



November 25, 2009

Mr. Mark Detterman
Alameda County Environmental Health
1000 San Leandro Blvd., Suite 300
San Leandro, CA 94577

RECEIVED

9:21 am, Nov 30, 2009

Alameda County
Environmental Health

**Subject: Fourth Quarter 2009 Groundwater Monitoring Report
Palace Garage
14336 Washington Avenue
San Leandro, California
ACEH Case No. RO0000208
SFRWQCB LUFT Case No. 01-1133**

Dear Mr. Detterman:

On behalf of Kerry & Associates, Closure Solutions, Incorporated (Closure Solutions) has prepared this *Fourth Quarter 2009 Groundwater Monitoring Report* (Report) for the Palace Garage facility (the Site), located at 14336 Washington Avenue, in San Leandro, California (Figure 1).

1.0 SITE BACKGROUND SUMMARY

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 primary groundwater flow direction is toward the southwest.

In December 2002, Professional Service Industries, Inc. (PSI) conducted a soil and groundwater investigation to evaluate 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 (bgs). Boring B-16 was converted into monitoring well MW-4. Concentrations of total petroleum hydrocarbons as gasoline (TPHg) 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 and soil borings are presented in Figure 2.

Closure Solutions conducted a Sensitive Receptor Survey to identify all water supply wells and sensitive receptors within a 2,000-foot radius of the Site. The closest water supply wells are two industrial wells approximately 450 feet northwest (cross-gradient) of the Site. The closest domestic well is approximately 1,500 feet southeast (cross-gradient) of the Site. The closest

down-gradient well is an irrigation well approximately 1,400 feet southwest of the Site. No surface water bodies were identified within a 2,000 foot radius of the Site. Results of the Sensitive Receptor Survey are presented in the *Sensitive Receptor Survey* report dated August 27, 2008.

Closure Solutions prepared and submitted a *Site Conceptual Model* (SCM) dated September 30, 2008 for the Site. The preparation of the SCM was requested by Alameda County Environmental Health (ACEH) in their letter dated September 2, 2008.

In an email dated June 12, 2009 Mr. Steve Plunkett with the ACEH approved the reduction of groundwater monitoring to a Semi-annual basis conducted in second and fourth quarters. Mr. Plunkett also approved the recommendation to eliminate the fuel oxygenates from the suite of laboratory analytes.

On October 15, 2009 Closure Solutions discussed the Site status with ACEH. Data gaps presented in the SCM and other information that ACEH would require for site closure was identified. Closure Solutions submitted the *Soil Vapor Probe and Additional Assessment Work Plan* on November 13, 2009 to address the work necessary to move the site toward closure.

2.0 WORK PERFORMED AND WORK PROPOSED

Following is a summary of work performed this quarter and work proposed for next quarter:

WORK PERFORMED THIS QUARTER:

1. Performed quarterly groundwater monitoring event on November 3, 2009
2. Submitted *Soil Vapor Probe and Additional Assessment Work Plan* on November 13, 2009
3. Prepared and submitted *Fourth Quarter 2009 Groundwater Monitoring Report*

WORK PROPOSED FOR NEXT QUARTER:

1. Implement *Soil Vapor Probe and Additional Assessment Work Plan*

3.0 DISCUSSION OF RECENT ACTIVITIES

Closure Solutions performed this quarter's groundwater monitoring and sampling event at the Site on November 3, 2009. Gauging, purging and sampling were conducted in accordance with Closure Solution's Standard Operating Procedures (included in Attachment A). The collected groundwater samples and a trip blank sample were submitted to SunStar Laboratories for laboratory analysis under Chain-of-Custody protocols. The samples were analyzed for TPHg and benzene, toluene, ethylbenzene and total xylenes (BTEX) by EPA Method 8260B.

Following is a summary of the current status of the environmental program at the site:

Current Phase of Project:	Monitoring
Groundwater Monitoring & Sampling:	Semi-Annual: MW-1 through MW-4
Is Free Product (FP) Present On-Site:	No
Current Remediation Techniques:	Natural Attenuation

Following is a summary of this quarter's field and analytical data:

Average Depth to Groundwater (in feet bgs):	15.91
Groundwater Elevation (in feet above mean sea level)	21.06 (MW-4) to 21.61 (MW-1)
Groundwater Gradient (direction):	Southwest
Groundwater Gradient (magnitude):	0.003 ft/ft
TPHg detected concentrations:	75 µg/L (MW-1) to 220 µg/L (MW-2)
Benzene detected concentrations:	6.0 µg/L (MW-1) to 22 µg/L (MW-2)
Toluene detected concentrations:	0.55 µg/L (MW-2) to 0.70 µg/L (MW-1)
Ethyl-benzene detected concentrations:	9.4 µg/L (MW-2) to 12 µg/L (MW-1)
Xylenes detected concentrations:	5.05 µg/L (MW-2) to 40.5 µg/L (MW-1)

Laboratory procedures, chain of custody records, and the certified analytical reports are included as Attachment B. Groundwater elevation and analytical data are summarized on Tables 1 and 2.

Purge water generated during the monitoring and sampling event was disposed of at the licensed Rio Vista, California hazardous waste treatment facility operated by Instrat, Inc.

4.0 CONCLUSIONS AND RECOMMENDATIONS

In accordance with directive received by the ACEH Closure Solutions will continue the Site groundwater monitoring and sampling on a semi-annual basis during the second and fourth quarters. Upon receipt of ACEH approval Closure Solutions will begin activities necessary to implement the *Soil Vapor Probe and Additional Assessment Work Plan*.

We appreciate the opportunity to present this document and trust that it meets with your approval. If you have any questions or concerns, please contact Kathleen Waldo at (916) 760-7025 or at kwaldo@closureolutions.com.

Sincerely,

Closure Solutions, Inc.



