AllWest Environmental, Inc.

Specialists in Physical Due Diligence and Remedial Services

530 Howard Street, Suite 300
San Francisco, CA 94105
Tel 415.391.2510
Fax 415.391.2008

Second Quarter 2010
Groundwater Monitoring Program Report

Former Mandela Trucking
1225 Mandela Parkway
Oakland, California 94607

Fuel Leak Case No. RO0000041
And
Global ID # T0600102246

PREPARED FOR:

Mr. Clarence Glasper
c/o Mr. Thomas Gillis
1153 Copper Verde Lane
Modesto, California 95355

ALLWEST PROJECT 10032.28
May 27, 2010

PREPARED BY:

Leonard Niles

Leonard P. Niles, PG, CHG
Senior Project Manager

CERTIFIED HYDROGEOLOGIST
LEONARD P. NILES
NO.HG357
EXP.3/31/12
STATE OF CALIFORNIA

REVIEWED BY:

Marc D. Cunningham, REA
President

AllWest

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I. INTRODUCTION

AllWest Environmental, Inc. (AllWest) prepared this report to present the results of groundwater monitoring performed during the second quarter of 2010 at the above-referenced subject site (Figure 1). The purpose of the work was to assess petroleum hydrocarbon concentrations in first encountered groundwater impacted from site historical land use activities. The work was performed in response to a letter dated September 17, 2009 from the Alameda County Health Care Services Agency, Environmental Health Services (ACEH), requesting performance of quarterly groundwater monitoring and submittal of quarterly monitoring reports for the subject site.

II. PROJECT BACKGROUND

The Mandela Trucking facility is located at 1225 Mandela Parkway in a mixed residential, commercial and industrial area of Oakland, California on the southwest corner of the intersection of Mandela Parkway and 13th Street. The subject property ("site") is bounded on the north by 13th Street, with a park across the street to the north; to the east by Mandela Parkway with a trucking facility (VA Transportation) across the street to the east; to the south by residential development; and to the west by a church and parking lot. The site location and vicinity are shown on Figure 1.

The site is an approximately 12,100 square feet lot developed with a small single story 1,100 square foot office building. The entire site is surrounded by a chain link and barbed wire fence with locked gates. The building is centrally located with the remaining area formerly used for truck parking. The ground surface is paved with asphalt except for small areas of concrete on the east and west sides of the building. A concrete former fuel dispenser island is located on the east side of the building. The property was used until recently as a vehicle storage and maintenance yard by VA Transportation, but is now vacant. The site and existing structures are shown on Figure 2.

The site is located approximately 1.3 miles southeast of San Francisco Bay and the Oakland Outer Harbor at an elevation of approximately 20 feet above mean sea level (ft MSL). The site occupies a broad alluvial plain formed by streams flowing from the Oakland Hills on the east to the San Francisco Bay on the west. Topographic relief at the site is nearly level with a slight gradient to the west-northwest toward Oakland Outer Harbor and San Francisco Bay.

The site is located within the East Bay Plain groundwater basin and Oakland Sub-Area basin. Shallow groundwater at the site vicinity is proposed for designation as Zone A and potentially has beneficial usage as a drinking water source, according to the Regional Water Quality Control Board, San Francisco Bay Region, *East Bay Plain Groundwater Basin Beneficial Use Evaluation Report*, June 1999 (RWQCB, 1999). The direction of groundwater flow is typically to the northwest at a gradient of approximately 0.001 feet per foot (AllWest, *Groundwater Monitoring Well Installation Report*, August 4, 2010).

A gasoline service station was present at the subject site prior to the early 1960's, and trucking facilities occupied the site from approximately 1963 to the present. The underground storage tanks (USTs) were removed in 1996. Several soil excavations and subsurface investigations have been performed at the subject site since 1996.

A detailed history of the subject site prior to 2007 is presented in the Golden Gate Tank Removal *Work Plan for Additional Site Characterization* dated July 17, 2007 (GGTR, 2007). Less detailed summaries of investigative and remedial activities prior to 2007, and a detailed summary of site investigation activities since 2007, are presented in the AllWest *Monitoring Well Installation Report*, dated August 4, 2009 (AllWest, August 2009). Historical groundwater analytical data is included in Appendix A. Three groundwater monitoring wells, MW-1, MW-2 and MW-3, were installed at the subject site by AllWest in June 2009. Well construction details are summarized in Table 1. Monitoring well and boring locations are shown in Figure 2.

III. PROJECT ACTIVITIES

A. Scope of Work

The scope of work consisted of the following tasks:

1) Measured depth to groundwater in all wells; collected field and physical parameters during well purging operations; and collected groundwater samples from three site monitoring wells MW-1 through MW-3.

2) Maintained samples under chain-of-custody protocols and transported to a Department of Health Services (DHS) certified analytical laboratory for chemical analyses. Analyzed groundwater samples for the presence of total petroleum hydrocarbons as diesel (TPH-d) and motor oil (TPH-mo) by EPA method 8015B with silica gel cleanup, and total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethyl benzene and xylenes (BTEX), and fuel oxygenates by EPA Method 8260B. Also analyzed samples for bio-parameters including ferrous iron by Standard Method 3500-FE B4c, dissolved iron and manganese by EPA Method 200.7, biological oxygen demand (BOD) by SM5210B, and chemical oxygen demand (COD) by SM5220D.

3) Prepared this written report describing the sampling event, laboratory data, investigation findings, conclusions and recommendations.

4) Uploaded the report and data to the ACEH FTP site and GeoTracker database.

B. Groundwater Sampling Procedures

On May 6, 2010, the wells were opened to allow groundwater levels to equilibrate. An electric water level measuring device was then used to measure depths to groundwater. A bailer was then lowered into the groundwater and upon retrieval the bailer was examined for any floating product or product sheen. No floating hydrocarbon product, sheen, or odor was observed in any of the wells.

After initial measurements were completed and recorded, the site wells MW-1, MW-2 and MW-3 were purged with disposable polyethylene bailers; a different disposable bailer was used for each well. During the purging operation groundwater characteristics (temperature, pH, conductivity, dissolved oxygen (DO_2) and oxidation reduction potential (ORP)) were measured and recorded. A minimum of three well volumes of groundwater were purged from each well or until groundwater characteristics stabilized. Copies of the groundwater monitoring field logs are included in Appendix A.

Following recovery of water levels to at least 80% of static level, groundwater samples were collected by AllWest from wells MW-1 through MW-3 on May 6, 2010 using disposable polyethylene bailers. Upon retrieval of the bailer, the retained water was transferred to appropriate sample bottles furnished by the analytical laboratory. All sample bottles for volatile organic analysis had a Teflon™ lined septum/cap and were filled such that no headspace was present. Two 40 milliliter (ml) volatile organic analysis (VOA) vials preserved with hydrochloric acid (HCl) were used to collect the required amount of water for the TPH-g, BTEX and fuel oxygenates analysis. One 1-liter amber glass bottle preserved with HCL was used to collect the sample for TPH-d and TPH-mo analysis.

Samples for bio-parameter analysis were collected in two 40 ml VOA vials preserved with HCl, two 40 ml VOA vials preserved with sulfuric acid (H_2SO_4), one 250 ml polyethylene bottle preserved with nitric acid (HNO_3), and in one 1 liter (L) unpreserved polyethylene bottle.

To prevent cross contamination, all groundwater sampling equipment that came in contact with the groundwater was decontaminated prior to use.

C. Sample Preservation, Storage and Handling QA/QC

Sample Preservation, Storage and Handling

To help prevent the loss of constituents of interest, all samples were preserved by using laboratory prepared and supplied sampling vials and bottles which contained HCL, H_2SO_4, or HNO_3 as a preservative and storing them in an ice chest cooled to approximately 4°C with crushed ice immediately after their collection and during transportation to the laboratory.

Chain-Of-Custody Program

All samples collected for this project were transported under chain-of-custody protocol. The document included the signature of the collector, date and time of collection, sample number, number and type of sample containers including preservatives, parameters requested for analysis, signatures of persons and inclusive dates involved in the chain of possession. A copy of the chain-of-custody is included with the Laboratory Analytical Report in Appendix B.

Decontamination Procedures

All reused groundwater sampling equipment and instruments were cleaned and rinsed with distilled water prior to each use. Disposable sampling devices were used when possible to reduce the frequency of cross contaminating equipment.

D. Laboratory Analyses

Three groundwater samples were analyzed as part of this investigation. All samples were analyzed by McCampbell Analytical, Inc., (McCampbell) of Pittsburg, California, a California Department of Health Services (DHS) approved laboratory for the analysis requested. Analytical methods were chosen based on historic site usage and results of previous investigations. Copies of the chain of custody document and laboratory data sheets are attached as Appendix B.

The groundwater samples collected during this investigation were analyzed on a five day turn-around basis for TPH-d and TPH-mo by EPA method 8015B with silica gel cleanup, and TPH-g, BTEX and fuel oxygenates by EPA Method 8260B. The silica gel cleanup procedure is used to remove biogenic interferences that can cause high biases or false positives in the TPH-extractables or oil & grease analyses. This cleanup procedure removes polar compound interferences, notably vegetable and animal products (oils, sugars, and fatty acids) from the extract without affecting the petroleum hydrocarbons, since most petroleum products are non-polar.

The groundwater samples collected during this investigation were also analyzed samples for bio-parameters including ferrous iron by Standard Method 3500-FE B4c, dissolved iron and manganese by EPA Method 200.7, BOD by Standard Method 5210B, and COD by Standard Method 5220D. Bio-parameter analyses were performed to detect indicators of ongoing natural bio-degradation in groundwater, and also to provide site specific chemical and biological oxygen demand data necessary for planning potential future enhanced bio-remediation by injection of oxygen-releasing compounds.

IV. INVESTIGATIVE FINDINGS

A. Groundwater Observations

Depth to groundwater on May 6, 2010 in site wells MW-1 through MW-3 ranged from 7.32 to 8.39 feet below top of casing (TOC). Groundwater elevation data is included in Table 1.

A review of groundwater elevation monitoring data indicates groundwater elevations have risen in wells MW-1 through MW-3 since the June 2009 monitoring event. Groundwater elevations, measured on May 6, 2010, increased an average of 1.31 feet compared to the June 2009 monitoring event. The onsite well with the lowest groundwater elevation was MW-3 at 11.18 feet above mean sea level (MSL), and the highest was MW-1 at 11.36 feet MSL.

The wellhead elevation data along with depth to water measurements was used to calculate local groundwater flow direction and gradient. The direction of groundwater flow was to the northwest at a gradient of 0.0022 feet per foot. A groundwater elevation contour map is included as Figure 3. Groundwater flow direction was similar to the June 2009 monitoring event, with an increase in gradient.

The groundwater field parameters measured following well purging indicated oxidation reduction potential (ORP) levels between 235 millivolts (mV) and 269 mV, which were consistent with marginally reducing conditions indicative of nitrate, iron and manganese reductive degradation of petroleum hydrocarbons. Dissolved oxygen (DO_2) concentrations ranged from 1.92 milligrams per liter (mg/L) to 2.54 mg/L, which were consistent with conditions ranging from marginally aerobic (oxidizing) in cross-gradient well MW-3 to marginally anaerobic (reducing) in downgradient well MW-2. Field bio-parameter measurements are included in the field logs in Appendix A, and summarized in Table 3.

B. Analytical Data

Groundwater

Laboratory groundwater sample data for petroleum hydrocarbons are summarized in Table 2; laboratory groundwater sample data for bio-parameters are summarized in Table 3; laboratory data reports are included in Appendix B.

TPH-d was detected in one shallow groundwater sample collected from well MW-1, at a concentration of 140 micrograms per liter (µg/L). TPH-d was not detected in groundwater samples collected from wells MW-2 and MW-3 during this monitoring event. TPH-g, TPH-mo, BTEX, and fuel oxygenates were not detected in any groundwater samples collected during this monitoring event. TPH-d and TPH-mo concentrations in groundwater for the May 6, 2010 and recent historical sampling events are displayed in Figures 4 and 5.

