



**CONESTOGA-ROVERS
& ASSOCIATES**

RECEIVED

11:21 am, Oct 31, 2008

Alameda County
Environmental Health

5900 Hollis Street, Suite A, Emeryville, California 94608
Telephone: 510-420-0700 Facsimile: 510-420-9170
www.CRAworld.com

October 28, 2008

Reference No. 629100

Mr. Steven Plunkett
Alameda County Environmental Health Department
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Dear Mr. Plunkett:

Re: Groundwater Monitoring Report - Third Quarter 2008
Former Olympic Service Station
1436 Grant Avenue
San Lorenzo, California
Agency Case No. RO0373

On behalf of George Jaber of Encinal Properties, Conestoga-Rovers & Associates, Inc. (CRA) has prepared this monitoring report for the site referenced above.

We appreciate this opportunity to work with you on this project. Please contact either Eric Syrstad at (510) 420-3317 or Robert Foss at (510) 420-3348 if you have any questions or comments.

Yours truly,

CONESTOGA-ROVERS & ASSOCIATES

Robert C. Foss
Senior Project Geologist

RF/aa/1
Encl. *Groundwater Monitoring Report - Third Quarter 2008*

c.c.: Mr. George Jaber

Equal
Employment
Opportunity Employer



GROUNDWATER MONITORING REPORT - THIRD QUARTER 2008

**FORMER OLYMPIC SERVICE STATION
1436 GRANT AVENUE
SAN LORENZO, CALIFORNIA**

AGENCY CASE NO. RO0373

OCTOBER 28, 2008

REF. NO. 629100 (1)

This report is printed on recycled paper.

**Prepared by:
Conestoga-Rovers
& Associates**

5900 Hollis Street, Suite A
Emeryville, California
U.S.A. 94608

Office: 510-420-0700
Fax: 510-420-9170

web: <http://www.CRAworld.com>

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION.....	1
1.1 SITE INFORMATION	1
2.0 SITE ACTIVITIES AND RESULTS.....	2
2.1 CURRENT QUARTER'S ACTIVITIES.....	2
2.2 CURRENT QUARTER'S RESULTS.....	3
3.0 ACTIVITIES PLANNED FOR THE FOURTH QUARTER OF 2008.....	4

LIST OF FIGURES
(Following Text)

- FIGURE 1 VICINITY MAP
- FIGURE 2 GROUNDWATER ELEVATION CONTOUR AND HYDROCARBON
CONCENTRATION MAP

LIST OF TABLES

- TABLE 1 MONITORING WELL CONSTRUCTION DETAILS
- TABLE 2 GROUNDWATER ANALYTICAL DATA

LIST OF APPENDICES

- APPENDIX A FIELD DATA SHEETS
- APPENDIX B LABORATORY ANALYTICAL REPORT
- APPENDIX C STANDARD FIELD PROCEDURES

1.0 INTRODUCTION

On behalf of George Jaber of Encinal Properties, Conestoga-Rovers & Associates, Inc. (CRA) has prepared this monitoring report for the site referenced above. The site is a former Olympic Oil service station located at 1436 Grant Avenue in San Lorenzo, California (Figure 1). San Lorenzo Auto Repair currently operates on the site. Soil and groundwater investigations, as well as five quarterly groundwater monitoring and sampling events occurred on the site from 1999 to 2002. No additional work appears to have occurred between 2002 and 2007. Alameda County Environmental Health Department (ACEHD) requested reinstatement of the groundwater monitoring program in a letter dated December 4, 2006, and monitoring/sampling resumed in February 2007. The property is owned by Mr. George Jaber of Encinal Properties and Mr. Tony Malonzo operates the auto repair shop at the site. Commercial properties are located south and southwest of the site. A school is located north of the site and the remaining properties in the vicinity of the site are residential.

On July 10, 1998, four (4) steel, single-walled underground storage tanks (USTs) were removed from the site. These USTs consisted of one (1) 10,000-gallon gasoline, one (1) 8,000-gallon gasoline, one (1) 5,000-gallon diesel and one (1) 250-gallon used-oil tank (Figure 2). Six (6) dispensers, located on two islands north of the auto repair building, were also removed. Third Quarter 2008 activities are summarized below.

1.1 SITE INFORMATION

Site Address	1436 Grant Avenue, San Lorenzo
Site Use	San Lorenzo Auto Repair
Client and Contact	Encinal Properties, George Jaber
Consultant and Contact Person	CRA, Robert C. Foss and Eric A. Syrstad
Lead Agency and Contact	ACEH, Steven Plunkett
Agency Case No.	RO0373

2.0 SITE ACTIVITIES AND RESULTS

2.1 CURRENT QUARTER'S ACTIVITIES

On August 1, 2008, Muskan Environmental Sampling (Muskan) monitored and sampled groundwater in wells MW-1, MW-2 and MW-3 (Figure 2). Monitoring well construction details are presented in Table 1. Groundwater monitoring and analytical data are summarized in Table 2. The associated field data sheets are presented as Appendix A. The laboratory analytical report is presented as Appendix B. CRA's standard field procedures for groundwater monitoring and sampling are presented as Appendix C.

During the Third Quarter 2008 event, groundwater was measured between 7.59 and 8.02 feet below top of casing and flowed toward the west-southwest at a gradient of approximately 0.004 feet per feet (ft/ft) (Figure 2). As illustrated by the rose diagram on Figure 2, the First Quarter 2007 through Third Quarter 2008 groundwater flow direction has been consistently toward the west-southwest.

Total petroleum hydrocarbons as gasoline (TPHg) were detected only in well MW-3 at a concentration of 85 micrograms per liter ($\mu\text{g}/\text{l}$). TPH as diesel (TPHd) was not detected in any of the wells. Benzene was detected only in well MW-3 at 3.5 $\mu\text{g}/\text{l}$. No toluene, ethylbenzene or xylenes were detected. Methyl-tertiary butyl ether (MTBE) was detected in wells MW-1, MW-2 and MW-3 at concentrations of 500, 52 and 66 $\mu\text{g}/\text{l}$, respectively. CRA recommends a continuation of the groundwater monitoring program to track petroleum hydrocarbon concentration trends as site delineation continues.

