STELLAR
ENVIRONMENTAL SOLUTIONS, INC.

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GEOSCIENCE & ENGINEERING CONSULTING

April 21, 2005

Ms. Mikyung Song
Swiss Valley Cleaners
1395 MacArthur Boulevard
San Leandro, CA 94577

Subject: Report of Findings - Phase II Subsurface Sampling and Assessment
Swiss Valley Cleaners
1395 MacArthur Boulevard, San Leandro, California

Dear Ms. Song:

INTRODUCTION AND BACKGROUND

Stellar Environmental Solutions, Inc. (SES) is pleased to provide you with this report of findings for the Phase II subsurface investigation conducted at the referenced facility, in accordance with our April 1, 2005 proposal. We understand that you are considering selling the business, and that the property owner has requested that a subsurface investigation be conducted as part of the business sale. The tenant space that the business currently occupies has been utilized for small, retail dry cleaning operations for over 30 years (Walrod, 2005). This work follows the SES February 16, 2005 report of findings of our inspection of the property and review of available documents, including a previous subsurface investigation.

This work follows a previous (1998) Phase II subsurface investigation (Hageman-Aguiar, 1998) and our previous (2005) site inspection and assessment (Stellar Environmental Solutions Inc., 2005).

TECHNICAL OBJECTIVE

The objective of the current work was to evaluate the potential for contamination that may have occurred between the 1998 investigation and present. As we discussed in our previous report, it is our professional opinion that there is a very low potential for environmental contamination at

the site (based on the absence of contamination in 1998 and the documented appropriate chemical usage and disposal practices used since 1998).

If any contamination were to have occurred since 1998, it would have resulted from spills or leaks in the immediate vicinity of the machine, permeated the concrete and migrated into the surficial soils beneath the concrete. Therefore any contamination would be detectable in the near surface soils.

SITE DESCRIPTION AND CHEMICAL USAGE

The tenant space is an approximately 1,200-square foot, one-story (with tall ceiling) rectangular space on the southern end of a strip mall. Figure 1 is a location map. Figure 2 is a site plan showing key features.

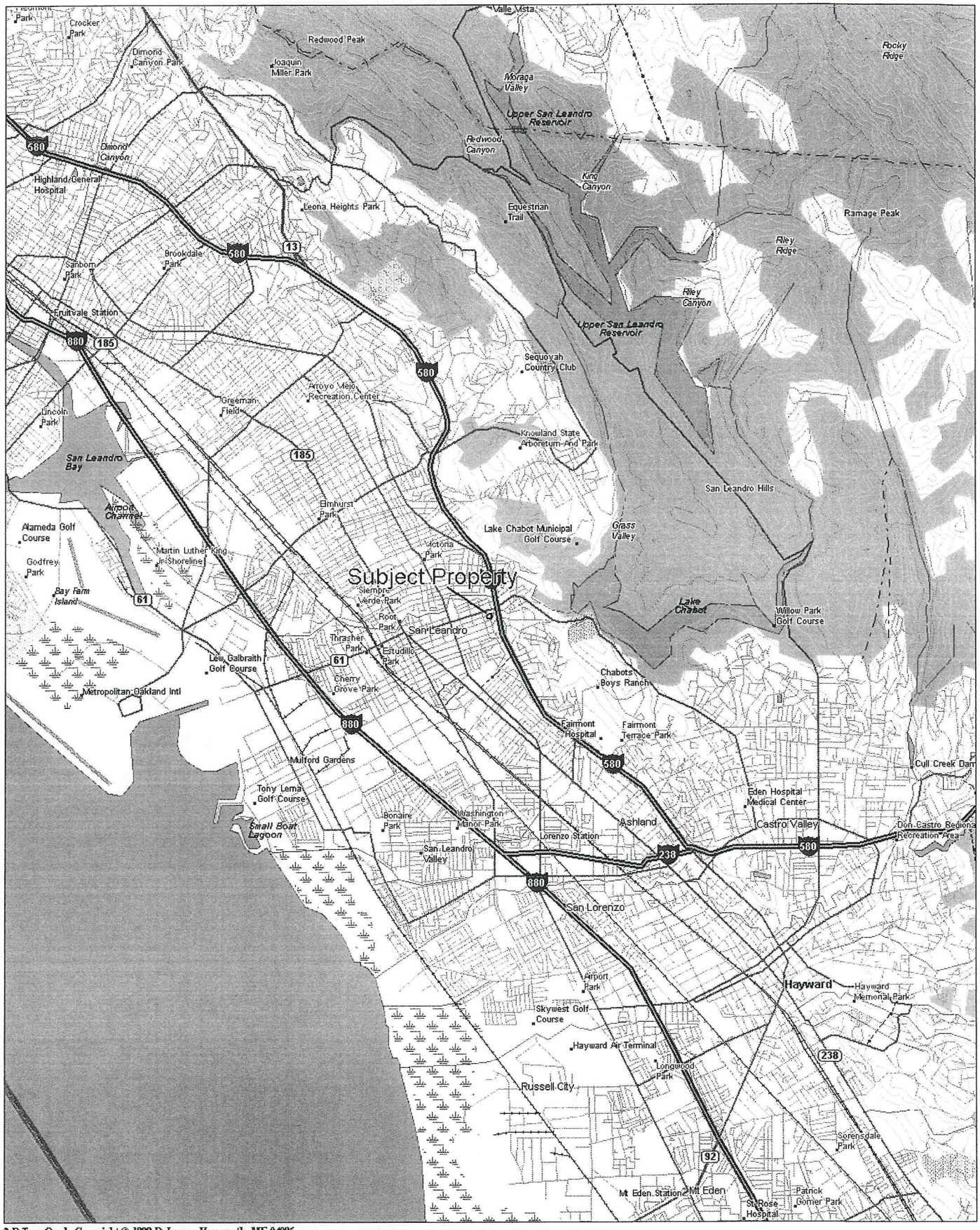
The business operation is typical of small-scale retail dry cleaning and related services (pressing, laundry, garment repair). The floor is entirely concrete. The only equipment that utilizes regulated chemicals is a closed-loop (no piping in or out) dry cleaning machine (Permac K-25), with a 55-gallon chemical capacity, located within a metal spill containment tray that is bolted to the floor. The machine utilizes an aliphatic hydrocarbon (petroleum distillate) cleaning agent. The cleaning agent is recycled through the machine, and sludge/residue is separated via a distillation process. The sludge is removed from the machine periodically for offsite disposal.

Prior to 2001, the dry cleaning operation utilized tetrachloroethene (PCE) as the chlorinated solvent cleaning agent, until that machine was replaced with the current machine.

PREVIOUS ASSESSMENT ACTIVITIES

An environmental subsurface investigation was conducted at the site in August 1998, for a previous owner of the business (Mr. Henry Bukkan) to evaluate the potential for subsurface contamination associated with the dry cleaning operation (Hageman-Aguiar, 1998). A copy of that report is included as Attachment A.

Three exploratory soil boreholes were advanced immediately adjacent to the dry cleaning machine (see Figure 2). Soils encountered were gravelly, sandy fill (to a depth of approximately 32", underlain by clay. Two soil samples were collected from each borehole at depths of 3 feet and 5 feet below grade, and analyzed for volatile organic compounds (VOCs) (including PCE).



