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By Alameda County Environmental Health at 2:16 pm, Jun 11, 2013

May 31, 2013

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

Dear Mr. Detterman,

I declare, under penalty of perjury, that the information and/or recommendations contained in the **Second Quarter 2013 Groundwater Monitoring Report** are true and correct to the best of my knowledge.

Sincerely,

Mr. Jeffrey Kerry

May 31, 2013

Mr. Mark Detterman
Alameda County Environmental Health
11311 Harbor Bay Parkway
Alameda, CA 94502

Subject: **Second Quarter 2013 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 2013 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 three monitoring wells (MW-1 through MW-3) and the drilling of 15 borings (B-1 through B-15). 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 on 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 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 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 were 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 intended 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.

On July 26, 2010, a representative from Closure Solutions was on site to oversee the installation and sampling of three temporary soil vapor probes (SV-1 through SV-3) and advancement of one down-gradient soil boring (SB-18). A *Soil Vapor Testing and Additional Assessment Report* describing field activities and discussing analytical soil and soil vapor results was submitted to the ACEH on August 30, 2010.

On January 24, 2012, Closure Solutions supervised the advancement of two soil borings, collection of additional soil and groundwater data, and installation of wells MW-5 and MW-6. The work was completed in order undertake further corrective actions at the site. Collected soil and groundwater samples were analyzed for gasoline range organics (GRO), benzene, toluene, ethylbenzene, and xylenes (BTEX compounds). Additionally, bio-attenuation parameters were analyzed for

groundwater collected from well MW-5. A discussion of analytical results is presented in the *Groundwater Monitoring Well Installation Report* submitted on March 30, 2012

After completing the monitoring well installation, a dual-phase extraction (DPE) pilot test was performed from February 21 through 25, 2012. The pilot test was conducted to evaluate whether DPE would be a viable technology to remediate soil and groundwater beneath the Site. High groundwater extraction rates were encountered during pilot testing conducted from MW-1. As a result, subsurface soils could not be effectively dewatered to allow remediation via vapor extraction. Pilot testing from well MW-6 produced average groundwater extraction rates that were roughly two-thirds less than those observed during testing from MW-1. Subsequently, the technology was successful in lowering the groundwater table in the vicinity of well MW-6 and exposing the capillary fringe or "smear" zone. Based on the results of testing performed from MW-6, DPE appears to be a viable option for Site remediation.

On October 9, 2012 the well boxes for monitoring wells MW-1, MW-2, MW-5 and MW-6 were adjusted as part of repaving activities conducted in the alley between the Site building and adjacent building. Boxes for MW-1, MW-2, and MW-6 were elevated an average of 1.5 inches to assure the boxes were above the new grade elevations. Well box MW-5 had to be lowered approximately 3 inches. Because of the elevation drop, the well casing had to be cut down 3 inches as well in order for it to fit inside the repositioned well box. The well top-of-casing elevation was re-surveyed on October 11, 2012 to assure future measured groundwater elevations are consistent with historical data.

On April 10, 2013 Closure Solutions submitted a *Revised Draft Corrective Action Plan Addendum* (Draft CAP Addendum) to the ACEH that presented an evaluation of hydrocarbon impacts to soil and groundwater beneath the site and evaluated and compared remedial alternatives to address cleanup of the impacts. Dual-phase extraction (DPE) was selected as the most effective remedial alternative, for which, details and procedures for the installation, operation and evaluation of a temporary system were included in the Draft CAP Addendum.

Closure Solutions continues to conduct groundwater monitoring and sampling on a semi-annual basis during second and fourth quarters.

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. Prepared and submitted a *Revised Draft Corrective Action Plan Addendum* on April 10, 2013
2. Performed the second quarter groundwater monitoring on May 2, 2013
3. Prepared and submitted *Second Quarter 2013 Groundwater Monitoring Report* on May 31, 2013

WORK PROPOSED FOR NEXT QUARTER:

1. The next groundwater monitoring event is scheduled for third quarter 2013.

3.0 DISCUSSION OF RECENT ACTIVITIES

Closure Solutions performed this quarter's groundwater monitoring and sampling event at the Site on May 2, 2013. 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 gasoline range organics (GRO) and benzene, toluene, ethylbenzene and total xylenes (BTEX) by EPA Method 8260B. As requested by ACEH in their January 24, 2013 letter, analysis for naphthalene by EPA Method 8260 has been added to the monitoring program.

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

Current Phase of Project:	Monitoring
Groundwater Monitoring & Sampling:	Quarterly: MW-5, MW-6 Semi-Annual: MW-1 through MW-6
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):	14.52
Groundwater Elevation (in feet above mean sea level)	22.40 (MW-5) to 22.99 (MW-6)
Groundwater Gradient (direction):	Southwest
Groundwater Gradient (magnitude):	0.004 feet per foot
GRO detected concentration range:	68 µg/L (MW-4) to 16,000 µg/L (MW-6)
Benzene detected concentration range:	79 µg/L (MW-1) to 140 µg/L (MW-2)
Toluene detected concentration:	2.9 µg/L (MW-2) to 36 µg/L (MW-6)

Ethylbenzene detected concentration:	130 µg/L (MW-2) to 1,200 µg/L (MW-6)
Xylenes detected concentration:	9.34 µg/L (MW-2) to 1,780 µg/L (MW-1)
Naphthalene detected concentration:	180 µg/L (MW-1) to 790 µg/L (MW-2)

Laboratory procedures, chain of custody records, and the certified analytical reports are included as Attachment B. Groundwater elevation and analytical data are summarized in Tables 1 and 2. Bio-attenuation parameters are summarized in Table 3.