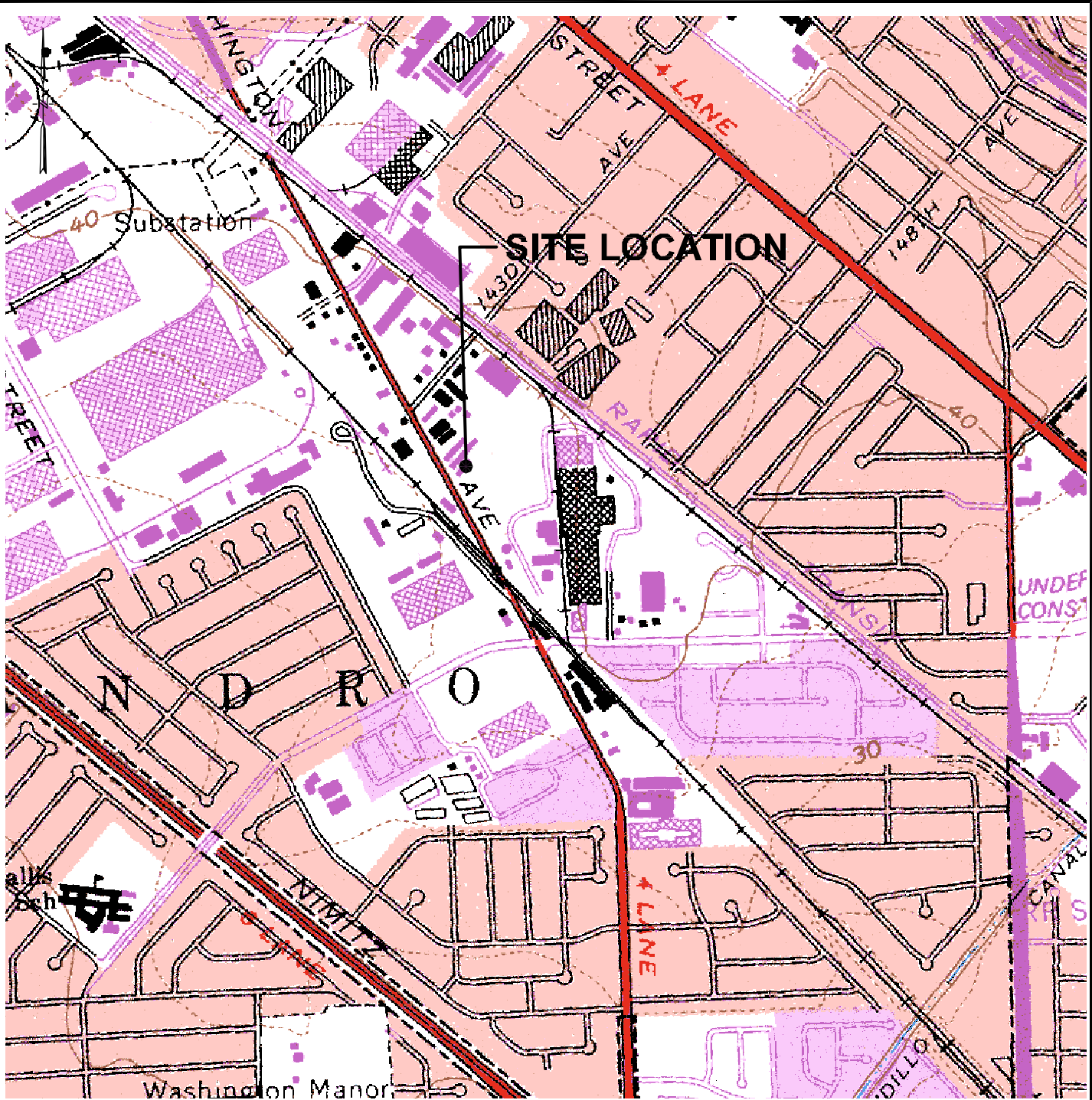
Roger Hoffmore, P.G.
Senior Geologist



ATTACHMENTS:

- | | |
|--------------|--|
| Figure 1 | Site Location Map |
| Figure 2 | Groundwater Monitoring & Sampling Results – Groundwater Contour Map – November 3, 2009 |
| Table 1 | Groundwater Elevation and Analytical Data |
| Table 2 | Fuel Oxygenate & Lead Scavenger Analytical Data |
| Attachment A | Field Procedures and Field Data Sheets |
| Attachment B | Laboratory Procedures, Certified Analytical Reports and Chain-of-Custody Records |