No TPHd, BTEX, fuel oxygenates other than MTBE, or lead scavengers were detected, with the exception of well MW-3, where benzene and t-Butyl alcohol (TBA) were reported at 3.5 and 7.2 $\mu\text{g}/\text{l}$, respectively in the August 1st sample. Constituent concentrations for at least the last seven sampling events in wells MW-1 and MW-2 have been reported to be below laboratory detection limits. Analytical results for well MW-3 indicated no reported concentrations of TPHd, toluene, ethylbenzene, xylenes or fuel oxygenates (except MTBE and TBA, as mentioned above) since sampling was resumed in the First Quarter of 2007. Only TPHg, benzene, TBA, and MTBE have been detected in MW-3, all of which are exhibiting decreasing concentrations with the exception of TBA, which has had the same concentration for the past two quarters. As a result, CRA recommends a reduction of analyses with the elimination of TPHd and oxygenates, except MTBE and TBA. Additionally, in MW-1 and MW-2, we recommend the elimination of analyzing for TPHg. Therefore, we recommend that quarterly groundwater monitoring samples for MW-1 and MW-2, be analyzed for BTEX by EPA Method 8021, MTBE by EPA Method 8260B, and TBA by EPA Method 8260B. For MW-

3, CRA recommends groundwater monitoring samples be analyzed for TPHg by EPA Method 8015, BTEX by EPA Method 8021, MTBE by EPA Method 8260B, and TBA by EPA Method 8260B. This modification to the analytic protocol will reduce the quarterly monitoring costs and provide lower detection limits for the BTEX compounds. This request for modification to the existing analytic program will be submitted under separate cover for your consideration.

2.2 CURRENT QUARTER'S RESULTS

Groundwater Flow Direction	West-southwest
Hydraulic Gradient	0.004
Average Depth to Water	7.58 ft
Is Free Product Present on Site	No
Current Remediation Techniques	Monitored Natural Attenuation

3.0 ACTIVITIES PLANNED FOR THE FOURTH QUARTER OF 2008

Muskan will monitor depth to water and collect samples from all three (3) wells at the site. CRA will prepare a table summarizing the groundwater elevation and analytical data and a generate a potentiometric map that will be submitted in a monitoring report along with the field data sheets, standard field procedures and the laboratory analytical report.

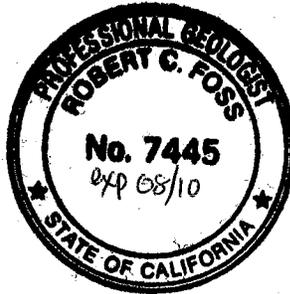
CRA, under its former name of Cambria Environmental Technology, Inc., submitted the *Site Assessment and Preferential Pathway Study Workplan* to ACEHD on March 2, 2007. On May 31, 2007, CRA submitted the *Site Assessment Workplan Addendum* requested by the ACEHD. CRA submitted the *Site Assessment Workplan, Addendum 2* as requested by ACEHD on September 28, 2007 and received approval of the scope of work in an ACEHD letter dated January 22, 2008. Results of the investigation are documented in the CRA report titled, *Site Investigation, Preferential Pathway and Workplan Report*, dated April 29, 2008. CRA and Mr. Jaber are awaiting response from ACEHD on the workplan before proceeding with scheduling of additional investigation activities.

