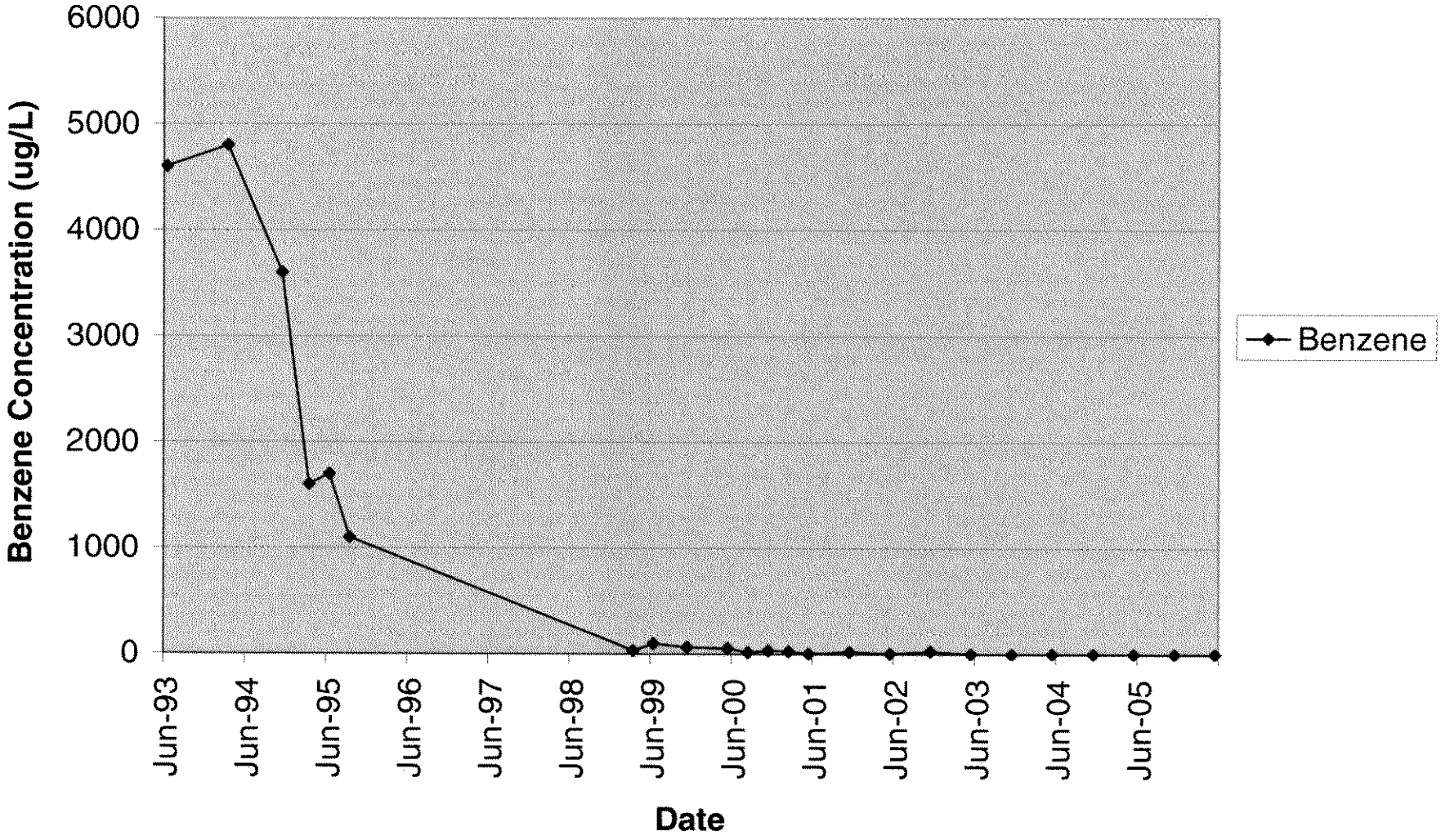


Figure 4: Benzene Concentration Over Time in MW-3



Appendix A

Standard Operating Procedures
Blaine Tech Services, Inc.

