

November 17, 2016

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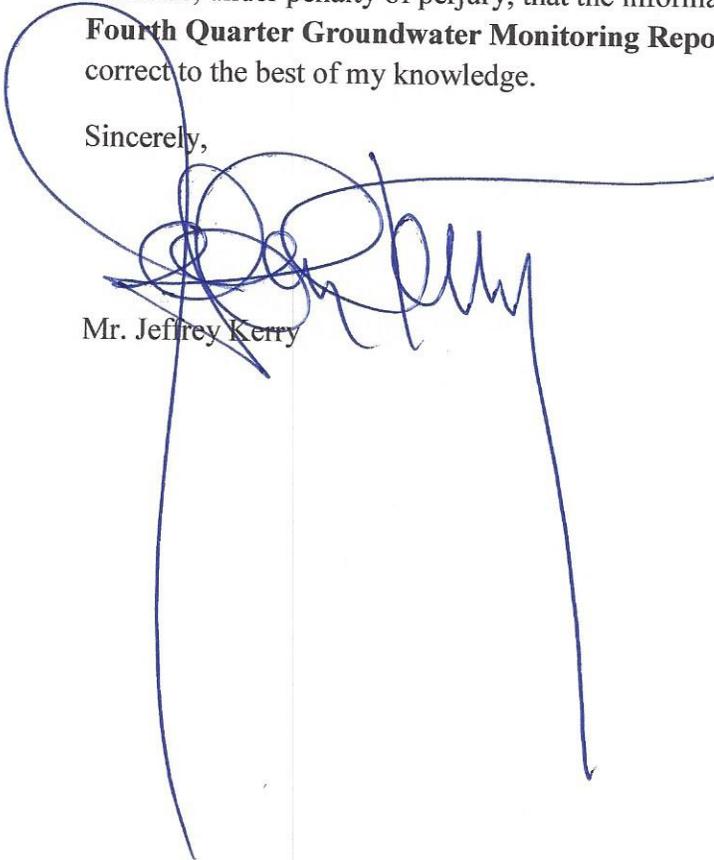
Mr. Mark Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

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 **Fourth Quarter Groundwater Monitoring Report** for the above referenced site are true and correct to the best of my knowledge.

Sincerely,



Mr. Jeffrey Kerry



November 17, 2016

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

**RE: FOURTH QUARTER 2016 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 *Fourth Quarter 2016 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. Results of the survey were presented in the *Sensitive Receptor Survey* report dated August 27, 2008. The closest water supply wells are two industrial wells located approximately 450 feet northwest (cross-gradient) of the Site. The closest domestic well is located approximately 1,500 feet

southeast (cross-gradient) of the Site. The closest downgradient well is an irrigation well located approximately 1,400 feet southwest of the Site. No surface water bodies were identified within a 2,000 foot radius of the Site.

Closure Solutions prepared and submitted a *Site Conceptual Model* (SCM) dated September 30, 2008 for the Site. Alameda County Environmental Health (ACEH) requested the preparation of the SCM 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 frequency to a semi-annual basis, with monitoring to be conducted in the 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 November 13, 2009 *Soil Vapor Probe and Additional Assessment Work Plan* 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 they 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 workload 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 was 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 between February 21 and 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 near 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. Results of the DPE test were presented in Closure Solutions’ April 13, 2012 *Dual-Phase Extraction Pilot Test Report*.

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. 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. Fieldwork for the proposed investigation was completed in early October 2013.

On November 22, 2013, INNOVEX submitted a *Data Gap Investigation Report* that described investigation activities, evaluated data, and provided conclusions and recommendations. Based on soil data collected from zero to 10 feet bgs, concentrations of TPHg/GRO and naphthalene near 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 the budget change order in May 2014, Closure Solutions prepared and submitted an *Interim Remedial Action Plan* (IRAP) 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. ACEH staff with some modifications on August 14, 2014 approved the IRAP.

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 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. Details of the remedial excavation activities and associated confirmation sampling was presented in INNOVEX's July 31, 2015 *Interim Remedial Action Report*.

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. Since all Site soil vapor probes were destroyed during excavation field activities performed in May 2015, installation and sampling of two new sub-slab soil vapor probes within the building was completed in March 2016 to directly measure vapor intrusion to the building. Soil vapor concentrations were below the associated LTCP screening criteria for vapor intrusion to indoor air in a commercial/industrial land use. Based on the available data, the excavation of the hydrocarbon-impacted soil was successful in reducing threats to human health and the environment.

On November 11, 2015, the Semi-Annual groundwater monitoring event was performed at the Site and groundwater samples were collected for the first time after soil excavation activities took place. Hydrocarbon concentrations were reported in well MW-1, the remaining source area well. However, samples from downgradient well MW-2 contained concentrations below laboratory reporting limits for the first time since sampling began in 2002. This was a significant reduction of up to three orders of magnitude. The post-interim remedial action data strongly suggested that the excavation of the secondary hydrocarbon source remaining in the vicinity of the former UST location was successful.

On May 5, 2016, the First Semi-Annual groundwater monitoring event was performed at the Site and groundwater samples were collected. Sample results indicated that hydrocarbon concentrations in all wells rose, including several wells in excess of an order of magnitude, above

the previous semi-annual sampling event. The increase in hydrocarbon concentrations may be the result of the disturbance of soil from the May 2015 remedial excavation work, from a seasonal rise in groundwater elevation, or from a combination of these two factors.

