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**2004 THIRD QUARTER
GROUNDWATER MONITORING REPORT
FORMER SEARS RETAIL CENTER #1039
1901-1911 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA
CASE I.D. # STD 1630
FOR SEARS, ROEBUCK & CO.**

**URS Job No. 29863493
January 17, 2005**

January 17, 2005

Mr. Don Hwang
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Number 250
Alameda, California 94502

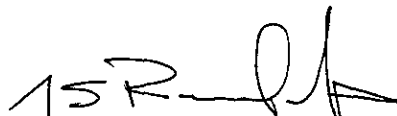
**Subject: 2004 Third Quarter Groundwater Monitoring
Former Sears Retail Center #1039
1901- 1911 Telegraph Avenue
Oakland, California
Case I.D. #STID 1630
For Sears, Roebuck & Co.**

Dear Mr. Hwang:

Submitted with this letter is a URS report prepared on behalf of Sears, Roebuck & Co. Presented in the report are results of groundwater monitoring conducted at the above-referenced Site during the third quarter 2004. Please feel free to contact me at (714) 648-2793 if you have questions or comments.

Respectfully Submitted,

URS CORPORATION


J.S. Rowlands, R.G., C.H.G.
Project Manager

cc: Mr. Bruce Kaye, Sears Roebuck and Co.

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ENVIRONMENTAL HEALTH

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1.0 INTRODUCTION

This report has been prepared by URS Corporation on behalf of Sears, Roebuck & Co., (Sears). It presents results of the 2004 third quarter groundwater monitoring conducted at the Sears Auto Center (Site) located at 1901-1911 Telegraph Avenue in Oakland, California (Figure 1). The groundwater monitoring event consisted of "post purge" groundwater sample collection from nine monitoring wells (MW-1 through MW-9). The purpose of the groundwater monitoring was to assess current groundwater conditions in the vicinity of a former gasoline concession area (Figure 2). The work is being performed under regulatory oversight of the Alameda County Environmental Health Services (ACEHS) pursuant to quarterly monitoring and reporting requirements under Title 23, Division 3, Chapter 16 of the California Code of Regulations.

2.0 SITE DESCRIPTION

The Site is located at 1901-1911 Telegraph Avenue, Oakland, California (Figure 1). The Site is bordered by Williams Street to the north, Telegraph Avenue to the east, 19th Street to the south, and San Pablo Avenue to the west (Figure 2). A Sears Auto Center, a former Chevron Service Station, a three-story above-ground-parking garage, and a paved parking lot occupy the property.

2.1 REGIONAL GEOLOGY AND HYDROGEOLOGY

The Site is approximately 1.5 miles east of the San Francisco Bay and three miles west of the Diablo Range in Oakland, California. The area is located on the eastern flank of The San Francisco Basin, a broad Franciscan depression. Basement rock of the basin is respectively overlain by the Santa Clara Formation, the Alameda Formation, and the Temescal Formation. These formations consist of unconsolidated sediments varying in total thickness from approximately 300 to 1,000 feet. The Pleistocene Santa Clara Formation consists primarily of alluvial fan deposits that are interspersed with lake, swamp, river channel, and flood plain deposits. The overlying Alameda Formation was deposited in an estuary environment and consists of organic clays and alluvial fan deposits of sands, gravels, and silts. The uppermost Holocene Temescal Formation is an alluvial deposit ranging in thickness from 1 to 50 feet, which primarily consists of silts and clays overlying a basal gravel unit. (California Regional Water Quality Control Board [RWQCB], San Francisco Bay Region, June 1999).

The Site is located within the Oakland sub-area of the East Bay Plain groundwater basin. The East Bay Plain groundwater basin encompasses approximately 115 square miles and is bounded by San Pablo Bay to the north, Alameda County to the south, the Hayward Fault to the east, and San Francisco Bay to the west. Groundwater flow direction in the basin typically follows surface topography. Historical high production wells in the Oakland sub-area were screened at depths greater than 200 feet below ground surface (bgs) beneath the Yerba Buena Mud Member of the Alameda Formation. The Yerba Buena Mud is a black organic clay with an average thickness of 25 to 50 feet that forms an aquitard between upper and lower groundwater bearing units. From the 1860's until water importation programs were initiated in the 1930's, groundwater in the East Bay Plain was utilized as the primary municipal water source. Current beneficial uses of groundwater in the basin are minimal due to "readily available high quality imported surface water" (RWQCB, June 1999). Alameda County Well permit applications indicated 91% of groundwater wells within the basin are used for "backyard" or commercial irrigation, 8.6% of the wells are used for industrial process water, and 0.4% are used for drinking water supply (RWQCB, June 1999).

3.0 BACKGROUND

The Site consists of a Sears Auto Center, a multiple level parking structure, a paved parking lot, and a former Chevron Service Station. The Sears Auto Center is currently in operation; it is a converted former Goodyear Tire Center. Three gasoline underground storage tanks (USTs) and a used oil UST were installed at the former Chevron Service Station. On January 29, 1988, prior to Sears' ownership of the Site, one 3,000 gallon gasoline UST, one 5,000 gallon gasoline UST, one 7,000 gallon gasoline UST, and one 500 gallon used oil UST were removed under oversight of the Oakland Fire Department and the ACEHS. Approximately 20 to 30 cubic yards of gasoline impacted soil was removed from the "south area" of the gasoline USTs excavation and subsequently disposed at a Class I landfill in Buttonwillow, California. Following excavation, residual concentrations of total petroleum hydrocarbons as gasoline (TPHg) and benzene in soil were below 100 milligrams per kilogram (mg/kg) and 0.7 mg/kg, respectively. The UST excavations were subsequently backfilled with imported crushed rock and "clean excavated material" (Dames & Moore, 1988).

A total of nine groundwater monitoring wells (MW-1 through MW-9) have been installed, before and after the property's purchase by Sears, to evaluate the extent of gasoline impacted groundwater emanating from the former Chevron Station's UST area. The prior owners, Broadway/Federated Department Stores, began the initial investigation work and groundwater monitoring. Subsequent to the property's purchase by Sears during a bankruptcy proceeding, Sears has continued quarterly groundwater monitoring (since June 1996), and has installed additional wells to define the down-gradient extent of the gasoline groundwater plume (The IT Group, February 2000).

Groundwater has been monitored since January 1988. Well MW-1 has been monitored on a periodic basis since January 1988 while wells MW-2, MW-3, and MW-4 have been monitored on a periodic basis since June 1993. Wells MW-5, MW-6, and MW-7 have been monitored on a periodic basis since June 1994. Wells MW-8 and MW-9 have been monitored on a periodic basis since November 1999. Historical monitoring data shows that dissolved phase TPHg have been detected in six of the nine wells and dissolved phase benzene has been detected in seven of the nine wells. Available historical groundwater data (since October 1995); including depth to water, groundwater elevation, hydrocarbon and volatile organic compounds (VOCs) concentrations; are summarized in Appendix B.

4.0 HEALTH AND SAFETY PLAN

Prior to initiating the field activities, URS prepared a site-specific Health & Safety (H&S) Plan to:

- ◆ Identify and describe potentially hazardous substances which may be encountered during field operations;
- ◆ Specify protective equipment and clothing for onsite activities;
- ◆ Outline measures to be implemented in the event of an emergency.

URS field personnel reviewed the H&S Plan prior to commencing the field procedures. Field monitoring activities were recorded in the H&S Plan and were maintained in the project files at URS's Santa Ana office. A copy of the H&S Plan remained onsite during field operations.

5.0 QUARTERLY GROUNDWATER MONITORING

The 2004 third quarter groundwater monitoring was performed on August 11, 2004. The monitoring consisted of groundwater gauging, purging, and sampling of all nine wells (MW-1 through MW-9). A description of the monitoring procedures is presented in the following section.

5.1 GROUNDWATER GAUGING

Prior to gauging, the groundwater monitoring wells were checked for the presence of separate phase product using a product interface probe. Separate phase product was not observed in any of the wells. Water levels in each well were measured using a Solinst™ water level indicator relative to a defined measuring point on the surveyed top of casing. Water level data was recorded to the nearest 0.01 foot. Before and after each well gauging, the water level indicator sensor and tape was rinsed with a solution of Alconox followed by rinsing with tap water and deionized water. Groundwater depths and elevations for the 2004 third quarter are listed in Table 1 and Appendix B.

5.2 PURGING AND SAMPLING METHODS

Prior to sample collection, wells were purged of approximately three well casing volumes using a Grundfos™ RediFlo 2 submersible well pump. Water purged from each well was monitored for various field parameters including temperature, pH, turbidity, electrical conductivity, dissolved oxygen (DO), and oxidation reduction potential (ORP) using a YSI™ multi-parameter meter equipped with a flow-through cell. Purging continued until temperature, pH, and conductivity had stabilized. The stabilized field parameters are listed in Table 1.

Groundwater samples were collected from all nine monitoring wells for laboratory analysis during the 2004 third quarter groundwater monitoring event. Groundwater samples were collected from the discharge tubing of the well pump following purging. The Grundfos RediFlo 2™ submersible well pump was cleaned prior to use (and between wells) by washing in a solution of Alconox, rinsing with tap water, final rinsing with deionized water, and air drying. Pre-cleaned, disposable, polyethylene discharge tubing was attached to the pump following each decontamination and was changed between each well purging event. A blind duplicate was collected from well MW-7 and labeled DUP-1. One equipment blank sample, EB-1, was collected by pumping deionized water through the pump and into sample containers following decontamination procedures.

