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February 12, 2007

VIA ALAMEDA COUNTY FTP SITE

Mr. Don Hwang
Alameda County Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Re: **Groundwater Monitoring Report – Fourth Quarter 2006**
Douglas Parking Company
1721 Webster Street
Oakland, California
ACEH File No. 4070

Dear Mr. Hwang:

On behalf of the Douglas Parking Company, Pangea Environmental Services, Inc., has prepared this *Groundwater Monitoring Report – Fourth Quarter 2006* for the above-referenced site. The report describes groundwater monitoring, sampling, and other site activities.

If you have any questions, please call me at (510) 435-8664.

Sincerely,
Pangea Environmental Services, Inc.

Bob Clark-Riddell, P.E.
Principal Engineer

Attachment: *Groundwater Monitoring Report – Fourth Quarter 2006*

cc: Mr. Lee Douglas, Douglas Parking Company, 1721 Webster Street, Oakland, California 94612 (2 copies)
SWRCB Geotracker Database (electronic copy)

PANGEA Environmental Services, Inc.

1710 Franklin Street, Suite 200, Oakland, California 94612 Telephone 510.836.3700 Facsimile 510.836.3709 www.pangeaenv.com



GROUNDWATER MONITORING REPORT – FOURTH QUARTER 2006

**Douglas Parking Company
1721 Webster Street
Oakland, California
File No. 4070**

February 12, 2007

Prepared for:

Mr. Lee Douglas
1721 Webster Street
Oakland, California 94612


Prepared by:

Pangea Environmental Services, Inc.
1710 Franklin Street, Suite 200
Oakland, California 94612

Written by:


Morgan Gillies
Project Manager




Bob Clark-Riddell, P.E.
Principal Engineer

PANGEA Environmental Services, Inc.

INTRODUCTION

On behalf of the Douglas Parking Company, Pangea Environmental Services, Inc. (Pangea) performed groundwater monitoring and sampling during this quarter at the subject site (Figure 1). The purpose of the monitoring and sampling is to evaluate dissolved contaminant concentrations and the site groundwater flow direction. Current groundwater analytical results and elevation data are shown on Figure 2. Current and historical data are summarized on Table 1.

SITE BACKGROUND

The site is located at 1721 Webster Street between 17th and 19th Streets in downtown Oakland, California, approximately five miles east of San Francisco Bay and one half-mile west of Lake Merritt (Figure 1). Currently the site is being utilized as a parking garage and is relatively flat with an elevation of approximately 30 feet (ft) above mean sea level.

There are several nearby former UST sites including Prentiss Properties northeast of the site located at 1750 Webster Street, a former gas station east of the site at 1700 Webster, and a former Chevron service station located approximately 400 feet southwest of the site, on the corner of 17th Street and Harrison Street.

On August 3 and 6, 1992, Parker Environmental Services removed one 1,000-gallon and two 500-gallon gasoline underground storage tanks (USTs) from the site. Up to 1,500 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg) and up to 12 mg/kg benzene were detected in the soil samples collected from the UST excavation.

Several investigations have been completed at the site. On July 8 and September 8, 1994, Gen Tech/Piers Environmental, Inc. (Gen Tech) of San Jose, California drilled six exploratory borings and installed three groundwater monitoring wells (MW-1 through MW-3). In February and May 1996, Cambria Environmental Technology (Cambria) of Emeryville, California advanced seven geoprobe soil borings and installed two groundwater monitoring wells (MW-4 and MW-5). On June 27, 2003 Cambria installed two additional offsite monitoring wells (MW-6 and MW-7).

Limited site remediation has been conducted at the site. In January 1998, Cambria installed ORC socks in well MW-2 to enhance the natural attenuation of dissolved-phase hydrocarbons. Dissolved oxygen (DO) concentrations *temporarily* increased in well MW-2 following the ORC sock installation. In February and March 1999, a total of 120 gallons of 7.5% hydrogen peroxide solution was added into monitoring wells MW-2 and MW-3 to oxidize hydrocarbons and also increase DO levels to enhance biodegradation of

dissolved-phase hydrocarbons. The hydrogen peroxide *temporarily* increased groundwater DO levels, but hydrocarbon concentrations remained at elevated levels. On March 4, 2003, Cambria installed a co-axial air sparging/soil vapor extraction well (SV-1/AS-1) and two angled air sparging wells (AS-2 and AS-3) to approximately 30 ft bgs (Figure 3). The wells were installed to facilitate feasibility testing and future site remediation.

Since 1994 the depth to groundwater at the site has ranged from approximately 13 ft to 23 ft bgs (Table 1). The groundwater elevations have ranged from approximately 6 to 14 ft above mean sea level, and the inferred groundwater flow direction has consistently been towards the northeast based on nine years of monitoring data.

GROUNDWATER MONITORING AND SAMPLING

On October 26, 2006, Pangea conducted groundwater monitoring and sampling at the site. Site monitoring wells were gauged for depth to water and total well depth. Groundwater samples were obtained from monitoring wells MW-1 through MW-7 and from air sparge (AS) remediation wells AS-1 through AS-3. Sampling of AS wells was conducted to provide additional assessment of the lateral and vertical contaminant extent in the source area before remediation commences, and to assist with evaluation of future remediation efforts.

Before well purging, the dissolved oxygen (DO) concentration was measured in each well. DO was measured by lowering a downwell sensor to the approximate middle of the water column, and allowing the reading to stabilize during gentle height adjustment. Prior to sample collection approximately three casing volumes of water were purged using disposable bailers, an electric submersible pump, or a peristaltic pump. During well purging field technicians measured the pH, temperature and conductivity. A groundwater sample was collected from each well with a disposable bailer and decanted into the appropriate containers supplied by the analytic laboratory. Groundwater samples were labeled, placed in protective plastic bags, and stored on crushed ice at or below 4° C. All samples were transported under chain-of-custody to the State-certified analytical laboratory. Purge water was stored onsite in DOT-approved 55-gallon drums. Field data sheets are presented as Appendix A.

