PIERS ENVIRONMENTAL SERVICES, INC.
1330 S. BASCOM AVENUE. SUITE F
SAN JOSE, CA. 95128
www.pierses.com
PHONE (408) 559-1248
FAX (408) 559-1224
E-MAIL piers@pierses.com

To: Mr. Don Cortez; L&S Preferred Properties, Inc.
From: Kay Pannell; PIERS Environmental Services
Fax #: **510-581-9203**
Re: ***Phase II Soil Sampling Proposal***
Date: June 5, 2003

Dear Mr. Cortez:

Please find the attached report for 16611 E. 14th Street, San Leandro, CA.. It is possible for the owner to remove the soil by shoveling it into a DOT-approved storage drum, which he may have on-site, and have his waste oil disposal company dispose of the soil for him. PIERS would come back for a visual inspection and re-sampling of the two locations that had high concentrations of transmission fluid. We would submit the samples for laboratory analysis. This re-sampling could happen as soon as this Friday.

Also attached is our cost estimate to perform the re-sampling and report.

Per your request, please see the attached contract. Once the authorization form (page 2) is signed and faxed to our office, and a deposit is received, work will immediately begin on the project.

Ordering Instructions:

1 Sign the authorization form
2 Fax the form to PIERS at (408) 559-1224
3 Work will begin upon receipt of deposit.
4 Payment is due immediately upon receipt of the report.

Please call me with any questions and thank you very much for considering PIERS for your environmental needs.

Phase II Investigation
of
16611 East 14th Street
San Leandro, California

Performed For:
Mr. Don Cortez
L & S Preferred Properties, Inc.
1174 Russel Way
Hayward. CA 94541

Prepared By:
PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
San Jose, CA 95128

June 2003
Project: 03147

PIERS
Environmental Services, Inc.

1330 S. Bascom Ave., Suite F
San Jose, CA 95128

Tel (408) 559-1248 Fax (408) 559-1224

Limited Phase II Soil Sampling Estimate and Proposal

SUBMITTED TO:
Mr. Tom Cook
First Northern Bank
4600 Northgate Blvd, Suite 115
Sacramento, CA 95834
(916) 567-6270

SITE LOCATION:
16611 East 14th Street
San Leandro, CA

PURPOSE

PIERS performed a limited Phase II soil sampling investigation at the above-referenced Property. Samples were taken next to specific areas. Soil samples that were taken from the area next to the transmission storage racks showed high levels of Petroleum Oil & Grease. PIERS recommended that the soil from these areas be removed and disposed of, and the soil underneath the excavations re-sampled to verify that the contamination has been removed. PIERS assumes that the owner will provide the labor for soil removal and will dispose of the soil personally. **This proposal assumes the client will provide complete access to the site location before the sampling date.**

REQUIREMENTS

The Client wishes for PIERS to re-sample areas of stained soil after soil removal by the Client. The soil samples will be analyzed for the specific constituents of Total Petroleum Hydrocarbons as transmission fluid. **The client will provide full access to the site prior to the sample date.**

PROPOSED SCOPE OF WORK

1. PIERS will advance soil borings by using a hand auger to collect soil samples at two locations at the subject Property. Two soil samples will be taken at each location. Includes: all equipment and materials, service vehicles, and sampling. PIERS will pay for all permits. Also includes a Certified Engineering Geologist on site, all permitting and co-ordination with the City of San Leandro and County of Alameda agencies.
   $1,000

2. The samples will be properly labeled, documented with a Chain of Custody, and transported for analyses to a State Certified Laboratory in an ice chest.

3. Provide analytical testing for Total Petroleum Hydrocarbons as transmission fluid by EPA Method 8015C. A total of four soil samples will be analyzed.

4 EPA Method 8015C @ $100 **$400**

4. Prepare and provide a technical report to include a description of all work performed, results of investigation, and analytical test results and interpretation.

$800

PROPOSED COST: $2,200

LIMITATIONS

** This cost proposal does not include: contamination clean up or additional investigations, any product disposal, disposal of contaminated soils, any additional sampling costs if requested by regulatory agencies, remedial actions for contamination of soil or groundwater.*

PIERS is not responsible for unstable soil, unforeseen structures, cables, conduits, underground piping, rock, high water table or conditions created by acts of God. Additional charges may be incurred if any of the foregoing conditions are encountered.

In the performance of the scope of services indicated hereunder, PIERS will take reasonable precautions to avoid damaging buried structures and utilities. PIERS will offer the Client the opportunity to approve all sites for subsurface investigation and/or excavation in the field. The Client assumes all liability for claims allegedly arising out of damage to buried structures and utilities that were not called to PIERS' attention, which were not properly located on plans furnished to PIERS or which were not properly located by locating companies called to the site by or on behalf of the Client to identify such structures and utilities.