Sample containers and handling procedures for groundwater samples conformed to the established protocols for each specific parameter as described in EPA SW-846. The sample bottles, once filled and preserved as required, were properly labeled and logged on a chain of custody form. The label included well identification number, sample number, date and time sampled, job number, site/client name and location, and sampling personnel's initials. The sealed and labeled samples were placed in an ice chest with ice and transported to Southland Technical Services, Inc. (STS), a California Department of Health Services (CDHS) accredited laboratory for analysis. The ice chest temperature was recorded at 4 degrees

centigrade upon receipt by the laboratory. Chain-of-custody records were maintained throughout the sampling program.

5.3 LABORATORY ANALYSIS PROGRAM

All groundwater samples and duplicates were analyzed by STS for TPHg by modified EPA Method 8015M. Groundwater samples were also analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), and fuel oxygenates Methyl tert-Butyl Ether (MTBE), Di-isopropyl Ether (DIPE), Ethyl tert-butyl Ether (ETBE), tert-Amyl Methyl Ether (TAME), tert-Butanol (TBA), and other volatile organic compounds (VOCs) by EPA Method 8260B.

5.4 WELL HEAD MAINTENANCE

As part of the quarterly monitoring program each well head is inspected to ensure that wells are properly sealed and secured. The routine well maintenance associated with the quarterly groundwater sampling consists of: inspection of water-tight well caps and locks on all monitoring wells and replacement as necessary; replacement of missing or damaged bolts on well box covers; and removal and replacement of damaged well boxes and associated concrete aprons. During this quarterly event, all wells were properly sealed and secured.

5.5 WASTE MANAGEMENT

Well purge water was collected and stored in two 55-gallon DOT-approved drums. The drums were labeled to identify the source of the wastes and individually numbered. The drums were stored onsite and properly disposed of by a licensed waste transporter under contract with Sears, Roebuck & Co., following review of the chemical analysis data.

6.0 FINDINGS

6.1 SHALLOW GROUNDWATER CONDITIONS

The measured depth to groundwater beneath the Site during the third quarter monitoring event ranged from 13.35 feet to 17.30 feet bgs. Calculated groundwater elevations ranged from 2.95 feet to 5.73 feet above mean sea level (msl). Groundwater elevations in the wells have decreased an average of 0.37 feet since the 2004 second quarter monitoring event. Groundwater depths and elevations are listed in Table 1 and Appendix B. An interpretive groundwater elevation contour map, based on the 2004 third quarter groundwater level measurements, is provided as Figure 3. Groundwater elevation contours for the Site were generated by a geostatistical gridding method using SURFER™, a graphical, contouring software program. The resultant groundwater contours indicate an easterly groundwater flow direction with a gradient of about 0.011 (Figure 3).

6.2 LABORATORY ANALYTICAL RESULTS

TPHg was detected in groundwater samples collected from wells MW-2 and MW-7 with concentrations of 426 micrograms per liter ($\mu\text{g/L}$) and 31,800 $\mu\text{g/L}$, respectively. Benzene was detected in samples collected from monitoring wells MW-2 and MW-7, with concentrations of 175 $\mu\text{g/L}$ and 22,700 $\mu\text{g/L}$, respectively. Ethylbenzene and xylene were detected in the sample collected from MW-7 at concentrations of 800 $\mu\text{g/L}$ and 945 $\mu\text{g/L}$, respectively.

Various chlorinated VOCs, including tetrachloroethene (PCE), trichloroethene (TCE) and 1,2-dichloroethane (1,2-DCA) were detected in the groundwater samples collected from wells MW-1, MW-2, MW-3, MW-8, and MW-9. PCE was detected in wells MW-1, MW-3, MW-8, and MW-9 with concentrations ranging from 4.2 $\mu\text{g/L}$ to 42.5 $\mu\text{g/L}$. TCE was detected in wells MW-1, MW-2, MW-3 and MW-9 with concentrations ranging from 3.3 $\mu\text{g/L}$ to 10.6 $\mu\text{g/L}$. 1,2-DCA was detected in well MW-9 at a concentration of 11.3 $\mu\text{g/L}$.

Chemical analysis results of the 2004 third quarter groundwater monitoring are presented in Table 2. A copy of the laboratory reports and chain of custody records are included in Appendix C. Groundwater isoconcentration maps for TPHg and Benzene for the 2004 third quarter are shown on Figures 4 and 5, respectively. URS conducted a check of data completeness for the analytical laboratory reports. Results indicate that "these data are considered to be useable for meeting project objectives." A copy of URS' Data Validation Report is included in Appendix D.

7.0 DISCUSSION

The 2004 third quarter groundwater monitoring event represents the 36th groundwater-sampling event conducted at the Site. Groundwater elevations have decreased approximately 0.37 feet since the last sampling event conducted in May 2004. Groundwater flow direction is towards the east with a gradient of 0.011, which is consistent with previous monitoring events.

TPHg was detected in two of the nine monitoring wells sampled with concentrations up to 31,800 µg/L. Benzene was detected in two of nine monitoring wells sampled with concentrations up to 22,700 µg/L. The likely source is the former gasoline USTs and fuel dispensing area of the former Chevron Station located near the central portion of the Site.

Chlorinated VOCs have been detected in both the upgradient well MW-1 and the downgradient well MW-9 during this, and previous, groundwater sampling events. PCE and TCE concentrations have steadily increased in upgradient wells MW-1 and MW-3 during the last several years. Potential onsite sources of chlorinated VOCs have not been identified; however, a widespread groundwater plume containing chlorinated compounds has been identified in the Site vicinity by Harding ESE and is referenced in the Fourth Quarter 2001 Groundwater Monitoring Report for the Site (IT Corp., May 2002).

Based on the data collected during this and previous monitoring events, the lateral limits of TPHg and BTEX affected groundwater can be described by an oval shaped plume with the long axis trending southeast with a length of approximately 220 feet, and the short axis trending northeast with a length of approximately 140 feet. The plume is defined by the existing monitoring well network and is limited to the Site. Although TPHg and benzene concentrations have increased in well MW-7 since 1995, they have remained relatively stable during the last year. In general, monitoring data collected during the last year suggests that the dissolved phase TPHg and BTEX plume is stable and is not migrating laterally or further down gradient.

8.0 SCHEDULE

The schedule for work to be conducted during the following quarter is as follows:

- ◆ Quarterly groundwater monitoring of wells MW-1 through MW-9: February 2004,
- ◆ Submittal of 2004 Fourth Quarter Groundwater Monitoring Report to ACEHS: February 2005,

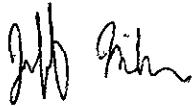
ACEHS will be notified of upcoming field activities.

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Should you have any questions or comments, please do not hesitate to contact us.

Respectfully Submitted,

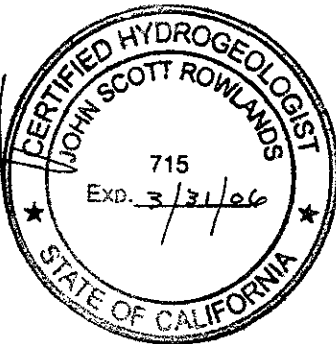
URS CORPORATION



Jeffrey Miller
Staff Geologist



J.S. Rowlands, R.G., C.HG.
Project Manager



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2004 Third Quarter Groundwater Monitoring Report

URS Corporation, 2004. *2003 Fourth Quarter Groundwater Monitoring*. Former Sears Retail Center #1039, 1901-1911 Telegraph Avenue, Oakland, California, February 5.

URS Corporation, 2004. *2004 First Quarter Groundwater Monitoring*. Former Sears Retail Center #1039, 1901-1911 Telegraph Avenue, Oakland, California, March 31.

URS Corporation, 2004. *2004 Second Quarter Groundwater Monitoring*. Former Sears Retail Center #1039, 1901-1911 Telegraph Avenue, Oakland, California, August 10.

Table 1
2004 3rd Quarter Groundwater Levels and Parameters
Sears Retail Center Store No. 1039
Oakland, California

| Monitoring Well No. | Date Collected | Notes | GROUNDWATER LEVELS | | | | GROUNDWATER SAMPLING FIELD PARAMETERS | | | | | | | |
|---------------------|----------------|-------|------------------------|---------------------------------|------------------------|-----------------------------|---------------------------------------|------|----------------------|-------------|-----------------|-------------------------|----------------------|--|
| | | | Product Thickness (ft) | Depth to Groundwater (feet bgs) | Casing Elevation (MSL) | Groundwater Elevation (MSL) | Temperature (Celsius) | pH | Conductivity (µS/cm) | O.R.P. (mV) | Turbidity (NTU) | Dissolved Oxygen (mg/L) | Ferrous Iron* (mg/L) | |
| MW-1 | 8/11/2004 | -- | 0.0 | 15.26 | 20.99 | 5.73 | 21.10 | 5.86 | 896 | 266.1 | 16.7 | 0.12 | 0.0 | |
| MW-2 | 8/11/2004 | -- | 0.0 | 15.03 | 20.50 | 5.47 | 22.91 | 6.32 | 1700 | -9.8 | 0.0 | 0.02 | 3.2 | |
| MW-3 | 8/11/2004 | -- | 0.0 | 17.06 | 22.29 | 5.23 | 21.97 | 5.87 | 584 | 234.6 | 2.8 | 0.02 | 0.0 | |
| MW-4 | 8/11/2004 | -- | 0.0 | 13.57 | 18.61 | 5.04 | 22.44 | 6.51 | 1634 | -0.2 | 0.0 | 0.03 | 1.4 | |
| MW-5 | 8/11/2004 | 1 | 0.0 | 13.35 | 18.76 | 5.41 | 22.07 | 6.64 | 1813 | -79.5 | 9.3 | 0.03 | 3.6 | |
| MW-6 | 8/11/2004 | -- | 0.0 | 14.80 | 18.91 | 4.11 | 22.34 | 6.37 | 1796 | 357.7 | 2.6 | 0.07 | 0.0 | |
| MW-7 | 8/11/2004 | 1 | 0.0 | 16.26 | 20.39 | 4.13 | 22.80 | 6.23 | 1211 | -33.3 | 11.2 | 0.04 | 3.0 | |
| MW-8 | 8/11/2004 | -- | 0.0 | 17.30 | 21.12 | 3.82 | 22.63 | 6.09 | 482 | 212.5 | 9.0 | 0.32 | 0.0 | |
| MW-9 | 8/11/2004 | -- | 0.0 | 16.25 | 19.20 | 2.95 | 23.35 | 6.16 | 1027 | 223.5 | 11.1 | 0.04 | 0.0 | |

