December 23, 2011

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

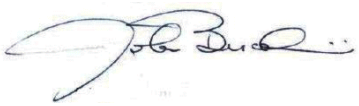
Attention: Barbara Jakub

Subject: Second Semi-Annual 2011 Groundwater Monitoring Report
St. Francis Pie Shop UST Site, 1125 67th Street Oakland, California
ACDEH Site No. RO2602, Global ID: T0600109444

Ladies and Gentlemen:

Attached please find a copy of the *Second Semi-Annual 2011 Groundwater Monitoring Report, 1125 67th Street, Oakland, California*, prepared by Gribi Associates. I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Very truly yours,



John Buschini, Jr.
830 Hawthorne Drive
Walnut Creek, CA 94596

GRIBI
ASSOCIATES

December 23, 2011

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Barbara Jakub

Subject: Second Semi-Annual 2011 Groundwater Monitoring Report
1125 67th Street Oakland, Ca
ACDEH Site No. RO2602, Geotracker Global ID: T0600109444

Ladies and Gentlemen:

Gribi Associates is pleased to submit this Second Semi-Annual 2011 Groundwater Monitoring Report on behalf of St. Francis Pie Shop for the underground storage tank (UST) site located at 1125 67th Street in Oakland, California (see Figure 1 and Figure 2). This letter report documents the monitoring and sampling of five site wells on December 1, 2011.

DESCRIPTION OF SAMPLING ACTIVITIES

1. Gribi Associates personnel conducted groundwater monitoring and sampling activities for 5 of site wells (MW-1, MW-2, MW-3, MW-4, and MW-5) on December 1, 2011.
2. Groundwater monitoring and sampling was conducted in accordance with California LUFT Field Manual, including the following:
   a. measuring static water levels;
   b. checking for presence of free-product;
   c. and purging of approximately three well volumes while recording of temperature, pH, conductivity, and clarity.
3. Collected groundwater samples were placed in an ice-chilled cooler and submitted to a state-certified laboratory for analyses.
4. Copies of groundwater sampling field data sheets are provided as Attachment A.

RESULTS OF GROUNDWATER MONITORING

Hydrologic Conditions

1. Groundwater depths ranged from approximately 5.68 feet (MW-2) to 9.23 feet (MW-5).
2. Groundwater elevations ranged from 34.52 feet above means sea level (msl) (MW-5) to 38.49 feet msl (MW-1).
3. Groundwater flow direction is variable, generally trending to the west-southwest.
4. Groundwater elevations and gradient contours are shown on Figure 3.

Laboratory Analytical Results

1. Groundwater samples from the five sampled wells were analyzed for the following parameters with standard method turn around time on results:
   a. USEPA 8260B Total Petroleum Hydrocarbons as Gasoline (TPH-G)
   b. USEPA 8260B Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
   c. USEPA 8260B Oxygenates (TBA, MTBE, DIPE, ETBE, and TAME)
2. Groundwater hydrocarbon results for this monitoring event are summarized in Table 1.
3. Groundwater hydrocarbon results for this monitoring event are summarized on Figure 4.
4. The laboratory analytical data report and chain-of custody are provided as Attachment B.

CONCLUSIONS

1. Results of this monitoring event indicate primarily a single groundwater MTBE/TBA plume located in the vicinity of MW-1 and MW-2.
   a. The MTBE/TBA groundwater plume is concentrated below the former underground storage tank, fuel dispenser, and conveyance piping locations.
   b. The groundwater MTBE/TBA groundwater plume does not appear to be migrating significantly in a downgradient direction.
   c. Groundwater MTBE concentrations in source area well MW-1 seem to be trending downward over time, indicating natural attenuation of the MTBE.

RECOMMENDATIONS

1. We believe that this site should be reviewed for regulatory closure as a “low risk” commercial property, based on the following criteria:
   a. The source (UST, piping, and soil/groundwater over-excavation) has been removed.
   b. The site has been adequately characterized, essentially to nondetect in all directions.
   c. The contaminant plume is not migrating, and chemical concentrations in groundwater are expected to meet water quality objectives in the future.

d. No other waters of the State, water supply wells, or other sensitive receptors are likely to be impacted.
e. The site does not pose a significant risk to human health or safety.

PLANNED ACTIVITIES

1. During the first quarter of 2012, Gribi Associates plans to install and operate an ozone injection system at the site to address dissolved phase MTBE/TBA groundwater impacts in the vicinity of wells MW-1 and MW-2.
2. Gribi Associates plans to conduct semi-annual groundwater monitoring during the second quarter of 2012.

We appreciate this opportunity to provide this report for your review. Please contact us if there are questions or if additional information is required.