Insofar as job-site safety is concerned, PIERS is responsible solely for its own and its employees activities on the job-site, but shall not be construed to relieve the Client, the Owner or any construction contractors from their responsibilities for maintaining a safe job-site. Neither professional activities of PIERS, nor the presence of PIERS or its employees and subcontractors, shall be construed to imply PIERS has any responsibility for methods of work performance, supervision, sequencing of construction, or safety in, on or about the job-site.

The Client agrees that, to the fullest extent permitted by law: PIERS' total liability to the Client shall not exceed the total amount of this contract for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to this Agreement from any cause or causes, including but not limited to PIERS' negligence, errors, omissions, strict liability, breach of contract or breach of warranty. Services performed by PIERS under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in the same locality under similar conditions. No other representations, express or implied, and no warranty or guarantee is included or intended in the agreement, or in any report, opinion, document or otherwise.

TERMS OF PAYMENT

A deposit of $1,100 is due prior to work commencing on the project. The balance of the project is due prior to release of the final report.

ACCEPTANCE AND AUTHORIZATION TO PROCEED

The above price, specifications, conditions and limitations are satisfactory and are hereby accepted. PIERS Environmental Services, Inc. is authorized to complete this work as specified.

AUTHORIZATION _____

Name Title Date

PIERS
Environmental
Services, Inc.

1330 S. Bascom Ave., Suite F
San Jose, CA 95128
(408) 559-1248 Fax (408) 559-1224

June 5, 2003

See the Doctor Transmission
276-0827
Mr. Clayton Keats

Mr. Don Cortez
L & S Preferred Properties, Inc.
1174 Russel Way
Hayward. CA 94541

RE: **Phase II Investigation**
16611 East 14th Street
San ~~Leandro~~ Lorenzo, CA

Dear Mr. Cortez:

This report presents the results of the recent soil sampling at the above-referenced Property. The purpose of this work was to determine whether the subsurface soils and/or groundwater beneath the Property have been impacted from the former usage of the Property as an auto repair shop.

The scope of the work performed by PIERS for this investigation consisted of the following: completion of six exploratory borings using a hand-driven sampling device; collection of soil samples; submission of the soil samples for chemical analysis; data analysis and interpretation; and preparation of this report.

SITE DESCRIPTION AND BACKGROUND

The Property is located on the southwestern side of East 14th Street, in the City of San Leandro, Alameda County, California (see Figure 1). The Property consists of an approximately 40,200-square-foot parcel, that is improved with a small one-story sales building, a one-story shop with attached canopies, and two mobile trailers. In April 2003, Basics Environmental of Orinda, California recommended Phase II sampling based upon their Phase I Environmental Site Assessment (ESA) that was completed for the Property. During the ESA, staining was observed at the parts washing sink, two areas where transmissions are stored, near the hydraulic lift, and at the fresh and waste oil storage areas. Based on these findings, Phase II sampling was proposed to determine whether the subsurface soils had been impacted by the historical usage.

RECENT FIELD ACTIVITIES

On May 23, 2003, six shallow soil borings were completed at the Property. At all but one of the locations, the concrete or asphalt surface was first cored with a concrete corer. A hand-operated slide hammer-driven coring tool was then advanced to approximately two feet below grade. The sampling tool was lined with a plastic liner. A soil sample was retained from each boring, at a depth of approximately 0.5 feet below grade. The sample intervals selected for analysis were cut from the liners and sealed with Teflon-lined plastic caps, labeled, and placed in individually sealed plastic bags, which were then stored in a cooler, on ice, until delivery to a state-certified laboratory. Prior to each use, the coring tool was cleaned by triple rinsing with water using a non-phosphate detergent.

The soils encountered generally consisted of two or three inches of sand, silt, and gravel base material (fill) beneath the paved surface, which was underlain by dark brown clayey silt. No obvious evidence of contamination or odors was observed in these borings, except at the transmission racks in the unpaved area, where visible oil and grease was observed on the surface of the soil. No fill material was present at this location, which is entirely unpaved. The locations of the borings are shown on Figure 2.

ANALYTICAL RESULTS

The soil samples were analyzed by North State Environmental Analytical Laboratory in South San Francisco, California, a California state-certified Hazardous Material Testing Laboratory. The samples were accompanied by properly executed Chain of Custody documentation. The soil sample collected from below the parts washing sink was analyzed for volatile organic compounds (VOCs) by EPA Method 8260. The samples collected from near the fresh oil/hydraulic fluid (Oil Stg. #2) and waste oil storage areas (Oil Stg. #1) and from beneath the parts washing machine (Parts Wash #2) were analyzed for Petroleum Oil and Grease (Silica Gel Treated Hexane extractable material) by method E1664. The samples collected from beneath the two areas with racks of stored transmissions were analyzed for Total Petroleum Hydrocarbons (TPH) as Transmission Fluid by EPA Method 8015.

Although the previous recommended work proposed by Basic Environmental included a sample to be analyzed from near the hydraulic lift, this sample was collected but not analyzed. A six-inch concrete slab underlies the lift, and is in good condition with no significant cracking. There was no evidence of any soil impacts in the sample collected. Therefore, this sample was not analyzed, and an additional sample was collected and analyzed at the parts washing machine (Parts Wash #2), where visible oil and grease on degraded asphalt pavement was observed.

