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March 7, 2007

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

RE: Fourth Quarter 2006 Monitoring Report
Palace Garage
14336 Washington Avenue
San Leandro, California
PSI Project No.: 575-6G018

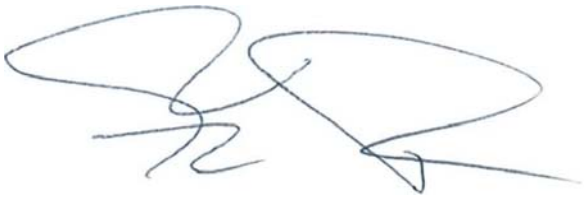
Dear Mr. Plunkett:

Professional Service Industries, Inc. (PSI) is pleased to submit the Fourth Quarter 2006 Groundwater Monitoring Report for the above referenced site. PSI refers you to the report for details.

If you have any questions regarding this report or any aspect of the project, please do not hesitate to call.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.



Frank R. Poss
Senior Technical Professional

cc: Mr. Jeff Kerry, Kerry & Associates

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FOURTH QUARTER 2006
GROUNDWATER MONITORING REPORT

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

FOURTH QUARTER 2006
GROUNDWATER MONITORING REPORT

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

prepared for

Kerry & Associates
151 Callan Avenue, Suite 300
San Leandro, California 94577

prepared by

Professional Service Industries, Inc.
4703 Tidewater Avenue, Suite B
Oakland, California 94601
(510) 434-9200

January 29, 2007
575-6G018

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STATEMENT OF LIMITATIONS AND PROFESSIONAL CERTIFICATION

The information provided in this Site Investigation prepared by PSI, Project Number 575-6G018, is intended exclusively for Kerry & Associates for the evaluation of groundwater contamination as it pertains to the subject property in San Leandro, California at the time the activities were conducted. The professional services provided have been performed in accordance with practices generally accepted by other environmental professionals, geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made. As with all subsurface soil and groundwater sampling, there is no guarantee that the work conducted has identified any and all sources or locations of petroleum hydrocarbons or hazardous substances or chemicals in the soil or groundwater.

This report is issued with the understanding that Kerry & Associates is responsible for ensuring that the information contained in this report is brought to the attention of the appropriate regulatory agency. This report has been reviewed by a geologist who is registered in the State of California and whose signature and license number appear below.

Professional Service Industries, Inc.

Frank R. Poss, R.E.A.
Senior Hydrogeologist

Brand Burfield, P.G. 6986
Project Geologist

1.0 INTRODUCTION

This report summarizes the results of the Fourth Quarter 2006 groundwater monitoring activities conducted on December 21, 2006 at 14336 Washington Avenue, in San Leandro, California (site; Figure 1).

1.1 Site Background

PSI has reviewed information provided by Kerry & Associates and understands that a 550-gallon gasoline underground storage tank (UST) was removed from the site in 1991. Subsequent investigations included the installation of 3 monitoring wells and the drilling of 15 borings. Based on data obtained from the wells and borings, impacted unsaturated-zone soil is confined to the area of the former dispenser pad and UST. The groundwater flow direction appears to be toward the southwest. Historically, concentrations of Total Petroleum Hydrocarbons as Gasoline (TPH-G) at the site have been detected as high as 52 milligrams per liter (mg/l) with benzene concentrations as high as 1.9 mg/l.

In December 2002, PSI conducted a soil and groundwater investigation to help define the lateral extent of petroleum hydrocarbons in the soil and groundwater at the site. Borings B-16 and B-17 were advanced to between 20 and 24 feet below ground surface. Boring B-16 was converted into monitoring well MW-4. Concentrations of TPH-G and gasoline-related contaminants were detected only in soil from boring B-17 and groundwater from wells MW-1 and MW-2. The locations of the monitoring wells are presented in Figure 2.

2.0 GROUNDWATER MONITORING ACTIVITIES

2.1 Groundwater Elevation and Hydraulic Gradient

On December 21, 2006, the depth to groundwater was measured in three out of the four existing groundwater monitoring wells at the project site. Monitoring well (MW-3) was not accessible because a vehicle was parked over it and the owner was not available to move it. The groundwater depths were measured using a groundwater probe to an accuracy of 0.01 foot. The groundwater measurements were converted to groundwater elevation data using the surveyed top-of-casing elevations (see Table 1). The groundwater flow direction was estimated to be toward the west with a hydraulic gradient of 0.005. A groundwater contour map is presented as Figure 2.

2.2 Groundwater Sampling

On December 21, 2006, groundwater samples were collected from two monitoring wells (MW-1 and MW-4) at the project site. The other monitoring wells (MW-2 and MW-3) were not accessible; MW-2 was covered with standing water due to seasonal rains at the time of sampling, and MW-3 was not accessible because of a vehicle parked over it. Prior to the collection of groundwater samples, the monitoring wells were purged of approximately three well volumes of water until pH, conductivity, and temperature stabilized. Well MW-4 was purged dry and was subsequently sampled as soon as recharged allowed. Purge logs are presented in Appendix A.

