

RECEIVED

By Alameda County Environmental Health 3:26 pm, Oct 14, 2016

Mr. Mark Detterman
Alameda County Environmental Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: Former Olympic Service Station
1436 Grant Avenue
San Lorenzo, California
ACEHD Case No. RO0000373, GeoTacker No. T0600102256

Dear Mr. Detterman:

I declare, under penalty of perjury, that the information and or recommendations contained in the attached document are true and correct to the best of my knowledge.

Sincerely,
George and Frida Jaber 1989 Family Trust

A handwritten signature in black ink, appearing to read 'Philip Jaber', with a long horizontal line extending to the right.

Philip Jaber, Trustee



3330 Cameron Park Drive, Ste 550
Cameron Park, California 95682
(530) 676-6004 ~ Fax: (530) 676-6005

October 13, 2016
Project No. 2115-1436-01

Mr. Mark Detterman, P.G.
Alameda County Environmental Health Department
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: **Results of Offsite Water Well Sampling**
Former Olympic Service Station
1436 Grant Avenue, San Lorenzo, California
LOP Case #RO0000373

Dear Mr. Detterman:

Stratus Environmental, Inc. (Stratus), on behalf of Mr. Philip Jaber and the George and Frida Jaber 1989 Family Trust, has prepared this letter for the Former Olympic Service Station located at 1436 Grant Avenue in San Lorenzo, California. The Alameda County Environmental Health Department (ACEHD) currently regulates an environmental case on the subject property relating to a historical release of motor vehicle fuel to the subsurface. At the request of the ACEHD, Stratus recently visited a property located approximately 600 feet southwest of the subject site, at 1617 Via Lacqua in San Lorenzo, to sample an irrigation well. The location of the property where the well is located is depicted on an attached map. A grab groundwater sample was collected by a Stratus representative on October 1, 2016, and the sample was forwarded to a state-certified analytical laboratory for chemical analysis. A copy of the laboratory report prepared by the analyzing laboratory (Alpha Analytical, Inc., ELAP No. 2019), is attached to this letter. The fuel oxygenate methyl tertiary butyl ether (MTBE) was detected in the sample at a concentration of 1.0 microgram per liter (part per billion). Concentrations of other fuel contaminants analyzed (gasoline range organics, benzene, toluene, ethylbenzene, and xylenes) were below laboratory instrument detection limits.

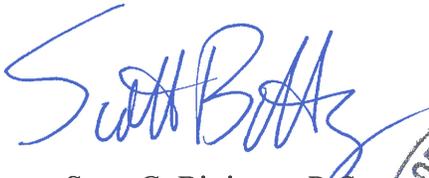
LIMITATIONS

This document was prepared in general accordance with accepted standards of care that existed at the time this work was performed. No other warranty, expressed or implied, is made. Conclusions and recommendations are based on field observations and data obtained from this work and previous investigations. It should be recognized that definition and evaluation of geologic conditions is a difficult and somewhat inexact science. Judgments leading to conclusions and recommendations are generally made with an incomplete knowledge of the subsurface conditions present. More extensive

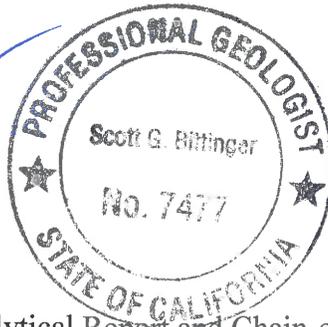
studies may be performed to reduce uncertainties. This document is solely for the use and information of our client unless otherwise noted.

If you have any questions regarding this document, or the project in general, please contact Scott Bittinger at (530) 676-2062 or Gowri Kowtha at (530) 676-6001.

Sincerely,
STRATUS ENVIRONMENTAL, INC.



Scott G. Bittinger, P.G.
Project Geologist



Gowri S. Kowtha, P.E.
Project Manager / Principal

ATTACHMENTS:

Area Map
Laboratory Analytical Report and Chain-of-Custody Documentation

cc: Mr. Philip Jaber
Ms. Cherie McCaulou, RWQCB (via GeoTracker)
Ms. Cindy Mangini, Property Owner



LEGEND:

- ACTIVE WELL, OWNER REFUSED TO ALLOW SAMPLING
- ACTIVE WELL, SAMPLED WITH OWNER/TENANT CONSENT
- WELL PRESENT, BUT INACTIVE FOR A LONG TIME
- WELL SUSPECTED, BUT NOT CONFIRMED TO BE PRESENT
- CONFLICTING INFORMATION ABOUT PRESENCE OF WELL

STRATUS
ENVIRONMENTAL, INC.