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 — 2500 ft Scale: 1 : 87,500 Detail: 11-2 Datum: WGS84

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SITE LOCATION ON U.S.G.S. TOPOGRAPHIC MAP

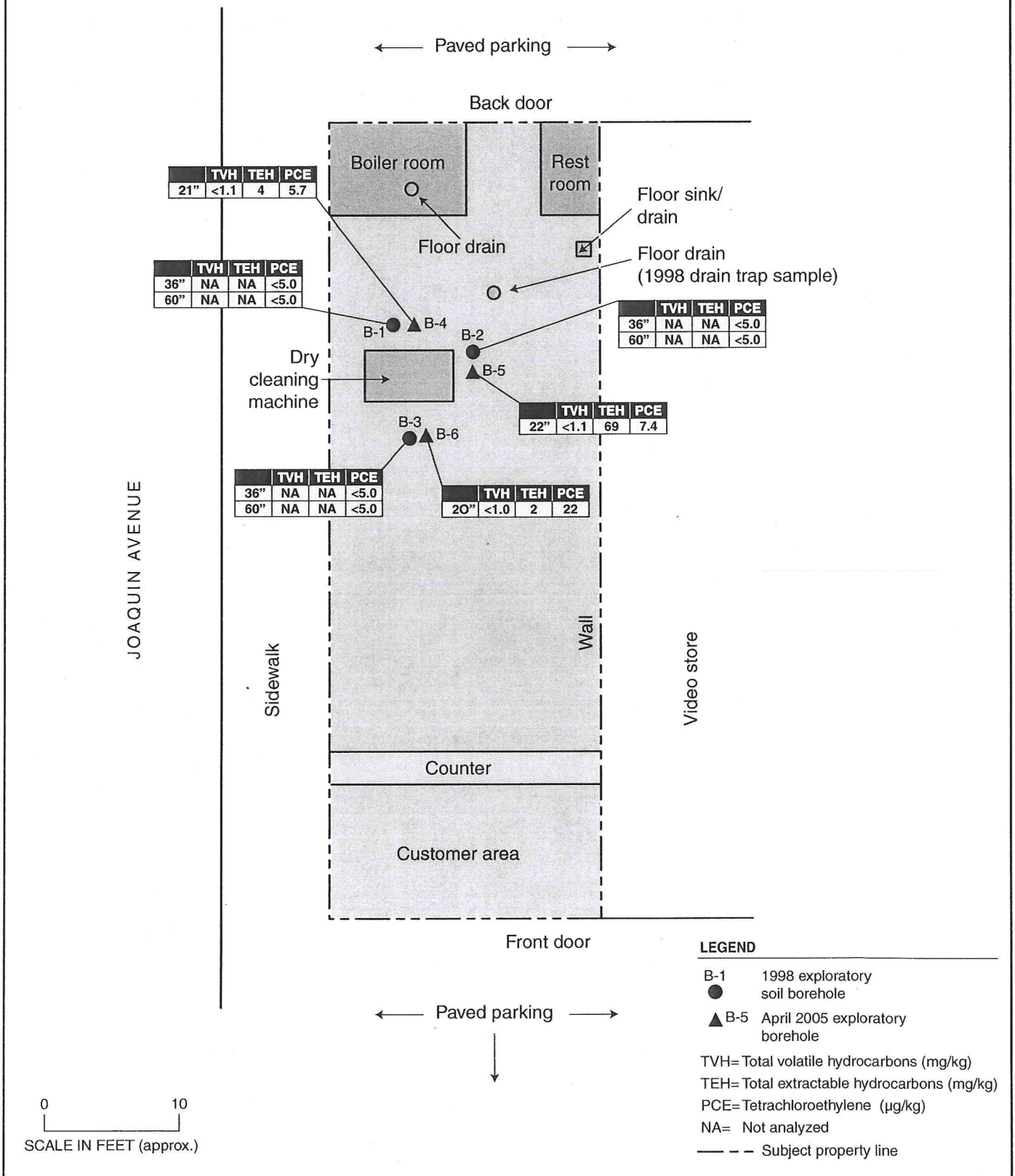
1395 Macarthur Boulevard
San Leandro, CA

By: MJC | FEBRUARY 2005

Figure 1

★ Stellar Environmental Solutions, Inc.
Geoscience & Engineering Consulting

2005-14-01



SITE PLAN WITH SOIL ANALYTICAL RESULTS

1395 MacArthur Boulevard
San Leandro, CA

By: MJC | APRIL 2005

FIGURE 2

Stellar Environmental Solutions, Inc.
Geoscience & Engineering Consulting

2005-14-03

No contamination was detected in any of the six soil samples. A water sample was collected from the floor drain located adjacent to the dry cleaning machine. No VOCs were detected in that water sample. A flame ionization detector (FID), a field screening tool used for detecting VOCs, recorded no detectable VOCs in any of the soil samples. In addition, no VOCs were detected when the FID was inserted into the floor drains in the areas of the boiler room and washing machine. The available data suggest that dry cleaning operations prior to 1998 did not result in environmental contamination.

CURRENT INVESTIGATION

Three exploratory boreholes (B-4 through B-6) were advanced on April 5, 2005 at the same locations advanced and sampled in 1998 (immediately adjacent to the dry cleaning machine (see Figure 2).

At each location, the approximately 4-inch-thick concrete floor (which was in good shape throughout the investigation area) was cored. The boreholes were then hand augered to a depth of 18" feet below ground surface (bgs). We encountered a surficial layer of silt/sand (fill) underlain by a very dense (compacted) gravelly sand layer. Deeper penetration was not possible with the hand auger due to the compacted nature of the rocky fill material. We covered the boreholes and demobilized to get additional sampling equipment.

We remobilized to the site on April 6, 2005 (approximately 24 hours after the initial boreholes were advanced). We used a steel digging bar to advance each borehole several additional inches, and collected from each borehole the soil samples at the depths between 20" to 22". The shallow depth of the samples is more likely to encounter any potential subsurface contamination. Following borehole sampling, the removed soil was placed back into the boreholes, which were then grouted to surface with concrete.

Soil samples were collected in 8-ounce glass jars with Teflon-lined lids, labeled, placed in an ice chest with ice at approximately 4 degrees C., and transported to the analytical laboratory under chain-of-custody record the same day they were collected.

LABORATORY ANALYSES

Curtis and Tompkins, Ltd. (C&T), a California-certified analytical laboratory, completed the laboratory analyses. Soil samples were analyzed for the following:

- Chlorinated Volatile Organic Compounds (including PCE) (EPA Method 8010 list of VOCs analyzed by EPA Method 8260B)
- Total Volatile Hydrocarbons (TVH) and Total Extractable Hydrocarbons (TEH) (by EPA Method 8015). These two analyses are needed to span the full range of petroleum constituents in the currently-utilized aliphatic hydrocarbon-based cleaner.

ANALYTICAL RESULTS

Attachment B contains the certified analytical laboratory report for the soil samples. Volatile-range hydrocarbons were not detected. Extractable-range hydrocarbons were detected in all three borehole soil samples, however the maximum concentration (69 mg/kg) is well below the California Water Board's Environmental Screening Level (ESL) of 100 mg/kg, below which there is no likely potential risk to health or the environment.

Table 1
Historical and Current Investigation Soil Sample Analytical Results
1395 MacArthur Boulevard, San Leandro, California

Borehole ID	Sampling Date	Depth (inches below grade)	TVH (mg/kg)	TEH (mg/kg)	PCE (µg/kg)
B-1	August 1998	36" & 60"	Not analyzed	Not analyzed	< 5.0
B-4	April 2005	21"	*< 1.1*	**4.2**	**5.7**
B-2	August 1998	36" & 60"	Not analyzed	Not analyzed	< 5.0
B-5	April 2005	22"	*< 1.1*	**69**	**7.4**
B-3	August 1998	36" & 60"	Not analyzed	Not analyzed	< 5.0
B-6	April 2005	20"	*< 1.0*	**1.5**	**22**
ESLs (commercial/industrial land use)			100	100	250
ESLs (residential land use)			100	100	88

Notes:

Table shows only detected VOCs. See Attachment B for complete list of VOC analytes.
TVH = Total Volatile Hydrocarbons; TEH = Total Extractable Hydrocarbons; PCE = Tetrachloroethylene

ESLs = California Water Board Environmental Screening Levels (2005) for: shallow, coarse-grained soils at sites where groundwater is a potential drinking water source.