The following procedures for well monitoring, well purging, and water sampling were implemented while sampling the wells:

1. All non-dedicated equipment was washed prior to entering the well with an Alconox solution, followed by a deionized water rinse.
2. Prior to purging the wells, depth to water was measured using a groundwater interface probe to an accuracy of 0.01 foot. The measurements were made to the top of the well casing on the north side.
3. The monitoring wells were purged of approximately three well volumes of water until pH, conductivity, and temperature stabilized. The wells were purged with a single-use dedicated bailer.
4. Water samples were collected with the, single-use disposable bailer after the well had been purged. The water collected was immediately decanted into laboratory-supplied vials and bottles. The containers were overfilled, capped, labeled, and placed in a chilled cooler prior to delivery at the laboratory for analysis.

5. Chain-of-custody procedures, including chain-of-custody forms, were used to document water sample handling and transport from collection to delivery at the laboratory for analyses.

6. Groundwater samples were delivered to the State-certified environmental laboratory within 24-hours of collection.

7. Purged water was contained in a DOT approved 55-gallon drum. The drum was labeled with the contents, date, well number, client name, and project number.

2.3 Laboratory Analysis Results, and Discussion

Two groundwater samples were submitted for analyses to Sunstar Laboratories of Tustin, California, a State of California certified environmental analytical laboratory. The samples from MW-1 and MW-4 were analyzed for the following:

- Total Petroleum Hydrocarbons as Gasoline (TPH-G) using EPA Method 8015M
- Volatile Organic Compounds (VOCs) using EPA Method 8260B

The following are the results of the groundwater analysis:

- TPH-G was detected in MW-1 (17,000 μg/L). TPH-G was not detected at or above the laboratory reporting limit in the MW-4 water sample.

Numerous constituents of gasoline (BTEX, n-butylbenzene, isopropylbenzene, etc.) were detected in the groundwater sample from MW-1. The following constituents had concentrations greater than their San Francisco Bay Area Regional Water Quality Control Board Environmental Screening Level (ESL) for drinking water in a commercial or industrial setting:

- Benzene (MW-1 at 240 ug/l) (ESL of 1 ug/l)
- Toluene (MW-1 at 180 ug/l) (ESL of 40 ug/l)
- Ethylbenzene (MW-1 at 980 ug/l) (ESL of 30 ug/l)
- Total Xylenes (MW-1 at 5,000 ug/l) (ESL of 20 ug/l)
- Naphthalene (MW-1 at 190 ug/l) (ESL of 17 ug/l)

A summary of the laboratory results for the groundwater samples is presented in Table 1. Copies of the laboratory reports and chain of custody records are presented in Appendix B.

3.0 SUMMARY AND CONCLUSIONS

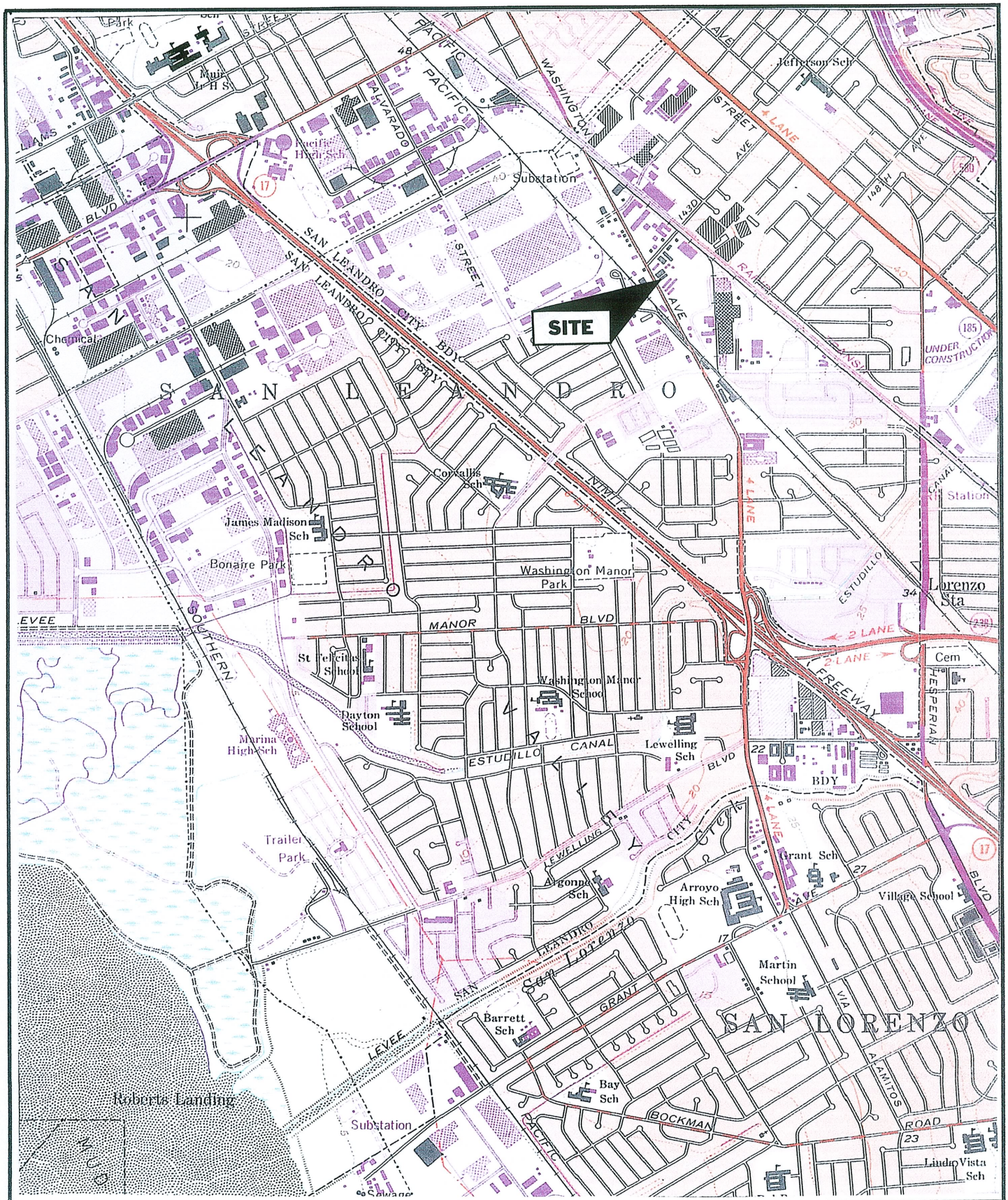
PSI performed groundwater-monitoring activities on December 21, 2006. The results of the monitoring event are summarized below.