cc: Mr. Jeff Kerry, Kerry & Associates



20090709.13201522 D:\Client Drawings\Closure\palace_garage\palace_garage VICINITY MAP.dwg

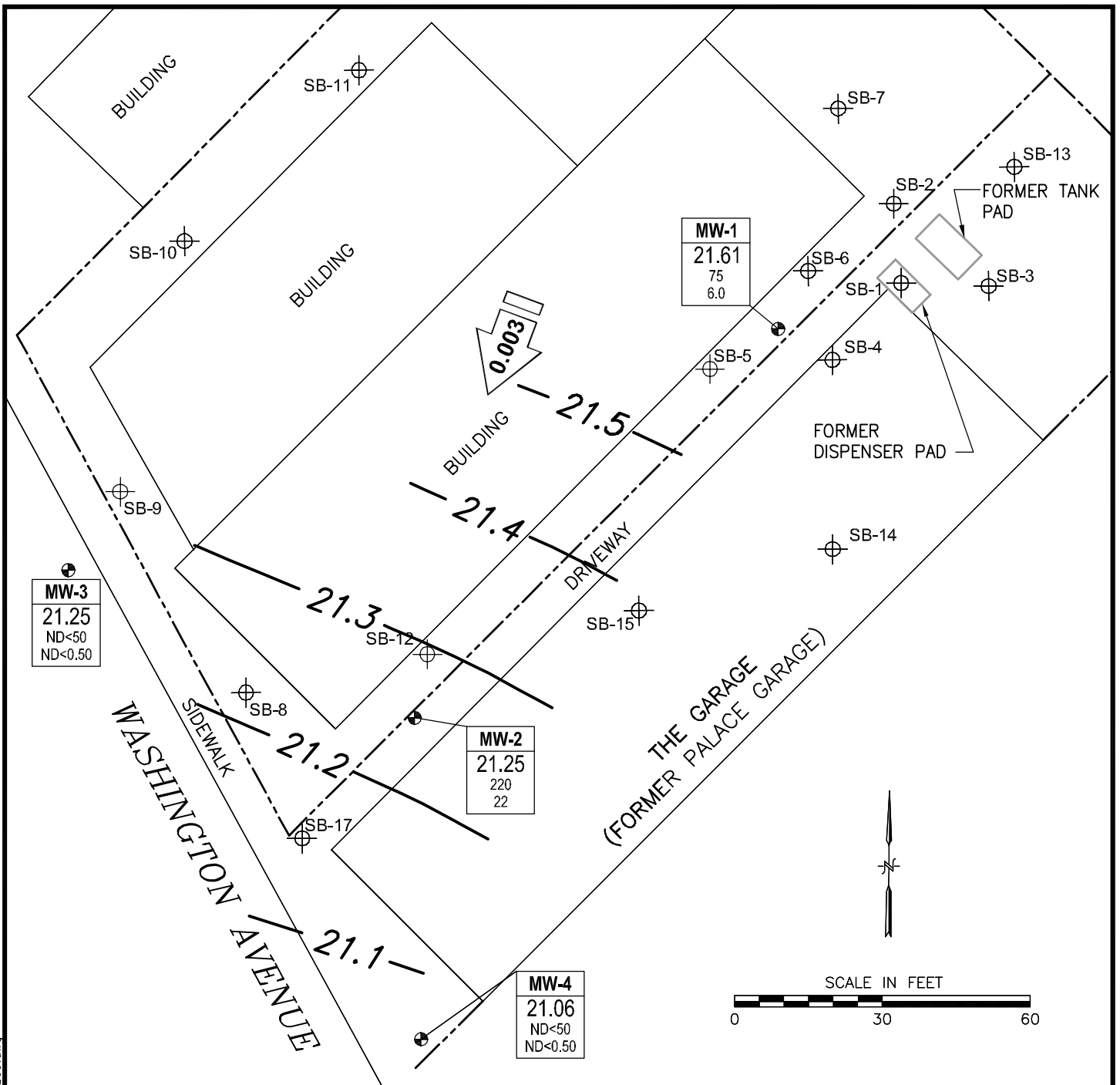
REFERENCE:
 USGS 7.5 MIN QUAD MAP TITLED: SAN LEANDRO, CALIFORNIA DATED: 1959 REV: 1980

FIGURE 1 SITE LOCATION MAP

PALACE GARAGE
 14336 WASHINGTON AVENUE
 SAN LEANDRO, CALIFORNIA



1243 Oak Knoll Drive • Concord
 California • 94521
 Phone: (925) 429-5555 • Fax: (925) 459-5602



LEGEND:

- GROUNDWATER MONITORING WELL
- SOIL BORING
- | |
|------|
| WELL |
| ELEV |
| TPHg |
| BENZ |

 WELL DESIGNATION
- | |
|------|
| ELEV |
| TPHg |
| BENZ |

 GROUNDWATER ELEVATION (FT ABOVE MSL)
- | |
|------|
| ELEV |
| TPHg |
| BENZ |

 TPHg AND BENZENE CONCENTRATIONS ($\mu\text{g/L}$)
- < NOT DETECTED AT OR ABOVE LABORATORY REPORTING LIMITS
- 21.5 GROUNDWATER ELEVATION CONTOURS (FEET ABOVE MEAN SEA LEVEL [MSL])
- 0.003 GROUNDWATER FLOW DIRECTION AND GRADIENT (FT/FT)

NOTES:

1. BASEMAP SOURCE: MORROW SURVEYING, 2/05/03

FIGURE 2

FOURTH QUARTER 2009
GROUNDWATER MONITORING
& SAMPLING RESULTS

**GROUNDWATER CONTOUR MAP
NOVEMBER 3, 2009**

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA



CLOSURE SOLUTIONS, INC.

1243 Oak Knoll Drive • Concord
California • 94521

Phone: (925) 429-5555 • Fax: (925) 459-5602

Table 1
Groundwater Elevation and Analytical Data

Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	LAB
MW-1	12/31/02	37.59	13.62	23.97	48,000	1,030	2,380	1,690	9,220	---
	9/22/06		13.33	24.26	44,000	870	2,200	720	9,700	---
	12/21/06		13.94	23.65	17,000	240	980	180	5,000	---
	3/29/07		13.71	23.88	2,000	30	85	23	550	---
	9/27/07		15.53	22.06	540	14	3.9	44	87	KIFF
	12/20/07		15.69	21.90	280	4.3	1.3	15	37	KIFF
	2/21/08		13.72	23.87	19,000	300	150	1,100	4,900	KIFF
	5/15/08		14.60	22.99	7,200	140	50	370	2,040	KIFF
	8/7/08		15.62	21.97	820	13	3.1	44	100	KIFF
	11/13/08		16.14	21.45	670	10	2.1	31	110	KIFF
	6/19/09		15.15	22.44	1,490	85.8	13.4	164	310	Accutest
11/3/09	15.98	21.61	75	6.0	0.70	12	40.5	SunStar		
MW-2	12/31/02	37.12	13.38	23.74	1,670	1,030	11.00	23	16.4	---
	9/22/06		13.25	23.87	1,800	53	1.40	14	7.5	---
	12/21/06		13.89	23.23	--	--	--	--	--	---
	3/29/07		13.57	23.55	2,100	51	1.30	--	4.5	---
	9/27/07		15-37	21.75	1,600	58	0.99	12	3.7	KIFF
	12/20/07		15.40	21.72	1,500	63	1.1	16	4.9	KIFF
	2/21/08		13.60	23.52	710	23	ND<0.50	6.2	1.1	KIFF
	5/15/08		14.47	22.65	1,600	84	1.4	28	9.8	KIFF
	8/7/08		15.48	21.64	2,100	86	1.6	22	9.0	KIFF
	11/13/08		15.99	21.13	2,300	46	1.1	15	4.5	KIFF
	6/19/09		15.03	22.09	931	60.1	ND<2.0	30	3.1	Accutest
11/3/09	15.87	21.25	220	22	0.55	9.4	5.05	SunStar		