Ferrous iron concentrations ranged from 260 µg/L in MW-1 to below the detection limit of 50 µg/L in MW-3. Dissolved iron concentrations were below the detection limit of 50 µg/L in all wells. Dissolved manganese concentrations ranged from 1,200 µg/L in MW-1 to below the detection limit of 20 µg/L in MW-2 and MW-3. Biological oxygen demand (BOD) concentrations were below the detection limit of 4 milligrams per liter (mg/L) in all wells. Chemical oxygen demand (COD) concentrations ranged from 42 mg/L in MW-3 to 25 mg/L in MW-2.

Laboratory QA/QC

A review of laboratory internal quality assurance/quality control (QA/QC) report indicates the method blank and sample spike data for all analyses were within the laboratory recovery limits. The samples were also analyzed within the acceptable EPA holding times. The data from the McCampbell Laboratories are considered to be of good quality. Laboratory analytical reports and chain-of-custody records are attached to this report.

V. DISCUSSION

To assess if the identified petroleum hydrocarbons in the groundwater pose a risk to human health and the environment, concentrations were compared with the RWQCB ESLs from *Table F-1A – Groundwater Screening Levels (Groundwater is a Current or Potential Drinking Water Resource)*, (RWQCB, 2008).

The only detected petroleum hydrocarbon concentrations during the current monitoring event were 140 µg/L of TPH-d in the sample collected from well MW-1, which slightly exceeded the corresponding RWQCB ESL of 100 µg/L (Table 3). Well MW-1 is located near the likely petroleum hydrocarbon source area near the fuel dispensers or ancillary piping located at the southern end of the fuel island. The petroleum hydrocarbon concentrations detected in groundwater samples from well MW-1 were three orders of magnitude lower than those detected in samples from the adjacent but slightly downgradient boring SB-7 during the July 2008 investigation, located approximately 3 feet away from MW-1.

Based on current and recent historical data, the area of highest dissolved petroleum hydrocarbon concentrations extends in an elliptical plume along a northwest trending axis in the estimated hydraulic gradient direction from the source area, near well MW-1 and boring SB-7, to between boring SB-19 and well MW-2 near the northwest site boundary (Figures 4 and 5). The dissolved petroleum hydrocarbon plume does not appear to extend beyond the subject site boundaries, as indicated by the lack of detected petroleum hydrocarbon concentrations in downgradient wells MW-2 and MW-3 near the site boundaries. Lateral distribution of TPH-d and TPH-mo concentrations and iso-concentration contours in groundwater are shown in Figures 4 and 5.

Bio-parameter field measurements and analytical data indicate that site conditions are marginally favorable for natural aerobic degradation of petroleum hydrocarbons. Aerobic conditions are the most favorable for bio-degradation of petroleum hydrocarbons; the relatively high DO_2 concentrations in the cross-gradient well MW-3 are probably representative of background conditions, while the lower DO_2 concentrations in the downgradient well MW-2 are indicative of the depletion of oxygen by bio-degradation of petroleum hydrocarbons within the plume farther upgradient. The high ferrous iron and manganese concentrations in well MW-1 within the hydrocarbon

plume source area are indicators of ongoing natural biodegradation under marginally reducing conditions, indicating depletion of dissolved oxygen within the plume.

The non-detectable concentrations for BOD imply a low population of indigenous aerobic microorganisms within the groundwater, while the higher COD concentrations indicate marginal non-biological oxygen demand within groundwater and saturated soils. This bio-parameter data implies that addition of oxygen-releasing compounds would be effective at increasing dissolved oxygen concentrations and enhancing natural aerobic bio-degradation.

VI. CONCLUSIONS AND RECOMMENDATIONS

Groundwater elevations increased by about 1.31feet between the second quarter (June) 2009 and second quarter (May) 2010 monitoring events (Table 1). Groundwater flow direction was consistent between the second quarter 2009 and second quarter 2010 monitoring events, with a slight increase in gradient (Figure 3).

Data from the current monitoring event further confirms the extent of the dissolved petroleum hydrocarbon plume characterized in previous investigations. The only petroleum hydrocarbons detected in groundwater during the current investigation were low concentrations of TPH-d from well MW-1, located near the likely petroleum hydrocarbon source area near the fuel dispensers. The detected TPH-d concentrations only slightly exceeded ESLs for groundwater as a potential drinking water resource, and are three orders of magnitude lower than detected in the adjacent boring SB-7 during the June 2008 investigation. The dissolved petroleum hydrocarbon plume does not appear to extend beyond the subject site boundaries, and does not appear to be migrating.

Due to the low concentrations of petroleum hydrocarbons detected during the most recent monitoring event, AllWest recommendation reducing the frequency of groundwater monitoring to a semi-annual basis during the second and fourth quarters. AllWest is also currently preparing a Feasibility Study and Corrective Action Plan, as requested by the ACEH letter of dated September 17, 2009, which will evaluate remedial alternatives to obtain case closure.

VII. REPORT LIMITATIONS

The work described in this report is performed in accordance with the Environmental Consulting Agreement between Thomas Gillis (Client) and AllWest Environmental, Inc, dated April 2010. AllWest has prepared this report for the exclusive use of the Client for this particular project and in accordance with generally accepted practices at the time of the work. No other warranties, certifications or representations, either expressed or implied are made as to the professional advice offered.

The services provided for the Client were limited to their specific requirements; the limited scope allows for AllWest to form no more than an opinion of the actual site conditions. No matter how much research and sampling may be performed the only way to know about the actual composition and condition of the subsurface of a site is through excavation.

The conclusions and recommendations contained in this report are made based on observed conditions existing at the site, laboratory test results of the submitted samples, and interpretation of a limited data set. It must be recognized that changes can occur in subsurface conditions due to site use or other reasons. Furthermore, the distribution of chemical concentrations in the subsurface can vary spatially and over time. The results of chemical analysis are valid as of the date and at the sampling location only. AllWest is not responsible for the accuracy of the test data from an independent laboratory nor for any analyte quantities falling below the recognized standard detection limits or for the method utilized by the independent laboratories.

VIII. REFERENCES

AllWest Environmental, Inc. (AllWest), *Subsurface Investigation Report, Former Mandela Trucking, 1225 Mandela Parkway, Oakland, California 94607,* September 12, 2008.

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AllWest, *Monitoring Well Installation Report, Former Mandela Trucking, 1225 Mandela Parkway, Oakland, California 94607,* August 4, 2009.

California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), *Screening For Environmental Concerns at Sites with Contaminated Soil and Groundwater,* Interim Final November 2007, Updated March 2008.

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State of California Department of Toxics Substance Control (DTSC). 2008. *Appendix L – Preliminary Environmental Assessment Workplan Sample.* Preliminary Environmental Assessment Workplan, June 25, 2008.

State of California Environmental Protection Agency (Cal EPA). 1995. *Drilling, Coring, Sampling and Logging at Hazardous Substance Release Sites.* Guidance Manual for Ground Water Investigations, July 1995.

Cal EPA. 1995. *Reporting Hydrogeologic Characterization Data from Hazardous Substance Release Sites.* Guidance Manual for Ground Water Investigations, July 1995.

TABLES

TABLE 1
Summary of Well Construction Details
and Groundwater Elevation Data
Former Mandela Trucking
1225 Mandela Parkway
Oakland, California
AllWest Project No. 10032.28

Well Number	Casing Diameter (inches)	Borehole Diameter (inches)	Total Depth of Well (feet bgs)	Top-Bottom of Screen (feet bgs)	Screen Length (feet)
MW-1	2	8	18	8-18	10
MW-2	2	8	18	8-18	10
MW-3	2	8	18	8-18	10

Well Number	Date	TOC Elevation (feet MSL)	Ground Surface Elevation (feet MSL)	Depth to Groundwater (feet below TOC)	Groundwater Surface Elevation (feet MSL)
MW-1	6/24/2009a	19.75	20.09	9.75	10.00
MW-1	6/25/2009b	19.75	20.09	9.81	9.94
MW-1	7/8/2009c	19.75	20.09	9.84	9.91
MW-1	5/6/2010	19.75	20.09	8.39	11.36
MW-2	6/24/2009a	18.51	18.84	8.61	9.90
MW-2	6/25/2009b	18.51	18.84	8.71	9.80
MW-2	7/8/2009c	18.51	18.84	8.65	9.86
MW-2	5/6/2010	18.51	18.84	7.32	11.19
MW-3	6/24/2009a	18.92	19.32	9.02	9.90
MW-3	6/25/2009b	18.92	19.32	9.06	9.86
MW-3	7/8/2009c	18.92	19.32	9.09	9.83
MW-3	5/6/2010	18.92	19.32	7.74	11.18

Notes:

bgs below ground surface
TOC Top of Well Casing
MSL above Mean Sea Level
Elevation referenced to North American Datum (NAD) 1983 & North American Vertical Datum (NAVD) 1988
NM Not Measured
a prior to well development - water levels used for contour map
b prior to sampling; water levels not recovered from development - not used for contouring
c during well elevation survey; water levels recovered from development & sampling

TABLE 2

Summary of Groundwater Analytical Data: Petroleum Hydrocarbons

Former Mandela Trucking

1225 Mandela Parkway

Oakland, California

AllWest Project No. 10032.28

Well / Sample ID Number	Date Sampled	Total Petroleum Hydrocarbons					Benzene	Toluene	Ethyl benzene	Xylenes	MTBE	Additional Fuel Oxygenates
		TPH-G	Qualifiers	TPH-D	Qualifiers	TPH-MO						
MW-1	6/25/2009	61	d7, b6, b1	**390**	e1, b6, b1	ND (<250)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5)	NA
MW-1	5/6/2010	ND (<50)		**140**	e2/e1	ND (<250)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5)	ND (<5)
MW-2	6/25/2009	ND (<50)	b1	ND (<50)	b1	ND (<250)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5)	NA
MW-2	5/6/2010	ND (<50)		ND (<50)	b1	ND (<250)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5)	ND (<5)
MW-3	6/25/2009	ND (<50)	b1	ND (<50)	b1	ND (<250)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5)	NA
MW-3	5/6/2010	ND (<50)		ND (<50)	b1	ND (<250)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5)	ND (<5)
Water Quality Criteria (RWQCB ESLs)		**100**		**100**		**100**	**1**	**40**	**30**	**20**	**5**	**5**

Notes: All results are reported in micrograms per liter (µg/L) [equivalent to parts per billion (ppb)], except where noted.

TPH-G - Total petroleum hydrocarbons as gasoline (analytical method SW8015Bm)

TPH-D - Total petroleum hydrocarbons as diesel, C10-C23 (analytical method SW8015B with silica gel cleanup)

TPH-MO - Total petroleum hydrocarbons as motor oil, C18-C36 (analytical method SW8015B with silica gel cleanup)

Benzene, Toluene, Ethylbenzene, Xylenes (BTEX) (analytical method SW8021B or SW8260B)

MTBE - Methyl tert-butyl ether (analytical method SW8021B or SW8260B)

Additional Fuel Oxygenates - Tert-amyl ethyl ether (TAME), tert-butyl alcohol (TBA), diisopropyl ether (DIPE), ethyl tert-butyl ether (ETBE)(analytical method SW8260B)

ND - Not detected at or above listed reporting limit

NE - Not established

NA - Not analyzed

Laboratory Qualifiers:

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

b6 = lighter than water immiscable sheen/product is present

d1 = weakly modified or unmodified gasoline is significant

d7 = strongly aged gasoline or diesel range compounds are significant in the TPH-g chromatogram

e1 = unmodified or weakly modified diesel is significant

e2 = diesel range compounds are significant, no recognizable pattern

Water Quality Criteria: Environmental Screening Levels (ESLs) for commercial/industrial land use where groundwater is a potential drinking water resource from Tables A, C and F1a, Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater. San Francisco Bay Regional Water Quality Control Board (RWQCB), May 2008

TABLE 3
Summary of Groundwater Analytical Data: Bio-Parameters
Former Mandela Trucking
1225 Mandela Parkway
Oakland, California
AllWest Project No. 10032.28

Well / Sample ID Number	Date Sampled	DO_2 (field)	ORP (Eh) (field)	pH (field)	Ferrous Iron (Fe^{+2})	Iron (Fe, Dissolved)	Manganese (Mn, Dissolved)	BOD	COD
		(mg/L)	mV	---	(µg/L)	(µg/L)	(µg/L)	(mg/L)	(mg/L)
MW-1	5/6/2010	2.36	269	6.78	260	ND (<50)	1,200	ND (<4.0)	32
MW-2	5/6/2010	1.92	264	7.03	78	ND (<50)	ND (<20)	ND (<4.0)	25
MW-3*	5/6/2010	2.54	235	6.80	ND (<50)	ND (<50)	ND (<20)	ND (<4.0)	42
Oxidizing Conditions**		>2	820-740	6-8	≤BG	≥BG	≤BG	---	---
Reducing Conditions***		<2	740-(-240)	6-8	>BG	<BG	>BG	---	---

