

### **RECEIVED**

9:17 am, Aug 18, 2011 Alameda County Environmental Health

Reference: Groundy

Groundwater Monitoring Report

Rodding Cleaning Services

2585 Nicholson Street, San Leandro, CA Fuel Leak Case No. RO00000020 Versar Project No. 104422.4422.007

#### PERJURY STATEMENT

As the Responsible Party (RP) for this Site, I declare under penalty of perjury that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Fred Schifferle - Manager, Sketchley Trust

Responsible Party



January 24, 2011

Mr. Fred Schifferle Vice President Bank of America, N.A. 2000 Clayton Road Building D Concord, California 94520-2425

Reference: Groundwater Monitoring Report December 2010

2585 Nicholson Street in San Leandro, California

ES# 305582

Versar Project No. 104422.4422.004

Dear Mr. Schifferle:

Versar, Inc. (Versar) has prepared this groundwater monitoring report on behalf of US Trust, Bank of America, N.A. (Bank of America) and the Sketchley Trust, documenting work performed at the property located at 2585 Nicholson Street in San Leandro, California (Site). Figures 1 and 2 in Attachment I, present the Site location and Site layout, respectively.

### **Background**

A release of petroleum constituents was discovered at the Site during removal of underground storage tanks (USTs) in 1991. Subsequently, Versar and others have investigated soils and groundwater beneath the Site, and performed extensive groundwater monitoring. The results of the groundwater monitoring and data evaluation had determined constituents identified in groundwater appear to be naturally degrading over time, and to pose no risk to Site occupants in an industrial setting.

In a letter dated July 30, 2010, the Alameda County Health Care Services (ACHCS) revised the groundwater monitoring program at the Site to include the sampling of all groundwater monitoring wells and the addition MTBE analysis on a semi-annual cycle.

### **December 2010 Results**

Depth to groundwater measurements were recorded from monitoring wells MW-1, MW-2, MW-4 and MW-5 before being purged of three casing volumes and sampled on December 16, 2010; well MW-3 is blocked by materials and is not accessible. Current and historic analytical results from all Site monitoring wells are presented in Table 1 of Attachment I. Groundwater elevation data is presented in Table 2 of Attachment I. Monitoring well purge tables documenting field measurements during sampling are presented in Attachment II.

The groundwater samples from MW-1, MW-2, MW-4 and MW-5 were analyzed for total petroleum hydrocarbons (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) and



methyl-t-butyl ether (MTBE) by EPA Method 8260B. Laboratory analytical data sheets are included in Attachment III. The methodology and protocol followed for the collection of the groundwater sample during this groundwater sampling event are presented in Attachment IV. Decontamination and Groundwater Monitoring Well Sampling Procedures.

As shown in Table 1, analytical results for TPHg and benzene in MW-1 in December 2010 have slightly increased this monitoring event. TPHg concentrations over time appear to trend downward. TPHg was detected in well MW-2 at a concentration of 220 µg/L, slightly above the San Francisco Bay Regional Water Quality Control Board (RWQCB) environmental screening level (ESL) of 210 µg/L. No other constituents of concern were detected above the ESLs in the other sampled monitoring wells. The measured direction of groundwater flow appears to be northeasterly, at a gradient of 0.001; the groundwater flow direction and gradient and analytical results from December 16, 2010 are presented in Figure 3 and Figure 4, respectively, in Attachment I.

Monitoring well MW-3 was inaccessible for sampling because it is under a storage roll off container. Well MW-5 no longer has a well plug or well box lid; the casing top may also be damaged resulting in erroneous depth to water measurements.

Versar appreciates this opportunity to provide professional environmental services to Bank of America. If you have any questions, please contact me at (916) 863-9323 and tberger@versar.com.

TIM REPORT Prepared by: No. 5225 Exp. 10/31/11 Tim Berger, P.G. FOF CALIF Program Manager

Attachment I -Figures and Tables

Southwest Region

Attachment II -Monitoring Well Purge Table

Attachment III - Laboratory Analytical Data Reports

Attachment IV - Decontamination and Groundwater Monitoring Well Sampling Procedures

Mark E. Detterman - Alameda County Environmental Health cc: John Kemp - City of San Leandro Environmental Services

Randy Muller – Bank of America

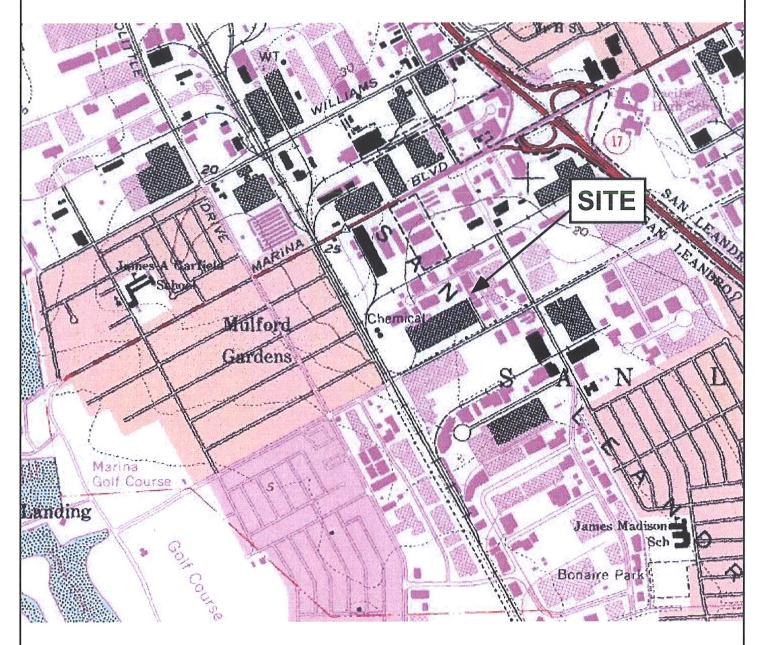
Mesha Lewis – US Trust/Bank of America



# ATTACHMENT I

Figures and Tables





Ref. USGS 7.5 Minute Topographical Quadrangle Maps; San Leandro, Calif. c. 1959 Photorevised 1998