Very truly yours,

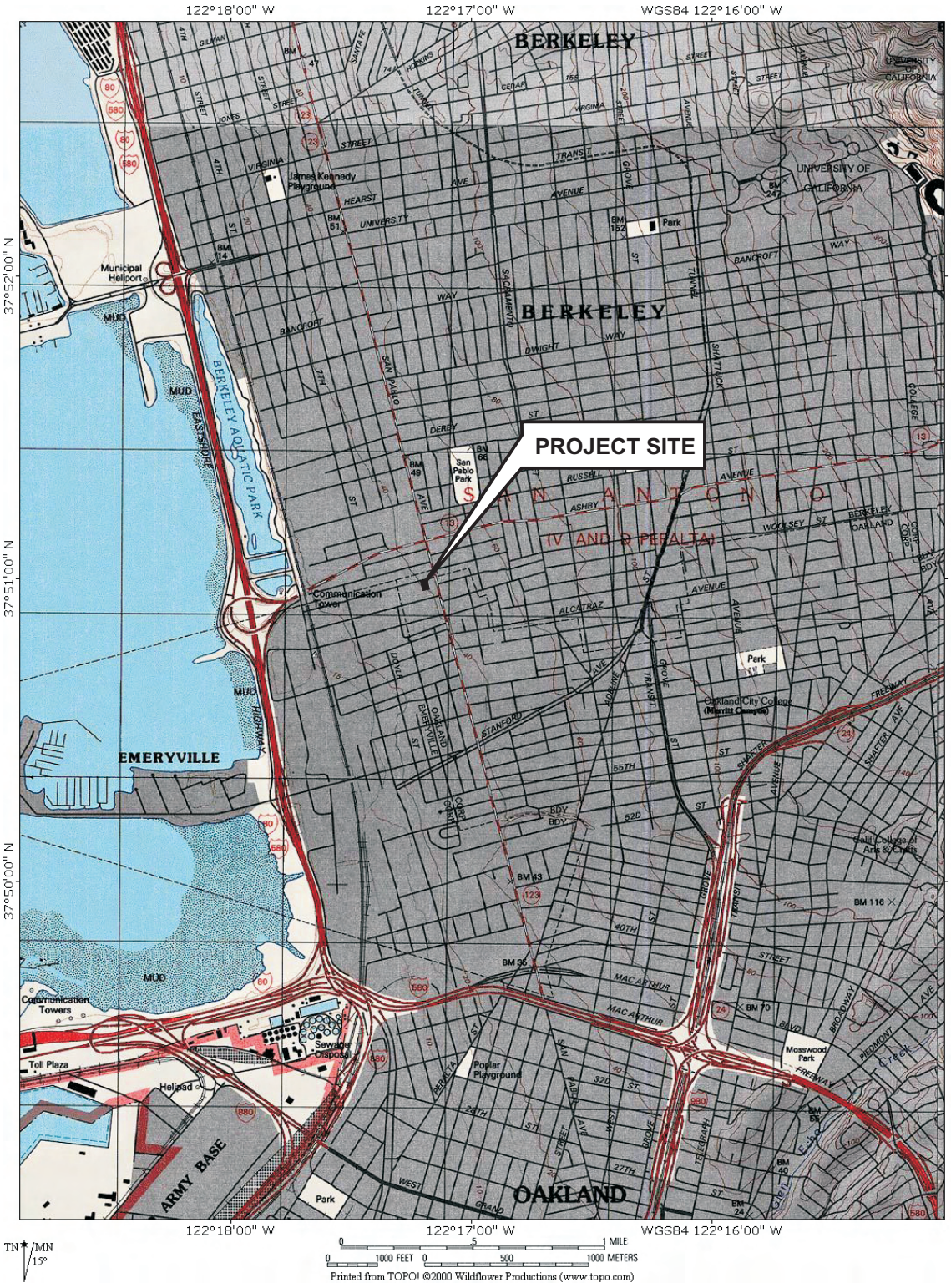
Matthew A. Rosman
Project Engineer

James E. Gribi
Professional Geologist
California No. 5843

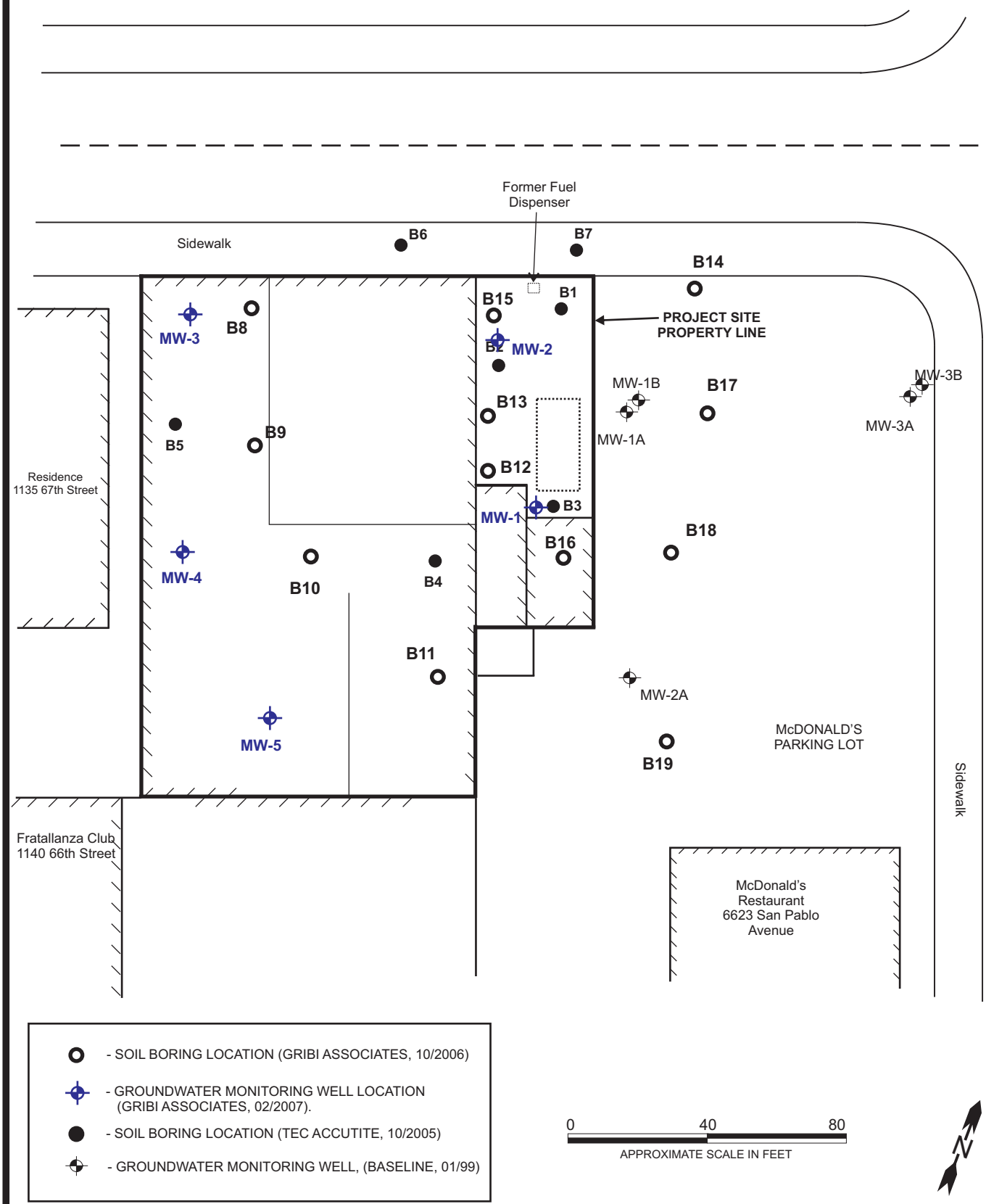
Enclosure

cc: Mr. John Buschini, Jr.