MONITORING RESULTS

Groundwater elevation and analytical data are described below and summarized on Table 1 and Figure 2. Groundwater samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg) by modified Environmental Protection Agency (EPA) Method SW8015C, and benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary-butyl ether (MTBE) by EPA Method SW8021B by McCampbell Analytical, Inc.

of Pittsburg, California, a California-certified laboratory. The laboratory analytical report is included as Appendix B.

Groundwater Flow Direction

Based on depth-to-water measurements collected on October 26, 2006, groundwater beneath the site flowed toward the northeast (Figure 2). The groundwater flow conditions observed during this quarter are consistent with historical site conditions.

Hydrocarbon and MTBE Distribution in Groundwater

In general, groundwater monitoring data exhibit an overall stable to increasing trend for TPHg and BTEX concentrations. Consistent with historical trends, groundwater analytical results indicate that gasoline-range hydrocarbons concentrations are greatest in well MW-2, located approximately 20 feet downgradient of the former USTs (Table 1). The chemical concentrations in source area well MW-2 this quarter were 43,000 µg/L TPHg and 2,800 µg/L benzene. Lower concentrations were detected in nearby wells MW-3, MW-4 and MW-6. No hydrocarbons were detected in perimeter wells MW-1, MW-5 and MW-7.

Regarding the vertical extent of contaminants, hydrocarbon concentrations were elevated in source area remediation well AS-1, screened from approximately 27 to 30 ft below grade surface (bgs). The detected TPHg and benzene concentrations in well AS-1 (15,000 µg/L and 1,900 µg/L, respectively) are the highest of the remediation wells. (As shown on Figure 3, the four remediation wells are located in one well vault and include soil vapor extraction well SV-1, vertical well AS-1, and angled well AS-2 and AS-3 that extend beneath the former USTs.) Significantly lower concentrations were detected in AS-2, and no hydrocarbons were detected in AS-3 (Figure 2).

Dissolved oxygen concentrations in groundwater monitoring wells ranged from 0.21 mg/L (MW-7) to 0.66 mg/L (MW-3), while concentrations in the AS wells ranged from 0.17 mg/L (AS-1) to 0.68 mg/L (AS-3). MTBE was not detected above reporting limits in any of the wells monitored this quarter and is not a compound of concern at this site.

OTHER SITE ACTIVITIES

Groundwater Monitoring

Pangea will continue quarterly groundwater monitoring and sampling at the site in accordance with the approved sampling frequency. Well MW-1 will be monitored annually during the first quarter of each year. All wells will be gauged for depth to water. All groundwater samples will be analyzed for TPHg and BTEX by EPA Method 8015Cm/8021B.

Pangea has discontinued sampling of the three AS wells until site remediation has significantly improved conditions in well MW-2. Upon improvement of conditions in well MW-2, Pangea will evaluate remedial performance. The evaluation will include sampling of wells AS-1 through AS-3 no sooner than 14 days after remediation system shutdown.

Interim Remedial Action

Pangea is currently obtaining permits required to install and operate the soil vapor extraction and air sparge system. Pangea anticipates system startup during the beginning of the second quarter of 2007.

ELECTRONIC REPORTING

This report will be submitted to the Alameda County Environmental Health via upload to the County's ftp site. Applicable data, maps, and reports for groundwater monitoring and other activities will be uploaded to the State Water Resource Control Board's Geotracker database. As requested, report hard copies will no longer be provided to local agencies.

ATTACHMENTS

Figure 1 – Site Vicinity Map

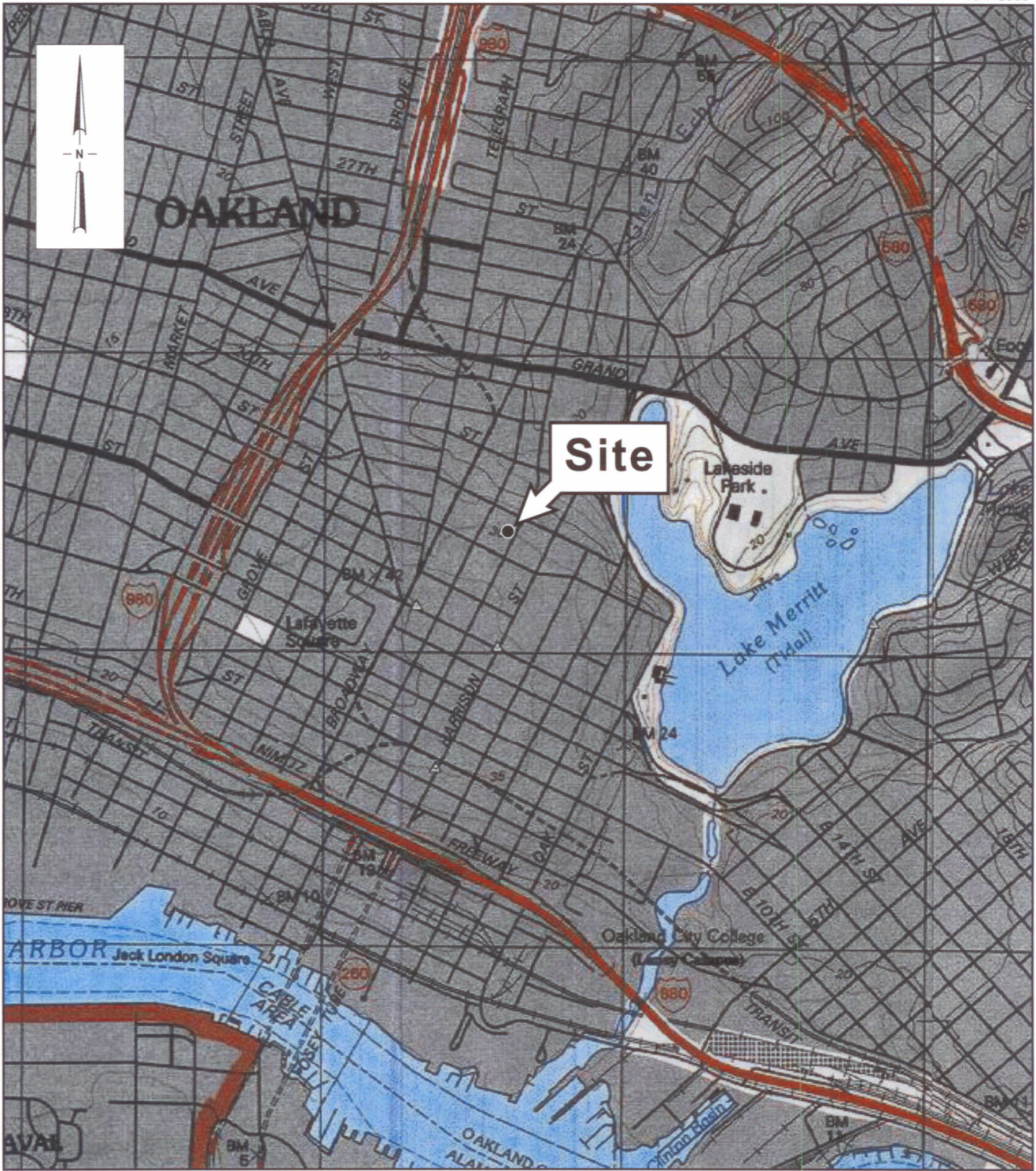
Figure 2 – Groundwater Elevation Contour and Hydrocarbon Concentration Map

