

September 24, 2010

Mr. Mark Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

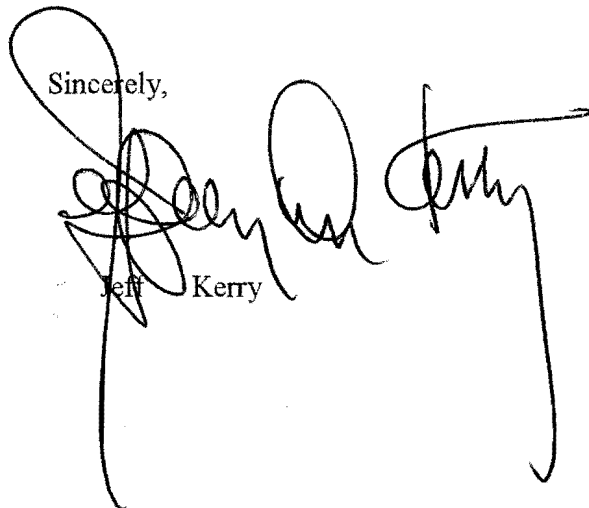
**Re: Kerry & Associates – Palace Garage
14336 Washington Avenue
San Leandro, California
ACEH Case No. RO0000208**

RECEIVED
4:17 pm, Sep 29, 2010
Alameda County
Environmental Health

Dear Mr. Detterman,

I declare, under penalty of perjury, that the information and/or recommendations contained in the **Soil Vapor Testing and Additional Assessment Report** and the **Second Quarter 2010 Groundwater Monitoring Report** is true and correct to the best of my knowledge.

Sincerely,



Jeff Kerry



June 2, 2010

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

**Subject: Second Quarter 2010 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 *Second Quarter 2010 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.

On May 14, 2010 Closure Solutions submitted a letter to the ACEH stating that Closure Solutions intends to proceed with the proposed scope of work pursuant to CCR Title 23, Division 3, Chapter 16, Section 2722 (e) which states "Implementation of the proposed workplan may begin sixty (60) calendar days after submittal, unless the responsible party is otherwise directed in writing by the regulatory agency". On May 21, 2010 the ACEH responded to Closure Solutions' letter of intent via email explaining that the ACEH has been largely precluded from generating letters on cases due to the work load imposed by SWRCB Resolution 2009-0042 and they will attempt to raise the review interval for the Site.

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 May 4, 2010.
2. Submitted an *Intent to Initiate Work Plan* letter on May 14, 2010.
3. Prepared and submitted *Second Quarter 2010 Groundwater Monitoring Report*.

WORK PROPOSED FOR NEXT QUARTER:

1. The next groundwater monitoring event will be performed in fourth quarter 2010.
2. Proceed with implementation of the *Soil Vapor Probe and Additional Assessment Work*

Plan date November 13, 2009.

3.0 DISCUSSION OF RECENT ACTIVITIES

Closure Solutions performed this quarter's groundwater monitoring and sampling event at the Site on May 4, 2010. Gauging, purging and sampling were conducted in accordance with Closure Solution's Standard Operating Procedures (included in Attachment A). The collected groundwater samples 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):	13.16
Groundwater Elevation (in feet above mean sea level)	23.81 (MW-4) to 24.19 (MW-1)
Groundwater Gradient (direction):	Southwest
Groundwater Gradient (magnitude):	0.005 ft/ft
TPHg detected concentrations:	950 µg/L (MW-2) to 18,000 µg/L (MW-1)
Benzene detected concentrations:	14 µg/L (MW-2) to 300 µg/L (MW-1)
Toluene detected concentrations:	0.57 µg/L (MW-2) to 61 µg/L (MW-1)
Ethyl-benzene detected concentrations:	9.1 µg/L (MW-2) to 880 µg/L (MW-1)
Xylenes detected concentrations:	13.2 µg/L (MW-2) to 4,070 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 transported by Confluence Environmental, Inc. for disposal at the licensed Rio Vista, California hazardous waste treatment facility operated by Instrat, Inc.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Closure Solutions intends to implement the *Soil Vapor Probe and Additional Assessment Work Plan* as stated in the May 14, 2010 letter to the ACEH. 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.

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.