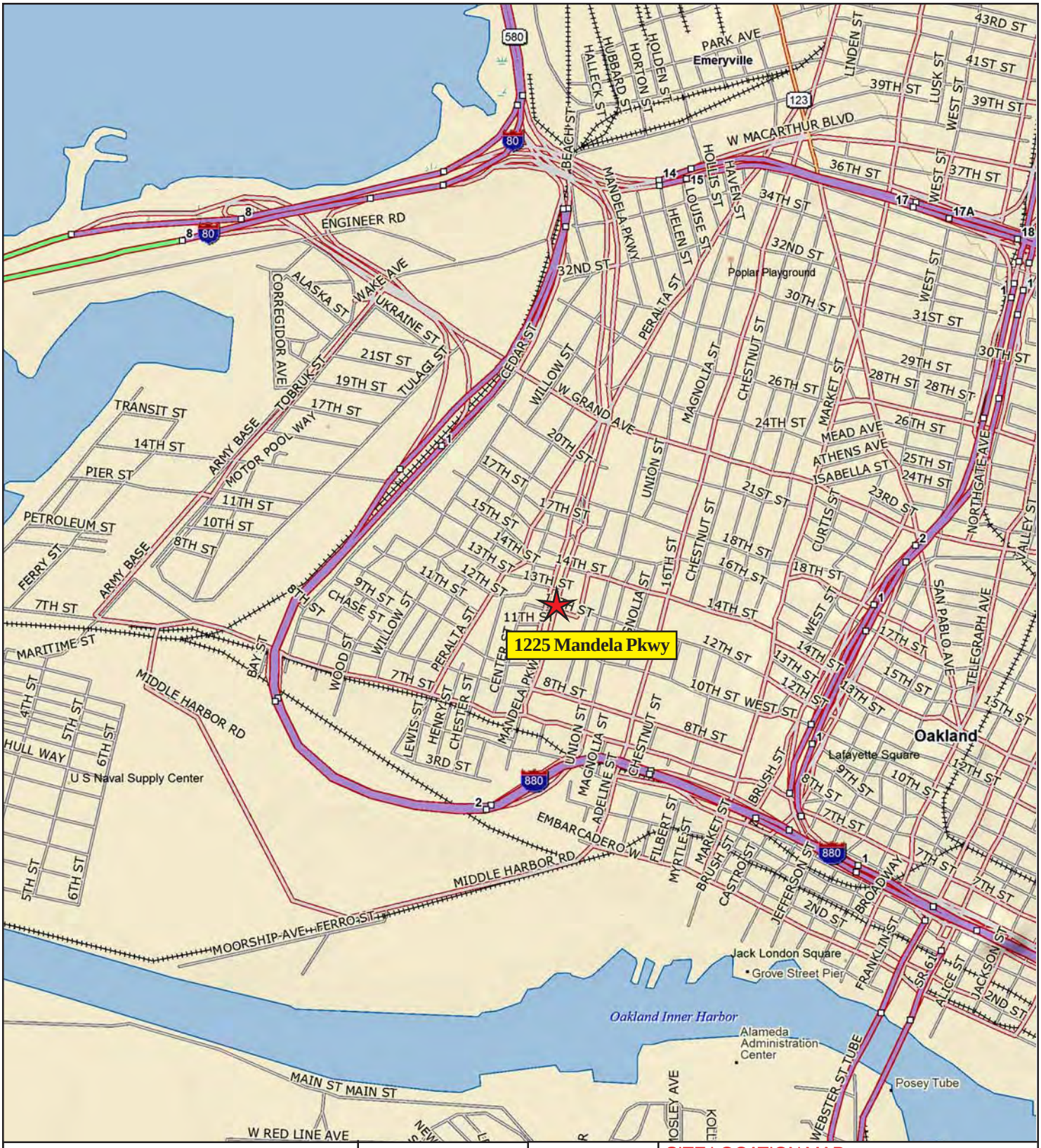
Notes:

DO_2	Dissolved Oxygen
ORP	Oxidation Reduction Potential (Redox Potential, or Eh)
BOD	Biological Oxygen Demand (analytical method SM5210B)
COD	Chemical Oxygen Demand (includes biological and chemical) (analytical method SM5220D)
Fe^{+2}	Ferrous Iron: Standard Method 3500-FE B4c
Fe	Dissolved iron: EPA Method 200.7
Mn	Dissolved manganese: EPA Method 200.7
mV	Millivolts
mg/L	Milligrams per liter (parts per million equivalent)
µg/L	Micrograms per liter (parts per billion equivalent)
ND	Not detected at or above laboratory detection limit (detection limit in parenthesis)
NA	Not Analyzed
*	Cross-gradient location, no detected petroleum hydrocarbons, assumed to be representative of background (BG) levels.
**	Aerobic (oxygen rich) environment favorable to petroleum hydrocarbon biodegradation; presumed background conditions outside of hydrocarbon plume.
***	Anaerobic (oxygen poor) environment, unfavorable to petroleum hydrocarbon biodegradation; indicative of conditions inside or downgradient of hydrocarbon plume following biodegradation.
≥BG	Greater than (or equal to) background levels (assumed MW-3 parameters)
≤BG	Less than (or equal to) background levels (assumed MW-3 parameters)

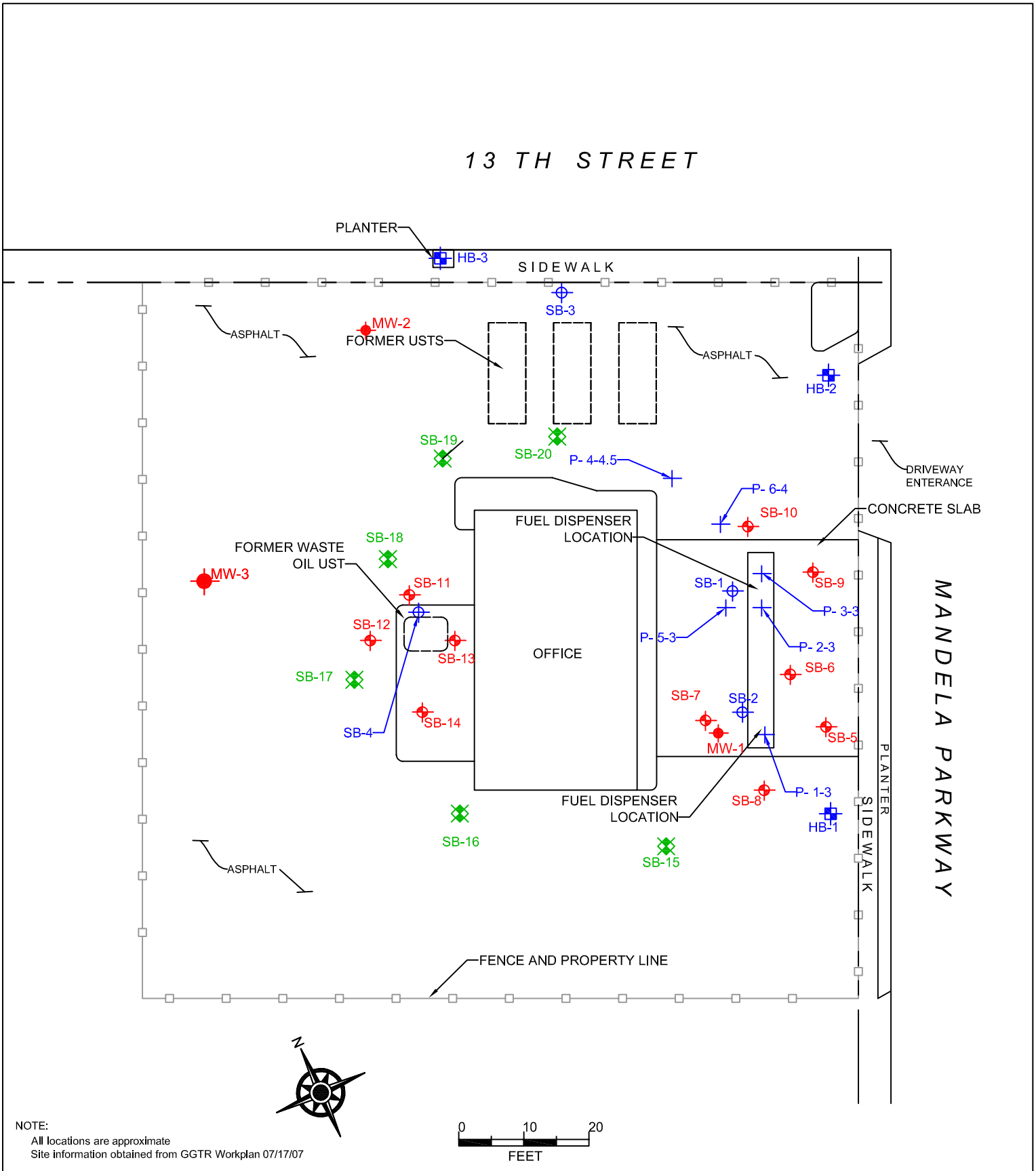
FIGURES

DeLORME

Topo USA® 6.0



AllWest	SITE LOCATION MAP
	FIGURE 1
	FORMER MANDELA TRUCKING
	1225 MANDELA PARKWAY
	OAKLAND, CALIFORNIA
PROJECT NO. 10032.28	SOURCE: DELORME TOPO 6.0
	PREPARED BY: C. RAMELB (05/17/10)



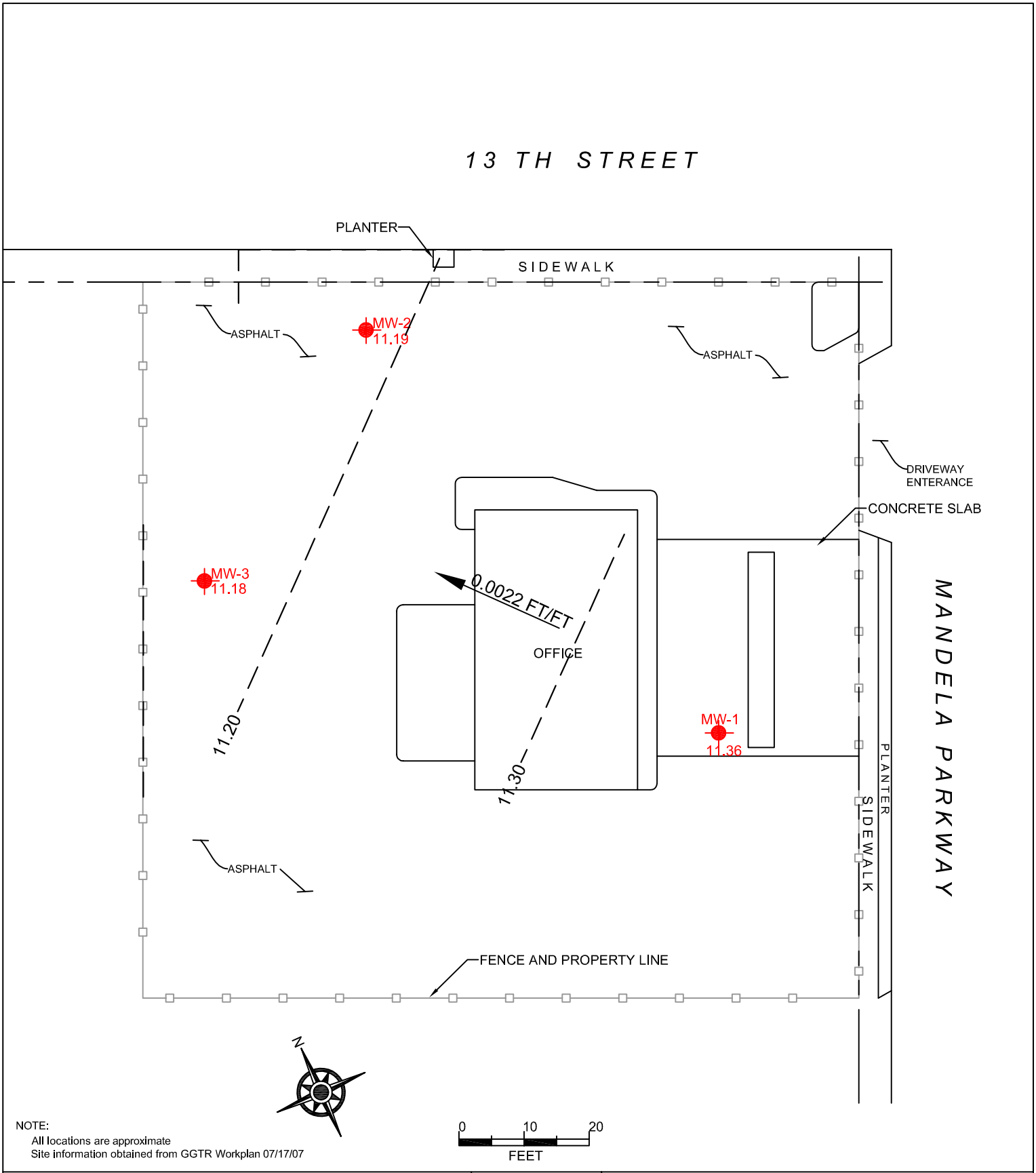
NOTE:
All locations are approximate
Site information obtained from GGTR Workplan 07/17/07