Notes: MSL - Mean Sea Level
bgs - Below ground surface
Groundwater Elevation reference to MSL
Groundwater Elevation = Top of casing elevation (MSL) - Depth to Water
1 - Petroleum hydrocarbon odor in groundwater

µS/cm - microSiemens per centimeter
mV - millivolt
mg/L - milligrams per liter
NTU - nephelometric turbidity units
O.R.P. - Oxidation Reduction Potential

* - Ferrous Iron Field Results

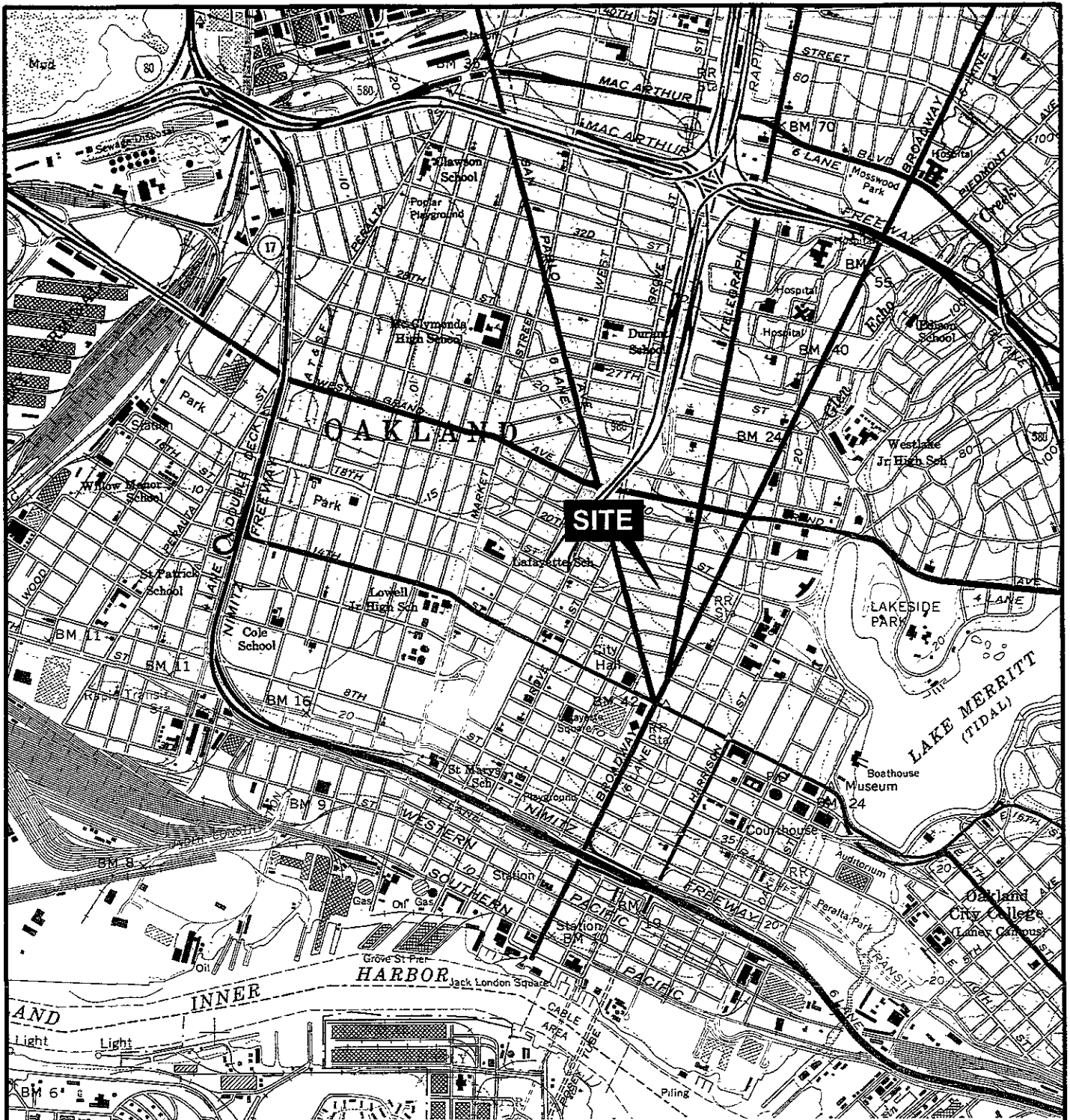
Table 2
2004 3rd Quarter Groundwater Analytical Results
Sears Retail Center Store No. 1039
Oakland, California

| Monitoring Well No. | Sample Date | LABORATORY ANALYTICAL RESULTS | | | | | | | | | | | | | |
|---------------------|-------------|-------------------------------|-------------|------------------|----------------|---------------------|----------------|-------------|-------------|-------------|-------------|------------|------------|------------|----------------|
| | | EPA Method 8015M | | EPA Method 8260B | | | | | | | | | | | |
| | | Notes | TPHg (µg/L) | Benzene (µg/L) | Toluene (µg/L) | Ethylbenzene (µg/L) | Xylenes (µg/L) | MTBE (µg/L) | ETBE (µg/L) | DIPE (µg/L) | TAME (µg/L) | TBA (µg/L) | PCE (µg/L) | TCE (µg/L) | 1,2-DCA (µg/L) |
| MW-1 | 8/11/2004 | -- | < 50 | < 1 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | 42.5 | 4.9 | < 5 |
| MW-2 | 8/11/2004 | -- | 426 | 175 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | < 2.5 | 3.3 | < 5 |
| MW-3 | 8/11/2004 | -- | < 50 | < 1 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | 36.0 | 9.0 | < 5 |
| MW-4 | 8/11/2004 | -- | < 50 | < 1 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | < 2.5 | < 2.5 | < 5 |
| MW-5 | 8/11/2004 | -- | < 50 | < 1 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | < 2.5 | < 2.5 | < 5 |
| MW-6 | 8/11/2004 | -- | < 50 | < 1 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | < 2.5 | < 2.5 | < 5 |
| MW-7 | 8/11/2004 | -- | 31,800 | 22,700 | < 100 | 800 | 945 | < 200 | < 200 | < 200 | < 200 | < 1000 | < 250 | < 250 | < 500 |
| | 8/11/2004 | 1 | 33,000 | 22,500 | < 100 | 820 | 835 | < 200 | < 200 | < 200 | < 200 | < 1000 | < 250 | < 250 | < 500 |
| MW-8 | 8/11/2004 | -- | < 50 | < 1 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | 4.2 | < 2.5 | < 5 |
| MW-9 | 8/11/2004 | -- | < 50 | < 1 | < 1 | < 1 | < 2 | < 2 | < 2 | < 2 | < 2 | < 10 | 30.9 | 10.6 | 11.3 |

Notes:

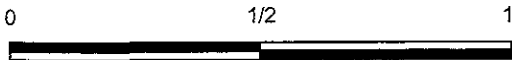
1: Duplicate sample
 < - Analyte not detected above indicated method detection limit
 TPHg = Total Petroleum Hydrocarbons as gasoline
 MTBE - Methyl tertiary-butyl ether
 DIPE - Di-isopropyl Ether
 TAME - Tertiary Amyl Methyl Ether
 TBA - Tertiary Butyl Alcohol
 ETBE - Ethyl Tertiary Butyl Ether
 PCE - Tetrachloroethene
 TCE - Trichloroethene
 1,2-DCA - 1,2-Dichloroethane (EDC)