Figure 3 – Cross Section of Remediation Wells

Table 1 – Groundwater Elevation and Analytical Data

Appendix A – Groundwater Monitoring Field Data Sheets

Appendix B – Laboratory Analytical Report



SOURCE: TOPOI MAPS



Figure 1

Douglas Parking Facility
 1721 Webster Street
 Oakland, California



Vicinity Map

EXPLANATION

- MW-1 Monitoring well locations
- SV-1/AS-1 Remediation well locations; SV-1, AS-1, AS-2, and AS-3 in same well vault
- Wells AS-2 and AS-3 installed at angle, screened at approximately 27-30 feet bgs

Well ID	ELEV	TPHg	Benzene	MTBE
MW-1	10.95	<50	<0.5	<5.0
SV-1/AS-1	NM	15,000	1,900	<250
AS-2	NM	280	1.1	<15
MW-2	10.80	43,000	2,800	<500
AS-3	NM	<50	<0.5	<5.0
MW-3	11.49	8,000	<35	<35
MW-4	10.23	7,200	72	<150
MW-5	9.05	<50	<0.5	<5.0
MW-6	11.37	23,000	230	<500
MW-7	11.81	<50	<0.5	<5.0

Groundwater elevation contour in feet (referenced to mean sea level); dashed where inferred

Approximate Groundwater Flow Direction

NM = Not measured

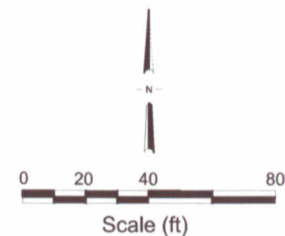


Figure 2

base map from Terra Environmental Services and Cambria Environmental Technology, Inc.