Blaine Tech Services, Inc.
Standard Operating Procedure

WATER LEVEL, SEPARATE PHASE LEVEL AND TOTAL WELL DEPTH MEASUREMENTS (GAUGING)

Routine Water Level Measurements

1. Establish that water or debris will not enter the well box upon removal of the cover.
2. Remove the cover using the appropriate tools.
3. Inspect the wellhead (see Wellhead Inspections).
4. Establish that water or debris will not enter the well upon removal of the well cap.
5. Unlock and remove the well cap lock (if applicable). If lock is not functional cut it off.
6. Loosen and remove the well cap. CAUTION: DO NOT PLACE YOUR FACE OR HEAD DIRECTLY OVER WELLHEAD WHEN REMOVING THE WELL CAP. WELL CAP MAY BE UNDER PRESSURE AND/OR MAY RELEASE ACCUMULATED AND POTENTIALLY HARMFULL VAPORS.
7. Verify and identify survey point as written on S.O.W.
   TOC: If survey point is listed as Top of Casing (TOC), look for the exact survey point in the form of a notch or mark on the top of the casing. If no mark is present, use the north side of the casing as the measuring point.
   TOB: If survey point is listed as Top of Box (TOB), the measuring point will be established manually. Place the inverted wellbox lid halfway across the wellbox opening and directly over the casing. The lower edge of the inverted cover directly over the casing will be the measuring point.
8. Put new Latex or Nitrile gloves on your hands.
9. Slowly lower the Water Level Meter probe into the well until it signals contact with water with a tone and/or flashing a light.
10. Gently raise the probe tip slightly above the water and hold it there. Wait momentarily to see if the meter emits a tone, signaling rising water in the casing. Gently lower the probe tip slightly below the water. Wait momentarily to see if the meter stops emitting a tone, signaling dropping water in the casing. Continue process until water level stabilizes indicating that the well has equilibrated.
11. While holding the probe at first contact with water and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Depth to Water column.
12. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable)

Water Level and Separate Phase Thickness Measurements in Wells Suspected of Containing Separate Phase

1. Establish that water or debris will not enter the well box upon removal of the cover.
2. Remove the cover using the appropriate tools.
3. Inspect the wellhead (see Wellhead Inspections).
4. Establish that water or debris will not enter the well upon removal of the well cap.

5. Unlock and remove the well cap lock (if applicable). If lock is not functional cut it off.
6. Loosen and remove the well cap. CAUTION: DO NOT PLACE YOUR FACE OR HEAD DIRECTLY OVER WELLHEAD WHEN REMOVING THE WELL CAP. WELL CAP MAY BE UNDER PRESSURE AND/OR MAY RELEASE ACCUMULATED AND POTENTIALLY HARMFULL VAPORS.
7. Verify and identify survey point as written on S.O.W.
   TOC: If survey point is listed as Top of Casing (TOC), look for the exact survey point in the form of a notch or mark on the top of the casing. If no mark is present, use the north side of the casing as the measuring point.
   TOB: If survey point is listed as Top of Box (TOB), the measuring point will be established manually. Place the inverted well box lid halfway across the well box opening and directly over the casing. The lower edge of the inverted cover directly over the casing will be the measuring point.
8. Put new Nitrile gloves on your hands.
9. Slowly lower the tip of the Interface Probe into the well until it emits either a solid or broken tone.
   BROKEN TONE: Separate phase layer is not present. Go to Step 8 of Routine Water Level Measurements shown above to complete gauging process using the Interface probe as you would a Water Level Meter.
   SOLID TONE: Separate phase layer is present. Go to the next step.
10. Gently raise the probe tip slightly above the separate phase layer and hold it there. Wait momentarily to see if the meter emits a tone, signaling rising water in the casing. Gently lower the probe tip slightly below the separate phase layer. Wait momentarily to see if the meter stops emitting a tone, signaling dropping water in the casing. Continue process until water level stabilizes indicating that the well has equilibrated.
11. While holding the probe at first contact with the separate phase layer and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Depth to Product column.
12. Gently lower the probe tip until it emits a broken tone signifying contact with water. While holding the probe at first contact with water and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Depth to Water column.
13. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable).