FIGURES



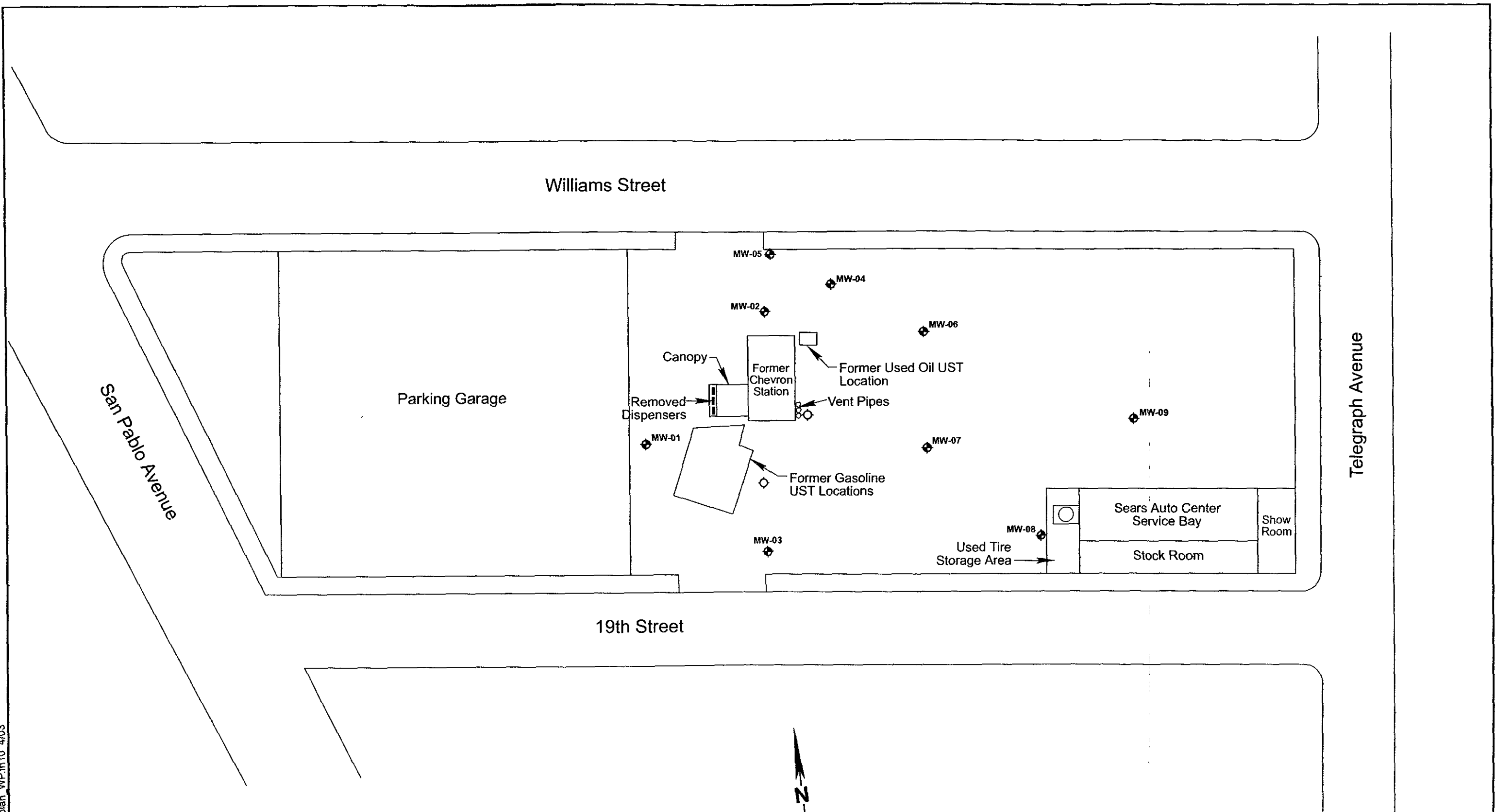
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FIGURE 1
VICINITY MAP
 SEARS AUTO CENTER #1039
 1901-1911 TELEGRAPH AVENUE
 OAKLAND, CALIFORNIA
 For Sears, Roebuck & Co.



Scale in Miles

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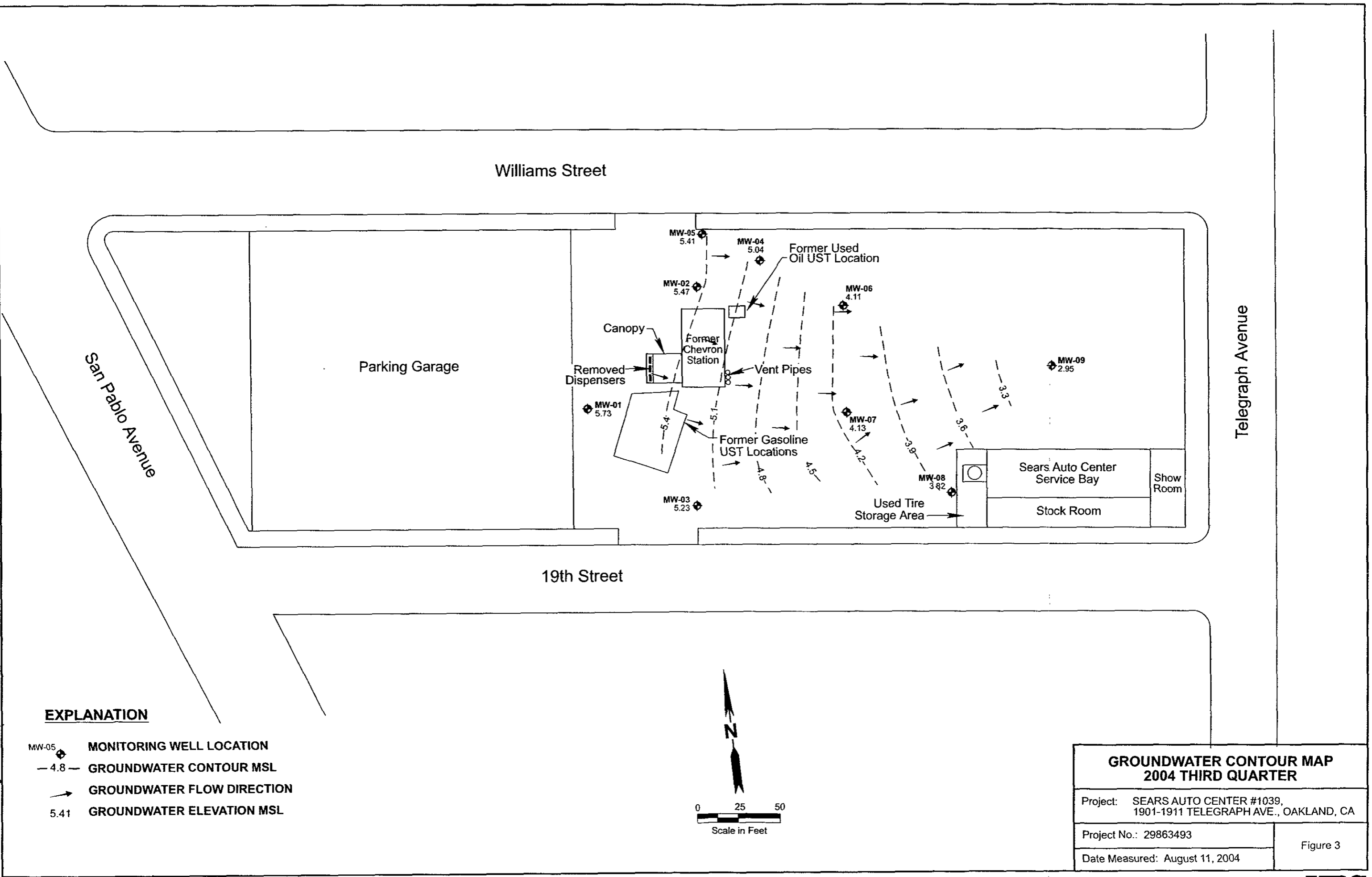
EXPLANATION

- MW-15 **MONITORING WELL LOCATION**
- ◈ **PROPOSED MONITORING WELL LOCATION**



| PLOT PLAN | |
|--|----------|
| Project: SEARS AUTO CENTER #1039, 1901-1911 TELEGRAPH AVE , OAKLAND, CA | |
| Project No.: 29863493 | Figure 2 |

L:\Sears oakland\CW gradient 3rd quart 04.ftn 10/04

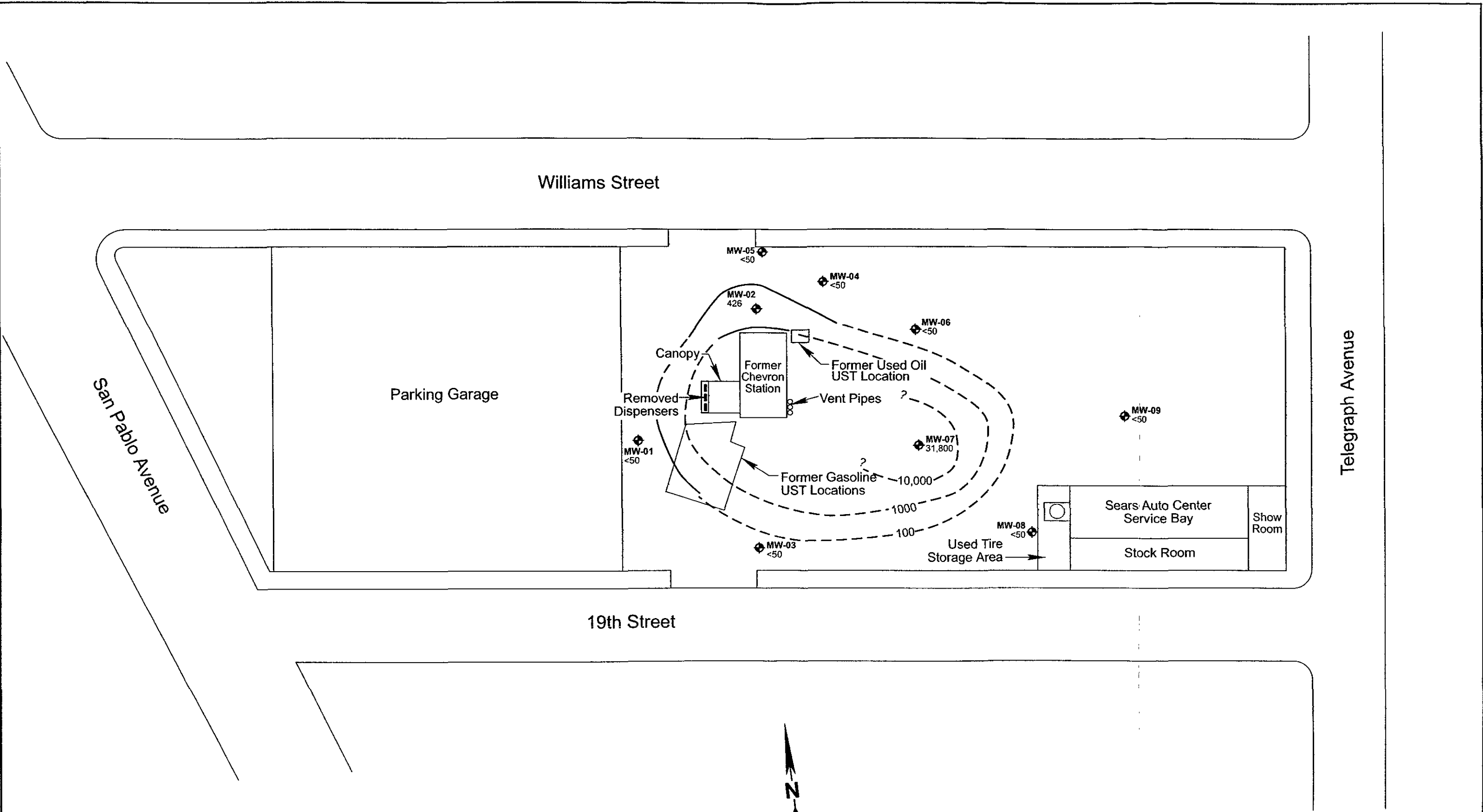


EXPLANATION

- MW-05 MONITORING WELL LOCATION
- 4.8 - GROUNDWATER CONTOUR MSL
- GROUNDWATER FLOW DIRECTION
- 5.41 GROUNDWATER ELEVATION MSL