Purge water generated during the monitoring and sampling event was stored onsite pending characterization and disposal.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Depth to water measured in all wells this quarter is within historical ranges, as are concentrations of dissolved hydrocarbons reported in wells MW-1, MW-2, and MW-6. Down-gradient wells MW-3, MW-4, and MW-5 contained concentrations of GRO ranging from 68 ug/L (MW-4) to 82 ug/L (MW-5). All other analytes were below laboratory reporting limits. Except for one detection in December 2011, concentrations of GRO in MW-3 and MW-4 have been below laboratory reporting limits since sampling of these wells began in 2002. MW-5 has contained concentrations of GRO for the first time since sampling began in February 2012. Closure Solutions believes these reported concentrations to be anomalous.

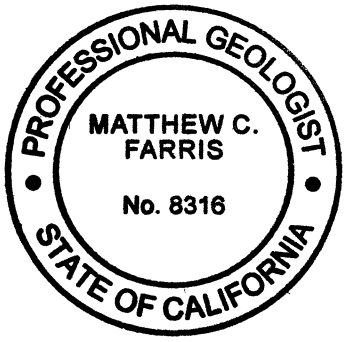
Closure Solutions will continue to perform groundwater monitoring and sampling on a quarterly basis for wells MW-5 and MW-6 for the next two quarters and continue semi-annual sampling at the Site during the second and fourth quarters.

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 the undersigned at (916) 760-7579 or at mfarris@closuresolutions.com.

Sincerely,

Closure Solutions, Inc.

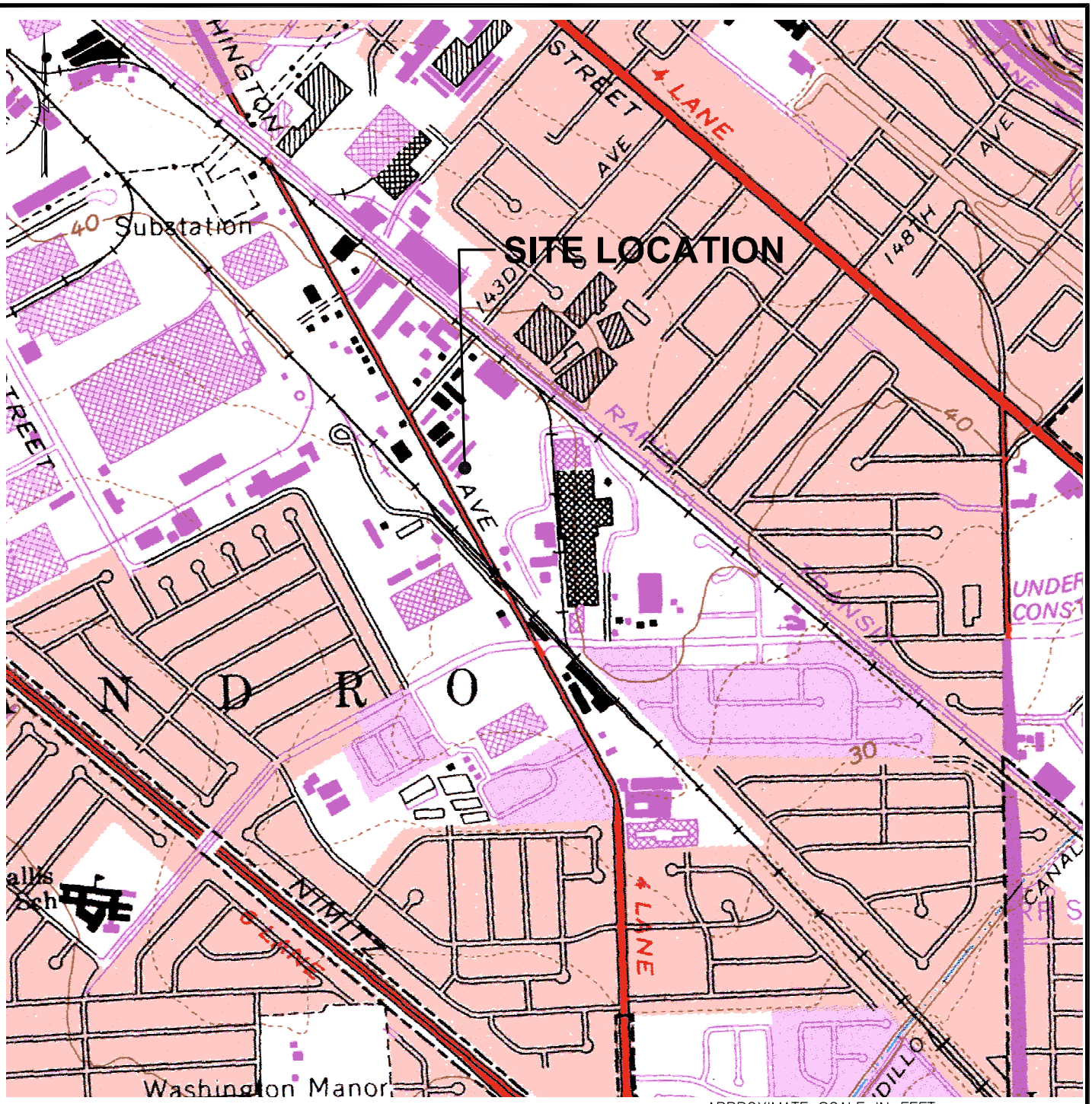
Matthew Farris, P.G.
Project Geologist



ATTACHMENTS:

Figure 1	Site Location Map
Figure 2	Second Quarter 2013 Groundwater Monitoring & Sampling Results – Groundwater Contour Map – May 2, 2013
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
Mr. Gerald Donnelly



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

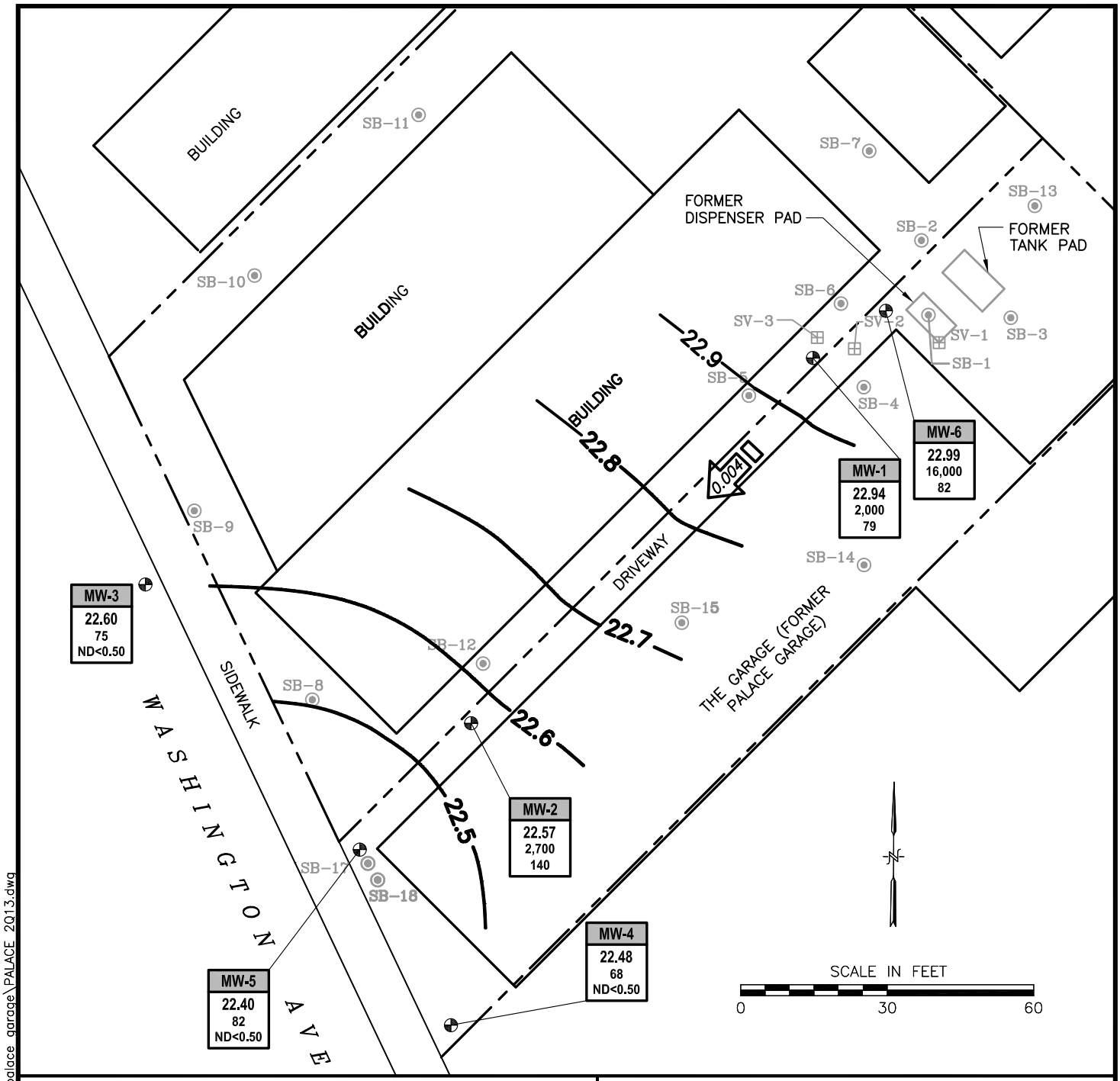
FIGURE 1

SITE LOCATION MAP

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

CLOSURE SOLUTIONS, INC.
4600 Northgate Boulevard • Suite 230
Sacramento • California • 95834
Phone: (800) 988-7880

20101130.14161396 D:\Client Drawings\Closure\palace garage\PALACE GARAGE VICINITY MAP.dwg



LEGEND:

- GROUNDWATER MONITORING WELL LOCATION
- SOIL VAPOR PROBE
- SOIL BORING LOCATION LOCATION
- PROPERTY LINE
- WELL DESIGNATION (WELL / ELEV / GRO / BENZENE)
- GROUNDWATER ELEVATION (FT ABOVE MSL)
- GRO and BENZENE CONCENTRATIONS (µg/L)
- 22.5 GROUNDWATER ELEVATION CONTOURS (FEET ABOVE MEAN SEA LEVEL– NAVD 88)
- 0.004 GROUNDWATER FLOW DIRECTION AND GRADIENT (FT/FT)