Routine Total Well Depth Measurements

1. Lower the Water Level Meter probe into the well until it lightens in your hands, indicating that the probe is resting at the bottom of well.
2. Gently raise the tape until the weight of the probe increases, indicating that the probe has lifted off the well bottom.
3. While holding the probe at first contact with the well bottom and the tape against the well measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on Well Gauging Sheet under Total Well Depth column.

4. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable).

Blaine Tech Services, Inc.
Standard Operating Procedure

WELL WATER EVACUATION (PURGING)

Purpose
Evacuation of a predetermined minimum volume of water from a well (purging) while *simultaneously* measuring water quality parameters is typically required prior to sampling. Purging a minimum volume guarantees that actual formation water is drawn into the well. Measuring water quality parameters either verifies that the water is stable and suitable for sampling or shows that the water remains unstable, indicating the need for continued purging. Both the minimum volume and the stable parameter qualifications need to be met prior to sampling. This assures that the subsequent sample will be representative of the formation water surrounding the well screen and not of the water standing in the well.

Defining Casing Volumes
The predetermined minimum quantity of water to be purged is based on the wells' casing volume. A casing volume is the volume of water presently standing within the casing of the well. This is calculated as follows:

Casing Volume = (TD – DTW) VCF

1. Subtract the wells' depth to water (DTW) measurement from its total depth (TD) measurement. This is the height of the water column in feet.
2. Determine the well casings' volume conversion factor (VCF). The VCF is based on the diameter of the well casing and represents the volume, in gallons, that is contained in one (1) foot of a particular diameter of well casing. The common VCF's are listed on our Well Purge Data Sheets.
3. Multiply the VCF by the calculated height of the water column. This is the casing volume, the amount of water in gallons standing in the well.

Remove Three to Five Casing Volumes
Prior to sampling, an attempt will be made to purge all wells of a minimum of three casing volumes and a maximum of five casing volumes except where regulations mandate the minimum removal of four casing volumes.

Choose the Appropriate Evacuation Device Based on Efficiency
In the absence of instructions on the SOW to the contrary, selection of evacuation device will be based on efficiency.

Measure Water Quality Parameters at Each Casing Volume
At a minimum, water quality measurements include pH, temperature and electrical conductivity (EC). Measurements are made and recorded at least once every casing volume. They are considered stable when all parameters are within 10% of their previous measurement.

Note: The following instructions assume that well has already been properly located, accessed, inspected and gauged.

Prior to Purging a Well
1. Confirm that the well is to be purged and sampled per the SOW.
2. Confirm that the well is suitable based on the conditions set by the client relative to separate phase.
3. Calculate the wells' casing volume.
4. Put new Latex or Nitrile gloves on your hands.

Purging With a Bailer (Stainless Steel, Teflon or Disposable)
1. Attach bailer cord or string to bailer. Leave other end attached to spool.
2. Gently lower empty bailer into well until well bottom is reached.
3. Cut cord from spool. Tie end of cord to hand.
4. Gently raise full bailer out of well and clear of well head. Do not let the bailer or cord touch the ground.
5. Pour contents into graduated 5-gallon bucket or other graduated receptacle.
6. Repeat purging process.
7. Upon removal of first casing volume, fill clean parameter cup with purgewater, empty the remainder of the purgewater into the bucket, lower the bailer back into the well and secure the cord on the Sampling Vehicle.
8. Use the water in the cup to collect and record parameter measurements.
9. Continue purging until second casing volume is removed.
10. Collect parameter measurements.
11. Continue purging until third casing volume is removed.
12. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.