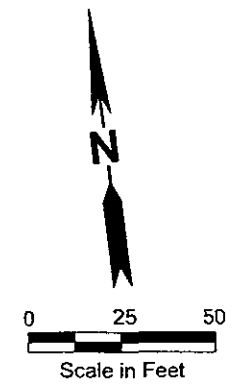


| | |
|--|----------|
| GROUNDWATER CONTOUR MAP 2004 THIRD QUARTER | |
| Project: SEARS AUTO CENTER #1039, 1901-1911 TELEGRAPH AVE., OAKLAND, CA | |
| Project No.: 29863493 | Figure 3 |
| Date Measured: August 11, 2004 | |

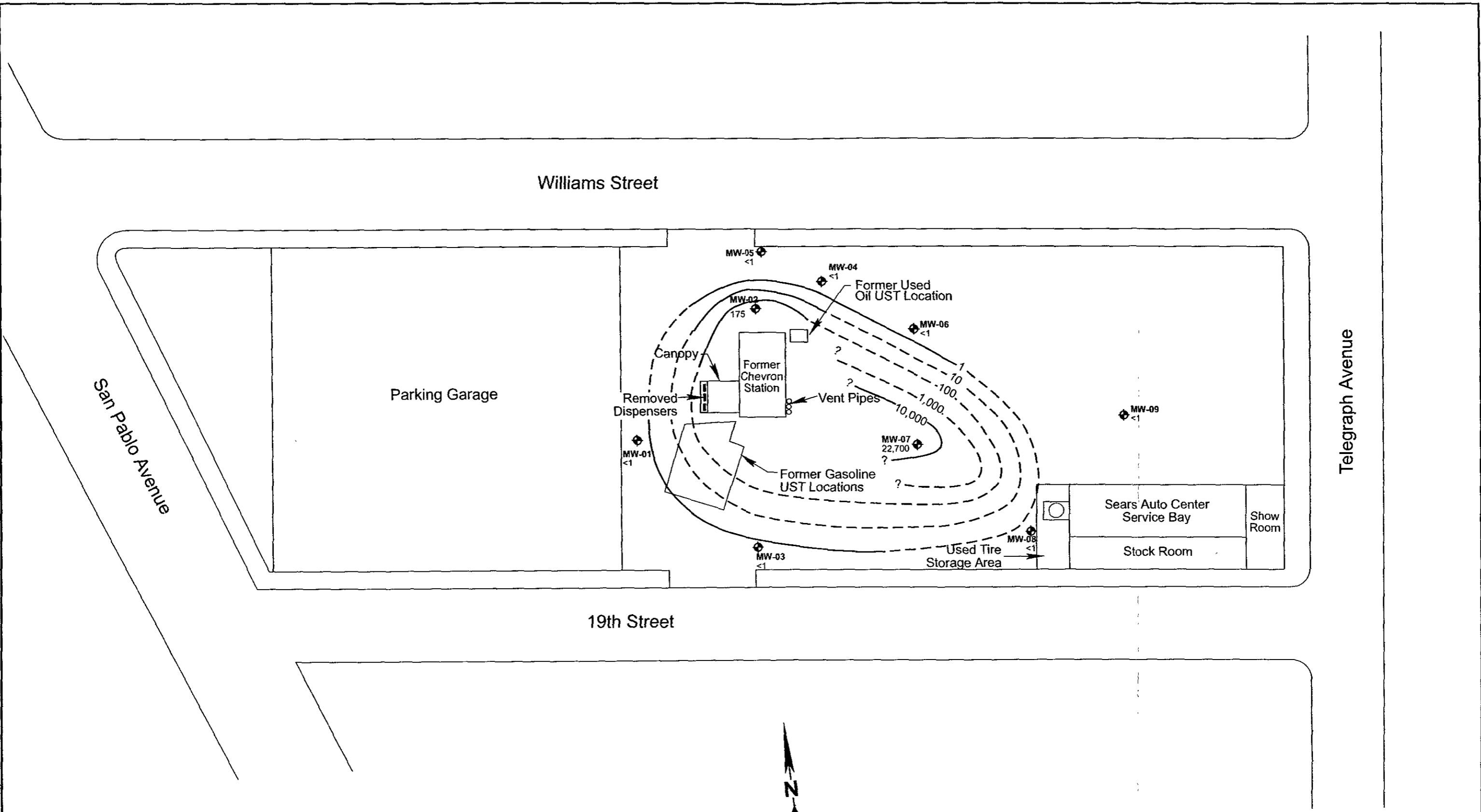


EXPLANATION

- MW-7
31,800 MONITORING WELL LOCATION WITH TPHg CONCENTRATION IN µg/L
- 100— TPHg ISOCONCENTRATION CONTOUR



| | |
|--|----------|
| TPHg ISOCONCENTRATION CONTOUR MAP- 2004 THIRD QUARTER | |
| Project: SEARS AUTO CENTER #1039, 1901-1911 TELEGRAPH AVE , OAKLAND, CA | |
| Date Sampled: August 11, 2004 | Figure 4 |



EXPLANATION

- MW-7
20,700 MONITORING WELL LOCATION WITH BENZENE CONCENTRATION IN µg/L
- 100— BENZENE ISOCONCENTRATION CONTOUR



| | |
|---|----------|
| BENZENE ISOCONCENTRATION CONTOUR MAP - 2004 THIRD QUARTER | |
| Project: SEARS AUTO CENTER #1039, 1901-1911 TELEGRAPH AVE, OAKLAND, CA | |
| Date Sampled: August 11, 2004 | Figure 5 |

G:\128\Sears_128\Oakland\1901-1911 Telegraph Ave\2004\3rd Qtr\GW04\Figures\Figure 5.fh10

APPENDIX A
SWRCB GEOTRACKER SITE DATA

LUFT ANALYTICAL DATA REPORT

CHEVRON (OAKLAND)
1911 TELEGRAPH AVE
OAKLAND, CA 94612
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

REGIONAL BOARD - CASE #: 01-0336
SAN FRANCISCO BAY RWQCB (REGION 2) - (BG)
CONTACT: BETTY GRAHAM - (510) 622-2300
LOCAL AGENCY (LEAD AGENCY) - CASE #: 1630
ALAMEDA COUNTY LOP - (UNK)

[Pick Selected Chemical](#)

[Reset](#)

Note: You may select up to 6 chemicals.

[\(All Data\)](#) | [\(Most Recent\)](#) | [\(Maximum Concentrations\)](#)

| <u>NAME</u> | <u>DATE</u> | <u>PARAMETER</u> | <u>MATRIX</u> | <u>QUALIFIER</u> | <u>RESULT</u> | <u>UNITS</u> | <u>PLOT</u> |
|--|-------------|------------------|---------------|------------------|---------------|--------------|-------------|
| NO DATA HAS BEEN SUBMITTED TO THE SWRCB FOR THIS MONITORING WELL. | | | | | | | |

* DENOTES A HISTORICAL VALUE

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Detailed Release Information

CHEVRON (OAKLAND)
1911 TELEGRAPH AVE
OAKLAND , CA 94612
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

REGIONAL BOARD - CASE #: 01-0336
SAN FRANCISCO BAY RWQCB (REGION 2) - (BG)
CONTACT: BETTY GRAHAM - (510) 622-2300
LOCAL AGENCY (LEAD AGENCY) - CASE #: 1630
ALAMEDA COUNTY LOP - (UNK)

CASE TYPE:

Soil Only

ENFORCEMENT TYPE:

FUNDING:

F

HOW LEAK WAS DISCOVERED:

Tank Closure

METHOD USED TO STOP DISCHARGE:

Close Tank

INTERIM:

Y = Interim Action Taken

CAUSE OF LEAK:

Structural Failure

SOURCE OF LEAK:

Tank

SUBSTANCES RELEASED:

| <u>Begin Date</u> | <u>Substance</u> | <u>Quantity</u> |
|-------------------|------------------|-----------------|
| UNKNOWN | WASTE OIL | |

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Remediation On Site

CHEVRON (OAKLAND)
1911 TELEGRAPH AVE
OAKLAND , CA 94612
CASE STATUS: CLOSED
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

REGIONAL BOARD - CASE #: 01-0336
SAN FRANCISCO BAY RWQCB (REGION 2) - (BG)
CONTACT: BETTY GRAHAM - (510) 622-2300
LOCAL AGENCY (LEAD AGENCY) - CASE #: 1630
ALAMEDA COUNTY LOP - (UNK)

| <u>Start Date</u> | <u>Method</u> | <u>Phase</u> |
|-------------------|----------------------|--------------|
| 4/5/2000 | Excavate And Dispose | Soil |
| 4/5/2000 | Excavate And Treat | Soil |

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

APPENDIX B

HISTORICAL GROUNDWATER MONITORING RESULTS

APPENDIX C

LABORATORY REPORTS AND CHAIN-OF-CUSTODY DOCUMENTS



Southland Technical Services, Inc.
Environmental Laboratories

08-24-2004

Mr. Scott Rowlands
URS Corporation
2020 E. First Street, Suite 400
Santa Ana, CA 92705

Project: 29863493.04034/Sears Oakland 1039
Project Site: 1901 Telegraph Ave., Oakland, CA
Sample Date: 08-11-2004
Lab Job No.: UR408092

Dear Mr. Rowlands:

Enclosed please find the analytical report for the sample(s) received by STS Environmental Laboratories on 08-12-2004 and analyzed for the following parameters:

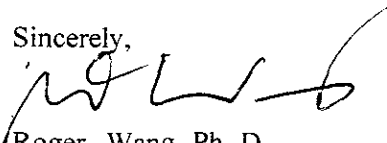
EPA 8015M (Gasoline)
EPA 8260B (VOCs by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled at 4°C, intact) and with a chain of custody record attached.