All of Which is Respectfully Submitted,
CONESTOGA-ROVERS & ASSOCIATES

Eric A. Dyrestad
for

Bryan Fong
Staff Geologist

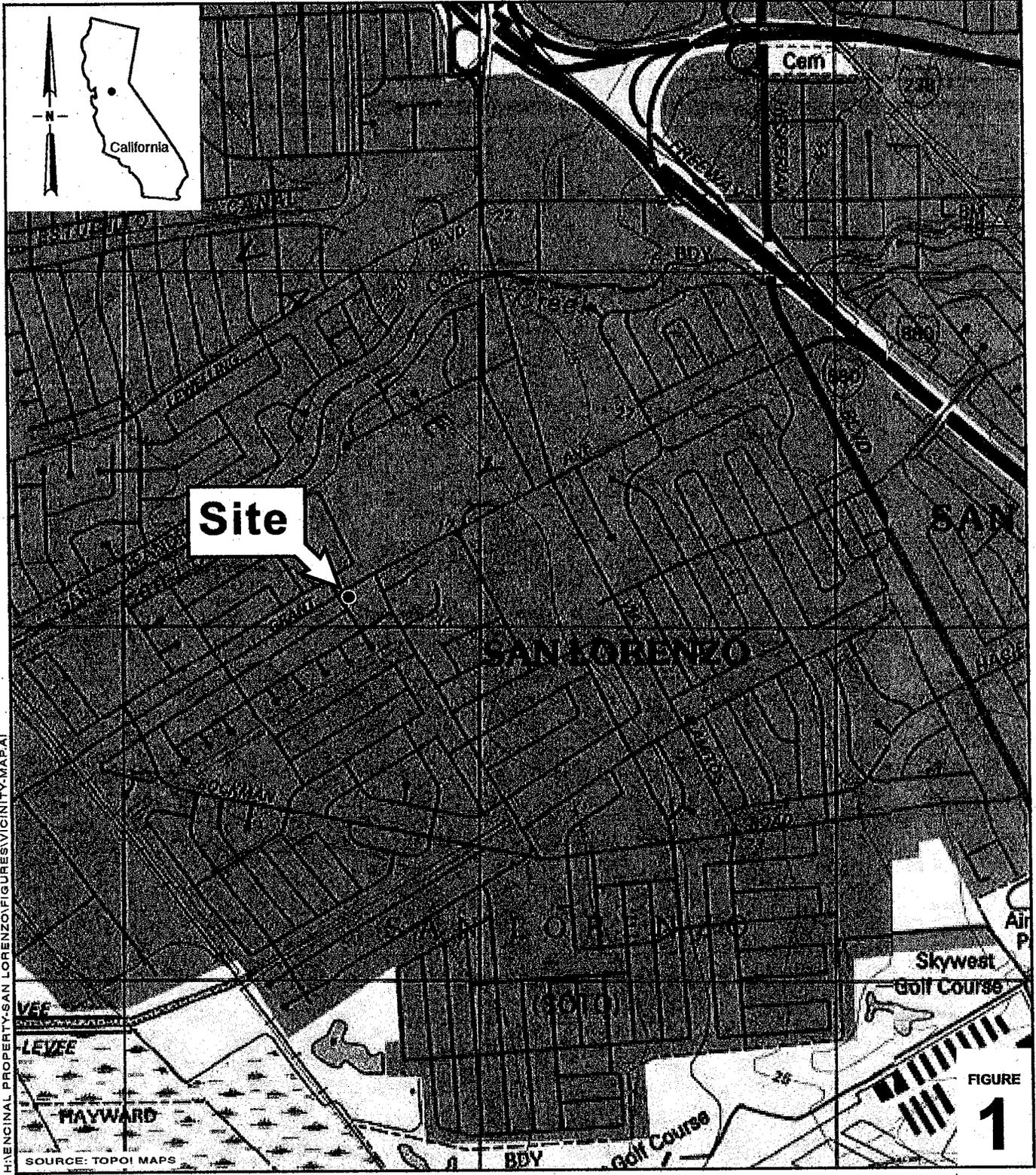
Robert C. Foss



Robert C. Foss, P.G.
Senior Project Geologist

Conestoga-Rovers & Associates, Inc. (CRA) prepared this document for use by our client and appropriate regulatory agencies. It is based partially on information available to CRA from outside sources and/or in the public domain, and partially on information supplied by CRA and its subcontractors. CRA makes no warranty or guarantee, expressed or implied, included or intended in this document, with respect to the accuracy of information obtained from these outside sources or the public domain, or any conclusions or recommendations based on information that was not independently verified by CRA. This document represents the best professional judgment of CRA. None of the work performed hereunder constitutes or shall be represented as a legal opinion of any kind or nature.

FIGURES



Olympic Service Station
 1436 Grant Avenue
 San Lorenzo, California



Vicinity Map



EXPLANATION

- MW-1 ◆ Monitoring well location
- BH-A ● Soil boring location
- Confirmation soil sample location (July 1998)
- ▣ Confirmation soil sample location (December 1998)
- 7.50 Groundwater elevation contour line
- Well ID: ELEV, TPH, Benzene, MTBE
- Groundwater elevation
- Hydrocarbon concentrations in micrograms per liter (µg/L)
- Groundwater flow direction and gradient

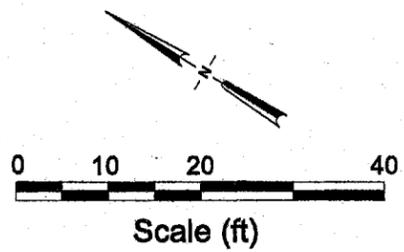
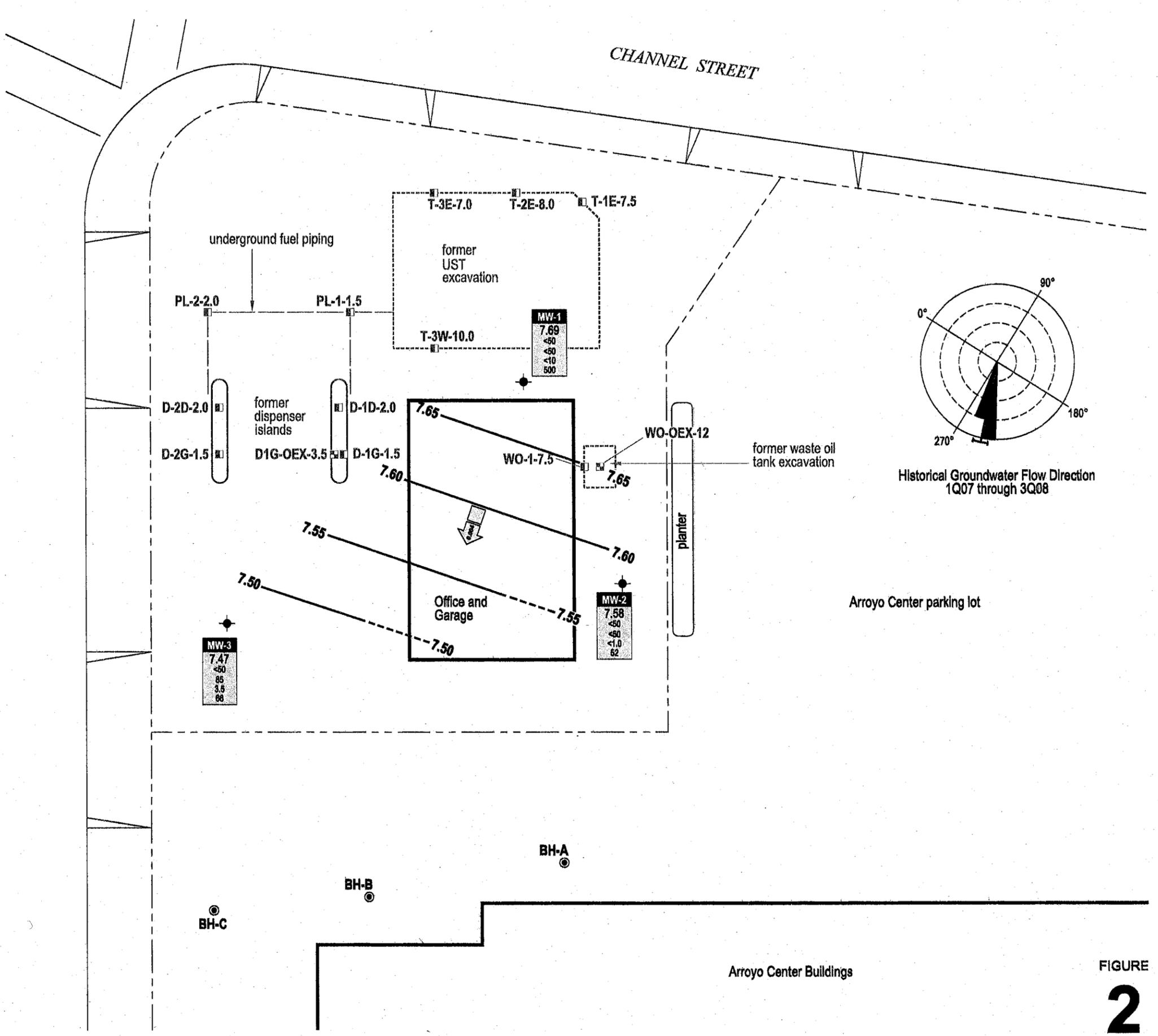