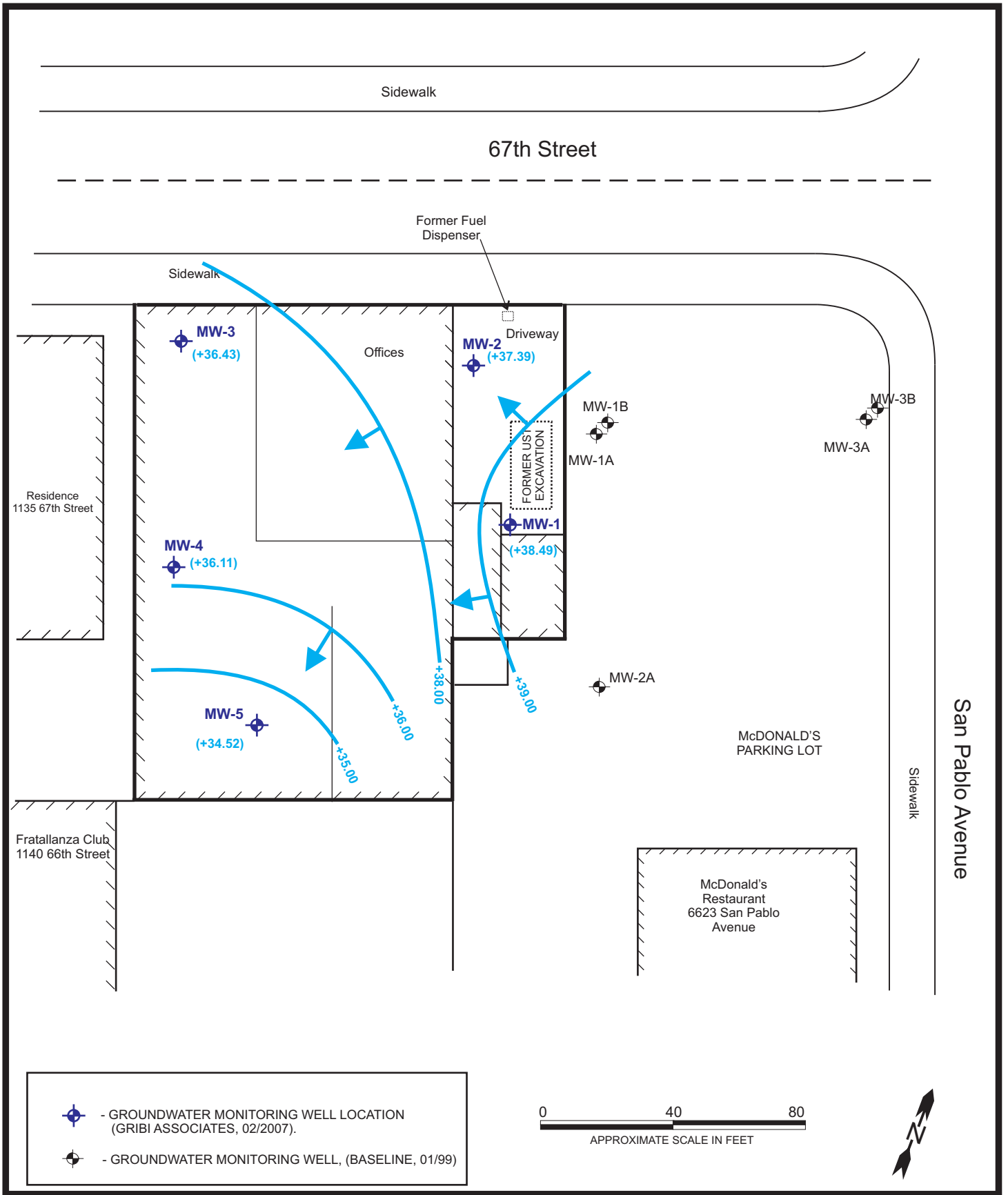
FIGURES



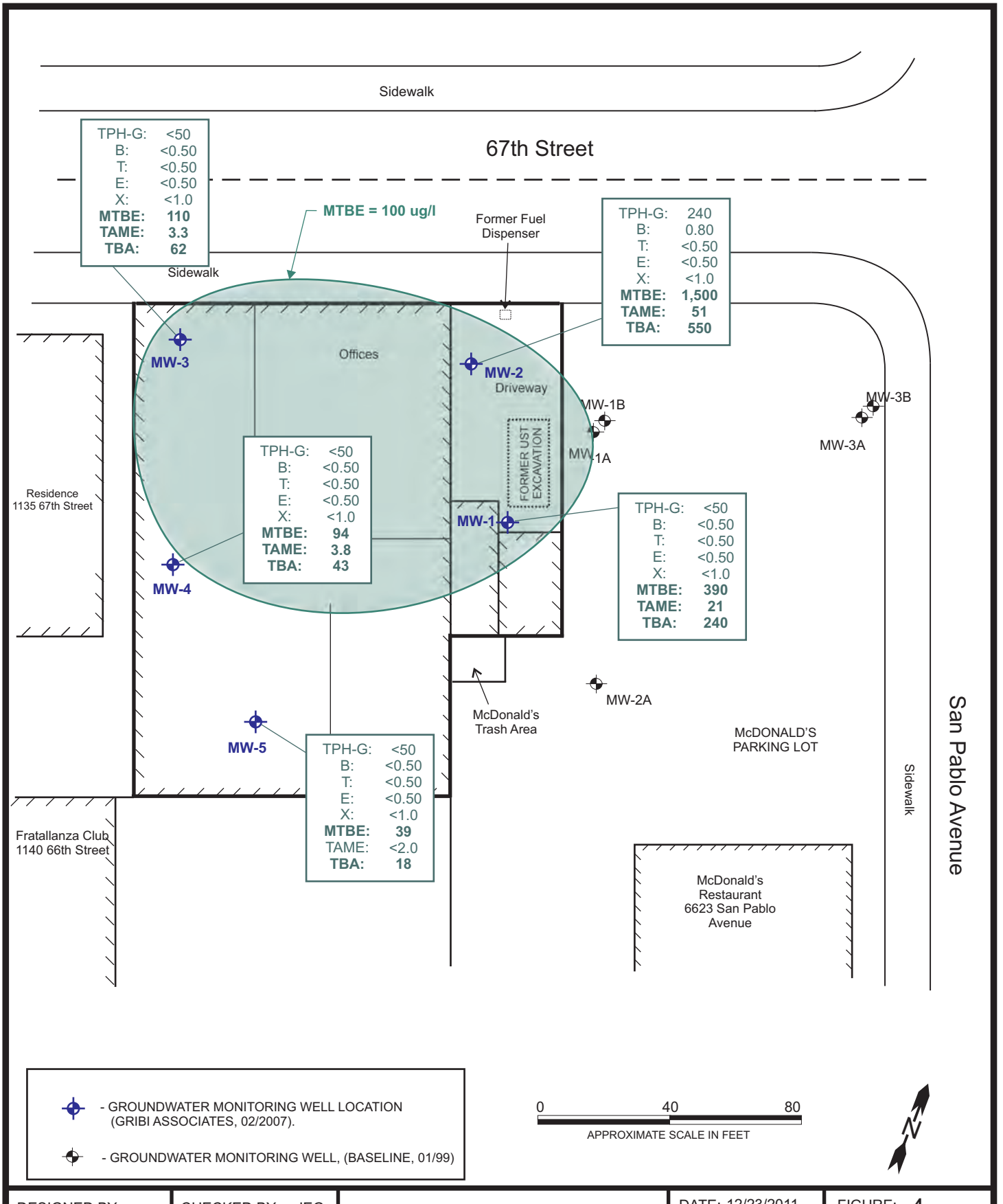
DESIGNED BY:	CHECKED BY: JEG	**SITE VICINITY MAP**	DATE: 12/23/2011	FIGURE: **1**
DRAWN BY: JEG	SCALE:	ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	GRIBI	
PROJECT NO:				



