RECEIVED

Mr. Keith Nowell Alameda County Environmental Health Department of Environmental Health 1131 Harbor Bay Parkway, 2nd Floor Alameda, CA 94502-6577 11:31 am, May 22, 2012
Alameda County

Environmental Health

Re: Former Exxon Station

5175 Broadway Oakland, California ACEH File No. 139 SFRWQCB Site No. 01-0958 UST Fund Claim No. 3406

Dear Mr. Nowell:

I, Mr. Ernie Nadel, have retained Pangea Environmental Services, Inc. (Pangea) as the environmental consultant for the project referenced above. Pangea is submitting the attached report on my behalf.

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

Sincerely,

Ernie Nadel

Rockridge Heights, LLC



December 16, 2010

Deirdre Mena EBMUD Environmental Services Division P.O. Box 24055, MS#702 Oakland, CA 94623-1055

Re: Discharge Compliance Report – Startup Testing

5175 Broadway, Oakland, California

Dear Ms. Mena:

Pangea Environmental Services, Inc. (Pangea) has prepared this *Discharge Compliance Report – Startup Testing* for the subject site as specified in the Wastewater Discharge Permit #50649181 issued August 20, 2010. This report presents the startup test results -- no regulated substances (petroleum hydrocarbons) were detected in the system effluent compliance point.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

If you have any questions, please email mgillies@pangeaenv.com or call me at (408) 910-1783.

Sincerely,

Pangea Environmental Services, Inc.

Morgan Gillies

ATTACHMENTS

Appendix A – Laboratory Analytical Report

APPENDIX A

Laboratory Analytical Report

McCampbell Analytical, Inc.

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

Pangea Environmental Svcs., Inc.	Client Project ID: 5175 Broadway; Rockridge Heights	Date Sampled: 12/14/10
1710 Franklin Street, Ste. 200		Date Received: 12/14/10
7770 774414111 544001, 540. 200	Client Contact: Morgan Gillies	Date Reported: 12/15/10
Oakland, CA 94612	Client P.O.:	Date Completed: 12/15/10

WorkOrder: 1012482

December 15, 2010

Dear	Morgan	n:
------	--------	----

Enclosed within are:

- 1) The results of the 1 analyzed sample from your project: 5175 Broadway; Rockridge Heights,
- 2) A QC report for the above sample,
- 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.

RUSH

1012482

McCAMPBELL ANALYTICAL, INC. CHAIN OF CUSTODY RECORD 1534 Willow Pass Rd. TURN AROUND TIME Pittsburg, CA 94565 RUSH 24 HR 48 HR 72 HR Website: www.mccampbell.com Email: main@mccampbell.com 5 DA EDF Required? Coelt (Normal) No Write On (DW) Telephone: (925) 252-9262 Fax: (925) 252-9269 Report To: Morgan Gillies Bill To: Pangea **Analysis Request** Other Comme Company: Pangea Environmental Services, Inc. TPH as Diesel (8015) with Silica Gel Cleanup Filter 1710 Franklin Street, Suite 200, Oakland, CA 94612 5 Oxygenates(TAME, TBA, DIPE, ETBE, MTBE) by 8260. Sample PAH's / PNA's by EPA 625 / 8270 / 8310 E-Mail: mgillies@pangeaenv.com Total Petroleum Hydrocarbons (418.1) for Met Tele: (510) 836-3702 Fax: (510) 836-3709 analysis Project Name: Rockridge Heights Project #: 5175 Broadway Yes / No BTEX ONLY (EPA 602 / 8020) EPA 608 / 8082 PCB's ONLY CAM-17 Metals (6010 / 6020) LUFT 5 Metals (6010 / 6020) Project Location: 5175 Broadway, Oakland, CA Sampler Signature: EPA 524.2 / 624 / 8260 EPA 601 / 8010 / 8021 EPA 525 / 625 / 8270 METHOD SAMPLING MATRIX PRESERVED EPA 8150 / 8151 SAMPLE ID LOCATION (Field Point Name) Sludge Date Time HNO, HCL ICE 12/14 1025 ICE/1° 5.60 Relinquished By: Received By: COMMENTS: GOOD CONDITION HEAD SPACE ABSENT Relinquished By: Received By Time APPROPRIATE CONTAINERS PRESERVED IN LAB Relinquished By Time: Received By: VOAS O&G METALS OTHER PRESERVATION pH<2

McCampbell Analytical, Inc.