Dr. By: TWB

Date: 6/20/08

Scale: 1 inch=2,000 feet

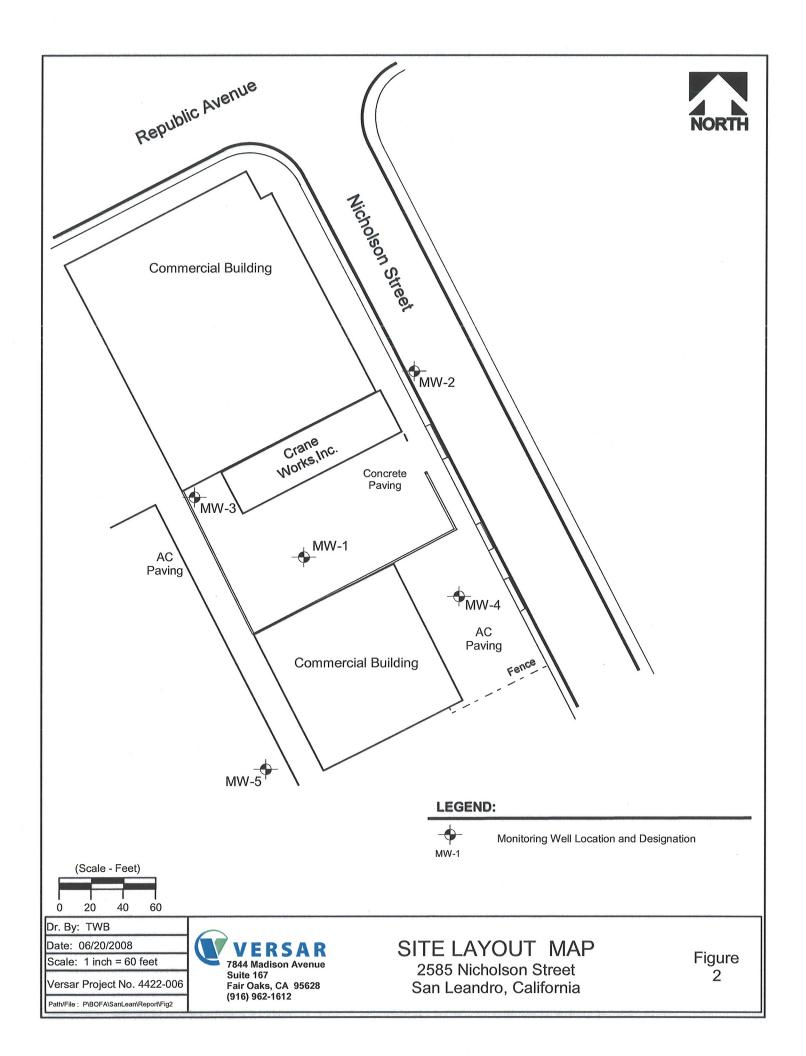
Versar Project No. 4422-006

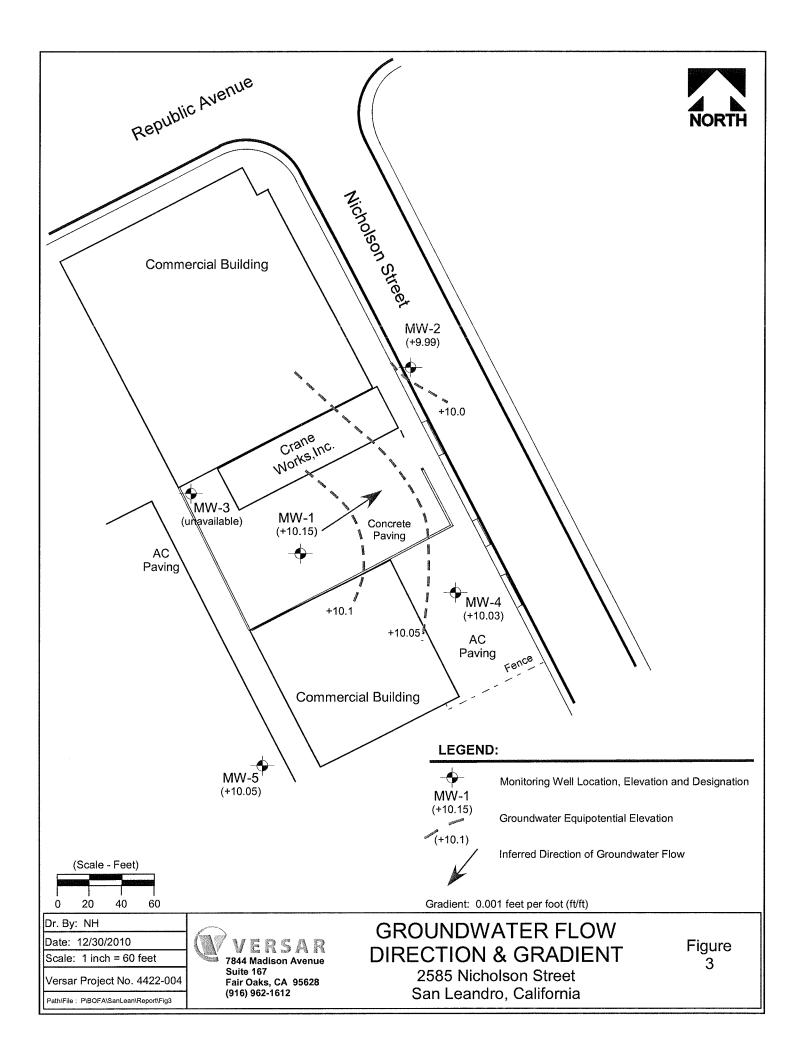
Path/File: P\BOFA\SANLEAN\REPORT\Fig1

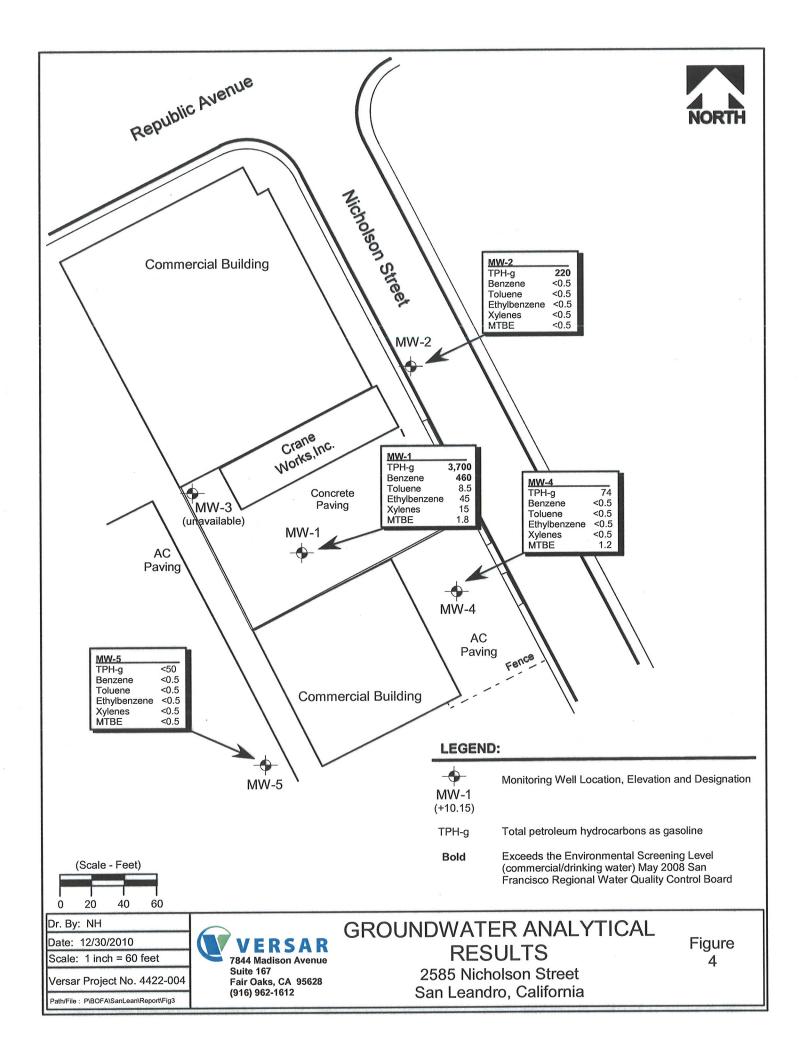


7844 Madison Avenue Suite 167 Fair Oaks, CA 95628 (916) 962-1612 SITE LOCATION

2585 Nicholson Street San Leandro, California Figure







### Table 1 Analytical Results for Groundwater Samples 2585 Nicholson Street San Leandro, California



Monitoring Well No.	Jun-92 Nov-92 Apr-93	TPH-G (μg/L) 210 10,000	TPH-D (μg/L) 210 ND	TPH-MO (μg/L) 210	TPH-K (μg/L) 210	TPH-SS (µg/L)	Benzene (μg/L)	Toluene (μg/L)	Ethylbenzene (μg/L)	Total Xylenes (μg/L)	MTBE (μg/L)
	Nov-92	210 10,000	210	210	<del></del>	T		(μg/L)	(μg/L)	(μg/L)	(μg/L)
MVV-1	Nov-92		ND	,		210	1	150	300	1,800	13
	Anr-93	9,800	ND				110 23	81	62	280	
		18,000	560	ND	ND	370	42	14 47	22 50	96 190	
ı	Jul-93 Dec-93	27,000 7,800	ND 3,800	ND ND	ND ND	ND ND	40 13	45 16	63 20	190 77	
	Mar-94 Jun-94	280,000 8,500	<b>620</b> ND	ND ND	ND ND	3,300	970	880	620	1,700	
	Sep-94	2,400	52	ND	ND	ND ND	23 5.3	13 2.6	8.5 2.5	19 6	
	Dec-94 Apr-95	4,800 74,000	1300 3,700	ND ND	ND ND	1,000 570	32 320	32 350	16 350	50 940	
	Sep-95 May-99	33,000 8,100	46,000 ND	ND	ND	4,900	140	270	260	1,100	
	Jul-99	3,500	1,700	ND 			1,400 252	31 23	82 43	360 179	
	Oct-99 Jan-00	4,900 22,400	<500				270 1,300	34 402	<5	370	
	Apr-00	13,000					1,130	226	483 335	<b>2,490</b> 1,410	
	Jul-00 Oct-00	28,400 12,900	<50 	<500		 <1,000	1,470 1,000	190 197	299 <b>353</b>	967 1,400	
	Jan-01 Apr-01	17,800 13,000	 <50				957	146	353	1,060	
	Oct-01	1,800					1,200 210	170 20	450 47	1,300 82	
	Apr-02 Jan-03	3,800 14,000					380 1,200	37 130	80 250	120 310	
	Nov-03 Apr-04	13,000 9,600				**	1,900	92	210	190	
	Nov-04	5,500					1,200 1,100	68 28	410 97	260 72.8	
	May-05 May-08	2,000 5,200					130 690	5.5 63	14 76	9.1 51	
	Nov-08	3,100	-				560	10	45	15	
	May-09 Nov-09	3,600 930					420 150	12 <2.5	42 9.4	11 2.5	
	May-10 Dec-10	2,100 3,700					190	9.2	17	6.2	
MW-2	Apr-99	ND	ND	ND			460 ND	8.5 ND	45 ND	15 ND	1.8
