December 1, 2015

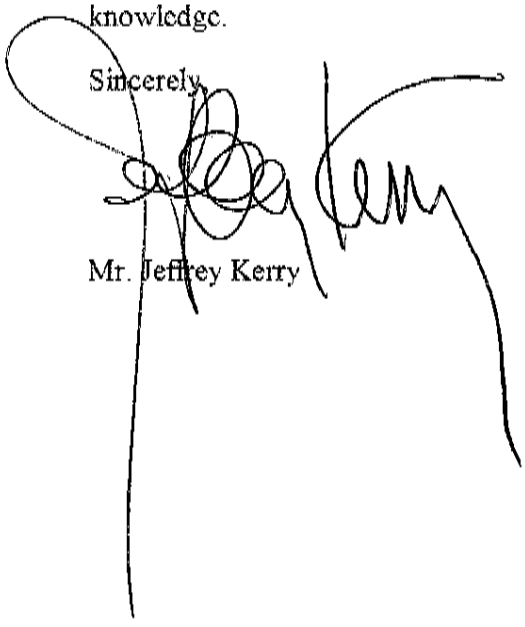
Mr. Mark Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

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 **Semi Annual 2015 Groundwater Monitoring Report** are true and correct to the best of my knowledge.

Sincerely,



Mr. Jeffrey Kerry

December 21, 2015

Mr. Mark Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

RE: SEMI-ANNUAL 2015 GROUNDWATER MONITORING REPORT – PALACE GARAGE
14336 Washington Boulevard
San Leandro, California
ACEH Case # RO0000208, SFRWQCB Case # 01-1133

Dear Mr. Detterman:

On behalf of Kerry & Associates, INNOVEX Environmental Management Inc. (INNOVEX) has prepared this Semi-Annual 2015 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 shown on Figure 2.

Closure Solutions, Inc. (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 discussed 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 work plan 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 had been largely precluded from generating letters on cases due to the work load imposed by SWRCB Resolution 2009-0042, and they would attempt to shorten 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 soil and soil vapor analytical 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, 2015 through February 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 re-set 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 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. Details and procedures for the installation, operation, and evaluation of a temporary DPE system were included in the Draft CAP Addendum.

On May 29, 2013, the ACEH issued a letter requesting a Data Gap Investigation Work Plan and Focused Site Conceptual Model (Work Plan) to be prepared. The Work Plan was requested to address data gaps identified during an ACEH review of the environmental case under the State Water Resource Control Board's Low Threat Underground Storage Tank Case Closure Policy (LTCP). On June 28, 2013, Closure Solutions submitted the Work Plan as directed. Closure Solutions proposed advancing four soil borings within the source area to collect shallow soil and soil vapor samples. Field work for the proposed investigation was completed in early October 2013.

On November 22, 2013, INNOVEX submitted a Data Gap Investigation Report which described investigation activities, evaluated data, and provided conclusions and recommendations. Based on soil data collected from 0 to 10 feet bgs, concentrations of TPHg/GRO and naphthalene in the vicinity of the former dispenser island appear to increase with depth; however, BTEX concentrations are consistently low. A review of benzene, ethylbenzene, and naphthalene concentrations against LTCP criteria for vapor intrusion to indoor air indicated the constituents exceed their associated screening criteria for a commercial land use scenario with no bioattenuation zone. Additionally, soil data from zero to 10 feet bgs indicated benzene, ethylbenzene, and naphthalene are below the LTCP established criteria for direct contact and volatilization to outdoor air in commercial/industrial land use and utility worker scenarios.

On January 21, 2014, the ACEH issued a letter directing preparation of a revised Draft Corrective Action Plan (CAP) and Fact Sheet for public notification of the Draft CAP based on results of the November 2013 investigation. A completion date of March 28, 2014 for submittal of the Draft CAP was established by ACEH. However, due to budget constraints and the denial of a budget increase change order request for fiscal year 2013/2014 by the State Underground Storage Tank Cleanup Fund, the ACEH approved an extension on the Draft CAP submittal date with a new submittal date of September 2, 2014.

After approval of a budget change order in May 2014, an Interim Remedial Action Plan (IRAP) was prepared and submitted on June 30, 2014. The IRAP detailed a scope of work to perform secondary source area removal via excavation. ACEH staff indicated, as part of their June 11, 2014 directive letter, that Interim Remedial Actions appear appropriate in order to mitigate the risk of vapor intrusion and expeditiously move the site towards closure. The IRAP was approved by ACEH staff with some modifications on August 14, 2014.

Between May 15 and 29, 2015, interim remedial field activities were conducted at the Site to remove a secondary source of hydrocarbon impacted soil remaining in the vicinity of the former UST location and close data gaps in the LTCP closure review identified by ACEH staff. Field activities consisted of excavating hydrocarbon-impacted soil to the extent practicable within pre-defined limits. The total depth of the excavation was approximately 16 feet below ground surface (bgs).The open excavation was then backfilled with pre-approved aggregate base rock, and resurfaced to match existing Site conditions.