All three borehole soil samples had detectable PCE (with a maximum concentration of 22 µg/kg in B-6, which is the sampling location furthest from the floor drain/drain line. The PCE concentrations detected are typical of minor spills of PCE to the surface, which permeates the concrete and causes trace to minor contamination of the soils immediately below the concrete. The maximum PCE concentration is well below the most stringent (residential) ESL of 88 µg/kg.

CONCLUSIONS, OPINION AND RECOMMENDATONS

- The facility utilized a PCE-containing dry cleaning machine from the 1970's to 2001, when that machine was replaced with one utilizing an aliphatic hydrocarbon-based cleaner.
- A 1998 subsurface investigation detected no environmental contamination by PCE in the vicinity of the dry cleaning machine, at depths of either 3' or 5'.
- In the April 2005 investigation, volatile-range hydrocarbons were not detected in the approximately 1.5' deep soil samples in the immediate vicinity of the dry cleaning machine, at locations that would likely have been impacted if dry cleaning chemicals had been released. Extractable-range hydrocarbons were detected, but the maximum concentration (69 mg/kg), below the Water Board's screening-level critierion of 100 mg/kg.
- In the April 2005 investigation, PCE was detected in all three of the approximately 1.5' deep soil samples at concentrations between 5.7 µg/Kg and 22 µg/Kg. This suggests that either: 1) PCE was present in 1998 at this depth but not at the deeper sampled depths; and/or 2) the PCE release occurred between 1998 and 2001.
- The April 2005 sampling depth (corresponding to the fill material) is the most likely depth to have intercepted PCE contamination. It is highly unlikely that PCE concentrations are greater at deeper depths.

- Neither investigation collected samples immediately adjacent to the sanitary sewer floor drain or drain line, which is a common location for release of PCE to the subsurface. However, the maximum PCE concentration detected in the April 2005 investigation was in the borehole furthest from the floor drain/drain line (B-6). The concentrations detected are typical of minor spills of PCE to the surface, which permeates the concrete and causes minor contamination of the soils immediately below the concrete.
- The PCE concentrations detected in the April 2005 investigation are an order of magnitude below the California Water Board's Environmental Screening Level of 250 µg/Kg (for coarse-grained, shallow soils at a commercial/industrial site where groundwater is a potential drinking water source). The concentrations are also below the most stringent ESL criterion of 88 µg/L (for residential land use).
- In our professional opinion, there is no indication of a release of PCE or petroleum hydrocarbons that warrants regulatory agency notification or additional investigation. Likewise, the detected concentrations pose no health risk to site occupants.

RELIANCE AND LIMITATIONS

This report has been prepared for the use of Ms. Mikyung Song (d.b.a. Swiss Valley Cleaners) and her authorized successors and assigns. The findings and conclusions presented in this report are based solely on a review of documents provided by the current business owner, a 2005 site inspection conducted by SES, and the current sampling investigation. This report provides neither a certification nor guarantee that the property is free of hazardous substance contamination. This report has been prepared in accordance with generally accepted methodologies and standards of practice of the area.

The personnel performing this assessment are qualified to perform such investigations and have accurately reported the information available, but cannot attest to the validity of that information. No warranty, expressed or implied, is made as to the findings, conclusions, and recommendations included in the report. The findings of this report are valid as of the date of this report. Subject property conditions may change with the passage of time, natural processes or human intervention, which can invalidate the findings and conclusions presented in this report.

Thank you again for the opportunity to provide you with the technical services described. Please call us directly at 510-644-3123 if you have any questions.

Sincerely,

Bruce M. Rucker, R.G., R.E.A.
Project Manager

Richard S. Makdisi, R.G., R.E.A.
Principal

Attachments: Attachment A – 1998 subsurface investigation report
Attachment B – Analytical laboratory report and chain-of-custody record

REFERENCES

Hageman-Augiar, Inc., 1998. Report of Subsurface Investigation (Phase II Site Assessment) – Swiss Valley Cleaners, 1395 MacArthur Boulevard, San Leandro, California. August 28.

Stellar Environmental Solutions, Inc., 2005. Report of Findings – Environmental Inspection and Assessment – Swiss Valley Cleaners – 1395 MacArthur Boulevard, San Leandro, CA. February 16.

Walrod, Sarah, 2005. Representative of Ardenwood Forest Company. Personal communication to Bruce Rucker of Stellar Environmental Solutions, Inc. February 11.

ATTACHMENT A

1998 Subsurface Investigation Report

HAGEMAN-AGUIAR, INC.
Environmental & Water Resources Engineering
Groundwater Consultants

August 28, 1998

REPORT OF
SUBSURFACE INVESTIGATION
(Phase II Site Assessment)

SWISS VALLEY CLEANERS
1395 McArthur Blvd
San Leandro, CA

The subject site is the Swiss Valley Cleaners located at 1395 McArthur Blvd in San Leandro, California. The location of the site is shown in Figure 1.

At the request of Henry Bhukhan, owner of the Swiss Valley Cleaners business, an investigation was conducted in order determine the subsurface environmental conditions in the immediate vicinity of the above-ground storage and handling of dry-cleaning solvent and associated dry-cleaning waste products (filters, etc.).