On June 30, 2016, the ACDEH issued a letter acknowledging that based on the results of the sub-slab vapor sampling, soil vapor intrusion does not appear to be a concern at the Site. The ACEH also noted that groundwater concentrations in all wells rose during the May 2016 groundwater monitoring event above the previous semi-annual sampling event, with some concentrations in excess of an order of magnitude. The ACDEH recognized that the observed increase in groundwater concentrations may have been influenced by the May 2015 remedial excavation activities and/or the rise in groundwater elevations of 3.5 to 4.5 feet above the depths noted during the November 2015 monitoring event. The ACEH requested that the monitoring interval for the Site be changed from semi-annually to quarterly for a minimum of one groundwater monitoring event to observe contaminant concentrations when groundwater levels may remain higher than normal. The additional quarterly monitoring event was performed in August 2017, and the results were presented in INNOVEX's October 5, 2016 *Third Quarter 2016 Groundwater Monitoring Report*.

2.0 WORK PERFORMED AND WORK PROPOSED

Following is a summary of work performed during the Fourth Quarter 2016 and work proposed for the Fourth Quarter of 2016:

WORK PERFORMED THIS FOURTH QUARTER:	
1	Performed the Fourth Quarter 2016 groundwater monitoring event on October 27, 2016.
2	Prepared and submitted this Fourth Quarter 2016 Groundwater Monitoring Report.
WORK PROPOSED FOR NEXT QUARTER:	
1	Prepare formal case closure request if required by the ACEH.

3.0 DISCUSSION OF RECENT ACTIVITIES

The Fourth Quarter 2016 groundwater monitoring event was performed on October 27, 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), benzene, toluene, ethylbenzene and xylenes (BTEX), and naphthalene by EPA Method 8260B.

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

Current Phase Of Project:	Monitoring
Groundwater Monitoring & Sampling:	Fourth Quarter: MW-1 through MW-5, (MW-6 was 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):	14.91
Groundwater Elevation (in feet above mean sea level [msl]):	22.04 (MW-5) to 22.62 (MW-1)
Groundwater Gradient (direction):	Southwest
Groundwater Gradient (magnitude):	0.003 feet per foot
Reported GRO concentration range:	240 µg/L (MW-5) to 1,700 µg/L (MW-2)
Reported benzene concentration range:	12 µg/L (MW-4) to 31 µg/L (MW-2)
Reported toluene concentration range:	8.6 µg/L (MW-2) to 16 µg/L (MW-3)
Reported ethylbenzene concentration range:	9.5 µg/L (MW-1) to 93 µg/L (MW-3)
Reported xylene concentration range:	58 µg/L (MW-2) to 93 µg/L (MW-1)
Reported naphthalene concentration range:	2.4 µg/L (MW-1, MW-4) to 4.9 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 on Figure 2 and Table 1.

Purge water generated during the monitoring and sampling event was stored onsite in a 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

Since completing over-excavation of source-area hydrocarbon-impacted soils at the Site in May 2015, INNOVEX has performed four post-remediation groundwater monitoring events at the Site in November 2015, May 2016, August 2016, and October 2016. The elevated hydrocarbon concentrations observed in Site wells during the May 2016 monitoring event have decreased since that time, and hydrocarbon concentrations in Site monitoring wells are stable to decreasing. Petroleum hydrocarbon concentrations decreased in wells MW-1 and MW-2 and only slightly increased in wells MW-3, MW-4 and MW-5 from those reported during the August 2016 event. The highest hydrocarbon concentrations during the recent monitoring event were detected in MW-2, with concentrations decreasing significantly to very low levels downgradient of this well. This indicates that the hydrocarbon plume has stabilized and is not migrating away from the Site.

As directed by ACEH in their June 30, 2016 letter, INNOVEX has completed additional groundwater monitoring on a quarterly basis for a minimum of one groundwater monitoring event to determine recent hydrocarbon concentration trends. As the bulk of the hydrocarbon-impacted soil was removed via over-excavation in May 2015 and petroleum hydrocarbon concentrations in groundwater continue to exhibit a decreasing trend, or at least, have stabilized. It is INNOVEX's opinion that additional verification monitoring of groundwater at the Site is not necessary. INNOVEX expects that residual hydrocarbon concentrations remaining in soil and groundwater will continue to attenuate within a reasonable period of time. Therefore, on behalf of Kerry & Associates, INNOVEX requests that ACDEH grant closure for the environmental case associated with the Site.

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 period 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 (925) 566-8567 or email Tom.Sparrowe@innovex.net.

Sincerely,

INNOVEX Environmental Management, Inc.