Analytical results from sidewall and floor confirmation soil samples collected post-excavation indicated that the bulk of the secondary source was removed, with minimal concentrations of petroleum hydrocarbons remaining at a depth of approximately 16 feet bgs. It is expected that the hydrocarbons remaining in soil within the capillary fringe zone of the groundwater table will attenuate within a reasonable time frame. Based on the results of the confirmation soil samples, INNOVEX believes the secondary source and risk of vapor intrusion to adjacent buildings has been mitigated. ACEH has indicated that upon completion of excavation activities and submittal of the IRAR, the environmental case associated with the Site would be evaluated for closure.

On September 24, 2015 and October 23, 2015 the ACEH issued letters directing semi-annual post-interim remedial action groundwater monitoring for one year, to verify effective removal of the majority of contaminated soil. The letters also described concerns that a potential for vapor intrusion to the building at the subject site may still exist. As such, the ACEH directed resampling of soil vapor probe SV-4 to verify recent interim remedial actions were successful. Unfortunately, all Site soil vapor probes were destroyed during excavation field activities performed in May 2015. Installation of a new soil vapor probe in the vicinity of the former SV-4 is also not possible due to the final excavation footprint as well as existing building footings. As an alternative to the preferred location, INNOVEX has prepared a work plan that proposes installing two sub-slab soil vapor probes within the building in an attempt to directly measure vapor intrusion to the building.

INNOVEX will continue to conduct groundwater monitoring and sampling on a semi-annual basis as directed by the ACEH.

2.0 WORK PERFORMED AND WORK PROPOSED

Following is a summary of work performed this semi-annual period and work proposed for the next semi-annual period:

WORK PERFORMED/PROPOSED THIS SEMI-ANNUAL PERIOD:	
1	Performed interim remedial action field activities between May 15 and 29, 2015.
2	Prepared and submitted the Interim Remedial Action Report on July 31, 2015.

3	Performed a semi-annual groundwater monitoring event on November 10, 2015.
4	Prepared and submitted the Semi-Annual 2015 Groundwater Monitoring Report.
WORK PROPOSED FOR NEXT SEMI-ANNUAL PERIOD:	
1	Prepare and submit a sub-slab soil vapor investigation work plan.
2	The next semi-annual groundwater monitoring event is scheduled for Second Quarter 2016.

3.0 DISCUSSION OF RECENT ACTIVITIES

INNOVEX performed the first of two post-remediation semi-annual groundwater monitoring and sampling events at the Site on November 10, 2016. Gauging, purging and sampling were conducted in accordance with INNOVEX's Standard Operating Procedures (included in Attachment A). The collected groundwater samples were submitted to SunStar Laboratories of Lake Forest, California (SunStar) for laboratory analysis under Chain-of-Custody protocols. The samples were analyzed for gasoline range organics (GRO) and BTEX by EPA Method 8260B. As requested by ACEH in their January 24, 2013 letter, analysis for naphthalene by EPA Method 8260B has been added to the monitoring program. Additionally, monitoring well MW-6 was destroyed during excavation activities on May 15, 2015, due to its location within the proposed excavation footprint.

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-5, (MW-6 destroyed on May 15, 2015)
Is Free Product (FP) Present On-Site:	No
Current Remediation Techniques:	Excavation performed in May 2015

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

Average Depth to GW (in feet below top of casing):	17.05
Groundwater Elevation (in feet above mean sea level [msl):	19.31 (MW-3) to 20.64 (MW-1)
Groundwater Gradient (direction):	Southwest
Groundwater Gradient (magnitude):	0.01 feet per foot
Reported GRO concentration:	1,300 micrograms per liter [µg/L](MW-1)
Reported benzene concentration:	32 µg/L (MW-1)
Reported toluene concentration:	3.0 µg/L (MW-1)
Reported ethylbenzene concentration:	82 µg/L (MW-1)
Reported xylene concentration:	47.4 µg/L (MW-1)
Reported Naphthalene concentration:	18 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 Figure 2 and Table 1.

Purge water generated during the monitoring and sampling event was stored onsite in a plastic 55 gallon drum pending characterization and disposal. Water will be removed by a licensed waste transporter and disposed of at an appropriate treatment facility.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Depth to water measurements collected from all wells during this event are within historical ranges. Hydrocarbon concentrations reported in well MW-1, the remaining source area well, are also within historical ranges. However, samples from downgradient well MW-2 contained concentrations below laboratory reproving limits for the first time since sampling began in 2002. This indicates a significant reduction of up to three orders of magnitude. Based on available post-interim remedial action data, excavation of the secondary hydrocarbon source remaining in the vicinity of the former UST location appears to have been successful.

Currently INNOVEX is preparing a sub-slab soil vapor investigation work plan to address the ACEH directive for soil vapor sampling and to evaluate if a potential for vapor intrusion to the building at the subject site still exists.

The next scheduled semi-annual post-interim remedial action groundwater monitoring event is scheduled for Second Quarter 2016.