DESIGNED BY:	CHECKED BY: JEG	**SITE PLAN**	DATE: 12/23/2011 FIGURE: **2**
DRAWN BY: JEG	SCALE:	ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	GRIBI
PROJECT NO:			



DESIGNED BY:	CHECKED BY: JEG	**GROUNDWATER ELEVATION GRADIENT- 12/01/2011**	DATE: 12/23/2011 FIGURE: 3
DRAWN BY: JEG	SCALE:	ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	GRIBI
PROJECT NO:			



DESIGNED BY:	CHECKED BY: JEG	**GROUNDWATER HYDROCARBON RESULTS - 12/01/2011**	DATE: 12/23/2011 FIGURE: **4**
DRAWN BY: JEG	SCALE:	ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	GRIBI
PROJECT NO:			

TABLE

Table 1
Groundwater Laboratory Analytical Results
St. Francis Pie Shop UST Site

Well ID	*Date*	*GW Depth*	*GW Elev.*	*Concentration (micrograms per liter, ug/l)*						
				TPH-G	*B*	*T*	*E*	*X*	*MTBE*	*Oxygenates*
MW-1	03/08/2007	4.86	39.54	**130**	<0.50	<0.50	<0.50	<1.0	**5,800**	**TAME=220 TBA=2,500**
<44.40>	05/31/2007	6.38	38.02	**250**	<0.50	<0.50	<0.50	<1.0	**6,300**	**TAME=260 TBA=180**
	09/07/2007	6.65	37.75	**100**	<0.50	<0.50	<0.50	<1.0	**3,100**	**TAME=140 TBA=84**
	11/20/2007	6.28	38.12	**380**	**3.0**	**1.4**	**2.6**	**9.4**	**1,400**	**TAME=42 TBA=24**
	02/29/2008	4.89	39.51	**270**	<0.50	<0.50	<0.50	<1.0	**770**	**TAME=36 TBA=87**
	05/29/2008	7.12	37.28	**350**	<0.50	<0.50	<0.50	<1.0	**1,900**	**TAME=88 TBA=390**
	09/18/2008	7.20	37.20	<50	<0.50	<0.50	**0.87**	**1.5**	**2,600**	**TAME=37**
	12/02/2008	6.81	37.59	**840**	<0.50	<0.50	<0.50	<1.0	**2,600**	**TAME=88**
	02/27/2009	4.55	39.85	**770**	**0.70**	<0.50	**0.55**	<1.0	**760**	**TAME=51 TBA=590**
	09/28/2009	7.11	37.29	**470**	<0.50	<0.50	<0.50	<1.0	**310**	**TAME=10 TBA=92**
	12/04/2009	7.12	37.28	**290**	<0.50	<0.50	<0.50	<1.0	**620**	**TAME=15**
	05/21/2010	5.94	38.46	**300**	<0.50	<0.50	<0.50	<1.0	**1,700**	**TAME=56 TBA=1,700**
	10/26/2010	6.76	37.64	**300**	<0.50	<0.50	<0.50	<1.0	**1,500**	**TAME=15 TBA=1,300**
	06/17/2011	5.69	38.71	<50	<0.50	<0.50	<0.50	<1.0	**530**	**TAME=20 TBA=630**
	12/01/2011	5.91	38.49	<50	<0.50	<0.50	<0.50	<1.0	**390**	**TAME=21 TBA=240**
MW-2	03/08/2007	4.99	38.08	**210**	**5.6**	<0.50	**4.8**	<1.0	**2,000**	**TAME=40 TBA=1,400**
<43.07>	05/31/2007	6.58	36.49	**240**	**14**	<0.50	**5.2**	<1.0	**2,300**	**TAME=56 TBA=110**
	09/07/2007	6.45	36.62	<50	<0.50	<0.50	<0.50	<1.0	<1.0	ND
	11/20/2007	5.95	37.12	**1,500**	**15**	**0.63**	**10**	**3.76**	**2,100**	**TAME=43 TBA=47**
	02/29/2008	4.39	38.68	**510**	**4.4**	<0.50	**2.8**	<1.0	**1,600**	**TAME=45 TBA=150**
	05/29/2008	6.47	36.60	**350**	**1.5**	<0.50	**0.54**	<1.0	**2,600**	**TAME=55 TBA=110**
	09/18/2008	6.80	36.27	<50	<0.50	<0.50	<0.50	<1.0	**2,400**	**TAME=60**
	12/02/2008	6.26	36.81	**1,500**	**5.6**	<0.50	**2.0**	**1.6**	**4,900**	**TAME-=140**
	02/27/2009	3.72	39.35	**1,400**	**4.4**	**0.94**	**2.1**	**4.69**	**2,800**	**TAME=65 TBA=190**
	09/28/2009	6.53	36.54	**850**	**0.65**	<0.50	<0.50	<1.0	**3,400**	**TAME=82 TBA=280**
	12/04/2009	6.35	36.72	**460**	**2.2**	<0.50	<0.50	<1.0	**480**	**TAME=25**
	05/21/2010	5.48	37.59	**340**	**1.7**	<0.50	<0.50	<1.0	**1,900**	**TAME=30 TBA=1,400**
	10/26/2010	6.23	36.84	**370**	<0.50	<0.50	<0.50	<1.0	**1,800**	**TAME=11 TBA=650**

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Groundwater Laboratory Analytical Results
St. Francis Pie Shop UST Site