1/12/06

Douglas Parking
1721 Webster Street
Oakland, California



Groundwater Elevation and Hydrocarbon Concentration Map
October 26, 2006

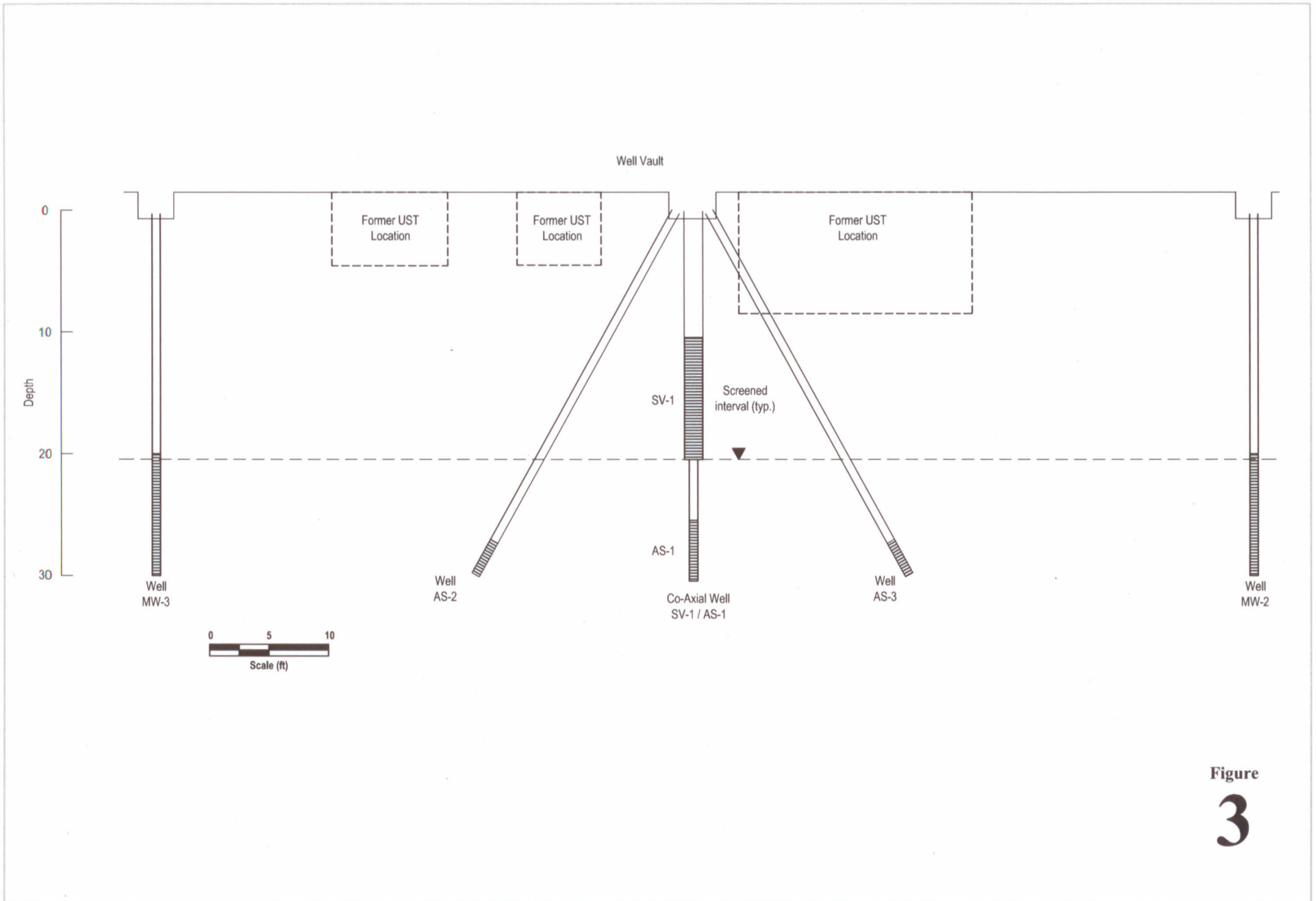


Figure
3

PANGEA

Table 1 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
Groundwater Monitoring Well Samples									
MW-1	12/2/1994	19.42	9.83	ND	ND	ND	ND	ND	-
29.25	3/6/1995	20.69	9.04	ND	ND	ND	ND	ND	-
29.73	7/11/1995	20.65	9.16	ND	ND	ND	ND	ND	-
29.81	5/10/1996	20.80	9.01	ND	ND	ND	ND	ND	-
	10/2/1996	21.35	8.46	-	-	-	-	-	-
	2/28/1997	20.57	9.24	-	-	-	-	-	-
	9/16/1997	21.50	8.31	-	-	-	-	-	-
	2/5/1998	20.91	8.90	-	-	-	-	-	-
	8/11/1998	20.50	9.31	-	-	-	-	-	-
	2/8/1999	21.42	8.39	-	-	-	-	-	-
	2/24/1999	22.99	6.82	-	-	-	-	-	-
	3/3/1999	20.84	8.97	-	-	-	-	-	-
	3/10/1999	20.89	8.92	-	-	-	-	-	-
	3/17/1999	20.84	8.97	-	-	-	-	-	-
	5/4/1999	20.80	9.01	-	-	-	-	-	-
	7/20/1999	21.25	8.56	-	-	-	-	-	-
	10/5/1999	21.37	8.44	-	-	-	-	-	-
	1/7/2000	21.65	8.16	-	-	-	-	-	-
	4/6/2000	21.05	8.76	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/31/2000	21.13	8.68	-	-	-	-	-	-
	10/3/2000	21.69	8.12	-	-	-	-	-	-
	1/12/2001	22.00	7.81	-	-	-	-	-	-
	4/11/2001	22.16	7.65	-	-	-	-	-	-
	7/6/2001	22.57	7.24	-	-	-	-	-	-
	10/25/2001	22.71	7.10	-	-	-	-	-	-
	3/4/2002	22.53	7.28	-	-	-	-	-	-
	4/18/2002	22.81	7.00	-	-	-	-	-	-
	7/9/2002	22.95	6.86	-	-	-	-	-	-
	10/4/2002	23.13	6.68	-	-	-	-	-	-
	1/12/2003	22.05	7.76	-	-	-	-	-	-
	4/21/2003	21.17	8.64	-	-	-	-	-	-
32.75	7/21/2003	21.39	11.36	-	-	-	-	-	-
	10/2/2003	21.64	11.11	-	-	-	-	-	-
	1/15/2004	21.10	11.65	-	-	-	-	-	-
	4/5/2004	21.20	11.55	-	-	-	-	-	-
	8/9/2004	22.97	9.78	-	-	-	-	-	-
	10/7/2004	23.55	9.20	-	-	-	-	-	-
	2/7/2005	20.90	11.85	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2005	20.60	12.15	-	-	-	-	-	-
	7/6/2005	20.66	12.09	-	-	-	-	-	-
	10/10/2005	21.16	11.59	-	-	-	-	-	-
	1/26/2006	20.73	12.02	<50.e	<0.5	<0.5	<0.5	<0.5	<5.0
	4/10/2006	20.05	12.70	-	-	-	-	-	-
	7/6/2006	20.90	11.85	<50.e	<0.5	<0.5	<0.5	<0.5	<5.0
	10/26/2006	21.80	10.95	<50.e	<0.5	<0.5	<0.5	<0.5	<5.0
MW-2	12/2/1994	19.50	7.60	61,300	3,000	3,900	160	4,500	-
27.10	3/6/1995	18.49	8.61	98,000	8,400	16,000	2,000	2,600	-
27.40	7/11/1995	18.45	8.95	38,000	3,100	7,500	940	3,700	-
	5/10/1996	18.56	8.84	63,000	7,400	16,000	1,500	6,000	-
	10/2/1996	19.15	8.25	21,000	2,200	3,400	430	1,600	-
	2/28/1997	18.43	8.97	39,000	4,700	9,600	950	4,200	ND
	9/16/1997	19.26	8.14	29,000	3,300	5,800	690	2,900	<620
	2/5/1998	18.66	8.74	10,000	1,000	2,000	170	860	<330
	8/11/1998	18.41	8.99	12,000	1,200	2,300	260	1,400	300
	2/8/1999	19.84	7.56	5,500	740	1,200	150	780	60