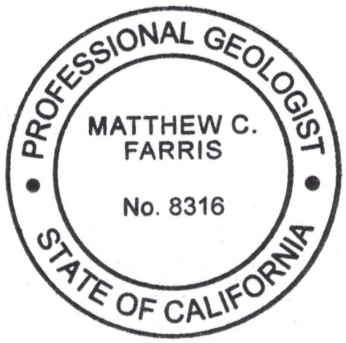
5.0 LIMITATIONS

This report is based on Site conditions, data, and other information available as of the date of the report, and the conclusions and recommendations herein are applicable only to the time frame in which the report was prepared. Background information used to prepare this report including, but not limited to, previous field measurements, analytical results, Site plans and other data have been furnished to INNOVEX by Kerry & Associates and as available on the GeoTracker database. INNOVEX has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.

If you have any questions regarding this submission, please feel free to contact the undersigned at (916) 760-7579 or Matt.Farris@innovex.net.

Sincerely,

INNOVEX Environmental Management, Inc.



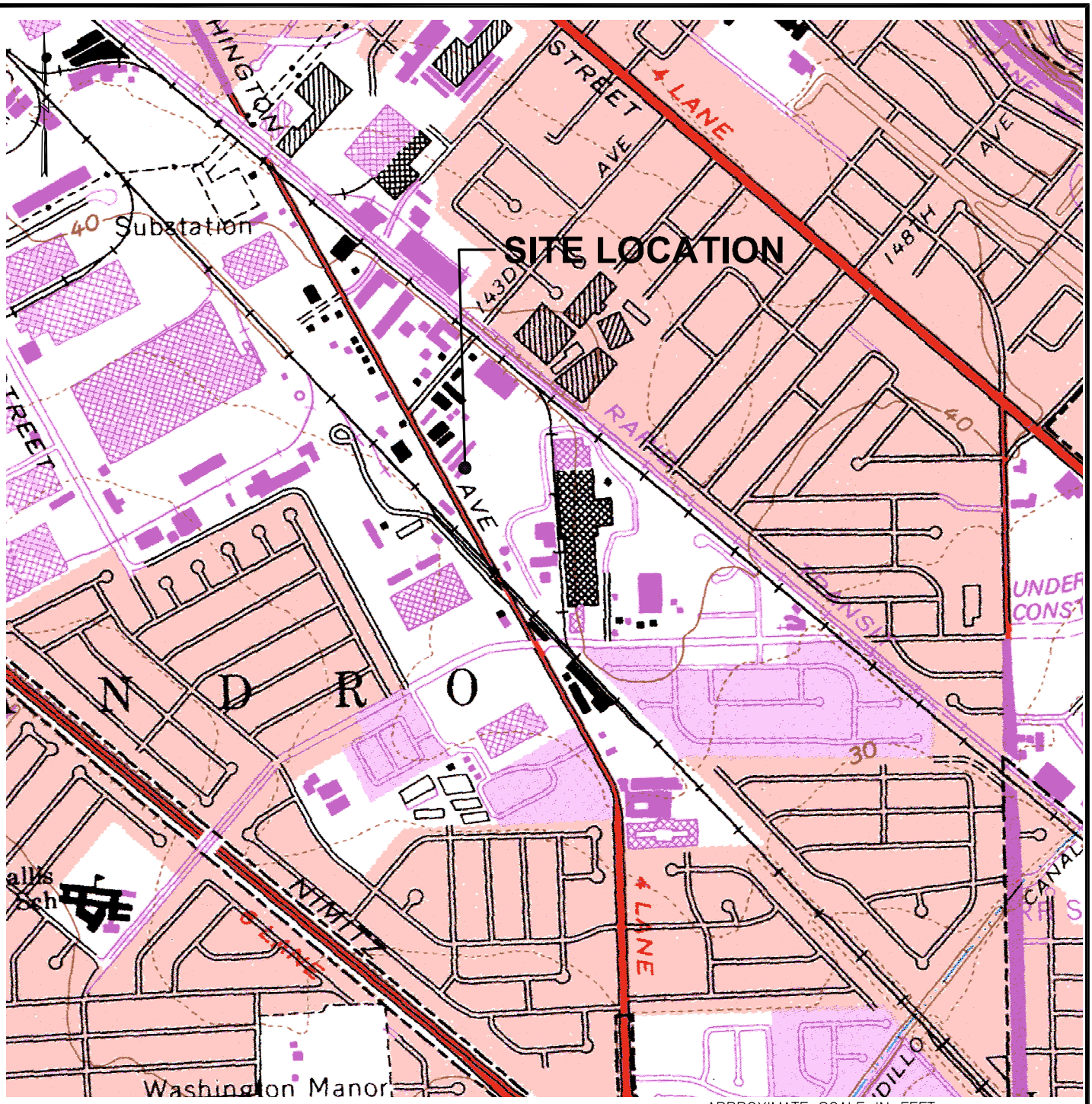
Matthew Farris, PG
Senior Project Geologist