- TPH-G was detected only in monitoring well MW-1.
- Several gasoline-related VOCs were detected in MW-1. VOCs were not detected in the water sample from MW-4.
- Due to site conditions and access problems, samples were not collected from MW-2 or MW-3.

4.0 RECOMMENDATIONS

PSI recommends that quarterly groundwater sampling continue until closure is attained. PSI also recommends that after the next quarterly groundwater monitoring event is completed, a meeting be set up with the Alameda County Environmental Health Department to discuss closure criteria.

FIGURES



REFERENCE:
U.S.G.S. SAN LEANDRO, CA 1969
PHOTOREVISED 1980

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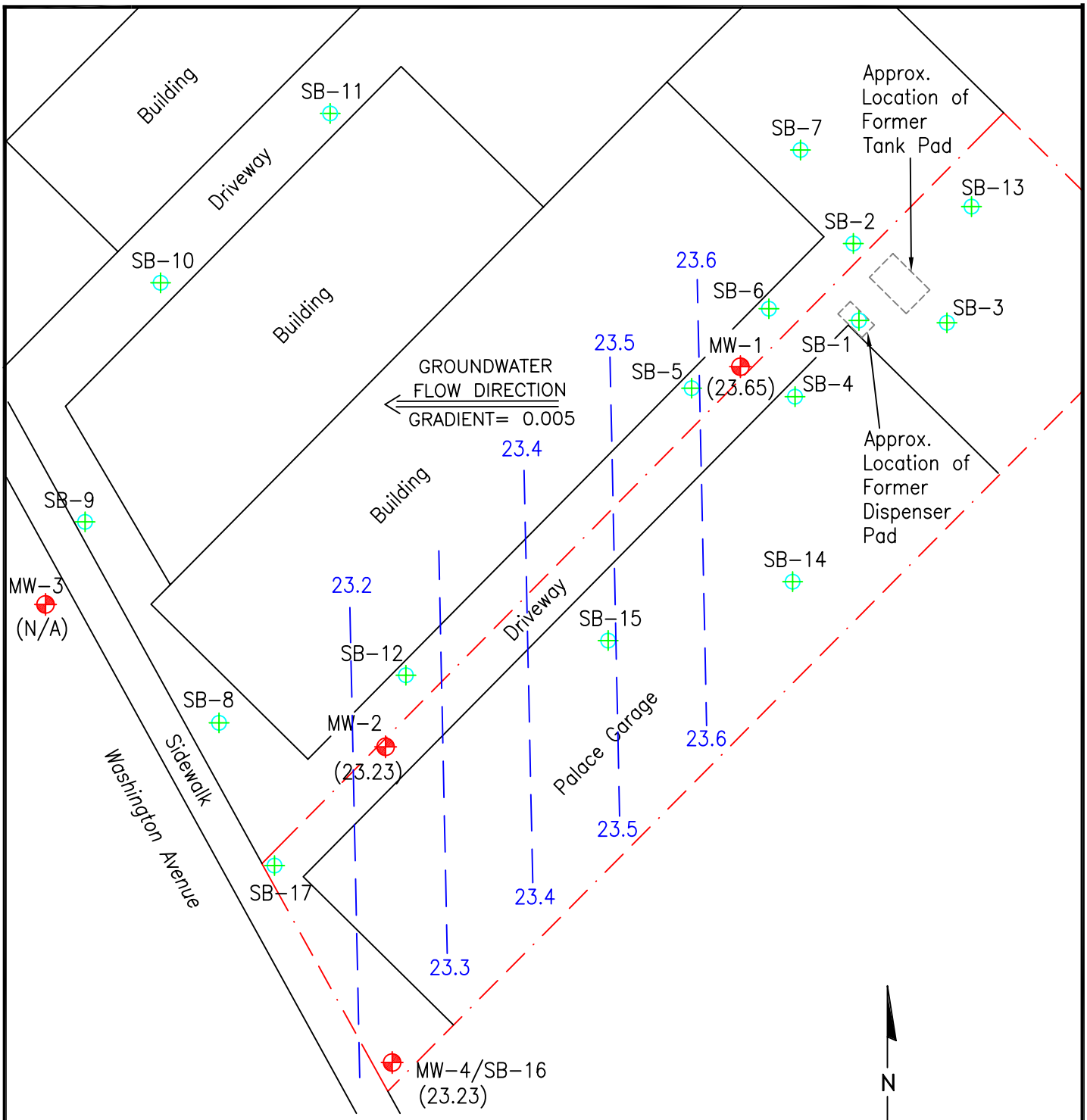
4703 Tidewater Avenue, Suite B
Oakland, California 94601
(510) 434-9200