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San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	LAB
MW-3	12/31/02	37.01	13.29	23.72	<50	<0.5	<0.5	<0.5	<1.0	---
	9/22/06		13.14	23.87	<50	<0.5	<0.5	<0.5	<1.5	---
	12/21/06		--	--	--	--	--	--	--	---
	3/29/07		13.47	23.54	<50	<0.5	<0.5	<0.5	<1.5	---
	9/27/07		15.29	21.72	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	12/20/07		15.30	21.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	2/21/08		---	---	---	---	---	---	---	---
	5/15/08		14.35	22.66	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	KIFF
	8/7/08		15.39	21.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	11/13/08		15.90	21.11	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	6/19/09		14.94	22.07	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	Accutest
	11/3/09		15.76	21.25	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	SunStar
MW-4	12/31/02	37.09	13.45	23.64	<50	<0.5	<0.5	<0.5	<1.0	---
	9/22/06		13.40	23.69	<50	<0.5	<0.5	<0.5	<1.5	---
	12/21/06		13.86	23.23	<50	<0.5	<0.5	<0.5	<1.5	---
	3/29/07		13.69	23.40	<50	<0.5	<0.5	<0.5	<1.5	---
	9/27/07		15.48	21.61	ND<50	1.5	ND<0.50	0.71	0.74	KIFF
	12/20/07		15.28	21.81	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	2/21/08		13.56	23.53	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	KIFF
	5/15/08		14.58	22.51	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	KIFF
	8/7/08		15.57	21.52	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	11/13/08		16.09	21.00	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	6/19/09		15.15	21.94	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	Accutest
	11/3/09		16.03	21.06	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	SunStar

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Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	LAB
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ABBREVIATIONS:

- TPHg Total Petroleum Hydrocarbons as Gasoline
- B Benzene
- T Toluene
- E Ethylbenzene
- X Total xylenes
- µg/L Micrograms per liter (parts per billion [ppb])
- Not analyzed/measured/applicable
- ND< Not detected at or above specified laboratory reporting limit
- MSL Mean Sea Level
- Accutest Accutest Laboratories, Santa Clara, Ca
- KIFF Kiff Analytical LLC, Davis, Ca
- SunStar SunStar Laboratoies, Inc., Lake Forest, Ca
- Bold** Detection during latest sampling event

LIMITATIONS: Background information, including but not limited to previous field measurements, analytical results, Site plans, and other data have been obtained from previous consultants, and/or third parties, in the preparation of this report. Closure Solutions has relied on this information as furnished. Closure Solutions is not responsible for, nor has it confirmed the accuracy of data collected or generated by others.

Table 2
Fuel Oxygenate & Lead Scavenger Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	MTBE (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)
MW-1	12/31/02	<0.5	--	--	--	--	--	--
	9/22/06	<1.0	--	--	--	--	--	--
	12/21/06	3.9	--	--	--	--	--	--
	3/29/07	<1.0	--	--	--	--	--	--
	9/27/07	1.6	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/21/07	1.5	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/08	ND<7.0	ND<40	ND<7.0	ND<7.0	ND<7.0	ND<7.0	ND<7.0
	5/15/08	ND<2.5	ND<15	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
	8/7/08	1.0	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/08	1.1	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
MW-2	12/31/02	<0.5	--	--	--	--	--	--
	9/22/06	<1.0	--	--	--	--	--	--
	12/21/06	--	--	--	--	--	--	--
	3/29/07	1.10	--	--	--	--	--	--
	9/27/07	0.89	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/07	0.95	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	5/15/08	ND<0.90	ND<5.0	ND<0.90	ND<0.90	ND<0.90	ND<0.90	ND<0.90
	8/7/08	0.59	ND<5.0	ND<0.90	ND<0.90	ND<0.90	--	--
	11/13/08	0.53	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--

Table 2
Fuel Oxygenate & Lead Scavenger Analytical Data
Palace Garage
14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	MTBE (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)
MW-3	12/31/02	<0.5	--	--	--	--	--	--
	9/22/06	<1.0	--	--	--	--	--	--
	12/21/06	--	--	--	--	--	--	--
	3/29/07	<1.0	--	--	--	--	--	--
	9/27/07	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/07	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/08	--	--	--	--	--	--	--
	5/15/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	8/7/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
MW-4	12/31/02	<0.5	--	--	--	--	--	--
	9/22/06	<1.0	--	--	--	--	--	--
	12/21/06	<1.0	--	--	--	--	--	--
	3/29/07	<1.0	--	--	--	--	--	--
	9/27/07	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/07	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	5/15/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	8/7/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/08	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--

Table 2
Fuel Oxygenate & Lead Scavenger Analytical Data

Palace Garage
 14336 Washington Avenue
 San Leandro, California

Well ID	Date Sampled	MTBE (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)
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ABBREVIATIONS:

MTBE	Methyl Tertiary Butyl Ether
TBA	Tertiary Butyl Alcohol
DIPE	Diisopropyl Ether
ETBE	Ethyl Tertiary Butyl ether
TAME	Tertiary Amyl Methyl Ether
1,2-DCA	1,2-Dichloroethane
EDB	1,2-Dibromoethane
KIFF	Kiff Analytical LLC, Davis, Ca
Accutest	Accutest Laboratories, Santa Clara, Ca
µg/L	Micrograms per liter (parts per billion [ppb])
---	Not analyzed/measured/applicable
ND<	Not detected at or above specified laboratory reporting limit
Bold	Detection during latest sampling event

LIMITATIONS: Background information, including but not limited to previous field measurements, analytical results, Site plans, and other data have been obtained from previous consultants, and/or third parties, in the preparation of this report. Closure Solutions has relied on this information as furnished. Closure Solutions is not responsible for, nor has it confirmed the accuracy of data collected or generated by others.