NOTES:

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

FIGURE 2

SECOND QUARTER 2013
GROUNDWATER MONITORING
& SAMPLING RESULTS

GROUNDWATER CONTOUR MAP
MAY 2, 2013

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

CLOSURE SOLUTIONS, INC.
4600 Northgate Boulevard • Suite 230
Sacramento • California • 95834
Phone: (800) 988-7880

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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/ GRO (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Naphthalene (µg/L)
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	---
	12/20/2007		15.69	21.90	280	4.3	1.3	15	37	---
	2/21/2008		13.72	23.87	19,000	300	150	1,100	4,900	---
	5/15/2008		14.60	22.99	7,200	140	50	370	2,040	---
	8/7/2008		15.62	21.97	820	13	3.1	44	100	---
	11/13/2008		16.14	21.45	670	10	2.1	31	110	---
	6/19/2009		15.15	22.44	1,490	85.8	13.4	164	310	---
	11/3/2009		15.98	21.61	75	6.0	0.70	12	40.5	---
	5/4/2010		13.40	24.19	18,000	300	61	880	4,070	---
	11/8/2010		15.83	21.76	170	4.9	ND<0.50	7.7	24	---
	4/22/2011		12.34	25.25	3,800	250	48	810	3,260	---
	12/15/2011		14.77	22.82	1,500	21	0.88	29	4.6	---
	5/9/2012		13.56	24.03	20,000	190	27	810	3,150	---
	11/8/2012		15.68	21.91	630	2.8	1.4	30	51.9	---
	2/7/2013		13.99	23.60	---	---	---	---	---	---
	5/2/2013		**14.65**	**22.94**	**2,000**	**79**	**13**	**580**	**1,780**	**180**

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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	---
	12/20/2007		15.40	21.72	1,500	63	1.1	16	4.9	---
	2/21/2008		13.60	23.52	710	23	ND<0.50	6.2	1.1	---
	5/15/2008		14.47	22.65	1,600	84	1.4	28	9.8	---
	8/7/2008		15.48	21.64	2,100	86	1.6	22	9.0	---
	11/13/2008		15.99	21.13	2,300	46	1.1	15	4.5	---
	6/19/2009		15.03	22.09	931	60.1	ND<2.0	30	3.1	---
	11/3/2009		15.87	21.25	220	22	0.55	9.4	5.05	---
	5/4/2010		12.92	24.20	950	14	0.57	9.1	13.2	---
	11/8/2010		15.71	21.41	1,900	45	1.6	44	9.28	---
	4/22/2011		12.27	24.85	1,400	30	1.2	29	5.78	---
	12/15/2011		14.86	22.26	4,300	160	26	480	790	---
	5/9/2012		13.44	23.68	4,300	21	0.65	23	7.77	---
	11/8/2012		15.54	21.58	1,700	68	2.6	63	14.4	---
	2/7/2013		13.90	23.22	---	---	---	---	---	---
	5/2/2013		**14.55**	**22.57**	**2,700**	**140**	**2.9**	**130**	**9.34**	**790**

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Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Naphthalene (µg/L)
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	---
	12/20/2007		15.30	21.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	2/21/2008		---	---	---	---	---	---	---	---
	5/15/2008		14.35	22.66	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	8/7/2008		15.39	21.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	11/13/2008		15.90	21.11	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	6/19/2009		14.94	22.07	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	---
	11/3/2009		15.76	21.25	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	5/4/2010		13.20	23.81	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	11/8/2010		15.62	21.39	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	4/22/2011		12.17	24.84	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	12/15/2011		14.63	22.38	150	1.5	ND<0.50	3.0	12.2	---
	5/9/2012		13.36	23.65	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	11/8/2012		15.48	21.53	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	2/7/2013		13.79	23.22	---	---	---	---	---	---
	5/2/2013		**14.41**	**22.60**	**75**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.50**	**ND<1.0**

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Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Naphthalene (µg/L)
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	---
	12/20/2007		15.28	21.81	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	2/21/2008		13.56	23.53	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	5/15/2008		14.58	22.51	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	8/7/2008		15.57	21.52	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	11/13/2008		16.09	21.00	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<0.50	---
	6/19/2009		15.15	21.94	ND<50	ND<1.0	ND<1.0	ND<1.0	ND<2.0	---
	11/3/2009		16.03	21.06	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0	---
	5/4/2010		13.11	23.98	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	11/8/2010		15.89	21.20	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	4/22/2011		12.40	24.69	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	12/15/2011		15.03	22.06	86	ND<0.50	ND<0.50	ND<0.50	1.3	---
	5/9/2012		13.51	23.58	ND<50	ND<0.50	0.84	ND<0.50	ND<1.5	---
	11/8/2012		15.64	21.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	---
	2/7/2013		13.98	23.11	---	---	---	---	---	---
	5/2/2013		**14.61**	**22.48**	**68**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.50**	**ND<1.0**

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14336 Washington Avenue
San Leandro, California