Project Name:	Drawn By:	Date:	File No.:	Figure No.:
PALACE GARAGE *14336 WASHINGTON AVENUE, SAN LEANDRO, CA*	*M.C.*	*10/06*	*6G018-001*	*1*
Title: LOCATION MAP	**Approved By:** *F.P.*	**Project No.:** *575-6G018*		



LEGEND:

- SUBJECT SITE BOUNDARY
- MW-4 (23.23) – APPROXIMATE MONITORING WELL LOCATION (GROUNDWATER ELEVATION IN FT MSL)
- 23.6 – LINE OF EQUAL GROUNDWATER ELEVATION (FEET MSL)
- SB-17 – SOIL BORING LOCATION

REFERENCE:

MORROW SURVEYING, "PALACE GARAGE," DRAWING NO. 6381-024DT, DATED 2/5/03.

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Project Name:	Drawn By:	Date:	File No.:	Figure No.:
PALACE GARAGE 14336 WASHINGTON AVENUE, SAN LEANDRO, CALIFORNIA	M.G.	1/07	6G018-02	2
Title: SITE PLAN AND GROUNDWATER CONTOUR MAP	**Approved By:** F.P.	**Project No.:** 575-6G018		

TABLES

TABLE 1

GROUNDWATER ANALYTICAL RESULTS
PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

Sample I.D.	Date	TOC Elevation (feet msl)	Depth To Groundwater (feet)	Groundwater Elevation (feet msl)	TPH-G	MTBE	Benzene	Toluene	Ethyl-benzene	Total Xylenes
MW-1	12/31/2002	37.59	13.62	23.97	**48,000 (*4,800)**	<0.5	**1,030**	**2,380**	**1,690**	**9,220**
	9/22/2006	37.59	13.33	24.26	**44,000**	<1.0	**870**	**720**	**2,200**	**9,700**
	12/21/2006	37.59	13.94	23.65	**17,000**	**3.9**	**240**	**180**	**980**	**5,000**
MW-2	12/31/2002	37.12	13.38	23.74	**1,670**	<0.5	**1,030**	**11**	**23.1**	**16.4**
	9/22/2006	37.12	13.25	23.87	**1,800**	<1.0	**53**	**1.4**	**14**	**7.5**
	12/21/2006	37.12	13.89	23.23	NS	NS	NS	NS	NS	NS
MW-3	12/31/2002	37.01	13.29	23.72	<50	<0.5	<0.5	<0.5	<0.5	<1.0
	9/22/2006	37.01	13.14	23.87	<50	<1.0	<0.5	<0.5	<0.5	<1.5
	12/21/2006	37.01	---	---	NS	NS	NS	NS	NS	NS
MW-4	12/31/2002	37.09	13.45	23.64	<50	<0.5	<0.5	<0.5	<0.5	<1.0
	9/22/2006	37.09	13.40	23.69	<50	<1.0	<0.5	<0.5	<0.5	<1.5
	12/21/2006	37.09	13.86	23.23	<50	<1.0	<0.5	<0.5	<0.5	<1.5

NOTES:

All concentrations are reported in ug/l (micrograms per liter).
* = Reported laboratory result of 4,800 ug/l appears to have been incorrect, based on BTEX concentrations and subsequent TPH-G result.
"Less than" symbol indicates not detected above laboratory detection limit indicated.
--- = No data available

TPH-G = Total Petroleum Hydrocarbons as Gasoline
MTBE = Methyl Tertiary Butyl Ether
TOC = Top of casing
NS = Well not sampled.