1	Jul-99 Oct-99	<100 <100	<100 				<1.0 <1.0	<1.0 <1.0	<1.0 <1.0	<1.0 <1.0	
	Jan-00 Apr-00	118 <50					0.7	<0.5	<0.5	<0.5	
T-	Jul-00	<400					0.5 0.8	<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	
	Oct-00 Jan-01	<50 104					<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	<1.0 <0.5	
	Apr-01 Oct-01	160					<0.5	<0.5	<0.5	<0.5	
	Apr-02					~-					
	Jan-03 Nov-03						 				
	Apr-04		~-					-			
	Nov-04 May-05	 									
	May-08 Nov-08										
	May-09										
	Nov-09 May-10	220					 <0.5	<0.5	 <0.5	 <0.5	 <0.5
MW-3	Apr-99	ND	540	ND			ND	ND	ND	ND	
	Jul-99 Oct-99	300 230	<100 				<1.0 <1.0	<1.0 <1.0	<1.0 <1.0	<1.0 <1.0	
	Jan-00 Apr-00	1 <b>63</b> 90	<50 				0.8 0.7	<0.5 <0.5	<0.5	<0.5	
	Jul-00	<400					2.0	<0.5	<0.5 <0.5	<0.5 <0.5	
	Oct-00 Jan-01	<50 62					<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	<1.0 <0.5	
	Apr-01 Oct-01	62 					<0.5	<0.5 	<0.5 	<0.5	
	Apr-02										
	Jan-03 Nov-03										
	Apr-04 Nov-04										
	May-05		]								
	May-08 Nov-08						 		-		
	May-09 Nov-09										
	May-10										
	Apr-99 Jul-99	110 120	ND <100	ND 			ND <1.0	ND <1.0	ND <1.0	ND <1.0	
	Oct-99 Jan-00	<100 106					<1.0 0.9	<1.0 <0.5	<1.0 <1.0 <0.5	<1.0	
	Apr-00 Jul-00	99					1.0	<0.5	<0.5	<0.5 <0.5	
	Oct-00	139					0.6	<0.5	 <0.5	<1.0	
	Jan-01 Apr-01	85 130					<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	
	Oct-01 Apr-02										
	Jan-03										
	Nov-03 Apr-04					 					
	Nov-04 May-05			·			 				
1	May-08 Nov-08									-	
	May-09										
1	Nov-09 May-10	 74					 <0.5	 <0.5	 <0.5		
MW-5	Apr-99	270	ND	ND			ND	ND	ND	<0.5 ND	1.2
	Jul-99 Oct-99	570 540	<100 				<1.0 <1.0	<1.0 <1.0	<1.0 <1.0	<1.0 <1.0	
	Jan-00 Apr-00	231 353					1.9 3.5	<0.5 <0.5	<0.5	<0.5	
	Jul-00	<400					<0.5	<0.5	<0.5 <0.5	<0.5 <0.5	
	Oct-00 Jan-01	156 <50					<b>1.0</b> <0.5	<0.5 <0.5	<0.5 <0.5	<1.0 <0.5	
	Apr-01 Oct-01	200					<0.5 	<0.5	<0.5	<0.5	
	Apr-02										
	Jan-03						 				
	Nov-03			1		1				1	
	Apr-04						1	- 1			
	Apr-04 Nov-04 May-05										
	Apr-04 Nov-04 May-05 May-08 Nov-08					ŀ		- 1			
	Apr-04 Nov-04 May-05 May-08	 	 	  			 				  