Attachments:

Figure 1	Site Location Map
Figure 2	Semi-Annual 2015 Groundwater Monitoring & Sampling Results – Groundwater Contour Map – November 10, 2015
Table 1	Groundwater Elevation and 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

FIGURES



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

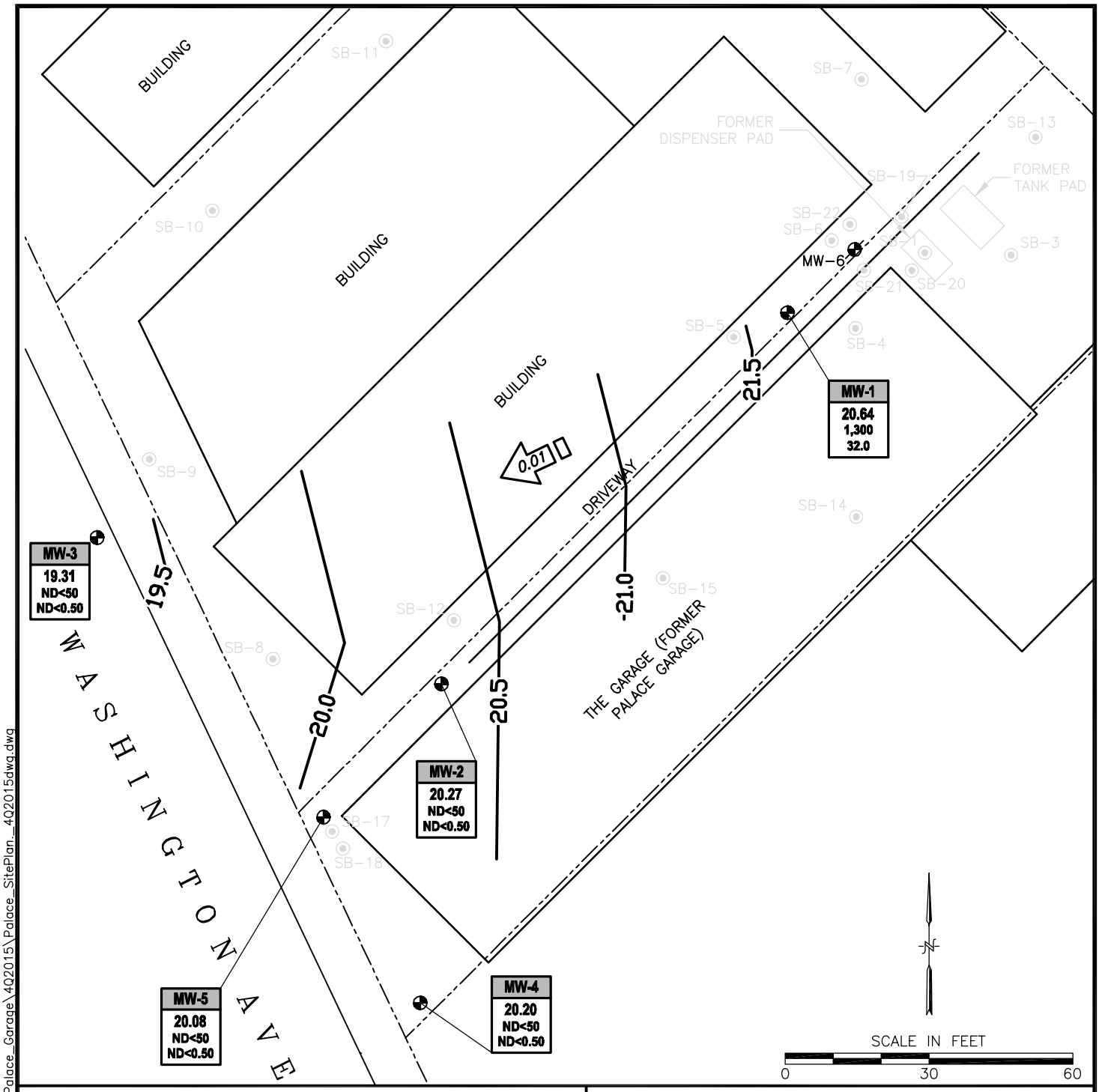
FIGURE 1

SITE LOCATION MAP

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
3900 Lennane Drive • Suite 130
Sacramento • California •95834
Phone: (800) 988-7880

20140404.11433951 \\The-server\pacher\Client Drawings\innovex\palace garage 1601\PALACE GARAGE VICINITY MAP.dwg



LEGEND:

- SOIL BORING LOCATION
- MONITORING WELL LOCATION
- DESTROYED MONITORING WELL LOCATION
- WELL DESIGNATION
- GROUNDWATER ELEVATION (FT ABOVE MSL)
- GRO, BENZENE, and MTBE CONCENTRATIONS (µg/L)
- 20.0 GROUNDWATER ELEVATION CONTOURS (FEET ABOVE MEAN SEA LEVEL– NAVD 88)
- 0.01 GROUNDWATER FLOW DIRECTION AND GRADIENT (FT/FT)
- < NOT DETECTED AT OR ABOVE LABORATORY REPORTING LIMIITS