1534 Willow Pass Rd

CHAIN-OF-CUSTODY RECORD

Page 1 of 1

— (, A .)	g, CA 94565-1701 52-9262				7	Work()rder	: 1012	482	(ClientC	ode: P	EO				
		WaterTrax	WriteOn	✓ EDF		Excel		Fax		✓ Email		Hard	Сору	Thir	rdParty	□J	J-flag
-	ironmental Svcs., Inc. in Street, Ste. 200 A 94612	cc: PO: ProjectNo: {	ngillies@pan 5175 Broadwa	geaenv.com ay; Rockridge Hei	ights	E	Pa 17	ob Clark angea E	inviron	mental Street, Ste		nc.	Date	uested e Rece e Prini	rived:	12/14	1 day 3/2010 3/2010
									Red	quested	Tests ((See leg	gend b	elow)			
Lab ID	Client ID		Matrix	Collection Date	Hold	1	2	3	4	5	6	7	8	9	10	11	12
1012482-001	EFF-W		Water	12/14/2010 10:25		Α	Α										

Test Legend:

1 G-MBTEX_W	2 PREDF REPORT	3	4	5
6	7	8	9	10
11	12			
				Prepared by: Melissa Valles

Comments:

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:	Pangea Environm	ental Svcs., Inc.			Date a	and Time Received:	12/14/2010	5:36:43 PM
Project Name:	5175 Broadway;	Rockridge Height	s		Check	list completed and r	eviewed by:	Melissa Valles
WorkOrder N°:	1012482	Matrix Water			Carrie	r: <u>Client Drop-In</u>		
		Chain	of Cu	stody (C	COC) Informa	ition		
Chain of custody	present?		Yes	V	No 🗆			
Chain of custody	signed when relinquis	shed and received?	Yes	V	No 🗆			
Chain of custody	agrees with sample la	abels?	Yes	✓	No 🗌			
Sample IDs noted	by Client on COC?		Yes	V	No 🗆			
Date and Time of	collection noted by Cli	ent on COC?	Yes	✓	No 🗆			
Sampler's name r	noted on COC?		Yes	V	No 🗆			
		<u>S</u>	ample	Receipt	Information	ļ		
Custody seals in	tact on shipping contai	ner/cooler?	Yes		No 🗆		NA 🗹	
Shipping containe	er/cooler in good cond	tion?	Yes	V	No 🗆			
Samples in prope	er containers/bottles?		Yes	✓	No 🗆			
Sample containe	ers intact?		Yes	✓	No 🗆			
Sufficient sample	e volume for indicated	est?	Yes	✓	No 🗌			
		Sample Prese	vatio	n and Ho	old Time (HT)	Information		
All samples recei	ived within holding time	9?	Yes	✓	No 🗌			
Container/Temp I	Blank temperature		Coole	er Temp:	5.6°C		NA 🗆	
Water - VOA vial	ls have zero headspac	e / no bubbles?	Yes	~	No 🗆	No VOA vials subm	itted \square	
Sample labels ch	necked for correct pres	ervation?	Yes	~	No 🗌			
Metal - pH accep	table upon receipt (pH	<2)?	Yes		No 🗆		NA 🗹	
Samples Receive	ed on Ice?		Yes	✓	No 🗆			
		(Ice Type	e: WE	TICE)			
* NOTE: If the "N	No" box is checked, se	e comments below.						
=====	======	=====		:	====	======	====	======
Client contacted:		Date contact	ed:			Contacted	by:	
Comments:								

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

Pangea Environmental Svcs., Inc.	Client Project ID: 5175 Broadway; Rockridge Heights	Date Sampled:	12/14/10
1710 Franklin Street, Ste. 200	Rockridge Heights	Date Received:	12/14/10
	Client Contact: Morgan Gillies	Date Extracted:	12/15/10
Oakland, CA 94612	Client P.O.:	Date Analyzed:	12/15/10

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method: SW5030B Analytical methods: SW8021B/8015Bm Work Order: 1012482

Extraction	on method: SW 5030B			Allaly	near methods:	W 6021D/6013	DIII		WOII	k Order:	.012462
Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS	Comments
001A	EFF-W	W	ND	ND	ND	ND	ND	ND	1	100	
	rting Limit for DF =1;	W	50	5.0	0.5	0.5	0.5	0.5		μg/L	
	eans not detected at or ve the reporting limit	S	1.0	0.05	0.005	0.005	0.005	0.005		mg/K	g

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

[#] cluttered chromatogram; sample peak coelutes w/surrogate peak; low surrogate recovery due to matrix interference.

%SS = Percent Recovery of Surrogate Standard; DF = Dilution Factor

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

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 SW8021B/8015Bm

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 55040 WorkOrder 1012482

EPA Method SW8021B/8015Bm Extraction SW5030B Spik										piked Sample ID: 1012482-001A				
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acce	eptance	Criteria (%)			
7 tildiyto	μg/L	μg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD		
TPH(btexf)	ND	60	95.1	97	2.04	112	103	8.71	70 - 130	20	70 - 130	20		
MTBE	ND	10	116	113	2.47	103	110	6.42	70 - 130	20	70 - 130	20		
Benzene	ND	10	106	102	3.69	101	103	1.92	70 - 130	20	70 - 130	20		
Toluene	ND	10	106	103	3.40	102	104	1.79	70 - 130	20	70 - 130	20		
Ethylbenzene	ND	10	105	102	2.81	100	103	2.03	70 - 130	20	70 - 130	20		
Xylenes	ND	30	108	105	2.94	104	106	2.00	70 - 130	20	70 - 130	20		
%SS:	100	10	96	95	0.825	95	96	1.37	70 - 130	20	70 - 130	20		

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

BATCH 55040 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1012482-001A	12/14/10 10:25 AM	1 12/15/10	12/15/10 2:37 AM				

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

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

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

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

cluttered chromatogram; sample peak coelutes with surrogate peak.

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

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