FIGURE 2

HEXINAL PROPERTY-SAN LORENZO/FIGURE/ENCINAL_2008-HGS/KDWG

TABLES

MONITORING WELL CONSTRUCTION DETAILS
 ENCINAL PROPERTIES
 FORMER OLYMPIC SERVICE STATION
 1436 GRANT AVENUE
 SAN LORENZO, CALIFORNIA

<i>Well ID</i>	<i>Date Installed</i>	<i>Borehole diameter</i> (in)	<i>Depth of borehole</i> (ft)	<i>Casing diameter</i> (in)	<i>Screened interval</i> (ft bgs)	<i>Slot Size</i> (in)	<i>Filter Pack</i> (ft bgs)	<i>Bentonite seal</i> (ft bgs)	<i>Cement</i> (ft bgs)	<i>TOC elevation</i> (ft above msl)
MW-1	9/24/1999	8	26.5	2	5-26.5	0.020	3.5-26.5	3-3.5	1.5-3	15.71
MW-2	9/24/1999	8	20.0	2	5-20	0.020	3.5-20	3-3.5	1.5-3	15.17
MW-3	9/24/1999	8	21.5	2	5-21	0.020	3.5-21.5	3-3.5	1.5-3	15.13

Abbreviations / Notes

ft = feet

in = inches

ft bgs = feet below grade surface

ft above msl = feet above mean sea level

TOC = top of casing

TOC elevations were surveyed on March 8, 2007 by Virgil Chavez Land Surveying.

Prior to this date, TOC elevation were relative to a project datum determined by Aqua Science Engineers, Inc. in 1998.