Attachment A

Field Procedures and Field Data Sheets



Standard Operating Procedures: Basic Gauge, Purge, and Sample.

Routine Water Level Measurements

1. Confirm that water or debris will not enter the well box upon removal of the well box lid.
2. Remove the cover using the appropriate tools.
3. Inspect the wellhead for deficiencies and document accordingly.
4. Confirm that water or debris will not enter the well upon removal of the well cap.
5. Unlock and remove the well cap lock (if applicable). If lock is not functional cut it off.
6. Loosen and remove the well cap. CAUTION: DO NOT PLACE YOUR FACE OR HEAD DIRECTLY OVER WELLHEAD WHEN REMOVING THE WELL CAP. WELL CAP MAY BE UNDER PRESSURE AND/OR MAY RELEASE ACCUMULATED AND POTENTIALLY HARMFUL VAPORS.
7. Verify and identify survey point as written on S.O.W.
TOC: If survey point is listed as Top of Casing (TOC), look for the exact survey point in the form of a notch or mark on the top of the casing. If no mark is present, use the north side of the casing as the measuring point.
TOB: If survey point is listed as Top of Box (TOB), the measuring point will be established manually. Place the inverted well box lid halfway across the well box opening and directly over the casing. The lower edge of the inverted cover directly over the casing will be the measuring point.
8. Put new Nitrile gloves on your hands.
9. Slowly lower the decontaminated water level meter probe into the well until it signals contact with water with a tone and/or flashing a light.
10. Gently raise the probe tip slightly above the water and hold it there. Wait momentarily to see if the meter emits a tone, signaling rising water in the casing. Gently lower the probe tip slightly below the water. Wait momentarily to see if the meter stops emitting a tone, signaling dropping water in the casing. Continue process until water level stabilizes indicating that the well has equilibrated.
11. While holding the probe at first contact with water and the tape against the measuring point, note depth. Repeat twice to verify accuracy. Write down measurement on well gauging sheet under depth to water column.
12. Recover probe, replace and tighten well cap, replace lock (if applicable), replace well box cover and tighten hardware (if applicable).

Purging With a Bailer (Teflon or Disposable)

1. Attach bailer cord or string to bailer. Leave other end attached to spool.
2. Gently lower empty bailer into well until well bottom is reached.
3. Cut cord from spool. Tie a loop at end cord.
4. Gently raise full bailer out of well and clear of wellhead. Do not let the bailer or cord touch the ground.
5. Pour contents into graduated 5-gallon bucket or other graduated receptacle.
6. Repeat purging process.
7. Upon removal of first casing volume, fill clean parameter cup with purge water, empty the remainder of the purge water into the bucket, lower the bailer back into the

well and secure the cord on the Sampling Vehicle.

8. Use the water in the cup to collect and record parameter measurements.

9. Continue purging until second casing volume is removed.

10. Collect parameter measurements.

11. Continue purging until third casing volume is removed.

Purging With a Fixed Speed Electric Submersible Pump

1. Position thoroughly decontaminated pump over the top of the well.

2. Gently unreel and lower the pump to the well bottom.

3. Raise the pump to client specified location within screened interval. If no direction is given the pump inlet will be placed 5 feet above the bottom of the well.

4. Secure the hose reel.

5. Begin purging.

6. Verify pump rate with flow meter or graduated 5-gallon bucket.

7. Upon removal of first casing volume, fill clean parameter cup with water.

8. Use the water in the cup to collect and record parameter measurements.

9. Continue purging until second casing volume is removed.

10. Collect parameter measurements.

11. Continue purging until third casing volume is removed.

12. Upon completion of purging, gently recover the pump and secure the reel.

Sampling with a Bailer (Teflon or Disposable)

1. Put new Latex or Nitrile gloves on your hands.

2. Determine required bottle set.

3. Fill out sample labels completely and attach to bottles.

4. Arrange bottles in filling order and loosen caps (see Determine Collection Order below).

5. Attach bailer cord or string to bailer. Leave other end attached to spool.

6. Gently lower empty bailer into well until water is reached.

7. As bailer fills, cut cord from spool and tie end of cord to hand.

8. Gently raise full bailer out of well and clear of wellhead. Do not let the bailer or cord touch the ground. If a set of parameter measurements is required, go to step 9. If no additional measurements are required, go to step 11.

9. Fill a clean parameter cup, empty the remainder contained in the bailer into the sink, lower the bailer back into the well and secure the cord on the sampling vehicle. Use the water in the cup to collect and record parameter measurements.

10. Fill bailer again and carefully remove it from the well.

11. Slowly fill and cap sample bottles. Fill and cap volatile compounds first, then semivolatile, then inorganic (see following steps). Return to the well as needed for additional sample material.

12. Fill 40-milliliter vials for volatile compounds as follows: Slowly pour water down the inside on the vial. Carefully pour the last drops creating a convex or positive meniscus on the surface. Gently screw the cap on eliminating any air space in the vial. Turn the vial over, tap several times and check for trapped bubbles. If bubbles are present, repeat the process.

13. Fill 1 liter amber bottles for semi-volatile compounds as follows: Slowly pour water into the bottle. Leave approximately 1 inch of headspace in the bottle. Cap bottle.