PANGEA

Table 1 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	(µg/L)			MTBE
							Ethylbenzene	Xylenes		
MW-3	10/3/2000	21.13	8.43	8,000	<0.5	3.3	11	70	<40	
(cont'd)	1/12/2001	21.45	8.11	11,000	4.3	6.7	11	73	<70	
	4/11/2001	21.69	7.87	10,000	<0.5	<0.5	11	65	<10	
	7/6/2001	21.60	7.96	13,000	5.3	1.6	11	58	<5.0	
	10/25/2001	21.70	7.86	11,000	<0.5	3.0	15	70	<10	
	3/4/2002	21.65	7.91	1,900	1.3	0.8	<0.5	15	<5.0	
	4/18/2002	21.77	7.79	1,500	1.0	0.97	1.3	5.8	<5	
	7/9/2002	22.03	7.53	13,000	6.8	5.7	13	59	<90	
	10/4/2002	22.15	7.41	8,400	<10	<10	<10	42	<100	
	1/12/2003	21.13	8.43	9,000	9.5	5.1	8.5	46	<90	
	4/21/2003	20.63	8.93	10,000	<5.0	<5.0	8.5	32	<50	
32.56	7/21/2003	20.68	11.88	9,600	<2.5	<2.5	7.4	39	48 (<1.0)	
	10/2/2003	20.99	11.57	12,000	<5.0	<5.0	10	40	<90	
	1/15/2004	20.74	11.82	13,000	37	41	78	930	<50	
	4/5/2004	20.59	11.97	4,500	<1.7	<1.7	<1.7	12	<17	
	8/9/2004	22.18	10.38	2,100	<1.0	3.7	<1.0	8.1	<10	
	10/7/2004	22.79	9.77	2,400	6.5	26	7.5	89	<15	
	2/7/2005	20.35	12.21	6,800	2.2	5.6	2.0	12	<30	
	4/5/2005	19.95	12.61	6,100	2.3	2.6	1.3	8.3	<45 (<0.5)	
	7/6/2005	19.93	12.63	4,500 a	<1.0	1.5	1.0	8.3	<10	
	10/10/2005	20.45	12.11	3,800 a	0.73	<0.5	0.98	5.7	<15	
	1/26/2006	20.05	12.51	5,100 c,d	<0.5	1.1	<0.5	6.6	<15	
	4/10/2006	19.39	13.17	1,900 a	0.55	1.6	0.51	4.1	<10	
	7/6/2006	20.25	12.31	5,600 c,d	<1.0	2.3	<1.0	6.4	<20	
	10/26/2006	21.07	11.49	8,000 a,e	2.5	1.0	2.3	12	<35	
MW-4	5/10/1996	16.98	8.31	14,000	ND	1,200	720	3,100	-	
25.29	10/2/1996	17.65	7.64	12,000	ND	650	580	2,200	-	
	2/28/1997	16.80	8.49	13,000	ND	1,100	750	2,700	110	
	9/17/1997	17.93	7.36	13,000	<2.5	820	750	2,900	<190	
	2/5/1998	16.78	8.51	13,000	<1.0	690	690	2,900	<170	
	8/11/1998	16.59	8.70	15,000	<5	360	520	1,900	280	
	2/8/1999	17.10	8.19	9,800	<5	680	770	2,200	300	
	2/24/1999	18.95	6.34	-	-	-	-	-	-	
	3/3/1999	16.80	8.49	-	-	-	-	-	-	
	3/10/1999	16.86	8.43	-	-	-	-	-	-	
	3/17/1999	16.82	8.47	-	-	-	-	-	-	
	5/4/1999	16.86	8.43	11,000	46	600	620	1,900	<100	
	7/20/1999	17.30	7.99	13,000	<0.5	470	7.0	2,000	<150	
	10/5/1999	17.43	7.86	18,000	4.4	720	800	2,100	<120	
	1/7/2000	17.78	7.51	18,000	<2	930	990	2,700	<30	
	4/6/2000	17.17	8.12	8,000	31	390	530	1,300	<10	
	7/31/2000	17.21	8.08	6,200	13	170	460	850	<10	
	10/3/2000	18.00	7.29	14,000	42	820	730	2,000	<50	
	1/12/2001	18.20	7.09	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
	4/11/2001	18.31	6.98	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
	7/6/2001	18.35	6.94	470	2.3	1.6	0.81	43	<5.0	
	10/25/2001	18.47	6.82	110	0.70	<0.5	<0.5	3.3	<5.0	
	3/4/2002	18.43	6.86	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
	4/18/2002	18.61	6.68	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
	7/9/2002	19.50	5.79	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
	10/4/2002	19.83	5.46	310	2.0	2.9	13	16	<0.5	
	1/12/2003	19.07	6.22	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
	4/21/2003	18.71	6.58	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
28.29	7/21/2003	18.81	9.48	<50	<0.5	<0.5	<0.5	<0.5	<5.0	

PANGEA

Table 1 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID TOC	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
MW-4 (cont'd)	10/2/2003	19.02	9.27	59	0.78	<0.5	1.1	0.91	<5.0
	1/15/2004	18.68	9.61	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2004	17.41	10.88	6,200	29	250	450	730	<100
	8/9/2004	19.07	9.22	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/7/2004	19.65	8.64	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/7/2005	17.21	11.08	8,700	48	340	550	720	<100
	4/5/2005	16.78	11.51	6,900	27	290	520	660	<170 (<0.5)
	7/6/2005	16.98	11.31	5600 c,d	<5.0	130	470	480	<50
	10/10/2005	17.59	10.70	6,300 a	23	78	530	430	<50
	1/26/2006	17.08	11.21	5,600,a	41	68	400	290	<120
	4/10/2006	16.27	12.02	2,900 a	39	32	200	140	<60
	7/6/2006	17.20	11.09	5,400 a	65	59	340	150	<120
	10/26/2006	18.06	10.23	7,200	72	46	460	200	<150
MW-5 21.97	5/10/1996	14.60	7.37	ND	ND	ND	ND	ND	-
	10/2/1996	15.25	6.72	ND	ND	ND	ND	ND	-
	2/28/1997	14.31	7.66	ND	ND	ND	ND	ND	ND
	9/17/1997	15.18	6.79	<0.5	<0.5	<0.5	<0.5	<0.5	<5.0
	2/5/1998	13.64	8.33	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	8/11/1998	13.92	8.05	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/8/1999	14.19	7.78	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/24/1999	16.18	5.79	-	-	-	-	-	-
	3/3/1999	14.23	7.74	-	-	-	-	-	-
	3/10/1999	14.32	7.65	-	-	-	-	-	-
	3/17/1999	14.25	7.72	-	-	-	-	-	-
	5/4/1999	14.41	7.56	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/20/1999	14.44	7.53	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/5/1999	14.79	7.18	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/7/2000*	15.23	6.74	-	-	-	-	-	-
	4/6/2000	14.74	7.23	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/31/2000	14.52	7.45	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/3/2000	15.37	6.60	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/12/2001	15.70	6.27	6,400	13	290	450	1,100	<40
	4/11/2001	15.78	6.19	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2001	15.97	6.00	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/25/2001	16.05	5.92	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/4/2002	16.21	5.76	<50	<0.5	<0.5	<0.5	<0.5	<5.0
4/18/2002	16.59	5.38	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
7/9/2002	16.94	5.03	170	1.0	0.65	2.1	4.0	<15	
10/4/2002	17.14	4.83	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
1/12/2003	16.58	5.39	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
4/21/2003	15.90	6.07	<50	<0.5	<0.5	<0.5	<0.5	<5.0	
24.99	7/21/2003	16.03	8.96	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/2/2003	16.33	8.66	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/15/2004	16.21	8.78	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2004	15.01	9.98	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	8/9/2004	16.85	8.14	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/7/2004	17.48	7.51	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/7/2005	16.52	8.47	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2005	14.45	10.54	<50	<0.5	<0.5	<0.5	<0.5	<5.0 (<0.5)
	7/6/2005	14.85	10.14	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/10/2005	15.44	9.55	<50 e	<0.5	<0.5	<0.5	<0.5	<5.0
	1/26/2006	14.96	10.03	<50,e	<0.5	<0.5	<0.5	<0.5	<5.0
	4/10/2006	14.01	10.98	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2006	15.17	9.82	<50	<0.5	<0.5	<0.5	<0.5	<5.0
10/26/2006	15.94	9.05	<50,e	<0.5	<0.5	<0.5	<0.5	<5.0	

