

Law Offices of
TELLES WALKER & KOCHENDERFER, LLP

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William H. Kochenderfer, P.C.
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Walnut Creek:
Telephone: (925) 937-0660

July 24, 2008

VIA FACSIMILE TO: 925-820-9587

EFI Global
111 Deerwood Road, Suite 195
San Ramon, CA 94583

RECEIVED

3:02 pm, Oct 21, 2008

Alameda County
Environmental Health

VIA FACSIMILE TO: 760-772-3328

Ila L. Gordon, Trustee
P.O. Box 13214
Palm Desert, CA 92255

Re: 6235 College Avenue, Oakland.

Gentlemen:

I represent Ronald P. Elvidge and Patrick Ellwood, the buyer and broker, respectively, in connection with the acquisition consummated in August, 2005, of the above-referenced property.

In connection with this acquisition, EFI Global ("EFI") was engaged pursuant to a letter agreement dated May 31, 2005, which recited the scope of work for EFI to include obtaining a "No Further Action" letter from the Alameda County Health Care Services Agency. As it turns out, the "No Further Action" letter that was obtained, on upon which basis the transaction was consummated, did not emanate from an agency or division within an agency sufficient to be the basis for believing that, indeed, "no further action" would be required.

EFI Global/Ila L. Gordon
July 24, 2008
Page Two

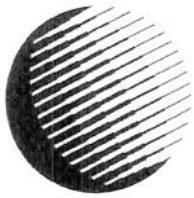
The "No Further Action" letter sought and obtained (as of July 15, 2005) by EFI was issued by the Fire Department, and is effective solely with respect to further action which might have been required by that agency – i.e. the fire department – and, as my clients have now come to learn, relate solely to matters of soil contamination and have nothing to do with potential groundwater contamination.

The immediate effect of this situation is the following: (1) a prospective buyer now in contract to purchase the property has refused to complete the purchase because that purchaser (correctly, it appears) have been advised by environmental consultants that the property has no satisfactory "No Further Action" letter concerning groundwater contamination; (2) my clients have engaged the services of an environmental consultant who has determined that the site must be the subject of certain examination, evaluations and submissions to the Alameda County Health Department; and (3) my clients are anticipating commencing this effort within the next 30 days, subject to conferring with EFI and Mr. Gordon.

With respect to the services provided by EFI, it is apparent that both buyer and seller in August, 2005, erroneously relied upon the work performed by EFI and the presentation of the letter of July 15, 2005 as constituting the final word on any action that may be required at or on the property. That reliance precipitated the closing on a transaction which, in fact, would not have occurred but for the belief that there existed no environmental issues at this property. EFI's presentation of the letter from the Fire Department, it appears, did not reasonably meet the standard that would be expected by its engagement agreement.

With respect to the sale of this property by Mr. Gordon, my clients desire first and foremost to avoid turning a big problem into a giant problem. If the property can be made the subject of a legitimate "No Further Action" letter, then the transaction closed in 2005 will have been closed under circumstances reasonably believed to be existent at that time.

The purpose of this letter is to inform you both of the foregoing and to solicit your participation in effecting a solution to this situation. I wish to meet with you both (and/or your counsel, as you wish), along with my clients, the week of August 11, 2008 for purposes of having you meet and discuss this matter with me, my clients, and with Paul King of P&D Environmental, Inc., who we have retained to guide us through this process. While I appreciate that neither of you will be excited at the prospect of devoting any time, energy or money to the matters that will likely follow, I would suggest to you that an ounce of prevention may be worth a pound of cure. There certainly are and will be costs incurred towards getting this problem solved; my clients certainly shall wish



EFI Global

Complex Issues • Solid Solutions

A C.A.B. Roberts® Company

111 Deerwood Rd.
Suite 325
San Ramon, CA 94583
Tel: (925) 820-9580
Fax: (925) 820-9587
www.efiglobal.com



FAX TRANSMITTAL

Date: 5/20/08

To: Mr. Patrick Ellwood

Company: _____

Phone: _____

Fax: (510) 238-9131

RE: College Ave. additional info

From: John Stackhouse

Phone: (408) 228-7567

Fax: (925) 820-9587

of pages (including this cover): 44

Comments: I included all of the info that I have, so the fax is pretty large. I will touch base after I speak with Mark. Thank you

Stackhouse, John

From: Patrick Ellwood [patrick@ellwoodcommercial.com]

Sent: Wednesday, May 07, 2008 11:06 AM

To: Stackhouse, John

Subject: 6235-39 College Avenue, Oakland

John, thanks again for forwarding to me the closure letter from the fire department. This is very useful.

Since we are soon to be in escrow with a new buyer, it would be helpful if we had the entire EFI file. Can you please forward this to me at your earliest opportunity?

If you would rather mail it rather than e-mail it, my mailing address is as follows:

Patrick Ellwood
Ellwood Commercial Real Estate
1345 Grand Avenue, Suite 101
Piedmont, CA 94610

Thank you for all of your help in this matter.

Regards,

Patrick Ellwood
510-238-9111
510-612-2140 cell

FAXED 5/13

510 238 9131

May 20, 2008

Mr. Leroy Griffin
City of Oakland
Hazardous Materials Management Program
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612

Sent Via Fax #510-238-6739

Re: 6335-39 College Avenue, Oakland, CA

Dear Mr. Griffin:

Thank you very much for taking the time to meet with me yesterday concerning the above referenced matter. As I mentioned to you, I am the real estate broker for the current owner of the property, Ronald Elvidge (College/Claremont Venture, LLC).

On behalf of the previous owner of the property, Ms. Ila Gordon, EFI Global submitted to you two letters together with soil/water reconnaissance dated respectively June 2, 2005 and June 28, 2005 requesting a "no further action" determination from the Oakland City Fire Department. Both EFI Global letters reference both the soil and water conditions. My reading of your July 15, 2005 letter does not limit the "no further action" to the soil conditions but references the June 2, 2005 EFI letter. We were told at the time by EFI Global that the Oakland Fire Department was the regulatory agency responsible for hazardous materials in the City of Oakland. The Buyer and the Buyer's Bank relied on the July 15, 2005 "no further action" letter when the property was purchased in 2005. Neither EFI Global nor the City of Oakland Fire Department made any mention of further analysis or review required by the Alameda County Health Department.

The current owner and the buyer have no plans to change the use of the property; its current office and dry cleaner use shall continue.

We currently have this property in escrow with a sale ready to close in the next 30 days. Both the Buyer and Seller have some timing limitations regarding acquisition of this property and another property that will cause both parties great economic damage should we not be able to resolve this matter timely. Due to the extenuating circumstances related to this matter, I would really appreciate anything you could do to help expedite processing this through the Alameda County Health Department necessary to obtain the "no further action required" determination.

Mr. Leroy Griffin - City of Oakland Hazardous Materials Management Program
Re: 6335-39 College Avenue, Oakland, CA

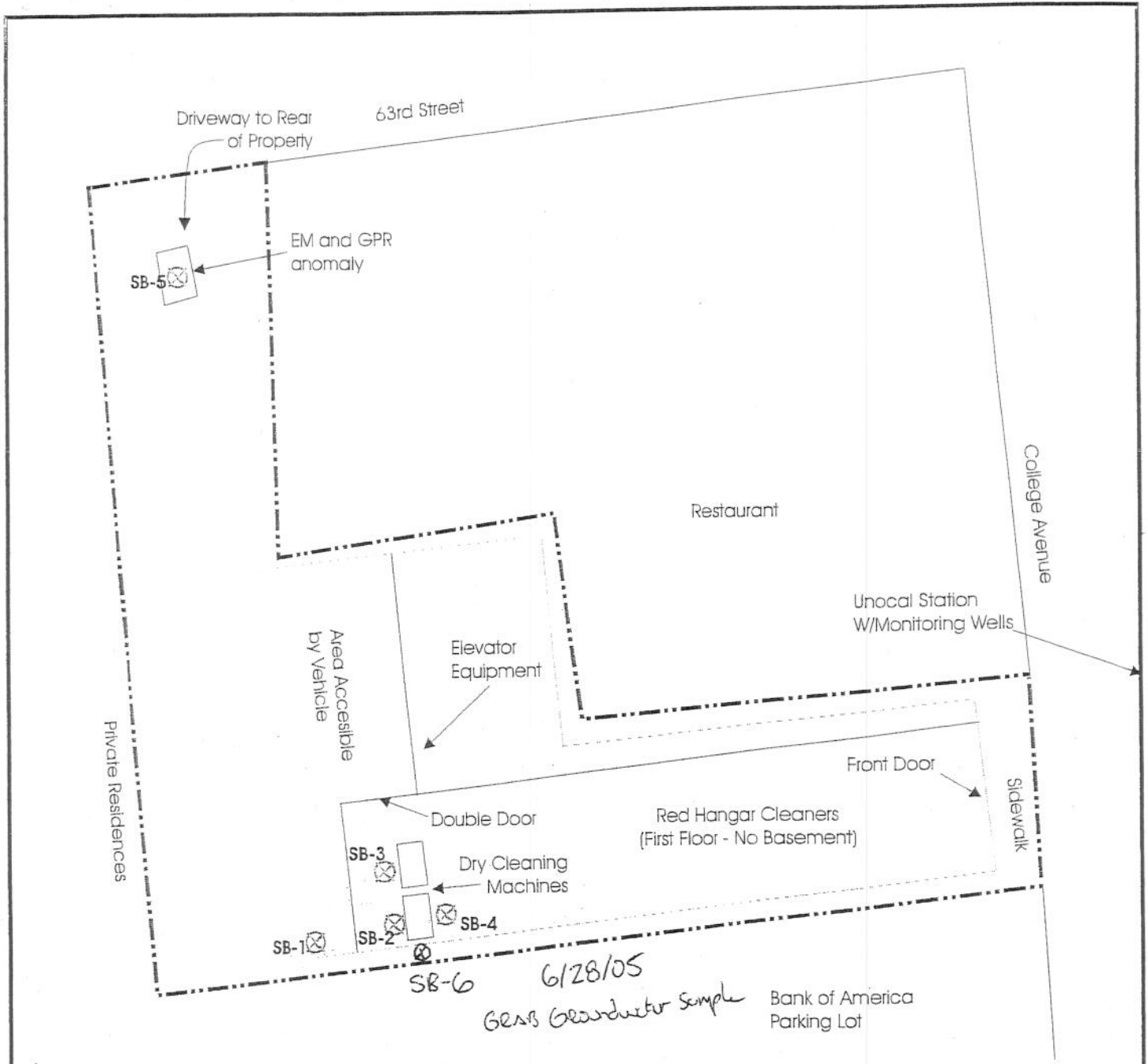
Please let me know if you have any questions concerning this request. Thank you very much for your time in working on this.

Sincerely,

Patrick Ellwood

ATTACHMENT A

FIGURE



LEGEND	
N	Subject Property Line
	Soil Boring SB-1

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
Drawn by: T. Petersen	Scale: Not to Scale
SITE PLAN	
6235 College Avenue Oakland, CA	FIGURE 2 Job No: 11065

ATTACHMENT B
Analytical Data Sheets and Chain of Custody Record

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 06/21/2005 By jamesy
Permits Issued: W2005-0662

Permits Valid from 06/27/2005 to 06/27/2005

Application Id: 1119396205657
Site Location: 6235 College Ave
Project Start Date: 06/27/2005

City of Project Site:Oakland

Completion Date:06/27/2005

Applicant: EFI Global - Mark Williams
111 Deerwood Rd, San Ramon, CA 94588
Property Owner: Valliance Capital
1899 E. Roseville Pwky, Roseville, CA 95661
Client: ** same as Property Owner **

Phone: 925-820-9580

Phone: --

Total Due: \$200.00
Total Amount Paid: \$200.00
Paid By: CHECK PAID IN FULL

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 1 Boreholes
Driller: ECA - Lic #: 695970 - Method: other

Work Total: \$200.00

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2005-0662	06/21/2005	09/25/2005	1	2.00 in.	20.00 ft

Specific Work Permit Conditions

1. Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.
2. Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.
3. Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.
4. Applicant shall contact Johnson Tang for a inspection time at 510-670-6450 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.



McCAMPBELL ANALYTICAL INC.

110 2nd Ave South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
<http://www.mccampbell.com> E-mail: main@mccampbell.com

Date: 06/28/05.

ATTN: Mark Williams

Message: Some day rush Results for Valliance Cap.

FROM: Suzanne

Number of pages faxed including this one: 5

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McC Campbell Analytical, Inc.

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

EFI
 111 Deerwood Rd, Suite 195
 San Ramon, CA 94583

Client Project ID: Valliance Cap

Date Sampled: 06/28/05

Date Received: 06/28/05

Client Contact: Mark Williams

Date Extracted: 06/28/05

Client P.O.:

Date Analyzed: 06/28/05

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0506508

Lab ID	0506508-001A					Reporting Limit for DF=1
Client ID	SB-6					
Matrix	W					
DF	1					

Compound	Concentration				S	W
					µg/kg	µg/L
Bromodichloromethane	ND				NA	0.5
Bromoform	ND				NA	0.5
Bromomethane	ND				NA	0.5
Carbon Tetrachloride	ND				NA	0.5
Chlorobenzene	ND				NA	0.5
Chloroethane	ND				NA	0.5
2-Chloroethyl Vinyl Ether	ND				NA	0.5
Chloroform	0.83				NA	1.0
Chloromethane	ND				NA	0.5
Dibromochloromethane	ND				NA	0.5
1,2-Dichlorobenzene	ND				NA	0.5
1,3-Dichlorobenzene	ND				NA	0.5
1,4-Dichlorobenzene	ND				NA	0.5
Dichlorodifluoromethane	ND				NA	0.5
1,1-Dichloroethane	ND				NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND				NA	0.5
1,1-Dichloroethene	ND				NA	0.5
cis-1,2-Dichloroethene	ND				NA	0.5
trans-1,2-Dichloroethene	ND				NA	0.5
1,2-Dichloropropane	ND				NA	0.5
cis-1,3-Dichloropropene	ND				NA	0.5
trans-1,3-Dichloropropene	ND				NA	0.5
Methylene chloride	ND				NA	0.5
1,1,2,2-Tetrachloroethane	ND				NA	0.5
Tetrachloroethene	15				NA	0.5
1,1,1-Trichloroethane	ND				NA	0.5
1,1,2-Trichloroethane	ND				NA	0.5
Trichloroethene	ND				NA	0.5
Trichlorofluoromethane	ND				NA	0.5
Vinyl Chloride	ND				NA	0.5

Surrogate Recoveries (%)

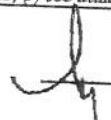
%SS1:	101			
%SS2:	98			
%SS3:	95			
Comments	i			

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

 Angela Rydelius, Lab Manager



EFI GLOBAL
 111 DEERWOOD ROAD
 SUITE 195
 SAN RAMON, CA 94583
 925-820-9580
 925-820-9587- FAX

facsimile transmittal

To: Crosby **Fax:** 916-677-0731

From: Michelle Gibson **Date:** 7-18-05

Re: Letter from Leroy Griffin **Pages:** 2

CC:

Urgent For Review Please Comment Please Reply Please Recycle



Notes:



CITY OF OAKLAND



250 FRANK OGAWA PLAZA, SUITE 3341

• OAKLAND, CALIFORNIA 94612

Fire Department
Fire Prevention Bureau
Hazardous Materials Management Program

(510) 238-3927
FAX: (510) 238-6739
TTY/TDD: (510) 238-6884

July 15, 2005

Ms. Ila Gordon
6239 College Ave.
Oakland, CA 946

**RE: SOIL SAMPLING AND LABORATORY REPORT FOR SITE RED HANGER CLEANERS
LOCATED AT 6235 COLLEGE AVENUE, OAKLAND CA.**

Dear Ms. Gordon:

Oakland Fire Department has reviewed the soil sampling and laboratory report prepared and submitted on your behalf by EFI Global dated June 2, 2005 EFI PN:98360-00-051. It should be noted that Volatile Organic Compounds (PCE) in low concentrations were found in soil at a depth of 3 to 4 feet bgs.