PATH NAME: Olympic
 DRAFTER INITIALS: DMG
 DATE LAST REVISED: October 11, 2016
 FILENAME: Olympic Siteplan



FORMER OLYMPIC SERVICE STATION
 1436 GRANT AVENUE
 SAN LORENZO, CALIFORNIA

AREA MAP

FIGURE

3

PROJECT NO.
2115-1436-01



Alpha Analytical, Inc.

255 Glendale Ave. • Suite 21 • Sparks, Nevada 89431-5778
(775) 355-1044 • (775) 355-0406 FAX • 1-800-283-1183

ANALYTICAL REPORT

Stratus Environmental
3330 Cameron Park Drive
Cameron Park, CA 956828861

Attn: Scott Bittinger
Phone: (530) 676-2062
Fax: (530) 676-6005
Date Received : 10/04/16

Job: Former Olympic Station

Total Petroleum Hydrocarbons - Purgeable (TPH-P) EPA Method SW8015B / SW8260B
Volatile Organic Compounds (VOCs) EPA Method SW8260B

Parameter	Concentration	Reporting Limit	Date Extracted	Date Analyzed
Client ID : 1632 Barrett				
Lab ID : STR16100428-01A	TPH-P (GRO)	ND	50 µg/L	10/07/16 18:23
Date Sampled 10/01/16 11:00	Methyl tert-butyl ether (MTBE)	ND	0.50 µg/L	10/07/16 18:23
	Benzene	ND	0.50 µg/L	10/07/16 18:23
	Toluene	ND	0.50 µg/L	10/07/16 18:23
	Ethylbenzene	ND	0.50 µg/L	10/07/16 18:23
	m,p-Xylene	ND	0.50 µg/L	10/07/16 18:23
	o-Xylene	ND	0.50 µg/L	10/07/16 18:23
Client ID : 1617 Lacqua				
Lab ID : STR16100428-02A	TPH-P (GRO)	ND	50 µg/L	10/10/16 15:21
Date Sampled 10/01/16 11:50	Methyl tert-butyl ether (MTBE)	1.0	0.50 µg/L	10/10/16 15:21
	Benzene	ND	0.50 µg/L	10/10/16 15:21
	Toluene	ND	0.50 µg/L	10/10/16 15:21
	Ethylbenzene	ND	0.50 µg/L	10/10/16 15:21
	m,p-Xylene	ND	0.50 µg/L	10/10/16 15:21
	o-Xylene	ND	0.50 µg/L	10/10/16 15:21

Gasoline Range Organics (GRO) C4-C13

ND = Not Detected

Reported in micrograms per Liter, per client request.



Roger Scholl

Randy Gardner

Roger L. Scholl, Ph.D., Laboratory Director • Randy Gardner, Laboratory Manager
Sacramento, CA • (916) 366-9089 / Las Vegas, NV • (702) 281-4848 / Carson, CA • (714) 386-2901 / info@alpha-analytical.com

Alpha Analytical, Inc. certifies that the test results meet all requirements of NELAC unless footnoted otherwise.

Statement of Data Authenticity : Alpha Analytical, Inc. attests that the data reported has not been altered in any way.



[Signature]

10/11/16

Report Date

Alpha Analytical, Inc. currently holds appropriate and available California (#2019) and NELAC (01154CA) certifications for the data reported. Test results relate only to reported samples.



Alpha Analytical, Inc.

255 Glendale Ave. • Suite 21 • Sparks, Nevada 89431-5778
(775) 355-1044 • (775) 355-0406 FAX • 1-800-283-1183

VOC Sample Preservation Report

Work Order: STR16100428

Job: Former Olympic Station

Alpha's Sample ID	Client's Sample ID	Matrix	pH
16100428-01A	1632 Barrett	Aqueous	2
16100428-02A	1617 Lacqua	Aqueous	2

10/11/16
Report Date



Alpha Analytical, Inc.