APPENDIX A

GROUNDWATER PURGE LOGS

FLUID MEASUREMENT FIELD DATA

SHEET: 1 OF 1

DATE: 12-21-06 | PROJECT NAME: Palace Garage | PROJECT NO: 525-66018

WATER LEVEL MEASUREMENT INSTRUMENT: Solinst | SERIAL NO:

PRODUCT DETECTION INSTRUMENT: | SERIAL NO:

EQUIP. DECON: ☐ ALCONOX WASH ☐ DIST/DEION 1 RINSE ☐ ISOPROPANOL ☐ ANALYTE FREE FINAL RINSE ☐ TAP WATER FINAL RINSE

☐ TAP WATER WASH ☐ LIQUINOX WASH ☐ DIST/DEION 2 RINSE ☐ OTHER SOLVENT ☐ DIST/DEION FINAL RINSE ☐ AIR DRY

WELL NUMBER	GROUND SURFACE ELEVATION	TOP OF CASING ELEVATION	DEPTH TO PRODUCT BELOW TOC	DEPTH TO WATER BELOW TOC	WELL DEPTH BELOW TOC.	PRODUCT THICKNESS	WATER TABLE ELEVATION	ACTUAL TIME
MW-1				13.94	24.00			12:53
MW-2				13.89	24.00			12:47
MW-3					24.00			
MW-4				13.86	22.50			12:37

REMEMBER TO CORRECT PRODUCT THICKNESS FOR DENSITY BEFORE CALCULATING WATER TABLE ELEVATION

PREPARED BY: MG

WELL PURGING AND SAMPLING DATA

WELL NO: MW-B1

DATE: 12-21-06 | PROJECT NAME: Palace Garage | PROJECT NO: GG018

WEATHER CONDITIONS: Rain

WELL DIAMETER (IN.) ☐ 1 ☒ 2 ☐ 4 ☐ 6 ☐ OTHER _____

SAMPLE TYPE: ☒ GROUNDWATER ☐ WASTEWATER ☐ SURFACE WATER ☐ OTHER

WELL DEPTH (TOC) 24 FT. | DEPTH TO WATER BEFORE PURGING (TOC) 13.94 FT.

LENGTH OF WATER 10.06 FT. | CALCULATED ONE WELL VOLUME[1]: 1.7 GAL.

PURGING DEVICE: ☐ DEDICATED ☒ DISPOSABLE ☐ DECONTAMINATED

SAMPLING DEVICE: ☐ DEDICATED ☒ DISPOSABLE ☐ DECONTAMINATED

EQUIP. DECON. ☐ TAP WATER WASH ☐ ISOPROPANOL ☐ ANALYTE FREE FINAL RINSE
☐ ALCONOX WASH ☒ DIST/DEION 1 RINSE ☐ OTHER SOLVENT ☐ DIST/DEION FINAL RINSE
☐ LIQUINOX WASH ☐ DIST/DEION 2 RINSE ☐ TAP WATER FINAL RINSE ☐ AIR DRY

CONTAINER PRESERVATION: ☐ LAB PRESERVED ☐ FIELD PRESERVED

WATER ANALYZER MODEL & SERIAL NO:

ACTUAL TIME (MIN)	CUMUL VOLUME PURGED (GAL)	TEMP ☐ °F ☒ °C	SPECIFIC CONDUCT.	pH	DISS. OXYGEN	TURBIDITY (NTUs)	WATER APPEAR CL=CLEAR CO=CLOUDY TU=TURBID	REMARKS (EVIDENT ODOR, COLOR, PID)
14:10	INITIAL	15.8	858	8.8			CL	
14:16	2	10.0	871	8.7			CL	
14:19	4	12.2	883	8.7			CL	
14:25	6	13.2	883	8.8			CL	

DEPTH TO WATER AFTER PURGING (TOC) _____ FT. | SAMPLE FILTERED ☐ YES ☐ NO SIZE _____

NOTES:

SAMPLE TIME: 14:25 ID# MW-B1

DUPLICATE ☐ TIME: ID#:

EQUIP. BLANK: ☐ TIME: ID#:

PREPARED BY:

[1] A 1 FOOT LENGTH OF WATER = 0.05 GAL IN 1" DIA. PIPE 0.17 GAL IN 2" DIA PIPE 0.65 GAL IN 4" DIA PIPE 1.5 GAL IN 6" DIA PIPE

WELL PURGING AND SAMPLING DATA

WELL NO: MW-4

DATE: 12-21-06 | PROJECT NAME: Palace Garage | PROJECT NO: 66018

WEATHER CONDITIONS:

WELL DIAMETER (IN.) ☒ 1 ☐ 2 ☐ 4 ☐ 6 ☐ OTHER _____

SAMPLE TYPE: ☒ GROUNDWATER ☐ WASTEWATER ☐ SURFACE WATER ☐ OTHER

WELL DEPTH (TOC) 22.5 FT. | DEPTH TO WATER BEFORE PURGING (TOC) 13.86 FT.

LENGTH OF WATER 8.64 FT. | CALCULATED ONE WELL VOLUME[1]: 0.43 GAL.