Well ID	*Date*	*GW Depth*	*GW Elev.*	*Concentration (micrograms per liter, ug/l)*						
				TPH-G	*B*	*T*	*E*	*X*	*MTBE*	*Oxygenates*
	06/17/2011	5.39	37.68	<50	<0.50	<0.50	<0.50	<1.0	**1,500**	**TAME=39 TBA=900**
	12/01/2011	5.68	37.39	**240**	**0.80**	<0.50	<0.50	<1.0	**1,500**	**TAME=51 TBA=550**
MW-3	03/08/2007	5.79	37.63	<50	<0.50	<0.50	<0.50	<1.0	**11**	ND
<43.42>	05/31/2007	7.14	36.28	<50	<0.50	<0.50	<0.50	<1.0	**2.3**	ND
	09/07/2007	7.71	35.71	<50	<0.50	<0.50	<0.50	<1.0	**40**	ND
	11/20/2007	7.05	36.37	<50	<0.50	<0.50	<0.50	<1.0	**12**	ND
	02/29/2008	5.48	37.94	<50	<0.50	<0.50	<0.50	<1.0	**1.5**	ND
	05/29/2008	7.78	35.64	<50	<0.50	<0.50	<0.50	<1.0	**68**	ND
	09/18/2008	8.14	35.28	<50	<0.50	<0.50	**0.59**	<1.0	**100**	**TAME=2.6**
	12/02/2008	7.55	35.87	**130**	<0.50	<0.50	<0.50	<1.0	**410**	ND
	02/27/2009	4.78	38.64	<50	**3.0**	**0.64**	**1.6**	**3.61**	**64**	ND
	09/28/2009	8.02	35.40	**100**	<0.50	<0.50	<0.50	<1.0	**17**	ND
	12/04/2009	7.33	36.09	<50	<0.50	<0.50	<0.50	<1.0	**1.0**	ND
	05/21/2010	6.66	36.76	<50	<0.50	<0.50	<0.50	<1.0	**26**	ND
	10/26/2010	7.69	35.73	<50	<0.50	<0.50	<0.50	<1.0	**110**	**TBA=75**
	06/17/2011	6.41	37.01	<50	<0.50	<0.50	<0.50	<1.0	**9.6**	ND
	12/01/2011	6.99	36.43	<50	<0.50	<0.50	<0.50	<1.0	**110**	**TAME=3.3 TBA=62**
MW-4	03/08/2007	5.42	38.10	<50	<0.50	<0.50	<0.50	<1.0	**5.6**	ND
<43.52>	05/31/2007	7.01	36.51	<50	<0.50	<0.50	<0.50	<1.0	**6.6**	ND
	09/07/2007	8.35	35.17	<50	<0.50	<0.50	<0.50	<1.0	**24**	ND
	11/20/2007	7.47	36.05	<50	<0.50	<0.50	<0.50	<1.0	**26**	ND
	02/29/2008	5.26	38.26	<50	<0.50	<0.50	<0.50	<1.0	**12**	ND
	05/29/2008	8.73	34.79	<50	<0.50	<0.50	<0.50	<1.0	**35**	ND
	09/18/2008	9.08	34.44	<50	<0.50	<0.50	<0.50	<1.0	**16**	ND
	12/02/2008	8.10	35.42	<50	<0.50	<0.50	<0.50	<1.0	**57**	ND
	02/27/2009	4.74	38.78	**57**	**2.0**	<0.50	**1.2**	**2.3**	**77**	**TAME=2.1**
	09/28/2009	8.75	34.77	<50	<0.50	**0.67**	<0.50	<1.0	<1.0	ND
	12/04/2009	7.67	35.85	<50	<0.50	<0.50	<0.50	<1.0	<1.0	ND
	05/21/2010	7.20	36.32	<50	<0.50	<0.50	<0.50	<1.0	**39**	ND
	10/26/2010	8.22	35.30	<50	<0.50	<0.50	<0.50	<1.0	**73**	**TBA=52**
	06/17/2011	6.78	36.74	<50	<0.50	<0.50	<0.50	<1.0	**52**	**TAME=2.1**
	12/01/2011	7.41	36.11	<50	<0.50	<0.50	<0.50	<1.0	**94**	**TAME=3.8 TBA=43**
MW-5	03/08/2007	6.98	36.77	<50	<0.50	<0.50	<0.50	<1.0	**3.2**	ND
<43.75>	05/31/2007	7.02	36.73	<50	<0.50	<0.50	<0.50	<1.0	**15**	ND
	09/07/2007	9.20	34.55	<50	<0.50	<0.50	<0.50	<1.0	**42**	ND
	11/20/2007	8.04	35.71	<50	<0.50	<0.50	<0.50	<1.0	**17**	ND
	02/29/2008	7.27	36.48	<50	<0.50	<0.50	<0.50	<1.0	**7.1**	ND

Table 1
Groundwater Laboratory Analytical Results
St. Francis Pie Shop UST Site

Well ID	*Date*	*GW Depth*	*GW Elev.*	*Concentration (micrograms per liter, ug/l)*						
				TPH-G	*B*	*T*	*E*	*X*	*MTBE*	*Oxygenates*
	05/29/2008	10.08	33.67	<50	<0.50	<0.50	<0.50	<1.0	**56**	ND
	09/18/2008	10.35	33.40	<50	<0.50	<0.50	<0.50	<1.0	**96**	**TAME=2.2**
	12/02/2008	9.67	34.08	<50	<0.50	<0.50	<0.50	<0.50	**58**	ND
	02/27/2009	5.86	37.89	<50	**1.0**	<0.50	**0.72**	**1.3**	**54**	ND
	09/28/2009	10.09	33.66	**200**	<0.50	**0.56**	<0.50	<1.0	**150**	**TAME=4.8**
	12/04/2009	8.68	35.07	**66**	<0.50	<0.50	<0.50	<1.0	**89**	**TAME=2.8**
	05/21/2010	8.96	34.79	<50	<0.50	<0.50	<0.50	<1.0	**8.6**	ND
	10/26/2010	9.64	34.11	<50	<0.50	<0.50	<0.50	<1.0	**40**	**TBA=26**
	06/17/2011	8.72	35.03	<50	<0.50	<0.50	<0.50	<1.0	**21**	ND
	12/01/2011	9.23	34.52	<50	<0.50	<0.50	<0.50	<1.0	**39**	**TBA=18**

Notes:

GW Elev = Groundwater mean sea level elevation
TPH-G = Total Petroleum Hydrocarbons as gasoline
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = Methyl Tertiary Butyl Ether

Oxygenates = Oxygenates (except MTBE), including Ter-Butanol (TBA), Di-isopropyl Ether (DIPE), Ethyl-t-butyl Ether (ETBE), and Tert-amyl Methyl Ether (TAME)
ND = Not detected above laboratory detection limits
<44.40> = Top of casing mean sea level elevation (Virgil Chavez Land Survey 03/08/2007).