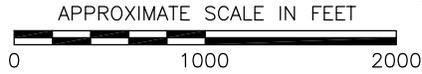
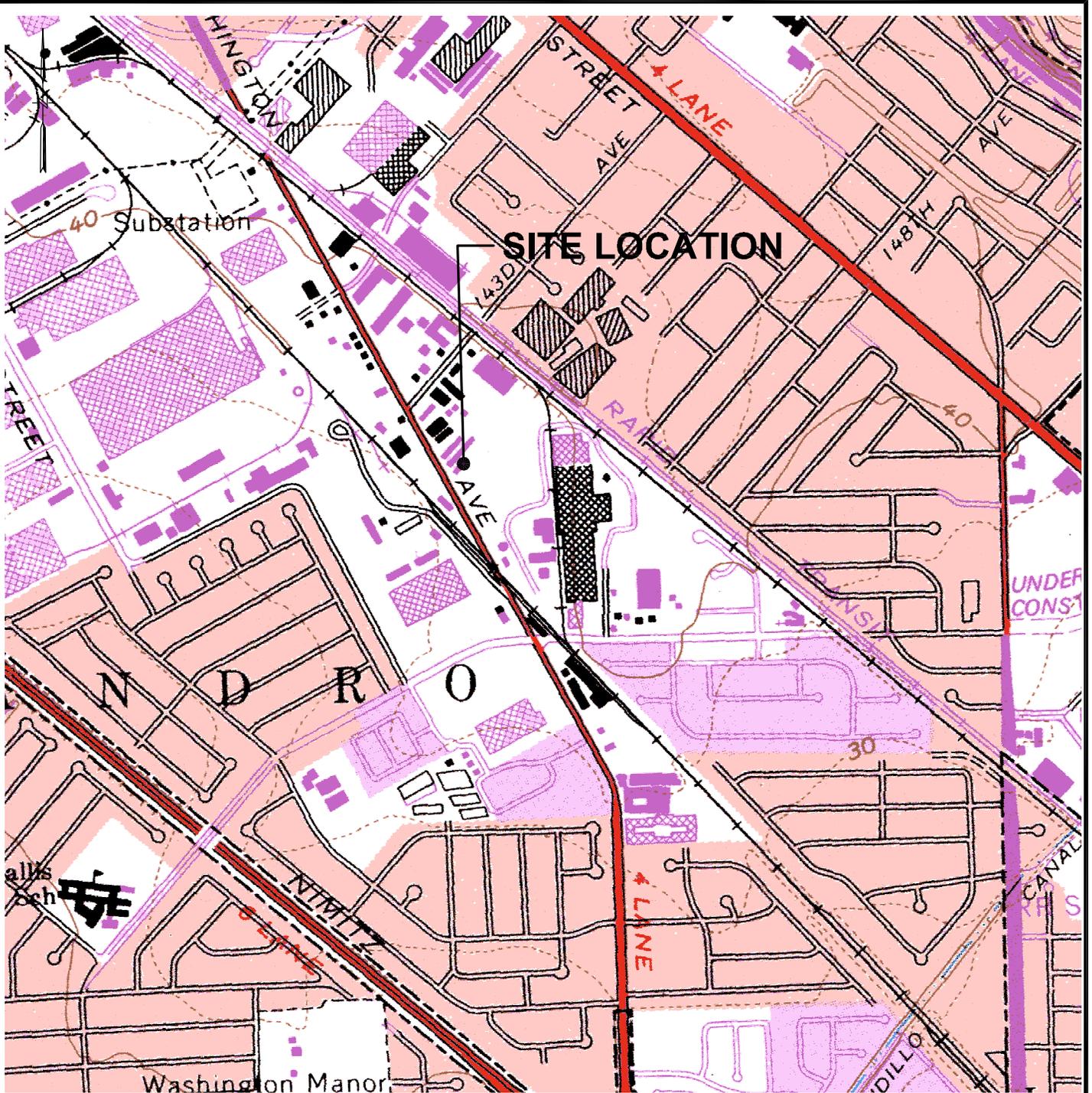
Thomas Sparrowe, PG
Principal Geologist



ATTACHMENTS:

- | | |
|--------------|--|
| Figure 1 | Site Location Map |
| Figure 2 | Fourth Quarter 2016 Contaminant Concentration and Groundwater Contour Map – October 27, 2016 |
| 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



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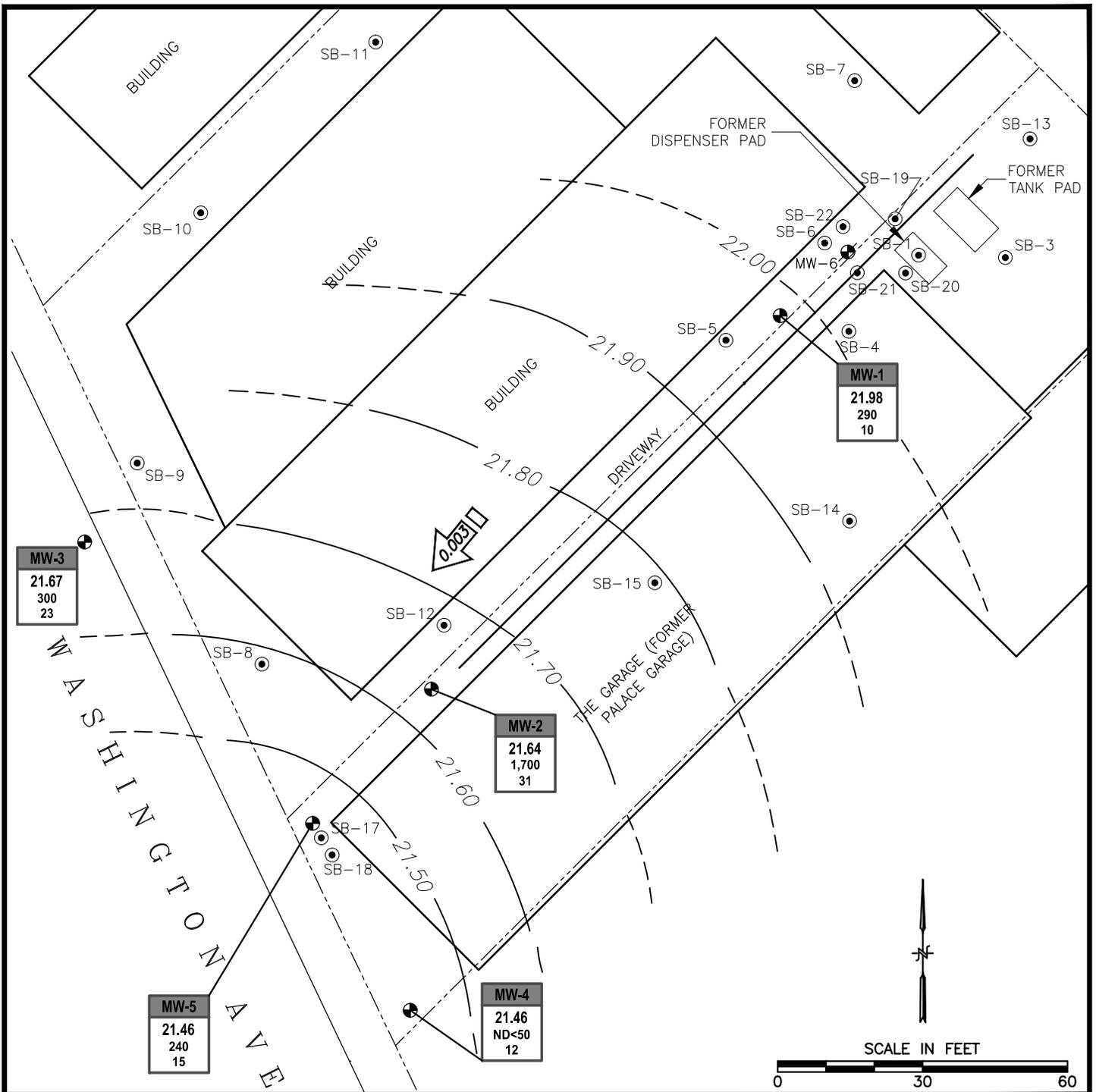
REFERENCE:
 USGS 7.5 MIN QUAD MAP TITLED:SAN LEANDRO, CALIFORNIA DATED: 1959 REV: 1980