PURGING DEVICE: ☐ DEDICATED ☒ DISPOSABLE ☐ DECONTAMINATED

SAMPLING DEVICE: ☐ DEDICATED ☒ DISPOSABLE ☐ DECONTAMINATED

EQUIP. DECON. ☐ TAP WATER WASH ☐ ISOPROPANOL ☐ ANALYTE FREE FINAL RINSE
☐ ALCONOX WASH ☒ DIST/DEION 1 RINSE ☐ OTHER SOLVENT ☐ DIST/DEION FINAL RINSE
☐ LIQUINOX WASH ☐ DIST/DEION 2 RINSE ☐ TAP WATER FINAL RINSE ☐ AIR DRY

CONTAINER PRESERVATION: ☒ LAB PRESERVED ☐ FIELD PRESERVED

WATER ANALYZER MODEL & SERIAL NO:

ACTUAL TIME (MIN)	CUMUL VOLUME PURGED (GAL)	TEMP ☐ °F ☒ °C	SPECIFIC CONDUCT.	pH	DISS. OXYGEN	TURBIDITY (NTUs)	WATER APPEAR CL=CLEAR CO=CLOUDY TU=TURBID	REMARKS (EVIDENT ODOR, COLOR, PID)
13:02	INITIAL	16	686	9.21			TU	
13:32	0.5	17.1	830	8.96			TU	
	D							
	D							

DEPTH TO WATER AFTER PURGING (TOC) FT. | SAMPLE FILTERED ☐ YES ☐ NO SIZE _____

NOTES:

SAMPLE TIME: 13:46 ID# MW-4

DUPLICATE ☐ TIME: ID#:

EQUIP. BLANK: ☐ TIME: ID#:

PREPARED BY:

[1] A 1 FOOT LENGTH OF WATER = 0.05 GAL IN 1" DIA. PIPE 0.17 GAL IN 2" DIA PIPE 0.65 GAL IN 4" DIA PIPE 1.5 GAL IN 6" DIA PIPE

APPENDIX B

LABORATORY REPORTS AND CHAIN-OF-CUSTODY FORMS

SunStar Laboratories, Inc.

28 December 2006

Frank Poss
PSI -- Oakland
4703 Tidewater Ave Ste B
Oakland, CA 94601

RE: Palace Garage

Enclosed are the results of analyses for samples received by the laboratory on 12/22/06 08:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

3002 Dow Avenue, Suite 212, Tustin, CA 92780 Phone (714) 505-4010 Fax (714) 505-4028

PSI -- Oakland 4703 Tidewater Ave Ste B Oakland CA, 94601	Project: Palace Garage Project Number: 575-6G018 Project Manager: Frank Poss	**Reported:** 12/28/06 15:50

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T601759-01	Water	12/21/06 14:25	12/22/06 08:30
MW-4	T601759-02	Water	12/21/06 13:46	12/22/06 08:30

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

MW-1
T601759-01 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Purgeable Petroleum Hydrocarbons by EPA 8015m									
C6-C12 (GRO)	**17000**	1200	ug/l	25	6122210	12/22/06	12/26/06	EPA 8015m	
Surrogate: 4-Bromofluorobenzene		*97.0 %*		*65-135*		"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	1.0	ug/l	1	6122209	12/22/06	12/26/06	EPA 8260B	
Bromochloromethane	ND	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.0	"	"	"	"	"	"	
Bromoform	ND	1.0	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	**31**	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	1.0	"	"	"	"	"	"	
Chloroethane	ND	1.0	"	"	"	"	"	"	
Chloroform	ND	1.0	"	"	"	"	"	"	
Chloromethane	ND	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	"	"	"	"	"	"	
Dibromomethane	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	**2.0**	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Isopropylbenzene	**33**	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	**2.0**	1.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

MW-1
T601759-01 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Methylene chloride	ND	1.0	ug/l	1	6122209	12/22/06	12/26/06	EPA 8260B	
Naphthalene	**190**	1.0	"	"	"	"	"	"	
n-Propylbenzene	**65**	1.0	"	"	"	"	"	"	
Styrene	**2.6**	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
Tetrachloroethene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	"	"	"	"	"	"	
Trichloroethene	ND	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	**120**	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	**720**	5.0	"	5	"	"	12/27/06	"	
Vinyl chloride	ND	0.50	"	1	"	"	12/26/06	"	
Benzene	**240**	0.50	"	"	"	"	"	"	
Toluene	**180**	0.50	"	"	"	"	"	"	
Ethylbenzene	**980**	2.5	"	5	"	"	12/27/06	"	
m,p-Xylene	**3400**	5.0	"	"	"	"	"	"	
o-Xylene	**1600**	2.5	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	1	"	"	12/26/06	"	
Tert-butyl alcohol	ND	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	**3.9**	1.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*98.5 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*114 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*107 %*	*78.6-135*		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

MW-4
T601759-02 (Water)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Purgeable Petroleum Hydrocarbons by EPA 8015m									
C6-C12 (GRO)	ND	50	ug/l	1	6122210	12/22/06	12/26/06	EPA 8015m	
Surrogate: 4-Bromofluorobenzene		*104 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	1.0	ug/l	1	6122209	12/22/06	12/26/06	EPA 8260B	
Bromochloromethane	ND	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.0	"	"	"	"	"	"	
Bromoform	ND	1.0	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	1.0	"	"	"	"	"	"	
Chloroethane	ND	1.0	"	"	"	"	"	"	
Chloroform	ND	1.0	"	"	"	"	"	"	
Chloromethane	ND	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	"	"	"	"	"	"	
Dibromomethane	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	1.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