TABLE 2

GROUNDWATER ANALYTICAL DATA
ENCINAL PROPERTIES
FORMER OLYMPIC SERVICE STATION
1436 GRANT AVENUE
SAN LORENZO, CALIFORNIA

Well ID	Date Sampled	DTW (ft)	GWE (ft above msl)	Oil & Grease	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs & HVOCs	DIPE	IAME	ETBE	TBA	Ethanol	EDB	1,2-DCA	Notes	
(ft above msl)				Concentrations in micrograms per liter (ug/L)																		
Final ESL (F-1a) : Groundwater is a current or potential drinking water resource				NE	NE	100	100	1	40	30	20	5	--	NE	NE	NE	NE	NE	NE	NE	0.5	
Final ESL (E-1) Groundwater Screening Levels for Evaluation of Potential Vapor	Residential			NE	NE	use soil gas	use soil gas	540	380,000	170,000	160,000	24,000	--	NE	NE	NE	use soil gas	NE	NE	200		
	Commercial			NE	NE	use soil gas	use soil gas	1,800	530,000	170,000	160,000	80,000	--	NE	NE	NE	use soil gas	NE	NE	690		
Grab Groundwater Samples																						
Pit Water	9/13/1998	--	--	--	--	2,100	3,600	350	130	39	380	17,000	--	--	--	--	--	--	--	--		
BH-A	4/30/2002	17/8	--	--	<100	<100	180	<0.50	<0.50	8.8	<0.50	82	--	<0.50	<0.50	<0.50	<5.0	--	--	--		
BH-B	4/30/2002	16/8	--	--	<100	<200	2,300	120	11	60	150	2,000	--	<5.0	<5.0	<5.0	<5.0	--	--	--		
BH-C	4/30/2002	16/8	--	--	<100	<150	1,200	57	0.72	43	87	240	--	<0.50	1.0	<0.50	<5.0	--	--	--		
B-1-gw	2/25/2008	3/3.95	--	--	--	260,000	4,600	330	<5.0	33	<5.0	370	--	<5.0	<5.0	<5.0	<20	<500	<5.0	<5.0	*	
B-2-gw	2/25/2008	7.5/6.95	--	--	--	1,900	540	12	<2.5	<2.5	<2.5	220	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*	
B-3-gw	2/26/2008	8/NA	--	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	4.0	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*	
B-4-gw	2/25/2008	7.5/7.80	--	--	--	6,800	7,300	150	<50	150	<50	2,700	--	<50	<50	<50	1,700	<5,000	<50	<50	*	
B-5-gw	2/26/2008	8/6.40	--	--	--	250	320	<10	<10	13	<10	630	--	<10	<10	<10	<40	<1,000	<10	<10	*	
B-6-gw	2/26/2008	8/6.95	--	--	--	120	<50	<5.0	<5.0	<5.0	<5.0	240	--	<5.0	<5.0	<5.0	<20	<500	<5.0	<5.0	*	
B-7-gw	2/26/2008	8/6.55	--	--	--	84	<50	<0.5	<0.5	<0.5	<0.5	27	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*	
B-8-gw	2/25/2008	8/6.10	--	--	--	1,000	930	37	<2.5	64	23	160	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*	
Quarterly Groundwater Samples																						
MW-1	10/6/1999	8.35	6.65	--	--	84	3,900	<25	<25	<25	<25	3,500	--	--	--	--	--	--	--	--		
15.00	1/13/2000	7.90	7.10	--	--	<50	<1,300	18	<13	<13	<13	1,700	--	--	--	--	--	--	--	--		
	4/12/2000	7.08	7.92	--	--	56	<1,000	66	<10	<10	<10	1,600	--	--	--	--	--	--	--	--		
	7/19/2000	7.66	7.34	--	--	52	<1,000	<10	<10	<10	<10	1,200	--	--	--	--	--	--	--	--		
	10/25/2000	7.91	7.09	--	--	76	4,100	120	<25	<25	<25	6,100	--	--	--	--	--	--	--	--		
	2/16/2007	6.32	8.68	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
15.71	3/1/2007	5.88	9.12	--	<250	<50	<50	<1.2	<1.2	<1.2	<1.2	78	--	<1.2	<1.2	<1.2	<12	<120	<1.2	<1.2	*	
	5/1/2007	7.24	8.47	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	250	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*	
	8/1/2007	7.77	7.94	--	--	<50	<50	<25	<25	<25	<25	520	--	<25	<25	<25	<250	<2500	<25	<25	*	
	11/1/2007	7.71	8.00	--	--	<50	<50	<12	<12	<12	<12	460	--	<12	<12	<12	<120	<1,200	<12	<12	*	
	2/1/2008	5.71	10.00	--	--	<50	<50	<2.5	<2.5	<2.5	<2.5	110	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*	
	5/2/2008	7.52	8.19	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	240	--	<5.0	<5.0	<5.0	<20	<500	<5.0	<5.0	*	
	8/1/2008	8.02	7.69	--	--	<50	<50	<10	<10	<10	<10	500	--	<10	<10	<10	<40	<1,000	<10	<10	*	
14.46	10/6/1999	7.87	6.59	<1,000	<500	<50	70	<0.5	<0.5	<0.5	<0.5	11	ND	--	--	--	--	--	--	--	*	
	1/13/2000	7.46	7.00	<1,000	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	6.2	ND	--	--	--	--	--	--	--		
	4/12/2000	6.67	7.79	1,100	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	39	--	--	--	--	--	--	--	--		
	7/19/2000	7.23	7.23	1,300	<500	<50	<1,000	<10	<10	<10	<10	990	--	--	--	--	--	--	--	--		
	10/25/2000	7.52	6.94	--	<500	<50	370	<2.5	<2.5	<2.5	<2.5	690	--	--	--	--	--	--	--	--		
	2/16/2007	5.89	8.57	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
	3/1/2007	5.45	9.01	--	<250	<50	<50	<0.5	<0.5	<0.5	<0.5	9.8	--	<0.5	<0.5	<0.5	<5.0	<50	<0.5	<0.5	*	
	5/1/2007	6.83	8.34	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	120	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*	
	8/1/2007	7.35	7.82	--	--	<50	<50	<5.0	<5.0	<5.0	<5.0	130	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*	
	11/1/2007	7.27	7.90	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	19	--	<0.5	<0.5	<0.5	<5.0	<50	<0.5	<0.5	*	
15.17	2/1/2008	5.25	9.92	--	--	<50	<50	<0.5	<0.5	<0.5	<0.5	3.3	--	<0.5	<0.5	<0.5	<2.0	<50	<0.5	<0.5	*	
	5/2/2008	7.12	8.05	--	--	<50	<50	<2.5	<2.5	<2.5	<2.5	83.0	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*	
	8/1/2008	7.59	7.58	--	--	<50	<50	<1.0	<1.0	<1.0	<1.0	52	--	<1.0	<1.0	<1.0	<4.0	<100	<1.0	<1.0	*	
MW-3	10/6/1999	7.90	6.51	--	--	300	3,900	900	89	160	560	790	--	--	--	--	--	--	--	--		
	1/13/2000	7.50	6.91	--	--	210	740	110	4.8	35	18	290	--	--	--	--	--	--	--	--		
	4/12/2000	6.61	7.80	--	--	640	2,200	650	9.7	180	24	140	--	--	--	--	--	--	--	--		

TABLE 2

GROUNDWATER ANALYTICAL DATA
ENCINAL PROPERTIES
FORMER OLYMPIC SERVICE STATION
1436 GRANT AVENUE
SAN LORENZO, CALIFORNIA

Well ID	Date Sampled	DTW (ft)	GWE (ft above msl)	Oil & Grease	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs & HVOCs	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2-DCA	Notes	
				Concentrations in micrograms per liter (µg/L)																		
<i>Final ESL (E-1a) : Groundwater is a current or potential drinking water resource</i>				NE	NE	100	100	1	40	30	20	5	--	NE	NE	NE	NE	NE	NE	NE	0.5	
<i>Final ESL (E-1) Groundwater Screening Levels for Evaluation of Potential Vapor</i>	<i>Residential</i>			NE	NE	<i>use soil gas</i>	<i>use soil gas</i>	540	380,000	170,000	160,000	24,000	--	NE	NE	NE	<i>use soil gas</i>	NE	NE	NE	200	
	<i>Commercial</i>			NE	NE	<i>use soil gas</i>	<i>use soil gas</i>	1,800	530,000	170,000	160,000	80,000	--	NE	NE	NE	<i>use soil gas</i>	NE	NE	NE	690	
	7/19/2000	7.24	7.17	--	--	270	2,700	420	<2.5	160	<2.5	99	--	--	--	--	--	--	--	--	--	
	10/25/2000	7.52	6.89	--	--	150	710	180	<2.5	24	<2.5	71	--	--	--	--	--	--	--	--	--	
	2/16/2007	5.90	8.51	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	3/1/2007	5.44	8.97	--	<250	<50	82	20	<1.7	<1.7	<1.7	100	--	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	<1.7	
15.13	5/1/2007	6.87	8.26	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	88	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*	
	8/1/2007	7.40	7.73	--	--	<50	130	12	<2.5	<2.5	<2.5	98	--	<2.5	<2.5	<2.5	<25	<250	<2.5	<2.5	*	
	11/1/2007	7.35	7.78	--	--	<50	77	<2.5	<2.5	<2.5	<2.5	68	--	<2.5	<2.5	<2.5	<25	<250	<2.5	<2.5	*	
	2/1/2008	5.28	9.85	--	--	<50	<50	<2.5	<2.5	<2.5	<2.5	97	--	<2.5	<2.5	<2.5	<10	<250	<2.5	<2.5	*	
	5/2/2008	7.15	7.98	--	--	<50	68	2.3	<1.7	<1.7	<1.7	86	--	<1.7	<1.7	<1.7	7.20	<170	<1.7	<1.7	*	
	8/1/2008	7.66	7.47	--	--	<50	85	3.5	<1.0	<1.0	<1.0	66	--	<1.0	<1.0	<1.0	7.2	<100	<1.0	<1.0	*	