While the levels indicated in the report are below California Regional Water Quality Control Board, Environmental Screening Levels for commercial/industrial properties it is a recommendation that additional site characterization be accomplished should the use of the property changes.

Therefore, based on the information provided in the above reference report and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required by this agency. In addition, this site will be entered into the City of Oakland, Permit Tracking System for monitoring.

Sincerely,

LeROY GRIFFIN
Assistant Fire Marshal
Hazardous Materials Program Manager

cc: Mr. Mark Williams



EFIGlobal

Complex Issues • Solid Solutions

111 Deerwood Road
Suite 195
San Ramon, CA 94583
Tf: 800-506-0844
Tel: 925-820-9580
Fax: 925-820-9587
www.efiglobal.com

June 28, 2005

Leroy Griffin
Oakland City Fire Department
1605 Martin Luther King Jr. Way
Oakland, California 94612

Re: **Confirmation Sample Results – Red Hanger Cleaners, 6235 College Avenue, Oakland, California**
EFI PN: 98360-00-051

Dear Mr. Griffin:

EFI is pleased to submit this report documenting the findings of the confirmation sampling investigation conducted on June 28, 2005. On behalf of the Red Hanger Cleaners Site and at your request, EFI Global (EFI) collected one grab groundwater sample (SB-6) directly down gradient of the dry cleaning units at the Subject Property.

We hope that these findings will be in support of our previous “no further action” request for the Subject Property regarding the residual concentrations of tetrachloroethene (PCE) detected in the shallow soil and groundwater samples collected from the property in May 2005 by AEI Consultants. The Site location is shown on Figure 1, and the Site Layout is shown on Figure 2.

Field and Laboratory Methodology

The following sections discuss activities that were conducted as part of the subsurface investigation conducted on June 28, 2005.

Pre-field Activities

The purpose of the pre-field activities was to appropriately plan the work and to ensure that onsite personnel were prepared for potential safety hazards at the property. The pre-field activities included the following:

- EFI prepared a site specific Health and Safety Plan (HASP) for the work proposed in accordance with the requirements of the State of California General Industry Safety Order (GISO) 5192 and Title 29 Code of Federal Regulations, Section 1910.120 (29 CFR 1910.120). The HASP detailed the work to be performed, safety precautions, emergency response procedures, nearest hospital information, and onsite personnel responsible for managing emergency situations. Prior to starting work, a “tailgate” safety meeting including discussion of the safety hazards and precautions relevant to the particular job was held with

all personnel working on the job. A copy of the HASP was kept onsite during field activities.

- The borehole locations were marked with temporary white marking paint. Underground Service Alert (USA) was notified at least 48 hours prior to performing drilling as required by law.
- In addition, EFI utilized California Utility Surveys (CU Surveys) to locate utility lines in the vicinity of the proposed borings prior to drilling.
- EFI obtained the appropriate soil boring permits (Permit No. W2005-0662) from the Alameda County Public Works Agency.

Field Investigation

On June 28, 2005, Ecology Control Associates (C-57 Lic. #695970), under the supervision of EFI, advanced one (1) borehole (SB-6) at the subject property as depicted on Figure 2. The exterior borehole was installed using a truck-mounted Geoprobe. One grab water samples collected the borehole using a dedicated Teflon bailer.

The borehole was inspected for physical characteristics indicative of adverse impacts, such as unusual odors, colors/hues, and chemical sheens. The borehole was continuously cored to a depth of 20 feet bgs. A hand held photo-ionization detector (PID) was used to screen the soil. No VOCs were noted in the soil cores collected in the field. The soils consisted of brown silty clays to 8 feet bgs, clays from 8 to 12 feet bgs, and clayey silts from 12 to 20 feet bgs. Groundwater was encountered at a depth of approximately 20 feet bgs and stabilized at a static level of approximately 16 feet bgs. No odors were noted in the groundwater sample collected.

The groundwater samples were placed in HCL preserved 40-ml glass laboratory supplied VOAs, labeled, and placed into a cooler maintained at 4 degree Celsius or lower.

Analytical Methodology

Samples collected during the investigation were analyzed using United States Environmental Protection Agency (USEPA)-approved methods:

- USEPA Method 8260 for volatile organic compounds (VOCs)

Laboratory analytical data sheets and chain of custody record are included in as an Attachment.

Findings

From the field observations, both visually and field screening with the PID unit, no adverse odors or presence of PCE was noted. Results from the laboratory indicated that PCE was detected in the groundwater sample at a concentration of 15 ppb, and chloroform at a concentration of 0.83 ppb.

Leroy Griffin
June 28, 2005
Page 3 of 3

Conclusions

The purpose of collecting the groundwater samples from SB-6 was to confirm the presence of PCE previously detected in a grab groundwater sample collected in SB-1 (48 ppb).

Based on the soil data previously collected it appears that the shallow soil contains low levels of PCE, but this compound is not present in the deeper unsaturated zone. Therefore, it is possible that the low concentration of PCE detected in the groundwater is not attributed to PCE in shallow soil at the Site.

The source(s) of the PCE detected in the groundwater below the Subject Property are still not known at this time; however based on the results of the groundwater samples collected at SB-1 and SB-6, the concentrations of PCE appear to be low and not of significant concern at this time.

Conclusions

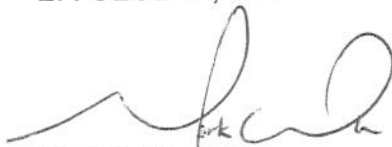
From the data and historical review, EFI does not recommend any further assessment of the PCE in the soil and groundwater at the Subject Property.

The implication of any further investigation may have a significant material affect on any future property transaction. EFI respectfully requests that the City of Oakland Fire Department review this additional data presented above in response to the previous request for "no further action".

If you have any questions regarding this letter, please contact the undersigned at 925-820-9580.

Sincerely,

EFI GLOBAL, INC.



Mark B. Williams
Senior Project Manager



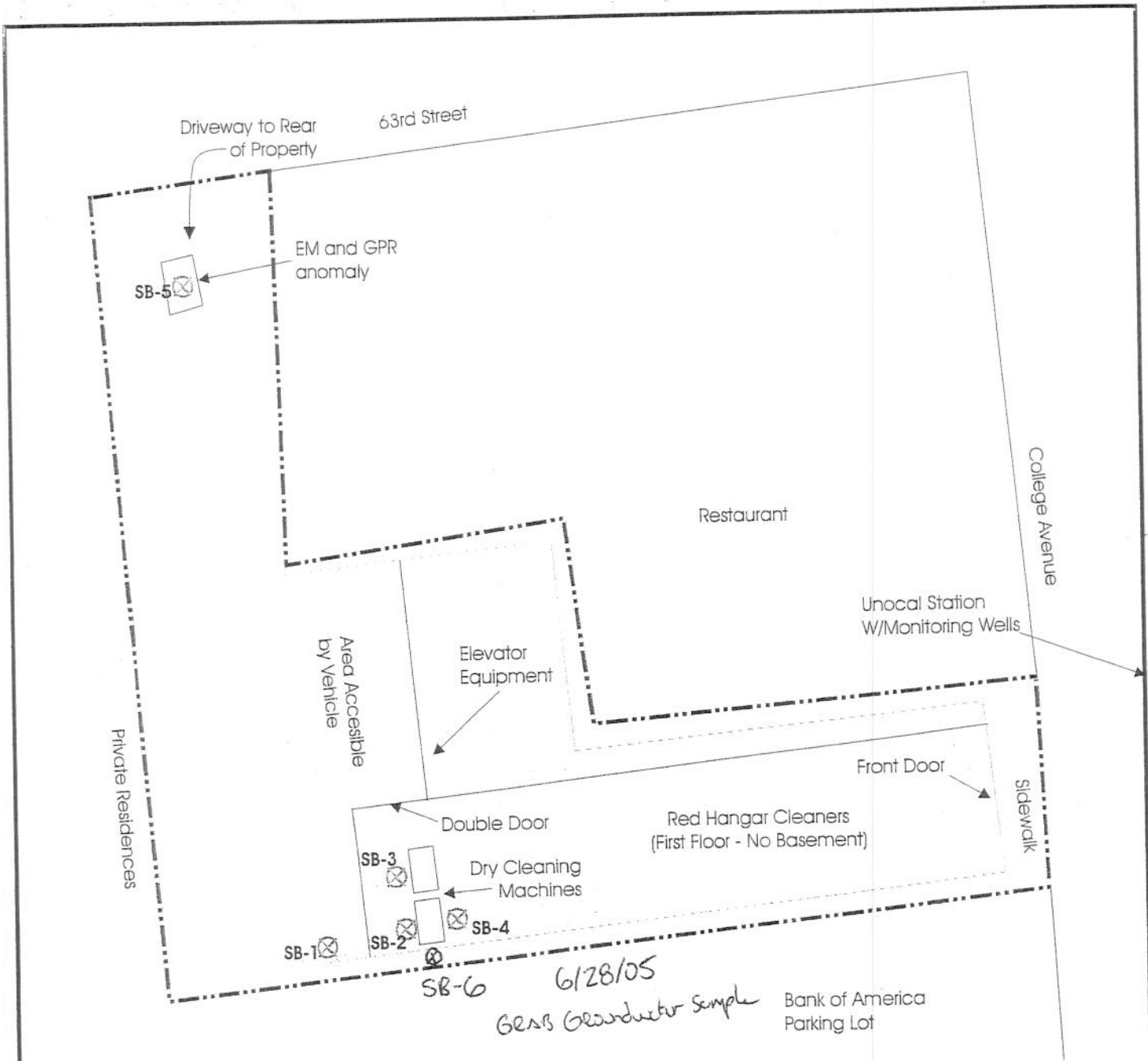
Marc Mullaney, R.G.
Staff Scientist

Attachments: Figure 1 –
Figure 2 -

Site Location (AEI)
Site Layout and Sampling Locations (AEI)

ATTACHMENT A

FIGURE



LEGEND	
Subject Property Line	
Soil Boring	SB-1

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
Drawn by: T. Petersen	Scale: Not to Scale
SITE PLAN	
6235 College Avenue	FIGURE 2

ATTACHMENT B
Analytical Data Sheets and Chain of Custody Record

Valliance Capital 98360-00-054

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 06/21/2005 By jamesy
Permits Issued: W2005-0662

Permits Valid from 06/27/2005 to 06/27/2005

Application Id: 1119396205657
Site Location: 6235 College Ave
Project Start Date: 06/27/2005

City of Project Site:Oakland

Completion Date:06/27/2005

Applicant: EFI Global - Mark Williams
111 Deerwood Rd, San Ramon, CA 94588
Property Owner: Valliance Capital
1899 E. Roseville Pwky, Roseville, CA 95661
Client: ** same as Property Owner **

Phone: 925-820-9580

Phone: --

Total Due: \$200.00
Total Amount Paid: \$200.00
Paid By: CHECK PAID IN FULL

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 1 Boreholes
Driller: ECA - Lic #: 695970 - Method: other

Work Total: \$200.00

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2005-0662	06/21/2005	09/25/2005	1	2.00 in.	20.00 ft

Specific Work Permit Conditions

- Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.
- Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.
- Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.
- Applicant shall contact Johnson Tang for a inspection time at 510-670-6450 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

	McCAMPBELL ANALYTICAL INC.	110 2nd Ave South, #D7, Pacheco, CA 94553-5560 Telephone : 925-798-1620 Fax : 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com
--	----------------------------	--

Date: 06/28/05.

ATTN: Mark Williams.


Message: Same day rush Results for Valliance Cap.

FROM: Suzanne

Number of pages faxed including this one: 5

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

EFI 111 Deerwood Rd, Suite 195 San Ramon, CA 94583	Client Project ID: Valliance Cap	Date Sampled: 06/28/05
		Date Received: 06/28/05
	Client Contact: Mark Williams	Date Extracted: 06/28/05
	Client P.O.:	Date Analyzed: 06/28/05

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0506508

Lab ID	0506508-001A	Reporting Limit for DF=1
Client ID	SB-6	
Matrix	W	
DF	1	

Compound	Concentration	µg/kg	µg/L
Bromodichloromethane	ND	NA	0.5
Bromoform	ND	NA	0.5
Bromomethane	ND	NA	0.5
Carbon Tetrachloride	ND	NA	0.5
Chlorobenzene	ND	NA	0.5
Chloroethane	ND	NA	0.5
2-Chloroethyl Vinyl Ether	ND	NA	1.0
Chloroform	0.83	NA	0.5
Chloromethane	ND	NA	0.5
Dibromochloromethane	ND	NA	0.5
1,2-Dichlorobenzene	ND	NA	0.5
1,3-Dichlorobenzene	ND	NA	0.5
1,4-Dichlorobenzene	ND	NA	0.5
Dichlorodifluoromethane	ND	NA	0.5
1,1-Dichloroethane	ND	NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND	NA	0.5
1,1-Dichloroethene	ND	NA	0.5
cis-1,2-Dichloroethene	ND	NA	0.5
trans-1,2-Dichloroethene	ND	NA	0.5
1,2-Dichloropropane	ND	NA	0.5
cis-1,3-Dichloropropene	ND	NA	0.5
trans-1,3-Dichloropropene	ND	NA	0.5
Methylene chloride	ND	NA	0.5
1,1,2,2-Tetrachloroethane	ND	NA	0.5
Tetrachloroethene	15	NA	0.5
1,1,1-Trichloroethane	ND	NA	0.5
1,1,2-Trichloroethane	ND	NA	0.5
Trichloroethene	ND	NA	0.5
Trichlorofluoromethane	ND	NA	0.5
Vinyl Chloride	ND	NA	0.5

Surrogate Recoveries (%)

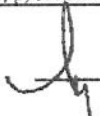
%SS1:	101
%SS2:	98
%SS3:	95
Comments	i

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.