Matthew Farris, P.G.
Project Geologist



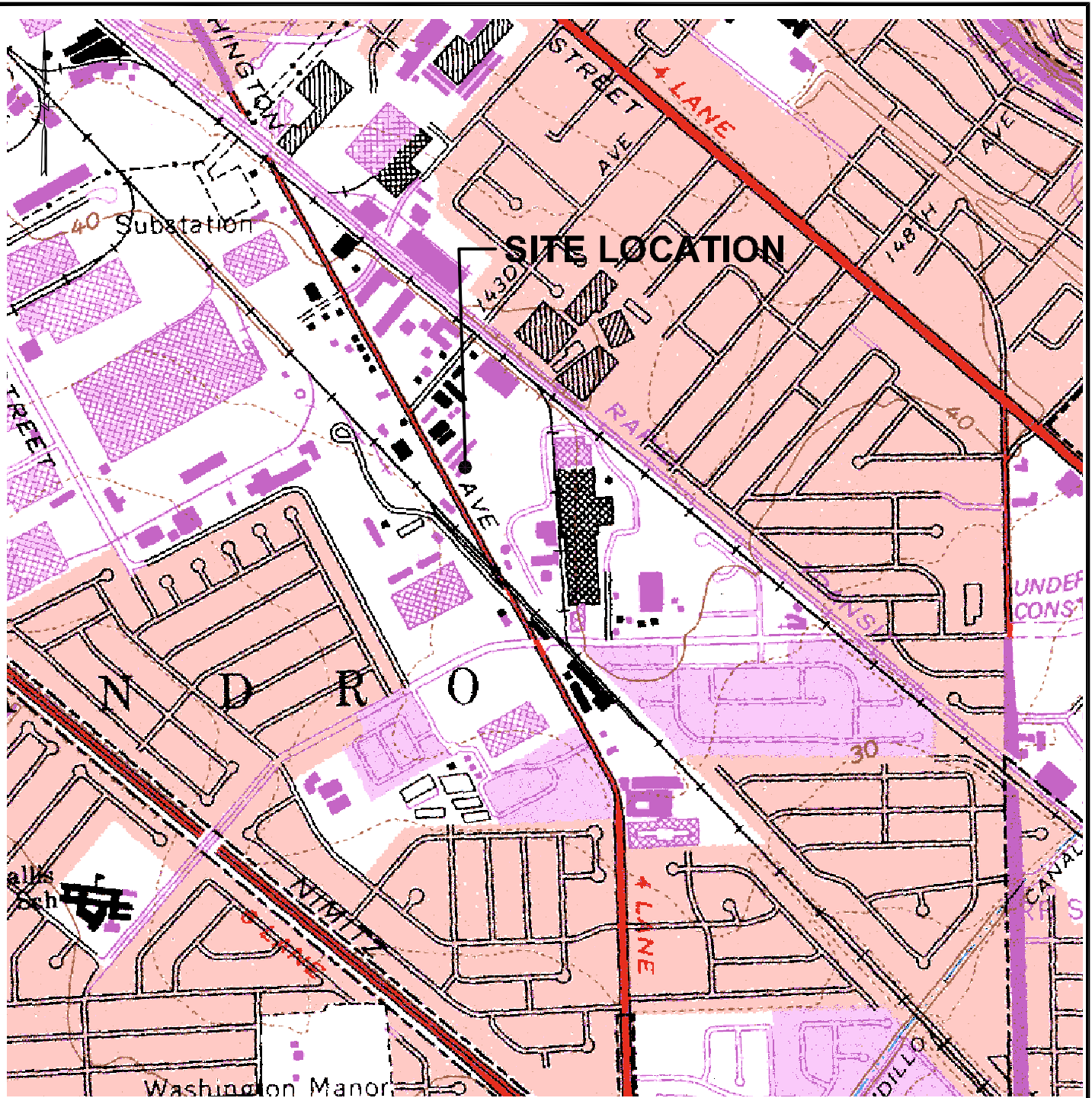
Kathleen Waldo
Project Engineer

ATTACHMENTS:

- | | |
|--------------|---|
| Figure 1 | Site Location Map |
| Figure 2 | Groundwater Monitoring & Sampling Results – Groundwater Contour Map – May 4, 2010 |
| 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