11100 SAN PABLO AVE., SUITE 200-A • EL CERRITO, CALIFORNIA 94530 • (510) 620-0891 • FAX (510) 620-0894

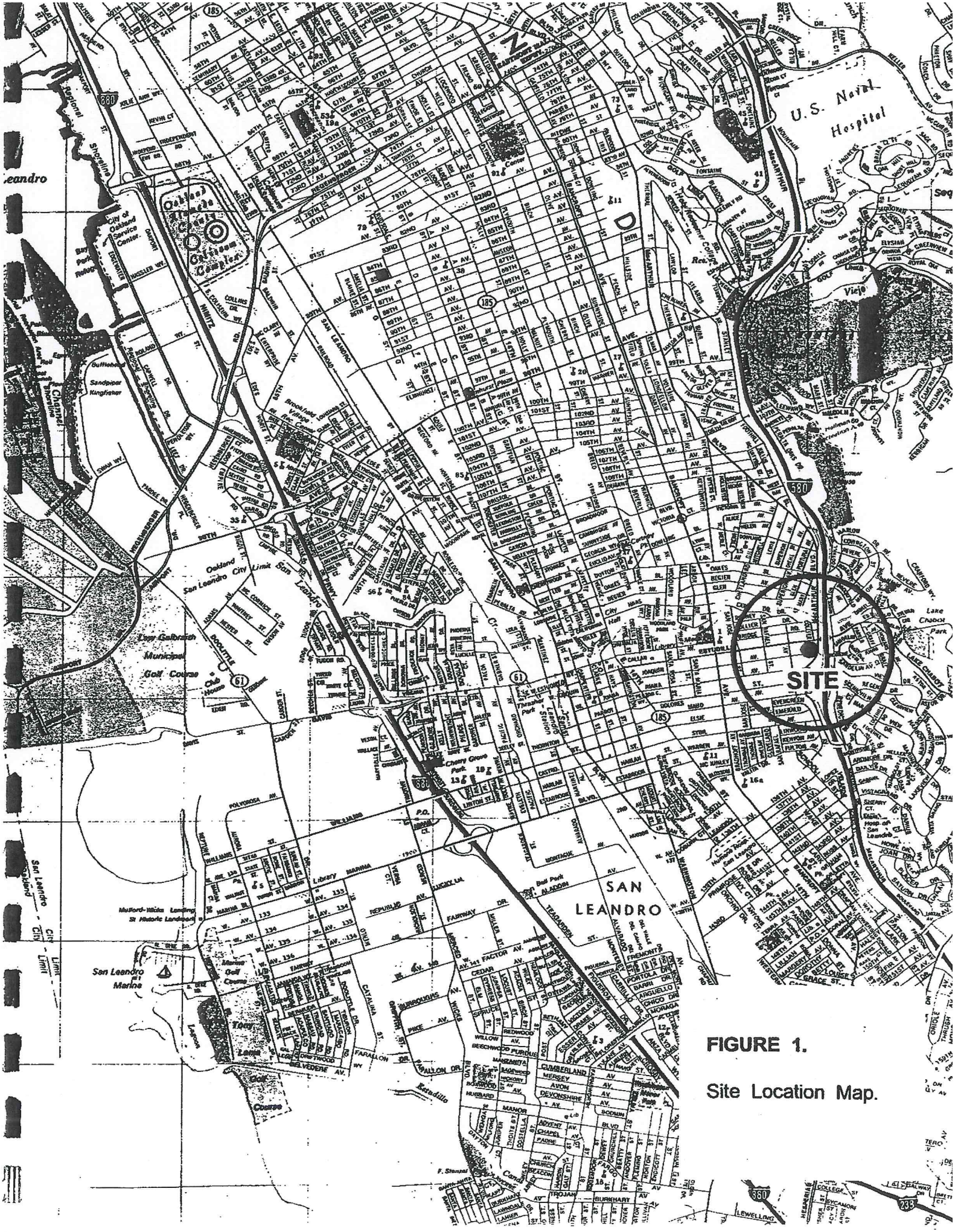


FIGURE 1.

Site Location Map.

FIELD WORK

Sampling Locations

The locations of the three hand borings B-1, B-2 and B-3 are shown in Figure 2. The borings were located as close as possible to the existing dry-cleaning machine, as well as the small drum storage area located immediately adjacent to the machine. Prior to the conduct of the field work by Hageman-Aguiar, Inc., the existing concrete slab floor was cored through at each of the three locations by Vickers Concrete Sawing Company.

Soil Sampling

On August 19, 1998, shallow soil samples were collected by hand from locations B-1, B-2 and B-3. At each of the sampling locations, soil samples were collected by Hageman-Aguiar, Inc., personnel using a 3-inch diameter hand-auger.

At each location, soil samples for chemical analyses were collected at depths of 3 feet and 5 feet below the floor surface. After hand auguring to the desired depth, a soil sample was collected by driving a 2-inch diameter, 6-inch long, brass tube directly into undisturbed soil in the center of the hand auger. The ends of the brass tube were sealed with Teflon film, over which were placed plastic end-caps. The end-caps were then sealed onto the brass tube with clean plastic adhesive tape. All samples were immediately placed on ice, then transported under chain-of-custody to Priority Environmental Laboratory in Milpitas, California, at the conclusion of the field work.

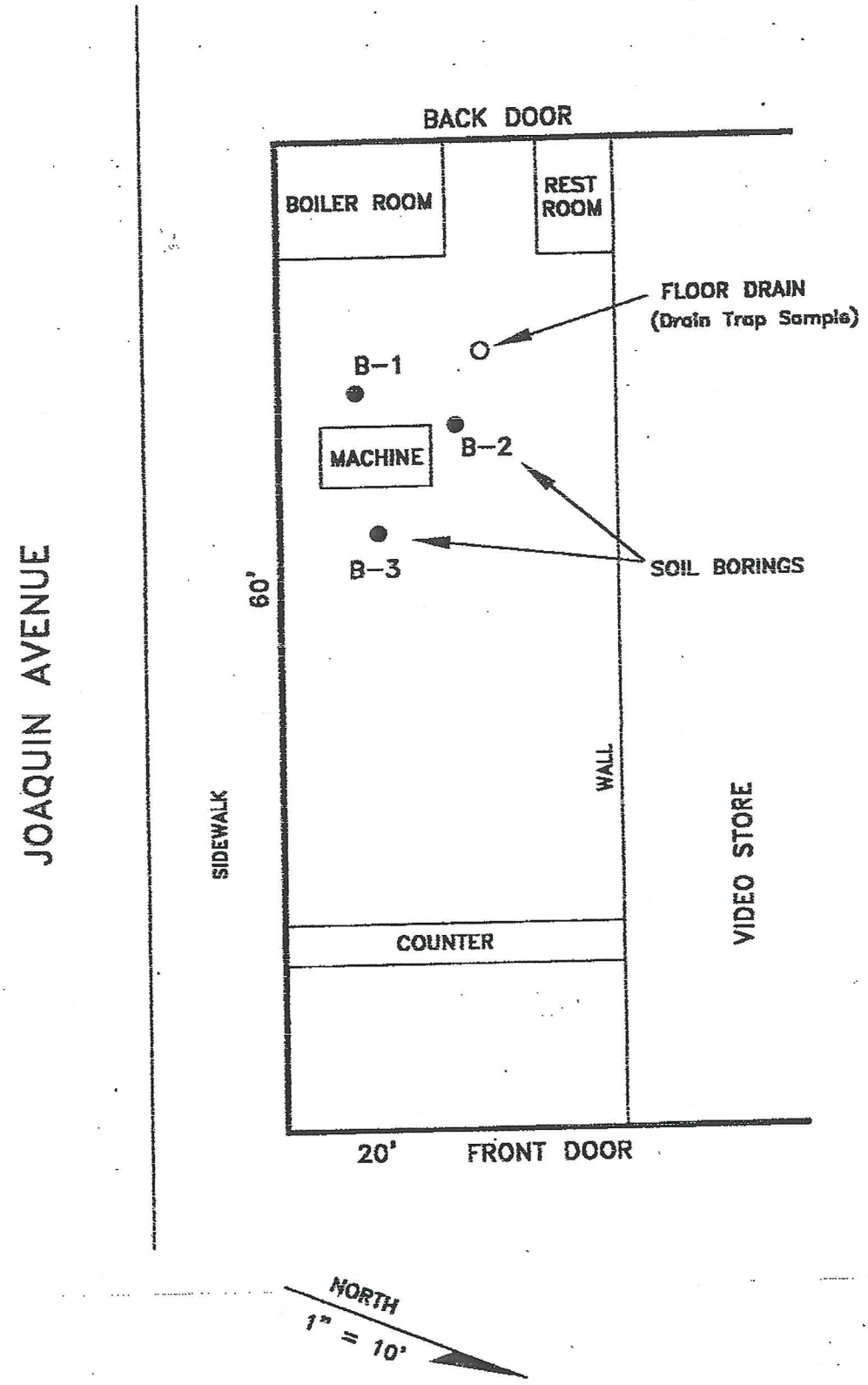


FIGURE 2.

Site Map.

Drain Trap Sampling

At the time of the soil sampling work, a sample was collected from the small floor drain located adjacent to the dry-cleaning machine (see Figure 2). A "grab" water sample was collected using a new disposable sampling bailer. The water sample was placed inside 40 ml VOA vials free of any headspace. The water sample was immediately placed on ice and delivered under chain-of-custody to the laboratory at the conclusion of the field work.

The only other drains that were found during the field work were one floor drain located inside the boiler room and one floor drain located behind the existing washing machine. At the time of the investigation, the drain in the boiler room was completely dry. The drain behind the washing machine was filled with water and laundry detergent suds. Field FID meter readings indicated no detectable organic vapor concentrations at either of these locations.

Boring Logs

The hand borings B-1, B-2 and B-3 were logged in the field by Gary Aguiar, Registered Civil Engineer #34262. The boring logs are provided in Attachment A.

All of the soil that was encountered during the field work had a natural appearance, with no discernible odor of any kind. During the soil sampling procedure, each soil sample was screened in the field for the presence of any Volatile Organic Compounds (VOC's) using a Sensodyne Flame Ionization Detector (FID), Serial Number 30850/3017. This FID meter is sensitive to any carbon compound, including methane. The various FID readings are indicated on the boring logs. The FID readings indicated no elevated concentrations of any organic vapor emanating from the soil.

Borehole Sealing

Following the completion of the soil sampling operation, the entire length of each borehole was sealed with Portland cement concrete.

Decontamination

All sampling equipment, including augers, drive samplers, and brass tubes were decontaminated by washing in a water & TSP solution, followed by a double water rinse.

ANALYTICAL RESULTS

All analyses were conducted by a California State DOHS certified laboratory in accordance with EPA recommended procedures (Priority Environmental Laboratory, Milpitas, CA).

All Soil samples were analyzed for Halogenated Volatile Organic Compounds (EPA method 8010).

The one drain trap water sample was analyzed for Halogenated Volatile Organic Compounds (EPA method 8010).

Analytical Results: Soil

Table 1 presents the results of the laboratory analysis of the soil samples collected from borings B-1, B-2 and B-3. As shown in Table 1, no detectable concentrations of either Tetrachloroethene (PCE) or any other Halogenated Volatile Organic compound were found in any of the soil samples collected.

TABLE 1.

Soil Sampling Results

Boring	Depth	(TCE) Trichloro-ethene (ug/kg)	(TCA) 1,1,1-Trichloro-ethane (ug/kg)	(PCE) Tetrachloro-ethene (ug/kg)	Other Compounds by EPA 8010 (ug/kg)
B-1	3	ND	ND	ND	ND
	5	ND	ND	ND	ND
B-2	3	ND	ND	ND	ND
	5	ND	ND	ND	ND
B-3	3	ND	ND	ND	ND
	5	ND	ND	ND	ND
Detection Limit		5.0	5.0	5.0	5.0

ND = Not Detected

Analytical Results: Drain Trap Water

Table 2 presents the results of the laboratory analysis of the "grab" water sample collected from the small drain trap located in close proximity to the existing dry-cleaning machine. As shown in Table 2, no detectable concentrations of either Tetrachloroethene (PCE) or any other Halogenated Volatile Organic compound were found in the water sample.

TABLE 2.

Water Sampling Results

Location	Date	(TCE) Trichloro-ethene (ug/L)	(TCA) 1,1,1-Trichloro-ethane (ug/L)	(PCE) Tetrachloro-ethene (ug/L)	Other Compounds by EPA 8010 (ug/L)
DRAIN	08-19-98	ND	ND	ND	ND
Detection Limit		0.5	0.5	0.5	0.5

ND = Not Detected

CONCLUSION

During the course of this investigation, no detectable concentrations of either Tetrachloroethene (PCE) or other typically associated Halogenated Volatile Organic compounds were found in any of the soil samples that were collected. All of the soil that was encountered during the field work had a natural appearance, with no discernible odor of any kind. Water sampling and analysis at the center floor drain, as well as field FID meter readings at two other floor drains, gave no indications of the presence of any Halogenated Volatile Organic compounds.

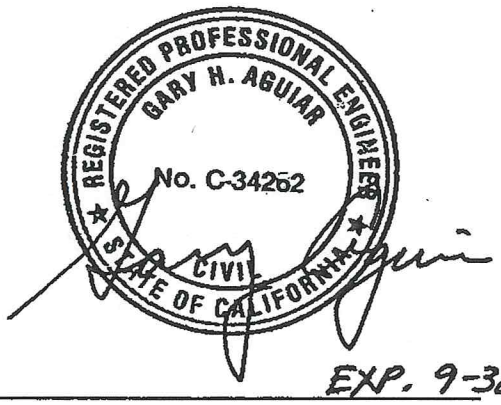
Based upon the results of this subsurface investigation, it appears that the historical operation of the existing dry-cleaning machine, including associated materials handling, has not caused any environmental impact on the near-surface soils located directly beneath the dry-cleaning area. In addition, inspection and sampling of the three existing floor drains indicates that the more recent operation of the business by the Bhukhan family has not caused any discharge of any dry-cleaning chemicals into the drains.

REPORT OF SUBSURFACE INVESTIGATION

SWISS VALLEY CLEANERS

1395 McArthur Blvd, San Leandro, CA

August 28, 1998



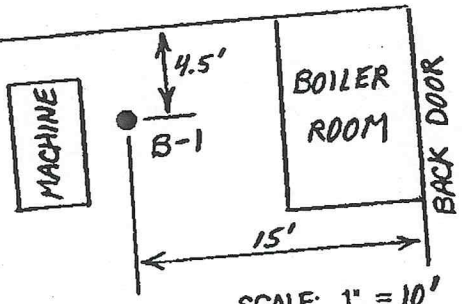
EXP. 9-30-99

Gary Aguiar RCE 34262

ATTACHMENT A

Boring Logs

LOCATION OF BORING



SWISS VALLEY CLINIC

DRILLING METHOD: HAND AUGER

SAMPLING METHOD:

WATER LEVEL			
TIME			
DATE			
CASING DEPTH		SCREEN	

BORING B-1

SHT 1 of 1

DRILLING

START	FINISH
TIME 1430	TIME 1515
DATE 8/19/98	DATE 8/19/98

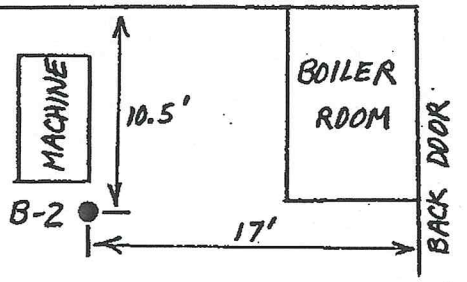
SURFACE CONDITIONS:

SAMPLER	Inches DRIVEN	Inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH in feet	USCS	
			FID READING		0		CONCRETE (5")
			1 PPM		1		BRN CLAYEY SAND (SC), DRY, LOOSE, COARSE GRAINED, SLIGHTLY CLAYEY. (NO ODOR)
			9 PPM		2		DK BRN CLAYEY GRAVEL/ROCKS (GC), DRY, ANGULAR ROCK PIECES TO 2", BRN SILTSTONE/SHALE.
BRASS TUBE		6"	7 PPM	1510	3		
					4		DK BRN CLAYEY SILT (ML), DRY, MODERATELY CLAYEY, CRUMBLY. (NO ODOR)
BRASS TUBE		6"	0 PPM	1515	5		
					6		TOTAL DEPTH = 5' BGS
					7		
					8		
					9		
					10		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					20		

REGISTERED PROFESSIONAL ENGINEER
GARY H. AGUIAR
No. C-34262
CIVIL
STATE OF CALIFORNIA
EXP. 9-30-

HAGEMAN - AGUIAR, INC.

LOCATION OF BORING



SCALE: 1" = 10'

PROJECT NAME & LOCATION 1395 McARTHUR BLV
SWISS VALLEY CLEANERS, SAN LEANDRO, CA

DRILLING METHOD: HAND AUGER

SAMPLING METHOD:

BORING B-2

SHT 1 of 1

DRILLING

				START	FINISH
WATER LEVEL					
TIME				TIME 1615	TIME 1645
DATE				DATE 8/19/98	DATE 8/19/98
CASING DEPTH		SCREEN			

SAMPLER	Inches DRIVEN	Inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH In feet	USCS	SURFACE CONDITIONS:
			FID READINGS		0		CONCRETE (5")
					1		BRN CLAYEY SAND (SC), DRY, LOOSE (NO ODOR)
			1 PPM		2		BRN CLAYEY GRAVEL/ROCKS (GC), DRY, ANGULAR ROCK PIECES TO 2", BRN SILTSTONE/SHALE (NO ODOR)
BRASS TUBE		6"	1 PPM	1635	3		DK BRN CLAYEY SILT (ML), DRY, MODERATELY CLAYEY, CRUMBLY. (NO ODOR)
					4		
BRASS TUBE		6"	0 PPM	1645	5		TOTAL DEPTH = 5' BGS
					6		
					7		
					8		
					9		
					0		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		

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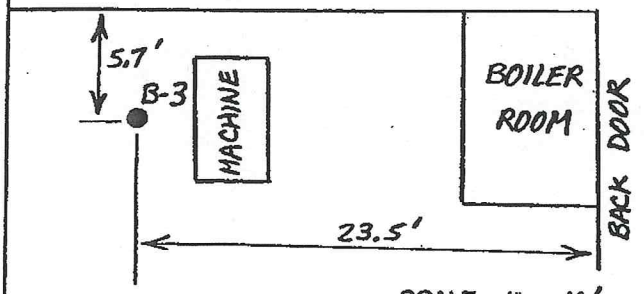
EXP. 9-30-99

HAGEMAN - AGUIAR, INC.

LOCATION OF BORING



SCALE: 1" = 10'

PROJECT NAME & LOCATION 1395 McARTHUR BLVD
SWISS VALLEY CLEANERS, SAN LEANDRO, CA

DRILLING METHOD: HAND AUGER

BORING B-3

SAMPLING METHOD:

SHT 1 of 1

DRILLING

WATER LEVEL				START TIME	FINISH TIME
TIME				1520	1545
DATE				8/19/98	8/19/98
CASING DEPTH		SCREEN			

SAMPLER	inches DRIVEN	inches RECOVER	BLOW COUNT per 6 inches	TIME	DEPTH In feet	USCS	SURFACE CONDITIONS:
			FID READING		0		CONCRETE (3½")
			1 PPM		1		BRN CLAYEY SAND (SC), DRY,
			2 PPM		2		COARSE SAND, MODERATELY CLAYEY (NO ODOR)
BRASS TUBE		6"	0 PPM	1530	3		BRN CLAYEY GRAVEL/ROCKS (GC), DRY, ANGULAR ROCK PIECES TO 2", BRN SILTSTONE/SHALE
					4		DK BRN CLAYEY SILT (ML), DRY, MODERATELY CLAYEY, CRUMBLY. (NO ODOR)
BRASS TUBE		6"	0 PPM	1545	5		
					6		
					7		TOTAL DEPTH = 5' BGS
					8		
					9		
					0		
					1		
					2		
					3		
					4		
					5		
					6		
					7		
					8		
					9		
					0		

REGISTERED PROFESSIONAL ENGINEER
GARY H. AGUIAR
No. C-34262
CIVIL
STATE OF CALIFORNIA

EXP. 9-30-99

HAGEMAN - AGUIAR, INC.

ATTACHMENT B

Laboratory Results

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical laboratory

August 28, 1998

PEL # 9808034

HAGEMAN AGUIAR, INC. Attn: Randal Wilson

Project name: Swiss Valley Cleaners - San Leandro
Sample I.D.: #1 @ 3'

Date Sampled: Aug 19, 1998 Date Submitted: Aug 20, 1998
Date Analyzed: Aug 20-28, 1998

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	83.7
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	90.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	86.4
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	99.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.1
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

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PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

PEL # 9808034

August 28, 1998

HAGEMAN AGUIAR, INC. Attn: Randal Wilson

Project name: Swiss Valley Cleaners - San Leandro
Sample I.D.: #1 @ 5'

Date Sampled: Aug 19, 1998 Date Submitted: Aug 20, 1998
Date Analyzed: Aug 20-28, 1998

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	83.7
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	90.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	86.4
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	99.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.1
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

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PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 28, 1998 PEL # 9808034

HAGEMAN AGUIAR, INC. Attn: Randal Wilson

Project name: Swiss Valley Cleaners - San Leandro
Sample I.D.: #2 @ 5'

Date Sampled: Aug 19, 1998 Date Submitted: Aug 20, 1998
Date Analyzed: Aug 20-28, 1998

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	83.7
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	90.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	86.4
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	99.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.1
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
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PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 28, 1998

PEL # 9808034

HAGEMAN AGUIAR, INC. Attn: Randal Wilson

Project name: Swiss Valley Cleaners - San Leandro
Sample I.D.: #2 @ 3'

Date Sampled: Aug 19, 1998 Date Submitted: Aug 20, 1998
Date Analyzed: Aug 20-28, 1998

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	83.7
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	90.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	86.4
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	99.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.1
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
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PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 28, 1998

PEL # 9808034

HAGEMAN AGUIAR, INC.

Attn: Randal Wilson

Project name: Swiss Valley Cleaners - San Leandro
Sample I.D.: #3 @ 3'

Date Sampled: Aug 19, 1998
Date Analyzed: Aug 20-28, 1998

Date Submitted: Aug 20, 1998

Method of Analysis: EPA 8010

Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	83.7
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	90.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	86.4
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	99.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.1
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

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PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 28, 1998

PEL # 9808034

HAGEMAN AGUIAR, INC. Attn: Randal Wilson

Project name: Swiss Valley Cleaners - San Leandro
Sample I.D.: #3 @ 5'

Date Sampled: Aug 19, 1998
Date Analyzed: Aug 20-28, 1998

Date Submitted: Aug 20, 1998

Method of Analysis: EPA 8010

Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	83.7
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	90.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	85.4
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	99.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.1
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

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PEL # 9808034

INV # 28509

CHAIN OF CUSTODY RECORD

PROJECT NAME AND ADDRESS:

Swiss Valley Cleaners

San Leandro

SAMPLER: (Signature) Randall Wilson

HAGEMAN - AGUIAR, INC.
3732 Mt. Diablo Blvd., Suite 372
Lafayette, CA 94549
(415)284-1661 (415)284-1664 (FAX)

ANALYSIS REQUESTED

CROSS REFERENCE NUMBER	DATE	TIME	SOIL	WATER	STATION LOCATION	EPA 8010	REMARKS
#1 @ 3'	08/19/98		X		Boring #1 @ 3' bgs	X	
#1 @ 5'	08/19/98		X		" #1 @ 5' bgs	X	
#2 @ 3'	08/19/98		X		" #2 @ 3' bgs	X	
#2 @ 5'	08/19/98		X		" #2 @ 5' bgs	X	
#3 @ 3'	08/19/98		X		" #3 @ 3' bgs	X	
#3 @ 5'	08/19/98		X		" #3 @ 5' bgs	X	

RELINQUISHED BY: (Signature) Randall Wilson	DATE 08/20/98 TIME 11:40	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED FOR LABORATORY BY: (Signature)	DATE 08/20/98 TIME 11:40

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 28, 1998

PEL # 9808035

HAGEMAN AGUTAR, INC. Attn: Randal Wilson

Project name: Swiss Valley Cleaners - San Leandro
Sample I.D.: SVC-1

Date Sampled: Aug 19, 1998
Date Analyzed: Aug 20-28, 1998

Date Submitted: Aug 20, 1998

Method of Analysis: EPA 8010

Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/L)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	83.7
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	90.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	86.4
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	99.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.1
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

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PEL # 980035

INV # 28510

CHAIN OF CUSTODY RECORD

PROJECT NAME AND ADDRESS:

Swiss Valley Cleaners

San Leandro

SAMPLER: (Signature) Randal Wilson

HAGEMAN - AGUIAR, INC.
3732 Mt. Diablo Blvd., Suite 372
Lafayette, CA 94549
(415)284-1661 (415)284-1664 (FAX)

ANALYSIS REQUESTED

CROSS REFERENCE NUMBER	DATE	TIME	SOIL	WATER	STATION LOCATION	EPA 8010	REMARKS
SVC-1	08/19/98			X	Floor drain in center of shop	X	

RELINQUISHED BY: (Signature) Randal Wilson	DATE 08/20/98 TIME 11:40	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED FOR LABORATORY BY: (Signature)	DATE 08/20/98 TIME 11:45

ATTACHMENT B

Analytical Laboratory Report and Chain-of-Custody

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Total Volatile Hydrocarbons

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8015B
Matrix:	Soil	Batch#:	100881
Units:	mg/Kg	Sampled:	04/06/05
Basis:	as received	Received:	04/06/05
Diln Fac:	1.000		

Field ID: B-4 Lab ID: 178739-001
Type: SAMPLE Analyzed: 04/07/05

Analyte	Result	RL
Gasoline C7-C12	ND	1.1

Surrogate	%REC	Limits
Trifluorotoluene (FID)	92	60-138
Bromofluorobenzene (FID)	91	66-148

Field ID: B-5 Lab ID: 178739-002
Type: SAMPLE Analyzed: 04/07/05

Analyte	Result	RL
Gasoline C7-C12	ND	1.1

Surrogate	%REC	Limits
Trifluorotoluene (FID)	94	60-138
Bromofluorobenzene (FID)	93	66-148

Field ID: B-6 Lab ID: 178739-003
Type: SAMPLE Analyzed: 04/07/05

Analyte	Result	RL
Gasoline C7-C12	ND	1.0

Surrogate	%REC	Limits
Trifluorotoluene (FID)	93	60-138
Bromofluorobenzene (FID)	90	66-148

Type: BLANK Analyzed: 04/06/05
Lab ID: QC289318

Analyte	Result	RL
Gasoline C7-C12	ND	0.20

Surrogate	%REC	Limits
Trifluorotoluene (FID)	95	60-138
Bromofluorobenzene (FID)	91	66-148

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Volatile Hydrocarbons

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8015B
Type:	LCS	Basis:	as received
Lab ID:	QC289319	Diln Fac:	1.000
Matrix:	Soil	Batch#:	100881
Units:	mg/Kg	Analyzed:	04/06/05

Analyte	Spiked	Result	%REC	Limits
Gasoline C7-C12	10.00	9.658	97	80-120

Surrogate	%REC	Limits
Trifluorotoluene (FID)	129	60-138
Bromofluorobenzene (FID)	102	66-148

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Volatile Hydrocarbons

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Diln Fac:	1.000
MSS Lab ID:	178687-021	Batch#:	100881
Matrix:	Soil	Sampled:	03/19/05
Units:	mg/Kg	Received:	04/04/05
Basis:	as received	Analyzed:	04/06/05

Type: MS Lab ID: QC289416

Analyte	MSS Result	Spiked	Result	%REC	Limits
Gasoline C7-C12	0.06483	10.99	9.372	85	43-120

Surrogate	%REC	Limits
Trifluorotoluene (FID)	139 *	60-138
Bromofluorobenzene (FID)	111	66-148

Type: MSD Lab ID: QC289417

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Gasoline C7-C12	10.42	8.786	84	43-120	1	27

Surrogate	%REC	Limits
Trifluorotoluene (FID)	135	60-138
Bromofluorobenzene (FID)	106	66-148

*= Value outside of QC limits; see narrative
RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Total Extractable Hydrocarbons

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	2005-14	Analysis:	EPA 8015B
Matrix:	Soil	Sampled:	04/06/05
Units:	mg/Kg	Received:	04/06/05
Basis:	as received	Prepared:	04/14/05
Batch#:	101189		

Field ID: B-4
Type: SAMPLE
Lab ID: 178739-001
Diln Fac: 1.000
Analyzed: 04/15/05

Analyte	Result	RL
Diesel C10-C24	4.2 H Y	0.99

Surrogate	%REC	Limits
Hexacosane	82	51-136

Field ID: B-5
Type: SAMPLE
Lab ID: 178739-002
Diln Fac: 5.000
Analyzed: 04/17/05

Analyte	Result	RL
Diesel C10-C24	69 H Y	10

Surrogate	%REC	Limits
Hexacosane	DO	51-136

Field ID: B-6
Type: SAMPLE
Lab ID: 178739-003
Diln Fac: 1.000
Analyzed: 04/15/05

Analyte	Result	RL
Diesel C10-C24	1.5 H Y	0.99

Surrogate	%REC	Limits
Hexacosane	92	51-136

Type: BLANK
Lab ID: QC290543
Diln Fac: 1.000
Analyzed: 04/15/05

Analyte	Result	RL
Diesel C10-C24	ND	0.99

Surrogate	%REC	Limits
Hexacosane	105	51-136

H= Heavier hydrocarbons contributed to the quantitation
Y= Sample exhibits chromatographic pattern which does not resemble standard
DO= Diluted Out
ND= Not Detected
RL= Reporting Limit

Batch QC Report

Total Extractable Hydrocarbons

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	2005-14	Analysis:	EPA 8015B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC290544	Batch#:	101189
Matrix:	Soil	Prepared:	04/14/05
Units:	mg/Kg	Analyzed:	04/15/05
Basis:	as received		

Analyte	Spiked	Result	%REC	Limits
Diesel C10-C24	49.96	47.85	96	52-137

Surrogate	%REC	Limits
Hexacosane	104	51-136

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Extractable Hydrocarbons

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	2005-14	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Batch#:	101189
MSS Lab ID:	178673-009	Sampled:	04/01/05
Matrix:	Soil	Received:	04/01/05
Units:	mg/Kg	Prepared:	04/14/05
Basis:	as received	Analyzed:	04/15/05
Diln Fac:	1.000		

Type: MS Lab ID: QC290545

Analyte	MSS Result	Spiked	Result	%REC	Limits
Diesel C10-C24	8.351	49.99	65.20	114	11-169

Surrogate	%REC	Limits
Hexacosane	116	51-136

Type: MSD Lab ID: QC290546

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Diesel C10-C24	49.71	66.53	117	11-169	2	49

Surrogate	%REC	Limits
Hexacosane	118	51-136

RPD= Relative Percent Difference

13.0

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Purgeable Halocarbons by GC/MS

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8260B
Field ID:	B-4	Diln Fac:	0.9804
Lab ID:	178739-001	Batch#:	101000
Matrix:	Soil	Sampled:	04/06/05
Units:	ug/Kg	Received:	04/06/05
Basis:	as received	Analyzed:	04/08/05

Analyte	Result	RL
Chloromethane	ND	9.8
Vinyl Chloride	ND	9.8
Bromomethane	ND	9.8
Chloroethane	ND	9.8
Trichlorofluoromethane	ND	4.9
Freon 113	ND	4.9
1,1-Dichloroethene	ND	4.9
Methylene Chloride	ND	20
trans-1,2-Dichloroethene	ND	4.9
1,1-Dichloroethane	ND	4.9
cis-1,2-Dichloroethene	ND	4.9
Chloroform	ND	4.9
1,1,1-Trichloroethane	ND	4.9
Carbon Tetrachloride	ND	4.9
1,2-Dichloroethane	ND	4.9
Trichloroethene	ND	4.9
1,2-Dichloropropane	ND	4.9
Bromodichloromethane	ND	4.9
cis-1,3-Dichloropropene	ND	4.9
trans-1,3-Dichloropropene	ND	4.9
1,1,2-Trichloroethane	ND	4.9
Tetrachloroethene	5.7	4.9
Dibromochloromethane	ND	4.9
Chlorobenzene	ND	4.9
Bromoform	ND	9.8
1,1,2,2-Tetrachloroethane	ND	4.9
1,3-Dichlorobenzene	ND	4.9
1,4-Dichlorobenzene	ND	4.9
1,2-Dichlorobenzene	ND	4.9

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	98	80-120
Toluene-d8	104	80-120
Bromofluorobenzene	99	80-120

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Purgeable Halocarbons by GC/MS

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8260B
Field ID:	B-5	Diln Fac:	0.9434
Lab ID:	178739-002	Batch#:	101000
Matrix:	Soil	Sampled:	04/06/05
Units:	ug/Kg	Received:	04/06/05
Basis:	as received	Analyzed:	04/08/05

Analyte	Result	RL
Chloromethane	ND	9.4
Vinyl Chloride	ND	9.4
Bromomethane	ND	9.4
Chloroethane	ND	9.4
Trichlorofluoromethane	ND	4.7
Freon 113	ND	4.7
1,1-Dichloroethene	ND	4.7
Methylene Chloride	ND	19
trans-1,2-Dichloroethene	ND	4.7
1,1-Dichloroethane	ND	4.7
cis-1,2-Dichloroethene	ND	4.7
Chloroform	ND	4.7
1,1,1-Trichloroethane	ND	4.7
Carbon Tetrachloride	ND	4.7
1,2-Dichloroethane	ND	4.7
Trichloroethene	ND	4.7
1,2-Dichloropropane	ND	4.7
Bromodichloromethane	ND	4.7
cis-1,3-Dichloropropene	ND	4.7
trans-1,3-Dichloropropene	ND	4.7
1,1,2-Trichloroethane	ND	4.7
Tetrachloroethene	7.4	4.7
Dibromochloromethane	ND	4.7
Chlorobenzene	ND	4.7
Bromoform	ND	9.4
1,1,2,2-Tetrachloroethane	ND	4.7
1,3-Dichlorobenzene	ND	4.7
1,4-Dichlorobenzene	ND	4.7
1,2-Dichlorobenzene	ND	4.7

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	97	80-120
Toluene-d8	100	80-120
Bromofluorobenzene	96	80-120

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Purgeable Halocarbons by GC/MS

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8260B
Field ID:	B-6	Diln Fac:	0.9259
Lab ID:	178739-003	Batch#:	101000
Matrix:	Soil	Sampled:	04/06/05
Units:	ug/Kg	Received:	04/06/05
Basis:	as received	Analyzed:	04/08/05

Analyte	Result	RL
Chloromethane	ND	9.3
Vinyl Chloride	ND	9.3
Bromomethane	ND	9.3
Chloroethane	ND	9.3
Trichlorofluoromethane	ND	4.6
Freon 113	ND	4.6
1,1-Dichloroethene	ND	4.6
Methylene Chloride	ND	19
trans-1,2-Dichloroethene	ND	4.6
1,1-Dichloroethane	ND	4.6
cis-1,2-Dichloroethene	ND	4.6
Chloroform	ND	4.6
1,1,1-Trichloroethane	ND	4.6
Carbon Tetrachloride	ND	4.6
1,2-Dichloroethane	ND	4.6
Trichloroethene	ND	4.6
1,2-Dichloropropane	ND	4.6
Bromodichloromethane	ND	4.6
cis-1,3-Dichloropropene	ND	4.6
trans-1,3-Dichloropropene	ND	4.6
1,1,2-Trichloroethane	ND	4.6
Tetrachloroethene	22	4.6
Dibromochloromethane	ND	4.6
Chlorobenzene	ND	4.6
Bromoform	ND	9.3
1,1,2,2-Tetrachloroethane	ND	4.6
1,3-Dichlorobenzene	ND	4.6
1,4-Dichlorobenzene	ND	4.6
1,2-Dichlorobenzene	ND	4.6

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	99	80-120
Toluene-d8	102	80-120
Bromofluorobenzene	99	80-120

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Purgeable Halocarbons by GC/MS

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8260B
Type:	LCS	Basis:	as received
Lab ID:	QC289791	Diln Fac:	1.000
Matrix:	Soil	Batch#:	101000
Units:	ug/Kg	Analyzed:	04/08/05

Analyte	Spiked	Result	%REC	Limits
1,1-Dichloroethene	50.00	58.74	117	77-124
Trichloroethene	50.00	56.37	113	80-120
Chlorobenzene	50.00	51.98	104	80-120

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	108	80-120
Toluene-d8	107	80-120
Bromofluorobenzene	97	80-120

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Purgeable Halocarbons by GC/MS

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8260B
Type:	BLANK	Basis:	as received
Lab ID:	QC289793	Diln Fac:	1.000
Matrix:	Soil	Batch#:	101000
Units:	ug/Kg	Analyzed:	04/08/05

Analyte	Result	RL
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	5.0
Freon 113	ND	5.0
1,1-Dichloroethene	ND	5.0
Methylene Chloride	ND	20
trans-1,2-Dichloroethene	ND	5.0
1,1-Dichloroethane	ND	5.0
cis-1,2-Dichloroethene	ND	5.0
Chloroform	ND	5.0
1,1,1-Trichloroethane	ND	5.0
Carbon Tetrachloride	ND	5.0
1,2-Dichloroethane	ND	5.0
Trichloroethene	ND	5.0
1,2-Dichloropropane	ND	5.0
Bromodichloromethane	ND	5.0
cis-1,3-Dichloropropene	ND	5.0
trans-1,3-Dichloropropene	ND	5.0
1,1,2-Trichloroethane	ND	5.0
Tetrachloroethene	ND	5.0
Dibromochloromethane	ND	5.0
Chlorobenzene	ND	5.0
Bromoform	ND	10
1,1,2,2-Tetrachloroethane	ND	5.0
1,3-Dichlorobenzene	ND	5.0
1,4-Dichlorobenzene	ND	5.0
1,2-Dichlorobenzene	ND	5.0

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	97	80-120
Toluene-d8	103	80-120
Bromofluorobenzene	96	80-120

ND= Not Detected
RL= Reporting Limit

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Analytical Laboratories, Since 1878

Batch QC Report

Purgeable Halocarbons by GC/MS

Lab #:	178739	Location:	Swiss Valley Cleaners
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	2005-14	Analysis:	EPA 8260B
Field ID:	B-4	Diln Fac:	0.9804
MSS Lab ID:	178739-001	Batch#:	101000
Matrix:	Soil	Sampled:	04/06/05
Units:	ug/Kg	Received:	04/06/05
Basis:	as received	Analyzed:	04/08/05

Type: MS Lab ID: QC289837

Analyte	MSS Result	Spiked	Result	%REC	Limits
1,1-Dichloroethene	<2.141	49.02	67.54	138 *	70-120
Trichloroethene	<1.977	49.02	55.79	114	65-126
Chlorobenzene	<2.007	49.02	49.84	102	59-120

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	95	80-120
Toluene-d8	103	80-120
Bromofluorobenzene	100	80-120

Type: MSD Lab ID: QC289838

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
1,1-Dichloroethene	49.02	69.59	142 *	70-120	3	20
Trichloroethene	49.02	59.52	121	65-126	6	20
Chlorobenzene	49.02	51.63	105	59-120	4	20

Surrogate	%REC	Limits
1,2-Dichloroethane-d4	96	80-120
Toluene-d8	101	80-120
Bromofluorobenzene	98	80-120

*= Value outside of QC limits; see narrative
RPD= Relative Percent Difference