 Angela Rydelius, Lab Manager

PROGRAMS AND SERVICES

Well Standards Program

The Alameda County Public Works Agency, Water Resources is located at:

399 Elmhurst Street

Hayward, CA 94544

For Driving Directions or General Info, Please Contact 510-670-5480 or wells@acpwa.org

For Drilling Permit information and process contact James Yoo at

Phone: 510-670-6633

FAX: 510-782-1939

Email: Jamesy@acpwa.org

Alameda County Public Works is the administering agency of General Ordinance Code, Chapter 6.88 . The purpose of this chapter is to provide for the regulation of groundwater wells and exploratory holes as required by California Water Code. The provisions of these laws are administered and enforced by Alameda County Public Works Agency through its Well Standards Program.

Drilling Permit Jurisdictions in Alameda County: There are four jurisdictions in Alameda County.

Location:	Agency with Jurisdiction	Contact Number
Berkeley	City of Berkeley	Ph: 510-981-7460 Fax: 510-540-5672
Fremont, Newark, Union City	Alameda County Water District	Ph: 510-668-4460 Fax: 510-651-1760
Pleasanton, Dublin, Livermore, Sunol	Zone 7 Water Agency	Ph: 925-454-5000 Fax: 510-454-5728

The Alameda County Public Works Agency, Water Resources has the responsibility and authority to issue drilling permits and to enforce the County Water Well Ordinance 73-68. This jurisdiction covers the western Alameda County area of **Oakland, Alameda, Piedmont, Emeryville, Albany, San Leandro, San Lorenzo, Castro Valley, and Hayward** . The purpose of the drilling permits are to ensure that any new well or the destruction of wells, including geotechnical investigations and environmental sampling within the above jurisdiction and within Alameda County will not cause pollution or contamination of ground water or otherwise jeopardize the health, safety or welfare of the people of Alameda County.

Permits are required for all work pertaining to wells and exploratory holes at any depth within the jurisdiction of the Well Standards Program. A completed permit application (30 Kb)* , along with a site map, should be submitted at least **ten (10) working days prior to the planned start of work**. Submittals should be sent to the address or fax number provided on the application form. When submitting an application via fax, please use a high resolution scan to retain legibility.

Complete Permit Application Check List (24 Kb)*

Fees

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A permit to bore exploratory holes, including temporary test wells, shall cost \$200 per site. A site includes the project parcel as well as any adjoining parcels.

Please make checks payable to: **Treasurer, County of Alameda**

Permit Fees are exempt to State & Federal Projects

Applicants shall submit a letter from the agency requesting the fee exemption.

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Alameda County Public Works Agency (ACPWA), Water Resources Section requires scheduling and inspection of permitted work. All drilling activities must be scheduled in advance. Availability of inspections will vary from week to week and will come on a first come, first served bases. To ensure inspection availability on your desired or driller scheduled date, the following procedures are required:

Please contact **George Bolton at 510-670-5594** to schedule the inspection date and time (You must have drilling permit approved prior to scheduling).

Schedule the work as far in advance as possible (at least 5 days in advance); and confirm the scheduled drilling date(s) at least 24 hours prior to drilling.

Once the work has been scheduled, an ACPWA Inspector will coordinate the inspection requirements as well as how the Inspector can be reached if they are not at the site when inspection is required. Expect for special circumstances given, all work will require the inspection to be conducted during the working hours of 8:30am to 2:30pm., Monday to Friday, excluding holidays.

Request for Permit Extension:

Permits are only valid from the start date to the completion date as stated on the drilling permit application and Conditions of Approval. To request an extension of a drilling permit application, applicants must request in writing prior to the completion date as set forth in the Conditions of Approval of the drilling permit application. Please send fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. There are no additional fees for permit extensions or for re-scheduling inspection dates. You may not extend your drilling permit dates beyond 90 days from the approval date of the permit application. **NO refunds** shall be given back after 90 days and the permit shall be deemed voided.

Cancel a Drilling Permit:

Applicants may cancel a drilling permit only in writing by mail, fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. If you do not cancel your drilling permit application before the drilling completion date or notify in writing within 90 days, Alameda County Public Works Agency, Water Resources Section may void the permit and No refunds may be given back.

Refunds/Service Charge:

A service charge of \$25.00 dollars for the first check returned and \$35.00 dollars for each subsequent check returned.

Applicants who cancel a drilling permit application **before** we issue the approved permit(s), will receive a **FULL** refund (at any amount) and will be mailed back within two weeks.

Applicants who cancel a drilling permit application **after** a permit has been issued will then be charged a service fee of \$50.00 (fifty Dollars). To collect the remaining funds will be determined by the amount of the refund to be refunded (see process below).

Board of Supervisors Minute Order, File No. 9763, dated January 9, 1996, gives blanket authority to the Auditor-Controller to process claims, from all County departments for the refund of fees which do not exceed \$500 (Five Hundred Dollars)(with the exception of the County Clerk whose limit is \$1,500).

Refunds over the amounts must be authorized by the Board of Supervisors Minute Order, File No. 9763 require specific approval by the Board of Supervisors.

The forms to request for refunds under \$500.00 (Five Hundred Dollars) are available at this office or any County Offices.

If the amount is exceeded, a Board letter and Minute Order must accompany the claim. Applicant shall fill out the request form and the County Fiscal department will process the request.

Enforcement

Penalty. Any person who does any work for which a permit is required by this chapter and who fails to obtain a permit shall be guilty of a misdemeanor punishable by fine not exceeding Five Hundred Dollars (\$500.00) or by imprisonment not exceeding six months, or by both such fine and imprisonment, and such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any such violation is committed, continued, or permitted, and shall be subject to the same punishment as for the original offense. (Prior gen. code §3-160.6)

Enforcement actions will be determined by this office on a case-by-case basis

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Well Completion Report Form*

Well Owner's Request Form for Previously Filed Forms (41Kb)*

Government Authorization Form for the Release of Forms (46 Kb)*

Site Hazard Information Form (51 Kb)*

* Adobe PDF Reader is Required.

Williams, Mark

From: wells@acpwa.org [wells@acpwa.org]
To: Williams, Mark

Sent: Tue 6/21/2005 4:28 PM

Cc:

Subject: Alameda County PWA Wells Permits Application Sitemap Received

Attachments:

Your Application Id is: 1119396205657
Application Submitted on: 06/21/2005
Project at: 6235 College Ave in 6235 College Ave
Project Start Date: 06/27/2005 Completion Date: 06/27/2005

This email is to confirm that your site map for the above project has been received.

Once your application is processed, you will receive notification via e-mail with the permit attached.

If you need further assistance regarding your permit, please visit our website at: <http://www.acgov.org/pwa/wells/> or contact us at wells@acpwa.org, and include your application id number.

Thank you,
Public Works Agency-Water Resources

Williams, Mark

From: wells@acpwa.org [wells@acpwa.org] **Sent:** Tue 6/21/2005 4:23 PM
To: Williams, Mark
Cc:
Subject: Alameda County PWA Permits Application Confirmation
Attachments:

Thank you for your Permit Application.
 Your Application Confirmation Id is: 1119396205657
 Submit Date is: Tue Jun 21 16:23:25 PDT 2005
 Project Site City/Location: Oakland / 6235 College Ave
 Project Start Date: 06/27/2005 Completion Date: 06/27/2005

NOTE: This only confirms receipt of the application, this is NOT an approved Permit.
 REMINDER: We must receive a site map from you or your permit will not be approved.
If you have already submitted your site map and required documents, please disregard the reminder.
You will be notified separately once the receipt of your map is logged.

If any required documents are missing, you will be contacted by the Water Resources Unit.

If you need further assistance regarding your permit, please visit our website at:
<http://www.acgov.org/pwa/wells/> or contact us at wells@acpwa.org, and include your application id number.

Thank you,
 Public Works Agency - Water Resources

Your Application:

Project Information

City of Project Site: Oakland	Site Location: 6235 College Ave
Start Date: 06/27/2005	Completion Date: 06/27/2005

Applicant Information

Business / Name: EFI Global - Mark Williams	Phone Number: 925-820-9580
Address: 111 Deerwood Rd San Ramon, CA 94588	

Work Applying for Permit

Work Type	Driller	# of Wells	Fees	Cost
Borehole(s) for Investigation-Contamination Study	ECA - Lic# 695970	1	\$ 200.00 per site	\$ 200.00
			Application Total:	\$ 200.00

PROGRAMS AND SERVICES

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Site Hazard Information Form (51 Kb)*

* Adobe PDF Reader is Required.



EFI Global

Complex Issues • Solid Solutions

111 Deerwood Road
Suite 195
San Ramon, CA 94583
Tf: 800-506-0844
Tel: 925-820-9580
Fax: 925-820-9587
www.efiglobal.com

June 2, 2005

Leroy Griffin
Oakland City Fire Department
1605 Martin Luther King Jr. Way
Oakland, California 94612

Re: **Request for No Further Action – Red Hanger Cleaners, 6235 College Avenue, Oakland, California**
EFI PN: 98360-00-051

Dear Mr. Griffin:

On behalf of the Red Hanger Cleaners Site, EFI Global (EFI) is requesting that the City of Oakland Fire Department (COFD) review the findings summarized in this letter and provide written confirmation that "no further action" is needed to address the low concentrations of tetrachloroethene (PCE) at the above-mentioned property. The Site location is shown on Figure 1, and the Site Layout is shown on Figure 2.

Background

As part of a property transaction, AEI Consultants, conducted a Phase I Environmental Site Assessment (Phase I ESA) of the Subject Property in March 2005. The findings of their site assessment are summarized below:

- The Subject Property is located on the west side of College Avenue in a mixed commercial and residential area of Oakland. The Subject Property is identified by Alameda County Tax Assessor's Parcel Number (APN) 48A-7069-9-1 and is approximately 0.17 acres. The mailing address for the Subject Property is 6239 College Avenue, Oakland, California.
- The Subject Property is developed with a three-story building that was developed in 1986 and is currently occupied by the Red Hanger Cleaners on the first floor with offices on the second and third floors.
- Historical information gathered during AEI's assessment revealed that the Subject Property was occupied by an automobile garage and store in at least 1929, by Berkeley Fuel and Supply in at least 1941, and by a restaurant, plumbing and pipe threading store, and automobile garage in at least 1951. In 1985 plans for site improvements including grading permits and permits to remove a reported former gasoline underground storage tank (UST) were filed (see below). From 1986 to 1987 the current three-story office building was constructed.

- According to the City of Oakland Building and Planning Department (OBPD), a building plan record for the Subject Property indicated that a 1,000-gallon gasoline UST might have been present on the northwest corner of the Subject Property. The location of the UST was noted as "un-determined"; however, a fill pipe was noted in the plans reviewed. Permits to remove the reported UST were filed in 1986; however, no supporting information was noted in the files that documented any removal activities associated with the permits. It was also noted that no records of a UST were on file at the City of Oakland Fire Department or in the regulatory databases summarized in the Environmental Data Resources Inc. (EDR) radius report requested by AEI.
- The dry cleaning operations currently at the property consist of two closed-looped dry cleaning machines containing approximately 20 gallons of PCE in each. No floor drains are located adjacent to the machines, and no obvious signs of leakage, stains, or releases were noted during the field inspection conducted by AEI.
- AEI concluded in their report that a subsurface investigation be conducted in association with the reported former UST and dry cleaning operations.

In response to the environmental issues reported in the Phase I ESA, AEI conducted a geophysical survey and soil and groundwater sampling investigation on May 3, 2005. The information from their phase II investigation is summarized below:

- AEI conducted a geophysical survey using both electro-magnetic survey and ground penetrating radar equipment in the northwest corner area of the property to evaluate the presence of a suspected UST. The survey identified an anomaly that appeared to be a backfilled excavation approximately 8 feet deep.
- The subsurface scope of work included drilling five locations (SB-1 through SB-5) to depths of 26 feet below ground surface (bgs) for SB-1 and 12 feet bgs for SB-2 through SB-5. SB-1, SB-2, and SB-3 were located on the assumed down-gradient side of the dry cleaning machines, SB-4 was located on the upgradient side of the machines, and SB-5 was located in the center of the backfilled excavation area of the former UST.
- Soil boring logs are included in Attachment 1 for reference. The soils at Subject Property consisted of primarily silty clays to a depth of 10 to 12 feet, clayey silt to clayey gravel from 14 feet bgs to approximately 24 feet bgs, and sandy gravelly silt to gravelly silty sand from approximately 24 to 26 feet bgs.
- Groundwater was first encountered in SB-1 at a depth of approximately 24 feet bgs in the sandy gravelly silt to gravelly silty sand zone. According to the soil boring log, after approximately 5 minutes the static level was observed at 16 feet bgs. According to groundwater information obtained in AEI's Phase I ESA for nearby offsite properties, the groundwater flow direction in the vicinity of the Subject Property has been reported to flow to the southwest at 15 to 20 feet bgs.

- Samples submitted for analysis included soil collected at depths of 3 feet bgs from SB-1, SB-2, and SB-3 (upgradient sides). A soil sample collected at a depth of 4 feet was submitted from SB-4 (downgradient side) and 11.5 feet bgs in SB-5 (former UST area). The UST sample was analyzed by EPA Method 8015m/8020 for total petroleum hydrocarbons as gasoline, diesel, and motor oil and benzene, toluene, ethylbenzene, and xylenes (collectively, BTEX). The other soil samples collected from boreholes SB-1 through SB-4 and the grab groundwater sample collected from SB-1 were evaluated using EPA Method 8010 for halogenated volatile organic compounds (HVOCs).
- The results of the investigation reported that no petroleum hydrocarbons were detected in the soil sample collected below the base of the UST excavation. PCE was detected at low concentrations in the soil samples at 3.0 and 4.0 feet bgs as follows: SB-1 at 3.0 feet at 0.17 parts per million (ppm), SB-2 at 3.0 feet at 0.08 ppm, SB-3 at 3.0 feet at 0.19 ppm, and SB-4 at 4 feet at 0.26 ppm. The concentration of PCE detected in the groundwater sample was reported at 48 parts per billion (ppb). Chloroform was also detected in the groundwater sample at 0.83 ppb.

Based on the preliminary results of the shallow soil samples, soil samples that were placed on-hold at the laboratory were evaluated for the presence of PCE using EPA method 8010 for borings SB-1 through SB-4. The information from this additional analysis is presented below:

- Samples selected for additional analysis included the following: a soil sample in SB-1 (downgradient) at a depth of 11.5 feet bgs, and soil samples from a depth of 9.5 feet bgs from boreholes SB-2 through SB-4.
- No HVOCs were detected in the soil samples collected at 9.5 to 11.5 feet bgs.

Discussion

Based on the information obtained during AEI's Phase I ESA, two potential issues were noted: the reported former UST and the presence of the dry cleaning machines.