The analytical results indicated no detectable VOCs in the sample collected from 0.5 feet beneath the parts washing sink. No Petroleum Oil and Grease was detected in the sample collected from 0.5 feet at the fresh oil/ hydraulic fluid storage area.

Petroleum Oil and Grease was detected in the samples collected from beneath the parts washing machine and at the waste oil storage area at 0.5 feet below grade, at concentrations of 270 and 150 parts per million (ppm), respectively.

TPH as transmission fluid was detected in the sample collected at 0.5 feet at the asphalt-paved transmission rack storage area on the northeastern side of the shop (Trans. Rack #1) at a concentration of 4,680 ppm. This sample was collected from directly beneath the visibly stained low point in the pavement where oily runoff in the area of the transmission racks has collected.

TPH as transmission fluid was detected in the sample collected at 0.5 feet at the unpaved transmission rack storage area on the southwestern side of the shop (Trans. Rack #2) at a concentration of 14,700 ppm. This sample was collected from directly beneath one of the racks at a location with visibly stained soil with a noticeable odor of hydrocarbons.

The analytical results are summarized on Table 1 and Figure 2. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

CONCLUSIONS AND RECOMMENDATIONS

"Risk-Based Screening Levels" (RBSLs) for concentrations of contaminants in soil have been established by the Regional Water Quality Control Board (RWQCB). These levels are used to determine the relative risks to human health and the environment. Generally the presence of a chemical in soil at concentrations below the corresponding RBSL can be assumed to not pose a significant threat to human health or the environment. The RBSLs for soil differentiate between residential and commercial usage, although in some cases the values are the same.

The RBSL for Petroleum Oil and Grease is 1,000 ppm in shallow soils at sites of industrial or commercial use, and 500 ppm for residential use. Based on this, the occurrences of petroleum oil and grease of 270 and 150 ppm beneath the parts washing machine and at the waste oil storage area do not warrant further investigation. However, the occurrences of TPH as transmission fluid at both of the rack storage areas (4,680 and 14,700 ppm) are significantly above the RBSL of 1,000 ppm. Based on these occurrences, and PIERS observations of the auto repair operation, the following is recommended:

All of the visibly stained soil in the unpaved area of transmission racks southwest of the shop should be removed and placed in a drum, under observation by PIERS. For the transmission rack storage area northeast of the shop, which is paved, the asphalt around the area of the sample point should be removed, and all visibly contaminated soil should be removed and placed in a drum. Upon completion of the removal of the visibly contaminated soil, confirmation samples should be collected by PIERS to document the removals. To prevent future impacts to the subsurface soils, the transmissions from the unpaved area should be removed and stored in double containment bins or shelving that provides some type of double containment (raised sides) in a paved, covered area of the facility. The area where the asphalt was removed should be replaced.

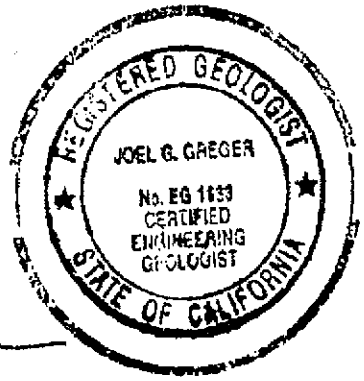
A cost estimate for this work can be provided at your request.

LIMITATIONS

The observations and conclusions presented in this report are professional opinions based on the scope of work outlined herein. This report was prepared in accordance with generally accepted standards of environmental geological practice in California at the time this investigation was performed. The opinions presented apply to site conditions existing at the time of our study and cannot apply to site conditions or changes of which we are not aware or have not had the opportunity to evaluate. This investigation was conducted solely to evaluate environmental conditions beneath the Property at specific locations. Subsurface conditions may vary away from the data points available. Additional work, including subsurface investigation, can reduce the inherent uncertainties associated with this type of investigation. It must be recognized that any conclusions drawn from these data rely on the integrity of the information available at the time of investigation and that a full and complete determination of environmental contamination and risks cannot be made.

If you have any questions regarding this report, please do not hesitate to contact our office.

Sincerely,
PIERS Environmental Services, Inc.



Joel G. Greger
Senior Project Manager
CEG # EG1633, REA # 07079

Kay Pannell
Chief Operations Officer
REP #5800, REA-II #20236

Attachments

Table 1
Figures 1 and 2
Laboratory Analytical Data Sheets and Chain of Custody

TABLE 1
SOIL ANALYTICAL RESULTS
16611 East 14th Street, San Leandro

Samples collected on May 23, 2003

Sample/ Depth (feet)	VOCs 8260	TPH Trans. Fluid	Petrol. Oil & Grease
Parts wash #1	ND	NA	NA
(0.5')			
Parts wash #2	NA	NA	270
(0.5')			
Oil Stg.#1	NA	NA	150
(0.5')			
Trans. Rack 1	NA	4,680	NA
(0.5')			
Trans. Rack 2	NA	14,700	NA
(0.3')			
Oil Stg. #2	NA	NA	<50
(0.5')			

EXPLANATION:
ppm = parts per million

TPH = Total Petroleum Hydrocarbons
VOCs = Volatile organic compounds

ANALYTICAL METHODS:
TPH as Trans. Fluid by EPA Method 8015.
Petroleum Oil and Grease by Silca Gel Treatment, Method E1664.

