

RECEIVED

3:32 pm, Mar 22, 2012

**Alameda County
Environmental Health**

Mr. Paresh Kharti
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

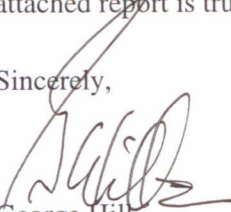
Re: **Connell Automobile Dealership**
3093 Broadway
Oakland, California
ACEH Case No. 199

Dear Mr. Kharti:

The Hill Family Trust & Linden Broadway Property Trust (Trusts) have retained Pangea Environmental Services, Inc. (Pangea) as the environmental consultant for the project referenced above. Pangea is submitting the attached report on behalf of the Trusts.

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

Sincerely,



George Hill
Hill Family Trust



April 28, 2011

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

Re: **Discharge Compliance Report – Startup Testing**
3093 Broadway, Oakland, California

Dear Ms. Borisova:

Pangea Environmental Services, Inc. (Pangea) has prepared this *Discharge Compliance Report – Startup Testing* for the subject site as specified in the Wastewater Discharge Permit #50650951 issued September 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.

A handwritten signature in blue ink, appearing to read "Morgan Gillies", is written over a light blue horizontal line.

Morgan Gillies

ATTACHMENTS

Appendix A – Laboratory Analytical Report

PANGEA Environmental Services, Inc.

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

APPENDIX A

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: #1005.001;3093 Broadway, Oakland,CA	Date Sampled: 04/27/11
	Client Contact: Morgan Gillies	Date Received: 04/27/11
	Client P.O.:	Date Reported: 04/28/11
		Date Completed: 04/28/11

WorkOrder: 1104768

April 28, 2011

Dear Morgan:

Enclosed within are:

- 1) The results of the **1** analyzed sample from your project: **#1005.001;3093 Broadway, Oakland,CA,**
- 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

McC Campbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McC Campbell Analytical, Inc.

McC Campbell Analytical, Inc.



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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1104768

ClientCode: PEO

WaterTrax WriteOn EDF Excel Fax Email HardCopy ThirdParty J-flag

Report to: Morgan Gillies
Pangea Environmental Svcs., Inc.
1710 Franklin Street, Ste. 200
Oakland, CA 94612
(510) 836-3700 FAX (510) 836-3709

Email: mgillies@pangeaenv.com
cc:
PO:
ProjectNo: #1005.001;3093 Broadway, Oakland,CA

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

Requested TAT: **1 day**
Date Received: 04/27/2011
Date Printed: 04/27/2011

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)													
					1	2	3	4	5	6	7	8	9	10	11	12		
1104768-001	EFF-W	Water	4/27/2011 14:45	<input type="checkbox"/>	A	A												

Test Legend:

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

Prepared by: Ana Venegas

Comments: 24hr rush

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.



Sample Receipt Checklist

Client Name: **Pangea Environmental Svcs., Inc.**
Project Name: **#1005.001;3093 Broadway, Oakland,CA**
WorkOrder N°: **1104768** Matrix Water

Date and Time Received: **4/27/2011 4:55:51 PM**
Checklist completed and reviewed by: **Ana Venegas**
Carrier: Rob Pringle (MAI Courier)

Chain of Custody (COC) Information

Chain of custody present? Yes No
Chain of custody signed when relinquished and received? Yes No
Chain of custody agrees with sample labels? Yes No
Sample IDs noted by Client on COC? Yes No
Date and Time of collection noted by Client on COC? Yes No
Sampler's name noted on COC? Yes No

Sample Receipt Information

Custody seals intact on shipping container/cooler? Yes No NA
Shipping container/cooler in good condition? Yes No
Samples in proper containers/bottles? Yes No
Sample containers intact? Yes No
Sufficient sample volume for indicated test? Yes No

Sample Preservation and Hold Time (HT) Information

All samples received within holding time? Yes No
Container/Temp Blank temperature Cooler Temp: 9.4°C NA
Water - VOA vials have zero headspace / no bubbles? Yes No No VOA vials submitted
Sample labels checked for correct preservation? Yes No
Metal - pH acceptable upon receipt (pH<2)? Yes No NA
Samples Received on Ice? Yes No
(Ice Type: WET ICE)

* NOTE: If the "No" box is checked, see comments below.

Client contacted: Date contacted: Contacted by:

Comments:



QC SUMMARY REPORT FOR SW8021B/8015Bm

W.O. Sample Matrix: Water

QC Matrix: Water

BatchID: 57895

WorkOrder 1104768

EPA Method SW8021B/8015Bm		Extraction SW5030B							Spiked Sample ID: 1104704-005A			
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) ^f	ND	60	126	110	13.5	122	125	2.82	70 - 130	20	70 - 130	20
MTBE	ND	10	97.2	98	0.731	94.2	99.1	5.06	70 - 130	20	70 - 130	20
Benzene	ND	10	96.8	90.9	6.30	93.9	94.7	0.884	70 - 130	20	70 - 130	20
Toluene	ND	10	95.5	89.2	6.75	92.9	93.4	0.451	70 - 130	20	70 - 130	20
Ethylbenzene	ND	10	97	90.2	7.30	94.3	95	0.676	70 - 130	20	70 - 130	20
Xylenes	ND	30	97.1	91.5	5.94	94.5	95.2	0.665	70 - 130	20	70 - 130	20
%SS:	98	10	99	89	10.3	98	98	0	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 57895 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1104768-001A	04/27/11 2:45 PM	04/27/11	04/27/11 10:32 PM				

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

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

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

£ 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.