14. Field filtering of inorganic samples using a disposable bailer is performed as follows:

Attach 0.45 micron filter to connector plug. Attach connector plug to bottom of full disposable bailer. Gravity feed water through the filter and into the sample bottle. If high turbidity level of water clogs filter, repeat process with new filter until bottle is filled. Leave headspace in the bottle. Cap bottle.

15. Bag samples and place in ice chest.

16. Note sample collection details on well data sheet and Chain of Custody.

FIELD DATA SHEET-DEPTH TO WATER DATA

SITE INFORMATION

Site Information

Palace Garage	11/3/09	
<small>Project Name</small>	<small>Date</small>	<small>Project Number</small>
14336 Washington Ave.	San Leandro	CA
<small>Address</small>	<small>City</small>	<small>State</small>

Water Level Equipment Kevin Dolan

Electronic Indicator

Oil Water Interface Probe 4Q09 - QMS Event

Other (specify) _____

DEPTH TO WATER DATA

DTW Order	Well ID	Time (24:00)	DTW (toc)	Depth to SPH (toc)	SPH Thickness (toc)	Notes (describe SPH):
3	MW-1	1317	15.98	23.40	—	
4	MW-2	1324	15.87	23.64	—	
2	MW-3	1311	15.76	23.09	—	
1	MW-4	1306	16.03	21.95	—	3/4" well

GROUNDWATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name/No.: Palace Garage - San Leandro, CA Date: 11-3-09

Sample No.: MW-1

Samplers Name: Kevin Dolan

Purge Equipment:

- Bailer: Disposable or Acrylic
- 12 v. Pump -
- Bladder Pump
- SS Monsoon #

Sample Equipment:

- Disposable Bailer
- Whaler # _____
- Bladder Pump
- Submersible Pump

Analyses Requested (circle all that apply):

TPH-G	BTEX	3 Voa's w/ hcl
-------	------	-----------------------

Well Number: MW 1 Well Diameter: 2" with Casing Volume of:
 Depth to Water: 15.98 TOC 2" = (0.16 Gallon/Feet)
 Well Depth: 23.40 BGS or TOC 4" = (0.65 Gallon/Feet)
 Height W-Column: 7.42 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)
 Volume in Well: 1.18 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)
 Gallons to purge: 3.56 gallons (volume X 3) 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: Golden State Overnight

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1430	START		w/s					
1431	1.25	21.3	789	2.43	7.43	546	low, clear, min.	
1432	2.50	19.5	780	2.15	7.45	530	↓ ↓ ↓	
1433	3.75	19.0	791	1.78	7.35	545	↓ ↓ ↓	
STOP! Purge Complete								

Wait for 80% well volume recovery prior to sampling.
 Calculate depth to water (from TOC), for 80% well volume recovery:

Calculate 80% of original well volume:
 Original Height of Water Column = $7.42 \times 0.8 = 5.93$ - (Well Depth) $23.40 =$ Depth to water 17.46

Time: 1440 1st measured depth to water, 16.03 feet below TOC. Is well within 80% of original well casing volume: Yes No
 Time: _____ 1st measured depth to water, _____ feet below TOC. Is well within 80% of original well casing volume: Yes No
 Time: _____ 1st measured depth to water, _____ feet below TOC. Is well within 80% of original well casing volume: Yes No

Sample Well

Time: 1443 Sample ID: MW-1 Depth: 16.03

Comments: FAINT Hc above - no sheen

Well Condition: good

GROUNDWATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name/No.: Palace Garage - San Leandro, CA Date: 11-3-09

Sample No.: MW-2

Samplers Name: Kevin Dolan

Purge Equipment:

- Bailer: Disposable or Acrylic
- 12 v. Pump -
- Bladder Pump
- SS Monsoon #

Sample Equipment:

- Disposable Bailer
- Whaler # _____
- Bladder Pump
- Submersible Pump

Analyses Requested (circle all that apply):

TPH-G BTEX

Number and Types of Bottle Used:

3 Voa's w/ hcl

Well Number: MW2 Well Diameter: 2 with Casing Volume of:
 Depth to Water: 15.87 TOC 2" = (0.16 Gallon/Feet)
 Well Depth: 23.64 BGS or TOC 4" = (0.65 Gallon/Feet)
 Height W-Column: 7.77 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)
 Volume in Well: 1.24 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)
 Gallons to purge: 3.75 gallons (volume X 3) 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: Golden State Overnight

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1449	START		4/5					
1450	1.25	20.2	891	1.92	7.64	592	low clear, min	
1451	2.50	19.9	897	2.01	7.48	563	↓ ↓ ↓	
1453	4.0	19.7	896	2.43	7.52	560	↓ ↓ ↓	
STOP	Purge Complete							

Wait for 80% well volume recovery prior to sampling.
 Calculate depth to water (from TOC), for 80% well volume recovery:

Calculate 80% of original well volume:
 Original Height of Water Column = $7.77 \times 0.8 = 6.22$ - (Well Depth) $23.64 =$ Depth to water 17.42

Time: 1502 1st measured depth to water, 15.90 feet below TOC. Is well within 80% of original well casing volume: Yes No
 Time: _____ 1st measured depth to water, _____ feet below TOC. Is well within 80% of original well casing volume: Yes No
 Time: _____ 1st measured depth to water, _____ feet below TOC. Is well within 80% of original well casing volume: Yes No

Sample Well

Time: 1505 Sample ID: MW-2 Depth: 15.90

Comments: Moderate HC odor - No Sheen

Well Condition: _____

GROUNDWATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name/No.: Palace Garage - San Leandro, CA Date: 11-3-09

Sample No.: MW-3

Samplers Name: Kevin Dolan

Purge Equipment:

- Bailer: Disposable or Acrylic
- 12 v. Pump -
- Bladder Pump
- SS Monsoon #

Sample Equipment:

- Disposable Bailer
- Whaler # _____
- Bladder Pump
- Submersible Pump

Analyses Requested (circle all that apply):

TPH-G	BTEX	Number and Types of Bottle Used:
		3 Voa's w/ hcl

Well Number: MW-3 Well Diameter: 2 with Casing Volume of:

Depth to Water: 15.76 TOC 2" = (0.16 Gallon/Feet)

Well Depth: 23.09 BGS or TOC 4" = (0.65 Gallon/Feet)

Height W-Column: 7.33 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)

Volume in Well: 1.17 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)

Gallons to purge: 3.51 gallons (volume X 3) 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: Golden State Overnight

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1405	START		ups					
1406	1.25	24.3	548	4.73	7.24	381	low! clear, min	
1407	2.50	21.3	532	3.60	7.18	356	↓ ↓ ↓	
1408	3.75	20.3	541	3.81	7.17	380	↓ ↓ ↓	
STOP! Purge Complete								
15								

Wait for 80% well volume recovery prior to sampling.
Calculate depth to water (from TOC), for 80% well volume recovery:

Calculate 80% of original well volume:
Original Height of Water Column = $7.33 \times 0.8 = 5.86$ - (Well Depth) $23.09 =$ Depth to water 17.22

Time: 1418 1st measured depth to water, 15.78 feet below TOC. Is well within 80% of original well casing volume: Yes No

Time: _____ 1st measured depth to water, _____ feet below TOC. Is well within 80% of original well casing volume: Yes No

Time: _____ 1st measured depth to water, _____ feet below TOC. Is well within 80% of original well casing volume: Yes No

Sample Well

Time: 1420 Sample ID: MW-3 Depth: 15.78

Comments: No odor - no screen

Well Condition: good

GROUNDWATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name/No.: Palace Garage - San Leandro, CA Date: 11-3-09

Sample No.: MW-4

Samplers Name: Kevin Dolan

Purge Equipment:

Bailer: Disposable or Acrylic
 12 v. Pump -
 Bladder Pump check valve pump ✓
 SS Monsoon #

Sample Equipment:

Disposable Bailer
 Whaler # _____
 Bladder Pump
 Submersible Pump

Analyses Requested (circle all that apply):

TPH-G BTEX	3 Voa's w/ hcl
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Well Number: MW-4
 Depth to Water: 16.03 TOC
 Well Depth: 21.95 BGS or TOC
 Height W-Column: 5.92 feet (well depth - depth to water)
 Volume in Well: 0.25 gallons (casing volume X height)
 Gallons to purge: 0.75 gallons (volume X 3)

Well Diameter: 3/4" with Casing Volume of:
 2" = (0.16 Gallon/Feet)
 4" = (0.65 Gallon/Feet)
 5" = (1.02 Gallon/Feet)
 6" = (1.47 Gallon/Feet)
 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: Golden State Overnight

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1333	.25	24.9	180	4.32	7.76	546	High, Brown, many	
1338	.50	23.7	648	4.18	7.71		↓ ↓ ↓	
1344	.75	22.5	626	4.78	7.75	423	↓ ↓ ↓	
Step!	Purge complete							

Wait for 80% well volume recovery prior to sampling.
 Calculate depth to water (from TOC), for 80% well volume recovery:

Calculate 80% of original well volume:
 Original Height of Water Column = $5.92 \times 0.8 = 4.73$ - (Well Depth) $21.95 =$ Depth to water 17.21

Time: 1358 1st measured depth to water, 16.33 feet below TOC.
 Time: _____ 1st measured depth to water, _____ feet below TOC.
 Time: _____ 1st measured depth to water, _____ feet below TOC.

Is well within 80% of original well casing volume: Yes No _____
 Is well within 80% of original well casing volume: Yes No _____
 Is well within 80% of original well casing volume: Yes No _____

Sample Well

Time: 1400 Sample ID: MW-4 Depth: 16.33

Comments: no odor - no sheen - Pull tubing from well after sample event -

Well Condition: Spade

Attachment B

**Laboratory Procedures, Certified Analytical Reports
and Chain-of-Custody Records**



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

10 November 2009

Kate Waldo
Closure Solutions
1243 Oak Knoll Dr.
Concord, CA 94521
RE: Palace Garage

Enclosed are the results of analyses for samples received by the laboratory on 11/06/09 10:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Kevin Moore
Director of Business Development

Closure Solutions
1243 Oak Knoll Dr.
Concord CA, 94521

Project: Palace Garage
Project Number: [none]
Project Manager: Kate Waldo

Reported:
11/10/09 11:09

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T901043-01	Water	11/03/09 14:43	11/06/09 10:00
MW-2	T901043-02	Water	11/03/09 15:02	11/06/09 10:00
MW-3	T901043-03	Water	11/03/09 14:20	11/06/09 10:00
MW-4	T901043-04	Water	11/03/09 14:00	11/06/09 10:00

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.

Kevin Moore, Director of Business Development

Closure Solutions
1243 Oak Knoll Dr.
Concord CA, 94521

Project: Palace Garage
Project Number: [none]
Project Manager: Kate Waldo

Reported:
11/10/09 11:09

**MW-1
T901043-01 (Water)**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Benzene	6.0	0.50	ug/l	1	9110607	11/06/09	11/06/09	EPA 8260B	
Toluene	0.70	0.50	"	"	"	"	"	"	
Ethylbenzene	12	0.50	"	"	"	"	"	"	
m,p-Xylene	34	1.0	"	"	"	"	"	"	
o-Xylene	6.5	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	75	50	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		98.8 %		77.1-110		"	"	"	"
<i>Surrogate: Dibromofluoromethane</i>		111 %		66.3-111		"	"	"	"
<i>Surrogate: Toluene-d8</i>		99.1 %		84.7-109		"	"	"	"

SunStar Laboratories, Inc.