ATTACHMENT A

GROUNDWATER MONITORING FIELD DATA RECORDS

Groundwater Gauging Field Sheet

Client Name: **Buschini**

Field Personnel: M. Rasman

Weather Conditions: Clear, Cool

Project Name: **St. Francis Pie Shop**

Date: 12/01/2014

Well ID	*Depth to Free Product (feet)*	*Depth to Groundwater (feet)*	*Casing Elevation (msl)*	*Groundwater Elevation (msl)*	*Total Well Depth (feet)*	*Well Box Conditions*
MW-1	—	5.91	44.40	38.49	19.8	
MW-2	—	5.68	43.07	37.39	19.6	
MW-3	—	6.99	43.42	36.43	19.3	
MW-4	—	7.41	43.52	36.11	19.5	
MW-5	—	9.23	43.75	34.52	20.0	

Groundwater Monitoring Field Sheet

Client Name: **Buschini**

Project Name: **St. Francis Pie Shop**

Sampling Personnel: MWR

Date: 12/01/2014

Weather Conditions: Clear, Cool

Well ID: **MW-1**

Casing Diameter (inches): **0.75**

Total Depth (feet): **19.8**

Depth to Water: 5.91

Depth to Free Product: —

Water Column (ft): 13.89

Product Thickness: 0

One Well Volume (gal): 0.82

3x Well Volume (gal): 2.5

Notes:
One Well Volume is determine by multiplying "Water Column" by:
- 0.059 for 3/4-inch well, 0.17 for 2-inch well, 0.38 for 3-inch well, 0.66 for 4-inch well, 1.50 for 6-inch well

FIELD METHODS

Activity	*Bailer*	*Pump*	*Comments*
Purge Method		X	12V peristaltic pump
Sample Method		X	12V peristaltic pump

FIELD PARAMETERS

Time	*Volume Purged*	*Temp. (F or C)*	*E.C. (µS/cm)*	*D.O. (mg/L)*	*pH*	*ORP (mV)*	*Comments*
1327							
1332	1.0	17.6	1,062		7.10		
1334	1.5	17.5	1,064		7.06		
1336	2.0	17.7	1,062		7.02		
1339	2.5	18.0	1,068		6.97		

SAMPLE OBSERVATIONS

Characteristic	*None*	*Slight*	*Moderate*	*Strong*	*Comments*
Color	X				
Odor	X				
Turbidity	X				
Sheen	X				
Other:					

Sample Time: 1340

Sampler's Signature: MWR

Groundwater Monitoring Field Sheet

Client Name: **Buschini** | Project Name: **St. Francis Pie Shop**

Sampling Personnel: MAR | Date: 12/01/2011

Weather Conditions: Clear, Cool

Well ID: **MW-2**

Casing Diameter (inches): **0.75** | Total Depth (feet): **19.6**

Depth to Water: 5.68 | Depth to Free Product: —

Water Column (ft): 13.97 | Product Thickness: 0

One Well Volume (gal): 0.82 | 3x Well Volume (gal): 2.5

Notes:
One Well Volume is determine by multiplying "Water Column" by:
- 0.059 for 3/4-inch well, 0.17 for 2-inch well, 0.38 for 3-inch well, 0.66 for 4-inch well, 1.50 for 6-inch well

FIELD METHODS

Activity	*Bailer*	*Pump*	*Comments*
Purge Method		X	12V peristaltic pump
Sample Method		X	12V peristaltic pump

FIELD PARAMETERS

Time	*Volume Purged*	*Temp. (F or C)*	*E.C. (µS/cm)*	*D.O. (mg/L)*	*pH*	*ORP (mV)*	*Comments*
1346							
1350 ~~1350~~	1.0	18.5	994		6.57		
1352	1.5	18.2	999		6.67		
1354	2.0	18.5	1,088		6.68		
1356	2.5	18.6	1,124		6.69		

SAMPLE OBSERVATIONS

Characteristic	*None*	*Slight*	*Moderate*	*Strong*	*Comments*
Color	X				
Odor	X				
Turbidity	X				
Sheen	X				
Other:					

Sample Time 1400 **Sampler's Signature** MAR

Groundwater Monitoring Field Sheet

Client Name: **Buschini** | Project Name: **St. Francis Pie Shop**

Sampling Personnel: MAR | Date: 12/01/2011

Weather Conditions: Clear, Cool

Well ID: **MW-3**

Casing Diameter (inches): **0.75** | Total Depth (feet): **19.3**

Depth to Water: 6.99 | Depth to Free Product: —

Water Column (ft): 12.31 | Product Thickness: 0

One Well Volume (gal): 0.72 | 3x Well Volume (gal): 2.2

Notes:
One Well Volume is determine by multiplying "Water Column" by:
- 0.059 for 3/4-inch well, 0.17 for 2-inch well, 0.38 for 3-inch well, 0.66 for 4-inch well, 1.50 for 6-inch well

FIELD METHODS

Activity	*Bailer*	*Pump*	*Comments*
Purge Method		X	12V peristaltic pump
Sample Method		X	12V peristaltic pump

FIELD PARAMETERS

Time	*Volume Purged*	*Temp. (F or C)*	*E.C. (µS/cm)*	*D.O. (mg/L)*	*pH*	*ORP (mV)*	*Comments*
1205							
1207	0.5	17.8	896		6.82		
1210	1.0	17.8	876		6.84		
1212	1.5	17.9	910		6.81		
1214	2.0	17.9	930		6.78		

SAMPLE OBSERVATIONS

Characteristic	*None*	*Slight*	*Moderate*	*Strong*	*Comments*
Color	X				
Odor	X				
Turbidity	X				
Sheen	X				
Other:					

Sample Time 1215 **Sampler's Signature** MAR

Groundwater Monitoring Field Sheet

Client Name: **Buschini** | Project Name: **St. Francis Pie Shop**
Sampling Personnel: MAR | Date: 12/01/2011
Weather Conditions: Clear, Cool

Well ID: **MW-4**
Casing Diameter (inches): **0.75** | Total Depth (feet): **19.5**
Depth to Water: 7.41 | Depth to Free Product: —
Water Column (ft): 12.09 | Product Thickness: Ø
One Well Volume (gal): 0.71 | 3x Well Volume (gal): 2.1

Notes:
One Well Volume is determine by multiplying "Water Column" by:
- 0.059 for 3/4-inch well, 0.17 for 2-inch well, 0.38 for 3-inch well, 0.66 for 4-inch well, 1.50 for 6-inch well

FIELD METHODS

Activity	*Bailer*	*Pump*	*Comments*
Purge Method		X	12V, peristaltic pump
Sample Method		X	12V, peristaltic pump

FIELD PARAMETERS

Time	*Volume Purged*	*Temp. (F or C)*	*E.C. (µS/cm)*	*D.O. (mg/L)*	*pH*	*ORP (mV)*	*Comments*
1227							
1229	0.5	17.7	573		7.10		
1232	1.0	17.8	560		6.99		
1234	1.5	17.8	571		6.96		
1236	2.0	17.8	572		6.95		

SAMPLE OBSERVATIONS

Characteristic	*None*	*Slight*	*Moderate*	*Strong*	*Comments*
Color	X				
Odor	X				
Turbidity	X				
Sheen	X				
Other:					

Sample Time 1240 **Sampler's Signature** MAR

Groundwater Monitoring Field Sheet

Client Name: **Buschini** | Project Name: **St. Francis Pie Shop**
Sampling Personnel: MAR | Date: 12/01/2011
Weather Conditions: Clear, Cool