STS Environmental Laboratory is certified by CA DHS (Certificate Number 1986). Thank you for giving us the opportunity to serve you. Please feel free to call me at (323) 888-0728 if our laboratory can be of further service to you.

Sincerely,


Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.



Southland Technical Services, Inc.

Environmental Laboratories

08-24-2004

Client: URS Corporation
 Project: 29863493.04034/Sears Oakland 1039
 Project Site: 1901 Telegraph Ave., Oakland, CA
 Matrix: Water
 Batch No.: BMH18-GW1

Lab Job No.: UR408092
 Date Sampled: 08-11-2004
 Date Received: 08-12-2004
 Date Analyzed: 08-18-2004

EPA 8015M (Gasoline)
Reporting Unit: µg/L (ppb)

| | | | | | | |
|--|---------------|----------|------------|------------|------------|------------|
| Date of Analysis for TPH (Gasoline) | | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 |
| Preparation Method for TPH (Gasoline) | | 5030 | 5030 | 5030 | 5030 | 5030 |
| LAB SAMPLE I.D. | | MB | UR408092-1 | UR408092-2 | UR408092-3 | UR408092-4 |
| CLIENT SAMPLE I.D. | | | MW-1 | MW-2 | MW-3 | MW-4 |
| Analyte | DF | 1 | 1 | 1 | 1 | 1 |
| TPH-Gasoline (C4 - C12) | MDL=50 | ND | ND | 426 | ND | ND |
| Surrogate | Spk Conc. | ACP% | MB %RC | %RC | %RC | %RC |
| BFB (for TPH-Gasoline) | 20 ppb | 70-130 | 88 | 87 | 123 | 88 |

| | | | | | | |
|--|---------------|------------|------------|------------|------------|------------|
| Date of Analysis for TPH (Gasoline) | | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 |
| Preparation Method for TPH (Gasoline) | | 5030 | 5030 | 5030 | 5030 | 5030 |
| LAB SAMPLE I.D. | | UR408092-5 | UR408092-6 | UR408092-7 | UR408092-8 | UR408092-9 |
| CLIENT SAMPLE I.D. | | MW-5 | MW-6 | MW-7 | MW-8 | MW-9 |
| Analyte | DF | 1 | 1 | 100 | 1 | 1 |
| TPH-Gasoline (C4 - C12) | MDL=50 | ND | ND | 31,800 | ND | ND |
| Surrogate | Spk Conc. | ACP% | %RC | %RC | %RC | %RC |
| BFB (for TPH-Gasoline) | 20 ppb | 70-130 | 84 | 88 | 122 | 90 |

| | | | | | | |
|--|---------------|----------|-------------|-------------|-------------|-----|
| Date of Analysis for TPH (Gasoline) | | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | |
| Preparation Method for TPH (Gasoline) | | 5030 | 5030 | 5030 | 5030 | |
| LAB SAMPLE I.D. | | MB | UR408092-10 | UR408092-11 | UR408092-12 | |
| CLIENT SAMPLE I.D. | | | DUP-1 | EB-1 | Trip Blank | |
| Analyte | DF | 1 | 100 | 1 | 1 | |
| TPH-Gasoline (C4 - C12) | MDL=50 | ND | 33,000 | ND | ND | |
| Surrogate | Spk Conc. | ACP% | MB %RC | %RC | %RC | %RC |
| BFB (for TPH-Gasoline) | 20 ppb | 70-130 | 88 | 135 m | 88 | 90 |

SPK Conc.=Spiking Concentration; ACP%=Acceptable Range of Percent; %RC=% Recovery
 MDL=Method Detection Limit; MB=Method Blank; ND=Not Detected(Below MDL); NA=Not Analyzed
 m=Matrix interference.

Checked & approved by:

Roger Wang, Ph.D.
 Laboratory Director.



Southland Technical Services, Inc.

Environmental Laboratories

Client: URS Corporation
 Project: 29863493.04034/Sears Oakland 1039

Lab Job No.: UR408092
 Matrix: Water

Date Reported: 08-24-2004
 Date Sampled: 08-11-2004

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/L(ppb)

| Date ANALYZED | | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 |
|---------------------------|-----|----------|------------|------------|------------|------------|------------|------------|
| PREPARATION METHOD | | 5030 | 5030 | 5030 | 5030 | 5030 | 5030 | 5030 |
| DILUTION FACTOR | | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| LAB SAMPLE I.D. | | | UR408092-1 | UR408092-2 | UR408092-3 | UR408092-4 | UR408092-5 | UR408092-6 |
| CLIENT SAMPLE I.D. | | | MW-1 | MW-2 | MW-3 | MW-4 | MW-5 | MW-6 |
| COMPOUND | MDL | MB | | | | | | |
| Dichlorodifluoromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Chloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Vinyl Chloride | 2 | ND | ND | ND | ND | ND | ND | ND |
| Bromomethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Chloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Trichlorofluoromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Iodomethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Methylene Chloride | 5 | ND | ND | ND | ND | ND | ND | ND |
| trans-1,2-Dichloroethene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 2,2-Dichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| cis-1,2-Dichloroethene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromochloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Chloroform | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dichloroethane(EDC) | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1,1-Trichloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Carbon tetrachloride | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloropropene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Benzene | 1 | ND | ND | 175 | ND | ND | ND | ND |
| Trichloroethene | 2.5 | ND | 4.9 | 3.3 | 9.0 | ND | ND | ND |
| 1,2-Dichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromodichloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Dibromomethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Trans-1,3-Dichloropropene | 5 | ND | ND | ND | ND | ND | ND | ND |
| cis-1,3-Dichloropropene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2-Trichloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,3-Dichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Dibromochloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 2-Chloroethylvinyl ether | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromoform | 5 | ND | ND | ND | ND | ND | ND | ND |
| Isopropylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Toluene | 1 | ND | ND | ND | ND | ND | ND | ND |
| Tetrachloroethene | 2.5 | ND | 42.5 | ND | 36.0 | ND | ND | ND |
| 1,2-Dibromoethane(EDB) | 5 | ND | ND | ND | ND | ND | ND | ND |



Southland Technical Services, Inc.

Environmental Laboratories

Client: URS Corporation

Lab Job No.: UR408092

Date Reported: 08-24-2004

Project: 29863493.04034/Sears Oakland 1039 Matrix: Water

Date Sampled: 08-11-2004

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

| COMPOUND | MDL | MB | MW-1 | MW-2 | MW-3 | MW-4 | MW-5 | MW-6 |
|-----------------------------|---------------|-----|------|------|------|------|------|------|
| Chlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1,1,2-Tetrachloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Ethylbenzene | 1 | ND | ND | ND | ND | ND | ND | ND |
| Total Xylenes | 2 | ND | ND | ND | ND | ND | ND | ND |
| Styrene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2,2-Tetrachloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,3-Trichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| n-Propylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 2-Chlorotoluene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 4-Chlorotoluene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,3,5-Trimethylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| tert-Butylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,4-Trimethylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Sec-Butylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,3-Dichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| p-Isopropyltoluene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,4-Dichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| n-Butylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,4-Trichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dibromo-3-Chloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Hexachlorobutadiene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Naphthalene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,3-Trichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Acetone | 25 | ND | ND | ND | ND | ND | ND | ND |
| 2-Butanone (MEK) | 25 | ND | ND | ND | ND | ND | ND | ND |
| Carbon disulfide | 25 | ND | ND | ND | ND | ND | ND | ND |
| 4-Methyl-2-pentanone | 25 | ND | ND | ND | ND | ND | ND | ND |
| 2-Hexanone | 25 | ND | ND | ND | ND | ND | ND | ND |
| Vinyl Acetate | 25 | ND | ND | ND | ND | ND | ND | ND |
| Ethanol | 500 | ND | ND | ND | ND | ND | ND | ND |
| MTBE | 2 | ND | ND | ND | ND | ND | ND | ND |
| ETBE | 2 | ND | ND | ND | ND | ND | ND | ND |
| DIPE | 2 | ND | ND | ND | ND | ND | ND | ND |
| TAME | 2 | ND | ND | ND | ND | ND | ND | ND |
| t-Butyl Alcohol | 10 | ND | ND | ND | ND | ND | ND | ND |
| SURROGATE | Accept Limit% | %RC | %RC | %RC | %RC | %RC | %RC | %RC |
| Dibromofluoro-methane | 79-126 | 100 | 102 | 103 | 101 | 98 | 106 | 106 |
| Toluene-d8 | 79-121 | 93 | 95 | 93 | 97 | 95 | 89 | 90 |
| Bromofluoro-benzene | 71-131 | 103 | 91 | 104 | 98 | 96 | 88 | 96 |

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL).