NOTES:

1. BASEMAP SOURCE: MORROW SURVEYING 02/05/03

FIGURE 2

SEMI-ANNUAL 2015
GROUNDWATER CONTOUR MAP
NOVEMBER 10, 2015

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.
3900 Lennane Drive • Suite 130
Sacramento • California • 95834
Phone: (800) 988-7880

TABLES

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 (mg/L)	B (mg/L)	T (mg/L)	E (mg/L)	X (mg/L)	Naphthalene (mg/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
	9/6/2013		15.96	21.63	---	---	---	---	---	---
	2/7/2014		16.75	20.84	740	3.0	ND<0.50	19	31	3.7
	9/16/2014		17.01	20.58	590	6.7	ND<0.50	18	24	3
	11/10/2015		**16.95**	**20.64**	**1,300**	**32.0**	**3.0**	**82**	**47.4**	**18**

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 (mg/L)	B (mg/L)	T (mg/L)	E (mg/L)	X (mg/L)	Naphthalene (mg/L)
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
	9/6/2013		15.81	21.31	---	---	---	---	---	---
	2/7/2014		16.68	20.44	1,100	78	1.2	28	30	190
	9/16/2014		16.90	20.22	1,500	46	ND<0.50	18	1.2	26
	11/10/2015		**16.85**	**20.27**	**ND<50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.5**	**ND<1.0**

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 (mg/L)	B (mg/L)	T (mg/L)	E (mg/L)	X (mg/L)	Naphthalene (mg/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
	9/6/2013		15.74	21.27	---	---	---	---	---	---
	2/7/2014		16.50	20.51	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	9/16/2014		16.76	20.25	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	11/10/2015		**17.70**	**19.31**	**ND<50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.5**	**ND<1.0**

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 (mg/L)	B (mg/L)	T (mg/L)	E (mg/L)	X (mg/L)	Naphthalene (mg/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
	9/6/2013		15.90	21.19	---	---	---	---	---	---
	2/7/2014		16.69	20.40	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	9/16/2014		16.97	20.12	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	11/10/2015		**16.89**	**20.20**	**ND<50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.5**	**ND<1.0**

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 (mg/L)	B (mg/L)	T (mg/L)	E (mg/L)	X (mg/L)	Naphthalene (mg/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<1.5
	5/2/2013		14.56	22.40	82	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.5
	9/6/2013		15.87	21.09	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.50	ND<1.5
	2/7/2014		16.70	20.26	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	9/16/2014		16.96	20.00	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	11/10/2015		**16.88**	**20.08**	**ND<50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<1.5**	**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
	9/6/2013		15.64	21.70	19,000	130	61	1,900	1,480	830
	2/7/2014		16.62	20.72	13,000	46	13	550	224	290
	9/16/2014		16.70	20.64	5,400	78	14	780	282	410
					Destroyed May 15, 2015					

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 (mg/L)	B (mg/L)	T (mg/L)	E (mg/L)	X (mg/L)	Naphthalene (mg/L)

ABBREVIATIONS:

TPHg/ GRO	total petroleum hydrocarbons as gasoline. Gasoline range organics
B	Benzene
T	Toluene
E	Ethylbenzene
X	Total xylenes
mg/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.

ATTACHMENT A
FIELD PROCEDURES AND FIELD DATA SHEETS

INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.

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	11/10/15	1601 07 01
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: 4Q 2015

[ ] Other (specify) ___

DEPTH TO WATER DATA

DTW Order	Well ID	Time (24:00)	DTW (toc)	Total Depth (toc)	Depth to SPH / Thickness	Notes:
5	MW-1	806	16.95	23.25	N/A	
4	MW-2	803	16.85	23.64		
2	MW-3	758	17.70	23.06		
1	MW-4	756	16.89	21.85		
3	MW-5	800	16.88	17.40		
—	MW-6	—	—	19.6		Well Destroyed
						1 drum onsite Back of Building Blue Poly 1/3 Full

~~Closure Solutions INC.~~
INNOVEX

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** *Nov. 10, 2015*

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 / Naphtalene	*3 voa's w/hc*

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

Depth to Water: 16.95 TOC — 2" = (0.16 Gallon/Feet)

Well Depth: 23.25 BGS or TOC — 4" = (0.65 Gallon/Feet)

Height W-Column: 6.30 feet (well depth - depth to water) — 5" = (1.02 Gallon/Feet)

Volume in Well: 1.05 gallons (casing volume X height) — 6" = (1.47 Gallon/Feet)