Well ID	Date Sampled	Casing Elevation (Feet MSL)	Depth To Water (Feet)	Groundwater Elevation (Feet)	TPHg/ GRO (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	Naphthalene (µg/L)
MW-5	2/2/2012	37.27	15.06	22.21	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	---
	5/9/2012		13.68	23.59	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	---
	resurvey 10/11/12	36.96								---
	11/8/2012		15.62	21.34	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	---
	2/7/2013		13.91	23.05	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.0
	5/2/2013		**14.56**	**22.40**	**82**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.50**	**ND<1.0**
MW-6	2/2/2012	37.34	14.63	22.71	17,000	340	57	1,900	2,100	---
	5/9/2012		13.26	24.08	34,000	170	310	1,700	3,920	---
	11/8/2012		15.36	21.98	9,700	210	270	2,800	3,320	---
	2/7/2013		13.63	23.71	7,700	250	240	2,800	4,790	1,100
	5/2/2013		**14.35**	**22.99**	**16,000**	**82**	**36**	**1,200**	**1,050**	**490**

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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)

ABBREVIATIONS:

TPHg/ GRO	total petroleum hydrocarbons as gasoline. Gasoline range organics
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
Bold	Current sampling event
MSL	mean sea level

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	--	--

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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)

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
µg/L	Micrograms per liter (parts per billion [ppb])
---	Not analyzed/measured/applicable
ND<	Not detected at or above specified laboratory reporting limit

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 HARMFULL 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	5/2/13	
Project Name	Date	Project Number
14336 Washington Ave.	San Leandro	CA
Address	City	State

Water Level Equipment — Kevin Dolan

[x] Electronic Indicator

[ ] Oil Water Interface Probe — Event: 2Q 2013 QMS

[ ] Other (specify) ___

DEPTH TO WATER DATA

DTW Order	Well ID	Time (24:00)	DTW (toc)	Total Depth (toc)	Depth to SPH / Thickness	Notes:
6	MW-1	1140	14.65	23.25	—	
3	MW-2	1133	14.55	23.64	—	
2	MW-3	1129	14.41	23.06	—	
1	MW-4	1126	14.61	21.85	—	
4	MW-5	1136	14.56	17.60	—	
5	MW-6	1138	14.35	19.60	—	
						<1 drum on site - 3/4 Full 7 Along BACK Fence line.

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** *May 2, 2013*

Sample No.: MW-1

Samplers Name: *Kevin Dolan*

Purge Equipment:

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

Sample Equipment:

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

Analyses Requested (circle all that apply): **Number and Types of Bottle Used:**

TPH-G / BTEX / Napthalene	*4 voa's w/hcl*

Well Number: MW-1
Depth to Water: 14.65 TOC
Well Depth: 23.25 BGS or TOC
Height W-Column: 8.60 feet (well depth - depth to water)
Volume in Well: 1.38 gallons (casing volume X height)
Gallons to purge: 4.14 gallons (volume X 3)

Well Diameter: 2" **with Casing Volume of:**
2" = (0.16 Gallon/Feet)
4" = (0.65 Gallon/Feet)
5" = (1.02 Gallon/Feet)
6" = (1.47 Gallon/Feet)
3/4" = (.0625 G/Ft)

Lab: *SunStar* **Transportation:**

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. ~~(ppm)~~	pH	TDS (ppm)	Turbidity: Color - Fines NTU:	Micropurge Paramaters Stabilized
1348	Start			g/L				
1350	1.5	19.10	0.938	4.73	6.78	—	103: clear min	
1352	3	19.00	0.929	4.60	6.70	—	76: ↓	
1354	4.50	18.70	0.913	4.14	6.62	—	70: ↓	
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 orginal well volume:

Original Height of Water Column = 8.60 x 0.8 = 6.88 - (Well Depth) 23.25 = Depth to water 16.37

Time: 1405 1st measured depth to water, 14.68 feet below TOC. Is well within 80% of original well casing volume: Yes X 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: 1406 Sample ID: MW-1 Depth: 14.68

Comments: Strong Hc odor - NO sheen

Well Condition: Good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** May 2, 2013

Sample No.: MW-2

Samplers Name: *Kevin Dolan*

Purge Equipment:

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

Sample Equipment:

- X Disposable Bailer
- ____ Whaler # ____
- ____ Bladder Pump
- ____ Submersible Pump

Analyses Requested (circle all that apply): **Number and Types of Bottle Used:**

TPH-G / BTEX / Napthalene	*4 voa's w/hcl*

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

Depth to Water: 14.55 TOC — 2" = (0.16 Gallon/Feet)

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

Height W-Column: 9.09 feet (well depth - depth to water) — 5" = (1.02 Gallon/Feet)

Volume in Well: 1.45 gallons (casing volume X height) — 6" = (1.47 Gallon/Feet)

Gallons to purge: 4.36 gallons (volume X 3) — 3/4" = (.0625 G/Ft)

Lab: *SunStar* **Transportation:**

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines NTU	Micropurge Paramaters Stabilized
1247	Start			g/L				
1249	1.5	18.90	0.996	4.12	6.63	~	96: clear min	
1251	3	18.70	0.991	3.73	6.60	~	90: ↓ ↓	
1253	4.5	18.40	0.983	3.68	6.59	~	84: ↓ ↓	
Stop	Purge	Complete						
	KO							

Wait for 80% well volume recovery prior to sampling.