Well ID: **MW-5**
Casing Diameter (inches): **0.75** | Total Depth (feet): **20.0**
Depth to Water: 9.23 | Depth to Free Product: —
Water Column (ft): 10.77 | Product Thickness: Ø
One Well Volume (gal): 0.63 | 3x Well Volume (gal): 1.9

Notes:
One Well Volume is determine by multiplying "Water Column" by:
- 0.059 for 3/4-inch well, 0.17 for 2-inch well, 0.38 for 3-inch well, 0.66 for 4-inch well, 1.50 for 6-inch well

FIELD METHODS

Activity	*Bailer*	*Pump*	*Comments*
Purge Method		X	12V purge pump
Sample Method		X	12V purge pump

FIELD PARAMETERS

Time	*Volume Purged*	*Temp. (F or C)*	*E.C. (µS/cm)*	*D.O. (mg/L)*	*pH*	*ORP (mV)*	*Comments*
1250							
1252	0.5	18.2	1,012		6.75		
1255	1.0	19.0	1,157		6.77		
1257	1.5	19.0	1,173		6.78		
1259	2.0	19.0	1,178		6.78		

SAMPLE OBSERVATIONS

Characteristic	*None*	*Slight*	*Moderate*	*Strong*	*Comments*
Color	X				
Odor	X				
Turbidity	X				
Sheen	X				
Other:					

Sample Time 1300 **Sampler's Signature** MAR

ATTACHMENT B

LABORATORY DATA REPORTS AND CHAIN-OF-CUSTODY RECORDS

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

12 December 2011

Jim Gribi
Gribi Associates
1090 Adam Street, Suite K
Benicia, CA 94510

RE: St Francis Pie Shop

Enclosed are the results of analyses for samples received by the laboratory on 12/03/11 09:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T111825-01	Water	12/01/11 13:40	12/03/11 09:30
MW-2	T111825-02	Water	12/01/11 14:00	12/03/11 09:30
MW-3	T111825-03	Water	12/01/11 12:15	12/03/11 09:30
MW-4	T111825-04	Water	12/01/11 12:40	12/03/11 09:30
MW-5	T111825-05	Water	12/01/11 13:00	12/03/11 09:30

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

MW-1
T111825-01 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1	1120501	12/05/11	12/06/11	EPA 8260B	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	**21**	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	**240**	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	**390**	10	"	10	"	"	"	"	
C6-C12 (GRO)	ND	50	"	1	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*97.8 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*94.9 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*98.9 %*	*88.8-117*		"	"	"	"	

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Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

MW-2
T111825-02 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	**0.80**	0.50	ug/l	1	1120501	12/05/11	12/06/11	EPA 8260B	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	**51**	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	**550**	500	"	50	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	1	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	**1500**	50	"	50	"	"	"	"	
C6-C12 (GRO)	**240**	50	"	1	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*105 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*98.5 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*102 %*	*88.8-117*		"	"	"	"	

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Daniel Chavez, Project Manager

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Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

MW-3
T111825-03 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1	1120501	12/05/11	12/06/11	EPA 8260B	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	**3.3**	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	**62**	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	**110**	1.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.5 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*93.5 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*96.5 %*	*88.8-117*		"	"	"	"	

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Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

MW-4
T111825-04 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1	1120501	12/05/11	12/06/11	EPA 8260B	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	**3.8**	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	**43**	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	**94**	1.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*100 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*95.5 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*98.5 %*	*88.8-117*		"	"	"	"	

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Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

MW-5
T111825-05 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Benzene	ND	0.50	ug/l	1	1120501	12/05/11	12/06/11	EPA 8260B	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	**18**	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	**39**	1.0	"	"	"	"	"	"	
C6-C12 (GRO)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.4 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*90.5 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*99.9 %*	*88.8-117*		"	"	"	"	

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Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120501 - EPA 5030 GCMS										
Blank (1120501-BLK1)				Prepared: 12/05/11 Analyzed: 12/06/11						
Bromobenzene	ND	1.0	ug/l							
Bromochloromethane	ND	1.0	"							
Bromodichloromethane	ND	1.0	"							
Bromoform	ND	1.0	"							
Bromomethane	ND	1.0	"							
n-Butylbenzene	ND	1.0	"							
sec-Butylbenzene	ND	1.0	"							
tert-Butylbenzene	ND	1.0	"							
Carbon tetrachloride	ND	0.50	"							
Chlorobenzene	ND	1.0	"							
Chloroethane	ND	1.0	"							
Chloroform	ND	1.0	"							
Chloromethane	ND	1.0	"							
2-Chlorotoluene	ND	1.0	"							
4-Chlorotoluene	ND	1.0	"							
Dibromochloromethane	ND	1.0	"							
1,2-Dibromo-3-chloropropane	ND	1.0	"							
1,2-Dibromoethane (EDB)	ND	1.0	"							
Dibromomethane	ND	1.0	"							
1,2-Dichlorobenzene	ND	1.0	"							
1,3-Dichlorobenzene	ND	1.0	"							
1,4-Dichlorobenzene	ND	1.0	"							
Dichlorodifluoromethane	ND	0.50	"							
1,1-Dichloroethane	ND	1.0	"							
1,2-Dichloroethane	ND	0.50	"							
1,1-Dichloroethene	ND	1.0	"							
cis-1,2-Dichloroethene	ND	1.0	"							
trans-1,2-Dichloroethene	ND	1.0	"							
1,2-Dichloropropane	ND	1.0	"							
1,3-Dichloropropane	ND	1.0	"							
2,2-Dichloropropane	ND	1.0	"							
1,1-Dichloropropene	ND	1.0	"							
cis-1,3-Dichloropropene	ND	0.50	"							
trans-1,3-Dichloropropene	ND	0.50	"							
Hexachlorobutadiene	ND	1.0	"							
Isopropylbenzene	ND	1.0	"							

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Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120501 - EPA 5030 GCMS										
Blank (1120501-BLK1)				Prepared: 12/05/11 Analyzed: 12/06/11						
p-Isopropyltoluene	ND	1.0	ug/l							
Methylene chloride	ND	1.0	"							
Naphthalene	ND	1.0	"							
n-Propylbenzene	ND	1.0	"							
Styrene	ND	1.0	"							
1,1,2,2-Tetrachloroethane	ND	1.0	"							
1,1,1,2-Tetrachloroethane	ND	1.0	"							
Tetrachloroethene	ND	1.0	"							
1,2,3-Trichlorobenzene	ND	1.0	"							
1,2,4-Trichlorobenzene	ND	1.0	"							
1,1,2-Trichloroethane	ND	1.0	"							
1,1,1-Trichloroethane	ND	1.0	"							
Trichloroethene	ND	1.0	"							
Trichlorofluoromethane	ND	1.0	"							
1,2,3-Trichloropropane	ND	1.0	"							
1,3,5-Trimethylbenzene	ND	1.0	"							
1,2,4-Trimethylbenzene	ND	1.0	"							
Vinyl chloride	ND	1.0	"							
Benzene	ND	0.50	"							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	10	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
Methyl tert-butyl ether	ND	1.0	"							
C6-C12 (GRO)	ND	50	"							
Surrogate: 4-Bromofluorobenzene	*8.01*		"	*8.00*		*100*	*83.5-119*			
Surrogate: Dibromofluoromethane	*7.97*		"	*8.00*		*99.6*	*81-136*			
Surrogate: Toluene-d8	*7.90*		"	*8.00*		*98.8*	*88.8-117*			