Note: Surrogate spike concentration is 25 ppb for all compounds.



Southland Technical Services, Inc.

Environmental Laboratories

Client: URS Corporation

Lab Job No.: UR408092

Date Reported: 08-24-2004

Project: 29863493.04034/Sears Oakland 1039 Matrix: Water

Date Sampled: 08-11-2004

EPA 8260B (VOCs by GC/MS, Page 1 of 2) Reporting Unit: µg/L(ppb)

| Date ANALYZED | | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 | 08-18-04 |
|---------------------------|-----|----------|------------|------------|------------|-------------|-------------|-------------|
| PREPARATION METHOD | | 5030 | 5030 | 5030 | 5030 | 5030 | 5030 | 5030 |
| DILUTION FACTOR | | 1 | 100 | 1 | 1 | 100 | 1 | 1 |
| LAB SAMPLE LD. | | | UR408092-7 | UR408092-8 | UR408092-9 | UR408092-10 | UR408092-11 | UR408092-12 |
| CLIENT SAMPLE LD. | | | MW-7 | MW-8 | MW-9 | DUP-1 | EB-1 | Trip Blank |
| COMPOUND | MDL | MB | | | | | | |
| Dichlorodifluoromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Chloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Vinyl Chloride | 2 | ND | ND | ND | ND | ND | ND | ND |
| Bromomethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Chloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Trichlorofluoromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Iodomethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Methylene Chloride | 5 | ND | ND | ND | ND | ND | ND | ND |
| trans-1,2-Dichloroethene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 2,2-Dichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| cis-1,2-Dichloroethene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromochloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Chloroform | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dichloroethane(EDC) | 5 | ND | ND | ND | 11.3 | ND | ND | ND |
| 1,1,1-Trichloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Carbon tetrachloride | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1-Dichloropropene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Benzene | 1 | ND | 22,700 | ND | ND | 22,500 | ND | ND |
| Trichloroethene | 2.5 | ND | ND | ND | 10.6 | ND | ND | ND |
| 1,2-Dichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromodichloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Dibromomethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Trans-1,3-Dichloropropene | 5 | ND | ND | ND | ND | ND | ND | ND |
| cis-1,3-Dichloropropene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2-Trichloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,3-Dichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Dibromochloromethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 2-Chloroethylvinyl ether | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromoform | 5 | ND | ND | ND | ND | ND | ND | ND |
| Isopropylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Bromobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Toluene | 1 | ND | ND | ND | ND | ND | ND | ND |
| Tetrachloroethene | 2.5 | ND | ND | 4.2 | 30.9 | ND | ND | ND |
| 1,2-Dibromoethane(EDB) | 5 | ND | ND | ND | ND | ND | ND | ND |



Southland Technical Services, Inc.

Environmental Laboratories

Client: URS Corporation

Lab Job No.: UR408092

Date Reported: 08-24-2004

Project: 29863493.04034/Sears Oakland 1039 Matrix: Water

Date Sampled: 08-11-2004

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

| COMPOUND | MDL | MB | MW-7 | MW-8 | MW-9 | DUP-1 | EB-1 | Trip Blank |
|-----------------------------|---------------|-----|------|------|------|-------|------|------------|
| Chlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1,1,2-Tetrachloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Ethylbenzene | 1 | ND | 800 | ND | ND | 820 | ND | ND |
| Total Xylenes | 2 | ND | 945 | ND | ND | 835 | ND | ND |
| Styrene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,1,2,2-Tetrachloroethane | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,3-Trichloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| n-Propylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 2-Chlorotoluene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 4-Chlorotoluene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,3,5-Trimethylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| tert-Butylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,4-Trimethylbenzene | 5 | ND | 415 | ND | ND | 407 | ND | ND |
| Sec-Butylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,3-Dichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| p-Isopropyltoluene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,4-Dichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| n-Butylbenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,4-Trichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2-Dibromo-3-Chloropropane | 5 | ND | ND | ND | ND | ND | ND | ND |
| Hexachlorobutadiene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Naphthalene | 5 | ND | ND | ND | ND | ND | ND | ND |
| 1,2,3-Trichlorobenzene | 5 | ND | ND | ND | ND | ND | ND | ND |
| Acetone | 25 | ND | ND | ND | ND | ND | ND | ND |
| 2-Butanone (MEK) | 25 | ND | ND | ND | ND | ND | ND | ND |
| Carbon disulfide | 25 | ND | ND | ND | ND | ND | ND | ND |
| 4-Methyl-2-pentanone | 25 | ND | ND | ND | ND | ND | ND | ND |
| 2-Hexanone | 25 | ND | ND | ND | ND | ND | ND | ND |
| Vinyl Acetate | 25 | ND | ND | ND | ND | ND | ND | ND |
| Ethanol | 500 | ND | ND | ND | ND | ND | ND | ND |
| MTBE | 2 | ND | ND | ND | ND | ND | ND | ND |
| ETBE | 2 | ND | ND | ND | ND | ND | ND | ND |
| DIPE | 2 | ND | ND | ND | ND | ND | ND | ND |
| TAME | 2 | ND | ND | ND | ND | ND | ND | ND |
| t-Butyl Alcohol | 10 | ND | ND | ND | ND | ND | ND | ND |
| SURROGATE | Accept Limit% | %RC | %RC | %RC | %RC | %RC | %RC | %RC |
| Dibromofluoro-methane | 79-126 | 100 | 86 | 97 | 107 | 85 | 111 | 101 |
| Toluene-d4 | 79-121 | 93 | 79 | 93 | 96 | 81 | 91 | 93 |
| Bromofluoro-benzene | 71-131 | 103 | 91 | 100 | 105 | 89 | 94 | 97 |

MB=Method Blank; MDL=Method Detection Limit; ND=Not Detected (below DF × MDL).

Note: Surrogate spike concentration is 25 ppb for all compounds.



Southland Technical Services, Inc.
Environmental Laboratories

08-24-2004

**EPA 8015M (TPH)
Batch QA/QC Report**

Client: URS Corporation
Project: 29863493.04034/Sears Oakland 1039
Matrix: Water
Batch No.: BMH18-GW1

Lab Job No.: UR408092
Lab Sample ID: UR408092-4
Date Analyzed: 08-18-2004

**I. MS/MSD Report
Unit: ppb**

| Analyte | Sample Conc. | Spike Conc. | MS | MSD | MS %Rec. | MSD %Rec. | % RPD | %RPD Accept. Limit | %Rec Accept. Limit |
|---------|--------------|-------------|-------|-------|----------|-----------|-------|--------------------|--------------------|
| TPH-g | ND | 1,000 | 1,150 | 1,120 | 115.0 | 112.0 | 2.6 | 30 | 70-130 |

**II. LCS Result
Unit: ppb**

| Analyte | LCS Value | True Value | Rec.% | Accept. Limit |
|---------|-----------|------------|-------|---------------|
| TPH-g | 1,040 | 1,000 | 104.0 | 80-120 |

ND: Not Detected.



08-24-2004

**EPA 8260B
Batch QA/QC Report**

Client: URS Corporation
Project: 29863493.04034/Sears Oakland 1039
Matrix: Water
Batch No: 0818-VOBW

Lab Job No.: UR408092
Lab Sample ID: UR408092-4
Date Analyzed: 08-18-2004

**I. MS/MSD Report
Unit: ppb**

| Compound | Sample Conc. | Spike Conc. | MS | MSD | MS %Rec. | MSD %Rec. | % RPD | %RPD Accept. Limit | %Rec Accept. Limit |
|--------------------|--------------|-------------|------|------|----------|-----------|-------|--------------------|--------------------|
| 1,1-Dichloroethene | ND | 20 | 20.4 | 21.3 | 102.0 | 106.5 | 4.3 | 30 | 70-130 |
| Benzene | ND | 20 | 17.6 | 19.4 | 88.0 | 97.0 | 9.7 | 30 | 70-130 |
| Trichloro-ethene | ND | 20 | 24.2 | 18.0 | 121.0 | 90.0 | 29.4 | 30 | 70-130 |
| Toluene | ND | 20 | 16.4 | 18.3 | 82.0 | 91.5 | 11.0 | 30 | 70-130 |
| Chlorobenzene | ND | 20 | 16.2 | 18.1 | 81.0 | 90.5 | 11.1 | 30 | 70-130 |

**II. LCS Result
Unit: ppb**

| Compound | LCS Report Value | True Value | Rec.% | Accept. Limit |
|--------------------|------------------|------------|-------|---------------|
| 1,1-Dichloroethene | 52.6 | 50 | 105.2 | 80-120 |
| Benzene | 47.7 | 50 | 95.4 | 80-120 |
| Trichloro-ethene | 48.4 | 50 | 96.8 | 80-120 |
| Toluene | 54.4 | 50 | 108.8 | 80-120 |
| Chlorobenzene | 44.0 | 50 | 88.0 | 80-120 |

ND: Not Detected (at the specified limit)