### Notes and Abbreviations:

- | Solution | Solution



#### Table 2 Groundwatwer Elevation Data 2585 Nicholson Street San Leandro, California

			Grou	ndwater Monitorin	g Well	1	Hydraulic gradient magnitude	General gradient direction
		MW-1	MW-2	MW-3	MW-4	MW-5	(ft/ft)	direction
Well casing e	levation (feet amsl)	15.27	13.69	15.88	15.25	16.46		
Apr 1999	Depth to groundwater (feet bgs)	5.33	3.76	5.88	5.40	6.64		
	Groundwater Elevation (feet amsl)	9.94	9.93	10.00	9.85	9.82	0.001	Southeast
Jul 1999	Depth to groundwater (feet bgs)	5.85	4.19	6.37	5.84	7.11		
	Groundwater Elevation (feet amsl)	9.42	9.50	9.51	9.41	9.35	0.001	Southeast
Oct 1999	Depth to groundwater (feet bgs)	5.45	4.06	5.79	5.60	6.68		
	Groundwater Elevation (feet amsl)	9.82	9.63	10.09	9.65	9.78	0.002	Easterly
Jan 2000	Depth to groundwater (feet bgs)	5.13	3.70	5.63	5.25	6.43		
	Groundwater Elevation (feet amsl)	10.14	9.99	10.25	10.00	10.03	0.001	Easterly
Apr 2000	Depth to groundwater (feet bgs)	4.95	3.61	5.41	5.06	6.15		
	Groundwater Elevation (feet amsl)	10.32	10.08	10.47	10.19	10.31	0.002	Easterly
Jul 2000	Depth to groundwater (feet bgs)	5.74	4.06	6.27	5.77	7.11		
	Groundwater Elevation (feet amsl)	9.53	9.63	9.61	9.48	9.35	0.001	South southeast
Oct 2000	Depth to groundwater (feet bgs)	5.35	3.85	5.75	5.28	6.56		
	Groundwater Elevation (feet amsl)	9.92	9.84	10.13	9.97	9.90		
Jan 2001	Depth to groundwater (feet bgs)	5.70	4.00	6.21	5.73	6.70		
	Groundwater Elevation (feet amsl)	9.57	9.69	9.67	9.52	9.76	0.001	South southeast
Apr 2001	Depth to groundwater (feet bgs)	5.38	3.80	5.90	5.40	6.65		
	Groundwater Elevation (feet amsl)	9.89	9.89	9.98	9.85	9.81	0.001	Southeast
Oct 2001	Depth to groundwater (feet bgs)	5.79		-	-			
	Groundwater Elevation (feet amsl)	9.48						
Apr 2002	Depth to groundwater (feet bgs)	5.41	-		-	-		
	Groundwater Elevation (feet amsl)	9.86		-				
Jan 2003	Depth to groundwater (feet bgs)	5.83	-	-				
	Groundwater Elevation (feet amsl)	9.44					-	
Nov 2003	Depth to groundwater (feet bgs)	5.47	-	-				
	Groundwater Elevation (feet amsl)	9.80	-	-				
Apr 2004	Depth to groundwater (feet bgs)	5.40	-	-	-	-		
	Groundwater Elevation (feet amsl)	9.87						
Nov 2004	Depth to groundwater (feet bgs)	5.60			-	-		
	Groundwater Elevation (feet amsl)	9.67		-	-	-		
May 2005	Depth to groundwater (feet bgs)	5.27	-		-			
	Groundwater Elevation (feet amsl)	10.00				-		
May 2008	Depth to groundwater (feet bgs)	5.60		-	-	-		
	Groundwater Elevation (feet amsl)	9.67				-		
Nov 2008	Depth to groundwater (feet bgs)	5.73		-	5.75	7.10		
	Groundwater Elevation (feet amsl)	9.54	-		9.50	9.36	0.001	Southerly
May 2009	Depth to groundwater (feet bgs)	5.47	-	-	5.56	6.85		
170	Groundwater Elevation (feet amsl)	9.80		-	9.69	9.61	0.002	Southerly
Dec 2009	Depth to groundwater (feet bgs)	4.90	3.50		5.00	6.12		
	Groundwater Elevation (feet amsl)	10.37	10.19	-	10.25	10.34	0.001	Northeasterly
May 2010	Depth to groundwater (feet bgs)	5.20	3.61		5.25	6.50		
	Groundwater Elevation (feet amsl)	10.07	10.08		10.00	9.96	0.001	Southeast
Dec 2010	Depth to groundwater (feet bgs)	5.12	3.70		5.22	6.41		
	Groundwater Elevation (feet amsl)	10.15	9.99		10.03	10.05	0.001	Northeasterly