MW-4
T601759-02 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Volatile Organic Compounds by EPA Method 8260B									
Methylene chloride	ND	1.0	ug/l	1	6122209	12/22/06	12/26/06	EPA 8260B	
Naphthalene	ND	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.0	"	"	"	"	"	"	
Styrene	ND	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
Tetrachloroethene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	"	"	"	"	"	"	
Trichloroethene	ND	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	0.50	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	1.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*88.8-117*	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*	*83.5-119*	"	"	"	"	"	
Surrogate: Dibromofluoromethane		*106 %*	*78.6-135*	"	"	"	"	"	

PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

Purgeable Petroleum Hydrocarbons by EPA 8015m - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6122210 - EPA 5030 GC										
Blank (6122210-BLK1)				Prepared: 12/22/06 Analyzed: 12/26/06						
Surrogate: 4-Bromofluorobenzene	*49.1*		*ug/l*	*50.0*		*98.2*	*65-135*			
C6-C12 (GRO)	ND	50	"							
LCS (6122210-BS1)				Prepared: 12/22/06 Analyzed: 12/26/06						
Surrogate: 4-Bromofluorobenzene	*50.9*		*ug/l*	*50.0*		*102*	*65-135*			
C6-C12 (GRO)	5740	50	"	5500		104	75-125			
Matrix Spike (6122210-MS1)	**Source: T601759-02**			Prepared: 12/22/06 Analyzed: 12/26/06						
Surrogate: 4-Bromofluorobenzene	*54.8*		*ug/l*	*50.0*		*110*	*65-135*			
C6-C12 (GRO)	5630	50	"	5500	ND	102	65-135			
Matrix Spike Dup (6122210-MSD1)	**Source: T601759-02**			Prepared: 12/22/06 Analyzed: 12/26/06						
Surrogate: 4-Bromofluorobenzene	*55.0*		*ug/l*	*50.0*		*110*	*65-135*			
C6-C12 (GRO)	5810	50	"	5500	ND	106	65-135	3.15	20	

PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6122209 - EPA 5030 GCMS										
Blank (6122209-BLK1)				Prepared: 12/22/06 Analyzed: 12/26/06						
Surrogate: Toluene-d8	*41.6*		*ug/l*	*40.0*		*104*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*42.6*		*"*	*40.0*		*106*	*83.5-119*			
Surrogate: Dibromofluoromethane	*43.0*		*"*	*40.0*		*108*	*78.6-135*			
Bromobenzene	ND	1.0	"							
Bromochloromethane	ND	1.0	"							
Bromodichloromethane	ND	1.0	"							
Bromoform	ND	1.0	"							
Bromomethane	ND	1.0	"							
n-Butylbenzene	ND	1.0	"							
sec-Butylbenzene	ND	1.0	"							
tert-Butylbenzene	ND	1.0	"							
Carbon tetrachloride	ND	0.50	"							
Chlorobenzene	ND	1.0	"							
Chloroethane	ND	1.0	"							
Chloroform	ND	1.0	"							
Chloromethane	ND	1.0	"							
2-Chlorotoluene	ND	1.0	"							
4-Chlorotoluene	ND	1.0	"							
Dibromochloromethane	ND	1.0	"							
1,2-Dibromo-3-chloropropane	ND	1.0	"							
1,2-Dibromoethane (EDB)	ND	1.0	"							
Dibromomethane	ND	1.0	"							
1,2-Dichlorobenzene	ND	1.0	"							
1,3-Dichlorobenzene	ND	1.0	"							
1,4-Dichlorobenzene	ND	1.0	"							
Dichlorodifluoromethane	ND	0.50	"							
1,1-Dichloroethane	ND	1.0	"							
1,2-Dichloroethane	ND	0.50	"							
1,1-Dichloroethene	ND	1.0	"							
cis-1,2-Dichloroethene	ND	1.0	"							
trans-1,2-Dichloroethene	ND	1.0	"							
1,2-Dichloropropane	ND	1.0	"							
1,3-Dichloropropane	ND	1.0	"							
2,2-Dichloropropane	ND	1.0	"							
1,1-Dichloropropene	ND	1.0	"							
cis-1,3-Dichloropropene	ND	0.50	"							
trans-1,3-Dichloropropene	ND	0.50	"							
Hexachlorobutadiene	ND	1.0	"							
Isopropylbenzene	ND	1.0	"							
p-Isopropyltoluene	ND	1.0	"							
Methylene chloride	ND	1.0	"							

SunStar Laboratories, Inc.