- GROUNDWATER SAMPLING BORING (ALLWEST, 7/21/08)
- SOIL BORING LOCATIONS (ALLWEST 7/14/08)
- PREVIOUS SOIL BORING LOCATIONS (GGTR)
- PIPING SOIL SAMPLE LOCATION (GGTR)
- HYDRO PUNCH LOCATION (GGTR 6/7/06)
- GROUNDWATER MONITORING WELL (ALLWEST 6/22/09)

AllWest

PROJECT NO.
10032.28

SITE PLAN WITH BORING & WELL LOCATIONS
FIGURE 2
FORMER MANDELA TRUCKING
1225 MANDELA PKWY, OAKLAND, CA
Drawn by: PRAKASH KRISHAN
Date: 5/17/2010



NOTE:
All locations are approximate
Site information obtained from GGTR Workplan 07/17/07

MW-1 MONITORING WELL LOCATION WITH GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL (MSL)

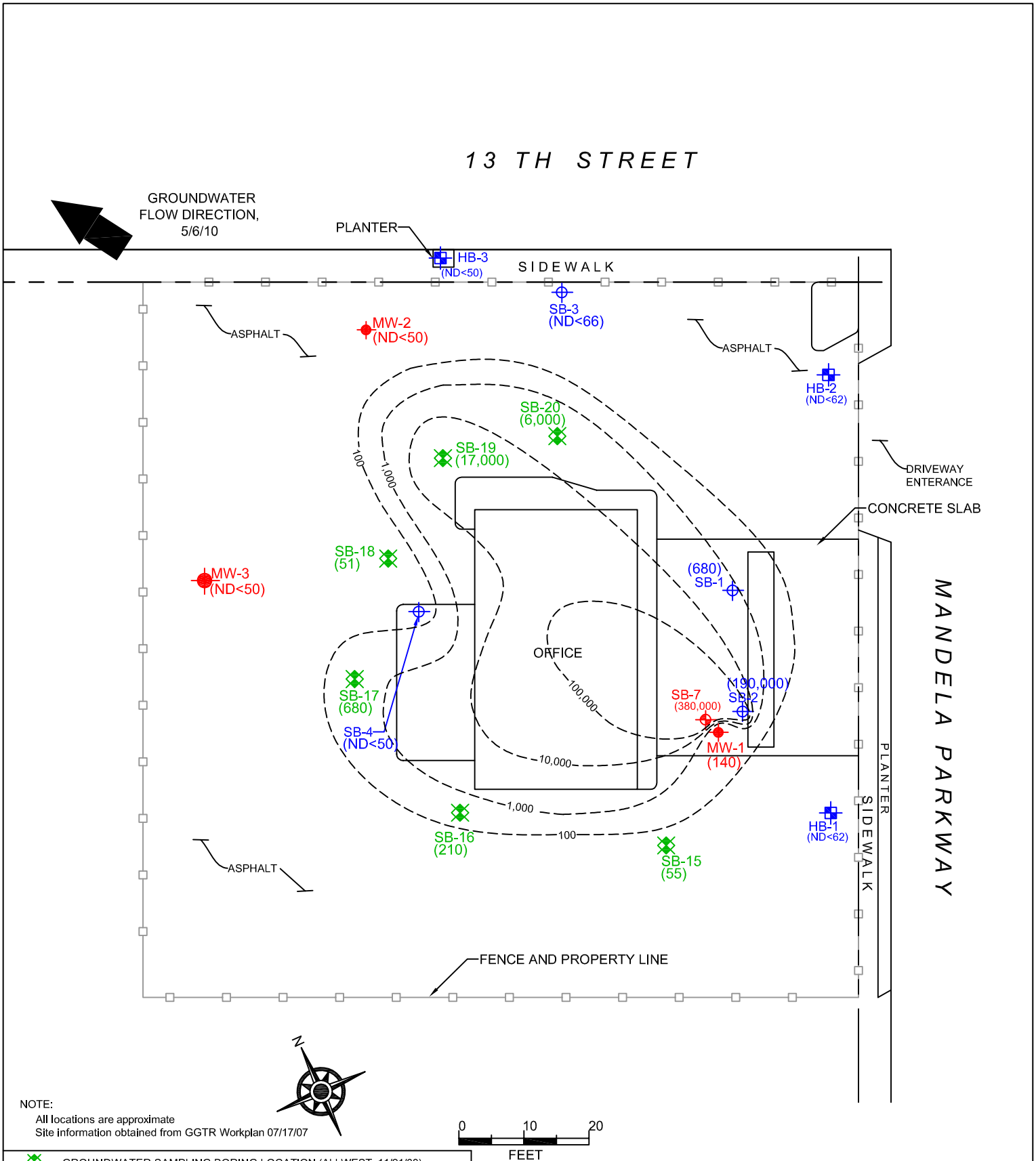
11.20 GROUNDWATER ELEVATION CONTOUR IN FEET MSL

0.0022 GROUNDWATER FLOW DIRECTION AND GRADIENT IN FEET PER FEET (FT/FT)

AllWest

PROJECT NO. 10032.28

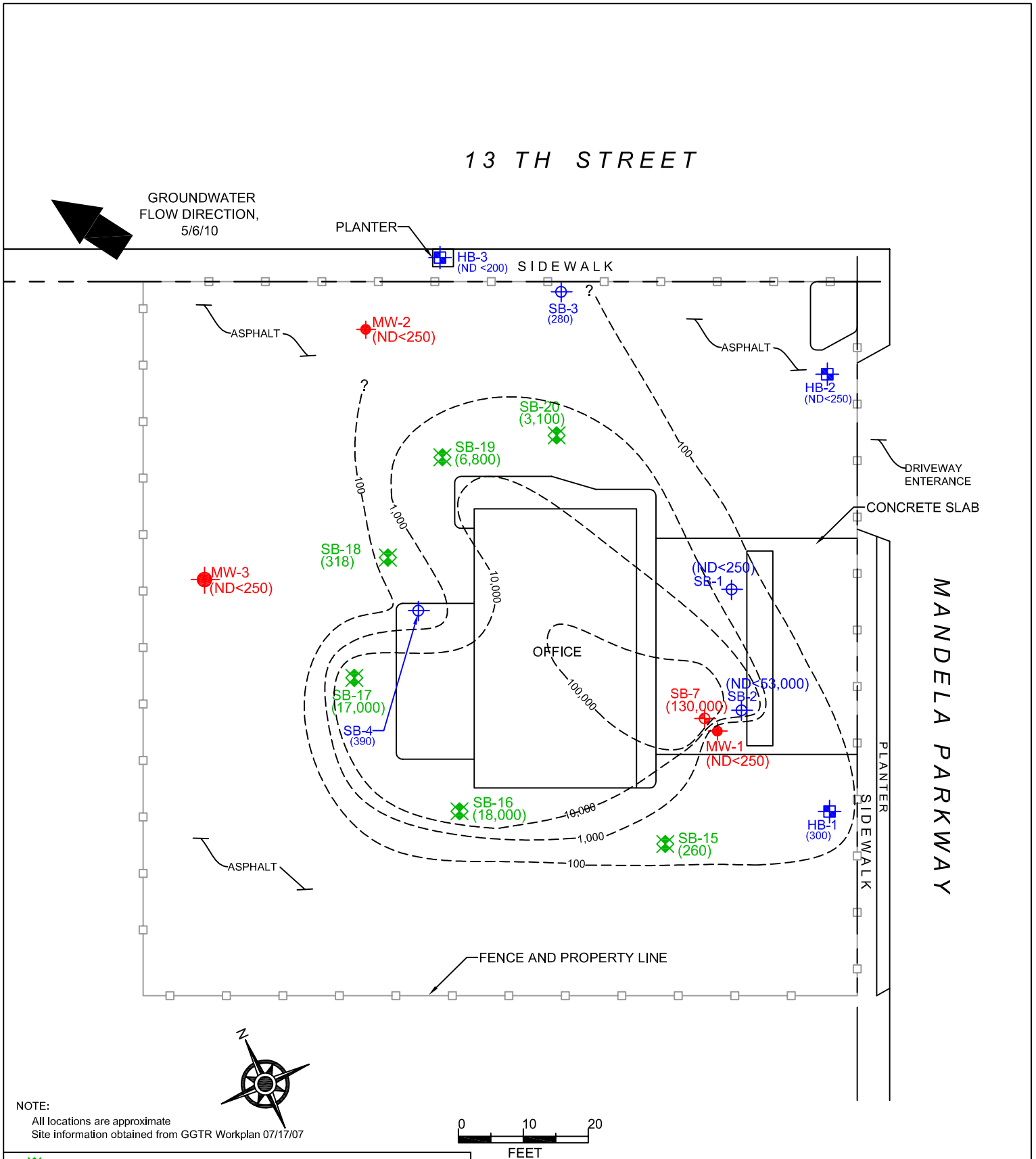
GROUNDWATER ELEVATION CONTOURS, 5/6/10
FIGURE 3
FORMER MANDELA TRUCKING WORK PLAN
1225 MANDELA PKWY, OAKLAND, CA
Drawn by: PRAKASH KRISHAN
Date: 5/17/2010



AllWest

PROJECT NO. 10032.28

GROUNDWATER TPH-D ISOCONCENTRATION MAP, 5/6/10	
FIGURE 4	
FORMER MANDELA TRUCKING	
1225 MANDELA PKWY, OAKLAND, CA	
Drawn by: PRAKASH KRISHAN	
Date: 5/26/2010	



AllWest

	GROUNDWATER TPH-MO ISOCONCENTRATION MAP, 5/6/10
	FIGURE 5
	MANDELA TRUCKING
	1225 MANDELA PKWY, OAKLAND, CA
PROJECT NO. 10032.28	Drawn by: PRAKASH KRISHAN
	Date: 5/26/2010

Appendix A

Table A-1
Summary of Historical Groundwater Analytical Data, 2006
Source: Golden Gate Tank Removal, Inc., 2007

Results of Grab Groundwater Sampling - June 2006
1225 Mandela Parkway, Oakland, CA

Sample ID	GW Sample Depth (fbg)	Sample Date	TPH-G (ug/l)	TPH-D (ug/l)	TPH-MO (ug/l)	B/T/E/X (ug/l)	MTBE (ug/l)	Oxy (ug/l)	Pb (ug/l)
SB-1-W	8.25	6/7/2006	210 (Atyp)	680	ND<250	ND<0.5/ND<0.5/ND<0.5/ND<0.5	ND<1.0	ND≤100	9
SB-2-W	7.35	6/7/2006	1,100 (Atyp)	190,000	ND<53,000	0.77/ND<0.5/4.2/2.1	ND<1.0	ND≤100	52
SB-3-W	6.75	6/7/2006	ND<25	ND<66	280	ND<0.5/ND<0.5/ND<0.5/ND<0.5	ND<1.0	ND≤100	9
SB-4-W*	7.45	6/7/2006	ND<25	ND<50	390	ND<0.5/ND<0.5/ND<0.5/ND<0.5	ND<1.0	ND≤100	55 (Total)
HB-1-W	*6.99*	6/7/2006	ND<25	ND<62	300	ND<0.5/ND<0.5/ND<0.5/ND<0.5	ND<1.0	ND≤100	6
HB-2-W	*6.65*	6/7/2006	ND<25	ND<62	ND<250	ND<0.5/ND<0.5/ND<0.5/ND<0.5	ND<1.0	ND≤100	8
HB-3-W	*6*	6/7/2006	29 (Atyp)	ND<50	ND<200	ND<0.5/ND<0.5/ND<0.5/ND<0.5	ND<1.0	ND≤100	8