Parcel: 080B-0300-011-00
Owner: KEATS, CLAYTON & MARY
Site Address: 16611 E 14TH ST*SAN LEANDRO CA
Mail Address: 1344 B ST*HAYWARD CA

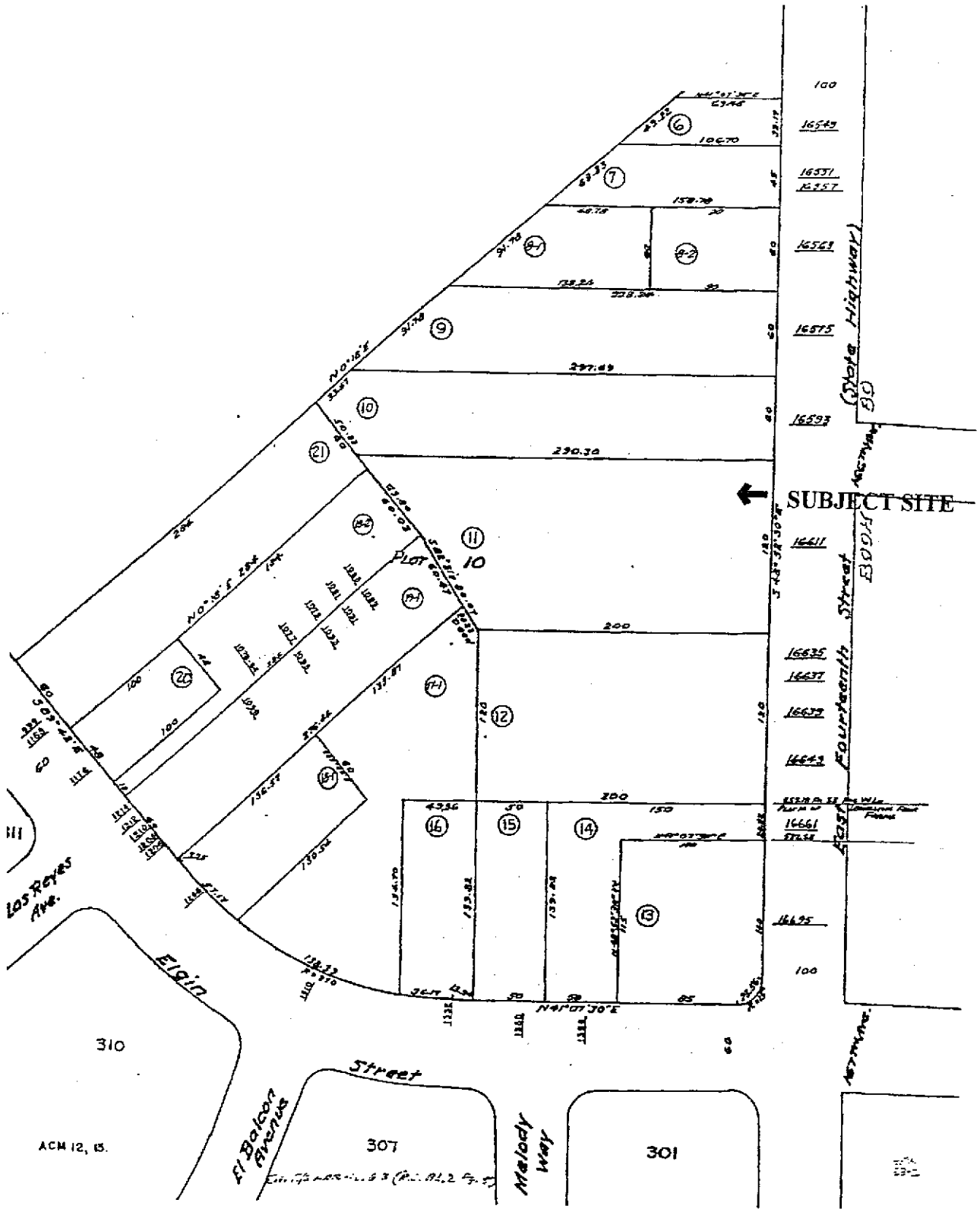


FIGURE 1
PROPERTY VICINITY MAP
16611 EAST 14th STREET
SAN LEANDRO, CALIFORNIA
NOT TO SCALE
MAY 2003

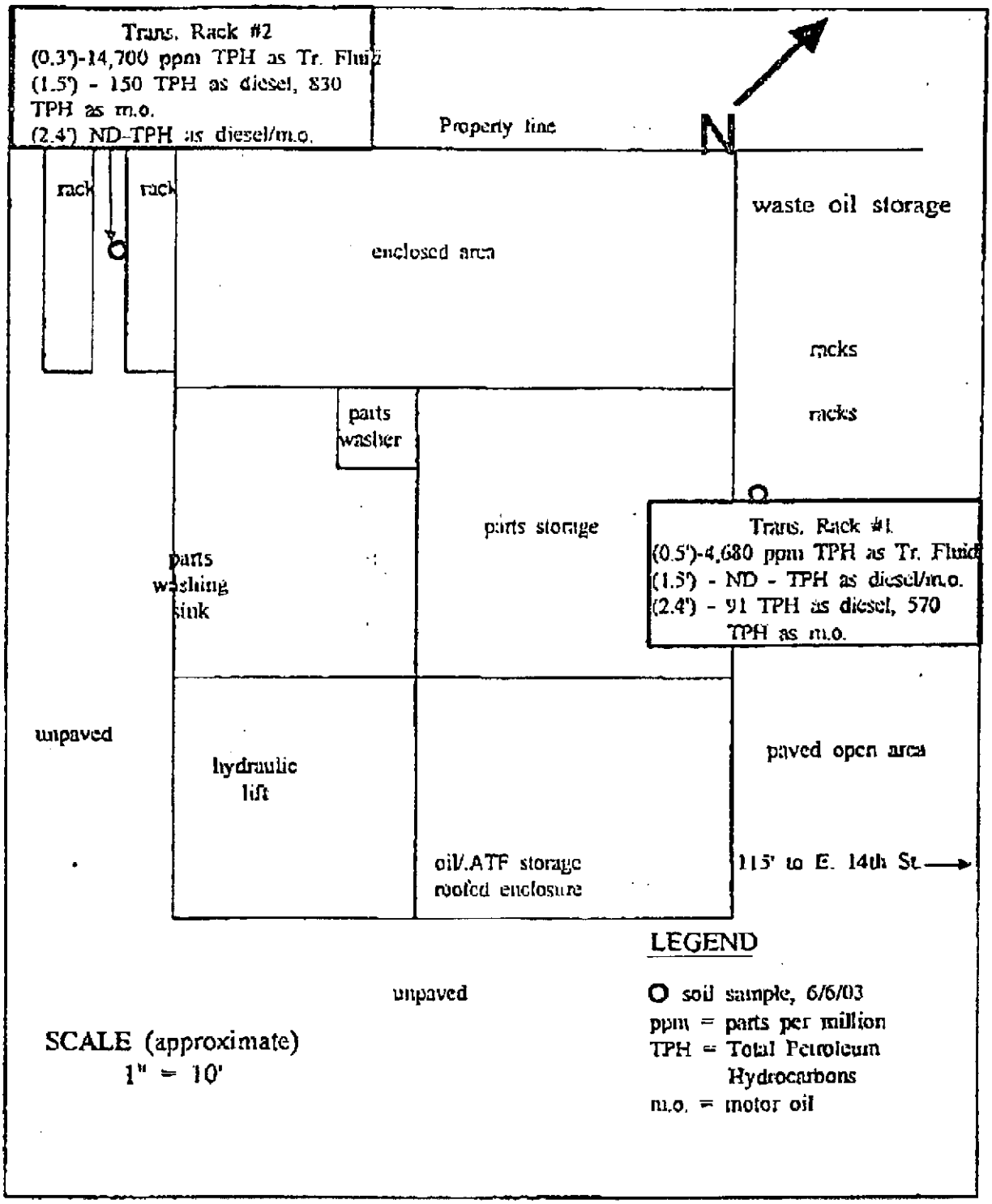


FIGURE 2
PROPERTY SITE PLAN

16611 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

JUNE 2003

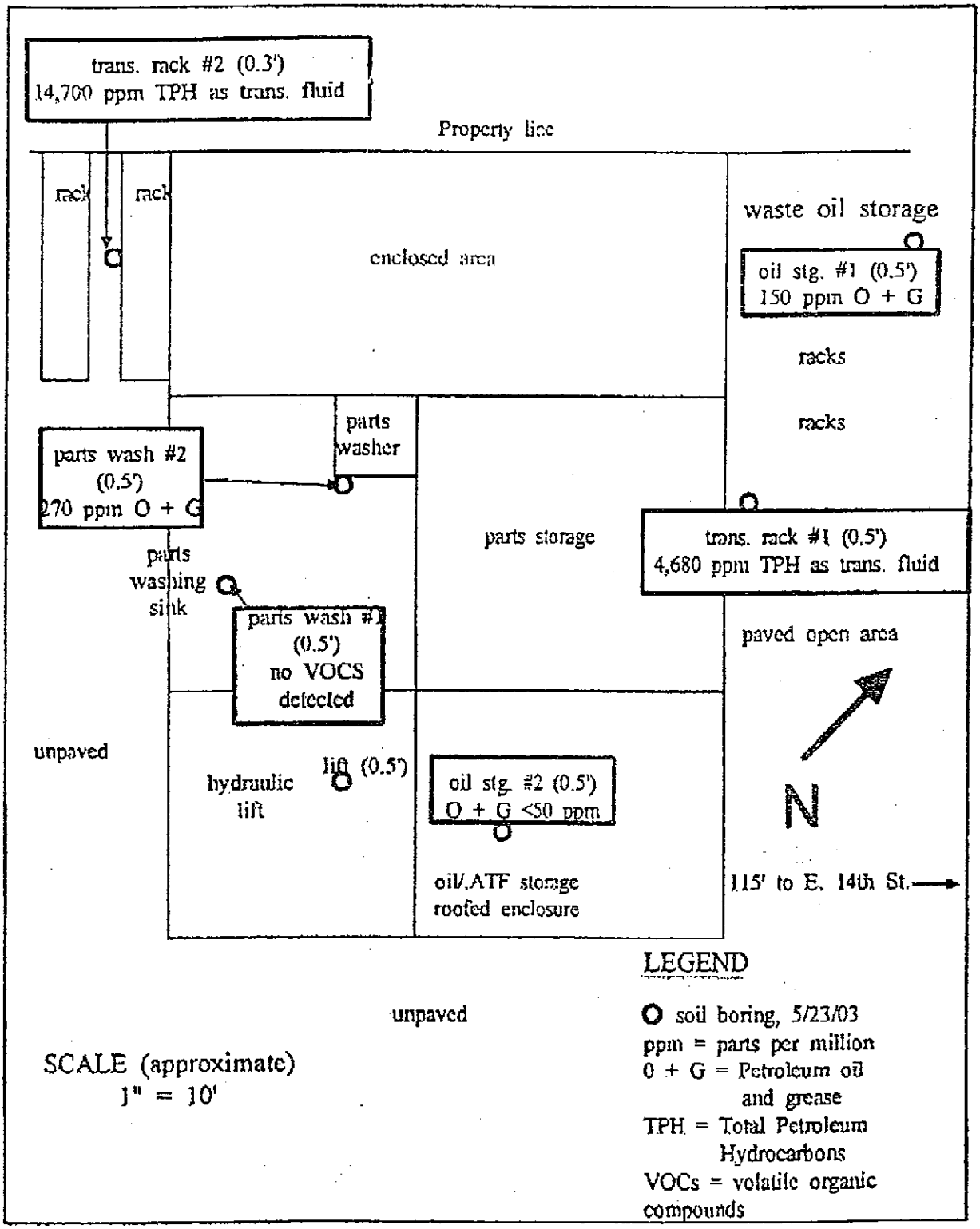


FIGURE 2
PROPERTY SITE PLAN

16611 EAST 14th STREET
SAN LEANDRO, CALIFORNIA

NOT TO SCALE
MAY 2003

ATTACHMENT A
LABORATORY ANALTYICAL DATA SHEETS