255 Glendale Ave. • Suite 21 • Sparks, Nevada 89431-5778
(775) 355-1044 • (775) 355-0406 FAX • 1-800-283-1183

Date:
12-Oct-16

QC Summary Report

Work Order:
16100428

Method Blank

File ID: 53

Type MBLK

Test Code: EPA Method SW8015B/C / SW8260B

Sample ID: MBLK MS08W1007B

Units : µg/L

Batch ID: MS08W1007B

Analysis Date: 10/07/2016 12:49

Analyte

Result

PQL

Run ID: MANUAL_161007I

Prep Date: 10/07/2016 12:49

TPH-P (GRO)

ND

50

Surr: 1,2-Dichloroethane-d4

11.4

10

114

70

130

Surr: Toluene-d8

11.5

10

115

70

130

Surr: 4-Bromofluorobenzene

11.6

10

116

70

130

Laboratory Control Spike

File ID: 45

Type LCS

Test Code: EPA Method SW8015B/C / SW8260B

Sample ID: GLCS MS08W1007B

Units : µg/L

Batch ID: MS08W1007B

Analysis Date: 10/07/2016 11:58

Analyte

Result

PQL

Run ID: MANUAL_161007I

Prep Date: 10/07/2016 11:58

TPH-P (GRO)

411

50

400

103

70

130

Surr: 1,2-Dichloroethane-d4

11.4

10

114

70

130

Surr: Toluene-d8

9.75

10

98

70

130

Surr: 4-Bromofluorobenzene

10.8

10

108

70

130

Sample Matrix Spike

File ID: 42

Type MS

Test Code: EPA Method SW8015B/C / SW8260B

Sample ID: 16100428-01AGS

Units : µg/L

Batch ID: MS08W1007B

Analysis Date: 10/07/2016 22:14

Analyte

Result

PQL

Run ID: MANUAL_161007I

Prep Date: 10/07/2016 22:14

TPH-P (GRO)

1540

250

2000

0

77

46

167

Surr: 1,2-Dichloroethane-d4

59.1

50

118

70

130

Surr: Toluene-d8

48.4

50

97

70

130

Surr: 4-Bromofluorobenzene

56.3

50

113

70

130

Sample Matrix Spike Duplicate

File ID: 40

Type MSD

Test Code: EPA Method SW8015B/C / SW8260B

Sample ID: 16100428-01AGSD

Units : µg/L

Batch ID: MS08W1007B

Analysis Date: 10/10/2016 20:25

Analyte

Result

PQL

Run ID: MANUAL_161007I

Prep Date: 10/10/2016 20:25

TPH-P (GRO)

2120

250

2000

0

106

54

143

1538

31.7(23)

R5

Surr: 1,2-Dichloroethane-d4

61.7

50

123

70

130

Surr: Toluene-d8

46.3

50

93

70

130

Surr: 4-Bromofluorobenzene

52.3

50

105

70

130

Comments:

Calculations are based off of raw (non-rounded) data. However, for reporting purposes, all QC data is rounded to three significant figures. Therefore, hand calculated values may differ slightly.

R5 = MS/MSD RPD exceeded the laboratory control limit. Recovery met acceptance criteria.

Gasoline Range Organics (GRO) C4-C13

Reported in micrograms per Liter, per client request.



Alpha Analytical, Inc.

255 Glendale Ave. • Suite 21 • Sparks, Nevada 89431-5778
(775) 355-1044 • (775) 355-0406 FAX • 1-800-283-1183

Date:
12-Oct-16

QC Summary Report

Work Order:
16100428

Method Blank

Type MBLK Test Code: EPA Method SW8260B

File ID: 14

Batch ID: MS08W1007A

Analysis Date: 10/07/2016 12:49

Sample ID: MBLK MS08W1007A

Units: µg/L

Run ID: MANUAL_161007I

Prep Date: 10/07/2016 12:49

Analyte	Result	PQL	SpkVal	SpkRefVal	%REC	LCL(ME)	UCL(ME)	RPDRefVal	%RPD(Limit)	Qual
Methyl tert-butyl ether (MTBE)	ND	0.5								
Benzene	ND	0.5								
Toluene	ND	0.5								
Ethylbenzene	ND	0.5								
m,p-Xylene	ND	0.5								
o-Xylene	ND	0.5								
Surr: 1,2-Dichloroethane-d4	11.4		10		114	70	130			
Surr: Toluene-d8	11.5		10		115	70	130			
Surr: 4-Bromofluorobenzene	11.6		10		116	70	130			

