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CITY OF OAKLAND



250 FRANK OGAWA PLAZA, SUITE 3341

• OAKLAND, CALIFORNIA 94812

RECEIVED

3:01 pm, Oct 21, 2008

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

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

July 15, 2005

Hazardous Materials Management Program

Fire Department

Fire Prevention Bureau

Alameda County Environmental Health

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.

Sint

LeROY GRIFFIN Assistant Fire Marshal Hazardous Materials Program Mariager

cc: Mr. Mark Williams



111 Deerweed Road Suite 195 Sen 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

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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, pluming 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.

Leroy Griffin
June 2, 2005
Page 2 of 5

- According 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 closedlooped 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 slit to gravelly slity 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.

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EFI Global, Inc.

- -- Leroy Griffin June 2, 2005 Page 3 of 5

- Samples submitted for analysis included soll 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 erea). The UST sample was analyzed by EPA Method 8015m/8020 for total petroleum hydrocarbons as gasoline, diesel, and motor oll 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 detacted 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 0.19 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. Leroy Griffin June 2, 2005 Page 4 of 5

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 soll 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 upgradlent 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.

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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

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Chris R. Maxwell, R.G. District Manager

Attachments:	Figure 1 -
	Figure 2 -
	Atlachment A

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



111 Deerwood Road Suite 195 Sen 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 Leroy Griffin June 28, 2005 Page 2 of 3

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.

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EFI Global, Inc.

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)

FIGURE

A THACHMENT A



ATTACHMENT B Analytical Data Sheets and Chain of Custody Record

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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 City of Project Site:Oakland Site Location: 6235 College Ave Project Start Date: 06/27/2005 Completion Date:06/27/2005 EFI Global - Mark Williams Applicant: Phone: 925-820-9580 111 Deerwood Rd, San Ramon, CA 94588 **Property Owner:** Valliance Capital Phone: --1899 E. Roseville Pwky, Roseville, CA 95661 Client: ** same as Property Owner * Total Due: \$200.00 \$200.00 Total Amount Paid: 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	issued Dt	Expire DI	#	Hole Diam	Max Depth
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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.

McCA	MPBELL ANALYTICAL INC.	110 2nd Ave South, #D7, Pucheco, CA 94553-5560 Telephone : 925-798-1620 Fax : 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com
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Jun 28 2005 3:47PM MCCAMPBELL ANALYTICAL

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McCampbell Analytical, Inc.

a 110 Second Avenue South, 9D7

CHAIN-OF-CUSTODY RECORD

Page 1 of 1

Report to: Mark Williams EFI 111 Deerwood R San Ramon, CA	d, Suile 195 94583	TEL: FAX: Proje PO:	925-820-9587 ctNo: Valliance Cap	,				Bid	w: Accou EFI 111 D San R	unts Pa Ieerwo Kamon,	ayabk od Ro , CA S	9 1, Suit 14583	e 195			Req Dat Dat	uesto e <i>Re</i> c e Pri	d TAT: ceived nted:	- C 0)6/28]6/28	1 day V2D05 V2005
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NOTE: Samples are discarded 50 days after results are reported unless other arrangements are made. Hazardous samples will be refurned to client or disposed of at client expense.

McCampbell An	alytical, Inc.	110 2nd Avenue South #117, Pacheoo, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 Wabaite: www.mccampbell.com b sault main@auexmpbell.com												
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Dibromechloromethune	ND						NA	0.5						
1.2-Dichlorobenzene	ND						NA	0.5						
1,3-Dichlombenzeno	ND					·	NA	Q.5						
1,4 Dichlorobenzenu	ND						NA	0.5						
Dichlarodilluoramethane	ND						NA	0.5						
1,1-Dichloruethune	ND						NA	0.5						
1.2-Dichloroethane (1.2-DCA)	ND						NA	0.5						
1.1-Dicalorocthene	ND						NA	0.5						
cis-1,2-Dichlorootheac	ND						NA	0.5						
trans-1,2-Dichlaroethene	ND			•·· •·•• ••••••			NA	0.5						
1,2-Dichloropropene	ND						NA	0.5						
cis-1,3-Dichloropropene	ND						NA	0.5						
trans-1,3-Dichlanopropene	ND						NA_	0.5						
Methylene chloride	ND						NA	0.5						
1.1,2,2-Tonachloroethane	ND	·.					NA	0.5						
Tetrachionethone	15					r	NA	0.5						
1,1,1-Triuhloroethane	ND	· ···			·	· ·	NA_	0.5						
1.1.2-Trichloroethane	ND						<u>NA</u>	0.5						
Inchioroethene	ND ND					<u> </u>	NA NA	0.5						
Minut Oblanida		·····				<u>}</u> ,	NA	0.5						
				1015		L	<u>NA</u>	0.5						
	Su Su	rrogne R	ecoverie	5 (%)										
74351:	101					<u> </u>	····+							
%\$\$2:	98													
%553	95													
Comments	i]								

* water and vapor samples are reported in us/L, suiveludge/solid samples in mg/kg, product/oivnon-aqueous liquid samples and all TCLP & SPLF extracts are reported in mg/L, wipe samples in ug/wipe.

ND means not detected above the reporting limit; WA means analyte not applicable to this analysis.

sunogate diluted out of range or surrogate cuclutes with another peak.

b) lighter than water immissible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high argunic comentmatrix 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.

DHS Certification No. 1644

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