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



LEGEND:

- SOIL BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- ⊗ DESTROYED MONITORING WELL LOCATION
- WELL** — WELL DESIGNATION
- ELEV** — GROUNDWATER ELEVATION (FT ABOVE MSL)
- GRO** — GRO and BENZENE CONCENTRATIONS (µg/L)
- BENZENE** — GROUNDWATER ELEVATION CONTOURS (FEET ABOVE MEAN SEA LEVEL— NAVD 88)
- 20.0 — GROUNDWATER ELEVATION CONTOURS (FEET ABOVE MEAN SEA LEVEL— NAVD 88)
- 0.07 — GROUNDWATER FLOW DIRECTION AND GRADIENT (FT/FT)
- < — NOT DETECTED AT OR ABOVE LABORATORY REPORTING LIMITS

NOTES:

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

FIGURE 2

**FOURTH QUARTER 2016
GROUNDWATER CONTOUR MAP
OCTOBER 27, 2016**

PALACE GARAGE
14336 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA



INNOVEX
ENVIRONMENTAL MANAGEMENT, INC.

2300 Clayton Road • Suite 1435
Concord • California • 94520
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
	5/5/2016		13.40	24.19	24,000	100	23	1,800	3,850	580
	8/17/2016		14.97	22.62	760	13	0.88	32	30.7	5.5
	10/27/2016		15.61	21.98	290	10	9.0	9.5	63	2.4

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
	5/5/2016		13.30	23.82	10,000	27	1.0	17	ND<1.5	8.0
	8/17/2016		14.90	22.22	7,900	82	4.2	83	6.1	8.2
	10/27/2016		15.48	21.64	1,700	31	8.6	36	58	4.9

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
	5/5/2016		13.20	23.81	460	ND<0.50	ND<0.50	ND<0.50	ND<1.5	2.2
	8/17/2016		14.78	22.23	54	ND<0.50	ND<0.50	0.67	1.3	ND<1.0
	10/27/2016		15.34	21.67	300	23	16	13	93	2.8

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
	5/5/2016		13.40	23.69	570	0.59	1.0	1.8	4.1	2.3
	8/17/2016		14.97	22.12	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	10/27/2016		15.63	21.46	ND<50	12	11	10	75	2.4

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
	5/5/2016		13.34	23.62	1,000	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	8/17/2016		14.92	22.04	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.5	ND<1.0
	10/27/2016		15.50	21.46	240	15	13	11	85	2.6
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)
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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. INNOVEX Environmental Management, Inc. (INNOVEX) has relied on this information as furnished. INNOVEX 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

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: 10/27/16

Sample No.: MW-1

Samplers Name: _____

Purge Equipment:

- Bailer: Disposable or Acrylic
- 12 v. Pump -
- Bladder Pump
- Foot Valve

Sample Equipment:

- Disposable Bailer
- 12 v. Pump -
- Bladder Pump
- Foot Valve

Analyses Requested (circle all that apply):

Number and Types of Bottle Used:

<u>TPH-G / BTEX / Naphtalene</u>	<u>3 voa's w/hc</u>
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Well Number: MW-1 Well Diameter: 2" with Casing Volume of:
 Depth to Water: 15.61 TOC 2" = (0.16 Gallon/Feet)
 Well Depth: 23.25 BGS or TOC 4" = (0.65 Gallon/Feet)
 Height W-Column: 7.64 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)
 Volume in Well: 1.22 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)
 Gallons to purge: 3.66 gallons (volume X 3) 3/4" = (.0625 Gallon/Feet)

Lab: SunStar

Transportation:

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1121	Start	—	—	—	—	—	→	
1123	1.5	17.9	0.730	1.13	6.56	—	762: Hazy gray, many	
1126	3	17.8	0.730	1.07	6.50	—	703:	
1128	4.25	17.8	0.731	1.05	6.46	—	626: ↓ ↓	
Stop:	Purge Complete							

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

Calculate 80% of original well volume:

Original Height of Water Column = $7.64 \times 0.8 = 6.11$ - (Well Depth) $23.25 =$ Depth to water 17.14

Time: 1140 1st measured depth to water, 15.64 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: 1140 Sample ID: MW-1 Depth: 15.64

Comments: Slight HC odor - No Sheen

Well Condition: Concrete well skirt is cracked → letting water into box → lid is secure - no water into well.