Abbreviations / Notes

TOC = Top of casing
 DTW = Depth to water
 GWE = Groundwater elevation in feet above mean sea level
 ft above msl = feet above mean sea level
 17/8 = Depth to first encountered groundwater/depth of static groundwater
 <n = Not detected above laboratory reporting limit
 -- = Not sampled, not analyzed, not available
 Oil and grease by EPA Method 5520 E&F
 TPHd = Total Petroleum Hydrocarbons as diesel range by EPA Method 8015
 TPHg = Total Petroleum Hydrocarbons as gasoline range by EPA Method 8015
 TPHmo = Total Petroleum Hydrocarbons as motor oil by EPA Method 8015
 Benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8020
 MTBE = Methyl tertiary butyl ether by EPA Method 8260
 Di-isopropyl ether (DIPE), tertiary-amyl methyl ether (TAME), ethyl tertiary-butyl ether (ETBE), tertiary-butyl alcohol (TBA) by EPA Method 8260B
 SVOCs = Semi-volatile organic compounds by EPA Method 8270, refer to corresponding analytical laboratory report for a full list of compounds
 HVOCs = Halogenated volatile organic compound by EPA Method 8010, refer to corresponding analytical laboratory report for a full list of compounds
 * = See Analytical Laboratory Report for laboratory sample description and TPH chromatogram interpretation.
 TOC elevations were surveyed on March 8, 2007 by Virgil Chavez Land Surveying. Prior to this date, TOC elevation were relative to a project datum determined by Aqua Science Engineers, Inc. in 1998.

1,2 dichloroethane (1,2 DCA), and Ethanol
 1,2-dibromoethane (EDB)

APPENDIX A

FIELD DATA SHEETS

APPENDIX B

LABORATORY ANALYTICAL REPORT



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629100; Encianal Properties-Former Olympic Sta.	Date Sampled: 08/01/08
	Client Contact: Bob Foss	Date Received: 08/01/08
	Client P.O.:	Date Reported: 08/07/08
		Date Completed: 08/06/08

WorkOrder: 0808010

August 07, 2008

Dear Bob:

Enclosed within are:

- 1) The results of the 3 analyzed samples from your project: **#629100; Encianal Properties-Forme**
- 2) A QC report for the above samples,
- 3) A copy of the chain of custody, and
- 4) An invoice for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing

McC Campbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McC Campbell Analytical, Inc.

McC Campbell Analytical, Inc.



1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0808010

ClientCode: CETE

WriteOn EDF Excel Fax Email HardCopy ThirdParty J-flag

Report to:

Bob Foss
Conestoga-Rovers & Associates
5900 Hollis St, Suite A
Emeryville, CA 94608

Email: bfoss@craworld.com
cc:
PO:
ProjectNo: #629100; Encianal Properties-Former
Olympic Sta.

Bill to:

Accounts Payable
Conestoga-Rovers & Associates
5900 Hollis St, Ste. A
Emeryville, CA 94608

Requested TAT: 5 days

Date Received: 08/01/2008

Date Printed: 08/04/2008

(510) 420-0700 FAX (510) 420-9170

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)												
					1	2	3	4	5	6	7	8	9	10	11	12	
0808010-001	MW-1	Water	8/1/2008 10:05	<input type="checkbox"/>	A	B	A										
0808010-002	MW-2	Water	8/1/2008 9:15	<input type="checkbox"/>	A	B											
0808010-003	MW-3	Water	8/1/2008 9:40	<input type="checkbox"/>	A	B											

Test Legend:

1	G-MBTEX W
6	
11	

2	MBTEXOXY-8260B W
7	
12	

3	PREF REPORT
8	

4	
9	

5	
10	

The following SampleIDs: 001A, 002A, 003A contain testgroup.

Prepared by: Melissa Valles

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.



Sample Receipt Checklist

Client Name: **Conestoga-Rovers & Associates** Date and Time Received: **8/1/08 12:06:02 PM**
Project Name: **#629100; Encianal Properties-Former Olympic Sta.** Checklist completed and reviewed by: **Melissa Valles**
WorkOrder N°: **0808010** Matrix Water Carrier: Client Drop-In

Chain of Custody (COC) Information

Chain of custody present? Yes No
Chain of custody signed when relinquished and received? Yes No
Chain of custody agrees with sample labels? Yes No
Sample IDs noted by Client on COC? Yes No
Date and Time of collection noted by Client on COC? Yes No
Sampler's name noted on COC? Yes No

Sample Receipt Information

Custody seals intact on shipping container/cooler? Yes No NA
Shipping container/cooler in good condition? Yes No
Samples in proper containers/bottles? Yes No
Sample containers intact? Yes No
Sufficient sample volume for indicated test? Yes No

Sample Preservation and Hold Time (HT) Information

All samples received within holding time? Yes No
Container/Temp Blank temperature Cooler Temp: 6.6°C NA
Water - VOA vials have zero headspace / no bubbles? Yes No No VOA vials submitted
Sample labels checked for correct preservation? Yes No
TTLC Metal - pH acceptable upon receipt (pH<2)? Yes No NA
Samples Received on Ice? Yes No

(Ice Type: WET ICE)

* NOTE: If the "No" box is checked, see comments below.