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

Calculate 80% of orginal well volume:

Original Height of Water Column = 9.09 x 0.8 = 7.27 - (Well Depth) 23.64 = Depth to water 16.37

Time: 1304 1st measured depth to water, 14.58 feet below TOC. Is well within 80% of original well casing volume: Yes X 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: 1305 Sample ID: MW-2 Depth: 14.58

Comments: NO odor - NO sheen

Well Condition: Good. -

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** *May 2, 2013*

Sample No.: MW-3

Samplers Name: *Kevin Dolan*

Purge Equipment:

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

Sample Equipment:

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

Analyses Requested (circle all that apply): **Number and Types of Bottle Used:**

TPH-G / BTEX / Napthalene	*4 voa's w/hcl*

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

Depth to Water: 14.41 TOC — 2" = (0.16 Gallon/Feet)

Well Depth: 23.06 BGS or TOC — 4" = (0.65 Gallon/Feet)

Height W-Column: 8.65 feet (well depth - depth to water) — 5" = (1.02 Gallon/Feet)

Volume in Well: 1.38 gallons (casing volume X height) — 6" = (1.47 Gallon/Feet)

Gallons to purge: 4.15 gallons (volume X 3) — 3/4" = (.0625 G/Ft)

Lab: *SunStar* **Transportation:**

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. ~~(ppm)~~	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Paramaters Stabilized
1144	Start			g/L			NTU:	
1146	1.50	19.40	0.713	4.19	6.21	✓	196: clear min	
1148	3	19.20	0.700	4.10	6.17	✓	140: ↓ ↓	
1150	4.50	18.90	0.691	3.86	6.09	✓	132:	
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 orginal well volume:

Original Height of Water Column = 8.65 x 0.8 = 6.92 - (Well Depth) 23.06 = Depth to water 16.14

Time: 1202 1st measured depth to water, 14.42 feet below TOC. Is well within 80% of original well casing volume: Yes X 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: 1202 Sample ID: MW-3 Depth: 14.42

Comments: ND odor - No Sheen

Well Condition: Good-

Closure Solutions INC. - QMS FDS

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** May 2, 2013

Sample No.: MW-4

Samplers Name: Kevin Dolan

Purge Equipment:

_____ Bailer: Disposable or Acrylic
_____ 12 v. Pump - (Foot valve) ✓
_____ Bladder Pump
_____ SS Monsoon #

Sample Equipment:

_____ Disposable Bailer
_____ Whaler # _____
_____ Bladder Pump (Foot valve) ✓
_____ Submersible Pump

Analyses Requested (circle all that apply): **Number and Types of Bottle Used:**

TPH-G / BTEX / Napthalene	4 voa's w/hcl

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

Depth to Water: 14.61 TOC — 2" = (0.16 Gallon/Feet)

Well Depth: 21.85 BGS or TOC — 4" = (0.65 Gallon/Feet)

Height W-Column: 7.24 feet (well depth - depth to water) — 5" = (1.02 Gallon/Feet)

Volume in Well: 0.45 gallons (casing volume X height) — 6" = (1.47 Gallon/Feet)

Gallons to purge: 1.35 gallons (volume X 3) — 3/4" = (.0625 G/Ft)

Lab: SunStar **Transportation:**

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. ~~(ppm)~~	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Paramaters Stabilized
1422	Start			SL				
1424	0.50	18.90	0.723	5.12	7.23	—	493: Brown, many	
1426	1.00	18.70	0.658	5.07	7.21	—	490: ↓	
1429	1.40	18.60	0.651	4.89	7.16	—	478: ↓	
Stop:	Purge	complete						
	KD							

Wait for 80% well volume recovery prior to sampling.

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

Calculate 80% of orginal well volume:

Original Height of Water Column = 7.24 x 0.8 = 5.79 - (Well Depth) 21.85 = Depth to water 16.06

Time: 1436 1st measured depth to water, 14.73 feet below TOC. Is well within 80% of original well casing volume: Yes X 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: 1438 Sample ID: MW-4 Depth: 14.73

Comments: NO odor - NO sheen
Use clean tube & Foot valve to purge & sample well - well silty

Well Condition: Good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** May 2, 2013

Sample No.: MW-5

Samplers Name: *Kevin Dolan*

Purge Equipment:

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

Sample Equipment:

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

Analyses Requested (circle all that apply):

TPH-G / BTEX / Napthalene	4 voa's w/hcl

Number and Types of Bottle Used:

Well Number: MW-5

Depth to Water: 14.56 TOC

Well Depth: 17.60 BGS or TOC

Height W-Column: 3.04 feet (well depth - depth to water)

Volume in Well: 0.48 gallons (casing volume X height)

Gallons to purge: 1.46 gallons (volume X 3)

Well Diameter: 2" **with Casing Volume of:**

2" = (0.16 Gallon/Feet)
4" = (0.65 Gallon/Feet)
5" = (1.02 Gallon/Feet)
6" = (1.47 Gallon/Feet)
3/4" = (.0625 G/Ft)

Lab: *SunStar*

Transportation:

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Paramaters Stabilized
1214	Start			g/L			NTU	
1215	0.50	19.10	0.738	4.90	6.21	✓	493 : Hazy Brown Mang	
1217	1.00	18.90	0.717	4.16	6.16	✓	396 :	
1219	1.50	18.70	0.693	4.03	6.12	✓	312 :	
Stop	Purge	complete						
	KS							

Wait for 80% well volume recovery prior to sampling.