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: 10/27/16

Sample No.: MW-2

Samplers Name: _____

Purge Equipment:
 _____ Bailer: Disposable or Acrylic
X 12 v. Pump -
 _____ Bladder Pump
 _____ Foot Valve

Sample Equipment:
X Disposable Bailer
 _____ 12 v. Pump -
 _____ Bladder Pump
 _____ Foot Valve

Analyses Requested (circle all that apply):

Number and Types of Bottle Used:

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

Well Number: MW-2 Well Diameter: 2" with Casing Volume of:
 Depth to Water: 15.48 TOC 2" = (0.16 Gallon/Feet)
 Well Depth: 23.64 BGS or TOC 4" = (0.65 Gallon/Feet)
 Height W-Column: 8.16 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)
 Volume in Well: 1.31 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)
 Gallons to purge: 3.93 gallons (volume X 3) 3/4" = (.0625 Gallon/Feet)

Lab: SunStar

Transportation: _____

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1221	Start							
1221	1.5	18.0	0.763	1.03	7.26	✓	999: Brown, Mang	
1223	3	18.0	0.760	0.96	7.25	✓	836: ↓ ↓	
1225	4.25	17.8	0.760	0.90	7.24	✓	712: ↓ ↓	
Purge Complete								
20								

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

Calculate 80% of original well volume:

Original Height of Water Column = 8.16 x 0.8 = 6.52 - (Well Depth) 23.64 = Depth to water 17.11

Time: 1235 1st measured depth to water, 15.51 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: 1236 Sample ID: MW-2 Depth: 15.51

Comments: Slight odor - no sheen

Well Condition: Good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: 10/27/16

Sample No.: MW-3

Samplers Name: _____

Purge Equipment:

- Bailer: Disposable or Acrylic
- 12 v. Pump -
- Bladder Pump
- Foot Valve

Sample Equipment:

- Disposable Bailer
- 12 v. Pump -
- Bladder Pump
- Foot Valve

Analyses Requested (circle all that apply):

Number and Types of Bottle Used:

<u>TPH-G / BTEX / Naphtalene</u>	<u>3 voa's w/hc</u>
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Well Number: MW-3 Well Diameter: 2" with Casing Volume of:

Depth to Water: 15.39 TOC 2" = (0.16 Gallon/Feet)

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

Height W-Column: 7.72 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)

Volume in Well: 1.24 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)

Gallons to purge: 3.72 gallons (volume X 3) 3/4" = (.0625 Gallon/Feet)

Lab: SunStar

Transportation:

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
847	Start	-	-	-	-	-	-	-
849	1.5	18.2	0.603	1.12	6.86	-	146: clear w/in	
851	3	18.2	0.596	0.96	6.84	-	103:	
854	4.25	18.1	0.597	0.90	6.85	-	92: ↓ ↓	
Stop: Purge Complete								
7								
10								

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

Calculate 80% of original well volume:

Original Height of Water Column = $7.72 \times 0.8 = 6.18$ - (Well Depth) 23.06 Depth to water 16.68

Time: 904 1st measured depth to water, 15.39 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: 905 Sample ID: MW-3 Depth: 15.39

Comments: NO odor - NO Sween

Well Condition: Good

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: 10/21/16

Sample No.: MW-4

Samplers Name: _____

Purge Equipment:

- _____ Bailer: Disposable or Acrylic
- 12 v. Pump -
- _____ Bladder Pump
- _____ Foot Valve

Sample Equipment:

- _____ Disposable Bailer
- _____ 12 v. Pump -
- _____ Bladder Pump
- Foot Valve

Analyses Requested (circle all that apply):

Number and Types of Bottle Used:

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

Well Number: MW-4 Well Diameter: 3/4" with Casing Volume of:
 Depth to Water: 15.48 TOC 2" = (0.16 Gallon/Feet)
 Well Depth: 23.64 BGS or TOC 4" = (0.65 Gallon/Feet)
 Height W-Column: 8.16 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)
 Volume in Well: 0.322 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)
 Gallons to purge: 0.97 gallons (volume X 3) 3/4" = (.0625 Gallon/Feet)

Lab: SunStar

Transportation:

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
<u>943</u>	<u>Start</u>	_____	_____	_____	_____	_____	_____	_____
<u>949</u>	<u>.4</u>	<u>18.1</u>	<u>0.789</u>	<u>3.96</u>	<u>7.33</u>	<u>✓</u>	<u>496: HAZY Brown Mod</u>	_____
<u>954</u>	<u>.8</u>	<u>18.1</u>	<u>0.788</u>	<u>3.16</u>	<u>7.31</u>	<u>✓</u>	<u>412: ↓ ↓</u>	_____
<u>959</u>	<u>1.00</u>	<u>18.0</u>	<u>0.783</u>	<u>3.03</u>	<u>7.26</u>	<u>✓</u>	<u>346: ↓ ↓</u>	_____
<u>Stop:</u>	<u>Purge Complete</u>	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

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

Calculate 80% of original well volume:

Original Height of Water Column = 8.16 x 0.8 = 6.53 - (Well Depth) 23.64 Depth to water 17.11

Time: 1006 1st measured depth to water, 16.38 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-4 Depth: 16.38

Comments: NO odor - NO Sneen

Well Condition: Good -

GROUND WATER MONITORING WELL SAMPLING FIELD DATA SHEET

Project Name: Palace Garage Date: 10/21/16
 Sample No.: MW-5

Samplers Name: _____

Purge Equipment:

- _____ Bailer: Disposable or Acrylic
- 12 v. Pump -
- _____ Bladder Pump
- _____ Foot Valve

Sample Equipment:

- Disposable Bailer
- _____ 12 v. Pump -
- _____ Bladder Pump
- _____ Foot Valve

Analyses Requested (circle all that apply):

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

Number and Types of Bottle Used:

Well Number: MW-5 Well Diameter: 2" with Casing Volume of:
 Depth to Water: 15.50 TOC 2" = (0.16 Gallon/Feet)
 Well Depth: 17.6 BGS or TOC 4" = (0.65 Gallon/Feet)
 Height W-Column: 2.10 feet (well depth - depth to water) 5" = (1.02 Gallon/Feet)
 Volume in Well: 0.336 gallons (casing volume X height) 6" = (1.47 Gallon/Feet)
 Gallons to purge: 1.08 gallons (volume X 3) 3/4" = (.0625 Gallon/Feet)