Notes and Abbreviations: ft/ft = feet per foot amsl = above mean sea level



# **ATTACHMENT II**

**Monitoring Well Purge Table** 

VERSAR	DUDGE	ZEADIE			
		ETABLE	PROJECT NO. 10		
SITE NAME: Bank of America - San Lear	ndro	LOCATION: 2585 Nicholson Street San Leandro, CA			
WELL I. D.: MW-1		DATE PURGED:			
PURGED/SAMPLED BY: Nicole Hasting	S	DATE SAMPLED	1:5 5 =		
MASTER LOCK NUMBER: NA		TIME SAMPLED:		. 7	
DEPTH TO BOTTOM (feet): 18.0'	7 00	DEPTH TO WATE		14	
	2.88	CALCULATED P		7.76	
	132	ACTUAL PURGE			
	TERLY			<u> </u>	
	Surface Water				
CASING DIAMETER: 2" 3" Casing Volume (0.16) (gallons per foot):	(0.38) 4" (0.66	5" 6'	' _X 8"	Other	
	FIELD MEASU	UREMENTS			
VOLUME TIME TEMP (gal) (2400hr) (degrees C	1	(mS/cm) OX	SOLVED REDOX XYGEN mg/L)	TURBIDITY (NTU)	
0   1158   16.85 10   1210   17.13 10   1270   17.70 30   1287   17.27 40   1233   17.51 50   1240   17.52 60   1247   17.49	7.93 7.95 7.43 8.04 8.00 7.98	0.817 0.827 0.827 0.829 0.829 0.818 0.816 0.835	1.45 185.7 206.1 2.98 235.1 .82 246.4 .55 256.7 .45 262.4 .48 264.3	low low low low	
	SAMPLE INFO	ORMATION			
SAMPLE DEPTH TO WATER (feet): 80% RECHARGE: NO 80% ODOR: SAI	1.39 A	NALYSES: TPH-g,	BTEX 7: /ow HCL		
PURGING EQUIPMEN	Г	SAMI	PLING EQUIPMEN	NT	
Centrifugal PumpBailer (Te	Centrifugal Pun	np Bailer (T	'eflon)		
X Submersible Pump Bailer (PV	Submersible Pump Bailer (PVC or disposable)				
Peristaltic PumpBailer (Sta	- '		Bailer (S	•	
Purge Pump		Purge Pump	(		
	64				
Other:					
Comments:					

-

VERSAR	DUDGE			4	
		TABLE		104422.4422.00	
SITE NAME: Bank of America - San Lear	ndro	LOCATION: 2585 Nicholson Street San Leandro, CA			
WELL I. D.: MW - Z		DATE PURGED: 12			
PURGED/SAMPLED BY: Nicole Hasting	S	DATE SAMPLED:	12/16/2010		
MASTER LOCK NUMBER: NA	100	TIME SAMPLED:	1135	7	
DEPTH TO BOTTOM (feet): 14.1	5	DEPTH TO WATER		16	
WATER COLUMN HEIGHT (feet):	10.45	CALCULATED PUT		4.8	
CASING VOLUME (gallons):	16	ACTUAL PURGE (	gallons): 5		
DEVELOPMENT QUAR	TERLY	BIANNUAL _X	TTO OTI	HER	
SAMPLE TYPE: Groundwater X	Surface Wate	er Other			
CASING DIAMETER: 2"_X_ 3"  Casing Volume (0.16) (gallons per foot):		5" 6"		Other	
(ganons per root).					
	FIELD MEASU	JREMENTS			
VOLUME TIME TEMP (gal) (2400hr) (degrees C	1	(mS/cm) OXY	LVED RED (GEN g/L)	OX TURBIDITY (NTU)	
0   113   19.87 1   115   19.81 2   117   19.85 3   1119   19.86 4   121   19.96 5   1123   19.97	- 8.43 8.01 7.99 7.98 7.96 7.97	0.891 0.894 9.875 0.896 1.5 0.899 1.00 6.898	25 429 39 428 12 413. 3 398 6 381. 73 37	7 low 7 low 7 low 10 low 10 low	
	SAMPLE INFO	ORMATION			
SAMPLE DEPTH TO WATER (feet):	5.7 AN	NALYSES: _ TPH-g, BT	TEX, MTBE		
80% RECHARGE: NO 80%  ODOR: SAM	= SA	MPLE TURBIDITY:	10W		
ODOR: NO SAM	MPLE BOTTLE/PRE	SERVATIVE:	HCL		
PURGING EQUIPMENT	Γ	SAMPL	ING EQUIPM	ENT	
Centrifugal PumpBailer (Te	flon)	Centrifugal Pump	Baile	r (Teflon)	
X Submersible Pump Bailer (PV				r (PVC or disposable)	
Peristaltic PumpBailer (Sta			Baile	- '	
Purge Pump	1	Purge Pump		(3	
Other:	3.00	Other:			
Comments:				_	
Commons.					

VERSAR	PURGE	ETABLE	PROJECT NO. 10	04422.4422.00		
SITE NAME: Bank of America - San Lea	ndro	LOCATION: 2585 Nicholson Street San Leandro, CA				
WELL I. D.: MW-H		DATE PURGED: 1	DATE PURGED: 12/16/2010			
PURGED/SAMPLED BY: Nicole Hasting	gs	DATE SAMPLED:	12/16/2010			
MASTER LOCK NUMBER: NA		TIME SAMPLED:	1040			
DEPTH TO BOTTOM (feet): 13,	90	DEPTH TO WATE	ER (feet): 5	22		
WATER COLUMN HEIGHT (feet):	8.68	CALCULATED PU	JRGE (gallons):	3,9		
CASING VOLUME (gallons):	13	ACTUAL PURGE	(gallons):			
DEVELOPMENT QUAI	RTERLY	BIANNUAL _	X OTHE	ER		
SAMPLE TYPE: Groundwater	Surface Water	er Other				
CASING DIAMETER: 2"_X 3	" 4"	5" 6	5" 8"	Other		
Casing Volume (0.16) (gallons per foot):	(0.38) (0.66	5) (1.02)	(1.50) (2.60	)		
	FIELD MEASU	UREMENTS				
VOLUME TIME TEMP (gal) (2400hr) (degrees 0	r	(mS/cm) OX	OLVED REDOX YYGEN mg/L)	X TURBIDITY (NTU)		
0 1020 20.93 1 1011 21.18 2 1027 70.89 3 1024 71.24 4 102 11.34	8.33 8.20 8.19 8.18 8.14	1.199 8 1.597 5 1.214 2 1.209 1	.98 421.0 .47 420 .77 415. .85 410.	2 high 8 med 1 med 3 med 10 low		
SAMPLE DEPTH TO WATER (feet): _ 80% RECHARGE: _X NO 80% ODOR: SA	6 = SA	NALYSES: <u>TPH-g,</u> AMPLE TURBIDITY	:low	30,		
PURGING EQUIPMEN	T	SAMF	PLING EQUIPME	ENT		
Centrifugal PumpBailer (T _X_Submersible PumpBailer (P	Ceflon) VC or disposable) tainless Steel)	Centrifugal PunSubmersible PuPeristaltic PumpPurge Pump	npBailer mpBailerBailerBailer	(Teflon) (PVC or disposable) (Stainless Steel)		
Comments:		i ya	*	* **		