PANGEA

Table 1 - Groundwater Elevation and Analytical Data.
Douglas Parking Company, 1721 Webster Street, Oakland, California

Boring / Well ID TOC	Date	Depth to Water (ft)	Groundwater Elevation (ft amsl)	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE
MW-6 30.99	6/30/2003	19.60	11.39	68,000	950	6,000	2,400	10,000	<1,000
	7/21/2003	19.67	11.32	120,000	170	1,400	1,100	10,000	<1,000
	10/2/2003	19.97	11.02	16,000	7.6	200	38	1,800	<100
	1/15/2004	19.55	11.44	14,000	48	51	94	1,100	<50
	4/5/2004	19.17	11.82	24,000	180	900	430	1,800	<500
	8/9/2004	20.98	10.01	5,300	6.4	25	5.3	69	<17 (<0.5)
	10/7/2004	21.52	9.47	5,600	11	58	18	210	<50 (<0.5)
	2/7/2005	19.00	11.99	31,000	120	620	310	1,200	<500
	4/5/2005	18.60	12.39	21,000	170	1,100	350	1,300	<500 (<50)
	7/6/2005	18.56	12.43	26,000 a,b	130	920	320	1,200	<500
	10/10/2005	19.99	11.00	19,000 a,b,e	140	840	250	980	<500
	1/26/2006	18.70	12.29	10,000,b,e	140	1,100	270	1,200	<170
	4/10/2006	18.04	12.95	13,000 a,b,e	140	1,000	280	1,000	<250
	7/6/2006	18.80	12.19	17,000 a,e	150	1,000	290	1,000	<250
	10/26/2006	19.62	11.37	23,000,a,e	230	660	470	1,500	<500
MW-7 33.11	6/30/2003	21.40	11.71	170	<0.5	2.1	2.0	8.7	<5.0
	7/21/2003	21.44	11.67	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/2/2003	21.73	11.38	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	1/15/2004	21.57	11.54	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2004	20.84	12.27	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	8/9/2004	22.68	10.43	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/7/2004	23.27	9.84	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	2/7/2005	20.60	12.51	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/5/2005	20.22	12.89	<50	<0.5	0.75	<0.5	<0.5	<5.0 (<0.5)
	7/6/2005	20.25	12.86	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/10/2005	20.70	12.41	<50 e	<0.5	<0.5	<0.5	<0.5	<5.0
	1/26/2006	20.32	12.79	<50,e	<0.5	<0.5	<0.5	<0.5	<5.0
	4/10/2006	19.62	13.49	<50,e	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2006	20.47	12.64	<50,e	<0.5	<0.5	<0.5	<0.5	<5.0
	10/26/2006	21.30	11.81	<50,e	<0.5	<0.5	<0.5	<0.5	<5.0
AS-1	7/6/2006	19.53	--	18,000	2,700	570	700	1,900	<500
	10/26/2006	20.33	--	15,000,a	1,900	340	360	1,400	<250
AS-2	7/6/2006	22.26	--	2,100	6.1	<0.5	33	200	<20
	10/26/2006	23.25	--	280	1.1	<0.5	<0.5	6.0	<15
AS-3	7/6/2006	21.77	--	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/26/2006	22.66	--	<50,e	<0.5	<0.5	<0.5	<0.5	<5.0
Trip Blank	01/12/01	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	4/11/2001	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	7/6/2001	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	3/4/2002	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0
	10/2/2003	-	-	<50	<0.5	<0.5	<0.5	<0.5	<5.0

Notes and Abbreviations:

TOC = Top of casing elevations in feet above mean sea level

ft amsl = Measured in feet above mean sea level

µg/L = Micrograms per liter

TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015C

Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8021B

MTBE = Methyl tertiary butyl ether by EPA Method 8021B, and by EPA Method 8260 in parenthesis

<n = Concentration not detected above laboratory reporting limit of n

ND = Not detected

Data prior to 7/11/95 from Gen Tech and Piers Environmental Quarterly Groundwater Monitoring Reports dated December 2, 1994 and March 6, 1995, respectively

Sampling is no longer required in well MW-1 per September 17, 1996, ACDEH letter to Douglas Parking.

On July 31, 2003, Virgil Chavez Land Surveying of Vallejo, California surveyed monitoring wells using a benchmark in the top of the curb near the SW return of the NW corner of 34th and Broadway.