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

Calculate 80% of orginal well volume:

Original Height of Water Column = 3.04 x 0.8 = 2.43 - (Well Depth) 17.60 = Depth to water 15.16

Time: 1230 1st measured depth to water, 14.58 feet below TOC. Is well within 80% of original well casing volume: Yes X 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: 1231 Sample ID: MW-5 Depth: 14.58

Comments: NO odor - No sheen

Well Condition: Good

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Project Name: Palace Garage Date: May 2, 2013

Sample No.: MW-6

Samplers Name: *Kevin Dolan*

Purge Equipment:

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

Sample Equipment:

- X Disposable Bailer
- ____ Whaler # ____
- ____ Bladder Pump
- ____ Submersible Pump

Analyses Requested (circle all that apply):

TPH-G / BTEX / Napthalene	4 voa's w/hcl

Number and Types of Bottle Used:

Well Number: MW-6

Depth to Water: 14.35 TOC

Well Depth: 19.60 BGS or TOC

Height W-Column: 5.25 feet (well depth - depth to water)

Volume in Well: 0.84 gallons (casing volume X height)

Gallons to purge: 2.52 gallons (volume X 3)

Well Diameter: 2" with Casing Volume of:

2" = (0.16 Gallon/Feet)
4" = (0.65 Gallon/Feet)
5" = (1.02 Gallon/Feet)
6" = (1.47 Gallon/Feet)
3/4" = (.0625 G/Ft)

Lab: *SunStar*

Transportation:

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (~~ppm~~)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Paramaters Stabilized
1320	Start			g/L			NTU:	
1322	1.00	18.70	0.993	4.19	6.71	/	473; HAZY Brwn, Mang	
1324	2.00	18.50	0.976	4.06	6.68	/	470	
1326	2.70	18.40	0.873	3.98	6.67	/	453	
Stop.	Purge	complete						
	2	KD						

Wait for 80% well volume recovery prior to sampling.

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

Calculate 80% of orginal well volume:

Original Height of Water Column = 5.25 x 0.8 = 4.20 - (Well Depth) 19.60 = Depth to water 15.40

Time: 1337 1st measured depth to water, 14.38 feet below TOC. Is well within 80% of original well casing volume: Yes X 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: 1337 Sample ID: MW-6 Depth: 14.38

Comments: Moderate Htc odor - NO Sheen

Well Condition: Good

Attachment B

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

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

13 May 2013

Matt Farris
Closure Solutions
2300 Clayton Rd. Suite 1435
Concord, CA 94520

RE: Palace Garage

Enclosed are the results of analyses for samples received by the laboratory on 05/04/13 10:00. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T131043-01	Water	05/02/13 14:06	05/04/13 10:00
MW-2	T131043-02	Water	05/02/13 13:05	05/04/13 10:00
MW-3	T131043-03	Water	05/02/13 12:02	05/04/13 10:00
MW-4	T131043-04	Water	05/02/13 14:38	05/04/13 10:00
MW-5	T131043-05	Water	05/02/13 12:31	05/04/13 10:00
MW-6	T131043-06	Water	05/02/13 13:37	05/04/13 10:00

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

MW-1

T131043-01 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Naphthalene	**180**	1.0	ug/l	1	3050721	05/07/13	05/10/13	EPA 8260B	E-1
Benzene	**79**	0.50	"	"	"	"	"	"	
Toluene	**13**	0.50	"	"	"	"	"	"	
Ethylbenzene	**580**	12	"	25	"	"	"	"	
m,p-Xylene	**1700**	25	"	"	"	"	"	"	
o-Xylene	**80**	0.50	"	1	"	"	"	"	
C6-C12 (GRO)	**2000**	50	"	"	"	"	"	"	
Surrogate: Toluene-d8		*97.5 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*105 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*108 %*	*81.1-136*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

MW-2

T131043-02 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Naphthalene	**790**	1.0	ug/l	1	3050721	05/07/13	05/10/13	EPA 8260B	E-1
Benzene	**140**	0.50	"	"	"	"	"	"	E-1
Toluene	**2.9**	0.50	"	"	"	"	"	"	
Ethylbenzene	**130**	12	"	25	"	"	"	"	
m,p-Xylene	**8.5**	1.0	"	1	"	"	"	"	
o-Xylene	**0.84**	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	**2700**	50	"	"	"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*113 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*104 %*	*81.1-136*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

MW-3

T131043-03 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Naphthalene	ND	1.0	ug/l	1	3050721	05/07/13	05/10/13	EPA 8260B	
Benzene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	**75**	50	"	"	"	"	"	"	
Surrogate: Toluene-d8		*100 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*105 %*	*81.1-136*		"	"	"	"	

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Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Lake Forest, California 92630
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949.297.5027 Fax

Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

MW-4

T131043-04 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Naphthalene	ND	1.0	ug/l	1	3050721	05/07/13	05/10/13	EPA 8260B	
Benzene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	**68**	50	"	"	"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*106 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*105 %*	*81.1-136*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
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949.297.5027 Fax

Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

MW-5

T131043-05 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Naphthalene	ND	1.0	ug/l	1	3050721	05/07/13	05/10/13	EPA 8260B	
Benzene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	**82**	50	"	"	"	"	"	"	
Surrogate: Toluene-d8		*98.6 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*106 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*108 %*	*81.1-136*		"	"	"	"	