Purging With a Pneumatic Pump
1. Position Pneumatic pump hose reel over the top of the well.
2. Gently unreel and lower the pump into the well. Do not contact the well bottom.
3. Secure the hose reel.
4. Begin purging into graduated 5-gallon bucket or other graduated receptacle.
5. Adjust water recharge duration and air pulse duration for maximum efficiency.
6. Upon removal of first casing volume, fill clean parameter cup with water.
7. Use the water in the cup to collect and record parameter measurements.
8. Continue purging until second casing volume is removed.

9. Collect parameter measurements.
10. Continue purging until third casing volume is removed.
11. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.
12. Upon completion of purging, gently recover the pump and secure the reel.

Purging With a Fixed Speed Electric Submersible Pump

1. Position Electric Submersible hose reel over the top of the well.
2. Gently unreel and lower the pump to the well bottom.
3. Raise the pump 5 feet off the bottom.
4. Secure the hose reel.
5. Begin purging.
6. Verify pump rate with flow meter or graduated 5-gallon bucket
7. Upon removal of first casing volume, fill clean parameter cup with water.
8. Use the water in the cup to collect and record parameter measurements.
9. Continue purging until second casing volume is removed.
10. Collect parameter measurements.
11. Continue purging until third casing volume is removed.
12. Collect parameter measurements. If parameters are stable, stop purging. If parameters remain unstable, continue purging until stabilization occurs or the fifth casing volume is removed.
13. Upon completion of purging, gently recover the pump and secure the reel.

Blaine Tech Services, Inc.
Standard Operating Procedure

SAMPLE COLLECTION FROM GROUNDWATER WELLS USING BAILERS

Sampling with a Bailer (Stainless Steel, Teflon or Disposable)

1. Put new Latex or Nitrile gloves on your hands.
2. Determine required bottle set.
3. Fill out sample labels completely and attach to bottles.
4. Arrange bottles in filling order and loosen caps (see Determine Collection Order below).
5. Attach bailer cord or string to bailer. Leave other end attached to spool.
6. Gently lower empty bailer into well until water is reached.
7. As bailer fills, cut cord from spool and tie end of cord to hand.
8. Gently raise full bailer out of well and clear of well head. Do not let the bailer or cord touch the ground. If a set of parameter measurements is required, go to step 9. If no additional measurements are required, go to step 11.
9. Fill a clean parameter cup, empty the remainder contained in the bailer into the sink, lower the bailer back into the well and secure the cord on the Sampling Vehicle. Use the water in the cup to collect and record parameter measurements.
10. Fill bailer again and carefully remove it from the well.
11. Slowly fill and cap sample bottles. Fill and cap volatile compounds first, then semi-volatile, then inorganic. Return to the well as needed for additional sample material.

    Fill 40-milliliter vials for volatile compounds as follows: Slowly pour water down the inside on the vial. Carefully pour the last drops creating a convex or positive meniscus on the surface. Gently screw the cap on eliminating any air space in the vial. Turn the vial over, tap several times and check for trapped bubbles. If bubbles are present, repeat process.

    Fill 1 liter amber bottles for semi-volatile compounds as follows: Slowly pour water into the bottle. Leave approximately 1 inch of headspace in the bottle. Cap bottle.

    Field filtering of inorganic samples using a stainless steel bailer is performed as follows: Attach filter connector to top of full stainless steel bailer. Attach 0.45 micron filter to connector. Flip bailer over and let water gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

    Field filtering of inorganic samples using a disposable bailer is performed as follows: Attach 0.45 micron filter to connector plug. Attach connector plug to bottom of full disposable bailer. Water will gravity feed through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

12. Bag samples and place in ice chest.
13. Note sample collection details on well data sheet and Chain of Custody.

Appendix B

SPH or Purge Water Drum Log, Test Equipment Calibration Log, Wellhead Inspection Checklist, Well Gauging Data,* and *Well Monitoring Data Sheets,
Blaine Tech Services, Inc,
Dated May 23, 2006