VERSAR	PURGE	TABLE	PROJECT NO. 1	104422.4422.00🛭 🖞		
SITE NAME: Bank of America - San Lean	adro	LOCATION: 2585	Nicholson Street San	Leandro, CA		
WELL I. D.: MW-S		DATE PURGED: 12/16/2010				
PURGED/SAMPLED BY: Nicole Hasting	S	DATE SAMPLED	DATE SAMPLED: 12/16/2010			
MASTER LOCK NUMBER: NA		TIME SAMPLED:	955			
DEPTH TO BOTTOM (feet): \3.	68	DEPTH TO WATE	ER (feet):	41.		
WATER COLUMN HEIGHT (feet):	1.22	CALCULATED P	URGE (gallons):	3.1		
CASING VOLUME (gallons):		ACTUAL PURGE	(gallons):	,		
DEVELOPMENT QUAR	TERLY	BIANNUAL _	_X OTH	ER		
SAMPLE TYPE: Groundwater X	Surface Water	er Other	r			
CASING DIAMETER: 2"_X 3"	4"	5"	6" 8"	Other		
Casing Volume (0.16) (gallons per foot):	(0.38) (0.66	5) (1.02)	(1.50) (2.6	0)		
<i>E</i>	FIELD MEASU	JREMENTS				
VOLUME TIME TEMP (gal) (2400hr) (degrees C		(mS/cm) OX	SOLVED REDO	OX TURBIDITY (NTU)		
0 927 19.76	7.55	0.921 7	mg/L) .53 351	y high		
1 929 19.90	7.54	0.993 4	.11 284	.2 /1		
3 930 1785	7.55	0.985	3.59 298.	5 high		
4 932 70.04	7.55		.52 298.	9 med		
5 933 20.17	7.59	1.079 2	.02 302.	3 med		
6 939 70.19	7.53	1.075 1.	81 28.	0 10W		
		ODIE CHION				
SAMPLE DEPTH TO WATER (feet):	SAMPLE INFO		RTFY MTRF	,		
80% RECHARGE: NO 80%	= 0	AMPLE TURNINET	7. (a.) - Sa.			
				ve organi.		
ODOR: NO	MPLE BOTTLE/PRE	ESERVATIVE:	HCL			
PURGING EQUIPMEN	Т	SAMI	PLING EQUIPM	ENT		
Centrifugal PumpBailer (To	eflon)	Centrifugal Pun	mp Baile	r (Teflon)		
X_Submersible PumpBailer (PV	Submersible Pu	ımp <u>X</u> Baile	r (PVC or disposable)			
Peristaltic PumpBailer (St	ainless Steel)	Peristaltic Pump	pBaile	r (Stainless Steel)		
Purge Pump		Purge Pump				
Other:		Other:	·	N. A. T.		
Comments:						



# ATTACHMENT III

**Laboratory Analytical Data Report** 



Date: 12/29/2010

### Laboratory Results

Nicole Hastings Versar, Inc. 7844 Madison Avenue Suite 167 Fair Oaks, CA 95628

Subject: 5 Water Samples

Project Name: Bank of America - San Leandro

Project Number: 104422.4422.004

Dear Ms. Hastings,

Chemical analysis of the samples referenced above has been completed. Summaries of the data are contained on the following pages. Sample(s) were received under documented chain-of-custody. US EPA protocols for sample storage and preservation were followed. Testing procedures comply with the 2003 NELAC standard. All soil samples are reported on a total weight (wet weight) basis unless noted otherwise in the case narrative. Laboratory results relate only to the samples tested. This report may be freely reproduced in full, but may only be reproduced in part with the express permission of Kiff Analytical, LLC. Kiff Analytical, LLC is certified by the State of California under the National Environmental Laboratory Accreditation Program (NELAP), lab # 08263CA. If you have any questions regarding procedures or results, please call me at 530-297-4800.

Sincerely,



Date: 12/29/2010

Subject: 5 Water Samples

Project Name: Bank of America - San Leandro

Project Number: 104422.4422.004

# Case Narrative

A version of this report was previously issued on 12/22/2010. This revised version replaces that report.



Date: 12/29/2010

Project Name: Bank of America - San Leandro

Project Number: 104422.4422.004

Sample: MW-1 Matrix: Water Lab Number: 75783-01

Sample Date :12/16/2010		Method			
Parameter	Measured Value	Reporting Limit	Units	Analysis Method	Date/Time Analyzed
Benzene	460	0.90	ug/L	EPA 8260B	12/20/10 15:20
Toluene	8.5	0.90	ug/L	EPA 8260B	12/20/10 15:20
Ethylbenzene	45	0.90	ug/L	EPA 8260B	12/20/10 15:20
Total Xylenes	15	0.90	ug/L	EPA 8260B	12/20/10 15:20
Methyl-t-butyl ether (MTBE)	1.8	0.90	ug/L	EPA 8260B	12/20/10 15:20
TPH as Gasoline	3700	90	ug/L	EPA 8260B	12/20/10 15:20
1,2-Dichloroethane-d4 (Surr)	92.5		% Recovery	EPA 8260B	12/20/10 15:20
Toluene - d8 (Surr)	91.6		% Recovery	EPA 8260B	12/20/10 15:20



Date: 12/29/2010

Project Name: Bank of America - San Leandro

Project Number: 104422.4422.004

Sample: MW-2

Matrix: Water

Lab Number: 75783-02

Parameter	Measured Value	Method Reporting Limit	Units	Analysis Method	Date/Time Analyzed
Benzene	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:49
Toluene	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:49
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:49
Total Xylenes	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:49
Methyl-t-butyl ether (MTBE)	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:49
TPH as Gasoline	220	50	ug/L	EPA 8260B	12/18/10 00:49
(Note: Primarily compounds not found in	typical Gasoline	)			
1,2-Dichloroethane-d4 (Surr)	104		% Recovery	EPA 8260B	12/18/10 00:49
Toluene - d8 (Surr)	98.3		% Recovery	EPA 8260B	12/18/10 00:49



Date: 12/29/2010

Project Name: Bank of America - San Leandro

Project Number: 104422.4422.004

Sample: MW-4

Matrix: Water

Lab Number: 75783-03

Sample Date :12/16/2010		Method			
Parameter	Measured Value	Reporting Limit	Units	Analysis Method	Date/Time Analyzed
Benzene	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:16
Toluene	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:16
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:16
Total Xylenes	< 0.50	0.50	ug/L	EPA 8260B	12/18/10 00:16
Methyl-t-butyl ether (MTBE)	1.2	0.50	ug/L	EPA 8260B	12/18/10 00:16
TPH as Gasoline	74	50	ug/L	EPA 8260B	12/18/10 00:16
(Note: Primarily compounds not found in	typical Gasoline	)	3		
1,2-Dichloroethane-d4 (Surr) Toluene - d8 (Surr)	99.2 96.1		% Recovery % Recovery	EPA 8260B EPA 8260B	12/18/10 00:16 12/18/10 00:16