Table Notes:

TPH-G = Total Petroleum Hydrocarbons as gasoline
TPH-D = Total Petroleum Hydrocarbons as diesel w/ silica gel cleanup
TPH-MO = Total Petroleum Hydrocarbons as motor oil
BTEX = benzene, toluene, ethylbenzene, and total xylenes; MTBE = methyl tertiary-butyl ether
Oxy = Fuel Oxygenates; Pb = Lead (Dissolved)
fbg = feet below grade surface; ug/l = micrograms per liter; Atyp = atypical pattern on lab chromatogram (See Specific Lab Report)
-- not analyzed for this constituent; not detected
* = Sample also analyzed for Oil & Grease (ND<500 ug/l), VOCs (All ND<50 ug/l), and SVOCs (All ND<50 ug/l)
Static groundwater levels measured in HB-1 to HB-3 on June 8, 2006

TABLE A-2
Summary of Historical Groundwater Analytical Data, 2008
Former Mandela Trucking
1225 Mandela Parkway
Oakland, California
AllWest Project No. 10032.28

Sample Name	Date Sampled	Total Petroleum Hydrocarbons					Benzene	Toluene	Ethyl benzene	Xylenes	MTBE	VOC's	LEAD
		TPH-G	Qualifiers	TPH-D	Qualifiers	TPH-MO							
W-SB-7	7/14/2008	**270**		**380,000**		**130,000**	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5.0)	3.1 (Naphthalene) 2.4 (sec-Butyl benzene)	ND (<0.5)
SB-15	11/21/2008	ND (<50)	b1	55	e7, e2, b1	**260**	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5.0)	ND	NA
SB-16	11/21/2008	ND (<50)	b1	**210**	e7, e2, b1	**1,800**	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5.0)	ND	NA
SB-17	11/21/2008	ND (<50)	b1	**680**	e7, e2, b1	**1,700**	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5.0)	ND	NA
SB-18	11/21/2008	ND (<50)	b1	51	e7, e2, b1	**310**	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5.0)	ND	NA
SB-19	11/21/2008	71	d1, b6, b1	**17,000**	e3, b6, b1	**6,800**	0.52	1.7	ND (<0.5)	1.4	ND (<5.0)	16 (acetone), 7.0 (MEK)	NA
SB-20	11/21/2008	ND (<50)	b1	**6,000**	e1, e7, b1	**3,100**	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<0.5)	ND (<5.0)	12 (acetone)	NA
Water Quality Criteria (RWQCB ESLs)		**100**		**100**		**100**	**1**	**40**	**30**	**20**	**5**	**1,500 (acetone), 4,200 (MEK)**	**2.5**

Notes: All results are reported in micrograms per liter (µg/L) [equivalent to parts per billion (ppb)], except where noted.

TPH-G - Total petroleum hydrocarbons as gasoline (analytical method SW8015Cm)

TPH-D - Total petroleum hydrocarbons as diesel, C10-C23 (analytical method SW8015B with silica gel cleanup)

TPH-MO - Total petroleum hydrocarbons as motor oil, C18-C36 (analytical method SW8015B with silica gel cleanup)

MTBE - Methyl tert-butyl ether (analytical method SW8260B)

Benzene, Toluene, Ethylbenzene, Xylenes (BTEX) (analytical method SW8260B)

VOCs - Volatile organic compounds (analytical method SW8260B)

MEK = 2-butanone, or methyl ethyl ketone

Lead (analytical method 6010C)

ND - Not detected at or above listed reporting limit

NE - Not established

NA - Not analyzed

Laboratory Qualifiers:
b1 = aqueous sample contains greater than ~1 vol. % sediment
b6 = lighter than water immiscable sheen/product is present
d1 = weakly modified or unmodified gasoline is significant
e1 = unmodified or weakly modified diesel is present
e2 = diesel range compounds are significant, no recognizable pattern
e3 = aged diesel is significant
e7 = oil range compounds are significant

Water Quality Criteria: Environmental Screening Levels (ESLs) for commercial/industrial land use where groundwater is a potential drinking water resource from Tables A, C and F1a, Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater. San Francisco Bay Regional Water Quality Control Board (RWQCB), May 2008

Appendix B

AllWest

PURGE TABLE

WELL ID: MW-1
Page 1 of 1

SITE NAME: Mandela – Oakland	LOCATION: 1225 Mandela Pkwy
PROJECT NO: 10032.28	DATE PURGED: 5/6/10
PURGED/SAMPLED BY: Leonard Niles	DATE SAMPLED: 5/6/10
TIME SAMPLED: 15:28	DEPTH TO BOTTOM (feet): 18.26'
DEPTH TO WATER (feet): 8.39' @11:32	WATER COLUMN HEIGHT (feet): 9.87'
CALCULATED PURGE (gallons): 4.74 gal	CASING VOLUME (gallons): 1.58
ACTUAL PURGE (gallons) 4.66 gal	X 3 vols = 4.74 gal

DEVELOPMENT ____ QUARTERLY ____ BIANNUAL X OTHER ____

SAMPLE TYPE: Groundwater X Surface Water ____ Other ____

CASING DIAMETER: (2") x 3 (0.16) 3" ____ (0.38) 4" ____ (0.66)
Casing Volume (gallons per foot): (1.4" ID)
Volume of bailer = 1.6" OD x 48" ≈ 0.33 gal/bailer-full

FIELD MEASUREMENTS

VOLUME (gal)	TIME	TEMP (degrees C)	PH (units)	CONDUCTIVITY (umhos/cm) / ORP (mV)	DISSOLVED OXYGEN (mg/L)	TURBIDITY (NTU)
0.33	13:11	19.62	6.74	1043 / 264.9	2.80	clear
1.66	13:16	19.10	6.71	1098 / 269.6	2.16	cloudy
3.33	13:18	19.20	6.75	1078 / 269.0	2.44	cloudy
4.66	13:24	19.09	6.78	1053 / 269.0	~~2.50~~ 2.36	cloudy-silty

SAMPLE INFORMATION

SAMPLE DEPTH TO WATER (feet): 8.40 (10.36') Analyses: TPH-g/BTEX/MTBE, TPH-d/mo(silica) ferrous Fe, total Fe/Mn, BOD, COD
80% RECHARGE: Y/N SAMPLE TURBIDITY: (2 amber) Cloudy
ODOR: None SAMPLE BOTTLE/PRESERVATIVE: 4x VOA w/HCl, 2x VOA w/H2SO4, 1x PE w/HNO3, 250ml ~~1x IL amber w/HCl, 1x IL PE unpres.~~

PURGING EQUIPMENT

___ Centrifugal Pump
___ Submersible Pump
___ Peristaltic Pump
___ Purge Pump
Other: ____

___ Bailer (Teflon) 1.6" OD x 48"
X Bailer (PVC or disposable)
___ Bailer (Stainless Steel) PE

SAMPLING EQUIPMENT

___ Centrifugal Pump
___ Submersible Pump
___ Peristaltic Pump
___ Purge Pump
Other: ____

___ Bailer (Teflon) PE
X Bailer (PVC or disposable)
___ Bailer (Stainless Steel)

Comments: ____

AllWest

PURGE TABLE

WELL ID: MW-2
Page 1 of 1

SITE NAME: Mandela - Oakland	LOCATION: 1225 Mandela Pkwy
PROJECT NO: 10032.28	DATE PURGED: 5/6/10
PURGED/SAMPLED BY: Leonard Niles	DATE SAMPLED: 5/6/10
TIME SAMPLED: 14:56	DEPTH TO BOTTOM (feet): 18.22'
DEPTH TO WATER (feet): 7.32' @ 11:28	WATER COLUMN HEIGHT (feet): 10.90'
CALCULATED PURGE (gallons): 5.25 gal	CASING VOLUME (gallons): 1.75
ACTUAL PURGE (gallons) 5.33 gal	x 3 = 5.25 gal

DEVELOPMENT ____ QUARTERLY ____ BIANNUAL X OTHER ____

SAMPLE TYPE: Groundwater X Surface Water ____ Other ____

CASING DIAMETER: (2") x 3 (0.16) 3" ____ (0.38) 4" ____ (0.66)
Casing Volume (gallons per foot):

Volume of bailer = 1.6" OD (1.4" ID) x 48" = 0.33 gal

FIELD MEASUREMENTS

VOLUME (gal)	TIME	TEMP (degrees C)	PH (units)	CONDUCTIVITY (umhos/cm) / ORP (mV)	DISSOLVED OXYGEN (mg/L)	TURBIDITY (NTU)
0.33	12:44	18.74	7.15	1070 / 242.0	2.30	slightly cloudy
2.0	12:51	18.97	7.09	1022 / 252.7	2.31	silty
~~4~~ 3.66	12:55	18.82	7.05	1035 / 259.7	1.89	silty
5.33	13:00	18.71	7.03	1039 / 264.0	1.92	silty

SAMPLE INFORMATION

TPH-g/BTEX/MTBE, TPH-mo/d (silica gel)

SAMPLE DEPTH TO WATER (feet): 7.29 Analyses: Ferrous Fe, Total Fe/Mn, BOD/COD

80% RECHARGE: (Y)/N (9.50') SAMPLE TURBIDITY: Cloudy to silty

ODOR: None SAMPLE BOTTLE/PRESERVATIVE: 3 x VOA & 2 x amber VOA w/HCl, 2x VOA w/H2SO4, 2 x 250 ml PE w/HNO3, 1 x 1L amber w/HCl, ~~2 x 1L PE unpres~~

PURGING EQUIPMENT

___ Centrifugal Pump
___ Submersible Pump
___ Peristaltic Pump
___ Purge Pump
Other: ____

___ Bailer (Teflon) OD 1.6" x 48"
X Bailer (PVC or disposable)
___ Bailer (Stainless Steel) PE

SAMPLING EQUIPMENT

___ Centrifugal Pump
___ Submersible Pump
___ Peristaltic Pump
___ Purge Pump
Other: ____

___ Bailer (Teflon) PE
X Bailer (PVC or disposable)
___ Bailer (Stainless Steel)

Comments: ____

AllWest

PURGE TABLE

WELL ID: MW-3
Page 1 of 1

SITE NAME: Mandela - Oakland	LOCATION: 1225 Mandela Pkwy
PROJECT NO: 10032.28	DATE PURGED: 5/6/10
PURGED/SAMPLED BY: Leonard Niles	DATE SAMPLED: 5/6/10
TIME SAMPLED: 14:28	DEPTH TO BOTTOM (feet): 18.28'
DEPTH TO WATER (feet): 7.74' @ 11:25	WATER COLUMN HEIGHT (feet): 10.54'
CALCULATED PURGE (gallons): 5.06 gal	CASING VOLUME (gallons): 1.69
ACTUAL PURGE (gallons) 5.25 gal	x 3 = 5.06 gal

DEVELOPMENT ____ QUARTERLY ____ BIANNUAL X OTHER ____

SAMPLE TYPE: Groundwater X Surface Water ____ Other ____

CASING DIAMETER: (2") x3 3" ____ 4" ____
Casing Volume (gallons per foot): (0.16) (0.38) (0.66)

Volume of bailer = 1.6"OD (1.4"ID) x 48" ≈ 0.33 gal

FIELD MEASUREMENTS

VOLUME (gal)	TIME	TEMP (degrees C)	PH (units)	CONDUCTIVITY (umhos/cm) / ORP (mV)	DISSOLVED OXYGEN (mg/L)	TURBIDITY (NTU)
0.33	12:14	18.66	6.84	1817 / 234	4.35	clear
1.66	12:20	18.20	6.83	1815 / 217	4.02	cloudy / silty
3.33	12:24	18.20	6.85	1803 / 224.7	2.44	silty
~~5.33~~ 5.25	12:29	17.86	6.80	1756 / 235.3	2.54	silty

SAMPLE INFORMATION

SAMPLE DEPTH TO WATER (feet): 7.85 (9.85') Analyses: Ferrous Fe, Total Fe/Mn, BOD, COD, TPHg/BTEX/MTBE, TPH-d/MO(Silica)
80% RECHARGE: (Y)/N SAMPLE TURBIDITY: Cloudy to silty
ODOR: None SAMPLE BOTTLE/PRESERVATIVE: (2 amber) 4x VOA w/HCl, 2x VOA w/H2SO4, 1x 250ml PE w/HNO3, 1x L amber w/HCl, 1x L PE unpres

PURGING EQUIPMENT

___ Centrifugal Pump
___ Submersible Pump
___ Peristaltic Pump
___ Purge Pump
Other: ____

___ Bailer (Teflon) 1.6"OD x 48"
X Bailer (PVC or disposable)
___ Bailer (Stainless Steel) PE

SAMPLING EQUIPMENT

___ Centrifugal Pump
___ Submersible Pump
___ Peristaltic Pump
___ Purge Pump
Other: ____

___ Bailer (Teflon) PE
X Bailer (PVC or disposable)
___ Bailer (Stainless Steel)

Comments: Beginning to bail dry at 5.25 gal, let recover

Appendix C

McCampbell 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

All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Reported: 05/14/10
San Francisco, CA 94105	Client P.O.:	Date Completed: 05/14/10

WorkOrder: 1005188

May 14, 2010

Dear Leonard:

Enclosed within are:

1) The results of the **3** analyzed samples from your project: **#10032.28; Mandela-GWM,**
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

McCampbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McCampbell Analytical, Inc.