Laboratory Control Spike

Type LCS Test Code: EPA Method SW8260B

File ID: 5

Batch ID: MS08W1007A

Analysis Date: 10/07/2016 10:56

Sample ID: LCS MS08W1007A

Units: µg/L

Run ID: MANUAL_161007I

Prep Date: 10/07/2016 10:56

Analyte	Result	PQL	SpkVal	SpkRefVal	%REC	LCL(ME)	UCL(ME)	RPDRefVal	%RPD(Limit)	Qual
Methyl tert-butyl ether (MTBE)	14.6	0.5	10		146	63	137			L1
Benzene	9.12	0.5	10		91	70	130			
Toluene	9.71	0.5	10		97	70	130			
Ethylbenzene	9.55	0.5	10		96	70	130			
m,p-Xylene	9.54	0.5	10		95	65	139			
o-Xylene	9.11	0.5	10		91	70	130			
Surr: 1,2-Dichloroethane-d4	11.6		10		116	70	130			
Surr: Toluene-d8	10.2		10		102	70	130			
Surr: 4-Bromofluorobenzene	10.9		10		109	70	130			

Sample Matrix Spike

Type MS Test Code: EPA Method SW8260B

File ID: 1

Batch ID: MS08W1007A

Analysis Date: 10/07/2016 21:23

Sample ID: 16100428-01AMS

Units: µg/L

Run ID: MANUAL_161007I

Prep Date: 10/07/2016 21:23

Analyte	Result	PQL	SpkVal	SpkRefVal	%REC	LCL(ME)	UCL(ME)	RPDRefVal	%RPD(Limit)	Qual
Methyl tert-butyl ether (MTBE)	73.5	2.5	50	0	147	56	140			M55
Benzene	43.8	2.5	50	0	88	67	134			
Toluene	46.6	2.5	50	0	93	38	130			
Ethylbenzene	45.9	2.5	50	0	92	70	130			
m,p-Xylene	45.9	2.5	50	0	92	65	139			
o-Xylene	43.2	2.5	50	0	86	69	130			
Surr: 1,2-Dichloroethane-d4	62.9		50		126	70	130			
Surr: Toluene-d8	45.9		50		92	70	130			
Surr: 4-Bromofluorobenzene	50		50		100	70	130			

Sample Matrix Spike Duplicate

Type MSD Test Code: EPA Method SW8260B

File ID: 2

Batch ID: MS08W1007A

Analysis Date: 10/07/2016 21:48

Sample ID: 16100428-01AMSD

Units: µg/L

Run ID: MANUAL_161007I

Prep Date: 10/07/2016 21:48

Analyte	Result	PQL	SpkVal	SpkRefVal	%REC	LCL(ME)	UCL(ME)	RPDRefVal	%RPD(Limit)	Qual
Methyl tert-butyl ether (MTBE)	80.7	1.3	50	0	161	56	140	73.47	9.4(40)	M55
Benzene	45.7	1.3	50	0	91	67	134	43.75	4.3(21)	
Toluene	45	1.3	50	0	90	38	130	46.62	3.5(20)	
Ethylbenzene	41.6	1.3	50	0	83	70	130	45.86	9.8(20)	
m,p-Xylene	41.3	1.3	50	0	83	65	139	45.9	10.5(20)	
o-Xylene	42	1.3	50	0	84	69	130	43.18	2.7(20)	
Surr: 1,2-Dichloroethane-d4	62.7		50		125	70	130			
Surr: Toluene-d8	45.8		50		92	70	130			
Surr: 4-Bromofluorobenzene	51.7		50		103	70	130			



Alpha Analytical, Inc.

255 Glendale Ave. • Suite 21 • Sparks, Nevada 89431-5778
(775) 355-1044 • (775) 355-0406 FAX • 1-800-283-1183

Date:
12-Oct-16

QC Summary Report

Work Order:
16100428

Comments:

Calculations are based off of raw (non-rounded) data. However, for reporting purposes, all QC data is rounded to three significant figures. Therefore, hand calculated values may differ slightly.

L1 = The associated blank spike recovery was above laboratory acceptance limits.

M55 = Matrix spike recovery was above laboratory acceptance limits.

Billing Information :

CHAIN-OF-CUSTODY RECORD

Alpha Analytical, Inc.
 255 Glendale Avenue, Suite 21 Sparks, Nevada 89431-5778
 TEL: (775) 355-1044 FAX: (775) 355-0406

CA

WorkOrder : STR16100428
Report Due By : 5:00 PM On : 11-Oct-16

Client:
 Stratus Environmental
 3330 Cameron Park Drive
 Suite 550
 Cameron Park, CA 95682-8861

Report Attention	Phone Number	E-Mail Address
Scott Bittinger	(530) 676-2062 x	sbittinger@stratusinc.net

EDD Required : Yes

Sampled by : Client

PO :
 Client's COC # : 1017 Job : Former Olympic Station

<u>Cooler Temp</u>	<u>Samples Received</u>	<u>Date Printed</u>
2 °C	04-Oct-16	04-Oct-16