Lab: SunStar

Transportation: _____

Time (24 hr.)	Volume Purged (Gallons)	Temperature (°C)	Conductivity (ms/cm)	D.O. (ppm)	pH	TDS (ppm)	Turbidity: Color - Fines	Micropurge Parameters Stabilized
1041	Stop	_____	_____	_____	_____	_____	_____	_____
1043	.75	18.9	0.563	1.11	6.89	✓	12: clear min	_____
1045	1.5	18.9	0.560	1.06	6.86	✓	10'	_____
1047	2.5	18.7	0.558	1.03	6.73	✓	10' ↓ ↓	_____
Stop	Purge Complete	_____	_____	_____	_____	_____	_____	_____
2:10	_____	_____	_____	_____	_____	_____	_____	_____

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

Calculate 80% of original well volume:
 Original Height of Water Column = $2.10 \times 0.8 = 1.68$ - (Well Depth) $17.6 =$ Depth to water 15.92

Time: 1057 1st measured depth to water, 15.52 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: 1058 Sample ID: MW-5 Depth: 15.52

Comments: NO odor - NO Sheen

Well Condition: Good

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



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

04 November 2016

Brian Busch
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 11/01/16 10:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Katherine RunningCrane
Project Manager



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

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

Project: Palace Garage
Project Number: 1601 0701
Project Manager: Brian Busch

Reported:
11/04/16 15:27

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T162747-01	Water	10/27/16 11:40	11/01/16 10:30
MW-2	T162747-02	Water	10/27/16 12:36	11/01/16 10:30
MW-3	T162747-03	Water	10/27/16 09:05	11/01/16 10:30
MW-4	T162747-04	Water	10/27/16 10:06	11/01/16 10:30
MW-5	T162747-05	Water	10/27/16 10:58	11/01/16 10:30

SunStar Laboratories, Inc.

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Katherine RunningCrane, Project Manager

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

Project: Palace Garage
Project Number: 1601 0701
Project Manager: Brian Busch

Reported:
11/04/16 15:27

DETECTIONS SUMMARY

Sample ID: MW-1

Laboratory ID: T162747-01

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Naphthalene	2.4	1.0	ug/l	EPA 8260B	
Benzene	10	0.50	ug/l	EPA 8260B	
Toluene	9.0	0.50	ug/l	EPA 8260B	
Ethylbenzene	9.5	0.50	ug/l	EPA 8260B	
m,p-Xylene	42	1.0	ug/l	EPA 8260B	
o-Xylene	21	0.50	ug/l	EPA 8260B	
C6-C12 (GRO)	290	50	ug/l	EPA 8260B	

Sample ID: MW-2

Laboratory ID: T162747-02

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Naphthalene	4.9	1.0	ug/l	EPA 8260B	
Benzene	31	0.50	ug/l	EPA 8260B	
Toluene	8.6	0.50	ug/l	EPA 8260B	
Ethylbenzene	36	0.50	ug/l	EPA 8260B	
m,p-Xylene	39	1.0	ug/l	EPA 8260B	
o-Xylene	19	0.50	ug/l	EPA 8260B	
C6-C12 (GRO)	1700	50	ug/l	EPA 8260B	

Sample ID: MW-3

Laboratory ID: T162747-03

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
Naphthalene	2.8	1.0	ug/l	EPA 8260B	
Benzene	23	0.50	ug/l	EPA 8260B	
Toluene	16	0.50	ug/l	EPA 8260B	
Ethylbenzene	13	0.50	ug/l	EPA 8260B	
m,p-Xylene	60	1.0	ug/l	EPA 8260B	
o-Xylene	33	0.50	ug/l	EPA 8260B	
C6-C12 (GRO)	300	50	ug/l	EPA 8260B	

SunStar Laboratories, Inc.

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Katherine RunningCrane

Katherine RunningCrane, Project Manager

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

Project: Palace Garage
Project Number: 1601 0701
Project Manager: Brian Busch

Reported:
11/04/16 15:27

Sample ID: MW-4

Laboratory ID: T162747-04

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Naphthalene	2.4	1.0		ug/l	EPA 8260B	
Benzene	12	0.50		ug/l	EPA 8260B	
Toluene	11	0.50		ug/l	EPA 8260B	
Ethylbenzene	10	0.50		ug/l	EPA 8260B	
m,p-Xylene	49	1.0		ug/l	EPA 8260B	
o-Xylene	26	0.50		ug/l	EPA 8260B	

Sample ID: MW-5

Laboratory ID: T162747-05

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Naphthalene	2.6	1.0		ug/l	EPA 8260B	
Benzene	15	0.50		ug/l	EPA 8260B	
Toluene	13	0.50		ug/l	EPA 8260B	
Ethylbenzene	11	0.50		ug/l	EPA 8260B	
m,p-Xylene	55	1.0		ug/l	EPA 8260B	
o-Xylene	30	0.50		ug/l	EPA 8260B	
C6-C12 (GRO)	240	50		ug/l	EPA 8260B	

SunStar Laboratories, Inc.