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Kevin Moore, Director of Business Development



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Closure Solutions 1243 Oak Knoll Dr. Concord CA, 94521	Project: Palace Garage Project Number: [none] Project Manager: Kate Waldo	Reported: 11/10/09 11:09
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MW-2
T901043-02 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Benzene	22	0.50	ug/l	1	9110607	11/06/09	11/06/09	EPA 8260B	
Toluene	0.55	0.50	"	"	"	"	"	"	
Ethylbenzene	9.4	0.50	"	"	"	"	"	"	
m,p-Xylene	4.3	1.0	"	"	"	"	"	"	
o-Xylene	0.75	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	220	50	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		100 %		77.1-110	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		106 %		66.3-111	"	"	"	"	
<i>Surrogate: Toluene-d8</i>		99.8 %		84.7-109	"	"	"	"	

SunStar Laboratories, Inc.

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Kevin Moore, Director of Business Development



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Closure Solutions 1243 Oak Knoll Dr. Concord CA, 94521	Project: Palace Garage Project Number: [none] Project Manager: Kate Waldo	Reported: 11/10/09 11:09
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MW-3
T901043-03 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Benzene	ND	0.50	ug/l	1	9110607	11/06/09	11/06/09	EPA 8260B	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	ND	50	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		97.0 %	77.1-110		"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		116 %	66.3-111		"	"	"	"	S-GC
<i>Surrogate: Toluene-d8</i>		98.6 %	84.7-109		"	"	"	"	

SunStar Laboratories, Inc.

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Kevin Moore, Director of Business Development



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Closure Solutions 1243 Oak Knoll Dr. Concord CA, 94521	Project: Palace Garage Project Number: [none] Project Manager: Kate Waldo	Reported: 11/10/09 11:09
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MW-4
T901043-04 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Benzene	ND	0.50	ug/l	1	9110607	11/06/09	11/06/09	EPA 8260B	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	ND	50	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		92.1 %	77.1-110		"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		116 %	66.3-111		"	"	"	"	S-GC
<i>Surrogate: Toluene-d8</i>		99.0 %	84.7-109		"	"	"	"	

SunStar Laboratories, Inc.

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Kevin Moore, Director of Business Development

Closure Solutions
1243 Oak Knoll Dr.
Concord CA, 94521

Project: Palace Garage
Project Number: [none]
Project Manager: Kate Waldo

Reported:
11/10/09 11:09

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
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Batch 9110607 - EPA 5030 GCMS

Blank (9110607-BLK1)

Prepared & Analyzed: 11/06/09

Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
C6-C12 (GRO)	ND	50	"							
Surrogate: 4-Bromofluorobenzene	7.14		"	8.00		89.2	77.1-110			
Surrogate: Dibromofluoromethane	9.35		"	8.00		117	66.3-111			S-GC
Surrogate: Toluene-d8	7.96		"	8.00		99.5	84.7-109			

LCS (9110607-BS1)

Prepared & Analyzed: 11/06/09

Benzene	20.7	0.50	ug/l	20.0		103	75-125			
Toluene	20.1	0.50	"	20.0		101	75-125			
Surrogate: 4-Bromofluorobenzene	8.02		"	8.00		100	77.1-110			
Surrogate: Dibromofluoromethane	9.24		"	8.00		116	66.3-111			S-GC
Surrogate: Toluene-d8	7.92		"	8.00		99.0	84.7-109			

LCS Dup (9110607-BSD1)

Prepared & Analyzed: 11/06/09

Benzene	19.7	0.50	ug/l	20.0		98.4	75-125	4.91	20	
Toluene	19.4	0.50	"	20.0		97.2	75-125	3.49	20	
Surrogate: 4-Bromofluorobenzene	7.87		"	8.00		98.4	77.1-110			
Surrogate: Dibromofluoromethane	8.39		"	8.00		105	66.3-111			
Surrogate: Toluene-d8	7.84		"	8.00		98.0	84.7-109			

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.



Kevin Moore, Director of Business Development

Closure Solutions
1243 Oak Knoll Dr.
Concord CA, 94521

Project: Palace Garage
Project Number: [none]
Project Manager: Kate Waldo

Reported:
11/10/09 11:09

Notes and Definitions

S-GC Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).

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

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.

Kevin Moore, Director of Business Development

SunStar Laboratories, Inc.
 25712 Commercentre Dr
 Lake Forest, CA 92630
 949-297-5020

Chain of Custody Record

T901043

Client: CLOSURE SOLUTIONS INC
 Address: 1243 ORLE KNOX DR, CONCORD, CA 94521
 Phone: 949-760-7025 Fax: _____
 Project Manager: KATE WALDO - kwaldo@closure-solutions.com

Date: 11/4/09 Page: 1 Of 1
 Project Name: PALACE GARAGE
 Collector: K. Dolan Client Project #: _____
 Batch #: 4009 RMS EDF #: T0600101043

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260 - TPH, G/BTE X	8260 - TPH, G/BTE X only	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	60107000 Title 22 Metals	Laboratory ID #	Comments/Preservative	Total # of containers
MW-1	11/3/09	1443	CON	VOR/HCL	X									01		1
MW-2		1502												02		1
MW-3		1420												03		1
MW-4		1400												04		1
QA/QC TB														05		1

Relinquished by: (signature) <i>Kate Waldo</i>	Date / Time 11/5/09 600	Received by: (signature) <i>Fed Ex</i>	Date / Time 11/5/09 605
Relinquished by: (signature) <i>Fed Ex</i>	Date / Time 11/6/09 1000	Received by: (signature) <i>[Signature]</i>	Date / Time 11/6/09 1000
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers	17
Chain of Custody seals Y/N/NA	NA
Seals intact? Y/N/NA	NA
Received good condition/cold	4.4
Turn around time:	5 DAY

Notes
 hold trip blank till
 results avail. to client.

Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____