QC Level : S3 = Final Rpt, MBLK, LCS, MS/MSD With Surrogates

Alpha Sample ID	Client Sample ID	Collection Matrix	No. of Bottles Alpha Sub TAT	Requested Tests						Sample Remarks	
				TPH/P_W	VOC_W						
STR16100428-01A	1632 Barrett	AQ 10/01/16 11:00	3 0 5	GAS-C	BTEX/M_C						
STR16100428-02A	1617 Lacqua.	AQ 10/01/16 11:50	3 0 5	GAS-C	BTEX/M_C						

Comments: Security seals intact. Frozen ice. :

Signature	Print Name	Company	Date/Time
<i>K Murray</i>	<i>K Murray</i>	Alpha Analytical, Inc.	10/4/16 1140

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense. The report for the analysis of the above samples is applicable only to those samples received by the laboratory with this COC. The liability of the laboratory is limited to the amount paid for the report.

Matrix Type : AQ(Aqueous) AR(Air) SO(Soil) WS(Waste) DW(Drinking Water) OT(Other) Bottle Type: L-Liter V-Voa S-Soil Jar O-Orbo T-Tedlar B-Brass P-Plastic OT-Other

CHAIN OF CUSTODY

1017

Billing Information:
 Company: Stratus Env. Inc.
 Attn: _____
 Address: _____
 City, State, Zip: _____
 Phone Number: _____ Fax: _____



Alpha Analytical, Inc.
 Main Laboratory: 255 Glendale Ave, Suite 21 Sparks, NV 89431
Satellite Service Centers:
 Northern CA: 9891 Horn Road, Suite C, Rancho Cordova, CA 95827
 Southern CA: 1007 E. Dominguez St., Suite O, Carson, CA 90746
 Northern NV: Elko, NV 89801
 Southern NV: Las Vegas, NV 89120

Phone: 775-355-1044
 Fax: 775-365-0406
 Phone: 916-366-9089
 Phone: 714-386-2901
 Phone: 775-388-7043
 Phone: 702-281-4848

Page # 1 of 1

Consultant/ Client Info: Company: Farmolympic Stadium
 Address: 1436 Grand Ave
 City, State, Zip: San Lorenzo

Job and Purchase Order Info: Job # _____
 Job Name: Farmolympic Stadium
 P.O. #: _____

Report Attention/Project Manager: Name: Scott Birkup
 Email Address: _____
 Phone #: _____
 Cell #: _____

QC Deliverable Info:
 EDD Required? Yes / No _____ EDF Required? Yes / No _____
 Global ID: _____
 Data Validation Packages: III or IV _____

Samples Collected from which State? (circle one) AR CA KS NV OR WA DOD Site Other _____

Time Sampled (HHMM)	Date Sampled (MM/DD)	Matrix* (See Key Below)	Lab ID Number (For Lab Use Only)	Sample Description	TAT	# Containers* (See Key Below)	Field Filtered?		Analysis Requested										Remarks			
							Yes	No														
11:00	10-1	AQ	100316-01	11032 Barnett	Std	3-V	✓	✓	COLO													
11:50	10-1	AQ	100316-02	1017 Lacguy	Std	3-V	✓	✓	BREA													
									MTHX													

ADDITIONAL INSTRUCTIONS:

I (field sampler) attest to the validity and authenticity of this sample(s). I am aware that tampering with or intentionally mislabeling the sample location, date or time of collection is considered fraud and may be grounds for legal action. NAC 445.0636 (c) (2).

Relinquished by: (Signature/Affiliation): <u>Scott Birkup</u>	Date: <u>10-1-16</u>	Time: <u>0947</u>	Received by: (Signature/Affiliation): <u>E. Luciano</u>	Date: <u>100316</u>	Time: <u>0947</u>
Relinquished by: (Signature/Affiliation): _____	Date: _____	Time: _____	Received by: (Signature/Affiliation): <u>K. Murray</u>	Date: <u>10/4/16</u>	Time: <u>1140</u>
Relinquished by: (Signature/Affiliation): _____	Date: _____	Time: _____	Received by: (Signature/Affiliation): _____	Date: _____	Time: _____

* Key: AQ - Aqueous AR - Air OT - Other So-Soil WA - Waste ** B - Brass L - Liter O - Orbo OT - Other P - Plastic S - Soil Jar T - Tedlar V - VOA
NOTE: Samples are discarded 60 days after sample receipt unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense. The report for the analysis of the above samples is applicable only to those samples received by the laboratory with this COC. The liability of the laboratory is limited to the amount paid for the report.