Based on the Phase II geophysical survey in the vicinity of the suspected former UST, it is concluded that if there was a UST historically located in the northwest corner of the property, it is no longer there. Additionally, soil samples collected during the Phase II subsurface investigation conducted in May 2005 at this location (SB-5) did not show the presence of soil adversely affected with petroleum hydrocarbons in either field observations or analytical data. Therefore the possible former UST does not represent an environmental concern at this time.

The Subject Property has been developed with the dry cleaner Red Hanger Cleaners since 1986-1987. According to data collected from shallow soil samples, PCE was detected in low concentrations at depths of 3 to 4 feet bgs at concentrations ranging from 0.08 ppm to 0.26 ppm. No PCE was detected in unsaturated soil at depths of 9.5 and 11.5 feet bgs. A grab groundwater sample collected from borehole SB-1 contained a PCE concentration of 48 ppb. Based on the soil data collected it appears that the shallow soil contains low levels of PCE, but this compound is not present in the deeper unsaturated zone. Therefore, it is possible that the low concentration of PCE detected in the groundwater is not attributed to PCE in shallow soil at the Site.

The analytical data for soil at the Site was compared to the California Regional Water Quality Control Board July 2003 Environmental Screening Levels (ESLs). For industrial/commercial properties, the most "conservative" ESL for PCE in shallow soil (i.e., less than three meters) is 0.25 ppm. This value is based on the potential for indoor air impacts (i.e., volatilization into the workplace). The ESL for direct exposure is 1.30 ppm, and the "maximum" ESL is 370 ppm based on aesthetics such as odor. PCE concentrations from four of five locations were below the most conservative ESL value of 0.25 ppm. Only location SB-4 at 4.0 feet bgs (0.26 ppm) was slightly above this guidance ESL for potential indoor air impacts as a result of volatilization from soil.

The ESL concentration for potential leaching of PCE from soil to groundwater is 0.70 ppm. The referenced PCE concentrations detected in the soil at the property were below this ESL.

The source(s) of the PCE detected in the groundwater at location SB-1 is not known at this time; however during the site reconnaissance by AEI, it was noted that there are two nearby and one historic dry cleaners as follows: Rockridge Royal Cleaner located at 5445 College Avenue and downgradient to crossgradient; Garden Cleaners located at 5808 College Avenue and downgradient to crossgradient; and historically adjacent Kay's Cleaner located at 6251 College Avenue and directly upgradient to the Subject Property.

Based on the results of the soil sampling and historical assessment, the source(s) of PCE in the groundwater does not appear to have originated from the Subject Property. Residual concentrations of PCE are present in the shallow soils that may have resulted from the use of PCE at the site since 1986-87; however, the absence of PCE in deeper unsaturated zone soils suggests that a significant release has not occurred.

From the data and historical review, EFI does not recommend any further assessment of the PCE in the soil and groundwater at the Subject Property.

The implication of any further investigation may have a significant material affect on any future property transaction. EFI respectfully requests that the COFD review this case in light of the data presented above and provide a written determination of no further action.

Leroy Griffin
June 2, 2005
Page 5 of 5

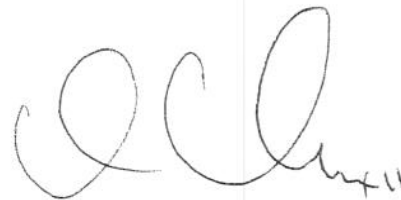
If you have any questions regarding this letter, please contact the undersigned at 925-820-9580.

Sincerely,

EFI GLOBAL, INC.



Mark B. Williams
Senior Project Manager



Chris R. Maxwell, R.G.
District Manager

Attachments: Figure 1 –
Figure 2 –
Attachment A

Site Location (AEI)
Site Layout and Sampling Locations (AEI)
Analytical Data Reports and Soil Boring Logs (AEI)

Valliance Capital Group, LLC

FACSIMILE TRANSMITTAL SHEET

TO: Mark Williams

FROM: Crosby Allison

FAX NUMBER: 925.820.9587

DATE: 5/27

COMPANY: EFI

SENDER'S FAX NUMBER: 916.677.0731

PHONE NUMBER: 925.457.7384

TOTAL NO. OF PAGES INCLUDING COVER: 5

RE:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Here they are....

I'm at 916.677.0700 'til just before 10am today - but otherwise available by cell at 916.496.3272 (assuming the thing rings)

Look forward to talking with you.....

EFI Global, Inc.

Job Number: 9836000051

JOB SHEET

Assigned on: 6/1/2005 Job Description: Summary Letter Regarding Soil and Groundwater Conditions

Job Assigned to: Mark B. Williams Claim/File #::

Job Type: Forensic Structural

Contact: Crosby Allison Valliance Capital Group, LLC.

1899 East Roseville Parkway, Suite 150 Roseville CA 95661

Contact Phone: (916) 677-0700 Contact Fax (916) 677-0731 Email

Date of Loss: 6/1/2005 Policy #:

Insured:

Loss Location: 6293 College Ave Oakland CA 94601

Lawsuit: vs.
Plaintiff is our Client Defendant is our Client

GAB Bill Code: 451098-

Invoice Party: Crosby Allison Valliance Capital Group, LLC.

1899 East Roseville Parkway, Suite 150, Roseville CA 95661

Phone:

Invoicing Email:

Loss Details:

Questions:

Budget: 1,100.00 Time Req.:

Report Req.:

Inspection:

Inspect Date: Special Equipment:



San Francisco Office
111 Deerwood Road
Suite 195
San Ramon, CA 94583
www.efiglobal.com

May 31, 2005

Mr. Crosby Allison
Valliance Capital Group, LLC.
1899 East Roseville Parkway, Suite 150
Roseville, CA 95661

Re: Proposal for Preparing Summary Letter Regarding Soil and Groundwater Conditions at Property Located at 6293 College Avenue, Oakland, California - EFI Proposal No. 98360-05-18

Dear Mr. Allison:

EFI Global (EFI) hereby submits this proposal to the Valliance Capital Group, LLC (Valliance) to prepare a summary letter for submittal to the Alameda County Health Care Services Agency (County) regarding soil and groundwater conditions at the above-referenced property. The purpose of the letter is to:

- Briefly summarize the findings of Phase One and Two investigations at the Property by AEI Consultants, including the results of soil and grab groundwater sampling;
- Request No Further Action for future investigation and/or remediation of low concentrations of chlorinated hydrocarbons (primarily tetrachloroethene – PCE) detected in shallow soil and groundwater.

EFI will prepare the letter in draft for your review and concurrence. Following your review and incorporation of any comments, EFI will submit the letter to the County. This proposal does not include any follow-up meetings, reports, and or field activities to address any potential questions or comments posed by the County. EFI can provide these services upon request.

EFI's budget estimate for this project is \$1,100.

If you have any questions or comments, please feel free to contact me at (925) 820-9580.

Sincerely,

EFI Global

Mark B. Williams
Senior Scientist



**PROFESSIONAL SERVICES AGREEMENT
ENVIRONMENTAL SITE ASSESSMENT
EFI Global**

This AGREEMENT is made by and between EFI Global (CONSULTANT), and Valliance Capital Group, LLC. (CLIENT). This AGREEMENT is subject to the GENERAL CONDITIONS, attached hereto, along with any other attachments specifically referenced herein.

Date: May 31, 2005

Proposal No: 98360-05-0018

Client: Mr. Crosby Allison
Valliance Capital Group, LLC.
1899 East Roseville Parkway, Suite 150
Roseville, CA 95661

EFI Corporation Contact: Mr. Mark Williams

Phone: 925-820-9580
Fax: 925-820-9587

Project: College Avenue, Oakland Site.

Description: Closure Request Letter

Scope of Services: As specified in the attached proposal.

Time of Performance: Final report submitted in fifteen working days from authorization

Compensation: The CONSULTANT'S fees for services provided under this AGREEMENT will be a lump sum of \$1,100.00 payable upon completion of the project.

Special Terms and Conditions: None

The GENERAL CONDITIONS of this AGREEMENT are accepted by:

CLIENT: Valliance Capital

CONSULTANT: **EFI Global**

By: _____

By: _____

Name: _____

Name: Mark Williams

Title: _____

Title: Senior Scientist

Date: _____

Date: May 31, 2005

General Conditions

1. **SCOPE OF SERVICES** – EFI Global, referred to herein as "EFI", as an independent consultant agrees to perform the services described in its proposal or, in the absence of a proposal, as defined in writing and approved by EFI and Client, referred to herein as "Services" in accordance with the following.

2. **DEFINITIONS**. These terms will have the following meanings when used in this Agreement:

- a. **Claims** - All actions, suits, arbitration's, administrative proceedings, demands and claims for any and all damages, injunctive or any other relief based upon any cause of action whatsoever.
- b. **Contaminants** - Asbestos, toxic or any hazardous constituents.
- c. **Indemnities** - EFI, its parent, subsidiaries, affiliates and subcontractors, including their respective officers, directors, employees, principals, partners, agents, successors, and assigns.
- f. **Liabilities** - All liabilities, damage, losses, costs, expenses, settlements, judgments, awards, and governmental penalties and sanctions, including reasonable attorneys' and experts' fees, including those attributable to bodily injury (including death), personal injury and property damage.
- g. **Materials** - Used storage tanks or any associated equipment, contaminated soils or materials,
- h. **Samples** - Specimens or representative pieces, segments or the like and/or the residue there from.
- i. **Pre-Existing Waste** is any hazardous or non-hazardous wastes, substances or Materials existing on the Site prior to the date that the Services are initiated.
- j. **Wastes-Surpluses**, by-products, residues and the like and/or fluids produced by the Services.
- k. **Work Product** – All documents, including but not limited to, reports, notes, drawings, specifications, laboratory test data, and other information prepared by EFI.

3. **INVOICING AND PAYMENT** - Invoices will be issued monthly and will include supporting documentation, as appropriate. Payments are due at the address appearing on the invoice within thirty (30) days of invoice date. Invoices not paid within thirty (30) days are subject to interest from the 31st day at the rate of 1-1/2% per month (18% per annum) but not to exceed the maximum interest allowed by law. In addition, EFI may, after giving seven (7) days written notice to Client, suspend Services without liability until the Client has paid in full all amounts due EFI on account of Services rendered and expenses incurred including interest on past due invoices or terminate Services without liability. If Client reasonably objects to any or all portions of the invoice, Client shall notify EFI in writing within 10 days of receipt of invoice, give reason for objection and pay all undisputed amounts in the thirty (30) day period. In the event that EFI places Client's account in the hands of an attorney for collection, Client agrees to pay EFI all fees and expenses, including attorneys' fees and expert fees, necessitated thereby.

4. **ACCESS**. Client grants or shall obtain for EFI and its subcontractors authority to enter the property upon which EFI's Services are to be performed ("Site"), at Client's expense.

The Services do not include supervision or direction of the means, methods or actual work of contractors, other professionals or consultants not retained by EFI. The presence of EFI's representative will not relieve any such contractor, other professional or consultant of its responsibility to perform its work and services in accordance with its contractual and legal obligations and in conformity with the plans and specifications for the Project. Client agrees that each contractor or subcontractor not retained by EFI shall be solely responsible for: (i) working conditions on the Site; (ii) security and safety of persons and property during the performance of its work; (iii) compliance with OSHA regulations; and (iv) providing any and all safety equipment necessary for the protection of its personnel. EFI's monitoring of any contractor's or any subcontractor's procedures is not intended to include a review of the adequacy of such contractor's or subcontractor's safety measure, on or near the Site. It is agreed that EFI is not responsible for safety or security at the Site, other than for EFI's employees, and that EFI does not have the right or duty to stop the work of others.

5. **CLIENT DISCLOSURE**. Client understands that EFI is relying upon the completeness and accuracy of information supplied to it by Client and others in connection with the Services without independent verification. Client agrees to advise EFI of the existence of any hazardous substances, wastes or conditions affecting the Site or the Services to be performed hereunder. EFI does not assume control or responsibility for the Site or the person(s) in charge of the Site, or undertake the responsibility for reporting to any federal, state or local agencies any conditions at the Site that may present a potential danger to health, safety, or the environment. Client agrees to notify the appropriate federal, state or local agencies as required by law, or otherwise to disclose in a timely manner, any information that may be necessary to ensure Site safety and to prevent damage to health and/or the environment. Client acknowledges that EFI may be required to make such disclosures if Client fails to do so and agrees to hold EFI harmless therefore.

6. **STANDARD OF SERVICES AND WARRANTY**. EFI will perform the Services using that degree of skill and care ordinarily exercised under similar conditions by reputable members of EFI's profession practicing in the same or similar locality at the time of performance. NO OTHER WARRANTY, EXPRESS OR IMPLIED, IS MADE OR INTENDED AND THE SAME ARE SPECIFICALLY DISCLAIMED.

Given the difficulty in predicting the environmental and/or physical condition of a site based upon limited sampling and investigative activity, Client recognizes that any statements, opinions and conclusions contained in reports and other documents prepared and/or issued by EFI are only meant to give approximations of the condition of the Site limited to the particular contaminant(s) and/or issues actually targeted by EFI's investigation and the portions of the Site actually investigated, sampled or tested by EFI.

Client shall not be entitled to assert a claim against EFI based on any theory of professional negligence or violation of the standard of care unless and until Client has obtained the written opinion from a licensed, independent and reputable engineering and/or environmental professional, as appropriate for the Services in question, that EFI has violated the standard of care applicable to EFI's

General Conditions

performance of those Services under this Agreement. Client shall promptly provide such independent opinion to EFI and the parties shall endeavor in good faith to resolve the claim within 30 days.

7. WORK PRODUCT. All Work Product shall be EFI's sole property, as author and owner, and EFI hereby reserves and shall retain all common law, statutory and other rights thereto, including copyrights. EFI will furnish Client with the agreed-upon number of written reports and supporting documents for Client's exclusive internal use and reliance and for regulatory submittal in connection with the Site, the Project or the Services; provided, that Client may permit members of its design team to use the Work Product solely for the design of the project for which it was intended. Client acknowledges that the Work Product is intended for the exclusive use and benefit of, and may be relied upon only by, Client.

If Client wishes to distribute any Work Product to any third party for reliance by third party, Client and the third party must first contact EFI and execute EFI's Secondary Client Agreement. Work Product provided for disclosure of information only will not require a separate agreement. EFI shall not be liable for any Claims or Liabilities resulting from or connected with such release for disclosure and Client shall indemnify, defend and hold EFI harmless from any and all such Claims or Liabilities. EFI makes no representation as to the suitability of any Work Product for any such third party's purposes. Client acknowledges that a request for EFI to release any Work Product to a third party creates a potential conflict of interest and agrees that any such request shall serve as a waiver by Client of any such conflict of interest.