20100601.1.1524081 D:\Client Drawings\Closure\palace_garage\PALACE GARAGE VICINITY MAP.dwg



APPROXIMATE SCALE IN FEET
 0 1000 2000

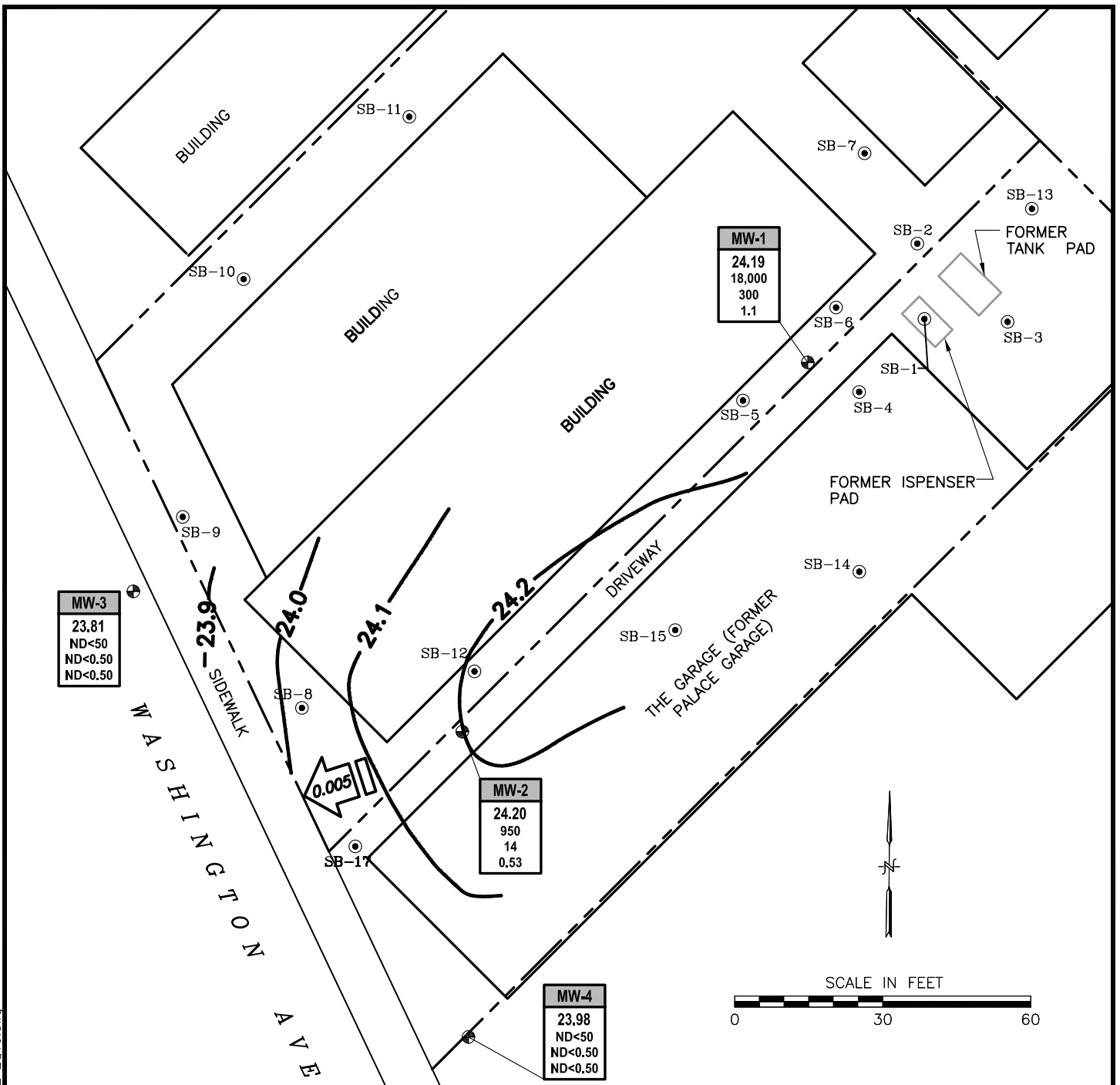
REFERENCE:
 USGS 7.5 MIN QUAD MAP TITLED: SAN LEANDRO, CALIFORNIA DATED: 1959 REV: 1980

FIGURE 1 SITE LOCATION MAP

PALACE GARAGE
 14336 WASHINGTON AVENUE
 SAN LEANDRO, CALIFORNIA



2151 Salvio Street • Suite 301
 Concord • California • 94520
 Phone: (925) 429-5555 • Fax: (925) 459-5602



LEGEND:

- ⊕ GROUNDWATER MONITORING WELL LOCATION
- ⊙ SOIL BORING LOCATION
- PROPERTY LINE
- | WELL |
|---------|
| ELEV |
| TPHg |
| BENZENE |
| MTBE |

 WELL DESIGNATION
- GROUNDWATER ELEVATION (FT ABOVE MSL)
- TPHg, BENZENE, and MTBE CONCENTRATIONS (µg/L)
- 24.0 GROUNDWATER ELEVATION CONTOURS (FEET ABOVE MEAN SEA LEVEL- NAVD 88)
- 0.005 GROUNDWATER FLOW DIRECTION AND GRADIENT (FT/FT)

NOTES:

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

FIGURE 2

SECOND QUARTER 2010
GROUNDWATER MONITORING
& SAMPLING RESULTS

**GROUNDWATER CONTOUR MAP
MAY 4, 2010**

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA



CLOSURE SOLUTIONS, INC.

2151 Salvio Street • Suite 301
Concord • California • 94520
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	12/31/2002	37.59	13.62	23.97	48,000	1,030	2,380	1,690	9,220	---
	9/22/2006		13.33	24.26	44,000	870	2,200	720	9,700	---
	12/21/2006		13.94	23.65	17,000	240	980	180	5,000	---
	3/29/2007		13.71	23.88	2,000	30	85	23	550	---
	9/27/2007		15.53	22.06	540	14	3.9	44	87	KIFF
	12/20/2007		15.69	21.90	280	4.3	1.3	15	37	KIFF
	2/21/2008		13.72	23.87	19,000	300	150	1,100	4,900	KIFF
	5/15/2008		14.60	22.99	7,200	140	50	370	2,040	KIFF
	8/7/2008		15.62	21.97	820	13	3.1	44	100	KIFF
	11/13/2008		16.14	21.45	670	10	2.1	31	110	KIFF
	6/19/2009		15.15	22.44	1,490	85.8	13.4	164	310	Accutest
	11/3/2009		15.98	21.61	75	6.0	0.70	12	40.5	SunStar
	5/4/2010			13.40	24.19	18,000	300	61	880	4,070
MW-2	12/31/2002	37.12	13.38	23.74	1,670	1,030	11.00	23	16.4	---
	9/22/2006		13.25	23.87	1,800	53	1.40	14	7.5	---
	12/21/2006		13.89	23.23	--	--	--	--	--	---
	3/29/2007		13.57	23.55	2,100	51	1.30	--	4.5	---
	9/27/2007		15-37	21.75	1,600	58	0.99	12	3.7	KIFF
	12/20/2007		15.40	21.72	1,500	63	1.1	16	4.9	KIFF
	2/21/2008		13.60	23.52	710	23	ND<0.50	6.2	1.1	KIFF
	5/15/2008		14.47	22.65	1,600	84	1.4	28	9.8	KIFF
	8/7/2008		15.48	21.64	2,100	86	1.6	22	9.0	KIFF
	11/13/2008		15.99	21.13	2,300	46	1.1	15	4.5	KIFF
	6/19/2009		15.03	22.09	931	60.1	ND<2.0	30	3.1	Accutest
	11/3/2009		15.87	21.25	220	22	0.55	9.4	5.05	SunStar
	5/4/2010			12.92	24.20	950	14	0.57	9.1	13.2