McCAMPBELL ANALYTICAL, INC.

1534 WILLOW PASS ROAD
PITTSBURG, CA 94565-1701
Website: www.mccampbell.com Email: main@mccampbell.com
Telephone: (877) 252-9262 Fax: (925) 252-9269

1005188

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☒ 5 DAY

☒ GeoTracker EDF ☒ PDF ☐ Excel ☐ Write On (DW)

Global ID # T0600102246

Report To: Leonard Niles Bill To: Darlene Toria

Company: Allwest Environmental, Inc.

530 Howard Street, Suite 300

San Francisco, CA 94105 E-Mail: LNiles@allwest1.com Darlene@allwest1.com

Tele: (415) 391-2510 Fax: (415) 391-2008

Project #: 10032, 28 Project Name: Mandela-GWM

Project Location: 1225 Mandela Pkwy, Oakland, CA

Sampler Signature: Leonard Niles

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	MATRIX Soil	MATRIX Air	MATRIX Sludge	MATRIX Other	METHOD PRESERVED ICE	METHOD PRESERVED HCL	METHOD PRESERVED HNO_3	METHOD PRESERVED Other H_2SO_4
+ MW-1	MW-1	5/6/10	15:28	6	VOA	X					X	X		X
				1	A	X					X	X		
				2	PE	X					X		X	
+ MW-2	MW-2	5/6/10	14:56	6	VOA	X					X	X		X
				1	A	X					X	X		
				2	PE	X					X		X	
+ MW-3	MW-3	5/6/10	14:28	6	VOA	X					X	X		X
				1	A	X					X	X		
				2	PE	X					X		X	

Analysis Request

MTBE / BTEX & TPH as Gas (8260 / 8021 + 8015) 8260	MTBE / BTEX ONLY (EPA 602 / 8021)	TPH as Diesel / Motor Oil (8015) w/ silica gel	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 502.2 / 601 / 8010 / 8021 (HVOCs)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ONLY; Arocolors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020) Fe/Mn	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020) Fe/Mn	Lead (200.7 / 200.8 / 6010 / 6020)	Other: Ferrous Iron	Other: BOD	Other: COD	Comments
X														X				X	
		X																	silica gel needs filter
														X			X		
X																		X	
		X																	silica gel needs filter
														X			X		
X																		X	
		X																	silica gel needs filter
														X			X		

Relinquished By:	Date:	Time:	Received By:
Leonard Niles	5/7/10	1230	
Relinquished By:	Date: 5/7/10	Time: 1500	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° YES 1.9°C
GOOD CONDITION ✓
HEAD SPACE ABSENT N/A ✓
DECHLORINATED IN LAB N/A ✓
APPROPRIATE CONTAINERS ✓
PRESERVED IN LAB N/A

PRESERVATION VOAS O&G METALS (pH<2) OTHER

COMMENTS: Metals samples not filtered in field, please filter. Use silica gel cleanup for TPH-d & TPH-mo.

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1005188 **ClientCode: AWE**

☐ WaterTrax ☐ WriteOn ☑ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Report to:
Leonard Niles
All West Environmental, Inc
530 Howard Street, Ste. 300
San Francisco, CA 94105
(415) 391-2510 FAX (415) 391-2008

Email: lniles@allwest1.com
cc:
PO:
ProjectNo: #10032.28; Mandela-GWM

Bill to:
Darlene Torio
All West Environmental, Inc
530 Howard Street, Ste.300
San Francisco, CA 94105
darlene@allwest1.com

Requested TAT: 5 days

Date Received: **05/07/2010**
Date Printed: **05/07/2010**

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
1005188-001	MW-1	Water	5/6/2010 15:28	☐	E	C	B	E	A	E	A	D				
1005188-002	MW-2	Water	5/6/2010 14:56	☐	E	C	B	E	A	E		D				
1005188-003	MW-3	Water	5/6/2010 14:28	☐	E	C	B	E	A	E		D				

Test Legend:

1	BOD_W	2	COD_W	3	FE2_W	4	FEMN_DISS	5	GAS8260_W
6	PRDISSOLVED	7	PREDF REPORT	8	TPH(DMO)WSG_W	9		10	
11		12							

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

Prepared by: Samantha Arbuckle

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.

McCampbell 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

Sample Receipt Checklist

Client Name: **All West Environmental, Inc**
Date and Time Received: **5/7/2010 4:02:50 PM**

Project Name: **#10032.28; Mandela-GWM**
Checklist completed and reviewed by: Samantha Arbuckle

WorkOrder N°: **1005188** Matrix Water
Carrier: Rob Pringle (MAI Courier)

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: 1.9°C		NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes ☐	No ☐	No VOA vials submitted ☑
Sample labels checked for correct preservation?	Yes ☑	No ☐	
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:

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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

All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Extracted: 05/10/10
San Francisco, CA 94105	Client P.O.:	Date Analyzed: 05/10/10

MTBE and BTEX by GC/MS*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 1005188

Lab ID	1005188-001A	1005188-002A	1005188-003A		Reporting Limit for DF =1	
Client ID	MW-1	MW-2	MW-3			
Matrix	W	W	W			
DF	1	1	1		S	W
Compound	**Concentration**				ug/kg	µg/L
tert-Amyl methyl ether (TAME)	ND	ND	ND		NA	0.5
Benzene	ND	ND	ND		NA	0.5
t-Butyl alcohol (TBA)	ND	ND	ND		NA	2.0
Diisopropyl ether (DIPE)	ND	ND	ND		NA	0.5
Ethylbenzene	ND	ND	ND		NA	0.5
Ethyl tert-butyl ether (ETBE)	ND	ND	ND		NA	0.5
Methyl-t-butyl ether (MTBE)	ND	ND	ND		NA	0.5
Toluene	ND	ND	ND		NA	0.5
Xylenes	ND	ND	ND		NA	0.5
Surrogate Recoveries (%)						
%SS1:	86	86	85			
%SS2:	103	103	102			
Comments						

* 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/method detection 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.

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Angela Rydelius, Lab Manager

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All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Extracted: 05/07/10-05/12/10
San Francisco, CA 94105	Client P.O.:	Date Analyzed: 05/12/10

Biochemical Oxygen Demand (BOD)*

Analytical Method: SM5210B Work Order: 1005188

Lab ID	Client ID	Matrix	BOD	DF	Comments
1005188-001E	MW-1	W	ND	1	
1005188-002E	MW-2	W	ND	1	
1005188-003E	MW-3	W	ND	1	

Reporting Limit for DF = 1; ND means not detected at or above the reporting limit	W	4.0 mg/L	
	S	NA	

* water samples are reported in mg/L.

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Telephone: 877-252-9262 Fax: 925-252-9269

All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Extracted: 05/11/10
San Francisco, CA 94105	Client P.O.:	Date Analyzed: 05/11/10

Chemical Oxygen Demand (COD)*

Analytical Method: SM5220D Work Order: 1005188

Lab ID	Client ID	Matrix	COD	DF	Comments
1005188-001C	MW-1	W	32	1	
1005188-002C	MW-2	W	25	1	
1005188-003C	MW-3	W	42	1	

Reporting Limit for DF = 1; ND means not detected at or above the reporting limit	W	10 mg/L	
	S	NA	

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

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All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Extracted: 05/07/10
San Francisco, CA 94105	Client P.O.:	Date Analyzed: 05/07/10

Ferrous Iron*

Analytical Method: SM3500-Fe B4c Work Order: 1005188

Lab ID	Client ID	Matrix	Ferrous Iron	DF	Comments
1005188-001B	MW-1	W	260	1	
1005188-002B	MW-2	W	78	1	
1005188-003B	MW-3	W	ND	1	

Reporting Limit for DF = 1; ND means not detected at or above the reporting limit	W	50 µg/L	
	S	NA	

*water samples are reported in ug/L; soil samples are reported in mg/kg.

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All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Extracted: 05/07/10
San Francisco, CA 94105	Client P.O.:	Date Analyzed: 05/07/10

ICP Metals*

Extraction method: E200.7 Analytical methods: E200.7 Work Order: 1005188

Lab ID	Client ID	Matrix	Extraction Type	Iron	Manganese	DF	% SS	Comments
001E	MW-1	W	DISS.	ND	1200	1	N/A	
002E	MW-2	W	DISS.	ND	ND	1	N/A	
003E	MW-3	W	DISS.	ND	ND	1	N/A	

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	DISS.	50	20	µg/L
	S	TOTAL	NA	NA	NA

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

means surrogate diluted out of range; ND means not detected above the reporting limit/method detection limit; N/A means not applicable to this sample or instrument.

TOTAL = Hot acid digestion of a representative sample aliquot.
TRM = Total recoverable metals is the "direct analysis" of a sample aliquot taken from its acid-preserved container.
DISS = Dissolved metals by direct analysis of 0.45 µm filtered and acidified sample.

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Telephone: 877-252-9262 Fax: 925-252-9269

All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Extracted: 05/10/10
San Francisco, CA 94105	Client P.O.:	Date Analyzed 05/10/10

TPH(g) by Purge & Trap and GC/MS*

Extraction method SW5030B Analytical methods SW8260B Work Order: 1005188

Lab ID	Client ID	Matrix	TPH(g)	DF	% SS	Comments
001A	MW-1	W	ND	1	102	
002A	MW-2	W	ND	1	102	
003A	MW-3	W	ND	1	101	

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	µg/L
	S	NA	NA

* 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/method detection 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.