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 1120501 - EPA 5030 GCMS										
LCS (1120501-BS1)				Prepared: 12/05/11 Analyzed: 12/06/11						
Chlorobenzene	21.4	1.0	ug/l	20.0		107	75-125			
1,1-Dichloroethene	23.6	1.0	"	20.0		118	75-125			
Trichloroethene	22.0	1.0	"	20.0		110	75-125			
Benzene	20.9	0.50	"	20.0		104	75-125			
Toluene	21.8	0.50	"	20.0		109	75-125			
Acetone	ND	10	"				75-125			
Surrogate: 4-Bromofluorobenzene	*8.01*		"	*8.00*		*100*	*83.5-119*			
Surrogate: Dibromofluoromethane	*8.04*		"	*8.00*		*100*	*81-136*			
Surrogate: Toluene-d8	*8.06*		"	*8.00*		*101*	*88.8-117*			
Matrix Spike (1120501-MS1)		**Source: T111825-05**		Prepared: 12/05/11 Analyzed: 12/06/11						
Chlorobenzene	19.9	1.0	ug/l	20.0	ND	99.4	75-125			
1,1-Dichloroethene	20.7	1.0	"	20.0	ND	104	75-125			
Trichloroethene	17.3	1.0	"	20.0	ND	86.4	75-125			
Benzene	19.1	0.50	"	20.0	ND	95.4	75-125			
Toluene	19.0	0.50	"	20.0	ND	95.0	75-125			
Acetone	ND	10	"		ND		75-125			
Surrogate: 4-Bromofluorobenzene	*8.05*		"	*8.00*		*101*	*83.5-119*			
Surrogate: Dibromofluoromethane	*7.85*		"	*8.00*		*98.1*	*81-136*			
Surrogate: Toluene-d8	*8.16*		"	*8.00*		*102*	*88.8-117*			
Matrix Spike Dup (1120501-MSD1)		**Source: T111825-05**		Prepared: 12/05/11 Analyzed: 12/06/11						
Chlorobenzene	20.0	1.0	ug/l	20.0	ND	100	75-125	0.752	20	
1,1-Dichloroethene	20.3	1.0	"	20.0	ND	101	75-125	2.05	20	
Trichloroethene	17.7	1.0	"	20.0	ND	88.4	75-125	2.23	20	
Benzene	19.9	0.50	"	20.0	ND	99.7	75-125	4.36	20	
Toluene	19.8	0.50	"	20.0	ND	99.2	75-125	4.43	20	
Acetone	ND	10	"		ND		75-125		20	
Surrogate: 4-Bromofluorobenzene	*7.84*		"	*8.00*		*98.0*	*83.5-119*			
Surrogate: Dibromofluoromethane	*7.66*		"	*8.00*		*95.8*	*81-136*			
Surrogate: Toluene-d8	*8.26*		"	*8.00*		*103*	*88.8-117*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: St Francis Pie Shop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	12/12/11 15:45

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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SUNSTAR LABORATORIES

25712 COMMERCENTRE DRIVE
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Tu1825

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☐ 5 DAY
■ GeoTracker EDF ☐ PDF ☐ Excel ☐ Write On (DW)

Report To: James Gribi | **Bill To:**
Company: Gribi Associates
1090 Adams Street, Suite K
Benicia, CA 94510 **E-Mail:**
Tele: (707) 748-7743 **Fax:** (707) 748-7763
Client Name: Buschini **Global ID:** T0600109444
Project Name: St. Francis Pie Shop
Sampler Signature:

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	MATRIX Soil	MATRIX Air	MATRIX Sludge	MATRIX Other	METHOD PRESERVED Ice	METHOD PRESERVED HCl	METHOD PRESERVED HNO_3	METHOD PRESERVED Other
MW-1	01	12/01	1340	4	VOA	X					X	X		
MW-2	02	12/01	1400	4	VOA	X					X	X		
MW-3	03	12/01	1255	4	VOA	X					X	X		
MW-4	04	12/01	1240	4	VOA	X					X	X		
MW-5	05	12/01	1330	4	VOA	X					X	X		

Analysis Request

	Other	Comments
TPH-Gas, BTEX, MTBE (8015M/8021B)		
TPH-Gas (8015M)		
TPH-Diesel (8015M)		
TPH-Motor Oil (8015M)		
TPH-Gas, BTEX, MTBE (8260B)		
TPH-Gas, BTEX, 5 Oxygenates (8260B)	X	
TPH-Gas, BTEX, 7 Oxygenates (8260B)	X	
5 Oxygenates (8260B)	X	
Lead Scavengers [1,2 DCA & 1,2 EDB] (8260B)		
VOC's – Full List (8260B)		
Halogenated VOC's (8260B)		
SVOC's (8270)		

Filter Samples for Metals analysis: Yes / No

Relinquished By: Date: 12.1.11 Time: 930 — Received By: Date: 12/1/11 Time: 1632
Relinquished By: Date: 12/1/11 Time: 1632 — Received By:

ICE/t° 2.2
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
DECHLORINATED IN LAB
APPROPRIATE CONTAINERS ✓
PRESERVED IN LAB

COMMENTS:

STD. TAT

PRESERVATION VOAS O&G METALS OTHER 12.3.11
pH<2

BC

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T111825

Client Name: Grubb Project: St Francis Pie Shop

Received by: Brian Date/Time Received: 12.5.11 9:30

Delivered by : ☐ Client ☐ SunStar Courier ☒ GSO ☐ FedEx ☐ Other

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 2.4 °C +/- the CF (- 0.2°C) = 2.2 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☑ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☑ Yes	☐ No*	☐ N/A
Sample Containers Intact	☑ Yes	☐ No*	
Sample labels match COC ID's	☑ Yes	☐ No*	
Total number of containers received match COC	☑ Yes	☐ No*	
Proper containers received for analyses requested on COC	☑ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☑ Yes	☐ No*	☐ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☑ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date BC 12.5.11

Comments: