

PHASE II  
ENVIRONMENTAL SITE ASSESSMENT  
RETAIL FACILITY  
1625 CHESTNUT STREET  
LIVERMORE, CALIFORNIA  
ENERCON PROJECT NO. JPMCB627



Prepared for:  
JPMorgan Chase Bank  
17875 Von Karman Avenue  
Irvine, CA 92614

Date:  
September 15, 2009

Prepared by:



**ENERCON**

*Excellence—Every project. Every day.*

3434 Marconi, Avenue, Suite C  
Sacramento, CA 95826  
(916) 480-0205 (Phone)  
(916) 480-0603 (Fax)

Submitted By:

Amber Shannon  
Environmental Scientist

Reviewed By:

Arthur Morrill  
Registered Geologist

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## EXECUTIVE SUMMARY

Enercon Services, Inc. (ENERCON) has completed the Phase II Environmental Site Assessment ESA activities at the subject property in accordance with the scope of work identified in the letter proposal dated July 31, 2009. This assessment noted the following:

- ENERCON summarized a Phase I ESA for the subject property in a July 24, 2009 report. The property is referred to as Retail Office and was located at 1625-1635 Chestnut Street, Livermore, California. ENERCON ascertained that the subject property was historically used as a retail gasoline service from the early 1960s to the early- to mid-1970s. Previous reports indicate that the USTs and associated fuel equipment was removed in the mid-1970s.
- The scope of work conducted by ENERCON included evaluation of soil conditions through the advancement of direct-push soil borings and the collection and analysis of soil samples from the soil borings. Groundwater samples could not be collected from the soil borings, as local bedrock was encountered above the water table and groundwater was not encountered in sufficient quantity to sample. Three direct-push soil borings were completed on the subject property to depths ranging from approximately 35 feet below ground surface (BGS) to 45 feet BGS. Following soil sampling, each soil boring was backfilled according to Alameda County regulations.
- During drilling activities at the site, ENERCON encountered soils that were primarily dark yellowish brown clay and brown gravel. No hydrocarbon odors or staining were noted in the soil borings.
- During drilling, soil samples were collected from each boring location and analyzed for Extractable Petroleum Hydrocarbons-carbon chain (EPH), and Volatile Organic Compounds (VOCs). No constituents of concern were detected at or above laboratory reporting limits in any of the analyzed soil samples.
- The soil borings were advanced at locations deemed as having the highest potential for impact to the subsurface environment. Based on soil sample results and related field observations, soils in the inferred locations of former underground storage tanks (USTs) and fuel dispenser islands and the presumed hydrogeological down gradient location do not appear to have been impacted by EPH or VOCs. Based on ENERCON's assessment, the subject property does not appear to pose

a significant, long-term (chronic) threat to human health and the environment. It is ENERCON's professional opinion that no further environmental assessment is required at this time.

## 1.0 INTRODUCTION

### 1.1 Purpose

The purpose of this Phase II ESA was to evaluate the subsurface conditions for the presence of petroleum hydrocarbon constituents at specific locations at the property located at 1625-1635 Chestnut Street in Livermore, California. This assessment was performed as part of the client's environmental due diligence process. Observations are current as of the dates the direct-push soil borings were advanced at the subject property (August 18, 2009). Property modification, events, or information made available subsequent to this date are not addressed herein.

### 1.2 Involved Parties

ENERCON performed services defined in JPMorgan Chase Bank's Letter of Authorization dated July 31, 2009 and the signed Master Consulting Agreement between ENERCON and JPMorgan Chase Bank dated April 6, 2006.

### 1.3 Scope of Work Completed

The scope of work conducted as part of this Phase II ESA included evaluation of soil conditions through the advancement of direct-push soil borings, and the collection and analysis of selected soil samples from each of the soil borings. Shallow groundwater was not encountered in sufficient quantity to sample during the course of the field assessment; therefore, groundwater samples could not be collected. The following provides a summary of the scope of work performed:

1. Preparation of a site-specific health and Safety Plan (HASp).
2. Advancement of three direct-push soil borings to address the recognized environmental conditions (RECs) at the property using a direct-push Geoprobe rig. The soil borings were completed from approximately 35 to 45 feet BGS. The areas assessed included the inferred area of the previous underground storage tank (UST) pit (B-1), and the inferred location of the previous fuel dispenser islands (B-2 and B-3).
3. Field screening of soil cuttings during drilling for evidence of potential contamination, using a MiniRAE 2000 Photo Ionization Detector (PID), to evaluate areas for potential impact and for the selection of samples for laboratory analysis. As no elevated PID readings were detected, soil samples from each soil boring were collected from depths of 15 feet BGS and at the boring total

depth. Samples were transported following proper sampling and chain-of-custody procedures to a certified laboratory (SunStar Laboratories, Inc. (SunStar), 3002 Dow Avenue, Suite 212, Tustin, CA 92780) for analysis.

4. Analysis of six soil samples for Extractable Petroleum Hydrocarbons-carbon chain (EPH) by EPA Method 8015M, and Volatile Organic Compounds (VOCs) by EPA Method 8021.
5. Disposal of soil cuttings to a disposal facility permitted by the State of California.
6. Preparation of this report documenting the completed work and findings.

*Note: The scope of this assessment was not intended to fully delineate the extent of any contamination identified in soil and/or groundwater.*

## **2.0 GENERAL SITE CHARACTERISTICS**

### **2.1 Location**

The subject property is located on the south side of Chestnut Street at the southeast intersection of Chestnut Street and North P Street. The subject property is identified by Assessor's Parcel Numbers 98-290-11-1 and 98-290-6-7 and consists of approximately 2.34 acres. A topographic map (Figure 1) indicating the property location is included in Appendix A.

### **2.2 Adjoining Properties**

The subject property was adjoined to the north by Chestnut Street, beyond which are single family residential structures; to the east by a strip mall; to the south by Western Pacific Railroad easement, beyond which were the Granada Bowling Alley and Bank of America; and to the west by North P Street, beyond which was a strip mall, including a McDonald's Restaurant.

### **2.3 Site Description and Current Land Uses**

The subject property is currently improved with an approximately 32,400 square foot retail and office building with an approximately 1,500 square foot attached storage shed. The subject property has minimal landscaped areas interspersed within asphalt paved parking areas. A portion of the parking area, located at the southwestern portion of the subject property is fenced off and is currently being utilized for equipment and supply storage. A site plan (Figure 2) is included in Appendix A. Selected site photographs are provided in Appendix B.



### **3.0 ENVIRONMENTAL SETTING**

#### **3.1 Regional Physiographic Conditions**

According to United States Department of the Interior (U.S.G.S) 15-Minute Series Topographic Map, Livermore, California, Quadrangle (dated 1980); the surface elevation at the subject property is approximately 470 feet above mean sea level (MSL), and was observed to be generally level. See Topographic Map, Figure 1, Appendix A.

#### **3.2 Soil Conditions**

Soil borings collected from the subject property during a Phase II conducted by Kleinfelder in 1989, indicated that the soils underlying the site are a heterogeneous mix of clayey silt, sandy gravel, and coarse gravels classified as the Livermore Formation. These soils have moderate infiltration rates, high hydraulic conductivity, and low water holding capacity.

During direct-push operations at the subject property, soils encountered were primarily clays with varying percentages of silt, sand, and gravel. These soils were in varying shades yellowish brown and black. Gravel mixtures and sand mixtures were also encountered to a lesser degree at the subject property. These soils were in brown and gray hues. No hydrocarbon odors or staining were noted in the borings.

#### **3.3 Geologic and Hydrogeologic Conditions**

The subject property lies within the Livermore Valley. The Valley is comprised alluvial deposits such as; silts, clays, sands and gravels ranging in thickness from a few feet to up to four hundred feet. The aquifer system for the area is considered a multi-layered aquifer system in that an unconfined upper aquifer overlies a sequence of semi-confined aquifers. The Tassajara Formation underlines the northern portion of the valley and yields a smaller amount of good quality of water. Faults and lateral variations in the thickness and permeability of water-bearing formations cause local restriction in the movement of groundwater. Groundwater recharge occurs primarily through infiltration of precipitation water within stream channels. According to the Geologic Map of California, San Francisco Sheet, published by the California Division of Mines and Geology (1980), soil in the area of the subject property consist of Quaternary Alluvium overlying Franciscan bedrock. Reportedly, bedrock is likely to occur at a depth greater than 50 feet BGS.

Based on a Quarterly Status Report for a leaking UST (LUST) site, located approximately one-quarter mile south from the subject property at 1619 First Street in Livermore, California, the depth to

groundwater in the area of the subject property ranges from 414 to 423 feet BGS with a flow direction to the northeast. Local groundwater can be influenced by several factors, and may not conform to the reported regional pattern. Shallow groundwater was not encountered in sufficient quantity to sample in any of the soil borings installed as part of this assessment.

## 4.0 BACKGROUND

### 4.1 Previously Completed Environmental Assessments

On July 24, 2009, ENERCON completed a Phase I ESA for the subject property. The following provides a summary of findings from the July 24, 2009 Phase I ESA:

- The subject property was improved with an approximately 32,400 square foot retail and office building with an approximately 1,500 square foot attached storage shed. Occupants of the facility included the Antrim Group, Hague Chiropractic, IT Prosource, National City Mortgage, Aloha Driving School, Joann's Fabrics, and the Livermore School of Dance. The remainder of the subject property contained asphalt paved parking areas and minimal landscaped areas.
- Historically, the subject property was occupied by unidentifiable structures that appeared to be utilized for livestock staging, possibly associated with the adjacent railroad, from at least 1940 until the mid-1950s. A gasoline service station occupied the northwest corner of the subject property from the mid-1960s. The station and associated fueling materials were reportedly removed from the subject property sometime in the early- to mid-1970s. The current retail and office building has occupied the subject property since 1978. No concerns were noted with the historical use of adjoining properties.
- In 1989, Kleinfelder conducted a subsurface investigation in an attempted to identify potential soil and groundwater impacts due to the presence of the former USTs and fuel dispenser islands that had been removed during the 1970s. Three soil borings were advanced; and samples were collected at approximately five-foot intervals to a maximum depth of 25 feet BGS from each boring. One boring was advanced at the approximate location of the former easternmost pump island and two borings were advanced at the approximate location of the former underground storage tank (UST) complex. Kleinfelder concluded that the location of the former westernmost fuel dispenser island was no longer within the boundary of the subject property as a portion of the western subject property had been incorporated into the public right-of-way associated with North P Street. As such, Kleinfelder did not collect samples from the location of the westernmost fuel dispenser. Seven soil samples were submitted for laboratory analysis for total petroleum hydrocarbons (TPH) and BTEX. A sample collected from the previous UST location (B-3) at 10 feet BGS, contained 20 milligrams per kilogram (mg/kg) of Total Petroleum Hydrocarbons as

waste oil (TPH-wo). The remaining samples did not contain constituents of concern at or above the laboratory reporting limits.

- After careful review of aerial photographs, ENERCON determined that the inferred location of the western-most fuel dispenser island was closer to the western property boundary than Kleinfelder had initially concluded. As such, it was ENERCON's opinion that significant gaps were present in the 1989 subsurface investigation scope-of-work. The former gasoline station still represented an on-site REC and supplemental subsurface investigation was warranted to determine potential impacts to soil or groundwater.

#### 4.2 Regulatory Oversight

The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCBSF) provides Environmental Screening Levels (ESLs) that were developed to address environmental protection goals presented in the *Water Quality Control Plan for the San Francisco Bay Basin* ("Basin Plan," RWQCBSF 2006). These goals include protection of drinking water resources; protection of aquatic habitats; protection against vapor intrusion into buildings; protection against adverse nuisance conditions; protection of human health (direct-exposure); protection against leaching and subsequent impacts to groundwater; and the protection of terrestrial biota. The presence of a chemical at concentrations in excess of an ESL does not necessarily indicate that adverse impacts to human health or the environment are occurring but instead indicates that a potential for adverse risk may exist and that additional evaluation is warranted (RWQCBSF May 2008). The analytical soil sample results collected on August 18, 2009 were evaluated using the ESLs provided by the RWQCBSF.

## 5.0 RESULTS OF INVESTIGATION

### 5.1 Pre-Drilling Site Inspection, Site Access, and Utility Clearance

Prior to initiating direct-push activities, Underground Services Alert (USA -- California's one-call utility notification system) was notified in accordance with underground utility notification requirements (ticket confirmation number: 0249254). Cruz Brothers Locators, a private utility locator, also surveyed the locations of the proposed soil borings for underground utilities. In addition, Ms. Amber Shannon of ENERCON conducted a site walk to evaluate the site for underground utility lines, underground structures, and to identify direct-push soil boring locations. During utility location activities, Cruz Brothers Locators did not detect magnetic anomalies that would indicate the current presence of USTs. Soil boring locations were marked to assess areas of concern and were based on visual observation, location of sources with the highest potential for impact to the subsurface environment, and available topographic data (i.e. the down-gradient direction).

### 5.2 Drilling and Sampling

Prior to initiating direct-push soil boring activities, a site specific HASP was prepared by ENERCON for the project. The HASP was reviewed and signed by field personnel and maintained on-site during completion of field activities. Borings were hand augured to 5 feet BGS to avoid possible buried utilities. Drilling and sampling equipment was properly decontaminated between sampling events by washing with Alconox detergent solution followed by rinsing with clean, de-ionized water.

On August 18, 2009, three direct-push soil borings were advanced by PeneCore Drilling (PeneCore), of 210 Lyman Circle, Sacramento, California, and were supervised by Ms. Amber Shannon of ENERCON. Soil borings were advanced using a direct-push probe rig with 5-foot continuous core samplers to facilitate the collection of the soil samples for field screening, logging, and laboratory analyses.

During drilling, collected soils were field screened with a MiniRae 2000 PID at 1-foot intervals over the entire depth of the borings. Two discrete soil samples were collected for laboratory analyses from each of the soil borings. Soil samples from these borings were collected at 15 feet BGS and at the total depth of each boring. Soil lithology was recorded in the field notebook. Selected soil samples were retained in acetate sleeves and placed on ice for preservation.

### 5.3 Soil Boring and Sampling Locations

On August 18, 2009, three direct-push soil borings were completed at approximately 35 feet BGS (B-2) and 49 feet BGS (B-1 and B-3) to assess soil at the subject property. The soil borings were completed at the assumed approximate locations of the previous UST pit (B-1) and fuel dispenser islands (B-2, and B-3) to evaluate the potential presence of contaminants from historical on-site activities. Two discrete soil samples were collected for laboratory analyses from each of the soil borings.

A summary of information for the drilling locations and the soils sampled as part of this phase of work is included below:

**Table 1**  
**Soil Boring Summary Information**

Soil Boring ID	Soil Boring Location	Sample Interval (feet BGS)	PID Readings (ppm)	Soil Comments
B-1	70' E & 10' S of NW property boundary	15 and 49	0	No hydrocarbon odors or staining noted.
B-2	160' E & 50' S of NW property boundary	15 and 35	0	No hydrocarbon odors or staining noted.
B-3	80' E & 90' S of NW property boundary	15 and 49	0	No hydrocarbon odors or staining noted.

A Boring Location Map showing the locations of the three soil borings (B-1 through B-3) is included in Appendix A. Site photographs documenting field activities are included in Appendix B. Soil boring logs showing the lithology of the direct-push soil borings are included in Appendix C

### 5.4 Soil Analytical Results

A total of six soil samples were collected from the soil borings advanced by ENERCON on August 18, 2009, and were analyzed for EPH using EPA Method 8015M and for VOCs using EPA Method 8021. The laboratory analytical results for the soil samples collected were not detected at or above the laboratory's reporting limits for EPH or VOCs. Copies of the soil laboratory analytical reports are included in Appendix D.

### 5.5 Boring Completion Activities, Site Restoration

Prior to leaving the site, soil borings were backfilled with concrete-bentonite grout and were patched to match the existing surface. Backfilling activities were inspected by Mr. Jeff Jones of the Zone 7 Water

Agency in accordance with applicable Alameda County regulations.

## 6.0 SUMMARY OF FINDINGS

ENERCON has completed the Phase II ESA activities at the subject property in accordance with the scope of work identified in the letter proposal dated July 31, 2009.

### 6.1 Conclusions

- ENERCON summarized a Phase I ESA for the subject property in a July 24, 2009 report. The property is referred to as Retail Office and was located at 1625-1635 Chestnut Street, Livermore, California. ENERCON ascertained that the subject property was historically used as a retail gasoline service from the early 1960s to the early- to mid-1970s. Previous reports indicate that the USTs and associated fuel equipment was removed in the mid-1970s.
- The scope of work conducted by ENERCON as part of this Phase II ESA included evaluation of soil conditions through the advancement of direct-push soil borings and the collection and analysis of soil samples from the soil borings. Groundwater samples could not be collected from the soil borings, as local bedrock was encountered and groundwater was not encountered in sufficient quantity to sample. Three direct-push soil borings were completed on the subject property to depths of approximately 35 and 49 feet BGS. Following soil sampling, each soil boring was backfilled according to Alameda County regulations.
- During drilling activities at the site, ENERCON encountered soils that were primarily dark yellowish brown clay and brown gravel. No hydrocarbon odors or staining were noted in the soil borings.
- During drilling, soil samples were collected from each boring location and analyzed for EPH and VOCs. No contaminants of concern were detected at or above laboratory reporting limits in any of the analyzed soil samples.
- The soil borings were advanced at locations deemed as having the highest potential for impact to the subsurface environment. Based on soil sample results and related field observations, soils in the inferred locations of former underground storage tanks (USTs) and fuel dispenser islands and the presumed hydrogeological down gradient location do not appear to have been impacted by EPH or VOCs. Based on ENERCON's assessment, the subject property does not appear to pose

a significant, long-term (chronic) threat to human health and the environment. It is ENERCON's professional opinion that no further environmental assessment is required at this time.



## 7.0 LIMITATIONS

The conclusions presented above are based on the agreed upon scope of work outlined in the above report. Consultant makes no guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this assessment. Additional information, which was not available to the Consultant at the time of writing the Report may result in modification of the conclusions and recommendations, presented. The Services performed by Consultant have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney client communication or as an attorney-work product.

Consultant has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this environmental assessment report; and consultant has no personal interest with respect to the subject matter of the environmental assessment report or the parties involved and consultant has no relationship with the property or the owners thereof which would prevent an independent analysis of the environmental or other conditions of the property.

## 8.0 PUBLISHED REFERENCES

California Division of Mines and Geology. 1980. Geologic Map of California, San Francisco Sheet.

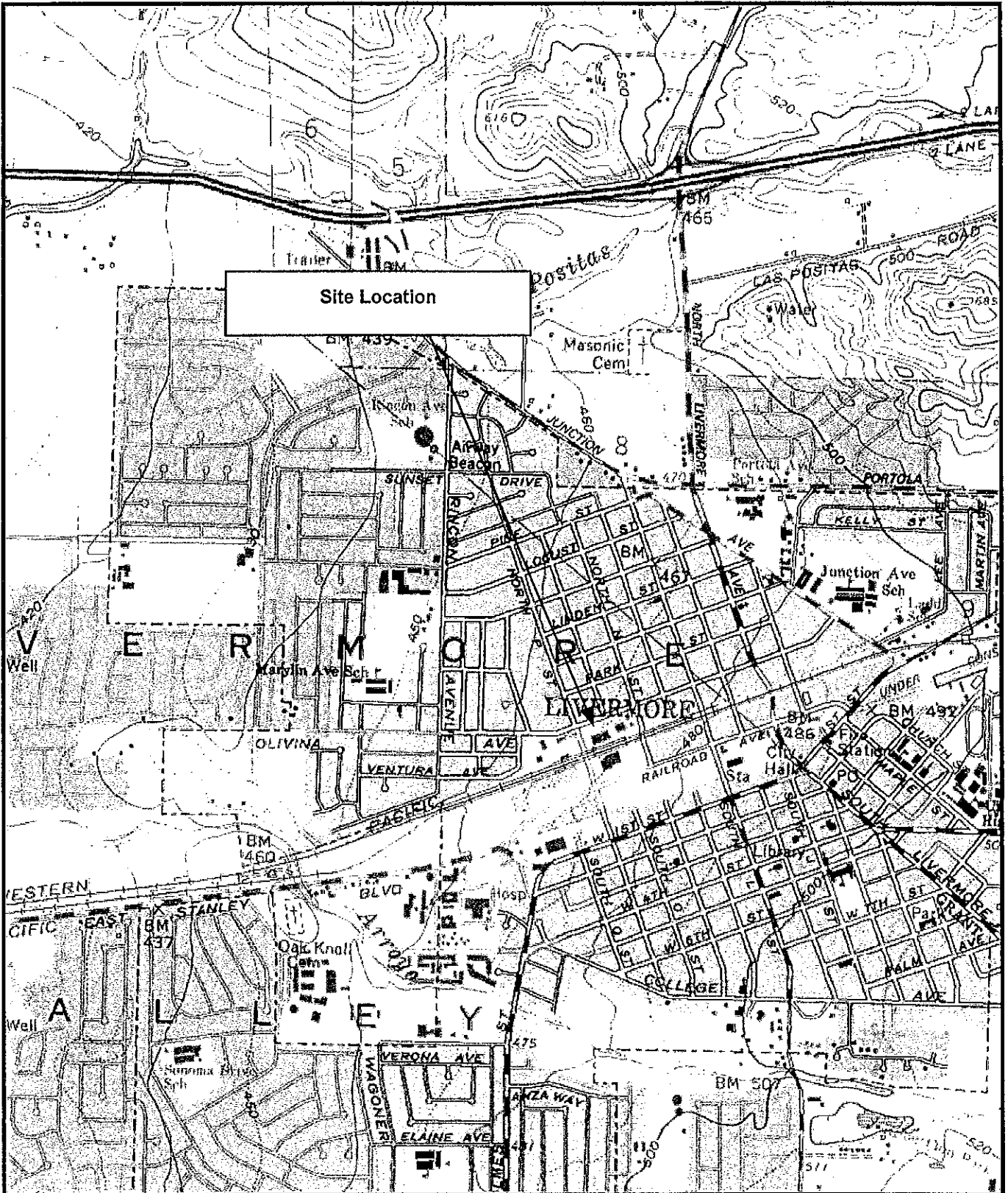
California Regional Water Quality Control Board, San Francisco Bay Region (RWQCBSF). 2008. "Screening For Environmental Concerns at Sites with Contaminated Soil and Groundwater – ESL" May.

ENERCON Services, Inc. 2009. "Phase I Environmental Site Assessment – 1625-1635 Chestnut Street, Livermore, California." July.

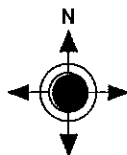
United States Department of the Interior (U.S.G.S). 1980. 15-Minute Series Topographic Map, Livermore, California, Quadrangle.

**APPENDIX A**

**Figures**



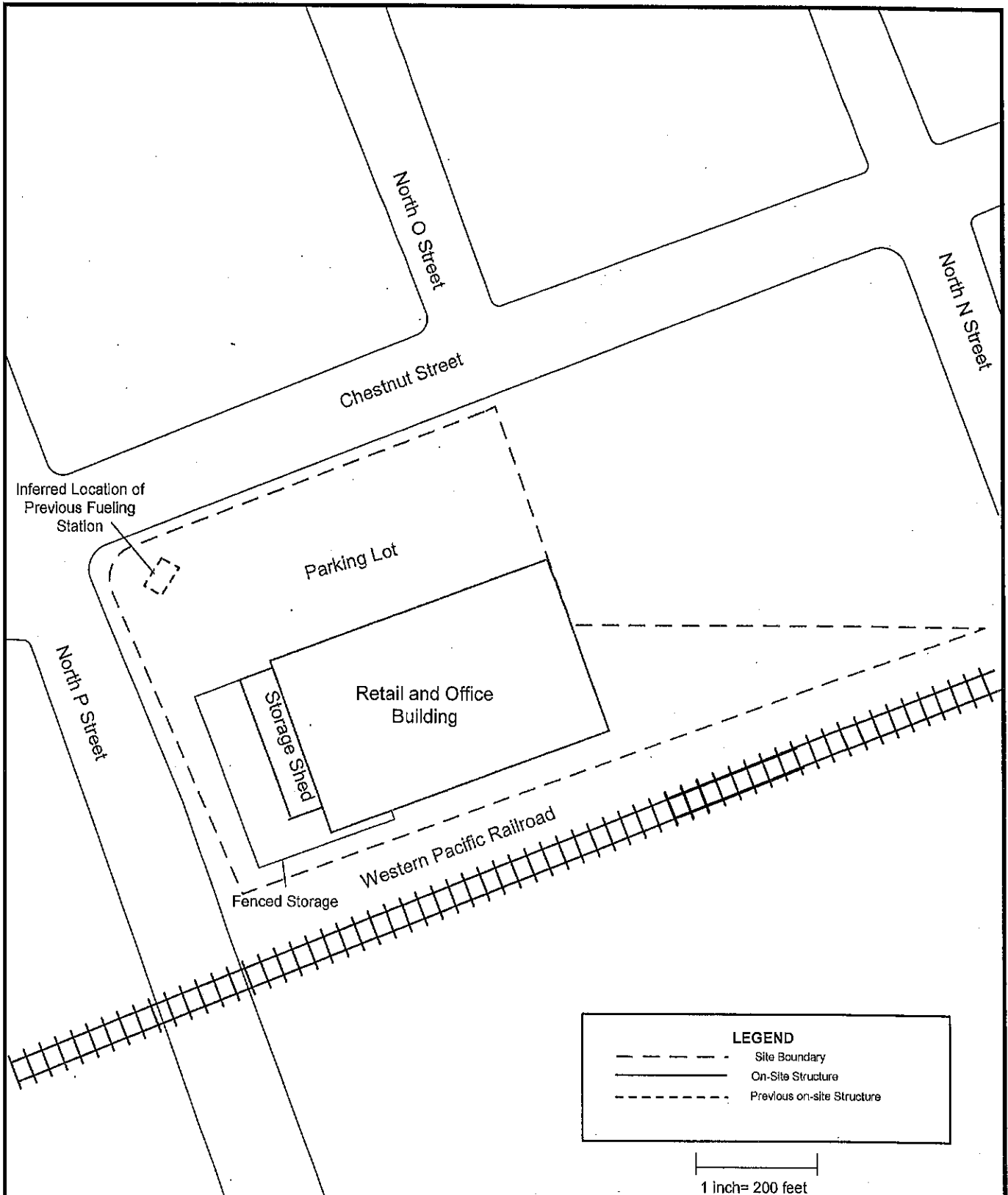
JPMorgan Chase Bank  
Retail Facility  
1625-1635 Chestnut Street  
Livermore, California



**ENERCON**

Figure 1  
Location Map

Project No: JPMCB627



JPMorgan Chase Bank  
Retail Facility  
1625-1635 Chestnut Street  
Livermore, California

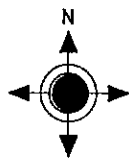
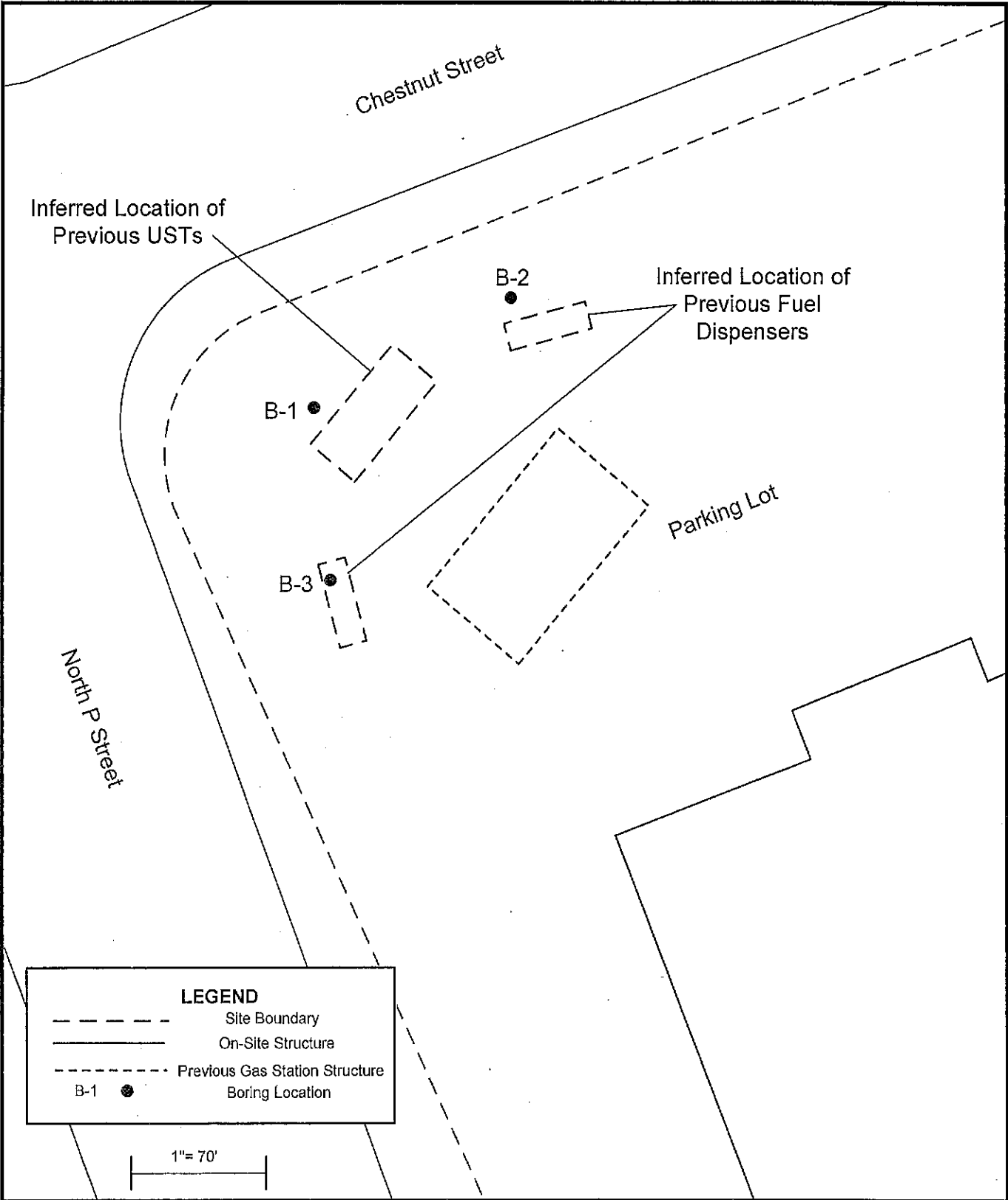


Figure 2  
Site Map

Project No: JPMCB627

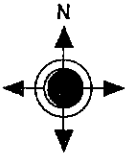


**LEGEND**

- Site Boundary
- On-Site Structure
- - - - Previous Gas Station Structure
- B-1 ● Boring Location

1" = 70'

JPMorgan Chase Bank  
Retail Facility  
1625-1635 Chestnut Street  
Livermore, California



**ENERCON**

Figure 3  
Boring Location  
Map

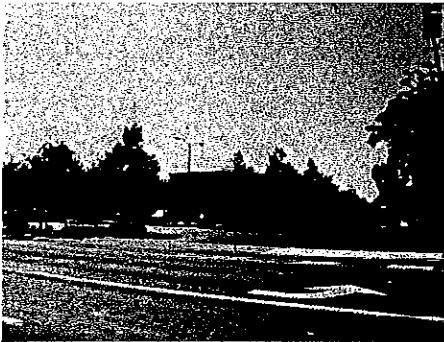
Project No: JPMCB627

**APPENDIX B**  
**Site Photographs**

PHOTOGRAPHIC RECORD

Project: 1625-1635 Chestnut Street, Livermore, CA

Project #: JPMCB627



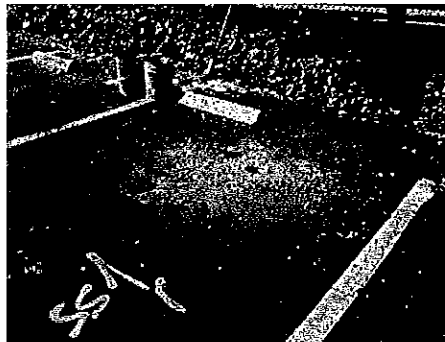
View of the on-site building from the northwest.



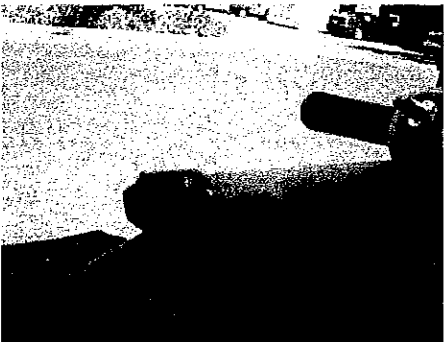
View of hand auguring activities at B-1 from the south.



View of hand auguring activities at B-2 from the southwest.



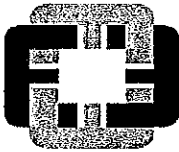
View of completed boring B-3.



View of acetate sleeve after encountering local bedrock in boring B-3.



**APPENDIX C**  
**Soil Boring Logs**



Enercon Services, Inc.  
5100 E Skelly Dr. St 450  
Tulsa, OK 74135  
918-665-7693

B-1

PAGE 1 OF 2

SITE: Retail Office: 1625-1635 Chestnut Street, Livermore, CA PROJECT NO.: JPMCB627  
 LEGAL: Alameda County LOCATION: 70' E & 10' S of NW property boundary  
 START DATE: 8/18/2009 TIME: 1030 COMPLETION DATE: 8/18/2009 TIME: 1145  
 DRILL CO: PeneCore Drilling DRILLER: Ramiro Morales BOREHOLE: 2 inches  
 LOGGED BY: Amber Shannon DRILLING METHOD: Direct Push FLUID: None  
 SAMPLING PROCEDURE: 5' Core sampler SAMPLING INTERVAL: Continuous TOTAL DEPTH: 49 feet

PLUGGING MATERIAL	INTERVAL
CONCRETE	--
CONC/BENT GROUT	0 - 49'

PLUGGING MATERIAL	INTERVAL
BENTONITE PELLETS	--
DRILL CUTTINGS	--

NOTES: Boring located in landscaping bed. Hand augured to 5' BGS. Field screened with Mini Rae 2000 PID.

ELEVATION (FEET): G.L. NM

PLUGGING INFO	DEPTH (FT.)	LITHOLOGY	USCS CLASS	DESCRIPTION Color, Texture (Wentworth & Burmeister: <5% = trace, 5-15% = little, 15-25% = some, 25-35% = much, 35-50% = and), Moisture, Odor	TOP OF GROUNDWATER	ANALYTICAL SAMPLE DEPTH (FT)	ORGANIC VAPOR READINGS (ppm)
	1			<b>0' - 5': Recovered 5'</b> 0'-2': Dark Brown (10YR 3/3) CLAY with some sand and trace gravel, moist, no odor.		1	0
	2		CH	2'-3': Brown (10YR4/3) CLAY with some sand and trace gravel, moist, no odor.		2	0
	3					3	0
	4		SM/SC	3'-4': Dark Brown (10YR 3/3) SAND with much silt and some gravel, dry, no odor.		4	0
	5		SM	4'-5': Light Gray (5Y7/1) SAND with much silt and some gravel, dry, no odor.		5	0
	6		NR	<b>5' - 10': Recovered 4'</b> 6'-10': Dark Yellowish Brown (10YR 4/4) CLAY with some sand and little gravel, slightly moist, no odor.		6	0
	7					7	0
	8		CH			8	0
	9					9	0
	10					10	0
	11			<b>10' - 15': Recovered 5'</b> 10'-14': Dark Yellowish Brown (10YR 4/4) CLAY with some sand and little gravel, slightly moist, no odor.		11	0
	12			14-15': Dark Yellowish Brown (10YR 4/4) CLAY with trace sand, slightly moist, no odor.		12	0
	13		CH			13	0
	14					14	0
	15					15	0
	16			<b>15' - 20': Recovered 5'</b> 15'-20': Dark Yellowish Brown (10YR 4/4) CLAY with trace sand, slightly moist, no odor.		16	0
	17					17	0
	18		CH			18	0
	19					19	0
	20					20	0

Note: NR = No Recovery

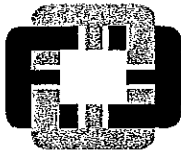
LABORATORY SAMPLE INTERVAL

CLIENT: Retail Office: 1625-1635 Chestnut Street, Livermore, CA

PROJECT NO.:

JPMCB627

PLUGGING INFO	DEPTH (FT.)	LITHOLOGY	USCS CLASS	DESCRIPTION Color, Texture (Wentworth & Burmeister: <5% = trace, 5-15% = little, 15-25% = some, 25-35% = much, 35-50% = and), Moisture, Odor	TOP OF GROUNDWATER R	ANALYTICAL SAMPLE DEPTH (FT)	ORGANIC VAPOR READINGS (ppm)
	21		CH	<b>20' - 25': Recovered 5'</b> 20'-21': Dark Yellowish Brown (10YR 4/4) CLAY with trace sand, slightly moist, no odor.		21	0
	22			22'-25': Light Gray (10YR 7/2) SAND with much silt and some gravel, dry, no odor.		22	0
	23		SM/SC			23	0
	24					24	0
	25					25	0
	26		SM/SC	<b>25' - 30': Recovered 5'</b> 25'-26': Light Gray (10YR 7/2) SAND with much silt and some gravel, dry, no odor.		26	0
	27			26'-27": Dark Yellowish Brown (10YR 4/4) CLAY with little sand, moist, no odor.		27	0
	28		CH	27'-28.5': Dark Yellowish Brown (10YR 4/4) CLAY with trace sand, moist, no odor.		28	0
	29			28.5'-30': Dark Yellowish Brown (10YR 4/4) CLAY with little sand, moist, no odor.		29	0
	30					30	0
	31		SM/SC	<b>30' - 35': Recovered 5'</b> 30'-31': Light Gray (10YR 7/2) SAND with much silt and some gravel, dry, no odor.		31	0
	32			31'-33': Dark Yellowish Brown (10YR 4/4) CLAY with little sand, moist, no odor.		32	0
	33		CH	33'-35': Dark Yellowish Brown (10YR 4/4) CLAY with trace sand and trace gravel, slightly moist, no odor.		33	0
	34					34	0
	35					35	0
	36			<b>35' - 40': Recovered 5'</b> 35'-37.5': Dark Yellowish Brown (10YR 4/4) CLAY with trace sand and trace gravel, moist, no odor.		36	0
	37			37.5'-38": Dark Yellowish Brown (10YR 4/4) CLAY with some sand and trace gravel, moist, no odor.		37	0
	38		CH	38'-40": Dark Yellowish Brown (10YR 4/4) CLAY with some sand and some gravel, moist, no odor.		38	0
	39					39	0
	40					40	0
	41			<b>40' - 45': Recovered 5'</b> 40'-45': Dark Yellowish Brown (10YR 4/4) CLAY with some sand and some gravel, moist, no odor.		41	0
	42					42	0
	43		CH			43	0
	44					44	0
	45					45	0
	46			<b>45' - 49': Recovered 5'</b> 45'-48.5': Dark Yellowish Brown (10YR 4/4) CLAY with some sand and some gravel, moist, no odor.		46	0
	47		CH	48.5'-49": Dark Yellowish Brown (10YR 4/4) CLAY with some sand and much gravel, moist, no odor.		47	0
	48					48	0
	49			Refusal at 49'- Local bedrock encountered TD at 49'		49	0
	50					50	0



Enercon Services, Inc.  
5100 E Skelly Dr. St 450  
Tulsa, OK 74135  
918-665-7693

B-2

SITE: Retail Office: 1625-1635 Chestnut Street, Livermore, CA PROJECT NO.: JPMCB627  
 LEGAL: Alameda County LOCATION: 160' E & 50' S of NW property boundary  
 START DATE: 8/18/2009 TIME: 1150 COMPLETION DATE: 8/18/2009 TIME: 1235  
 DRILL CO.: PeneCore Drilling DRILLER: Ramiro Morales BOREHOLE: 2 inches  
 LOGGED BY: Amber Shannon DRILLING METHOD: Direct Push FLUID: None  
 SAMPLING PROCEDURE: 5' Core sampler SAMPLING INTERVAL: Continuous TOTAL DEPTH: 35 feet

PLUGGING MATERIAL	INTERVAL
CONCRETE	--
CONC/BENT GROUT	0 - 35'

PLUGGING MATERIAL	INTERVAL
BENTONITE PELLETS	--
DRILL CUTTINGS	--

NOTES: Boring located in landscaping bed. Hand augured to 5' BGS. Field screened with Mini Rae 2000 PID.

ELEVATION (FEET): G.L. NM

PLUGGING INFO	DEPTH (FT.)	LITHOLOGY	USCS CLASS	DESCRIPTION Color, Texture (Wentworth & Burmeister: <5% = trace, 5-15% = little, 15-25% = some, 25-35% = much, 35-50% = and), Moisture, Odor	TOP OF GROUNDWATER	ANALYTICAL SAMPLE DEPTH (FT)	ORGANIC VAPOR READINGS (ppm)
	1			0' - 5': Recovered 5'		1	0
	2		CH	0'-2': Dark Brown (10YR 3/3) CLAY with some sand and trace gravel, moist, no odor.		2	0
	3			2'-3': Brown (10YR4/3) CLAY with some sand and trace gravel, moist, no odor.		3	0
	4			3'-4': Dark Brown (10YR 3/3) SAND with much silt and some gravel, dry, no odor.		4	0
	5		GC	4'-5': Light Olive Brown (2.5Y 5/3) GRAVEL with much sand and some clay, slightly moist, no odor.		5	0
	6			5' - 10': Recovered 5'		6	0
	7			5'-10': Light Olive Brown (2.5Y 5/3) GRAVEL with much sand and some clay, slightly moist, no odor.		7	0
	8		GC			8	0
	9					9	0
	10					10	0
	11		GC	10' - 15': Recovered 5'		11	0
	12			10'-11.5': Light Olive Brown (2.5Y 5/3) GRAVEL with much sand and some clay, slightly moist, no odor.		12	0
	13			11.5'-14.5': Brown (10 YR 4/3) CLAY with trace sand, moist, no odor.		13	0
	14		CH	14.5'-15': Brown (10 YR 4/3) CLAY moist, no odor.		14	0
	15					15	0
	16			15' - 20': Recovered 5'		16	0
	17			15'-17.5': Brown (10 YR 4/3) CLAY moist, no odor.		17	0
	18		CH	17.5'-20': Brown (10 YR 4/3) CLAY with trace sand and little gravel, moist, no odor.		18	0
	19					19	0
	20					20	0

Note: NR = No Recovery

LABORATORY SAMPLE INTERVAL

CLIENT: Retail Office: 1625-1635 Chestnut Street, Livermore, CA

PROJECT NO.:

JPMCB627

PLUGGING INFO	DEPTH (FT.)	LITHOLOGY	USCS CLASS	DESCRIPTION Color, Texture (Wentworth & Burmeister: <5% = trace, 5-15% = little, 15-25% = some, 25-35% = much, 35-50% = and), Moisture, Odor	TOP OF GROUNDWATER	ANALYTICAL SAMPLE DEPTH (FT)	ORGANIC VAPOR READINGS (ppm)		
								R	
	21	CH		<b>20' - 25': Recovered 5'</b> 20'-23': Dark Yellowish Brown (10YR 4/4) CLAY with much gravel and some sand, slightly moist, no odor. 23'-25': Brown (10YR 5/4) CLAY with much gravel and some sand, slightly moist, no odor.		21	0		
	22							22	0
	23							23	0
	24							24	0
	25							25	0
	26	CH		<b>25' - 30': Recovered 5'</b> 25'-29': Brown (10YR 5/4) CLAY with much gravel and some sand, slightly moist, no odor. 29'-30': Brown (10YR 5/4) CLAY with much gravel and some sand, moist, no odor.		26	0		
	27							27	0
	28							28	0
	29							29	0
	30							30	0
	31	CH		<b>30' - 35': Recovered 5'</b> 30'-35': Brown (10YR 5/4) CLAY with much gravel and some sand, moist, no odor.		31	0		
	32							32	0
	33							33	0
	34							34	0
	35							35	0
	36			TD at 35'		36			
	37					37			
	38					38			
	39					39			
	40					40			
	41					41			
	42					42			
	43					43			
	44					44			
	45					45			
	46					46			
	47					47			
	48					48			
	49					49			
	50					50			



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 5100 E Skelly Dr. St 450  
 Tulsa, OK 74135  
 918-665-7693

B-3

SITE: Retail Office: 1625-1635 Chestnut Street, Livermore, CA PROJECT NO.: JPMCB627  
 LEGAL: Alameda County LOCATION: 80' E & 90' S of NW property boundary  
 START DATE: 8/18/2009 TIME: 1310 COMPLETION DATE: 8/18/2009 TIME: 1355  
 DRILL CO: PeneCore Drilling DRILLER: Ramiro Morales BOREHOLE: 2 inches  
 LOGGED BY: Amber Shannon DRILLING METHOD: Direct Push FLUID: None  
 SAMPLING PROCEDURE: 5' Core sampler SAMPLING INTERVAL: Continuous TOTAL DEPTH: 49 feet

PLUGGING MATERIAL	INTERVAL	PLUGGING MATERIAL	INTERVAL
CONCRETE	0 - 49'	BENTONITE PELLETS	--
CONC/BENT GROUT	--	DRILL CUTTINGS	--

NOTES: Boring located in asphalt-paved parking lot. Hand augured to 5' BGS. Field screened with Mini Rae 2000 PID.  
 ELEVATION (FEET): G.L. NM

PLUGGING INFO	DEPTH (FT.)	LITHOLOGY	USCS CLASS	DESCRIPTION Color, Texture (Wentworth & Burmeister: <5% = trace, 5-15% = little, 15-25% = some, 25-35% = much, 35-50% = and), Moisture, Odor	TOP OF GROUNDWATER	ANALYTICAL SAMPLE DEPTH (FT)	ORGANIC VAPOR READINGS (ppm)
				<b>0' - 5': Recovered 5'</b>			
	1			0'-2': Dark Brown (10YR 3/3) CLAY with some sand and trace gravel, moist, no odor.		1	0
	2		CH	2'-3': Brown (10YR4/3) CLAY with some sand and trace gravel, moist, no odor.		2	0
	3					3	0
	4		SM/SC	3'-4': Dark Brown (10YR 3/3) SAND with much silt and some gravel, dry, no odor.		4	0
	5		GC	4'-5': Brown (10YR 5/4) GRAVEL with little sand and little clay, dry, no odor.		5	0
	6			<b>5' - 10': Recovered 5'</b>		6	0
	7			5'-5.5': Brown (10YR 5/4) GRAVEL with little sand and little clay, and little gravel, slightly moist, no odor.		7	0
	8		GC	5.5'-10': Gray (10YR 6/1) GRAVEL with little sand and little clay, and little gravel, slightly moist, no odor.		8	0
	9					9	0
	10					10	0
	11		GC	<b>10' - 15': Recovered 5'</b>		11	0
	12			10'-11.5': Brown (10YR 5/4) GRAVEL with little sand and little clay, and little gravel, slightly moist, no odor.		12	0
	13			11.5'-15': Dark Yellowish Brown (10YR 3/4) CLAY, slightly moist, no odor.		13	0
	14		CH			14	0
	15					15	0
	16			<b>15' - 20': Recovered 5'</b>		16	0
	17			15'-20': Dark Yellowish Brown (10YR 3/4) CLAY, slightly moist, no odor.		17	0
	18		CH			18	0
	19					19	0
	20					20	0

Note: NR = No Recovery

LABORATORY SAMPLE INTERVAL

CLIENT: Retail Office: 1625-1635 Chestnut Street, Livermore, CA

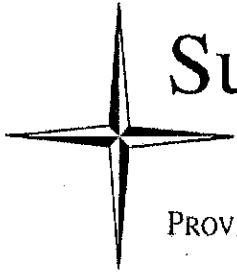
PROJECT NO.:

JPMCB627

PLUGGING INFO	DEPTH (FT.)	LITHOLOGY	USCS CLASS	DESCRIPTION Color, Texture (Wentworth & Burmeister: <5% = trace, 5-15% = little, 15-25% = some, 25-35% = much, 35-50% = and), Moisture, Odor	TOP OF GROUNDWATER	ANALYTICAL SAMPLE DEPTH (FT)	ORGANIC VAPOR READINGS (ppm)
	21			20' - 25': Recovered 5'		21	0
	22			20'-25': Dark Yellowish Brown (10YR 3/4) CLAY, slightly moist, no odor.		22	0
	23	CH				23	0
	24					24	0
	25					25	0
	26	CH		25' - 30': Recovered 5'		26	0
	27			25'-26': Dark Yellowish Brown (10YR 3/4) CLAY, slightly moist, no odor.		27	0
	28	SP		26-27": Dark Yellowish Brown (10YR 3/4) CLAY with some sand, slightly moist, no odor.		28	0
	29			27'-29': Dark Yellowish Brown (10YR 5/5) SAND with trace silt, slightly moist, no odor.		29	0
	30	CH		29'-30': Dark Yellowish Brown (10YR 3/4) CLAY, slightly moist, no odor.		30	0
	31			30' - 35': Recovered 5'		31	0
	32			30'-35': Dark Yellowish Brown (10YR 3/4) CLAY, slightly moist, no odor.		32	0
	33	CH				33	0
	34					34	0
	35					35	0
	36			35' - 40': Recovered 5'		36	0
	37			30'-38': Dark Yellowish Brown (10YR 3/4) CLAY, slightly moist, no odor.		37	0
	38	CH		38'-40': Dark Yellowish Brown (10YR 3/4) CLAY, moist, no odor.		38	0
	39					39	0
	40					40	0
	41			40' - 45': Recovered 5'		41	0
	42			40'-45': Dark Yellowish Brown (10YR 3/4) CLAY, moist, no odor.		42	0
	43	CH				43	0
	44					44	0
	45					45	0
	46			45' - 49': Recovered 5'		46	0
	47	CH		45'-49': Dark Yellowish Brown (10YR 3/4) CLAY, moist, no odor.		47	0
	48					48	0
	49			Refusal at 49'- Local bedrock encountered TD at 49'		49	0
	50					50	

**APPENDIX D**  
**Laboratory Analytical Results**





# SunStar Laboratories, Inc.

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

25 August 2009

Art Morrill  
Enercon Services  
3434 Marconi Ave, Suite C  
Sacramento, CA 95821  
RE: Retail- Livermore

Enclosed are the results of analyses for samples received by the laboratory on 08/20/09 09:25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

John Shepler  
Laboratory Director



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

Enercon Services  
3434 Marconi Ave, Suite C  
Sacramento CA, 95821

Project: Retail- Livermore  
Project Number: JPMCB627  
Project Manager: Art Morrill

Reported:  
08/25/09 16:50

**ANALYTICAL REPORT FOR SAMPLES**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-1-15'	T900750-01	Soil	08/18/09 10:50	08/20/09 09:25
B-1-49'	T900750-02	Soil	08/18/09 11:30	08/20/09 09:25
B-2-15'	T900750-03	Soil	08/18/09 12:15	08/20/09 09:25
B-2-35'	T900750-04	Soil	08/18/09 12:30	08/20/09 09:25
B-3-15'	T900750-05	Soil	08/18/09 13:40	08/20/09 09:25
B-3-49.25'	T900750-06	Soil	08/18/09 13:55	08/20/09 09:25

SunStar Laboratories, Inc.

John Shepler, Laboratory Director

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 Lake Forest, California 92630  
 949.297.5020 Phone  
 949.297.5027 Fax

Enercon Services 3434 Marconi Ave, Suite C Sacramento CA, 95821	Project: Retail- Livermore Project Number: JPMCB627 Project Manager: Art Morrill	Reported: 08/25/09 16:50
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**B-1-15'**  
**T900750-01 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015C**

C6-C12 (GRO)	ND	10	mg/kg	1	9082006	08/20/09	08/21/09	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
<i>Surrogate: p-Terphenyl</i>		80.2 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8021B**

Benzene	ND	5.0	ug/kg	1	9082007	08/20/09	08/21/09	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		117 %	73.5-148		"	"	"	"	

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John Shepler, Laboratory Director

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 949.297.5027 Fax

Enercon Services 3434 Marconi Ave, Suite C Sacramento CA, 95821	Project: Retail- Livermore Project Number: JPMCB627 Project Manager: Art Morrill	Reported: 08/25/09 16:50
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**B-1-49'**  
**T900750-02 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015C**

C6-C12 (GRO)	ND	10	mg/kg	1	9082006	08/20/09	08/21/09	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
<i>Surrogate: p-Terphenyl</i>		79.2 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8021B**

Benzene	ND	5.0	ug/kg	1	9082007	08/20/09	08/21/09	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		93.4 %	73.5-148		"	"	"	"	

SunStar Laboratories, Inc.

John Shepler, Laboratory Director

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Enercon Services 3434 Marconi Ave, Suite C Sacramento CA, 95821	Project: Retail- Livermore Project Number: JPMCB627 Project Manager: Art Morrill	Reported: 08/25/09 16:50
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**B-2-15'**  
**T900750-03 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015C**

C6-C12 (GRO)	ND	10	mg/kg	1	9082006	08/20/09	08/21/09	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		98.5 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8021B**

Benzene	ND	5.0	ug/kg	1	9082007	08/20/09	08/24/09	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		107 %	73.5-148		"	"	"	"	

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John Shepler, Laboratory Director

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Enercon Services 3434 Marconi Ave, Suite C Sacramento CA, 95821	Project: Retail- Livermore Project Number: JPMCB627 Project Manager: Art Morrill	Reported: 08/25/09 16:50
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**B-2-35'**  
**T900750-04 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015C**

C6-C12 (GRO)	ND	10	mg/kg	1	9082006	08/20/09	08/21/09	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p-Terphenyl</i>		81.8 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8021B**

Benzene	ND	5.0	ug/kg	1	9082007	08/20/09	08/21/09	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: <i>4-Bromofluorobenzene</i>		90.7 %	73.5-148		"	"	"	"	

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John Shepler, Laboratory Director

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**B-3-15'**  
**T900750-05 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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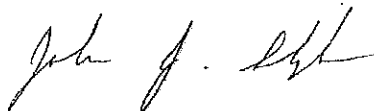
**Extractable Petroleum Hydrocarbons by 8015C**

C6-C12 (GRO)	ND	10	mg/kg	1	9082006	08/20/09	08/21/09	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
<i>Surrogate: p-Terphenyl</i>		102 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8021B**

Benzene	ND	5.0	ug/kg	1	9082007	08/20/09	08/21/09	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		105 %	73.5-148		"	"	"	"	

SunStar Laboratories, Inc.



John Shepler, Laboratory Director

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 949.297.5027 Fax

Enercon Services 3434 Marconi Ave, Suite C Sacramento CA, 95821	Project: Retail- Livermore Project Number: JPMCB627 Project Manager: Art Morrill	Reported: 08/25/09 16:50
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**B-3-49.25'**  
**T900750-06 (Soil)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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**SunStar Laboratories, Inc.**

**Extractable Petroleum Hydrocarbons by 8015C**

C6-C12 (GRO)	ND	10	mg/kg	1	9082006	08/20/09	08/21/09	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		83.6 %	65-135		"	"	"	"	

**Volatile Organic Compounds by EPA Method 8021B**

Benzene	ND	5.0	ug/kg	1	9082007	08/20/09	08/21/09	EPA 8021B	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	10	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		104 %	73.5-148		"	"	"	"	

SunStar Laboratories, Inc.

John Shepler, Laboratory Director

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





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

Enercon Services 3434 Marconi Ave, Suite C Sacramento CA, 95821	Project: Retail- Livermore Project Number: JPMCB627 Project Manager: Art Morrill	Reported: 08/25/09 16:50
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**Extractable Petroleum Hydrocarbons by 8015C - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 9082006 - EPA 3550B GC**

**Blank (9082006-BLK1)** Prepared: 08/20/09 Analyzed: 08/21/09

C6-C12 (GRO)	ND	10	mg/kg							
C13-C28 (DRO)	ND	10	"							
C29-C40 (MORO)	ND	10	"							
Surrogate: p-Terphenyl	75.9		"	100		75.9	65-135			

**LCS (9082006-BS1)** Prepared: 08/20/09 Analyzed: 08/21/09

C13-C28 (DRO)	440	10	mg/kg	500		87.2	75-125			
Surrogate: p-Terphenyl	83.0		"	100		83.0	65-135			

**Matrix Spike (9082006-MS1)** Source: T900750-03 Prepared: 08/20/09 Analyzed: 08/21/09

C13-C28 (DRO)	440	10	mg/kg	500	ND	87.1	75-125			
Surrogate: p-Terphenyl	86.2		"	100		86.2	65-135			

**Matrix Spike Dup (9082006-MSD1)** Source: T900750-03 Prepared: 08/20/09 Analyzed: 08/21/09

C13-C28 (DRO)	420	10	mg/kg	500	ND	84.9	75-125	2.51	20	
Surrogate: p-Terphenyl	84.9		"	100		84.9	65-135			

SunStar Laboratories, Inc.

John Shepler, Laboratory Director

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**Volatile Organic Compounds by EPA Method 8021B - Quality Control**  
**SunStar Laboratories, Inc.**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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**Batch 9082007 - EPA 5035 GC**

Blank (9082007-BLK1)										
					Prepared: 08/20/09 Analyzed: 08/21/09					
Benzene	ND	5.0	ug/kg							
Toluene	ND	5.0	"							
Ethylbenzene	ND	5.0	"							
m,p-Xylene	ND	10	"							
o-Xylene	ND	5.0	"							
Surrogate: 4-Bromofluorobenzene	531		"	500		106	73.5-148			

LCS (9082007-BS1)										
					Prepared: 08/20/09 Analyzed: 08/21/09					
Benzene	226	5.0	ug/kg	250		90.3	70-130			
Toluene	228	5.0	"	250		91.2	70-130			
Ethylbenzene	233	5.0	"	250		93.0	70-130			
m,p-Xylene	459	10	"	500		91.8	70-130			
o-Xylene	234	5.0	"	250		93.5	70-130			
Surrogate: 4-Bromofluorobenzene	468		"	500		93.6	73.5-148			

Matrix Spike (9082007-MS1)										
			Source: T900750-01		Prepared: 08/20/09 Analyzed: 08/24/09					
Benzene	216	5.0	ug/kg	250	ND	86.2	70-130			
Toluene	213	5.0	"	250	ND	85.3	70-130			
Ethylbenzene	215	5.0	"	250	ND	86.2	70-130			
m,p-Xylene	436	10	"	500	ND	87.1	70-130			
o-Xylene	216	5.0	"	250	ND	86.6	70-130			
Surrogate: 4-Bromofluorobenzene	531		"	500		106	73.5-148			

Matrix Spike Dup (9082007-MSD1)										
			Source: T900750-01		Prepared: 08/20/09 Analyzed: 08/21/09					
Benzene	214	5.0	ug/kg	250	ND	85.6	70-130	0.696	20	
Toluene	214	5.0	"	250	ND	85.5	70-130	0.242	20	
Ethylbenzene	216	5.0	"	250	ND	86.3	70-130	0.102	20	
m,p-Xylene	442	10	"	500	ND	88.4	70-130	1.47	20	
o-Xylene	217	5.0	"	250	ND	86.7	70-130	0.133	20	
Surrogate: 4-Bromofluorobenzene	542		"	500		108	73.5-148			

SunStar Laboratories, Inc.

John Shepler, Laboratory Director

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Enercon Services 3434 Marconi Ave, Suite C Sacramento CA, 95821	Project: Retail- Livermore Project Number: JPMCB627 Project Manager: Art Morrill	Reported: 08/25/09 16:50
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### Notes and Definitions

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

SunStar Laboratories, Inc.

John Shepler, Laboratory Director

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SunStar Laboratories, Inc.  
 25712 Commercentre Dr  
 Lake Forest, CA 92630  
 949-297-5020

**Chain of Custody Record**

Client: ENERCON  
 Address: 3434 Marconi Ave Ste C  
 Phone: (916) 480-0203 Fax: (916) 480-0603  
 Project Manager: John Warff

Date: 8/18/2009 Page: 1 Of 1  
 Project Name: Retail - Livermore  
 Collector: A. Shannon Client Project #: JPMCR627  
 Batch #: T900750 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Tille 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers	
B-1-15'	8/18/2009	1050	Soil	Ac. Steelt					X			X		01		1	
B-1-49'		1130												02			
B-2-15'		1215												03			
B-2-35'		1230												04			
B-3-15'		1340												05			
B-3-49.25'		1355												06			
Relinquished by: (signature) <u>[Signature]</u> Date / Time <u>8/19/09 1045</u>														Total # of containers		6	Notes <b>STD. TAT</b> <u>8-20-09</u> <span style="border: 1px solid black; padding: 2px;">BC</span>
Received by: (signature) <u>[Signature]</u> Date / Time <u>8/19/09 1045</u>														Chain of Custody seals Y/N/NA		Y	
Relinquished by: (signature) _____ Date / Time _____														Seals intact? Y/N/NA		Y	
Received by: (signature) <u>[Signature]</u> Date / Time <u>8/20/09 925</u>														Received good condition/cold		2, 4	
Relinquished by: (signature) <u>GSO</u> Date / Time <u>8-20-09 925</u>														Turn around time:			
Received by: (signature) <u>[Signature]</u> Date / Time _____														Sample disposal Instructions: Disposal @ \$2.00 each _____			
Return to client _____														Pickup _____			

COC 91282

**APPENDIX E**  
**Resumes**

# ENERCON SERVICES, INC.

*Amber Shannon*

## Experience Summary

Over two years of professional environmental experience conducting all phases of environmental site assessments (ESA) and remediation activities at sites throughout California and Nevada. Technical experience includes planning and performing Phase I and Phase II environmental site assessments (ESA), soil and groundwater sampling, soil lithology, mold assessments and remediation, safety compliance audits, safety oversight, and preparation of technical reports.

## Experience Description

Ms. Shannon has experience with the completion of the due diligence process including Phase I ESAs per American Society for Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) Rule for residential, commercial, industrial and retail properties.

Ms. Shannon has performed indoor air quality evaluations encompassing mold and surface bacteria surveys, development of remediation protocols, and post remediation testing for property management companies, tenants, homeowner's associations, property owners and government agencies.

Ms. Shannon has performed soil, and groundwater sampling to assess subsurface impacts of petroleum hydrocarbons, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs) at project sites. She has performed groundwater remediation activities, remediation equipment maintenance, quarterly groundwater monitoring sampling and has prepared quarterly monitoring reports, for facilities throughout California. Ms. Shannon is knowledgeable and up-to-date with published state and federal regulatory site screening criteria.

Components of her work include obtaining permits, coordinating field personnel and equipment for projects, safety oversight of subcontractors and report preparation.

Some of Ms. Shannon's project experience is as follows:

- Conducted Phase I ESAs for the financial/lending industry, park/land preservation agencies, and redevelopment agencies throughout California and in Las Vegas, Nevada. Responsibilities included project coordination, site reconnaissance, interviews with site representatives, regulatory list screening, hydrological characterization, historical record review and report preparation.
- Performed indoor air quality surveys regarding mold and water damage impacts at single- and multiple-family residences, and institutional, and commercial facilities in Santa Rosa, and Petaluma, California. Responsibilities included the collection of initial and final clearance samples (indoor and outdoor air) via Anderson and Air-O-Cell pumps and (indoor) surface samples, evaluation of laboratory results, inspection/documentation of

structures for moisture/mold impacts, mold remediation oversight, remediation protocol and final clearance report writing.

- Performed quarterly industrial hygiene sampling events, at an educational, facility in Santa Rosa, California. Responsibilities included the collection of air samples (indoor and outdoor mold) via Air-O-Cell pumps and (indoor mold) surface samples, the collection of surface swab bacteria samples, evaluation of laboratory results, and associated report writing.
- Performed an indoor air quality survey, specifically regarding Histoplasma monitoring and remediation at a government owned facility in Pittsburg, California. Responsibilities included the collection of indoor and outdoor Air-O-Cell samples, indoor surface samples (including clearance sampling) and quality and safety oversight of remediation contractors.
- Conducted several quarterly groundwater sampling events at multiple private and government owned Local Oversight Program sites to further assess groundwater contamination conditions. Responsibilities included evaluation of laboratory results, preparation of quarterly monitoring reports, and submission of reports and related data to the California State Water Resources Control Board GeoTracker database.
- Coordinated and oversaw the installation, development, and sampling of groundwater monitoring wells to further delineate groundwater conditions at multiple fueling stations in the San Francisco Bay Area, California.
- Developed, and sampled groundwater monitoring wells to further delineate groundwater conditions at sites adjacent to PCE-contamination plumes in Sunnyvale, California.
- Conducted quarterly groundwater remediation via hydrogen peroxide injection into existing groundwater monitoring wells at a fueling station in Calistoga, California. Responsibilities included, project coordination, hydrogen peroxide transportation in accordance with CFR 49 (Hazardous Materials Transportation Act), hydrogen peroxide dilution and injection, and related report writing.
- Conducted maintenance of and modifications to ozone/oxygen injection, vapor extraction and pump-and-treat remediation systems at a natural gas pipeline leak site. Responsibilities included, filter cleaning, timing adjustments, expansion of manifolds, and installation of extraction hoses to new extraction points.

### **Education and Professional Recognition**

Bachelor of Science in Environmental Science, Natural Resource Management and Conservation; San Francisco State University. August 2006.

OSHA 40-Hour Health and Safety Hazardous Waste Operations Training 29 CFR 1910.120(e)(3)(i), February 2008.

OSHA Site Supervisor Training 29 CFR 1910.120(e)(4), April 2008.

First Responder-CPR and First Aid, March, 2008.



# ENERCON

*Arthur Henry Morrill, P.G.*

## Experience Summary

- Site investigation and remediation associated with petroleum, pesticides, chlorinated solvents and metals
- Remedial investigation/feasibility studies
- Remedial action/corrective action programs
- Wastewater characterization and monitoring
- Groundwater monitoring program design and implementation
- Phase I and Phase II environmental site assessments
- Groundwater supply development
- Risk assessments
- Agricultural and animal feed operations compliance
- Third party review and oversight

## Experience Description

For the past 23 years, Mr. Morrill has been responsible for proposing, designing, implementing, and managing site characterizations and remediation projects in diverse geologic environments, including indurated granitic and volcanic terrain. Additional responsibilities include scoping, scheduling, and costing RI/FS projects.

Representative projects involve petroleum products, chlorinated solvents, agricultural chemicals, food processing facility wastewater effluent and disposal area monitoring, soil and groundwater nitrates and evaluation of community groundwater supply in rural mountainous areas.

Additional responsibilities have included client development, regulatory agency interaction, with emphasis on the state Leaking Underground Storage Tank Cleanup Fund program and ASTM RBCA risk assessment.

Mr. Morrill was a project geologist for an RI/FS and groundwater remedial action program at a site under the review of the CA EPA, DTSC, primarily for metals and chlorinated solvents. The site included a variety of manufacturing and other commercial operations, landfill operations, and wastewater disposal operations. He developed and implemented an extensive remedial investigation of a groundwater contaminant plume. The activities included sampling of selected city of Fresno municipal wells.

Mr. Morrill was Project Director for ongoing site assessments for petroleum hydrocarbons in Fresno, Madera, and Tulare counties. Subject property owners were participating in the state Petroleum Leaking Underground Storage Tank Cleanup Fund program.

Mr. Morrill has experience as a safety officer for an environmental engineering division. His duties included soil and groundwater assessments for petroleum hydrocarbons, pesticides and PCSs as well as Phase I and II environmental audits. He acted as interim manager. His duties



included technical and personnel administration of 12 member division. He then became supervisor of four staff members of the UST and monitoring group with additional administrative duties and personal technical projects.

Mr. Morrill has been the project director for quarterly sampling and analysis program at McClellan AFB, Sacramento. He managed all phases of the project. He was task leader and project director of field investigations primarily for chlorinated solvents. Activities included installation of monitoring wells. He was responsible for direction of subcontractor personnel and other personnel. His duties included interaction with client, regulatory agency personnel, and members of the community.

Mr. Morrill participated in project RI/FS Management Planning Committee he was task member for developing screening level site characterizations evaluating environmental impacts of surface soils and groundwater, air emissions, and groundwater.

Mr. Morrill has been a drill rig geologist for reconnaissance borings and monitoring well installation on hazardous waste projects. Other activities included conducting pump tests and geophysical logging.

#### **Education and Professional Recognition**

B.S. Geology, California State University, Sacramento, 1984

A.A., Horticulture, American River Community College, Sacramento, 1980

California Professional Geologist #5383, 1992

Arizona Registered Geologist # 33684, 1999

40 hour OSHA Interim Standard 29CFR 1910.120 Hazardous Waste Operation Training course

8 hour Supervisor's Hazardous Waste Training course/Annual 8 hour refresher courses

Low Yield Aquifer Testing [Groundwater Resource Assn. of California, Glendale, CA]

Surface Vapor Intrusion to Indoor Air: When is Solid and Groundwater Contamination an Indoor Air Issue? [Groundwater Resource Assn. of California, San Jose, CA]

Nitrate in Groundwater: Sources, Impacts and Solutions [Groundwater Resource Water Assn. of California, Fresno, CA]

Pacific Focus Ground Water Conference (MTBE) [National Ground Water Assn., San Francisco, CA]

Risk-based Corrective Action Applies to Petroleum Release sites (ASTM Standard E1739)

[American Society for Testing and Materials, Los Angeles, CA]

Risk and Decision Making at Petroleum contaminated sites [University of California Extension, Los Angeles, CA]

Fundamentals of Vapor Extraction for Soil Remediation [National Water Well Assn., Los Angeles, CA]

Petroleum Hydrocarbons and organic Chemicals in Groundwater [National Hydrocarbons and Organic Chemicals in Groundwater]

Principles of Groundwater Hydrology [National Water Well Assn., Dallas, TX]

Theory and Application of Borehole Geophysics for Groundwater Problems [National Water Well Association, Houston, TX]

Transport and Fate of contaminants in the Subsurface [U.S. Environmental Protection Agency, San Francisco, CA]

Supervisor's Hazardous Waste Training Course (8-hour) [Radian Corporation, Sacramento, CA]

Health and Safety Training for Hazardous Waste Workers OSHA (29 CFS 1910.120 40-hr)

[Radian corporation, Sacramento, CA]