See laboratory analytical report for the laboratory's TPH chromatogram description notes.

a= unmodified or weakly modified gasoline significant, b= lighter than water immiscible sheen/ product is present

c= heavier gasoline range compounds are significant (aged gasoline?); d= no recognisable pattern, e= liquid sample that contains greater than --1 vol% sediment

APPENDIX A

Groundwater Monitoring Field Data Sheets

Well Gauging Data Sheet

Project Task #: <u>1135.001</u>			Project Name: <u>Douglas Parkings</u>				
Address: <u>1721 Webster St. Oakland, CA</u>			Date: <u>10-26-06</u>				
Name: <u>Sanjiv Gill</u>			Signature: <u>[Signature]</u>				
Well ID	Well Size (in.)	Time	Depth to Immiscible Liquid (ft)	Thickness of Immiscible Liquid (ft)	Depth to Water (ft)	Total Depth (ft)	Measuring Point
MW-1	2"	6:55			21.80	26.65	TOC
MW-2		1:50			19.60	25.95	
MW-3		1:55			21.07	26.90	
MW-4		1:30			18.06	29.42	
MW-5		1:20			15.94	24.50	
MW-6		2:00			19.62	25.79	
MW-7		1:25			21.30	28.46	
AS-1	1"	1:45			20.33	30.18	
AS-2	2"	1:40			23.25	33.02	
AS-3	2"	1:35			22.66	33.85	X

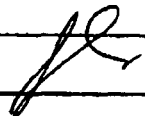
Comments:

MONITORING FIELD DATA SHEET

Well ID: MW-5

Project Task #: 1135.001		Project Name: Douglas Parking						
Address: 1721 Webster Street, Oakland, CA								
Date: <u>10-26-06</u>		Weather: <u>Cloudy</u>						
Well Diameter: <u>2"</u>		Volume/ft. <u>1" = 0.04</u> <u>3" = 0.37</u> <u>6" = 1.47</u> <u>2" = 0.16</u> <u>4" = 0.65</u> <u>radius * 0.163</u>						
Total Depth (TD): <u>24.50</u>		Depth to Product:						
Depth to Water (DTW): <u>15.94</u>		Product Thickness:						
Water Column Height: <u>8.56</u>		1 Casing Volume: <u>1.36</u> gallons						
Reference Point: TOC		3 Casing Volumes: <u>4.10</u> gallons						
Purging Device: <u>Disposable Bailer, 3" PVC Bailer, Whal Pump</u>								
Sampling Device: Disposable Bailer								
Time	Temp (°C)	pH	Cond (µs)	NTU	DO (mg/L)	ORP (mV)	Vol (gal)	DTW
<u>2:20</u>	<u>19.1</u>	<u>7.07</u>	<u>695</u>				<u>1.5</u>	
<u>2:27</u>	<u>19.1</u>	<u>7.10</u>	<u>720</u>				<u>3</u>	
<u>2:35</u>	<u>19.1</u>	<u>7.03</u>	<u>746</u>				<u>4</u>	

Comments: Oakton DO meter pre purge DO = 0.39 mg/l
 post purge DO = mg/l
turbid

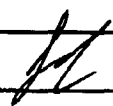
Sample ID: <u>MW-5</u>	Sample Time: <u>2:30</u>
Laboratory: <u>McCampbell Analytical, INC.</u>	Sample Date: <u>10-26-06</u>
Containers/Preservative: <u>VoA/HCl</u>	
Analyzed for: <u>8015, 8021, 8260</u>	
Sampler Name: <u>Sanjiv Gill</u>	Signature: 

MONITORING FIELD DATA SHEET

Well ID: MW-6

Project Task #: 1135.001				Project Name: Douglas Parking				
Address: 1721 Webster Street, Oakland, CA								
Date: <u>10-26-06</u>				Weather: <u>Cloudy</u>				
Well Diameter: <u>2"</u>				Volume/ft.		radius** 0.163		
				1" = 0.04		3" = 0.37		
				2" = 0.16		4" = 0.65		
Total Depth (TD): <u>25.79</u>				Depth to Product:				
Depth to Water (DTW): <u>19.62</u>				Product Thickness:				
Water Column Height: <u>6.17</u>				1 Casing Volume: <u>0.98</u>		gallons		
Reference Point: TOC				3 Casing Volumes: <u>2.96</u>		gallons		
Purging Device: <u>Disposable Bailer</u> , 3" PVC Bailer, Whal Pump								
Sampling Device: Disposable Bailer								
Time	Temp @	pH	Cond (µs)	NTU	DO(mg/L)	ORP (mV)	Vol(gal)	DTW
<u>6:15</u>	<u>18.7</u>	<u>6.90</u>	<u>642</u>				<u>1</u>	
<u>6:20</u>	<u>19.3</u>	<u>6.87</u>	<u>598</u>				<u>2</u>	
<u>6:25</u>	<u>19.6</u>	<u>6.81</u>	<u>592</u>				<u>3</u>	

Comments: Oakton DO meter pre purge DO = 0.51 mg/l
 post purge DO = mg/l
turbid

Sample ID: <u>MW-6</u>	Sample Time: <u>6:30</u>
Laboratory: McCampbell Analytical, INC.	Sample Date: <u>10-26-06</u>
Containers/Preservative: <u>Voac/HCl</u>	
Analyzed for: <u>8015, 8021, 8260</u>	
Sampler Name: <u>Sanjiv Gill</u>	Signature: 

MONITORING FIELD DATA SHEET

Well ID: MW-7

Project Task #: 1135.001		Project Name: Douglas Parking						
Address: 1721 Webster Street, Oakland, CA								
Date: <u>10-26-06</u>		Weather: <u>Cloud</u>						
Well Diameter: <u>2"</u>		Volume/ft. <u>1" = 0.04</u> <u>3" = 0.37</u> <u>6" = 1.47</u> <u>2" = 0.16</u> <u>4" = 0.65</u> <u>radius² = 0.163</u>						
Total Depth (TD): <u>28.46</u>		Depth to Product:						
Depth to Water (DTW): <u>21.30</u>		Product Thickness:						
Water Column Height: <u>7.16</u>		1 Casing Volume: <u>1.14</u> gallons						
Reference Point: TOC		3 Casing Volumes: <u>3.43</u> gallons						
Purging Device: <u>Disposable Bailer</u> , 3" PVC Bailer, Whal Pump								
Sampling Device: Disposable Bailer								
Time	Temp @	pH	Cond (µs)	NTU	DO(mg/L)	ORP (mV)	Vol(gal)	DTW
<u>2:50</u>	<u>18.6</u>	<u>7.10</u>	<u>613</u>				<u>1.5</u>	
<u>2:57</u>	<u>19.4</u>	<u>7.22</u>	<u>655</u>				<u>2.5</u>	
<u>2:55</u>	<u>19.8</u>	<u>7.19</u>	<u>649</u>				<u>3.5</u>	