Gallons to purge: 3.24 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
948	Start							
950	1.5	14.9	1.09	1.86	6.59	—	439 : Hazy Brown, Moderate	
952	3	14.9	1.08	1.73	6.54	—	431 : ↓ ↓	
954	4.5	14.9	1.07	1.49	6.54	—	426 : ↓ ↓	
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 = 6.30 x 0.8 = 5.04 - (Well Depth) 23.25 = Depth to water 18.21

Time: 1006 1st measured depth to water, 16.98 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: 1006 Sample ID: MW-1 Depth: 16.98

Comments: Slight HC odor - NO Sheen

Well Condition: Good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** *Nov. 10, 2015*

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 / Naphtalene	*3 voa's w/hc*

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

Depth to Water: 16.85 TOC — 2" = (0.16 Gallon/Feet)

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

Height W-Column: 6.79 feet (well depth - depth to water) — 5" = (1.02 Gallon/Feet)

Volume in Well: 1.09 gallons (casing volume X height) — 6" = (1.47 Gallon/Feet)

Gallons to purge: 3.24 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
851	Start							
853	1.15	14.9	1.19	2.96	6.63	—	496: Hazy Brown Many	
855	2.30	14.9	1.18	2.43	6.65	—	414: ↓ ↓	
857	3.50	14.8	1.16	2.12	6.65	—	393: ↓ ↓	
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 = 6.79 x 0.8 = 5.43 - (Well Depth) 23.64 = Depth to water 18.21

Time: 915 1st measured depth to water, 16.86 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: 915 Sample ID: MW-2 Depth: 16.86

Comments: NO odor - NO Sheen

Well Condition: Good -

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** *Nov. 10, 2015*

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 / Naphtalene	*3 voa's w/hc*

Well Number: MW-3
Depth to Water: 17.70 TOC
Well Depth: 23.06 BGS or TOC
Height W-Column: 5.36 feet (well depth - depth to water)
Volume in Well: 0.85 gallons (casing volume X height)
Gallons to purge: 2.55 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
815	Start	—						
817	1	17.1	0.731	2.48	5.73	—	ggg: Brown many	
819	2	17.0	0.733	2.41	5.70	—	ggg: ↓ ↓	
821	3	16.9	0.739	2.30	5.70	—	ggg: ↓ ↓	
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 orginal well volume:

Original Height of Water Column = 5.36 x 0.8 = 4.28 - (Well Depth) 23.06 = Depth to water 18.77

Time: 834 1st measured depth to water, 17.73 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: 835 Sample ID: MW-3 Depth: 17.73

Comments:

No odor - No Sheen

Well Condition:

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** Nov. 10, 2015

Sample No.: MW-4

Samplers Name: Kevin Dolan

Purge Equipment:

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

x - Foot valve - x

Sample Equipment:

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

Analyses Requested (circle all that apply):

TPH-G / BTEX / Naphtalene	3 voa's w/hc

Number and Types of Bottle Used:

Well Number: MW-4

Well Diameter: 3/4 **with Casing Volume of:**

- **Depth to Water:** 16.89 TOC
- **Well Depth:** 21.85 BGS or TOC
- **Height W-Column:** 4.96 feet (well depth - depth to water)
- **Volume in Well:** 0.31 gallons (casing volume X height)
- **Gallons to purge:** 0.93 gallons (volume X 3)

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 Parameters Stabilized
926	Start							
928	.40	19.9	0.799	4.14	7.44		463 ; Hazy Brown Mod	
930	.80	19.8	0.763	3.98	7.43		460 ; ↓ ↓	
932	1.10	19.8	0.761	3.86	7.41		451 ; ↓ ↓	
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 orginal well volume:

Original Height of Water Column = 4.96 x 0.8 = 3.97 - (Well Depth) 21.85 = Depth to water 17.88

Time: 938 1st measured depth to water, 16.94 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: 938 Sample ID: MW-4 Depth: 16.94

Comments: NO odor - NO Sheen

Well Condition: Good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage **Date:** Nov. 10, 2015

Sample No.: MW-5

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):

TPH-G / BTEX / Naphtalene	3 voa's w/hc

Number and Types of Bottle Used:

Well Number: MW-5
Depth to Water: 16.88 TOC
Well Depth: 17.40 BGS or TOC
Height W-Column: 0.52 feet (well depth - depth to water)
Volume in Well: 0.083 gallons (casing volume X height)
Gallons to purge: 0.24 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
903	Start							
905	.75	16.4	0.816	4.06	5.59	✓	646: Clear Min	
907	1.5	16.3	0.810	3.41	5.50	✓	613: ↓ ↓	
908	2.5	16.1	0.811	3.13	5.43	✓	573: ↓ ↓	
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 = 0.52 x 0.8 = 0.41 - (Well Depth) 17.40 = Depth to water 16.98

Time: 1115 1st measured depth to water, 16.91 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: 1115 Sample ID: MW-5 Depth: 16.91

Comments: No odor - No Sheen

Well Condition: Well Continues Purge Continous to 2.5 gallons -

ATTACHMENT B
LABORATORY PROCEDURES, CERTIFIED ANALYTICAL REPORTS AND CHAIN-OF-CUSTODY RECORDS

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
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949.297.5027 Fax