Any unauthorized distribution, publication, use or reuse of any Work Product shall be at Client's and recipients sole risk and without liability to EFI. To the maximum extent permitted by applicable law Client agrees to defend, indemnify and hold Indemnities harmless from and against all Claims and Liabilities related to or arising from any unauthorized distribution, publication, use or reuse of the Work Product.

Upon Client's request, Work Product may be provided on electronic media; however, the written copy retained by EFI shall be the official document. EFI makes no representation or warranty, express or implied, that the electronic copy is accurate or complete. Any modifications of the electronic copy by Client shall be at Client's sole risk and without liability to EFI. The electronic copy is subject to all conditions contained in this Agreement.

Client further acknowledges that: (i) the Work Product may be based in part or in whole on facts and/or assumptions provided to, but not independently verified by, EFI; (ii) the Work Product will reflect EFI's findings as to conditions that existed at the time the Services were performed and may not reflect conditions at a later time; and (iii) EFI makes no representations as to such conditions subsequent to the time the Services were performed or with respect to any facts or assumptions provided to, but not independently verified by, EFI.

8. INSURANCE. EFI shall maintain Workers' Compensation and Employer's Liability insurance in accordance with requirements of the state in which the Services are being performed, however, if the state has no mandatory limit of coverage, EFI shall maintain Worker's Compensation insurance with coverage limits of at least \$1,000,000 and Employer's Liability coverage at least \$1,000,000 each accident for bodily injury by accident, \$1,000,000 each employee for bodily injury by disease. EFI's Worker's Compensation/Employer's Liability insurance policy or policies shall contain a waiver of subrogation endorsement in favor of Client. Commercial General Liability insurance with a limit of \$1,000,000 per occurrence and in the aggregate for bodily injury and property damage, Automobile Liability insurance including owned and hired vehicles with a limit of \$1,000,000 per occurrence and in the aggregate for bodily injury and property damage, and Professional Liability (errors and omissions) insurance with a limit of \$1,000,000 per occurrence and in the aggregate. Client shall be named as an additional insured on EFI's Commercial General Liability and Automobile Liability insurance policies.

9. CHANGES. Notwithstanding any other provisions of the Agreement to the contrary, EFI shall be entitled to additional compensation for work in the event that EFI experiences any increases in costs due to changes in EFI's scope of work from that included in EFI's original proposal or for additional work requested by client or changes in the manner or method of performance of work or due to changes in schedule or circumstances not solely caused by EFI. EFI shall be compensated for all such additional work either (1) as previously agreed in writing by the parties; or (2) on a time and materials basis in accordance with EFI's then current standard commercial rates.

10. INDEMNITY BY EFI. EFI shall indemnify, defend and hold harmless Client, its officers, directors, agents employees and affiliated and parent companies against Claims or Liabilities of third parties (including attorneys fees and costs of defense) for personal injury, disease or death, and damage of property arising during the performance of Services to the extent caused by the negligence or willful misconduct of EFI.

11. REMEDIES. Except as provided in Section 10 of this Contract, neither party, nor their parent, affiliated or subsidiary companies, nor the officers, directors, agents or employees of any of the foregoing, shall be liable to the other in any action or claim for incidental, indirect, special, collateral, consequential, exemplary or punitive damages arising out of or related to the Services, including without limitation, loss of profits, loss of opportunity, loss of production, or loss of use. Any protection or limitation against liability for any losses or damages afforded any individual or entity by these General Conditions shall apply whether the action in which recovery of damages is sought is based upon contract, tort (including, to the greatest extent permitted by law, the sole, concurrent or other negligence, whether active or passive, and strict liability of any protected individual or entity), statute or otherwise. To the extent permitted by law, any statutory remedies inconsistent with these terms are waived.

12. ENVIRONMENTAL CONDITIONS. Client shall provide (or cause the Site owner to provide) EFI with the identity and location of all subsurface facilities and obstructions on the Site. Client agrees to waive any Claims or Liabilities against EFI and to indemnify, defend and hold EFI harmless from any Claims or Liabilities for damages to subsurface facilities or obstructions that are

General Conditions

not accurately identified or located by Client or others. Client assumes responsibility for air, subsurface and/or ground pollution and environmental impairment from toxic substances or Contaminants existing at the Site and shall indemnify and defend EFI from any Claims or Liabilities of third parties related thereto, except where such Claims or Liabilities are caused by the sole negligence or willful misconduct of EFI.

13. FORCE MAJEURE. EFI shall have no liability for any failure to perform or delay in performance of the Services caused by circumstances beyond its reasonable control, including, but not limited to, strikes, riots, wars, floods, fires, explosion, acts of nature, acts of government, labor disturbances, or delays in transportation.

14. LIMITATIONS OF LIABILITY. To the greatest extent allowed by law, Client agrees that EFI's aggregate liability to Client for any and all injuries, Claims or Liabilities, of whatever kind or character, arising out of or in any way related to this Agreement, the Services or the Site, shall be limited to amounts recoverable under the insurance policy to be maintained by EFI (including its Professional Liability Insurance). The parties agree that in any dispute over the terms of this Agreement or any issue arising under this Agreement, they will make a good faith effort to resolve the matter without litigation. Such efforts shall include, but not be limited to, a meeting(s) attended by each party's representative(s) empowered to resolve the dispute. The parties agree that before either party commences an action against the other party, they will consider the use of alternate forms of dispute resolution, including mediation (or arbitration if both parties agree to arbitrate the dispute). Pending the outcome of such dispute resolution, both parties shall take immediate steps to mitigate any damages. Until such time as the dispute is resolved, EFI reserves the right to suspend its Services hereunder and shall so timely notify Client.

15. OWNERSHIP OF WASTE. Upon request, EFI shall assist Client in the proper handling, storage, transportation and/or disposal of the Pre-Existing Waste in accordance with all applicable federal, state and local laws and regulations. Client shall provide appropriate disposal identification numbers, select the disposal site(s) and sign all required manifests, disposal contracts and other documentation necessary to allow EFI to complete the Services in a timely manner. Client agrees to look solely to the disposal facility and/or transportation concern for any damages arising from improper transportation or disposal of the Pre-Existing Waste. In no event shall EFI take title to or be liable for disposal or remediation costs associated with Pre-Existing Wastes.

16. SAMPLES AND WASTE DISPOSAL. Samples generally are consumed or altered during testing and are disposed of promptly upon completion of the tests. If Client wishes EFI to retain any Samples, at Client's written request, EFI will use its best efforts to retain preservable Samples, but only for a mutually acceptable time and for an additional charge. EFI reserves the right to refuse storage of any Samples. Client agrees that EFI is not responsible or liable for loss of Samples retained in storage. If Client requests EFI to containerize Wastes, Client will provide a secure storage location at or near the Site to prevent tampering with the Wastes. Non-hazardous Wastes will be disposed of by EFI for an additional charge at an appropriately licensed facility.

In the event that Samples or Wastes contain Contaminants, EFI will either (i) return the Samples or Wastes to Client for proper disposal or (ii) using a manifest signed by Client as generator and for an additional fee, have the Samples or Wastes transported to a location selected by Client for final disposal. In such event, Client acknowledges and agrees that EFI will be acting solely as agent for Client and will at no time assume title, constructive or express, to any Samples or Wastes. Client agrees to pay all costs associated with the storage, transport, and disposal of Samples and Wastes.

Should EFI be requested as part of the Services to hire a subcontractor for the removal of any Materials from the Site, title to the Materials will remain with Client, and EFI will act solely as an agent for Client in arranging for and coordinating the removal and transport of the Materials by EFI's subcontractor. At no time will EFI or its subcontractor take title to the Materials, and all manifests incidental to such Services shall be executed by Client. If Client wishes EFI to execute the manifests, Client shall provide written authorization for EFI to sign solely as an agent for Client, and Client hereby expressly agrees to remain the sole generator of such Materials. To the maximum extent permitted by applicable law, Client shall defend, indemnify and hold Indemnities harmless from and against all Claims or Liabilities resulting from the rendering of Services as set forth in this Section 16, except to the extent such Liabilities and/or Claims are determined to have been caused solely by the negligence of, or the willful violation of any applicable environmental law by EFI.

17. TERMINATION. Either party may terminate this Agreement without cause upon 14 days' prior written notice. In such event, Client shall take possession of the Site and the materials and equipment paid for and belonging to Client, and EFI shall be paid for all Services performed to the date of termination. In the event Client requests termination without cause, EFI shall also be paid all reasonable expenses and costs incurred in Project close out. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

18. OPINIONS OF COST. If included in the Services, EFI will provide opinions of cost for installation of materials, remediation or construction based upon EFI's experience on similar projects. However, such opinions are not intended for use in firm budgeting or negotiation unless specifically agreed otherwise in advance by EFI in writing. Client understands the actual cost of work depends on many factors beyond EFI's control and may vary significantly from EFI's opinion.

19. LITIGATION SUPPORT - In the event that EFI's employees are requested by Client or compelled by subpoena or otherwise by any party to give expert or witness testimony or otherwise participate in a judicial or administrative proceeding involving the Client at any time, Client shall compensate EFI at 150% of the Billing Rate, including preparation time, and shall reimburse EFI for all out of pocket costs as provided herein.

20. ENTIRE AGREEMENT. The terms of this Agreement shall be deemed accepted by Client at the earlier of (1) EFI's initiation of Services at the verbal or written direction of Client or (2) Client's written agreement to be bound by these terms. This Agreement constitutes the entire understanding between the parties. Any waiver, modification or amendment of this contract shall be effective

May 17, 2005

**PHASE II SUBSURFACE
INVESTIGATION REPORT**

6293 College Avenue
Oakland, California

Project No. 11065

Prepared For

Patrick Ellwood
Ellwood Commercial Real Estate
1345 Grand Avenue, Ste 101
Oakland, CA 94610

Prepared By

AEI Consultants
2500 Camino Diablo, Suite 100
Walnut Creek, CA 94597
(925) 944-2899



May 17, 2005

Patrick Ellwood
Ellwood Commercial Real Estate
1345 Grand Avenue, Ste 101
Oakland, CA 94610

Subject: Phase II Subsurface Investigation
6293 College Avenue
Oakland, California
Project No. 11065

Dear Mr. Ellwood:

The following letter report describes the activities and results of the subsurface investigation performed by AEI Consultants at the above referenced property (Figure 1: Site Location Map). The scope of work for this investigation was designed to determine whether a significant release of volatile organic compounds (VOCs), particularly Tetrachloroethylene (PCE), has occurred at the dry-cleaning facility. In addition, a survey of the possible underground storage tank location (UST) was performed to investigate whether it exists.

I Background

The subject property is located on the west side of College Avenue in a mixed commercial and residential area of Oakland. The property totals approximately 1.17 acres and is improved with a three story building totaling 11,353 square feet. The building is occupied by commercial and office tenants including a dry cleaning operation located on the first floor. In addition to the subject property building, the property is improved with a concrete surfaced parking area and associated landscaping. The property was developed with the current improvements in 1986. The surrounding properties consist of a restaurant to the north, a parking lot and bank to the south, College Avenue and a gasoline station to the east and private residences to the west. Prior to 1986, the subject property was occupied by a plumbing supply company.

AEI Consultants (AEI) conducted a Phase I Environmental Site Assessment (ESA) in March 2004. Based on a review of historical sources, the site was occupied by a plumbing supply company and is currently occupied by a dry cleaner. AEI reviewed a building plan that indicated that a underground gasoline storage tank (UST) may have been located in the northwest corner of the property.

The AEI Phase I Environmental Assessment recommended a geophysical survey be conducted to attempt to determine if the UST existed and that a subsurface investigation be conducted in connection the ongoing dry cleaning operations.

II Investigative Efforts

The initial scope of work proposed included four soil borings drilled to a maximum depth of 20 feet deep and a geophysical survey in the area of the former UST.

On May 22, 2005, AEI conducted a geophysical survey using electro-magnetic survey (E-M Survey) and ground penetrating radar (GPR) in the northwest corner of the site and in the area around the dry cleaning machines where the soil borings were planned. The usefulness of the EM survey was limited to some extent by the presence of steel re-bar in the concrete, however the electrical supply line to the automatic electric gate was located and an anomalous area just inside the gate with no re-bar was identified.

GPR was used to clear the proposed boring locations and to sweep the northwest area of the site. GPR identified the sanitary sewer line along the back of the building and storm drain along the west property line. An anomaly that appeared to be a backfilled excavation approximately 8 feet deep was identified that coincided with the EM anomaly. GPR also identified what appeared to be a shallow (1.5 – 2.0 feet deep), narrow backfilled trench that ran through the center of the parking area, through the larger GPR and WM anomaly. The decision was made to drill an additional (fifth) soil boring through this anomaly and analyze a soil sample for petroleum hydrocarbons as gasoline, diesel and motor oil (TPH-g, TPH-d and TPH-mo) and for benzene, toluene, ethylbenzene and total xylenes (BTEX).

AEI performed the subsurface investigation at the property on May 3, 2005. Prior to mobilization, AEI applied for a subsurface drilling permit from the Alameda County Public Works Agency (ACPWA). Drilling permit number W05-0469 was issued by ACPWA. A copy of the drilling permit is attached as Appendix A. Underground Service Alert (USA) was notified (Ticket # 149043) more than two business days prior to the drilling to allow local utilities to be marked. Notification of the drilling schedule was made to the ACPWA. No county inspector made an appearance at the site.

Five (5) soil borings (SB1 through SB5) were advanced to depths ranging from 12 to 25 ft. bgs. Soil samples were collected from all boring at regular intervals beginning at a depth of 3.0 to 4.0 feet below the ground surface (bgs).

The first boring (SB1) was advanced past the contract depth to a total depth 25-feet bgs to determine the depth of groundwater. The locations of the soil borings are shown on Figure 2.

Soil Sample Collection

The temporary borings were advanced with a Geoprobe® model 5410 direct-push drilling rig by Environmental Control Associates, a licensed California drilling contractor (C57 – 695970). Soil was then continuously cored in each boring using an approximately 2" outer diameter sampling tube, which held in 1.75-inch diameter acrylic liners 4-feet in length.

One sample was cut from the liners at regular intervals (3- 4 feet) and retained for possible chemical analysis. The soil samples retained for possible chemical analysis were sealed with Teflon film and plastic end-caps. Each sample was labeled with at minimum, company name and project number, unique sample identifier, sampler's name, time and date of collection. The samples were placed in individual zipper locking bags and placed in a cooler with wet ice, pending transportation to the laboratory. The borings were logged by the AEI Professional Geologist using the Unified Soil Classification System (USCS). Copies of the boring logs, including depth of samples collected are included in Appendix B.

Groundwater Sample Collection

A groundwater sample was collected from soil boring SB-1, which encountered water at a depth of 24 feet bgs. A new unused, ¾-inch PVC casing was placed in the boring to facilitate collection of the water samples. The casing consisted of 5-feet of 0.010-inch slotted casing and sufficient blank casing to rise above the ground surface. The water samples were collected using ¼-inch polyethylene tubing with a check valve on the bottom. Water samples were collected directly into three 40-milliliter (ml) volatile organic compound vials (VOAs).