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Palace Garage
14336 Washington Avenue
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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
MW-3	12/31/2002	37.01	13.29	23.72	<50	<0.5	<0.5	<0.5	<1.0	---
	9/22/2006		13.14	23.87	<50	<0.5	<0.5	<0.5	<1.5	---
	12/21/2006		--	--	--	--	--	--	--	---
	3/29/2007		13.47	23.54	<50	<0.5	<0.5	<0.5	<1.5	---
	9/27/2007		15.29	21.72	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	12/20/2007		15.30	21.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	2/21/2008		---	---	---	---	---	---	---	---
	5/15/2008		14.35	22.66	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	KIFF
	8/7/2008		15.39	21.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	11/13/2008		15.90	21.11	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	6/19/2009		14.94	22.07	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	Accutest
	11/3/2009		15.76	21.25	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	SunStar
	5/4/2010		13.20	23.81	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	SunStar
MW-4	12/31/2002	37.09	13.45	23.64	<50	<0.5	<0.5	<0.5	<1.0	---
	9/22/2006		13.40	23.69	<50	<0.5	<0.5	<0.5	<1.5	---
	12/21/2006		13.86	23.23	<50	<0.5	<0.5	<0.5	<1.5	---
	3/29/2007		13.69	23.40	<50	<0.5	<0.5	<0.5	<1.5	---
	9/27/2007		15.48	21.61	ND<50	1.5	ND<0.50	0.71	0.74	KIFF
	12/20/2007		15.28	21.81	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	2/21/2008		13.56	23.53	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	KIFF
	5/15/2008		14.58	22.51	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	KIFF
	8/7/2008		15.57	21.52	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	11/13/2008		16.09	21.00	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	KIFF
	6/19/2009		15.15	21.94	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	Accutest
	11/3/2009		16.03	21.06	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	SunStar
	5/4/2010		13.11	23.98	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	SunStar

Table 1
Groundwater Elevation and Analytical Data
Palace Garage
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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	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	3.9	--	--	--	--	--	--
	3/29/2007	<1.0	--	--	--	--	--	--
	9/27/2007	1.6	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/21/2007	1.5	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	ND<7.0	ND<40	ND<7.0	ND<7.0	ND<7.0	ND<7.0	ND<7.0
	5/15/2008	ND<2.5	ND<15	ND<2.5	ND<2.5	ND<2.5	ND<2.5	ND<2.5
	8/7/2008	1.0	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/2008	1.1	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
MW-2	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	--	--	--	--	--	--	--
	3/29/2007	1.10	--	--	--	--	--	--
	9/27/2007	0.89	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/2007	0.95	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	5/15/2008	ND<0.90	ND<5.0	ND<0.90	ND<0.90	ND<0.90	ND<0.90	ND<0.90
	8/7/2008	0.59	ND<5.0	ND<0.90	ND<0.90	ND<0.90	--	--
	11/13/2008	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	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	--	--	--	--	--	--	--
	3/29/2007	<1.0	--	--	--	--	--	--
	9/27/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	--	--	--	--	--	--	--
	5/15/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	8/7/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
MW-4	12/31/2002	<0.5	--	--	--	--	--	--
	9/22/2006	<1.0	--	--	--	--	--	--
	12/21/2006	<1.0	--	--	--	--	--	--
	3/29/2007	<1.0	--	--	--	--	--	--
	9/27/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	12/20/2007	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	2/21/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	5/15/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<0.50
	8/7/2008	ND<0.50	ND<5.0	ND<0.50	ND<0.50	ND<0.50	--	--
	11/13/2008	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.

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: May 4, 2010

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):

Number and Types of Bottle Used:

<u>TPH-G / BTEX</u>	<u>3 Vials w/ HCC</u>
---------------------	-----------------------

Well Number: MW-1 Well Diameter: 2" with Casing Volume of:

Depth to Water: 13.20 TOC 2" = (0.16 Gallon/Feet)

Well Depth: 23.40 BGS or TOC 4" = (0.65 Gallon/Feet)

Height W-Column: 10.20 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)

Volume in Well: 1.63 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)

Gallons to purge: 4.89 gallons (volume X 3) 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: _____

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1420	start		415					
1422	1.75	21.3	873	2.11	6.98	546	low; clear, min	
1424	3.5	20.6	802	1.73	6.95	540	↓ ↓	
1426	5	19.7	798	1.50	2.11	512		
	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 = $10.20 \times 0.8 = 8.16$ - (Well Depth) 23.40 = Depth to water 15.24

Time: 1435 1st measured depth to water, 13.31 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: 1436 Sample ID: MW-1 Depth: 13.31

Comments: Slight Hc odor - NO Sheen

Well Condition: good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: May 4, 2010

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):

Number and Types of Bottle Used:

<u>TPH-G / BTEX</u>	<u>3 Vials w/ HCC</u>
---------------------	-----------------------

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

Depth to Water: 13.11 TOC 2" = (0.16 Gallon/Feet)

Well Depth: 23.64 BGS or TOC 4" = (0.65 Gallon/Feet)

Height W-Column: 10.53 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)

Volume in Well: 1.68 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)