16 November 2015

Matt Farris
Innovex-Environmental Management, Inc.
2300 Clayton Rd. Suite 1435
Concord, CA 94520

RE: Palace Garage

Enclosed are the results of analyses for samples received by the laboratory on 11/11/15 08:45. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Katherine RunningCrane
Project Manager

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Innovex-Environmental Management, Inc.	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T152817-01	Water	11/10/15 10:06	11/11/15 08:45
MW-2	T152817-02	Water	11/10/15 09:15	11/11/15 08:45
MW-3	T152817-03	Water	11/10/15 08:35	11/11/15 08:45
MW-4	T152817-04	Water	11/10/15 09:38	11/11/15 08:45
MW-5	T152817-05	Water	11/10/15 11:15	11/11/15 08:45

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Katherine RunningCrane

Katherine RunningCrane, Project Manager

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2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

DETECTIONS SUMMARY

Sample ID: MW-1 **Laboratory ID:** T152817-01

Analyte	Result	Reporting Limit	Units	Method	Notes
Naphthalene	**18**	1.0	ug/l	EPA 8260B	
Benzene	**32**	0.50	ug/l	EPA 8260B	
Toluene	**3.0**	0.50	ug/l	EPA 8260B	
Ethylbenzene	**82**	0.50	ug/l	EPA 8260B	
m,p-Xylene	**45**	1.0	ug/l	EPA 8260B	
o-Xylene	**2.4**	0.50	ug/l	EPA 8260B	
C6-C12 (GRO)	**1300**	50	ug/l	EPA 8260B	

Sample ID: MW-2 **Laboratory ID:** T152817-02

No Results Detected

Sample ID: MW-3 **Laboratory ID:** T152817-03

No Results Detected

Sample ID: MW-4 **Laboratory ID:** T152817-04

No Results Detected

Sample ID: MW-5 **Laboratory ID:** T152817-05

No Results Detected

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2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

MW-1

T152817-01 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Naphthalene	**18**	1.0	ug/l	1	5111108	11/11/15	11/14/15	EPA 8260B	
Benzene	**32**	0.50	"	"	"	"	"	"	
Toluene	**3.0**	0.50	"	"	"	"	"	"	
Ethylbenzene	**82**	0.50	"	"	"	"	"	"	
m,p-Xylene	**45**	1.0	"	"	"	"	"	"	
o-Xylene	**2.4**	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	**1300**	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*103 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*91.5 %*	*88.8-117*		"	"	"	"	

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Innovex-Environmental Management, Inc.	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

MW-2

T152817-02 (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	5111108	11/11/15	11/15/15	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)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.4 %*		*83.5-119*	"	"	"	"	
Surrogate: Dibromofluoromethane		*102 %*		*81-136*	"	"	"	"	
Surrogate: Toluene-d8		*91.8 %*		*88.8-117*	"	"	"	"	

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Innovex-Environmental Management, Inc.	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

MW-3

T152817-03 (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	5111108	11/11/15	11/15/15	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)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*98.0 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*112 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*91.0 %*	*88.8-117*		"	"	"	"	

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Innovex-Environmental Management, Inc.	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

MW-4

T152817-04 (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	5111108	11/11/15	11/15/15	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)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*99.0 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*108 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*92.1 %*	*88.8-117*		"	"	"	"	

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Innovex-Environmental Management, Inc.	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

MW-5

T152817-05 (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	5111108	11/11/15	11/15/15	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)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*104 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*116 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*89.9 %*	*88.8-117*		"	"	"	"	

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2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

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 5111108 - EPA 5030 GCMS										
Blank (5111108-BLK1)				Prepared: 11/11/15 Analyzed: 11/14/15						
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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Innovex-Environmental Management, Inc.	Project: Palace Garage	
2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

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 5111108 - EPA 5030 GCMS										
Blank (5111108-BLK1)				Prepared: 11/11/15 Analyzed: 11/14/15						
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	"							
Surrogate: 4-Bromofluorobenzene	*7.86*		*"*	*8.00*		*98.2*	*83.5-119*			
Surrogate: Dibromofluoromethane	*8.17*		*"*	*8.00*		*102*	*81-136*			
Surrogate: Toluene-d8	*7.26*		*"*	*8.00*		*90.8*	*88.8-117*			
LCS (5111108-BS1)				Prepared: 11/11/15 Analyzed: 11/15/15						
Chlorobenzene	23.5	1.0	ug/l	20.0		118	75-125			
1,1-Dichloroethene	23.9	1.0	"	20.0		119	75-125			
Trichloroethene	20.6	1.0	"	20.0		103	75-125			
Benzene	20.8	0.50	"	20.0		104	75-125			
Toluene	18.8	0.50	"	20.0		94.2	75-125			
Surrogate: 4-Bromofluorobenzene	*8.15*		*"*	*8.00*		*102*	*83.5-119*			
Surrogate: Dibromofluoromethane	*10.0*		*"*	*8.00*		*126*	*81-136*			
Surrogate: Toluene-d8	*7.01*		*"*	*8.00*		*87.6*	*88.8-117*			*S-GC*

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2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

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 5111108 - EPA 5030 GCMS										
LCS Dup (5111108-BSD1)				Prepared: 11/11/15 Analyzed: 11/15/15						
Chlorobenzene	29.6	1.0	ug/l	20.0		148	75-125	22.8	20	QR-04
1,1-Dichloroethene	31.7	1.0	"	20.0		158	75-125	28.0	20	QR-04
Trichloroethene	22.6	1.0	"	20.0		113	75-125	9.16	20	
Benzene	23.9	0.50	"	20.0		119	75-125	13.9	20	
Toluene	19.6	0.50	"	20.0		98.0	75-125	3.95	20	
Surrogate: 4-Bromofluorobenzene	*8.10*		*"*	*8.00*		*101*	*83.5-119*			
Surrogate: Dibromofluoromethane	*11.4*		*"*	*8.00*		*142*	*81-136*			*S-GC*
Surrogate: Toluene-d8	*6.02*		*"*	*8.00*		*75.2*	*88.8-117*			*S-GC*

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2300 Clayton Rd. Suite 1435	Project Number: 1601 0701	**Reported:**
Concord CA, 94520	Project Manager: Matt Farris	11/16/15 17:11

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).
QR-04	The pecent recovery and/or RPD was outside acceptance criteria. Results accepted based upon percent recovery results in duplicate QC sample and the CCV and CCB results.
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.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE
25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

T152817

Client: INNOVEX
Address: 2300 CLAYTON RD., CONCORD, CA
Phone: (925) 808-9290 Fax:
Project Manager: Matt Farris

Date: 11/10/15 Page: 1 Of 1
Project Name: PALACE GARAGE
Collector: K. Dolan Client Project #: 1601 0701
Batch #: 4Q 2015 EDF #: TO6001010143

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260 STPH-g/BTEX	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	NAPHTALENE			Laboratory ID #	Comments/Preservative	Total # of containers
MW-1	11/10/15	1006	GW	3VOAs	X										X			01		
MW-2		935		w/ HCl														02		
MW-3		935																03		
MW-4		930																04		
MW-5		1115																05		
																			Site = 14336 WASHINGTON AVE SAN LEANDRO, CA	

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
[signature]	11/10/15	SHIP VIA GSO	
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
GSO 11-11-15	8:45	[signature] 11-11-15	8:45
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold 5.2

Turn around time: STD

Notes
Results to:
Matt.Farris@INNOVEX.net
Kevin.Dolan@ " "

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

COC 140827

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T152817

Client Name: INNOVEX Project: PALACE GARAGE

Received by: SUNNY Date/Time Received: 11.11.15 / 8:45

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 5.4 °C +/- the CF (- 0.2°C) = 5.2 °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 SL 11.11.15

Comments:

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

WORK ORDER

T152817

Client: **Innovex-Environmental Management, Inc.** **Project Manager:** **Katherine RunningCrane**

Project: **Palace Garage** **Project Number:** **1601 0701**

Report To:

Innovex-Environmental Management, Inc.
Matt Farris
2300 Clayton Rd. Suite 1435
Concord, CA 94520

Date Due:	11/16/15 17:00 (3 day TAT)		
Received By:	Sunny Lounethone	Date Received:	11/11/15 08:45
Logged In By:	Sunny Lounethone	Date Logged In:	11/11/15 09:35

Samples Received at: **5.2°C**

Custody Seals	No	Received On Ice	Yes
Containers Intact	Yes		
COC/Labels Agree	Yes		
Preservation Confir	Yes		

Analysis	Due	TAT	Expires	Comments
T152817-01 MW-1 [Water] Sampled 11/10/15 10:06 (GMT-08:00) Pacific Time (US &				
8260	11/16/15 15:00	3	11/24/15 10:06	GRO, BTEX, Napthalene ONLY
T152817-02 MW-2 [Water] Sampled 11/10/15 09:15 (GMT-08:00) Pacific Time (US &				
8260	11/16/15 15:00	3	11/24/15 09:15	GRO, BTEX, Napthalene ONLY
T152817-03 MW-3 [Water] Sampled 11/10/15 08:35 (GMT-08:00) Pacific Time (US &				
8260	11/16/15 15:00	3	11/24/15 08:35	GRO, BTEX, Napthalene ONLY
T152817-04 MW-4 [Water] Sampled 11/10/15 09:38 (GMT-08:00) Pacific Time (US &				
8260	11/16/15 15:00	3	11/24/15 09:38	GRO, BTEX, Napthalene ONLY
T152817-05 MW-5 [Water] Sampled 11/10/15 11:15 (GMT-08:00) Pacific Time (US &				
8260	11/16/15 15:00	3	11/24/15 11:15	GRO, BTEX, Napthalene ONLY

Reviewed By Date