Comments: Oakton DO meter pre purge DO = 0.71 mg/l
 post purge DO = mg/l
very turbid

Sample ID: <u>MW-7</u>	Sample Time: <u>3:00</u>
Laboratory: McCampbell Analytical, INC.	Sample Date: <u>10-26-06</u>
Containers/Preservative: <u>Voac/HCl</u>	
Analyzed for: <u>8015, 8021, 8260</u>	
Sampler Name: Sanjiv Gill	Signature: <u>[Signature]</u>

MONITORING FIELD DATA SHEET

Well ID: AS-1

Project Task #: 1135.001 Project Name: Douglas Parking

Address: 1721 Webster Street, Oakland, CA

Date: 10-26-06 Weather: Cloudy

Well Diameter: 1" Volume/ft.

1" = 0.04	3" = 0.37	6" = 1.47
2" = 0.16	4" = 0.65	radius ² * 0.163

Total Depth (TD): 30.18 Depth to Product:

Depth to Water (DTW): 20.33 Product Thickness:

Water Column Height: 9.85 1 Casing Volume: 157004 gallons

Reference Point: TOC 3 Casing Volumes: 471012 gallons

Purging Device: Disposable Bailer, 3" PVC Bailer, Whal Pump check valve tubing

Sampling Device: Disposable Bailer

Time	Temp @	pH	Cond (µs)	NTU	DO(mg/L)	ORP (mV)	Vol(gal)	DTW
3:15	18.4	7.02	510				05.5	
3:20	18.6	6.91	529				1.0	
3:25	18.9	6.97	534				1.5	

Comments: Oakton DO meter pre purge DO = 0.17 mg/l

post purge DO = mg/l

very turbid

Sample ID: AS-1 Sample Time: 3:30

Laboratory: McCampbell Analytical, INC. Sample Date: 10-26-06

Containers/Preservative: Voa/HCl

Analyzed for: 8015, 8021, 8260

Sampler Name: Sanjiv Gill Signature: 

APPENDIX B

Laboratory Analytical Report



McC Campbell Analytical, Inc.

"When Quality Counts"

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

Pangea Environmental Svcs., Inc. 1710 Franklin Street, Ste. 200 Oakland, CA 94612	Client Project ID: #1135.001; Douglas Parking	Date Sampled: 10/26/06
		Date Received: 10/27/06
	Client Contact: Bob Clark-Riddell	Date Reported: 11/03/06
	Client P.O.:	Date Completed: 11/03/06

WorkOrder: 0610590

November 03, 2006

Dear Bob:

Enclosed are:

- 1). the results of 10 analyzed samples from your **#1135.001; Douglas Parking project**,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill 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 please contact me. McC Campbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager



QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder 0610590

EPA Method SW8021B/8015Cm		Extraction SW5030B				BatchID: 24552			Spiked Sample ID: 0610592-003A			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(btex) [£]	ND	60	102	102	0	94.8	104	9.31	70 - 130	30	70 - 130	30
MTBE	ND	10	96	102	5.91	97.3	98.2	0.978	70 - 130	30	70 - 130	30
Benzene	ND	10	114	123	7.82	102	108	5.14	70 - 130	30	70 - 130	30
Toluene	ND	10	109	112	2.66	92.8	99	6.45	70 - 130	30	70 - 130	30
Ethylbenzene	ND	10	111	117	5.41	103	106	2.98	70 - 130	30	70 - 130	30
Xylenes	ND	30	100	103	3.28	96	99.3	3.41	70 - 130	30	70 - 130	30
%SS:	97	10	113	117	3.78	104	106	2.38	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 24552 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0610590-001	10/26/06 7:30 AM	11/01/06	11/01/06 1:25 AM	0610590-002	10/26/06 5:30 AM	11/01/06	11/01/06 3:19 AM
0610590-003	10/26/06 6:00 AM	11/01/06	11/01/06 3:04 AM	0610590-004	10/26/06 5:00 AM	11/01/06	11/01/06 9:39 PM
0610590-005	10/26/06 2:30 AM	11/02/06	11/02/06 12:37 AM	0610590-006	10/26/06 6:30 AM	11/01/06	11/01/06 4:24 AM
0610590-007	10/26/06 3:00 AM	11/01/06	11/01/06 4:56 AM	0610590-008	10/26/06 3:30 AM	11/01/06	11/01/06 5:28 AM
0610590-009	10/26/06 4:30 AM	11/01/06	11/01/06 6:00 AM	0610590-010	10/26/06 4:00 AM	11/01/06	11/01/06 6:32 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.

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

McC Campbell Analytical, Inc.



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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0610590

ClientID: PEO

EDF Fax Email HardCopy ThirdParty

Report to:

Bob Clark-Riddell
Pangea Environmental Svcs., Inc.
1710 Franklin Street, Ste. 200
Oakland, CA 94612

Email: bcr@pangeaenv.com
TEL: (510) 836-3700 FAX: (510) 836-3709
ProjectNo: #1135.001; Douglas Parking
PO:

Bill to:

Bob Clark-Riddell
Pangea Environmental Svcs., Inc.
1710 Franklin Street, Ste. 200
Oakland, CA 94612

Requested TAT:

5 days

Date Received: 10/27/2006

Date Printed: 10/27/2006

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)														
					1	2	3	4	5	6	7	8	9	10	11	12			
0610590-001	MW-1	Water	10/26/2006	<input type="checkbox"/>	A	A													
0610590-002	MW-2	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-003	MW-3	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-004	MW-4	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-005	MW-5	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-006	MW-6	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-007	MW-7	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-008	AS-1	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-009	AS-2	Water	10/26/2006	<input type="checkbox"/>	A														
0610590-010	AS-3	Water	10/26/2006	<input type="checkbox"/>	A														

Test Legend:

1	G-MBTEX_W	2	PREDF REPORT	3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Nickole White

Comments:

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