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Katherine RunningCrane

Katherine RunningCrane, Project Manager



25712 Commercentre Drive
 Lake Forest, California 92630
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 949.297.5027 Fax

Innovex Environmental Management, Inc. 2300 Clayton Rd. Suite 1435 Concord CA, 94520	Project: Palace Garage Project Number: 1601 0701 Project Manager: Brian Busch	Reported: 11/04/16 15:27
--	---	-----------------------------

MW-1
T162747-01 (Water)

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

Volatile Organic Compounds by EPA Method 8260B

Naphthalene	2.4	1.0	ug/l	1	6110140	11/01/16	11/01/16	EPA 8260B	
Benzene	10	0.50	"	"	"	"	"	"	
Toluene	9.0	0.50	"	"	"	"	"	"	
Ethylbenzene	9.5	0.50	"	"	"	"	"	"	
m,p-Xylene	42	1.0	"	"	"	"	"	"	
o-Xylene	21	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	290	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		112 %		83.5-119	"	"	"	"	
Surrogate: Dibromofluoromethane		96.1 %		81-136	"	"	"	"	
Surrogate: Toluene-d8		107 %		88.8-117	"	"	"	"	

SunStar Laboratories, Inc.

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Katherine RunningCrane

Katherine RunningCrane, Project Manager



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Innovex Environmental Management, Inc. 2300 Clayton Rd. Suite 1435 Concord CA, 94520	Project: Palace Garage Project Number: 1601 0701 Project Manager: Brian Busch	Reported: 11/04/16 15:27
--	---	-----------------------------

MW-2
T162747-02 (Water)

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

Volatile Organic Compounds by EPA Method 8260B

Naphthalene	4.9	1.0	ug/l	1	6110140	11/01/16	11/01/16	EPA 8260B	
Benzene	31	0.50	"	"	"	"	"	"	
Toluene	8.6	0.50	"	"	"	"	"	"	
Ethylbenzene	36	0.50	"	"	"	"	"	"	
m,p-Xylene	39	1.0	"	"	"	"	"	"	
o-Xylene	19	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	1700	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		111 %		83.5-119	"	"	"	"	
Surrogate: Dibromofluoromethane		94.4 %		81-136	"	"	"	"	
Surrogate: Toluene-d8		110 %		88.8-117	"	"	"	"	

SunStar Laboratories, Inc.

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Katherine RunningCrane

Katherine RunningCrane, Project Manager



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Innovex Environmental Management, Inc. 2300 Clayton Rd. Suite 1435 Concord CA, 94520	Project: Palace Garage Project Number: 1601 0701 Project Manager: Brian Busch	Reported: 11/04/16 15:27
--	---	-----------------------------

MW-3
T162747-03 (Water)

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

Volatile Organic Compounds by EPA Method 8260B

Naphthalene	2.8	1.0	ug/l	1	6110140	11/01/16	11/01/16	EPA 8260B	
Benzene	23	0.50	"	"	"	"	"	"	
Toluene	16	0.50	"	"	"	"	"	"	
Ethylbenzene	13	0.50	"	"	"	"	"	"	
m,p-Xylene	60	1.0	"	"	"	"	"	"	
o-Xylene	33	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	300	50	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		<i>114 %</i>		<i>83.5-119</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>
<i>Surrogate: Dibromofluoromethane</i>		<i>99.0 %</i>		<i>81-136</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>
<i>Surrogate: Toluene-d8</i>		<i>109 %</i>		<i>88.8-117</i>		<i>"</i>	<i>"</i>	<i>"</i>	<i>"</i>

SunStar Laboratories, Inc.

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Katherine RunningCrane, Project Manager



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Innovex Environmental Management, Inc. 2300 Clayton Rd. Suite 1435 Concord CA, 94520	Project: Palace Garage Project Number: 1601 0701 Project Manager: Brian Busch	Reported: 11/04/16 15:27
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MW-4
T162747-04 (Water)

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

Volatile Organic Compounds by EPA Method 8260B

Naphthalene	2.4	1.0	ug/l	1	6110140	11/01/16	11/01/16	EPA 8260B	
Benzene	12	0.50	"	"	"	"	"	"	
Toluene	11	0.50	"	"	"	"	"	"	
Ethylbenzene	10	0.50	"	"	"	"	"	"	
m,p-Xylene	49	1.0	"	"	"	"	"	"	
o-Xylene	26	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	ND	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		110 %		83.5-119		"	"	"	"
Surrogate: Dibromofluoromethane		102 %		81-136		"	"	"	"
Surrogate: Toluene-d8		105 %		88.8-117		"	"	"	"

SunStar Laboratories, Inc.

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Katherine RunningCrane, Project Manager



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Innovex Environmental Management, Inc. 2300 Clayton Rd. Suite 1435 Concord CA, 94520	Project: Palace Garage Project Number: 1601 0701 Project Manager: Brian Busch	Reported: 11/04/16 15:27
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MW-5
T162747-05 (Water)

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

Volatile Organic Compounds by EPA Method 8260B

Naphthalene	2.6	1.0	ug/l	1	6110140	11/01/16	11/01/16	EPA 8260B	
Benzene	15	0.50	"	"	"	"	"	"	
Toluene	13	0.50	"	"	"	"	"	"	
Ethylbenzene	11	0.50	"	"	"	"	"	"	
m,p-Xylene	55	1.0	"	"	"	"	"	"	
o-Xylene	30	0.50	"	"	"	"	"	"	
C6-C12 (GRO)	240	50	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		113 %		83.5-119	"	"	"	"	
Surrogate: Dibromofluoromethane		101 %		81-136	"	"	"	"	
Surrogate: Toluene-d8		105 %		88.8-117	"	"	"	"	

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Katherine RunningCrane, Project Manager



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

Project: Palace Garage
 Project Number: 1601 0701
 Project Manager: Brian Busch

Reported:
 11/04/16 15:27

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 6110140 - EPA 5030 GCMS

Blank (6110140-BLK1)

Prepared & Analyzed: 11/01/16

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	"

SunStar Laboratories, Inc.