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Angela Rydelius, Lab Manager

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Telephone: 877-252-9262 Fax: 925-252-9269

All West Environmental, Inc	Client Project ID: #10032.28; Mandela-GWM	Date Sampled: 05/06/10
		Date Received: 05/07/10
530 Howard Street, Ste. 300	Client Contact: Leonard Niles	Date Extracted: 05/07/10
San Francisco, CA 94105	Client P.O.:	Date Analyzed: 05/08/10

Total Extractable Petroleum Hydrocarbons with Silica Gel Clean-Up*

Extraction method: SW3510C/3630C Analytical methods: SW8015B Work Order: 1005188

Lab ID	Client ID	Matrix	TPH-Diesel (C10-C23)	TPH-Motor Oil (C18-C36)	DF	% SS	Comments
1005188-001D	MW-1	W	140	ND	1	81	e2/e1
1005188-002D	MW-2	W	ND	ND	1	84	
1005188-003D	MW-3	W	ND	ND	1	84	

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	250	µg/L
	S	NA	NA	mg/Kg

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

#) cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract; &) low or no surrogate due to matrix interference.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation:

e2) diesel range compounds are significant; no recognizable pattern; and/or e1) unmodified or weakly modified diesel is significant

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Telephone: 877-252-9262 Fax: 925-252-9269

QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 50503 WorkOrder 1005188

EPA Method SW8260B **Extraction SW5030B** **Spiked Sample ID: 1005171-002B**

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	94.7	103	8.83	83.4	88.2	5.67	70 - 130	30	70 - 130	30
Benzene	ND	10	100	101	0.255	96.2	98.1	1.88	70 - 130	30	70 - 130	30
t-Butyl alcohol (TBA)	ND	50	105	115	9.47	81.6	89.8	9.60	70 - 130	30	70 - 130	30
Diisopropyl ether (DIPE)	ND	10	109	117	6.93	102	108	5.16	70 - 130	30	70 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	10	102	108	5.27	93.3	98.7	5.66	70 - 130	30	70 - 130	30
Methyl-t-butyl ether (MTBE)	ND	10	109	117	7.47	98.6	105	6.39	70 - 130	30	70 - 130	30
Toluene	ND	10	90.7	94.7	4.09	87.8	91.7	4.15	70 - 130	30	70 - 130	30
%SS1:	86	25	85	85	0	86	86	0	70 - 130	30	70 - 130	30
%SS2:	97	25	99	100	0.423	101	102	0.754	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 50503 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1005188-001A	05/06/10 3:28 PM	05/10/10	05/10/10 4:34 PM	1005188-002A	05/06/10 2:56 PM	05/10/10	05/10/10 3:07 PM
1005188-003A	05/06/10 2:28 PM	05/10/10	05/10/10 3:51 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.

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QA/QC Officer

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Telephone: 877-252-9262 Fax: 925-252-9269

QC SUMMARY REPORT FOR SM5210B

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 50473 WorkOrder 1005188

EPA Method SM5210B **Extraction SM5210B** **Spiked Sample ID: N/A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/L	mg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
BOD	N/A	198	N/A	N/A	N/A	98.7	99	0.255	N/A	N/A	80 - 120	16

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

BATCH 50473 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1005188-001E	05/06/10 3:28 PM	05/07/10	05/12/10 4:52 PM	1005188-002E	05/06/10 2:56 PM	05/07/10	05/12/10 5:10 PM
1005188-003E	05/06/10 2:28 PM	05/07/10	05/12/10 5:28 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.

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QC SUMMARY REPORT FOR E410.4

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 50430 WorkOrder 1005188

EPA Method SM5220D **Extraction SM5220D** **Spiked Sample ID: 1005079-002B**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/L	mg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
COD	ND	400	101	102	1.22	102	99.9	1.83	80 - 120	20	90 - 110	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 50430 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1005188-001C	05/06/10 3:28 PM	05/11/10	05/11/10 11:49 AM	1005188-002C	05/06/10 2:56 PM	05/11/10	05/11/10 11:55 AM
1005188-003C	05/06/10 2:28 PM	05/11/10	05/11/10 12:01 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.

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QC SUMMARY REPORT FOR SM3500 Fe B4c

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 50517 WorkOrder 1005188

EPA Method SM3500-Fe B4c **Extraction SM3500-Fe B4c** **Spiked Sample ID: 1005188-003B**

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
Ferrous Iron	ND	200	101	98.6	2.60	98.6	96	2.67	70 - 130	20	80 - 120	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 50517 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1005188-001B	05/06/10 3:28 PM	05/07/10	05/07/10 5:31 PM	1005188-002B	05/06/10 2:56 PM	05/07/10	05/07/10 5:37 PM
1005188-003B	05/06/10 2:28 PM	05/07/10	05/07/10 5:43 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 applicable to this method.

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.

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QC SUMMARY REPORT FOR 200.7

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 50516 WorkOrder 1005188

EPA Method E200.7 **Extraction E200.7** **Spiked Sample ID: 1005001-006A**

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
Iron	ND	1000	101	97.5	3.60	115	94.5	19.3	70 - 130	20	85 - 115	20
Manganese	ND	1000	103	101	1.37	106	99.1	6.86	70 - 130	20	85 - 115	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 50516 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1005188-001E	05/06/10 3:28 PM	05/07/10	05/07/10 7:37 PM	1005188-002E	05/06/10 2:56 PM	05/07/10	05/07/10 7:40 PM
1005188-003E	05/06/10 2:28 PM	05/07/10	05/07/10 7:44 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 applicable to this method.

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.

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QA/QC Officer

McCampbell Analytical, Inc.
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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 50503 WorkOrder 1005188

EPA Method SW8260B **Extraction SW5030B** **Spiked Sample ID: 1005171-002B**

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	94.7	103	8.83	83.4	88.2	5.67	70 - 130	30	70 - 130	30
Benzene	ND	10	100	101	0.255	96.2	98.1	1.88	70 - 130	30	70 - 130	30
t-Butyl alcohol (TBA)	ND	50	105	115	9.47	81.6	89.8	9.60	70 - 130	30	70 - 130	30
Chlorobenzene	ND	10	106	114	7.17	95	99.4	4.52	70 - 130	30	70 - 130	30
1,2-Dibromoethane (EDB)	ND	10	108	115	6.70	91.4	96.9	5.83	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	10	101	109	7.63	92.2	98.8	6.96	70 - 130	30	70 - 130	30
1,1-Dichloroethene	ND	10	93.4	90.2	3.41	90.7	91	0.338	70 - 130	30	70 - 130	30
Diisopropyl ether (DIPE)	ND	10	109	117	6.93	102	108	5.16	70 - 130	30	70 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	10	102	108	5.27	93.3	98.7	5.66	70 - 130	30	70 - 130	30
Methyl-t-butyl ether (MTBE)	ND	10	109	117	7.47	98.6	105	6.39	70 - 130	30	70 - 130	30
Toluene	ND	10	90.7	94.7	4.09	87.8	91.7	4.15	70 - 130	30	70 - 130	30
Trichloroethene	ND	10	107	109	1.72	104	106	2.37	70 - 130	30	70 - 130	30
%SS1:	86	25	85	85	0	86	86	0	70 - 130	30	70 - 130	30
%SS2:	97	25	99	100	0.423	101	102	0.754	70 - 130	30	70 - 130	30
%SS3:	90	2.5	89	91	2.38	87	87	0	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 50503 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1005188-001A	05/06/10 3:28 PM	05/10/10	05/10/10 2:23 PM	1005188-002A	05/06/10 2:56 PM	05/10/10	05/10/10 3:07 PM
1005188-003A	05/06/10 2:28 PM	05/10/10	05/10/10 3:51 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 and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery. The LCS and LCSD are spikes into a clean, known, similar matrix and they and the surrogate standards reflect the overall validity of their extraction batch. Our control limits are 70-130% recovery and a 30% RPD for the LCS-LCSD and for the Surrogate Standards.

DHS ELAP Certification 1644

QA/QC Officer

McCampbell 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

QC SUMMARY REPORT FOR SW8015B

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 50460 WorkOrder 1005188

EPA Method SW8015B **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	99.6	98.1	1.47	N/A	N/A	70 - 130	30
%SS:	N/A	625	N/A	N/A	N/A	91	93	2.40	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 50460 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1005188-001D	05/06/10 3:28 PM	05/07/10	05/08/10 7:53 AM	1005188-002D	05/06/10 2:56 PM	05/07/10	05/08/10 9:00 AM
1005188-003D	05/06/10 2:28 PM	05/07/10	05/08/10 4:32 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.

DHS ELAP Certification 1644

QA/QC Officer

Appendix D

APPLICATION FOR AUTHORIZATION TO USE

REPORT TITLE: GROUNDWATER MONITORING PROGRAM REPORT
SECOND QUARTER 2010
FORMER MANDELA TRUCKING
1225 MANDELA PARKWAY
OAKLAND, CALIFORNIA

To: AllWest Environmental, Inc.
530 Howard Street, Suite 300
San Francisco, CA 94105

From (Applicant): _____
(Please clearly identify name and address of person/entity applying for permission to use or copy this document)

Ladies and Gentlemen:

Applicant hereby applies for permission to rely upon *AllWest's* work product, as described above, for the purpose of: (state here the purpose for which you wish to rely upon the work product)

Applicant only can accept and rely upon *AllWest* work product under the strict understanding that Applicant is bound by all provisions in the Terms and Conditions attached to the report. Every report, recommendation, finding, or conclusion issued by *AllWest* shall be subject to the limitations stated in the Agreement and subject report(s). If this is agreeable, please sign below and return one copy of this letter to us along with the applicable fees. Upon receipt and if acceptable, our signed letter will be returned. *AllWest* may withhold permission at its sole discretion or require additional re-use fees or terms.

FEES: A $1,000 coordination and reliance fee, payable in advance, will apply. If desired, for an additional $75 report reproduction fee, we will reissue the report in the name of the Applicant; the report date, however, will remain the same. All checks will be returned if your request for reliance is not approved.

REQUESTED BY	**APPROVED BY**
_____	**AllWest Environmental, Inc.**
Applicant Company	
_____	_____
Print name and Title	Print Name and Title
_____	_____
Signature and Date	Signature and Date

PROJECT NUMBER: 10032.28
PROJECT NAME: GROUNDWATER MONITORING PROGRAM REPORT
SECOND QUARTER 2010
FORMER MANDELA TRUCKING
1225 MANDELA PARKWAY
OAKLAND, CALIFORNIA

GENERAL CONDITIONS TO THE WORK AUTHORIZATION

AGREEMENT

It is hereby agreed that the Client retains AllWest to act for and represent it in all matters set forth in the Work Authorization attached hereto (the "Work"). Such contract of retainer shall be subject to and is conditioned upon the following terms, conditions, and stipulations, which terms, conditions and stipulations will also apply to any further agreements, purchase orders, or documentation regarding the Work unless modified by a writing signed by both Parties to this Agreement. Signature by client on work authorization constitutes agreement with General Conditions as stated here.

It is recognized and agreed that AllWest has assumed responsibility only for making the investigations, reports and recommendations to the Client included within the Scope of Work. The responsibility for making any disclosures or reports to any third party and for the taking of corrective, remedial, or mitigative action shall be solely that of the Client.

REIMBURSABLE COSTS/INTEREST AND ATTORNEYS FEES

1. Reimbursable Costs will be charged to the Client in addition to the fees for the basic services under this Agreement and all Additional Services under the Agreement. Reimbursable Costs include, but are not limited to, expenses for travel, including transportation, meals, lodging, long distance telephone and other related expenses, as well as the costs of reproduction of all drawings for the Client's use, costs for specifications and type-written reports, permit and approval fees, automobile travel reimbursement, costs and fees of subcontractors, and soil and other materials testing. No overtime is accrued for time spent in travel. All costs incurred which relate to the services or materials provided by a contractor or subcontractor to AllWest shall be invoiced by AllWest on the basis of cost plus twenty percent (20%). Automobile travel reimbursement shall be at the rate of fifty-four cents ($.54) per mile. All other reimbursable costs shall be invoiced and billed by AllWest at the rate of 1.2 times the direct cost to AllWest. Any rates set forth in this Agreement are subject to reasonable increases by AllWest upon giving thirty days' written notice to Client. Reimbursable costs will be charged to the client *only as outlined* in the attached proposal if the work is a for Phase I Environmental Site Assessment. Client knowingly and willingly agrees to pay interest on the balance of on unpaid invoices overdue more than 30 days at a rate of 18% per annum and all attorney fees incurred by AllWest to secure payment of unpaid invoices. AllWest may waive such fees at its discretion.

WARRANTY AND LIMITATION OF LIABILITY

2. AllWest will perform the Work with the usual degree and standard of care and skill observed by members of AllWest's profession in the same geographic area on projects of the type engaged in by AllWest. The financial liability of AllWest, including its employees and independent contractors including attorney fees for negligent errors or omissions including negligent misrepresentation(s) resulting from inspection/assessment services shall not exceed $25,000 and shall be limited to direct damages. All other damages such as loss of use, profits, anticipated profits, interest, and like losses are consequential damages for which neither AllWest nor its employees or independent contractors are liable. Client hereby releases AllWest from all liability and damage incurred by the Client or other person which are associated with the services provided by AllWest, or the employees, agents, contractors or subcontractors of AllWest, under this Agreement. Payment of any invoice by the Client to AllWest shall be taken to mean the Client is satisfied with AllWest’s services to the date of payment and is not aware of any deficiencies in those services.