URS CORPORATION

2020 East First Street, Suite 400
 Santa Ana, CA 92705
 (714) 835-6886
 FAX (714) 667-7147

Date: 8/11/04
 Page 1 of 2

CHAIN OF CUSTODY RECORD

Data Requested in GISKey Format

UR 408092

| Lab Name | | URS Project/PO Number | | Requested Analyses | | | | | | | | | | Special Instructions | | | |
|-----------------------------------|-----|-----------------------------|-------------|--------------------|-------------|---|-----------|---|--|--|--|---|--|----------------------|--|--|--|
| STS | | 29863493.04034 | | | | | | | | | | | | HOLD | | | |
| Client Name/Project Name/Location | | GeoTracker Information | | | | | | | | | | | | | | | |
| URS / SEARS OAKLAND | | | | | | | | | | | | | | | | | |
| URS Project Manager | | EDF Reporting Y N Global ID | | | | | | | | | | | | | | | |
| S. POWLANS | | | | | | | | | | | | | | | | | |
| Submitter Name and Signature | | COELT Log Number | | | | | | | | | | | | | | | |
| TIM NOYAN | | | | | | | | | | | | | | | | | |
| Sample Name | IL | Sample Date | Sample Time | Preserved | Matrix | Container Type | # of Cont | | | | | | | | | | |
| mw-5 | -5 | 8/11/04 | 0817 | Y N | S L G | Acetate SS Brass Jar Encore ml Amb. Plas Glass VOA | 3 | TIPAG 607 8015M BTEX + FUEL OXY. EPA 82 GOOD | | | | | | | | | |
| mw-6 | -6 | | 0848 | Y N | S L G | Acetate SS Brass Jar Encore ml Amb. Plas Glass VOA | 3 | | | | | | | | | | |
| mw-4 | -4 | | 0950 | Y N | S L G | Acetate SS. Brass Jar Encore ml Amb. Plas Glass VOA | 3 | | | | | | | | | | |
| mw-2 | -2 | | 1112 | Y N | S L G | Acetate SS Brass Jar Encore ml Amb. Plas Glass VOA | 3 | | | | | | | | | | |
| mw-8 | -8 | | 1140 | Y N | S L G | Acetate SS. Brass Jar Encore ml Amb. Plas Glass VOA | 3 | | | | | | | | | | |
| mw-3 | -3 | | 1220 | Y N | S L G | Acetate SS. Brass Jar Encore ml Amb. Plas Glass VOA | 3 | | | | | | | | | | |
| mw-1 | -1 | | 1243 | Y N | S L G | Acetate SS Brass Jar Encore ml Amb. Plas. Glass VOA | 3 | | | | | | | | | | |
| mw-9 | -9 | | 1312 | Y N | S L G | Acetate SS. Brass Jar Encore ml Amb. Plas Glass VOA | 3 | | | | | | | | | | |
| EB-1 | -11 | | 1330 | Y N | S L G | Acetate SS Brass Jar Encore ml Amb. Plas. Glass VOA | 3 | | | | | | | | | | |
| mw-7 | -7 | | 1347 | Y N | S L G | Acetate SS. Brass Jar Encore ml Amb. Plas. Glass VOA | 3 | | | | | | | | | | |
| Relinquished by | | Date | | Received By | | Date/Time | | Turnaround Time (Check) | | | | Lab Use Only | | | | | |
| TIM NOYAN | | 8/12/04 | | [Signature] | | 8/12/04 6:00PM | | Same Day . . . 72 Hour . . . 24 Hour . . . 5 Day . . . 48 Hour . . . Standard <input checked="" type="checkbox"/> | | | | Cooler Temperature*: <u>4°C</u> *Record upon arrival | | | | | |
| Relinquished by | | Date | | Received By | | Date/Time | | | | | | <div style="text-align: center; font-size: 2em; font-weight: bold;">URS</div> | | | | | |
| Relinquished by | | Date | | Received By | | Date/Time | | | | | | | | | | | |

URS CORPORATION

2020 East First Street, Suite 400
 Santa Ana, CA 92705
 (714) 835-6886
 FAX (714) 667-7147

CHAIN OF CUSTODY RECORD

Date: 8/11/04
 Page 2 of 2

Data Requested in GISKey Format

11R 408096

| Lab Name | | URS Project/PO Number | | Requested Analyses | | | | | | | | | | Special Instructions | | | |
|-----------------------------------|-------------|-----------------------------|-----------|--------------------|---|----------------|--|-------------------------|--|--|--|--------------------------|--|----------------------|--|--|--|
| STS | | 29863493.04034 | | | | | | | | | | | | HOLD | | | |
| Client Name/Project Name/Location | | GeoTracker Information | | | | | | | | | | | | | | | |
| URS SEARS OAKLAND | | | | | | | | | | | | | | | | | |
| URS Project Manager | | EDF Reporting Y N Global ID | | | | | | | | | | | | | | | |
| S. ROWLANDS | | | | | | | | | | | | | | | | | |
| Sample Name and Significance | | COELT Log Number | | | | | | | | | | | | | | | |
| 11R 408096 | | | | | | | | | | | | | | | | | |
| Sample Name | Sample Date | Sample Time | Preserved | Matrx | Container Type | # of Cont | | | | | | | | | | | |
| DUP-1 | 8/11/04 | 1352 | Y | S | Acetate SS Brass Jar Encore ml Amb Plas. Glass VOA | 3 | | | | | | | | | | | |
| TB-1 | -12- | - | Y | S | Acetate SS Brass Jar Encore ml Amb Plas. Glass VOA | 2 | | | | | | | | | | | |
| TEMP. BLANK | - | - | Y | S | Acetate SS Brass Jar Encore ml Amb. Plas Glass VOA | 1 | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| | | | Y | S | Acetate SS Brass Jar Encore ml Amb Plas Glass VOA | | | | | | | | | | | | |
| Relinquished by | | Date | | Received By | | Date/Time | | Turnaround Time (Check) | | | | Lab Use Only | | | | | |
| TIM NGUYEN | | 8/10/04 | | URS | | 8/12/04 6:00pm | | Same Day 72 Hour | | | | Cooler Temperature*: 4°C | | | | | |
| Relinquished by | | Date | | Received By | | Date/Time | | 24 Hour 5 Day | | | | *Record upon arrival | | | | | |
| Relinquished by | | Date | | Received By | | Date/Time | | 48 Hour Standard | | | | URS | | | | | |

APPENDIX D
URS DATA VALIDATION REPORTS

Level III Data Validation Summary

PROJECT: Sears Oakland 1039
LABORATORY: Southland Technical Services, Inc. (STS)
MATRIX: Water
LAB PROJECT #: UR408092
SAMPLES: See table below

| Field ID | QC Designations | Lab ID | TPH-Gasoline | VOCs (including Fuel Oxygenates) |
|------------|-------------------------|-------------|--------------|-------------------------------------|
| MW-5 | | UR408092-5 | X | X |
| MW-6 | | UR408092-6 | X | X |
| MW-4 | | UR408092-4 | X | X |
| MW-2 | | UR408092-2 | X | X |
| MW-8 | | UR408092-8 | X | X |
| MW-3 | | UR408092-3 | X | X |
| MW-1 | | UR408092-1 | X | X |
| MW-9 | | UR408092-9 | X | X |
| EB-1 | Equipment blank | UR408092-11 | X | X |
| MW-7 | | UR408092-7 | X | X |
| DUP-1 | Field duplicate of MW-7 | UR408092-10 | X | X |
| Trip Blank | Trip Blank | UR408092-12 | X | X |

Date Sampled: 08/11/04

TPH-Gasoline= Total petroleum hydrocarbons – gasoline range (C4-C12)

VOCs = Volatile organic compounds

Fuel Oxygenates = t-butyl alcohol (TBA), t-amyl methyl ether (TAME), di - isopropyl ether (DIPE), ethyl-t-butyl ether (ETBE), methyl t-butyl ether (MTBE).

STS is certified by California Department of Health Services (Certificate Number 1986).

DATA REVIEW MATRIX

| QC Parameter | TPH-Gasoline EPA5030/8015M | VOCs EPA5030/8260B |
|------------------------------|-------------------------------|-----------------------|
| Chain-of-custody (COC) | ✓ | ✓ |
| Sample Receipt | ✓ | ✓ |
| Holding Times | ✓ | ✓ |
| Method Blank | ✓ | ✓ |
| Surrogate Recovery | (1) | ✓ |
| Laboratory Control Sample | ✓ | ✓ |
| Matrix Spike | ✓(2) | ✓(2) |
| Duplicate or Spike Duplicate | ✓(2) | ✓(2) |
| Field Duplicate | ✓ | ✓ |
| Equipment Blank | ✓ | ✓ |
| Trip Blank | ✓ | ✓ |

✓ = Quality control evaluation criteria met.

Notes:

1. The surrogate recovery result for TPH-gasoline was outside of laboratory acceptance criterion for sample Dup-1. Consequently, the result for TPH-gasoline was qualified as estimated (J) for this sample.
2. MS/MSD was conducted on sample MW-4. The results were within acceptance criterion.

Summary: Based on this limited validation covering the QC parameters listed in the table above, these data are considered to be useable for meeting project objectives. However, the data user must evaluate the ultimate usability of the data based on the reporting limits obtained. The table below lists the detection limits obtained for undiluted samples.

| Analyte | Detection Limits Obtained |
|-----------------------|---------------------------|
| TPH-Gasoline | 50 |
| VOCs | 1 to 25 |
| MTBE | 2 |
| TBA | 10 |
| Ethanol | 500 |
| Other Fuel Oxygenates | 2 |

Aqueous units are microgram per Liter ($\mu\text{g/L}$)

Samples MW-7 and DUP-1 required dilution for the 8015M and 8260B analyses due to the high concentration of non-target and target analytes. For these samples, there are also non-detect VOCs results with elevated reporting limits. The data user must evaluate the utility of non-detect VOCs results with elevated reporting limits.