SPH or Purge Water Drum Log

lient: Blegmyer @ Kawahara Nursery

ite Address: * 11 Soil cuttings drums

TATUS OF DRUM(S) UPON ARRIVAL

Date	11/23/04	5/17/05	11/16/05	3-23-06		
umber of drum(s) empty:						
umber of drum(s) 1/4 full:	1			1		
umber of drum(s) 1/2 full:		1				
umber of drum(s) 3/4 full:						
umber of drum(s) full:	3	3	4	4		
otal drum(s) on site:	4	4	4	5		
re the drum(s) properly labeled?	No	Yes	Y	Y		
rum ID & Contents:	—	Groundwater →		→		
any drum(s) are partially or totally lled, what is the first use date:	—		—	—		

If you add any SPH to an empty or partially filled drum, drum must have at least 20 gals. of Purgewater or DI Water.

f drum contains SPH, the drum MUST be steel AND labeled with the appropriate label.

All BTS drums MUST be labeled appropriately.

TATUS OF DRUM(S) UPON DEPARTURE

Date	11/23/04	5/17/05	11/16/05	3-23-06		
lumber of drums empty:						
lumber of drum(s) 1/4 full:			1			
lumber of drum(s) 1/2 full:	1					
lumber of drum(s) 3/4 full:				1		
lumber of drum(s) full:	3	4	4	4		
otal drum(s) on site:	4	4	5	5		
re the drum(s) properly labeled?	Yes	Y	Y	Y		
rum ID & Contents:	Groundwater →	→	→			

OCATION OF DRUM(S)

escribe location of drum(s): Near domestic/agricultural well by MW-3

INAL STATUS

lumber of new drum(s) left on site his event	Ø	Ø	1	0		
ate of inspection:	11/23/04	5/17/05	11/16/05	3-23-06		
rum(s) labelled properly:	Yes	Y	Y	Y		
ogged by BTS Field Tech:	BA	KPC	WF	DF		
ffice reviewed by:	N	LG	N	N		

TEST EQUIPMENT CALIBRATION LOG

PROJECT NAME				PROJECT NUMBER			
EQUIPMENT NAME	EQUIPMENT NUMBER	DATE/TIME OF TEST	STANDARDS USED	EQUIPMENT READING	CALIBRATED TO: OR WITHIN 10%:	TEMP.	INITIALS
Myron L Ultrameter	610993	5-23 ae 0820	Conductivity 3900 µS	3959 µS	3900 µS		DW
↓	↓	↓	pH 4.0 / 7.0 / 10.0	3.97 / 6.92 / 10.02	4.00 / 7.00 / 10.00		DW
HACH 2100P Turbidimeter	28976	↓	Turbidity <0.1 / 10	0.01 / 20.4	within 10%		DW

WELLHEAD INSPECTION CHECKLIST

Date 5-23-06 Client Clymer

Site Address 1650 Ashland Ave San Lorenzo

Job Number 060523-DW-1 Technician DW/DM

Well ID	Well Inspected - No Corrective Action Required	Water Bailed From Wellbox	Wellbox Components Cleaned	Cap Replaced	Debris Removed From Wellbox	Lock Replaced	Other Action Taken (explain below)	Well Not Inspected (explain below)
MW-3	X							
MW-4	X							
MW-5	X							

NOTES:

WELL GAUGING DATA

Project # 060523-DW-1 Date 5-23-06 Client Blymer

Site 16550 Ashland Ave San Lorenzo

Well ID	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	
mw-3	2					7.08	18.99		
mw-4	2					7.28	19.76		
mw-5	2					6.27	19.84		

WELL MONITORING DATA SHEET

Project #: 060523-DW-1	Client: BLYMER
Sampler: DW/DM	Start Date: 5-23-06
Well I.D.: MW-3	Well Diameter: (2) 3 4 6 8 ___
Total Well Depth: ~~7.08~~ DM 18.99	Depth to Water: ~~18.99~~ DM 7.08
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH

Purge Method:
Bailer
(Disposable Bailer)
Middleburg
Electric Submersible
Waterra
Peristaltic
Extraction Pump
Other ____

Sampling Method: ~~Bailer~~
(Disposable Bailer)
Extraction Port
Dedicated Tubing
Other: ____

11.91

19 (Gals.) X 3 = 5.7
Gals.