AND CHAIN OF CUSTODY

North State Labs
CA ELAP # 1753
90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560

CERTIFICATE OF ANALYSIS

Job Number: 03-0722
Client : PIERS Environmental
Project : 16611 E.14TH ST., SAN LEANDRO

Date Sampled : 05/23/2003
Date Analyzed: 06/02/2003
Date Reported: 06/04/2003

Volatile Organics by GC/MS Method 8260

Laboratory Number	03-0722-01
Client ID	PARTS
Matrix	SO
Analyte	UG/KG
Bromochloromethane	ND<25
Dichlorodifluoromethane	ND<25
Chloromethane	ND<50
Vinyl chloride	ND<25
Bromomethane	ND<25
Chloroethane	ND<25
Trichlorofluoromethane	ND<25
1,1-Dichloroethene	ND<5
Acetone	ND<250
Methylene chloride	ND<250
trans-1,2-Dichloroethene	ND<5
Methyl-tert-butyl ether	ND<5
1,1-Dichloroethane	ND<5
2,2-Dichloropropane	ND<5
cis-1,2-Dichloroethene	ND<5
2-Butanone	ND<50
Chloroform	ND<5
Carbon tetrachloride	ND<5
1,1-Dichloropropene	ND<5
Benzene	ND<5
1,2-Dichloroethane	ND<5
Trichloroethene	ND<5
1,2 Dichloropropane	ND<5
Dibromomethane	ND<5
Bromodichloromethane	ND<5
trans-1,3-Dichloropropene	ND<5
4-Methyl 2-pentanone	ND<50
Toluene	ND<5
cis-1,3-Dichloropropene	ND<5
1,1,2-Trichloroethane	ND<5
Tetrachloroethene	ND<5
1,3-Dichloropropane	ND<5
2-Hexanone	ND<50
Dibromochloromethane	ND<5
1,2-Dibromoethane	ND<5