Gallons to purge: 5.05 gallons (volume X 3) 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: _____

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1451	START		4/5					
1453	1.75	20.5	976	1.11	7.21	512	low, clear, min	
1455	3.5	19.3	953	1.06	7.19	506	↓	
1457	5.10	18.9	950	0.93	7.10	501	↓	
Stop Purge Complete								
2								
	145							

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 = $10.53 \times 0.8 = 8.42$ - (Well Depth) 23.64 = Depth to water 15.21

Time: 1505 1st measured depth to water, 13.28 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: 1507 Sample ID: MW-2 Depth: 13.28

Comments: _____

Well Condition: good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: May 4, 2010

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):

Number and Types of Bottle Used:

<u>TPH-G / BTEX</u>	<u>3 bottles w/ HCL</u>
---------------------	-------------------------

Well Number: MW-3 Well Diameter: 2" with Casing Volume of:
 Depth to Water: 12.92 TOC 2" = (0.16 Gallon/Feet)
 Well Depth: 23.09 BGS or TOC 4" = (0.65 Gallon/Feet)
 Height W-Column: 10.17 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)
 Volume in Well: 1.62 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)
 Gallons to purge: 4.88 gallons (volume X 3) 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: _____

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
<u>1352</u>	<u>START</u>		<u>4/5</u>					
<u>1354</u>	<u>1.75</u>	<u>23.8</u>	<u>536</u>	<u>4.12</u>	<u>7.41</u>	<u>363</u>	<u>low; clear, min</u>	
<u>1356</u>	<u>3.50</u>	<u>21.6</u>	<u>523</u>	<u>3.81</u>	<u>7.33</u>	<u>328</u>		
<u>1358</u>	<u>4.90</u>	<u>20.3</u>	<u>528</u>	<u>3.73</u>	<u>7.26</u>	<u>309</u>	↓ ↓	
<u>Stop</u>	<u>Purge complete</u>							

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 = $10.17 \times 0.8 = 8.13$ - (Well Depth) 23.09 = Depth to water 14.95

Time: 1408 1st measured depth to water, 13.06 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: 1410 Sample ID: MW-3 Depth: 13.06

Comments: No odor - NO sheen

Well Condition: good. -

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: May 4, 2010

Sample No.: MW-4

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 VOC's w/ HCL
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Number and Types of Bottle Used:

Well Number: MW-4 Well Diameter: 3/4 with Casing Volume of:

Depth to Water: 13.40 TOC 2" = (0.16 Gallon/Feet)

Well Depth: 21.95 BGS or TOC 4" = (0.65 Gallon/Feet)

Height W-Column: 8.55 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)

Volume in Well: 0.35 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)

Gallons to purge: 1.05 gallons (volume X 3) 8" = (2.61 Gallon/Feet)

Lab: SunStar Transportation: _____

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
11301	START		u/s					
1304	0.35	23.9	786	4.16	7.84	582	High, Brown, many	
1308	0.70	23.1	711	4.21	7.73	511	↓ ↓	
1312	1.10	21.8	683	4.26	7.70	493		
Stop.	Purge	Complete						
<div style="font-size: 48px; font-weight: bold; opacity: 0.5;">2</div>								

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 = $8.55 \times 0.8 = 6.84$ - (Well Depth) $21.95 =$ Depth to water 15.11

Time: 1323 1st measured depth to water, 13.68 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: 1324 Sample ID: MW-4 Depth: 13.68

Comments: No odor - no Sheen

Hand bail well w/ small (1/2") bailer -

Well Condition: _____

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

12 May 2010

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 05/07/10 09:15. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

John Shepler For 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:
05/12/10 15:26

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T000435-01	Water	05/04/10 14:36	05/07/10 09:15
MW-2	T000435-02	Water	05/04/10 15:07	05/07/10 09:15
MW-3	T000435-03	Water	05/04/10 14:10	05/07/10 09:15
MW-4	T000435-04	Water	05/04/10 13:24	05/07/10 09:15

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John Shepler For 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: 05/12/10 15:26
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**MW-1
T000435-01 (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	300	50	ug/l	100	0050505	05/05/10	05/10/10	EPA 8260B	
Toluene	61	0.50	"	1	"	"	05/07/10	"	
Ethylbenzene	880	50	"	100	"	"	05/10/10	"	
m,p-Xylene	3400	100	"	"	"	"	"	"	
o-Xylene	670	50	"	"	"	"	"	"	
C6-C12 (GRO)	18000	50	"	1	"	"	05/07/10	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		99.0 %		77.1-110	"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		107 %		66.3-111	"	"	"	"	
<i>Surrogate: Toluene-d8</i>		102 %		84.7-109	"	"	"	"	

SunStar Laboratories, Inc.