The sample was labeled with at minimum, company name and project number, unique sample identifier, sampler's name, time and date of collection. The samples were placed in individual zipper locking bags and placed in a cooler with water ice, pending transportation to the laboratory.

Boring Destruction

Following sample collection, each boring was sealed to the surface with neat cement emplaced through a tremie pipe in accordance with Alameda County Public Works Agency and State of California guidelines.

Laboratory Analysis

On May 3, 2005, the soil and groundwater samples were transported to McCampbell Analytical Inc. (Department of Health Services Certification #1644) under chain of custody protocol. The shallowest soil sample from borings SB-1 through SB-4 and the sample from 12 feet bgs in boring SB5 were selected for chemical analysis. All other soil samples were placed on hold at the laboratory for potential additional analysis, should it be deemed necessary. The results of soil and groundwater analyses are shown on Tables 1a and 1b. Chain of custody documents and copies of the analytical reports are included in Appendix C

The soil samples selected from borings SB-1 through SB-4 were analyzed for halogenated volatile organic compound (HVOCs) by EPA method 8260 (8010 Basic list). The soil sample from boring SB-5 was analyzed for Total Petroleum Hydrocarbons as gasoline (TPH-g), BTEX and MTBE by methods SW8015 Cm/8021B. Analysis for Multi-range petroleum hydrocarbons; Total Petroleum Hydrocarbons as diesel (TPH-d), Total Petroleum Hydrocarbons as motor oil (TPH-mo) was done by method SW8015C. Four soil samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B.

Groundwater sample from SB-1 was analyzed for HVOCs was performed by EPA Method 8260B for the basic 8010 list.

III Findings

Soil Analyses

No detectable concentrations of TPH-g, TPH-d or TPH-mo were reported in the soil sample from SBN5. Tetrachloroethene (PCE) was detected in soil borings SB-1 through SB-4 at concentrations ranging from 0.080 $\mu\text{g}/\text{kg}$ (SB2) to 0.26 $\mu\text{g}/\text{kg}$ (SB-4). No other HVOC analytes were detected in the soil samples.

Groundwater Analyses

PCE was detected at a concentration of 48 $\mu\text{g}/\text{L}$ in the groundwater sample from boring SB-1. Chloroform was reported at a concentration of 0.83 $\mu\text{g}/\text{L}$. No other HVOC analytes were detected in the groundwater sample from SB-1.

VI Conclusions

The presence of low levels of PCE in the soil and groundwater indicate that a small release of PCE has occurred in the area of the c. The presence of chloroform in the groundwater is probably the breakdown of the PCE with natural ds in the soil of groundwater beneath the site.

did they report
the release to
ACHCSA as
recommend?

VI Recommendations

AEI recommends the following actions:

- No further investigation of the suspected UST in the NW corner of the property.
- Due to the fact that a release of hazardous material has been discovered, a copy of this report should be forwarded to the ACHCSA.
- Request an immediate determination as to whether any further action will be required relative to the HVOCs detected.


VII Report Limitation


This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the required information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices, in the environmental engineering field, which existed at the time and location of the work.

If you have any questions regarding our investigation, please do not hesitate to contact Robert Flory or Peter McIntyre at (925) 944-2899.

Sincerely,
AEI Consultants


Robert F. Flory, P.G.
Senior Project Geologist


Peter J. McIntyre, P.G.
Program Manager

Figures

- Figure 1: Site Map
- Figure 2: Site Plan

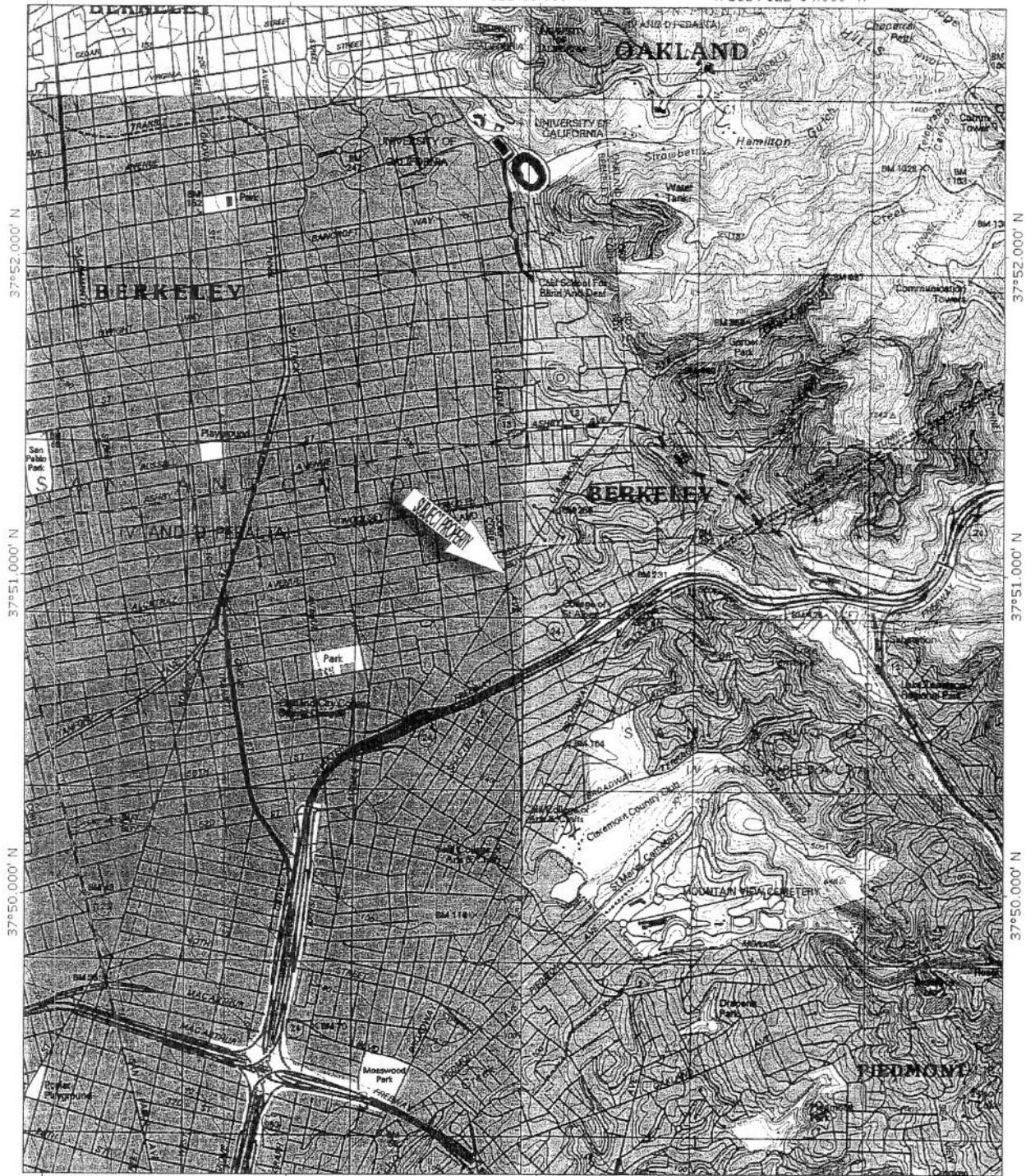
Tables

- Table 1a: Soil Analytical Data, HVOCs
- Table 1b: Groundwater Analytical Data, HVOCs

- Appendix A Boring Permit
- Appendix B Boring Logs
- Appendix C Laboratory Analyses

FIGURES

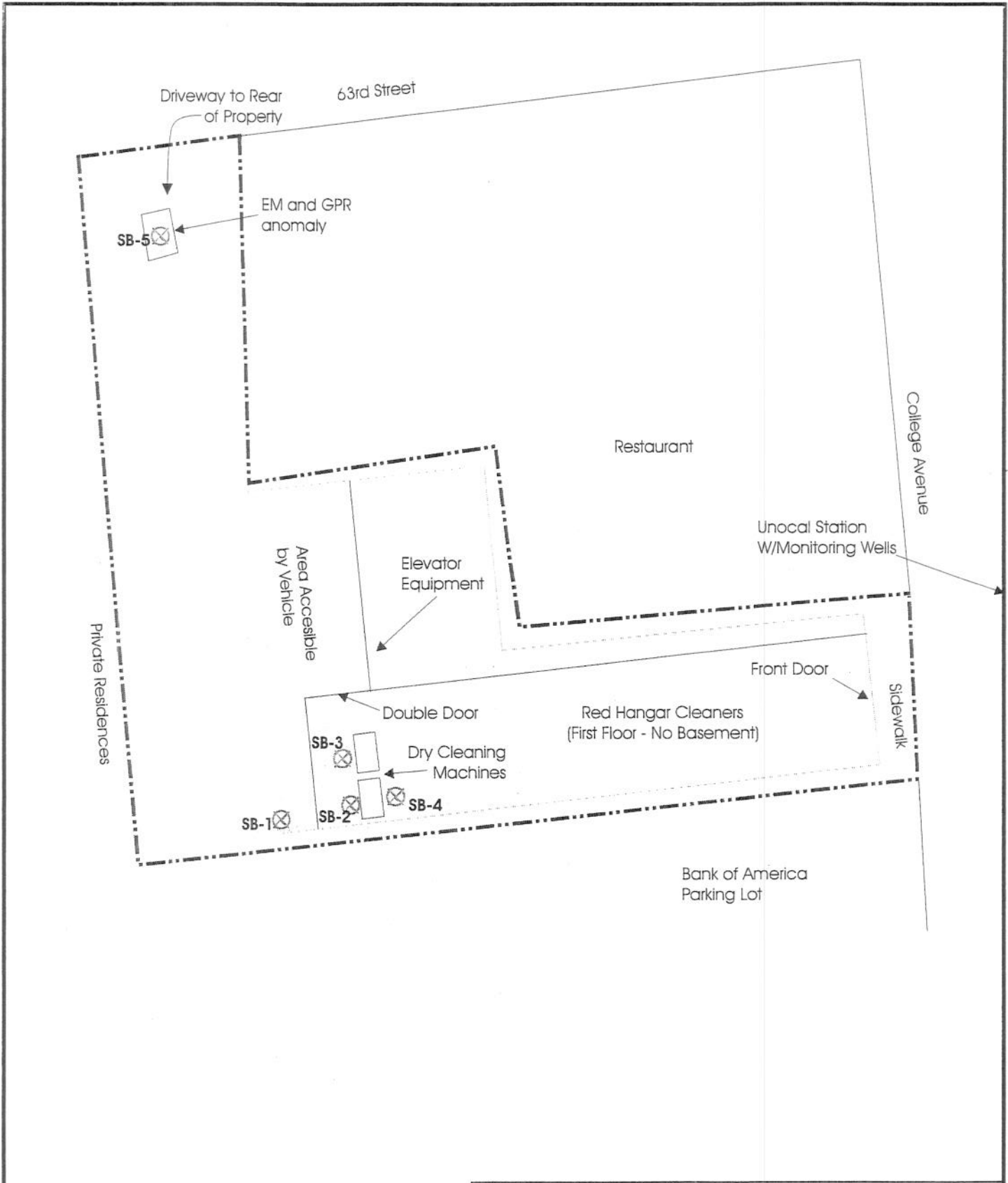
TOPO! map printed on 03/16/05 from "California.tpo" and "Untitled.tpg"
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122°17.000' W 122°16.000' W 122°15.000' W WGS84 122°14.000' W
0 1000 FEET 0 500 1000 METERS
Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)

AEI CONSULTANTS 2500 Camino Diablo, Suite 100, Walnut Creek, CA 94597	
SITE LOCATION PLAN	
6235 College Avenue	FIGURE 1

TABLES



LEGEND	
N	Subject Property Line
▲	Soil Boring SB-1

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
Drawn by: T. Petersen	Scale: Not to Scale
SITE PLAN	
6235 College Avenue	FIGURE 2

Table 1a: Soil Analytical Data, HVOCs
6293 College Ave, Oakland, CA

Sample ID	Sampling Date	PCE µg/kg	Chloroform µg/kg	All Others µg/kg
<i>(EPA method 8260B)</i>				
SB1-3.0	05/03/05	0.17	ND<0.010	All ND
SB2-3.0	05/03/05	0.080	ND<0.010	All ND
SB3-3.0	05/03/05	0.19	ND<0.010	All ND
SB4-4.0	05/03/05	0.26	ND<0.010	All ND
RWQCB Screening level - Residential usage		0.088		
RWQCB Screening level - Commercial/Industrial		0.25		

Notes:

µg/kg = micrograms per kilogram

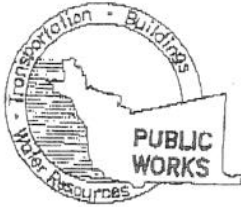
PCE = Tetrachloroethylene

Table 1b: Groundwater Analytical Data, HVOCs
6293 College Ave, Oakland, CA

Sample ID	Sampling Date	PCE µg/L	Chloroform µg/L	All Others µg/L
<i>(EPA method 8260B)</i>				
SB1-W	05/03/05	48	0.83	All ND
RWQCB Groundwater screening level		5	100	

Notes:

µg/L = micrograms per liter



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-6633 James Yoo
FAX (510) 782-1939

www.acfewcd.org

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRES A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT
6235 College Ave
Oakland, CA 94618

PERMIT NUMBER W05-0464
WELL NUMBER _____
APN _____

CLIENT Billwood Commercial Real Estate
Name Patrick Elwood
Address 1345 Grand Ave. Ste 10 Phone 510-283-9111
City Piedmont CA Zip 94610

APPLICANT A-E-I Consultants
Name Robert F. Flory, P.E.
Address 2500 Camino Diablo Phone 925-944-2800
City Walnut Creek Zip 94597

TYPE OF PROJECT

Well Construction
 Cathodic Protection
 Water Supply
 Monitoring
 Geotechnical Investigation
 General
 Contamination
 Well Destruction

PROPOSED WATER SUPPLY WELL USE

New Domestic Replacement Domestic
Municipal Irrigation
Industrial Other

DRILLING METHOD:

Mud Rotary Air Rotary Auger
Cable Other

DRILLER'S NAME ECA

DRILLER'S LICENSE NO. 695970

WELL PROJECTS

Drill Hole Diameter _____ in. Maximum _____
Casing Diameter _____ in. Depth _____ ft.
Surface Seal Depth _____ ft. Owner's Well Number _____

GEOTECHNICAL/CONTAMINATION PROJECTS

Number of Borings 4 Maximum _____
Hole Diameter 2 1/2 in. Depth 20 ft.