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Project : 16611 E.14TH ST., SAN LEANDRO

Date Sampled : 05/23/2003
Date Analyzed: 06/02/2003
Date Reported: 06/04/2003

Volatile Organics by GC/MS Method 8260

Laboratory Number	03-0722-01
Client ID	PARTS
Matrix	SO
Analyte	UG/KG
Chlorobenzene	ND<10
1,1,1,2-Tetrachloroethane	ND<5
Ethylbenzene	ND<5
Xylene, Isomers m & p	ND<10
o-Xylene	ND<5
Styrene	ND<5
Bromoform	ND<5
Isopropylbenzene	ND<5
Bromobenzene	ND<5
1,1,2,2-Tetrachloroethane	ND<5
n-Propylbenzene	ND<5
2-Chlorotoluene	ND<5
4-Chlorotoluene	ND<5
1,3,5-Trimethylbenzene	ND<5
tert-Butylbenzene	ND<5
1,2,4-Trimethylbenzene	ND<5
1,3-Dichlorobenzene	ND<5
1,4-Dichlorobenzene	ND<5
sec-Butylbenzene	ND<5
1,2-Dichlorobenzene	ND<5
n-Butylbenzene	ND<5
Naphthalene	ND<10
1,2,4-Trichlorobenzene	ND<5
Hexachlorobutadiene	ND<5
1,2,3-Trichlorobenzene	ND<5
1,2,3-Trichloropropane	ND<5
Acetonitrile	ND<250
Acrylonitrile	ND<250
Isobutanol	ND<250
1,1,1-Trichloroethane	ND<5
SUR-Dibromofluoromethane	106
SUR-Toluene-d8	93
SUR-4-Bromofluorobenzene	92

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CERTIFICATE OF ANALYSIS

Job Number: 03-0722
Client : PIERS Environmental
Project : 16611 E.14TH ST., SAN LEANDRO

Date Sampled : 05/23/2003
Date Analyzed: 06/02/2003
Date Reported: 06/04/2003

Volatile Organics by GC/MS Method 8260
Quality Control/Quality Assurance Summary

Laboratory Number	03-0722	MS/MSD	RPD	Recovery Limit	RPD Limit
Client ID	Blank	Recovery			
Matrix	SO	SO			
Analyte	Results UG/KG	%Recoveries			
Bromochloromethane	ND<25				
Dichlorodifluoromethane	ND<25				
Chloromethane	ND<50				
Vinyl chloride	ND<5				
Bromomethane	ND<25				
Chloroethane	ND<25				
Trichlorofluoromethane	ND<25				
1,1-Dichloroethene	ND<5	87/83	5	54-155	27
Acetone	ND<250				
Methylene chloride	ND<250				
trans-1,2-Dichloroethene	ND<5				
Methyl-tert-butyl ether	ND<5				
1,1-Dichloroethane	ND<5				
2,2-Dichloropropane	ND<5				
cis 1,2-Dichloroethene	ND<5				
2-Butanone	ND<50				
Chloroform	ND<5				
Carbon tetrachloride	ND<5				
1,1-Dichloropropene	ND<5				
Benzene	ND<5	109/107	2	72-122	22
1,2-Dichloroethane	ND<5				
Trichloroethene	ND<5	100/99	1	68-122	20
1,2-Dichloropropane	ND<5				
Dibromomethane	ND<5				
Bromodichloromethane	ND<5				
trans-1,3-Dichloropropene	ND<5				
4-Methyl-2-pentanone	ND<50				
Toluene	ND<5	98/96	2	73-125	21
cis-1,3-Dichloropropene	ND<5				
1,1,2-Trichloroethane	ND<5				
Tetrachloroethene	ND<5				
1,3-Dichloropropane	ND<5				
2-Hexanone	ND<50				
Dibromochloromethane	ND<5				
1,2-Dibromoethane	ND<5				
Chlorobenzene	ND<10	114/111	3	80-135	21
1,1,1,2-Tetrachloroethane	ND<5				
Ethylbenzene	ND<5				
Xylene, Isomers m & p	ND<10				
o-Xylene	ND<5				
Styrene	ND<5				

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Job Number: 03-0722
Client : PIERS Environmental
Project : 16611 E.14TH ST., SAN LEANDRO

Date Sampled : 05/23/2003
Date Analyzed: 06/02/2003
Date Reported: 06/04/2003

Volatile Organics by GC/MS Method 8260
Quality Control/Quality Assurance Summary

Laboratory Number	03-0722	MS/MSD	RPD	Recovery Limit	RPD Limit
Client ID	Blank	Recovery			
Matrix	SO	SO			
Analyte	Results UG/KG	%Recoveries			
Bromoform	ND<5				
Isopropylbenzene	ND<5				
Bromobenzene	ND<5				
1,1,2,2-Tetrachloroethane	ND<5				
n-Propylbenzene	ND<5				
2-Chlorotoluene	ND<5				
4-Chlorotoluene	ND<5				
1,3,5-Trimethylbenzene	ND<5				
tert-Butylbenzene	ND<5				
1,2,4-Trimethylbenzene	ND<5				
1,3-Dichlorobenzene	ND<5				
1,4-Dichlorobenzene	ND<5				
sec-Butylbenzene	ND<5				
1,2-Dichlorobenzene	ND<5				
n-Butylbenzene	ND<5				
Naphthalene	ND<10				
1,2,4-Trichlorobenzene	ND<5				
Hexachlorobutadiene	ND<5				
1,2,3-Trichlorobenzene	ND<5				
1,2,3-Trichloropropane	ND<5				
Acetonitrile	ND<250				
Acrylonitrile	ND<250				
Isobutanol	ND<250				
1,1,1-Trichloroethane	ND<5				
SUR-Dibromofluoromethane	100	104/104	0	54-145	23
SUR-Toluene-d8	99	92/94	2	81-108	14
SUR-4-Bromofluorobenzene	102	92/92	0	82-118	18

Reviewed and Approved

John A. Murphy
Laboratory Director

North State Labs
90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560
CA ELAP# 1753

C E R T I F I C A T E O F A N A L Y S I S

Lab Number: 03-0722
Client: PIERS Environmental
Project: 16611 E.14TH ST., SAN LEANDRO

Date Reported: 06/04/2003

Silica Gel Treated Hexane extractable material by E1664
Transmission Fluid by Method 8015M

Analyte	Method	Result	Unit	Date Sampled	Date Analyzed
Sample: 03-0722-02 Client ID: PARTS WASH#2(0.5')				05/23/2003	SO
Silica Gel Treated Hexane	E1664	270	MG/KG		06/02/2003
Sample: 03-0722-03 Client ID: FRESH OIL STG(0.5')#1				05/23/2003	SO
Silica Gel Treated Hexane	E1664	150	MG/KG		06/02/2003
Sample: 03-0722-04 Client ID: TRANS RACK#1(0.5')				05/23/2003	SO
Transmission Fluid	CATFH	*NA	MG/KG		
Sample: 03-0722-05 Client ID: TRANS RACK#2(0.3')				05/23/2003	SO
Transmission Fluid	CATFH	*NA	MG/KG		
Sample: 03-0722-06 Client ID: FRESH OIL STG(0.5')#2				05/23/2003	SO
Silica Gel Treated Hexane	E1664	ND<50	MG/KG		06/02/2003

*NA=Not Available

North State Labs
90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560
CA ELAP # 1753

CERTIFICATE OF ANALYSIS

Quality Control/Quality Assurance

Lab Number: 03-0722
Client: PIERS Environmental
Project: 16611 E.14TH ST., SAN LEANDRO

Date Reported: 06/04/2003

Silica Gel Treated Hexane extractable material by E1664
Transmission Fluid by Method 8015M

Analyte	Method	Reporting Limit	Unit	Blank	Avg MS/MSD Recovery	RPD
Silica Gel Treated Hexane	E1664	50	MG/KG	ND<50	86/85	1
Diesel Fuel #2	CATFH	1	MG/KG	ND	100/84	17

ELAP Certificate NO:1753
Reviewed and Approved

John A.Murphy, Laboratory Director

03-0722

North State Environmental Analytical Laboratory

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Chain of Custody / Request for Analysis
Lab Job No.:_____ Page 1 of 1

Client: PIERS ENVIRONMENTAL	Report to: Joel Gregger	Phone: 510 786 867	Turnaround Time: Regular
Mailing Address: 330 S. Bascom Ave, Suite 2 San Jose CA 95128	Billing to: PIERS	Fax: 510 5935382	Date: 5/23/03
		PO# / Billing Reference: 03147	Sampler: JG

Project / Site Address: 1611 E. 14th St., San Leandro

Analysis Requested

	Sample ID	Sample Type	Container No. / Type	Pres.	Sampling Date / Time	TPH as 8015 motor oil & hydraulic fluid	TPH as transmission fluid	Total oil & grease (5520 E&F)	8260 VOCs	TPH as 8015 motor oil & trans. fluid			Comments / Hazards
✓	LIFT (0.5')	Soil	1 liter	16	5/13/03 Am								hold
✓ 1	Parts Wash #1 (0.5')								X				
✓ 2	Parts Wash #2 (0.5')							X					
3	Fresh Oil Stg. (0.5')	#1						X POSS					
✓ 4	Trans. Rack #1 (0.5')						X						
✓ 5	Trans. Rack #2 (0.3')						X						
✓	Trans. Rack #3 (0.75')						hold						hold
6	Waste Stg. (0.5')												
6	Fresh Oil Stg (0.5')	#2						X POSS					

Relinquished by: Joel	Date: 5-23-03	Time: 1034 AM	Received by: KURT ATKINSON	Lab Comments
Relinquished by: KURT ATKINSON	Date: 5-23-03	Time: 1645	Received by:	
Relinquished by:	Date:	Time:	Received by:	