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or µS)	Turbidity (NTU)	Gals. Removed	Observations
1007	65.2	6.9	1174	49	DM ~~5.7~~ 2.0	
1011	64	7.0	1118	56	4.0	
1015	63.3	6.9	1096	56	6.0	

Did well dewater? Yes (No) Gallons actually evacuated: 6.0

Sampling Time: 1020 Sampling Date: 5-23-06

Sample I.D.: MW-3 Laboratory: NC CAMPBEL

Analyzed for: (TPH-G) (BTEX) (MTBE) (TPH-D) Other: ~~NC CAM~~ DM

Equipment Blank I.D.: @ Time Duplicate I.D.:

Analyzed for: ~~TPH-G~~ ~~BTEX~~ ~~MTBE~~ ~~TPH-D~~ Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
ORP (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 060523 DW-1	Client: Blymer
Sampler: DW/DM	Date: 5-23-06
Well I.D.: MW-4	Well Diameter: (2) 3 4 6 8
Total Well Depth (TD): 19.76	Depth to Water (DTW): 7.28
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method:
- Bailer
- X Disposable Bailer
- Positive Air Displacement
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other

Sampling Method:
- Bailer
- X Disposable Bailer
- Extraction Port
- Dedicated Tubing
- Other:

2 (Gals.) X 3 = 6 Gals.
1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
0904	62.7	7.1	902	22	2	
0908	61.9	7.1	826	27	4	
0911	61.9	7.1	818	32	6	

Did well dewater? Yes (No) Gallons actually evacuated: 6

Sampling Date: 5-23-06 Sampling Time: 0915 Depth to Water:

Sample I.D.: MW-4 Laboratory: Kiff CalScience Other McCampbell

Analyzed for: (TPH-G) (BTEX) (MTBE) (TPH-D) Oxygenates (5) Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 060523-DW-1	Client: RLYMER
Sampler: DW / DM	Date: 5-27-06
Well I.D.: MW-5	Well Diameter: (2) 3 4 6 8 ____
Total Well Depth (TD): 19.64	Depth to Water (DTW): 6.27
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): YSI HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]:	

Purge Method: Bailer; ~~Disposable Bailer~~ (circled); Positive Air Displacement; Electric Submersible; Waterra; Peristaltic; Extraction Pump; Other ____

Sampling Method: 13.57 Bailer; (Disposable Bailer) (circled); Extraction Port; Dedicated Tubing; Other: ____

DM 22

~~8.8~~ (Gals.) X 3 = ~~26.4~~ 6.6 DM Gals.

1 Case Volume | Specified Volumes | Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp (°F or °C)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
0934	63.6	7.1	864.3	32	2.2	
0936	63.9	6.9	866.7	20	4.4	
0938	63.8	7.0	868.5	21	6.6	

Did well dewater? Yes (No) Gallons actually evacuated: 6.6

Sampling Date: 5-23-06 Sampling Time: 0942 Depth to Water:

Sample I.D.: MW-5 Laboratory: Kiff CalScience Other M COMPEL DM BEL

Analyzed for: (TPH-G) (BTEX) (MTBE) (TPH-D) Oxygenates (5) Other:

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

Appendix C

Certified Laboratory Analytical Report
Dated May 25, 2006
McCampbell Analytical, Inc.

McCampbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

Blymyer Engineers, Inc. 1829 Clement Avenue Alameda, CA 94501-1395	Client Project ID: Kawahara Nursery	Date Sampled: 05/23/06
		Date Received: 05/24/06
	Client Contact: Mark Detterman	Date Reported: 05/30/06
	Client P.O.:	Date Completed: 05/30/06

WorkOrder: 0605528

May 30, 2006

Dear Mark:

Enclosed are:

1). the results of **3** analyzed samples from your **Kawahara Nursery project,**

2). a QC report for the above samples

3). a copy of the chain of custody, and

4). a bill 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 please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

Blymyer Engineers, Inc.	Client Project ID: Kawahara Nursery	Date Sampled: 05/23/06
1829 Clement Avenue		Date Received: 05/24/06
Alameda, CA 94501-1395	Client Contact: Mark Detterman	Date Extracted: 05/25/06
	Client P.O.:	Date Analyzed: 05/25/06

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method: SW5030B Analytical methods: SW8021B/8015Cm Work Order: 0605528

Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	MW-3	W	320,a	ND	0.69	1.4	3.6	22	1	107
002A	MW-4	W	ND	ND	ND	ND	ND	ND	1	102
003A	MW-5	W	ND	ND	ND	ND	ND	ND	1	103
Reporting Limit for DF =1; ND means not detected at or above the reporting limit		W	50	5.0	0.5	0.5	0.5	0.5	1	µg/L
		S	NA	NA	NA	NA	NA	NA	1	mg/Kg

* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.

cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern; n) TPH(g) range non-target isolated peaks subtracted out of the TPH(g) concentration at the client's request.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

Blymyer Engineers, Inc.	Client Project ID: Kawahara Nursery	Date Sampled: 05/23/06
1829 Clement Avenue		Date Received: 05/24/06
Alameda, CA 94501-1395	Client Contact: Mark Detterman	Date Extracted: 05/24/06
	Client P.O.:	Date Analyzed: 05/24/06-05/25/06

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel*

Extraction method: SW3510C Analytical methods: SW8015C Work Order: 0605528

Lab ID	Client ID	Matrix	TPH(d)	DF	% SS
0605528-001B	MW-3	W	260,d	1	102
0605528-002B	MW-4	W	ND	1	95
0605528-003B	MW-5	W	ND	1	97

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	µg/L
	S	NA	NA

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; k) kerosene/kerosene range/jet fuel range; l) bunker oil; m) fuel oil; n) stoddard solvent/mineral spirit.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.

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Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder: 0605528

EPA Method: SW8021B/8015Cm **Extraction: SW5030B** **BatchID: 21878** **Spiked Sample ID: 0605518-001a**

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	LCS / LCSD
TPH(btex)£	ND	60	103	111	7.04	103	105	1.19	70 - 130	70 - 130
MTBE	41	10	NR	NR	NR	109	109	0	70 - 130	70 - 130
Benzene	0.95	10	95.8	89.3	6.38	101	104	2.73	70 - 130	70 - 130
Toluene	ND	10	104	101	3.06	102	104	1.64	70 - 130	70 - 130
Ethylbenzene	ND	10	102	99.3	2.50	101	103	2.24	70 - 130	70 - 130
Xylenes	ND	30	99	94.7	4.48	95.3	99	3.77	70 - 130	70 - 130
%SS:	98	10	104	103	1.03	103	107	4.02	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 21878 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0605528-001A	5/23/06 10:20 AM	5/25/06	5/25/06 3:18 AM	0605528-002A	5/23/06 9:15 AM	5/25/06	5/25/06 3:51 AM
0605528-003A	5/23/06 9:42 AM	5/25/06	5/25/06 4:24 AM				

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 applicable or 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.