STARTING DATE 5-3-05

COMPLETION DATE 5-3-05

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Robert F. Flory, P.E. DATE 4/18/05

PLEASE PRINT NAME Robert F. Flory, P.E. Rev.5-11-04

PERMIT CONDITIONS

Circled Permit Requirements Apply

A. GENERAL

1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER SUPPLY WELLS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL/CONTAMINATION

Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind with approved casing.

E. CATHODIC

Fill hole anode zone with concrete placed by tremie.

F. WELL DESTRUCTION

Send a map of work site. A separate permit is required for wells deeper than 45 feet.

G. SPECIAL CONDITIONS

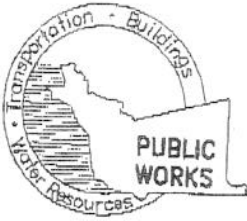
BAI

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

CR# 10275

APPROVED _____

DATE 4/19/05



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
 399 ELMHURST ST. HAYWARD, CA. 94544-1395
 PHONE (510) 670-6633 James Yoo FAX (510) 782-1939

PERMIT NO. W05-0464

WATER RESOURCES SECTION GROUNDWATER PROTECTION ORDINANCE

B#1-GENERAL CONDITIONS: GEOTECHNICAL & CONTAMINATION BOREHOLES

1. Prior to any drilling activities, it shall be the applicants responsibilities to contact and coordinate a Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits required for that Federal, State, County or to the City and follow all City or County Ordinances. No work shall begin until all the permits and requirements have been approved or obtained.
2. Boreholes shall not be left open for a period of more than **24 hours**. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.
3. Permittee, permittee's, contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on-or off site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.
4. Permit is valid only for the purpose specified herein **May 5 to May 5, 2005**. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.
5. Drilling Permit(s) can be voided/ canceled only in writing. It is the applicants responsibilities to notify Alameda County Public Works Agency, Water Resources Section in writing for an extension or to cancel the drilling permit application. No drilling permit application(s) shall be extended beyond ninety (90) days from the original start date. Applicants may not cancel a drilling permit application after the completion date of the permit issued has passed.
6. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.
7. Applicant shall contact **George Bolton** for a inspection time at 510-670-5594 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

APPENDIX B

Boring Logs

Project: Ellwood
Project Location: 6293 College Place, Oakland, CA
Project Number: 11065

Log of Boring SB -1
 Sheet 1 of 1

Date(s) Drilled May 3, 2005	Logged By Robert F. Flory	Checked By Jeff Rosenberg
Drilling Method Direct push	Drill Bit Size/Type 2 inch	Total Depth of Borehole 26 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor	Approximate Surface Elevation
Groundwater Level 17.5 feet ATD, 15.8 feet after 5 minutes	Sampling Method(s) Tube	Permit No.: ACPWA # W05-0464
Borehole Backfill Cement Slurry	Location	

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUPLICATE & MISC\11065 PH II (Ellwood Comm) Oakland - RFF\Boring logs.bgs IDP boring 30.tpl

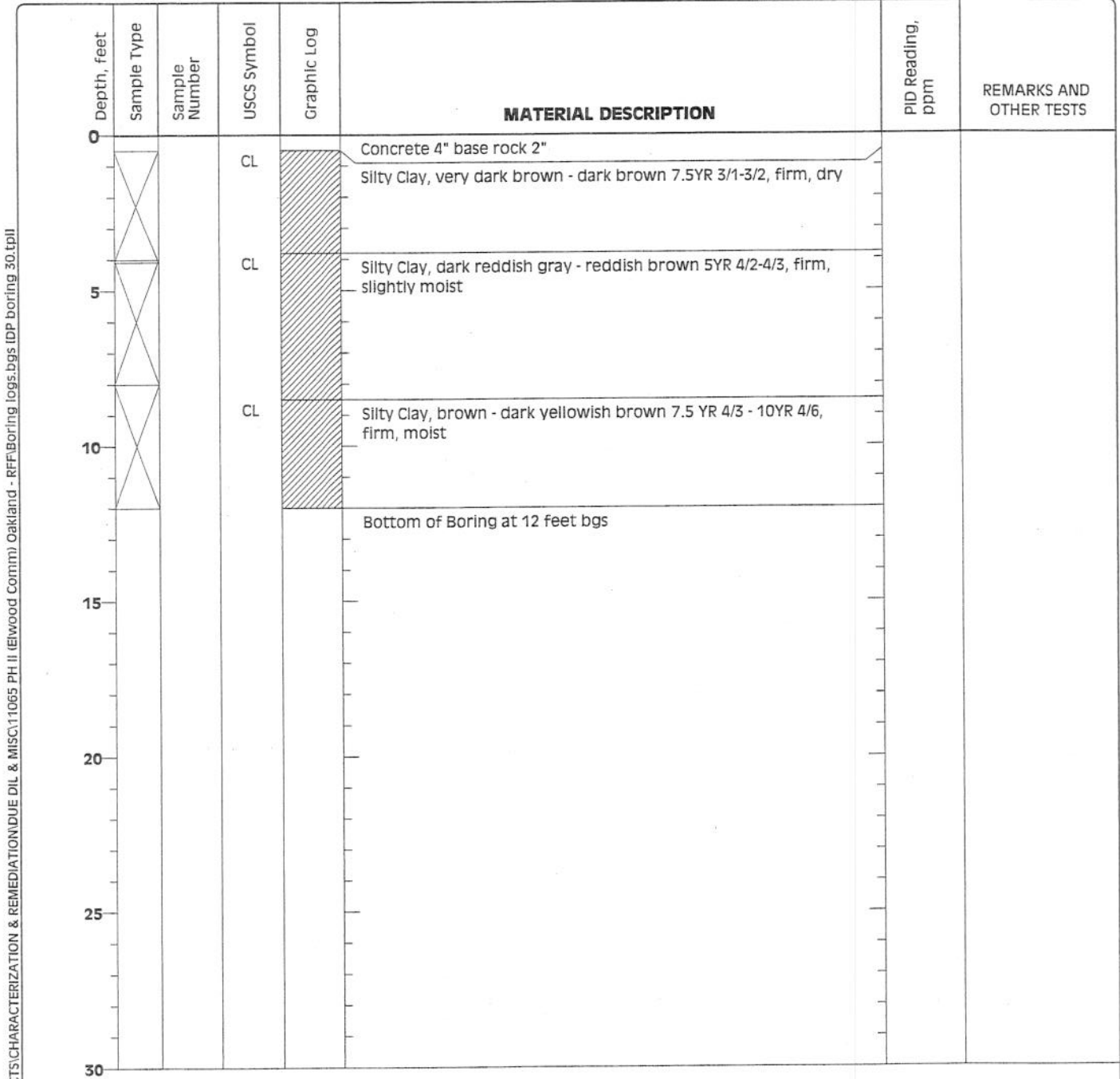
Depth, feet	sample Type	sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0			CL		Concrete 4" base rock 2" Silty Clay, very dark brown - dark brown 7.5YR 3/1-3/2, firm, dry		
5			CL		Silty Clay, dark reddish gray - reddish brown 5YR 4/2-4/3, firm, slightly moist		
10			CL		Silty Clay, brown - dark yellowish brown 7.5 YR 4/3 - 10YR 4/6, firm, moist		
15			CL-ML		Very Silty Clay - Very Clayey Silt, brown - strong brown 7.5YR 4/3 - 4/6, moderately firm, moist		
			ML		Clayey Sandy Silt, brown - strong brown 7.5YR 4/3 - 4/6, very clayey, moderately firm, moist		
			ML		Clayey Silt, strong brown 7.5YR 4/6, w/s sand - pea gravel, moderately firm, moist	(after 5 minutes) ▼	
			ML		Clayey Silt, dark yellowish brown - yellowish brown 10YR 4/6-5/6, w/s sand - pea gravel, moderately firm, moist	(ATD) ▼	
20			ML		Clayey Sandy Silt, dark yellowish brown - yellowish brown 10YR 4/6-5/6, w/s pea gravel, moderately firm, moist		
25			SM-ML		Sandy Gravelly Silt - Gravelly Silty Sand, dark yellowish brown - yellowish brown 10YR 4/6-5/6, w/s pea gravel, moderately firm, wet		
					Bottom of Boring at 26 feet bgs		

Figure

Project: Ellwood
Project Location: 6293 College Place, Oakland, CA
Project Number: 11065

Log of Boring SB-2
 Sheet 1 of 1

Date(s) Drilled May 3, 2005	Logged By Robert F. Flory	Checked By Jeff Rosenberg
Drilling Method Direct push	Drill Bit Size/Type 2 inch	Total Depth of Borehole 12 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor	Approximate Surface Elevation
Groundwater Level and Date Measured Not Encountered ATD	Sampling Method(s) Tube	Permit No.: ACPWA # W05-0464
Borehole Backfill Cement Slurry	Location	





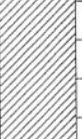
Figure

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Project: Ellwood
Project Location: 6293 College Place, Oakland, CA
Project Number: 11065

Log of Boring SB-3
 Sheet 1 of 1

Date(s) Drilled May 3, 2005	Logged By Robert F. Flory	Checked By Jeff Rosenberg
Drilling Method Direct push	Drill Bit Size/Type 2 inch	Total Depth of Borehole 12 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor	Approximate Surface Elevation
Groundwater Level and Date Measured Not Encountered ATD	Sampling Method(s) Tube	Permit No.: ACPWA # W05-0464
Borehole Backfill Cement Slurry	Location	





Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0			CL		Concrete 4" base rock 2"		
					Silty Clay, dark brown 7.5YR 3/2, firm, dry		
5			CL		Silty Clay, reddish brown 5YR 4/3, firm, slightly moist		
10			CL		Silty Clay, brown - dark yellowish brown 7.5 YR 4/3 - 10YR 4/6, firm, moist		
					Bottom of Boring at 12 feet bgs		
15							
20							
25							
30							

Figure

Project: Ellwood
Project Location: 6293 College Place, Oakland, CA
Project Number: 11065

Log of Boring SB-4
 Sheet 1 of 1

Date(s) Drilled May 3, 2005	Logged By Robert F. Flory	Checked By Jeff Rosenberg
Drilling Method Direct push	Drill Bit Size/Type 2 inch	Total Depth of Borehole 12 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor	Approximate Surface Elevation
Groundwater Level and Date Measured Not Encountered ATD	Sampling Method(s) Tube	Permit No.: ACPWA # W05-0464
Borehole Backfill Cement Slurry	Location	

Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0			CL		Concrete 4" base rock 2"		
			CL		Silty Clay, very dark grayish brown - very dark brown 10YR 3/2-2/2, firm, dry		
5			CL		Silty Clay, dark reddish gray - reddish brown 5YR 4/2-4/3, firm, slightly moist		
10			CL		Silty Clay, brown - dark yellowish brown 7.5 YR 4/3 - 10YR 4/6, firm, moist		
					Bottom of Boring at 12 feet bgs		

Figure

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Project: Ellwood
Project Location: 6293 College Place, Oakland, CA
Project Number: 11065

Log of Boring SB-5
 Sheet 1 of 1

Date(s) Drilled May 3, 2005	Logged By Robert F. Flory	Checked By Jeff Rosenberg
Drilling Method Direct push	Drill Bit Size/Type 2 inch	Total Depth of Borehole 12 feet bgs
Drill Rig Type Geoprobe 5410	Drilling Contractor	Approximate Surface Elevation
Groundwater Level and Date Measured Not Encountered ATD	Sampling Method(s) Tube	Permit No.: ACPWA # W05-0464
Borehole Backfill Cement Slurry	Location	

Depth, feet	Sample Type	Sample Number	USCS symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
0			CL		Concrete 4" base rock 2"		
			CL		Silty Clay, very dark brown - dark brown 7.5YR 3/1-3/2, firm, dry		
5			CL		Silty Clay, reddish brown - brown 5YR 4/3 - 7.5YR 4/4, firm, slightly moist		
10			GC		Clayey Gravel, brown - yellowish brown 10 YR 4/3 - 5/6, 1 1/2" maximum clasts, firm, moist		
					Bottom of Boring at 12 feet bgs		
15							
20							
25							
30							

Figure

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\IDUE DIL & MISC\11065 PH II (Ellwood Comm) Oakland - RFR\Boring logs.bgs IDP boring 30.tpl

APPENDIX C

Laboratory Analyses
With
Chain of Custody Documentation



McC Campbell Analytical, Inc.

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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #11065; Ellwood	Date Sampled: 05/03/05
		Date Received: 05/03/05
	Client Contact: Robert Flory	Date Reported: 05/09/05
	Client P.O.:	Date Completed: 05/09/05

WorkOrder: 0505047

May 09, 2005

Dear Robert:

Enclosed are:

- 1). the results of 6 analyzed samples from your **#11065; Ellwood 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. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #11065; Ellwood	Date Sampled: 05/03/05
		Date Received: 05/03/05
	Client Contact: Robert Flory	Date Extracted: 05/03/05
	Client P.O.:	Date Analyzed: 05/04/05

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

Extraction method: SW5030B

Analytical methods: SW8021B/8015Cm

Work Order: 0505047


Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
018A	SB5-11.5	S	ND	ND	ND	ND	ND	ND	1	97

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	NA	NA	NA	NA	NA	NA	NA	1	ug/L
	S	1.0	0.05	0.005	0.005	0.005	0.005	0.005	1	mg/Kg

* water and vapor samples and all TCLP & SPLP extracts are reported in µg/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 McC Campbell 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.

 Angela Rydelius, Lab Manager

**McC Campbell 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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #11065; Ellwood	Date Sampled: 05/03/05
	Client Contact: Robert Flory	Date Received: 05/03/05
	Client P.O.:	Date Extracted: 05/03/05
		Date Analyzed: 05/05/05

Diesel (C10-23) and Oil (C18+) Range Extractable Hydrocarbons as Diesel and Motor Oil*

Extraction method: SW3550C Analytical methods: SW8015C Work Order: 0505047

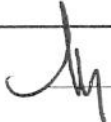
Lab ID	Client ID	Matrix	TPH(d)	TPH(mo)	DF	% SS
0505047-018A	SB5-11.5	S	ND	ND	1	94

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	NA	NA	ug/L
	S	1.0	5.0	mg/Kg

* 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 / STLCL / 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 McC Campbell 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 (asphalt?); 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; l) bunker oil; m) fuel oil; n) stoddard solvent/mineral spirit.

 Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #11065; Ellwood	Date Sampled: 05/03/05
		Date Received: 05/03/05
	Client Contact: Robert Flory	Date Extracted: 05/03/05
	Client P.O.:	Date Analyzed: 05/05/05

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0505047

Lab ID	0505047-001A	0505047-007A	0505047-010A	0505047-013A	Reporting Limit for DF = 1	
Client ID	SB1-3.0	SB2-3.0	SB3-3.0	SB4-4		
Matrix	S	S	S	S	S	W
DF	1	1	1	2		

Compound	Concentration				mg/kg	µg/L
Bromodichloromethane	ND	ND	ND	ND<0.010	0.005	NA
Bromoform	ND	ND	ND	ND<0.010	0.005	NA
Bromomethane	ND	ND	ND	ND<0.010	0.005	NA
Carbon Tetrachloride	ND	ND	ND	ND<0.010	0.005	NA
Chlorobenzene	ND	ND	ND	ND<0.010	0.005	NA
Chloroethane	ND	ND	ND	ND<0.010	0.005	NA
2-Chloroethyl Vinyl Ether	ND	ND	ND	ND<0.010	0.005	NA
Chloroform	ND	ND	ND	ND<0.010	0.005	NA
Chloromethane	ND	ND	ND	ND<0.010	0.005	NA
Dibromochloromethane	ND	ND	ND	ND<0.010	0.005	NA
1,2-Dichlorobenzene	ND	ND	ND	ND<0.010	0.005	NA
1,3-Dichlorobenzene	ND	ND	ND	ND<0.010	0.005	NA
1,4-Dichlorobenzene	ND	ND	ND	ND<0.010	0.005	NA
Dichlorodifluoromethane	ND	ND	ND	ND<0.010	0.005	NA
1,1-Dichloroethane	ND	ND	ND	ND<0.010	0.005	NA
1,2-Dichloroethane (1,2-DCA)	ND	ND	ND	ND<0.010	0.005	NA
1,1-Dichloroethene	ND	ND	ND	ND<0.010	0.005	NA
cis-1,2-Dichloroethene	ND	ND	ND	ND<0.010	0.005	NA
trans-1,2-Dichloroethene	ND	ND	ND	ND<0.010	0.005	NA
1,2-Dichloropropane	ND	ND	ND	ND<0.010	0.005	NA
cis-1,3-Dichloropropene	ND	ND	ND	ND<0.010	0.005	NA
trans-1,3-Dichloropropene	ND	ND	ND	ND<0.010	0.005	NA
Methylene chloride	ND	ND	ND	ND<0.010	0.005	NA
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND<0.010	0.005	NA
Tetrachloroethene	0.17	0.080	0.19	0.26	0.005	NA
1,1,1-Trichloroethane	ND	ND	ND	ND<0.010	0.005	NA
1,1,2-Trichloroethane	ND	ND	ND	ND<0.010	0.005	NA
Trichloroethene	ND	ND	ND	ND<0.010	0.005	NA
Trichlorofluoromethane	ND	ND	ND	ND<0.010	0.005	NA
Vinyl Chloride	ND	ND	ND	ND<0.010	0.005	NA

Surrogate Recoveries (%)

%SS1:	80	82	81	92
%SS2:	99	101	100	101
%SS3:	92	91	90	96

Comments

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

[Signature]
 Angela Bredelius, Lab Manager



McC Campbell 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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #11065; Ellwood	Date Sampled: 05/03/05
		Date Received: 05/03/05
	Client Contact: Robert Flory	Date Extracted: 05/06/05
	Client P.O.:	Date Analyzed: 05/06/05

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0505047

Lab ID	0505047-019A	Reporting Limit for DF =1		
Client ID	SB1-W	S	W	
Matrix	W			
DF	1			
Compound	Concentration		µg/kg	µg/L
Bromodichloromethane	ND		NA	0.5
Bromoform	ND		NA	0.5
Bromomethane	ND		NA	0.5
Carbon Tetrachloride	ND		NA	0.5
Chlorobenzene	ND		NA	0.5
Chloroethane	ND		NA	0.5
2-Chloroethyl Vinyl Ether	ND		NA	1.0
Chloroform	0.83		NA	0.5
Chloromethane	ND		NA	0.5
Dibromochloromethane	ND		NA	0.5
1,2-Dichlorobenzene	ND		NA	0.5
1,3-Dichlorobenzene	ND		NA	0.5
1,4-Dichlorobenzene	ND		NA	0.5
Dichlorodifluoromethane	ND		NA	0.5
1,1-Dichloroethane	ND		NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND		NA	0.5
1,1-Dichloroethene	ND		NA	0.5
cis-1,2-Dichloroethene	ND		NA	0.5
trans-1,2-Dichloroethene	ND		NA	0.5
1,2-Dichloropropane	ND		NA	0.5
cis-1,3-Dichloropropene	ND		NA	0.5
trans-1,3-Dichloropropene	ND		NA	0.5
Methylene chloride	ND		NA	0.5
1,1,2,2-Tetrachloroethane	ND		NA	0.5
Tetrachloroethene	48		NA	0.5
1,1,1-Trichloroethane	ND		NA	0.5
1,1,2-Trichloroethane	ND		NA	0.5
Trichloroethene	ND		NA	0.5
Trichlorofluoromethane	ND		NA	0.5
Vinyl Chloride	ND		NA	0.5

Surrogate Recoveries (%)

%SS1:	95		
%SS2:	103		
%SS3:	107		

Comments

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

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

Annexa Biddling, Lab Manager



McC Campbell Analytical, Inc.

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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0505047

EPA Method: SW8021B/8015Cm		Extraction: SW5030B			BatchID: 16101			Spiked Sample ID: 0505032-048A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
TPH(btex) ^E	ND	0.60	104	100	3.82	102	99.9	1.77	70 - 130	70 - 130
MTBE	ND	0.10	92.1	91.5	0.642	87.8	88.7	1.02	70 - 130	70 - 130
Benzene	ND	0.10	104	102	1.73	95.4	94.2	1.22	70 - 130	70 - 130
Toluene	ND	0.10	88.2	87.2	1.12	86.3	83.9	2.80	70 - 130	70 - 130
Ethylbenzene	ND	0.10	114	113	0.594	114	112	1.82	70 - 130	70 - 130
Xylenes	ND	0.30	100	100	0	100	96.7	3.39	70 - 130	70 - 130
%SS:	99	0.10	98	116	16.5	107	114	6.33	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 16101 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0505047-018A	5/03/05 1:08 PM	5/03/05	5/04/05 7:47 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.

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

cluttered chromatogram; sample peak coelutes with surrogate peak.

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

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



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QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0505047

EPA Method: SW8015C		Extraction: SW3550C			BatchID: 16103			Spiked Sample ID: 0505032-048A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
TPH(d)	ND	20	105	105	0	102	106	4.29	70 - 130	70 - 130
%SS:	92	50	92	92	0	100	104	3.85	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 16103 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0505047-018A	5/03/05 1:08 PM	5/03/05	5/05/05 8:04 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.

QA/QC Officer



McC Campbell Analytical, Inc.

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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Soil

QC Matrix: Soil

WorkOrder: 0505047

EPA Method: SW8260B		Extraction: SW5030B			BatchID: 16117			Spiked Sample ID: 0505047-010A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	mg/kg	mg/kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Chlorobenzene	ND	0.050	119	119	0	114	114	0	70 - 130	70 - 130
1,2-Dichloroethane (1,2-DCA)	ND	0.050	118	120	2.13	113	111	1.56	70 - 130	70 - 130
1,1-Dichloroethene	ND	0.050	92.4	88.4	4.37	85.6	84.9	0.791	70 - 130	70 - 130
Trichloroethene	ND	0.050	90.5	90.7	0.223	87.2	86.7	0.672	70 - 130	70 - 130
%SS1:	81	0.050	102	101	1.39	100	99	1.52	70 - 130	70 - 130
%SS2:	100	0.050	97	97	0	99	99	0	70 - 130	70 - 130
%SS3:	90	0.050	118	119	1.33	109	115	5.26	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 16117 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0505047-001A	5/03/05 8:15 AM	5/03/05	5/05/05 4:57 AM	0505047-007A	5/03/05 9:45 AM	5/03/05	5/05/05 5:40 AM
0505047-010A	5/03/05 10:20 AM	5/03/05	5/05/05 6:22 AM	0505047-013A	5/03/05 11:25 AM	5/03/05	5/05/05 7:27 PM

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

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

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

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

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

Laboratory extraction solvents such as methylene chloride and freon 113 may occasionally appear in the method blank at low levels.



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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0505047

EPA Method: SW8260B		Extraction: SW5030B				BatchID: 16114			Spiked Sample ID: 0505049-001B	
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
Chlorobenzene	ND	10	119	118	0.242	119	119	0	70 - 130	70 - 130
1,2-Dichloroethane (1,2-DCA)	ND	10	117	116	0.639	117	119	1.31	70 - 130	70 - 130
1,1-Dichloroethene	ND	10	87.4	86.8	0.706	88.1	90.2	2.31	70 - 130	70 - 130
Trichloroethene	ND	10	91.5	89.1	2.71	89.9	92.3	2.63	70 - 130	70 - 130
%SS1:	101	10	100	100	0	100	101	1.41	70 - 130	70 - 130
%SS2:	95	10	96	96	0	97	95	1.65	70 - 130	70 - 130
%SS3:	105	10	116	117	1.35	119	119	0	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 16114 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0505047-019A	5/03/05 9:30 AM	5/06/05	5/06/05 9:19 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 $\% \text{ Recovery} = 100 * (\text{MS} - \text{Sample}) / (\text{Amount Spiked}); \text{RPD} = 100 * (\text{MS} - \text{MSD}) / ((\text{MS} + \text{MSD}) / 2).$
 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.
 Laboratory extraction solvents such as methylene chloride and freon 113 may occasionally appear in the method blank at low levels.

AEI - 0505047

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
PACHECO, CA 94553-5560

Telephone: (925) 798-1620

Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

RUSH 24 HR 48 HR 72 HR 5 DAY

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

Report To: Robert Flory Bill To:
Company: AEI Consultants AEI Consultants
2500 Camino Diablo, Suite 100
E-Mail: rflory@aeiconsultants.com
Phone: (925) 944-2899 ext. 122 Fax: (925) 944-2895
Project #: 11065 Project Name: Ellwood
Project Location: 6293 College Ave., Oakland, CA
Sampler Signature: *[Signature]*

Analysis Request

Other

Comments

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED								
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO ₃	Other					
B1-310		5-30-01	0815	246	X						X								
B1-605			0820																
B1-11.5			0825																
B1-14.5			0835																
B1-17.5			0850																
B1-21			0900																
B2-3.0			0945									X							
B2-7.5			0950																
B2-9.5			1010																
B3-3.0			1020									X							
B3-6.0			1030																
B3-9.5			1100																

BTEX & TPH as Gas (602/8020 + 8015)/MTBE
TPH as Multi-Range (8015)TPH-d/mo
Total Petroleum Oil & Grease (5520 E&F/B&F)
Total Petroleum Hydrocarbons (418.1)
EPA 601 / 8010 basic list by 8012B
BTEX ONLY (EPA 602 / 8020)
EPA 608 / 8080
EPA 608 / 8080 PCB's ONLY
EPA 624 / 8240 / 8260 - 8010 Target List
EPA 625 / 8270
PAH's / PNA's by EPA 625 / 8270 / 8310
CAM-17 Metals
LUFT 5 Metals
Lead (7240/7421/239.2/6010) Total lead
RCI
TPH multi-range EPA 8015

Hold
Hold
Hold
Hold
Hold
Hold
Hold
Hold

Relinquished By: *[Signature]* Date: 5/3/01 Time: 1730 Received By: *[Signature]*
Relinquished By: _____ Date: _____ Time: _____ Received By: _____
Relinquished By: _____ Date: _____ Time: _____ Received By: _____

ICE/c VOAS O&G METALS OTHER
GOOD CONDITION
HEAD SPACE ABSENT
DECHLORINATED IN LAB PRESERVATION APPROPRIATE
CONTAINERS PRESERVED IN LAB

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
PACHECO, CA 94553-5560

Telephone: (925) 798-1620

Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

RUSH 24 HR 48 HR 72 HR 5 DAY

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

Report To: Robert Flory Bill To:
Company: AEI Consultants AEI Consultants
2500 Camino Diablo, Suite 100
E-Mail: rflory@aeiconsultants.com
Phone: (925) 944-2899 ext. 122 Fax: (925) 944-2895
Project #: 11065 Project Name: Ellwood
Project Location: 6293 College Ave., Oakland, CA
Sampler Signature: *Robert Flory*

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED									
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO ₃	Other						
B4-4			1125				X													
B4-5			1130				X													
B4-99			1150				X													
B5-3.5			1245				X													
B5-7.5			1250				X													
B5-11.5			1308				X													
B1-W			0930				X													

Analysis Request												Other	Comments		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TPH as Gas (602/8020 + 8015)/MTBE		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TPH as Multi-Range (8015)/TPH-d/mo		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total Petroleum Oil & Grease (5520 E&F/B&F)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Total Petroleum Hydrocarbons (418.1)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EPA 601 / 8010 basic list by 8012B		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BTEX ONLY (EPA 602 / 8020)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EPA 608 / 8080		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EPA 608 / 8080 PCB's ONLY		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EPA 624 / 8240 / 8260 - 8010 Target List		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EPA 625 / 8270		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PAH's / PNA's by EPA 625 / 8270 / 8310		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CAM-17 Metals		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LUFT 5 Metals		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lead (7240/7421/239.2/6010) Total lead		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RCI		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TPH multi-range EPA 8015		

Relinquished By: *[Signature]* Date: 5/9/05 Time: 1730
Received By: *[Signature]*
Relinquished By: *[Signature]* Date: Time: Received By:
Relinquished By: Date: Time: Received By:

ICE/°
GOOD CONDITION
HEAD SPACE ABSENT
DECHLORINATED IN LAB PRESERVED IN LAB
PRESERVATION APPROPRIATE CONTAINERS
VOAS O&G METALS OTHER

Hold
12/11/04 Hold

Campbell Analytical, Inc.

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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0505047

ClientID: AEL

Port to:

Robert Flory
 AEI Consultants
 2500 Camino Diablo, Ste. #200
 Walnut Creek, CA 94597

TEL: (925) 283-6000
 FAX: (925) 283-6121
 ProjectNo: #11065; Ellwood
 PO:

Bill to:

Diane
 All Environmental, Inc.
 2500 Camino Diablo, Ste. #200
 Walnut Creek, CA 94597

Requested TAT: 5 days

Date Received: 05/03/2005

Date Printed: 05/03/2005

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)															
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
5047-001	SB1-3.0	Soil	05/03/2005	<input type="checkbox"/>	A															
5047-007	SB2-3.0	Soil	05/03/2005	<input type="checkbox"/>	A															
5047-010	SB3-3.0	Soil	05/03/2005	<input type="checkbox"/>	A															
5047-013	SB4-4	Soil	05/03/2005	<input type="checkbox"/>	A															
5047-018	SB5-11.5	Soil	05/03/2005	<input type="checkbox"/>			A	A												
5047-019	SB1-W	Water	05/03/2005	<input type="checkbox"/>		A														

Test Legend:

8010BMS_S	2	8010BMS_W	3	G-MBTX_S	4	TPH(DMO)_S	5	
	7		8		9		10	
	12		13		14		15	

Prepared by: Rosa Venegas

Comments:

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.