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John Shepler For Kevin Moore, Director of Business Development



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 Lake Forest, California 92630
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 949.297.5027 Fax

Closure Solutions 1243 Oak Knoll Dr. Concord CA, 94521	Project: Palace Garage Project Number: [none] Project Manager: Kate Waldo	Reported: 05/12/10 15:26
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MW-2
T000435-02 (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	14	0.50	ug/l	1	0050505	05/05/10	05/08/10	EPA 8260B	
Toluene	0.57	0.50	"	"	"	"	"	"	
Ethylbenzene	9.1	0.50	"	"	"	"	"	"	
m,p-Xylene	11	1.0	"	"	"	"	"	"	
o-Xylene	2.2	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	950	50	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		97.8 %		77.1-110		"	"	"	"
<i>Surrogate: Dibromofluoromethane</i>		110 %		66.3-111		"	"	"	"
<i>Surrogate: Toluene-d8</i>		109 %		84.7-109		"	"	"	"

SunStar Laboratories, Inc.

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John Shepler For Kevin Moore, Director of Business Development



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 Lake Forest, California 92630
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Closure Solutions 1243 Oak Knoll Dr. Concord CA, 94521	Project: Palace Garage Project Number: [none] Project Manager: Kate Waldo	Reported: 05/12/10 15:26
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MW-3
T000435-03 (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	0050505	05/05/10	05/07/10	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>		96.6 %	77.1-110		"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		122 %	66.3-111		"	"	"	"	S-GC
<i>Surrogate: Toluene-d8</i>		102 %	84.7-109		"	"	"	"	

SunStar Laboratories, Inc.

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John Shepler For Kevin Moore, Director of Business Development



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 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: 05/12/10 15:26
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MW-4
T000435-04 (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	0050505	05/05/10	05/07/10	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>		106 %	77.1-110		"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		121 %	66.3-111		"	"	"	"	S-GC
<i>Surrogate: Toluene-d8</i>		115 %	84.7-109		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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John Shepler For Kevin Moore, Director of Business Development



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Closure Solutions
 1243 Oak Knoll Dr.
 Concord CA, 94521

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

Reported:
 05/12/10 15:26

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 0050505 - EPA 5030 GCMS

Blank (0050505-BLK1)

Prepared: 05/05/10 Analyzed: 05/07/10

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	"							
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	"							
C6-C12 (GRO)	ND	50	"							
Surrogate: 4-Bromofluorobenzene	7.95		"	8.00		99.4	77.1-110			
Surrogate: Dibromofluoromethane	9.38		"	8.00		117	66.3-111			S-GC
Surrogate: Toluene-d8	8.28		"	8.00		104	84.7-109			

LCS (0050505-BS1)

Prepared: 05/05/10 Analyzed: 05/08/10

Benzene	18.1	0.50	ug/l	20.0		90.7	75-125			
Toluene	15.8	0.50	"	20.0		79.1	75-125			
Surrogate: 4-Bromofluorobenzene	7.61		"	8.00		95.1	77.1-110			
Surrogate: Dibromofluoromethane	9.49		"	8.00		119	66.3-111			S-GC
Surrogate: Toluene-d8	7.72		"	8.00		96.5	84.7-109			

LCS Dup (0050505-BSD1)

Prepared: 05/05/10 Analyzed: 05/08/10

Benzene	18.0	0.50	ug/l	20.0		90.0	75-125	0.775	20	
Toluene	16.2	0.50	"	20.0		80.9	75-125	2.25	20	
Surrogate: 4-Bromofluorobenzene	8.20		"	8.00		102	77.1-110			
Surrogate: Dibromofluoromethane	9.44		"	8.00		118	66.3-111			S-GC
Surrogate: Toluene-d8	7.86		"	8.00		98.2	84.7-109			

SunStar Laboratories, Inc.

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John Shepler For 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:
05/12/10 15:26

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.



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John Shepler For Kevin Moore, Director of Business Development