Client contacted: _____ Date contacted: _____ Contacted by: _____

Comments:



McC Campbell Analytical, Inc.

"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629100; Encianal Properties-Former Olympic Sta.	Date Sampled: 08/01/08
	Client Contact: Bob Foss	Date Received: 08/01/08
	Client P.O.:	Date Extracted: 08/04/08
		Date Analyzed: 08/04/08

Oxygenates and BTEX by GC/MS*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0808010

Lab ID	0808010-001B	0808010-002B	0808010-003B		Reporting Limit for DF =1
Client ID	MW-1	MW-2	MW-3		
Matrix	W	W	W		
DF	20	2	2		

Compound	Concentration			ug/kg	µg/L
tert-Amyl methyl ether (TAME)	ND<10	ND<1.0	ND<1.0	NA	0.5
Benzene	ND<10	ND<1.0	3.5	NA	0.5
t-Butyl alcohol (TBA)	ND<40	ND<4.0	7.2	NA	2.0
1,2-Dibromoethane (EDB)	ND<10	ND<1.0	ND<1.0	NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND<10	ND<1.0	ND<1.0	NA	0.5
Diisopropyl ether (DIPE)	ND<10	ND<1.0	ND<1.0	NA	0.5
Ethanol	ND<1000	ND<100	ND<100	NA	50
Ethylbenzene	ND<10	ND<1.0	ND<1.0	NA	0.5
Ethyl tert-butyl ether (ETBE)	ND<10	ND<1.0	ND<1.0	NA	0.5
Methyl-t-butyl ether (MTBE)	500	52	66	NA	0.5
Toluene	ND<10	ND<1.0	ND<1.0	NA	0.5
Xylenes	ND<10	ND<1.0	ND<1.0	NA	0.5

Surrogate Recoveries (%)

%SS1:	104	102	101	
%SS2:	111	110	110	
%SS3:	113	116	117	
Comments	b1	b1		

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

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

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

b1) aqueous sample that contains greater than ~1 vol. % sediment



QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 37266

WorkOrder 0808010

EPA Method SW8015C		Extraction SW3510C/3630C							Spiked Sample ID: N/A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH-Diesel (C10-C23)	N/A	1000	N/A	N/A	N/A	112	109	2.29	N/A	N/A	70 - 130	30
%SS:	N/A	2500	N/A	N/A	N/A	121	120	1.37	N/A	N/A	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 37266 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0808010-001A	08/01/08 10:05 AM	08/01/08	08/05/08 5:44 PM	0808010-002A	08/01/08 9:15 AM	08/01/08	08/05/08 6:55 PM
0808010-003A	08/01/08 9:40 AM	08/01/08	08/02/08 8:24 AM				

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

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

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

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

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



QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 37315

WorkOrder 0808010

EPA Method SW8015Cm		Extraction SW5030B							Spiked Sample ID: 0808003-004			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(btex) ^f	ND	60	104	98.2	6.06	101	97.2	3.96	70 - 130	20	70 - 130	20
MTBE	ND	10	78.4	73.8	6.01	106	102	3.46	70 - 130	20	70 - 130	20
Benzene	ND	10	89.4	90.4	1.05	96.3	94.6	1.71	70 - 130	20	70 - 130	20
Toluene	ND	10	88.9	88.7	0.310	107	104	2.00	70 - 130	20	70 - 130	20
Ethylbenzene	ND	10	89.7	88.4	1.37	104	102	1.96	70 - 130	20	70 - 130	20
Xylenes	ND	30	85.3	79.5	6.98	116	113	2.64	70 - 130	20	70 - 130	20
%SS:	98	10	103	104	1.24	96	96	0	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 37315 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0808010-001A	08/01/08 10:05 AM	08/05/08	08/05/08 6:05 PM	0808010-002A	08/01/08 9:15 AM	08/02/08	08/02/08 3:15 AM
0808010-003A	08/01/08 9:40 AM	08/02/08	08/02/08 3:49 AM				

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

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

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

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

cluttered chromatogram; sample peak coelutes with surrogate peak.

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

NR = matrix interference and/or analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content, or inconsistency in sample containers.



QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 37314

WorkOrder 0808010

EPA Method SW8260B		Extraction SW5030B							Spiked Sample ID: 0807756-001B			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
tert-Amyl methyl ether (TAME)	ND	10	106	108	1.11	99.6	102	2.78	70 - 130	30	70 - 130	30
Benzene	ND	10	120	121	0.824	111	114	2.31	70 - 130	30	70 - 130	30
t-Butyl alcohol (TBA)	ND	50	80.1	87.9	9.36	78.7	81	2.86	70 - 130	30	70 - 130	30
1,2-Dibromoethane (EDB)	ND	10	93.6	94.7	1.11	89.6	92.3	2.99	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	10	113	111	1.04	105	108	2.42	70 - 130	30	70 - 130	30
Diisopropyl ether (DIPE)	ND	10	129	129	0	117	120	2.52	70 - 130	30	70 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	10	117	118	0.299	108	110	1.71	70 - 130	30	70 - 130	30
Methyl-t-butyl ether (MTBE)	ND	10	113	114	1.04	107	109	1.38	70 - 130	30	70 - 130	30
Toluene	ND	10	96.2	97.8	1.63	91.6	92.7	1.19	70 - 130	30	70 - 130	30
%SS1:	100	25	101	101	0	102	102	0	70 - 130	30	70 - 130	30
%SS2:	112	25	97	98	0.467	99	99	0	70 - 130	30	70 - 130	30
%SS3:	113	25	94	94	0	93	94	0.969	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 37314 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0808010-001B	08/01/08 10:05 AM	08/04/08	08/04/08 3:51 PM	0808010-002B	08/01/08 9:15 AM	08/04/08	08/04/08 4:35 PM
0808010-003B	08/01/08 9:40 AM	08/04/08	08/04/08 5:18 PM				