Further, Client hereby releases AllWest from any and all liability for risks or damages to the Project site. AllWest assumes no liability or duties regarding the Project site by reason of its performance of the Work at the Project. Client shall hold AllWest harmless from any liabilities or duties with respect to the work or the Project. Client shall further release, Indemnify and hold AllWest harmless from any and all claims, liabilities or damages resulting from AllWest's use of technological or design concepts, or any other concepts or uses which, though acceptable and standard at the time the decision to use them was made, are unacceptable or non-standard beginning at the time work commences or any time thereafter. If AllWest must incur additional expenses in the work by reason or the need to incorporate new or different technologies into the Work, whether necessitated by new laws, regulations or guidelines, or by the desire of Client, Client agrees to reimburse AllWest for such expenses, as well as provide compensation for AllWest's services at the rates set forth in the Work Authorization.

Client acknowledges that AllWest and its sub-contractors have played no part in the creation of any hazardous waste, pollution sources, nuisance, or chemical or industrial disposal problem, which may exist, and that AllWest has been retained for the sole purpose of assisting the Client in assessing any problem which may exist and in assisting the Client in formulating a remedial program, if such is within the Scope of Work which AllWest has assumed. Client recognizes that while necessary for investigations, commonly used exploration methods, may penetrate through contaminated materials and serve as a connecting passageway between the contaminated material and an uncontaminated aquifer or groundwater, possibly inducing cross contamination. While back-filling with grout, or other means, according to a state of practice design, is intended to provide a seal against such passageway, it is recognized that such a seal may be imperfect and that there is an inherent risk in drilling borings of performing other exploration methods in a hazardous waste site.

AllWest shall not be required to sign any documents, no matter by whom requested, that would result in AllWest having to certify, guarantee, warrant or opine on conditions whose existence AllWest cannot ascertain. The CLIENT also agrees not to make resolution of any dispute with AllWest or payment of any amount due to AllWest in any way contingent upon AllWest signing any such documents.

TERMINATION

3. This Agreement may be terminated by either party upon seven (7) days' written notice should the other party substantially fail to perform in accordance with its terms through no fault of the party initiating the termination. In the event of termination which is not the fault of AllWest, AllWest shall be paid no less than eighty percent (80%) of the contract price, provided, however, that if AllWest shall have completed more than eighty percent of the Work at the time of said termination, AllWest shall be compensated as provided in the Work Authorization for all services performed prior to the termination date which fall within the scope of work described in the Work Authorization and may as well, at its sole discretion and in accordance with said Schedule of Fees, charge Client its reasonable costs and labor in winding up its files and removing equipment and other materials from the Project.

AllWest may issue notice to other consultants, contractors, subcontractors and to governing agencies having jurisdiction over the Project and take such other actions as are reasonably necessary in order to give notice that AllWest is no longer associated with the Project and to protect AllWest from claims of liability from the work of others.

DOCUMENTS

4. Any documents prepared by AllWest, including but not limited to proposals, project specifications, drawings, calculations, plans and maps, and any ideas and designs incorporated therein, as well as any reproduction of the above are and shall remain the property of AllWest whether or not said documents are actually utilized in connection with the Project. The Client shall be permitted to retain a copy of any documents provided to the Client by AllWest, but said documents may not be used by the Client on other projects or for any other purpose, except the current one, except by agreement in writing with AllWest and with appropriate compensation to AllWest.

Client shall furnish, or cause to be furnished to AllWest, all documents and information known to Client that relate to the identity, location, quantity, nature, or characteristics of any asbestos, PCBs, or any other hazardous materials or waste at, on or under the site. In addition, Client will furnish or cause to be furnished such reports, data, studies, plans, specifications, documents and other information on surface or subsurface site conditions, e.g., underground tanks, pipelines and buried utilities, required by AllWest for proper performance of its services. IF CLIENT fails to provide AllWest with all hazardous material subject matter reports including geotechnical assessments in their possession during the period that AllWest is actively providing expertise (30 days post the final invoice), CLIENT shall release AllWest from any and all liability for risks and damages the CLIENT incurs resulting from their reliance on AllWest's professional opinion. AllWest shall be entitled to rely upon Client - provided documents and information in performing the services required in this Agreement; however, AllWest assumes no responsibility or liability for their accuracy or completeness. Client-provided documents will remain the property of the Client.

ACCESS TO PROJECT

5. Client grants to AllWest the right of access and entry to the Project at all times necessary for AllWest to perform the Work. If Client is not the owner of the Project, then Client represents that Client has full authority to grant access and right of entry to AllWest for the purpose of AllWest's performance of the Work. This right of access and entry extends fully to any agents, employees, contractors or subcontractors of AllWest upon reasonable proof of association with AllWest.

CONFIDENTIAL INFORMATION

6. Both Client and AllWest understand that in conjunction with AllWest's performance of the Work on the project, both Client and AllWest's performance of the Work on the project, both Client and AllWest may receive or be exposed to Proprietary Information of the other. As used herein, the term "Proprietary Information" refers to any and all information of a confidential, proprietary or secret nature which may be either applicable to, or relate in any way to: (a) the personal, financial or other affairs of the business of each of the Parties, or (b) the research and development or investigations of each of the Parties. Proprietary Information includes, for example and without limitation, trade secrets, processes, formulas, data, know-how, improvements, inventions, techniques, software technical data, developments, research projects, plans for future development, marketing plans and strategies. Each of the Parties agrees that all Proprietary Information of the other party is and shall remain exclusively the property of that other party. The parties further acknowledge that the Proprietary Information of the other party is a special, valuable and unique asset of that party, and each of the Parties hereto agrees that at all times during the terms of this Agreement and thereafter to keep in confidence and trust all Proprietary Information of the other party, whether such Proprietary Information was obtained or developed by the other party before, during or after the term of this Agreement. Each of the Parties agrees not to sell, distribute, disclose or use in any other unauthorized manner the Proprietary Information of the other party. AllWest further agrees that it will not sell, distribute or disclose information or the results of any testing obtained by AllWest during the performance of the Work without the prior written approval of Client unless required to do so by federal, state or local statute, ordinance or regulation.

ADDITIONAL SERVICES

7. In addition to the services to be performed by AllWest as described in the Work Authorization, the following items shall for the purposes of this Agreement be termed "Additional Services": (a) work resulting from changes in scope or magnitude of the Work as described therein, (b) work resulting from changes necessary because of construction cost over-runs, (c) work resulting from implementation of alternative or different designs from that first contemplated by the Parties, (d) work resulting from corrections or revisions required because of errors or omissions in construction by the building contractors, (e) work due to extended design or construction time schedules, (f) layout surveys in review of in-place constructed elements, and (g) services as an expert witness in connection with any public hearing, arbitration or proceedings of a court of record with respect to the Work on the Project.

AllWest will be compensated by Client for any Additional Services as provided under the Work Authorization.

DISPOSAL OF CONTAMINATED MATERIAL

8. Client understands and agrees that AllWest is not, and has no responsibility as, a generator, operator, treater, storer, transporter or disposer of hazardous or toxic substances found or identified at the site, including investigation-derived waste. The Client shall undertake or arrange for handling, removal, treatment, storage, treatment of hazardous material shall be the sole responsibility of Client. AllWest's responsibilities shall be limited to recommendations regarding such matters and assistance with appropriate arrangements if authorized by Client.

INDEPENDENT CONTRACTOR

9. Both Client and AllWest agree that AllWest will act as an independent contractor in the performance of the Work under this Agreement. All persons or parties employed by AllWest in connection with the Work are the agents, employees or subcontractors of AllWest and not of Client. Accordingly, AllWest shall be responsible for payment of all taxes arising out of AllWest's activities in performing the Work under this Agreement.

NOTICES

10. (a) All notices, demands or requests provided for or permitted to be given pursuant to this Agreement must be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or if mailed by first class certified mail, return receipt requested, and properly addressed as follows:

To Client: _____

To AllWest: AllWest Environmental, Inc.
530 Howard Street, Suite 300
San Francisco, California 94105

when either (i) the return receipt is signed by the addressee, (ii) the mailing is refused by the addressee, or (iii) the mailing is not delivered because the addresses moved and left no forwarding address; b) By giving the other party to this Agreement ten (10) days' written notice thereof, the parties hereto and their respective successors and assigns shall have the right from time to time and at any time during the term of this Agreement to change their respective addresses and each shall have the right to specify as its address any other address within the United States of America.

ENTIRE AGREEMENT

11. This Agreement contains the entire agreement between the Parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties. The terms of this Agreement are contractual and not a mere recital. The undersigned have carefully read and understand the contents of this Agreement and sign their names to the same as their own free act. This Agreement was entered into following negotiations between the Parties.

MODIFICATION / WAIVER / PARTIAL INVALIDITY

12. The terms of this Agreement may be modified only by a writing signed by both Parties. No consent or waiver, express or implied, by either party to or of any breach or default by another in the performance by the other of its obligations hereunder shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other party of the same or any other obligations of such party hereunder. Failure on the part of either party to complain of any act or failure to act of the other, or to declare the other party in default, shall not constitute a waiver by such party of its rights hereunder. If any provision of this Agreement or the application thereof to any person or
circumstances shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

INUREMENT / TITLES / ATTORNEYS' FEES

13. Subject to any restrictions on transfers, assignments and encumbrances set forth herein, this Agreement shall inure to the benefit of and be binding upon the undersigned Parties and their respective heirs, executors, legal representatives, successors and assigns. Paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience, and for reference only, and in no way limit, define or extend the provisions of any paragraph. If any legal action or any arbitration or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any of the provisions of this Agreement, the successful prevailing party shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled. In addition, AllWest and Client shall be entitled to be reimbursed by the other for any attorneys' fees or other costs reasonably incurred in enforcing the terms of this Agreement in the event such fees are incurred without resorting to arbitration or litigation.

INTERPRETATION / ADDITIONAL DOCUMENTS

14. The words "Client" and "AllWest" as used herein shall include the plural as well as the singular. Words used in the neuter gender include the masculine and feminine. Words used in the masculine gender include the feminine and neuter. If there is more than one Client or Consultant, the obligations hereunder imposed on Client or AllWest or Consultant shall be joint and several. Although the printed provisions of this Agreement were drafted by the attorneys for AllWest, the terms of this Agreement were fully negotiated by the Parties and shall not be construed for or against the Client or AllWest but shall be interpreted in accordance with the general meaning of the language herein contained in an effort to reach the intended result. Each of the Parties hereto shall upon request execute and/or acknowledge and/or deliver to each other Party or to its representatives any and all further documents which may now or hereafter be necessary to enable any of the Parties to effectuate any of the provisions of this Agreement.

AUTHORITY

15. Each of the persons executing this Agreement on behalf of a corporation does hereby covenant and warrant that the corporation is duly authorized and existing under the laws of its respective state of incorporation, that the corporation has and is qualified to do business in its respective state of incorporation, that the corporation has the full right and authority to enter into this Agreement, that the Board of Directors if required pursuant to the bylaws or resolution of the corporation approved this Agreement, and that each person signing on behalf of the corporation is authorized to do so. If the Client is a joint venture or a general partnership, the signatories below warrant that said joint venture or general partnership is properly and duly organized and existing under the laws of the respective state of its formation and pursuant to the joint venture agreement or a partnership agreement as well as by virtue of the laws of the respective state of its formation, said signatory is a joint venturer or a general partner of said joint venture or general partnership and has the power and authority to bind the joint venture or the general partnership.

COUNTERPARTS / ABSENCE OF PARTNERSHIP OR JOINT VENTURE

16. This Agreement may be signed in counterparts by each of the Parties hereto and, taken together, the signed counterparts shall constitute a single document. It is expressly understood that the Client does not, in any way or for any purpose, become a partner of AllWest in the conduct of its business, or otherwise, or joint venturer or a member of a joint enterprise with AllWest. It is expressly understood that AllWest do not, in any way or for any purpose, become a partner of the Client in the conduct of Client's business, or otherwise, or joint venturer or a member of a joint enterprise with Client.

THIRD PARTY BENEFICIARIES / CONTROLLING LAW

17. There are no intended third party beneficiaries of this Agreement. The services, data & opinions expressed by AllWest are for the sole use of the client, are for a particular project and may not be relied upon by anyone other than the client. This Agreement shall be controlled by the laws of the State of California and any action by either party to enforce this Agreement shall be brought in San Francisco County, California.