DHS Certification No. 1644

JR QA/QC Officer

McCampbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
Website: www.mccampbell.com E-mail: main@mccampbell.com

QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder: 0605528

EPA Method: SW8015C	Extraction: SW3510C	BatchID: 21876	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	LCS / LCSD
TPH(d)	N/A	1000	N/A	N/A	N/A	101	108	6.95	N/A	70 - 130
%SS:	N/A	2500	N/A	N/A	N/A	110	108	1.31	N/A	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 21876 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0605528-001B	5/23/06 10:20 AM	5/24/06	5/24/06 10:18 PM	0605528-002B	5/23/06 9:15 AM	5/24/06	5/25/06 9:17 PM
0605528-003B	5/23/06 9:42 AM	5/24/06	5/25/06 12:32 AM				

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.

DHS Certification No. 1644

JR QA/QC Officer

McCampbell Analytical, Inc.
110 Second Avenue South, #D7
Pacheco, CA 94553-5560
(925) 798-1620

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0605528 **ClientID: BEIA** **EDF: NO**

Report to:
Mark Detterman
Blymyer Engineers, Inc.
1829 Clement Avenue
Alameda, CA 94501-1395
TEL: (510) 521-3773
FAX: (510) 865-2594
ProjectNo: Kawahara Nursery
PO:

Bill to:
Accounts Payable
Blymyer Engineers, Inc.
1829 Clement Avenue
Alameda, CA 94501-1395

Requested TAT: 5 days
Date Received: 05/24/2006
Date Printed: 05/24/2006

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
0605528-001	MW-3	Water	5/23/06 10:20:00	☐	A	B										
0605528-002	MW-4	Water	5/23/06 9:15:00 AM	☐	A	B										
0605528-003	MW-5	Water	5/23/06 9:42:00 AM	☐	A	B										

Test Legend:

1	G-MBTEX_W	2	TPH(D)_W	3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Kathleen Owen

Comments: BTS# 060523-DW1

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

0606528 BEIA

BLAINE
TECH SERVICES, INC

1680 ROGERS AVENUE
SAN JOSE, CALIFORNIA 95112-1105
FAX (408) 573-7771
PHONE (408) 573-0555

CHAIN OF CUSTODY BTS # 060523 DW1

CLIENT: Blymyer Engineers, Inc.

SITE: Kawahara Nursery
16550 Ashland Ave
San Lorenzo, CA

LAB: McCampbell | DHS #

ALL ANALYSES MUST MEET SPECIFICATIONS AND DETECTION LIMITS SET BY CALIFORNIA DHS AND
☐ EPA ☐ RWQCB REGION ____
☐ LIA
☐ OTHER

SPECIAL INSTRUCTIONS

Invoice and Report to : Blymyer Engineers, Inc.
Attn: Mark Detterman - 510.521.3773
mdetterman@blymyer.com

SAMPLE I.D.	DATE	TIME	MATRIX S= SOIL W=H_2O	CONTAINERS TOTAL		C = COMPOSITE ALL CONTAINERS	CONDUCT ANALYSIS TO DETECT: TPH-G/BTEX/MTBE (8015/8021)	TPH-D (8015M)	ADD'L INFORMATION	STATUS	CONDITION	LAB SAMPLE #
* MW-3	5-22	1020	W	4	HCL voas HCL Amber		X	X				
* MW-4	5-23	0915	↓	4	↓		X	X				
* MW-5	5-23	0942	↓	4	↓		X	X				

ICE/t ✓
* GOOD CONDITION ✓ APPROPRIATE CONTAINERS ✓
HEAD SPACE ABSENT YES DECHLORINATED IN LAB ____ PRESERVED IN LAB ____

PRESERVATION	VOAS	O&G	METALS	OTHER
	✓			✓

SAMPLING COMPLETED DATE 5-23-06 TIME 1045
SAMPLING PERFORMED BY DENNIS MAKOWSKI DAVE W

RESULTS NEEDED NO LATER THAN: As Contracted

RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME
	5.23-06	1415		5/23/06	1445
	5/24/06	1550		5/24/06	330
	5/24/06	58		5/24/06	

SHIPPED VIA | DATE SENT | TIME SENT | COOLER #

* Voa Lids were not secure - 1 voa rcv'd empty for MW5.