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PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6122209 - EPA 5030 GCMS										
Blank (6122209-BLK1)				Prepared: 12/22/06 Analyzed: 12/26/06						
Naphthalene	ND	1.0	ug/l							
n-Propylbenzene	ND	1.0	"							
Styrene	ND	1.0	"							
1,1,2,2-Tetrachloroethane	ND	1.0	"							
1,1,1,2-Tetrachloroethane	ND	1.0	"							
Tetrachloroethene	ND	1.0	"							
1,2,3-Trichlorobenzene	ND	1.0	"							
1,2,4-Trichlorobenzene	ND	1.0	"							
1,1,2-Trichloroethane	ND	1.0	"							
1,1,1-Trichloroethane	ND	1.0	"							
Trichloroethene	ND	1.0	"							
Trichlorofluoromethane	ND	1.0	"							
1,2,3-Trichloropropane	ND	1.0	"							
1,3,5-Trimethylbenzene	ND	1.0	"							
1,2,4-Trimethylbenzene	ND	1.0	"							
Vinyl chloride	ND	0.50	"							
Benzene	ND	0.50	"							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	10	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
Methyl tert-butyl ether	ND	1.0	"							
LCS (6122209-BS1)				Prepared: 12/22/06 Analyzed: 12/27/06						
Surrogate: Toluene-d8	*39.3*		*ug/l*	*40.0*		*98.2*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*41.6*		*"*	*40.0*		*104*	*83.5-119*			
Surrogate: Dibromofluoromethane	*44.3*		*"*	*40.0*		*111*	*78.6-135*			
Chlorobenzene	95.2	1.0	"	100		95.2	75-125			
1,1-Dichloroethene	100	1.0	"	100		100	75-125			
Trichloroethene	82.6	1.0	"	100		82.6	75-125			
Benzene	87.5	0.50	"	100		87.5	75-125			
Toluene	91.3	0.50	"	100		91.3	75-125			

SunStar Laboratories, Inc.

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PSI -- Oakland	Project: Palace Garage	
4703 Tidewater Ave Ste B	Project Number: 575-6G018	**Reported:**
Oakland CA, 94601	Project Manager: Frank Poss	12/28/06 15:50

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 6122209 - EPA 5030 GCMS										
Matrix Spike (6122209-MS1)	**Source: T601759-02**			Prepared: 12/22/06 Analyzed: 12/27/06						
Surrogate: Toluene-d8	*40.6*		*ug/l*	*40.0*		*102*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*42.9*		*"*	*40.0*		*107*	*83.5-119*			
Surrogate: Dibromofluoromethane	*44.2*		*"*	*40.0*		*110*	*78.6-135*			
Chlorobenzene	116	1.0	"	100	ND	116	75-125			
1,1-Dichloroethene	115	1.0	"	100	ND	115	75-125			
Trichloroethene	97.9	1.0	"	100	ND	97.9	75-125			
Benzene	105	0.50	"	100	ND	105	75-125			
Toluene	106	0.50	"	100	ND	106	75-125			
Matrix Spike Dup (6122209-MSD1)	**Source: T601759-02**			Prepared: 12/22/06 Analyzed: 12/27/06						
Surrogate: Toluene-d8	*40.6*		*ug/l*	*40.0*		*102*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*44.2*		*"*	*40.0*		*110*	*83.5-119*			
Surrogate: Dibromofluoromethane	*40.6*		*"*	*40.0*		*102*	*78.6-135*			
Chlorobenzene	83.2	1.0	"	100	ND	83.2	75-125	32.9	20	QR-02
1,1-Dichloroethene	75.0	1.0	"	100	ND	75.0	75-125	42.1	20	QR-02
Trichloroethene	70.4	1.0	"	100	ND	70.4	75-125	32.7	20	QM-07, QR-02
Benzene	77.3	0.50	"	100	ND	77.3	75-125	30.4	20	QR-02
Toluene	77.8	0.50	"	100	ND	77.8	75-125	30.7	20	QR-02

SunStar Laboratories, Inc.

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Notes and Definitions

QR-02	The RPD result exceeded the QC control limits; however, both percent recoveries were acceptable. Sample results for the QC batch were accepted based on percent recoveries and completeness of QC data.
QM-07	The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

T601758

SunStar Laboratories, Inc.
3002 Dow Ave., Ste. 212
Tustin, CA 92780
714-505-4010

Chain of Custody Record

Client: PSI
Address: 4703 Tidewater Ave Ste B Oakland, CA
Phone: 510-434-9200 Fax: 510-434-7676
Project Manager: Frank Poss

Date: 12/21/06 Page: 1 Of 1
Project Name: Peace Garage
Collector: M. G Client Project #: 515.0018
Batch #: EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals					Laboratory ID #	Comments/Preservative	Total # of containers
MW-1	12/21/06	14:25	Water	VOAS		X				X									HCL	4
MW-4	12/21/06	13:46	Water	VOAS		X				X									↓	4

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
Micheal Gardiner	12/21/06 17:30	GSO Airbill # 103946354	
GSO		[signature]	12/22/06 8:30

Total # of containers: 8
Chain of Custody seals Y/N/NA: (N)
Seals intact? Y/N/NA:
Received good condition/cold: IOL

Turn around time: Standard

Notes

Sample disposal Instructions: Disposal @ $2.00 each ___ Return to client ___ Pickup ___