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Innovex Environmental Management, Inc. 2300 Clayton Rd. Suite 1435 Concord CA, 94520	Project: Palace Garage Project Number: 1601 0701 Project Manager: Brian Busch	Reported: 11/04/16 15:27
--	---	-----------------------------

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 6110140 - EPA 5030 GCMS

Blank (6110140-BLK1)

Prepared & Analyzed: 11/01/16

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	"							
C6-C12 (GRO)	ND	50	"							
Surrogate: 4-Bromofluorobenzene	8.68		"	8.00		108	83.5-119			
Surrogate: Dibromofluoromethane	7.33		"	8.00		91.6	81-136			
Surrogate: Toluene-d8	8.90		"	8.00		111	88.8-117			

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Katherine RunningCrane

Katherine RunningCrane, Project Manager



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

Project: Palace Garage
 Project Number: 1601 0701
 Project Manager: Brian Busch

Reported:
 11/04/16 15:27

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 6110140 - EPA 5030 GCMS

LCS (6110140-BS1)

Prepared & Analyzed: 11/01/16

Chlorobenzene	18.0	1.0	ug/l	20.0		89.8	75-125			
1,1-Dichloroethene	16.4	1.0	"	20.0		81.9	75-125			
Trichloroethene	18.2	1.0	"	20.0		91.1	75-125			
Benzene	18.1	0.50	"	20.0		90.7	75-125			
Toluene	18.6	0.50	"	20.0		92.8	75-125			
Surrogate: 4-Bromofluorobenzene	8.41		"	8.00		105	83.5-119			
Surrogate: Dibromofluoromethane	7.85		"	8.00		98.1	81-136			
Surrogate: Toluene-d8	8.41		"	8.00		105	88.8-117			

LCS Dup (6110140-BSD1)

Prepared & Analyzed: 11/01/16

Chlorobenzene	19.9	1.0	ug/l	20.0		99.6	75-125	10.3	20	
1,1-Dichloroethene	18.2	1.0	"	20.0		91.0	75-125	10.6	20	
Trichloroethene	19.8	1.0	"	20.0		99.2	75-125	8.56	20	
Benzene	19.5	0.50	"	20.0		97.4	75-125	7.12	20	
Toluene	20.9	0.50	"	20.0		104	75-125	11.7	20	
Surrogate: 4-Bromofluorobenzene	8.41		"	8.00		105	83.5-119			
Surrogate: Dibromofluoromethane	7.92		"	8.00		99.0	81-136			
Surrogate: Toluene-d8	8.38		"	8.00		105	88.8-117			

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Katherine RunningCrane

Katherine RunningCrane, Project Manager



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

Project: Palace Garage
Project Number: 1601 0701
Project Manager: Brian Busch

Reported:
11/04/16 15:27

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

SunStar Laboratories, Inc.

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Katherine RunningCrane, Project Manager



SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: _____

7162747

Client Name: _____

INNOVEX

Project: _____

PALACE GARAGE

Delivered by:

Client SunStar Courier GSO FedEx Other

If Courier, Received by: _____

Date/Time Courier

Received: _____

Lab Received by: _____

Date/Time Lab

Received: _____

SUNNY

11-16 / 10:30

Total number of coolers received: 1

Temperature: Cooler #1	#7	°C +/- the CF (- 0.2°C) = <u>45</u>	°C corrected temperature
Temperature: Cooler #2		°C +/- the CF (- 0.2°C) =	°C corrected temperature
Temperature: Cooler #3		°C +/- the CF (- 0.2°C) =	°C corrected temperature

Temperature criteria = $\leq 6^{\circ}\text{C}$ (no frozen containers)	Within criteria?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	------------------	---

If NO:

Samples received on ice? Yes

If on ice, samples received same day collected? Yes → Acceptable

No →
Complete Non-Conformance Sheet

No →
Complete Non-Conformance Sheet

Custody seals intact on cooler/sample	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A
Sample containers intact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*
Sample labels match Chain of Custody IDs	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*
Total number of containers received match COC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*
Proper containers received for analyses requested on COC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*
Proper preservative indicated on COC/containers for analyses requested	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No* <input type="checkbox"/> N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No*

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: _____

SL 11-16

Comments:

WORK ORDER

T162747

Client: Innovex Environmental Management, Inc.
Project: Palace Garage

Project Manager: Katherine RunningCrane
Project Number: 1601 0701

Report To:

Innovex Environmental Management, Inc.
 Brian Busch
 2300 Clayton Rd. Suite 1435
 Concord, CA 94520

Date Due: 11/04/16 17:00 (3 day TAT)

Received By: Sunny Lounethone

Date Received: 11/01/16 10:30

Logged In By: Sunny Lounethone

Date Logged In: 11/01/16 11:17

Samples Received at: **4.5°C**

Custody Seals Yes Received On Ice Yes
 Containers Intact Yes
 COC/Labels Agree Yes
 Preservation Confir Yes

Analysis	Due	TAT	Expires	Comments
T162747-01 MW-1 [Water] Sampled 10/27/16 11:40 (GMT-08:00) Pacific Time (US & 8260	11/04/16 15:00	3	11/10/16 11:40	GRO, BTEX, Napthalene
T162747-02 MW-2 [Water] Sampled 10/27/16 12:36 (GMT-08:00) Pacific Time (US & 8260	11/04/16 15:00	3	11/10/16 12:36	GRO, BTEX, Napthalene
T162747-03 MW-3 [Water] Sampled 10/27/16 09:05 (GMT-08:00) Pacific Time (US & 8260	11/04/16 15:00	3	11/10/16 09:05	GRO, BTEX, Napthalene
T162747-04 MW-4 [Water] Sampled 10/27/16 10:06 (GMT-08:00) Pacific Time (US & 8260	11/04/16 15:00	3	11/10/16 10:06	GRO, BTEX, Napthalene
T162747-05 MW-5 [Water] Sampled 10/27/16 10:58 (GMT-08:00) Pacific Time (US & 8260	11/04/16 15:00	3	11/10/16 10:58	GRO, BTEX, Napthalene