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Daniel Chavez, Project Manager

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Lake Forest, California 92630
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Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

MW-6

T131043-06 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Naphthalene	**490**	50	ug/l	50	3050721	05/07/13	05/10/13	EPA 8260B	
Benzene	**82**	0.50	"	1	"	"	"	"	
Toluene	**36**	0.50	"	"	"	"	"	"	
Ethylbenzene	**1200**	25	"	50	"	"	"	"	
m,p-Xylene	**940**	50	"	"	"	"	"	"	
o-Xylene	**110**	0.50	"	1	"	"	"	"	
C6-C12 (GRO)	**16000**	2500	"	50	"	"	"	"	
Surrogate: Toluene-d8		*101 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*109 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*96.5 %*	*81.1-136*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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949.297.5027 Fax

Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

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 3050721 - EPA 5030 GCMS										
Blank (3050721-BLK1)				Prepared: 05/07/13 Analyzed: 05/10/13						
Bromobenzene	ND	1.0	ug/l							
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	5.0	"							
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	"							

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Daniel Chavez, Project Manager

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Providing Quality Analytical Services Nationwide

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949.297.5020 Phone
949.297.5027 Fax

Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

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 3050721 - EPA 5030 GCMS										
Blank (3050721-BLK1)				Prepared: 05/07/13 Analyzed: 05/10/13						
p-Isopropyltoluene	ND	1.0	ug/l							
Methylene chloride	ND	1.0	"							
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	1.0	"							
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	"							
C6-C12 (GRO)	ND	50	"							
Surrogate: Toluene-d8	*7.93*		*"*	*8.00*		*99.1*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*8.53*		*"*	*8.00*		*107*	*83.5-119*			
Surrogate: Dibromofluoromethane	*7.87*		*"*	*8.00*		*98.4*	*81.1-136*			

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Daniel Chavez, Project Manager

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949.297.5027 Fax

Closure Solutions	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: [none]	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	05/13/13 11:45

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 3050721 - EPA 5030 GCMS										
LCS (3050721-BS1)				Prepared: 05/07/13 Analyzed: 05/10/13						
Benzene	18.2	0.50	ug/l	20.0		91.2	75-125			
Toluene	15.0	0.50	"	20.0		75.2	75-125			
Surrogate: Toluene-d8	*7.26*		*"*	*8.00*		*90.8*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*7.99*		*"*	*8.00*		*99.9*	*83.5-119*			
Surrogate: Dibromofluoromethane	*9.94*		*"*	*8.00*		*124*	*81.1-136*			
LCS Dup (3050721-BSD1)				Prepared: 05/07/13 Analyzed: 05/10/13						
Benzene	22.0	0.50	ug/l	20.0		110	75-125	18.8	20	
Toluene	17.7	0.50	"	20.0		88.4	75-125	16.1	20	
Surrogate: Toluene-d8	*7.15*		*"*	*8.00*		*89.4*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*8.05*		*"*	*8.00*		*101*	*83.5-119*			
Surrogate: Dibromofluoromethane	*10.4*		*"*	*8.00*		*130*	*81.1-136*			

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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

Closure Solutions	Project:	Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number:	[none]	**Reported:**
Concord CA, 94520	Project Manager:	Matt Farris	05/13/13 11:45

Notes and Definitions

E-1	The final dilution was lower than the original data or previous dilutions. The highest recovered concentration was reported even though it was above calibration range.
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.

Daniel J Chavez

Daniel Chavez, Project Manager

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

Chain of Custody Record

T131043

Client: CLOSURE SOLUTIONS INC.
Address: 2300 Clayton Rd., st. 1435, CONCORD CA
Phone: 916-760-7579 Fax:
Project Manager: MATT FARRIS

Date: 5/3/12 Page: 1 Of 1
Project Name: PALACE GARAGE
Collector: K. Dolan Client Project #:
Batch #: 2Q 2013 EDF #: T0600101043

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260 <TPH-G/BTEX/NAPHTHALENE?	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	5/2/13	1406	GW	4 VOAs W/HCl	X														01		
MW-2		1305																	02		
MW-3		1202																	03		
MW-4		1438																	04		
MW-5		1231																	05		
MW-6		1337																	06		

STD. TAT
5.4.13

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
			4-3-13
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
GSO	5.4.13 10:00		5.4.13 10:00
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 10
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold: 4.3
Turn around time: STD

Notes
results to:
MFARRIS@closuresolutions.com
kdolan@ "

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

COC 112101

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

SAMPLE RECEIVING REVIEW SHEET

BATCH # T131043

Client Name: Closure Solutions Project: Palace Garage

Received by: Sunny Date/Time Received: 5.4.13 / 10:00

Delivered by: ☐ Client ☐ SunStar Courier ☒ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 4.5 °C +/- the CF (- 0.2°C) = 4.3 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒Yes	☐No*	☐N/A
Custody Seals Intact on Cooler/Sample	☒Yes	☐No*	☐N/A
Sample Containers Intact	☒Yes	☐No*	
Sample labels match COC ID's	☒Yes	☐No*	
Total number of containers received match COC	☒Yes	☐No*	
Proper containers received for analyses requested on COC	☒Yes	☐No*	
Proper preservative indicated on COC/containers for analyses requested	☒Yes	☐No*	☐N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date SR 5.4.13

Comments:

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