Date: 12/29/2010

Project Name: Bank of America - San Leandro

Project Number: 104422.4422.004

Matrix: Water Lab Number: 75783-04 Sample: MW-5

Sample Date :12/16/2010		Method			
Parameter	Measured Value	Reporting Limit	Units	Analysis Method	Date/Time Analyzed
Benzene	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:43
Toluene	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:43
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:43
Total Xylenes	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:43
Methyl-t-butyl ether (MTBE)	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:43
TPH as Gasoline	< 50	50	ug/L	EPA 8260B	12/17/10 23:43
1,2-Dichloroethane-d4 (Surr) Toluene - d8 (Surr)	100 98.6		% Recovery % Recovery	EPA 8260B EPA 8260B	12/17/10 23:43 12/17/10 23:43



Date: 12/29/2010

Project Name: Bank of America - San Leandro

Project Number: 104422.4422.004

Sample: QCEB Matrix: Water Lab Number: 75783-05

Sample Date :12/16/2010		Method			
Parameter	Measured Value	Reporting Limit	Units	Analysis Method	Date/Time Analyzed
Benzene	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:10
Toluene	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:10
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:10
Total Xylenes	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:10
Methyl-t-butyl ether (MTBE)	< 0.50	0.50	ug/L	EPA 8260B	12/17/10 23:10
TPH as Gasoline	< 50	50	ug/L	EPA 8260B	12/17/10 23:10
1,2-Dichloroethane-d4 (Surr) Toluene - d8 (Surr)	102 94.6		% Recovery % Recovery	EPA 8260B EPA 8260B	12/17/10 23:10 12/17/10 23:10

Date: 12/29/2010

QC Report : Method Blank Data

Project Name: Bank of America - San Leandro

	Measured	Method Reportina		Analysis	Date
Parameter	Value	Limit	units	Method	Analyzed
Benzene	< 0.50	0.50	ug/L	EPA 8260B	12/20/2010
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	12/20/2010
Toluene	< 0.50	0.50	ug/L	EPA 8260B	12/20/2010
Total Xylenes	< 0.50	0,50	ug/L	EPA 8260B	12/20/2010
Methyl-t-butyl ether (MTBE)	< 0.50	0.50	ug/L	EPA 8260B	12/20/2010
TPH as Gasoline	< 50	50	ug/L	EPA 8260B	12/20/2010
1,2-Dichloroethane-d4 (Surr)	100		%	EPA 8260B	12/20/2010
Toluene - d8 (Surr)	99.4		%	EPA 8260B	12/20/2010
Benzene	< 0.50	0.50	ug/L	EPA 8260B	12/17/2010
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	12/17/2010
Toluene	< 0.50	0.50	ug/L	EPA 8260B	12/17/2010
Total Xylenes	< 0.50	0.50	ug/L	EPA 8260B	12/17/2010
Methyl-t-butyl ether (MTBE)	< 0.50	0.50	ug/L	EPA 8260B	12/17/2010
TPH as Gasoline	< 50	50	ug/L	EPA 8260B	12/17/2010
1,2-Dichloroethane-d4 (Surr)	98.1		%	EPA 8260B	12/17/2010
Toluene - d8 (Surr)	94.3		%	EPA 8260B	12/17/2010

		Method			
	Measured	Reporti	ng	Analysis	Date
Parameter	Value	Limit	Units	Method	Analyzed

Date: 12/29/2010

QC Report : Matrix Spike/ Matrix Spike Duplicate

Project Name: Bank of America - San Leandro

	Limit
Benzene	
75729-05 <0.50 40.0 40.0 42.6 41.3 ug/L EPA 8260B 12/20/10 106 103 3.12 80-120 25	25
Ethylbenzene	
75729-05 <0.50 40.0 40.0 43.3 42.9 ug/L EPA 8260B 12/20/10 108 107 0.795 80-120 25	25
Methyl-t-butyl ether	
75729-05 <0.50 39.9 39.9 43.8 41.7 ug/L EPA 8260B 12/20/10 110 104 4.86 69.7-121 25 P + M Xylene	25
	2.5
75729-05 <0.50 40.0 40.0 42.0 42.0 ug/L EPA 8260B 12/20/10 105 105 0.0786 76.8-120 25 Toluene	25
75729-05 0.74 40.0 40.0 40.6 39.7 ug/L EPA 8260B 12/20/10 99.7 97.3 2.38 80-120 25	25
Benzene	
75784-03 <0.50 40.0 40.0 39.7 38.7 ug/L EPA 8260B 12/17/10 99.3 96.7 2.63 80-120 25	25
Ethylbenzene	
75784-03 <0.50 40.0 40.0 40.5 40.2 ug/L EPA 8260B 12/17/10 101 100 0.872 80-120 25 Methyl-t-butyl ether	25
75784-03 <0.50 40.0 40.0 36.8 37.1 ug/L EPA 8260B 12/17/10 92.0 92.8 0.819 69.7-121 25	25
P + M Xylene	20
75784-03 <0.50 40.0 40.0 40.4 39.8 ug/L EPA 8260B 12/17/10 101 99.6 1.32 76.8-120 25	25

Date: 12/29/2010

Project Name: Bank of America - San Leandro

QC Report : Matrix Spike/ Matrix Spike Duplicate

Parameter	Spiked Sample	Sample Value	Spike Level	Spike Dup. Level	Spiked Sample Value	Duplicate Spiked Sample Value	e Units	Analysis Method	Date Analyzed	Percent	Duplicat Spiked Sample Percent Recov.	Relative	Spiked Sample Percent t Recov. Limit	Relative Percent Diff. Limit
Toluene														
	75784-03	<0.50	40.0	40.0	39.6	38.8	ug/L	EPA 8260B	12/17/10	99.0	97.1	1.94	80-120	25

Date: 12/29/2010

Project Name : Bank of America - San Leandro

QC Report : Laboratory Control Sample (LCS)

Parameter	Spike Level	Units	Analysis Method	Date Analyzed	LCS Percent Recov.	LCS Percent Recov. Limit
Benzene	40.0	ug/L	EPA 8260B	12/20/10	98.6	80-120
Ethylbenzene	40.0	ug/L	EPA 8260B	12/20/10	107	80-120
Methyl-t-butyl ether	40.0	ug/L	EPA 8260B	12/20/10	93.2	69.7-121
P + M Xylene	40.0	ug/L	EPA 8260B	12/20/10	103	76.8-120
Toluene	40.0	ug/L	EPA 8260B	12/20/10	97.4	80-120
Benzene	40.1	ug/L	EPA 8260B	12/17/10	99.3	80-120
Ethylbenzene	40.1	ug/L	EPA 8260B	12/17/10	100	80-120
Methyl-t-butyl ether	40.1	ug/L	EPA 8260B	12/17/10	92.1	69.7-121
P + M Xylene	40.1	ug/L	EPA 8260B	12/17/10	101	76.8-120
TPH as Gasoline	502	ug/L	EPA 8260B	12/17/10	86.7	70.0-130
Toluene	40.1	ug/L	EPA 8260B	12/17/10	97.4	80-120

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				/0A													MTBE @ 0.5 ppb (EPA	BTEX (EPA 8260B)	TPH Gas (EPA 8260B)	5 Oxygenates (MTBE, DIPE, ETBE, TAME, TBA) (EPA 8260B)	7 Oxygenates (5 oxy + EtOH, MeOH) (EPA 8260B)	Lead Scav. (1,2 DCA & 1,2 EDB) (EPA 8260B)	Volatile Halocarbons (EPA 8260B)	Volatile Organics Full List (EPA 8260B)	Volatile Organics (EPA 524.2 Drinking Water)	TPH as Diesel (EPA 8015M)	TPH as Motor Oil (EPA 8015M)	CAM 17 Metals (EPA 200.7 / 6010)	5 Waste Oil Metals (Cd,Cr,Ni,Pb,Zn) (EPA 200.7 / 6010)	Mercury (EPA 245.1 / 7470 / 7471)	Total Lead (EPA 200.7 / 6010)	W.E.T. Lead (STLC)					2hr a∕	
		,	<b>-</b>	40 ml VOA	leeve	Poly	Glass	Tedlar	豆 오	HN0,	None			Water	Soil	<u> </u>	TBE (	TEX (I	PHG	Oxyger	Oxyg	ead S	olatile	olatile	olatile	РН as	РН as	AM 1.	Waste	lercur	otalLe	V.E.T.				1	₩k	
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SAMPLE RECEIPT CHECKLIST
75783 Date: 121610

RECEIVER	
TIR	
Initials	

SRG#: <u>75783</u> Date: 141610	
Project ID: Bank of America - San Leandro	
Method of Receipt: Courier Over-the-counter Shipper	
COC Inspection Is COC present?  Custody seals on shipping container?  Is COC Signed by Relinquisher?  Is sampler name legibly indicated on COC?  Is analysis or hold requested for all samples  Is the turnaround time indicated on COC?  Is COC free of whiteout and uninitialed cross-outs?  Yes No  Yes No  Yes No  No  Yes No  No  No  No, Whiteout No, Cross-outs	WAX INCOME AND TO
Coolant Present:    Yes	
Are the sample collection dates indicated: On COC On sample container(s) On Both Not indicated If collection times are listed on both COC and containers, do they all match? Yes No No N/A Are the sample collection times indicated: On COC On Sample container(s) On Both Not indicated If collection times are listed on both COC and containers, do they all match? Yes No N/A Are the sample collection times indicated: On COC On sample container(s) On Both Not indicated If collection times are listed on both COC and containers, do they all match? Yes No N/A Are the sample collection times indicated: On COC On sample container(s) On Both N/A are the sample collection times indicated: On COC On sample container(s) On Both N/A COMMENTS: N. Mastings of Versac Stated Most She cheeved a Strong oder When Collecting MW - 1. 733   21610 1600	ed



# ATTACHMENT IV

**Decontamination and Groundwater Monitoring Well Sampling Procedures** 



### 1.0 DECONTAMINATION PROCEDURES

The decontamination procedures for non-dedicated field equipment and well development/purging equipment are given below. These procedures are followed during all field activities.

- 1. Non-dedicated well development, purging, and sampling equipment is carefully precleaned prior to each use, as follows:
  - a. Carefully brush off any loose foreign debris with a soft bristle brush.
  - b. Rinse the equipment thoroughly in clean water.
  - c. Wash the equipment in a non-phosphate detergent bath.
  - d. Rinse thoroughly in clean water.
  - e. Rinse thoroughly with deionized water.
  - f. Air dry in a dust-free environment.
  - g. Store in unused plastic bags or other suitable cover until use.
- 2. Clean disposable gloves are worn by all field personnel when handling decontaminated equipment.

#### 2.0 COLLECTION OF SAMPLES

### 2.1 Groundwater Sampling

Groundwater samples are collected for laboratory analysis using the procedures given below.

- 1. Open the well and measure the organic vapor concentration with a flame-ionization detector (FID) or photoionization detector (PID).
- 2. Measure the water levels (if any) in the well using a decontaminated measuring device. All measurements must be made to the nearest 0.01 foot, and measured relative to the top of the casing. Record the depth of the water in the field notebook.
- 3. Inspect the disposable bailer to ensure that the bottom valve assembly is working correctly.
- 4. Begin purging the well by inserting a purge pump into the PVC monitoring well casing and carefully lower it into the well. Take care to avoid agitating and aerating the fluid column in the well.
- 5. Slowly withdraw the bailer and transfer the water samples to sampling containers.



- 6. Measure the temperature, pH, conductivity, and turbidity. Record these and all subsequent measurements in the field notebook.
- 7. Continue purging the well (a minimum of three well volumes) until the temperature, pH, conductivity, and turbidity have stabilized, or the well is dry.
- 8. When the water has recovered to 80 percent of the original level, carefully lower a new disposable bailer into the well and recover groundwater samples.
- 9. Fill the appropriate sample containers by releasing water from the bailer via the bottom emptying device with a minimum of agitation. The most volatile parameters are collected first, proceeding to the least volatile parameters.
- 10. Place the purge water in a DOT-approved 55-gallon drums.

#### 3.0 ANALYSIS OF SAMPLES

Samples are submitted to a California state-certified laboratory for analysis.

### 4.0 SAMPLE HANDLING

# 4.1 Sample Containers, Preservation, and Holding Times

All samples are collected, placed in containers, preserved, and analyzed within the time constraints with applicable local, provincial, and federal procedures. All sample containers are precleaned in accordance with prescribed EPA methods. A custody seal is placed around all sample container lids to prevent leaks and unauthorized tampering with individual samples following collection and prior to the time of analysis.

### 4.2 Sample Tracking and Management

All samples are tracked using a standard chain-of-custody form. The chain of custody record includes the following information:

- 1. Sample number
- 2. Signature of collector
- 3. Date and time of collection
- 4. Sample collection location
- 5. Sample type



- 6. Signature of persons involved in the chain-of-possession
- 7. Inclusive dates of possession
- 8. Analytical parameters
- 9. Pertinent field observations

The custody record is completed using waterproof ink. Corrections are made by drawing a line through, initialing the error, and then entering the correct information.

Custody of the samples begins at the time of sample collection and are maintained by the sampling team supervisor until samples are relinquished for shipment to the laboratory, or until samples are hand-delivered to the designated laboratory sample custodian. Partial sample sets being accumulated for hand-delivery to the laboratory are stored in coolers with chain-of-custody records sealed in plastic bags and placed in the cooler with the sample sets.