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

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

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

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

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

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

APPENDIX C

STANDARD FIELD PROCEDURES

Conestoga-Rovers & Associates

STANDARD FIELD PROCEDURES FOR GROUNDWATER MONITORING AND SAMPLING

This document presents standard field methods for groundwater monitoring, purging and sampling, and well development. These procedures are designed to comply with Federal, State and local regulatory guidelines. CRA's specific field procedures are summarized below.

Groundwater Elevation Monitoring

Prior to performing monitoring activities, the historical monitoring and analytical data of each monitoring well shall be reviewed to determine if any of the wells are likely to contain non-aqueous phase liquid (NAPL) and to determine the order in which the wells will be monitored (i.e. cleanest to dirtiest). Groundwater monitoring should not be performed when the potential exists for surface water to enter the well (i.e. flooding during a rainstorm).

Prior to monitoring, each well shall be opened and the well cap removed to allow water levels to stabilize and equilibrate. The condition of the well box and well cap shall be observed and recommended repairs noted. Any surface water that may have entered and flooded the well box should be evacuated prior to removing the well cap. In wells with no history of NAPL, the static water level and total well depth shall be measured to the nearest 0.01 foot with an electronic water level meter. Wells with the highest contaminant concentrations shall be measured last. In wells with a history of NAPL, the NAPL level/thickness and static water level shall be measured to the nearest 0.01 foot using an electronic interface probe. The water level meter and/or interface probe shall be thoroughly cleaned and decontaminated at the beginning of the monitoring event and between each well. Monitoring equipment shall be washed using soapy water consisting of Liqui-nox™ or Alconox™ followed by one rinse of clean tap water and then two rinses of distilled water.

Groundwater Purging and Sampling

Prior to groundwater purging and sampling, the historical analytical data of each monitoring well shall be reviewed to determine the order in which the wells should be purged and sampled (i.e. cleanest to dirtiest). No purging or groundwater sampling shall be performed on wells with a measurable thickness of NAPL or floating NAPL globules. If a sheen is observed, the well should be purged and a groundwater sample collected only if no NAPL is present. Wells shall be purged either by hand using a disposal or PVC bailer or by using an aboveground pump (e.g. peristaltic or Wattera™) or down-hole pump (e.g. Grundfos™ or DC Purger pump).

Groundwater wells shall be purged approximately three to ten well-casing volumes (depending on the regulatory agency requirements) or until groundwater parameters of temperature, pH, and conductivity have stabilized to within 10% for three consecutive readings. Temperature, pH, and conductivity shall be measured and recorded at least once per well casing volume removed. The total volume of groundwater removed shall be recorded along with any other notable physical characteristic such as color and odor. If required, field parameters such as turbidity, dissolved oxygen (DO), and oxidation-reduction potential (ORP) shall also be measured prior to collection of each groundwater sample.

Groundwater samples shall be collected after the well has been purged. If the well is slow to recharge, a sample shall be collected after the water column is allowed to recharge to 80% of the pre-purging static water level. If the well does not recover to 80% in 2 hours, a sample shall be collected once there is enough groundwater in the well. Groundwater samples shall be collected using clean disposable bailers or pumps (if an operating remediation system exists on site and the project manager approves of its use for sampling) and shall be decanted into clean containers

Conestoga-Rovers & Associates

supplied by the analytical laboratory. New latex gloves and disposable tubing or bailers shall be used for sampling each well. If a PVC bailer or down-hole pump is used for groundwater purging, it shall be decontaminated before purging each well by using soapy water consisting of Liqui-nox™ or Alconox™ followed by one rinse of clean tap water and then two rinses of distilled water. If a submersible pump with non-dedicated discharge tubing is used for groundwater purging, both the inside and outside of pump and discharge tubing shall be decontaminated as described above.

Sample Handling

Except for samples that will be tested in the field, or that require special handling or preservation, samples shall be stored in coolers chilled to 4° C for shipment to the analytical laboratory. Samples shall be labeled, placed in protective foam sleeves or bubble wrap as needed, stored on crushed ice at or below 4° C, and submitted under chain-of-custody (COC) to the laboratory. The laboratory shall be notified of the sample shipment schedule and arrival time. Samples shall be shipped to the laboratory within a time frame to allow for extraction and analysis to be performed within the standard sample holding times.

Sample labels shall be filled out using indelible ink and must contain the site name; field identification number; the date, time, and location of sample collection; notation of the type of sample; identification of preservatives used; remarks; and the signature of the sampler. Field identification must be sufficient to allow easy cross-reference with the field datasheet.

All samples submitted to the laboratory shall be accompanied by a COC record to ensure adequate documentation. A copy of the COC shall be retained in the project file. Information on the COC shall consist of the project name and number; project location; sample numbers; sampler/recorder's signature; date and time of collection of each sample; sample type; analyses requested; name of person receiving the sample; and date of receipt of sample.

Laboratory-supplied trip blanks shall accompany the samples and be analyzed to check for cross-contamination, if requested by the project manager.

Waste Handling and Disposal

Groundwater extracted during sampling shall be stored onsite in sealed U.S. DOT H17 55-gallon drums and shall be labeled with the contents, date of generation, generator identification, and consultant contact. Extracted groundwater may be disposed offsite by a licensed waste handler or may be treated and discharged via an operating onsite groundwater extraction/treatment system.