ECM group

December 11, 2009

Bob Legallet
Telegraph Business Properties
1401 Griffith Street
San Francisco, CA 94124

Groundwater Monitoring Report
Fourth Quarter 2009
Telegraph Business Park
5427 Telegraph Avenue
Oakland, California
ECM Project #07-181-04

Dear Mr. Legallet:

This report provides the results of the semi-annual groundwater monitoring at Telegraph Business Park, 5427 Telegraph Avenue, Oakland, California (Figure 1, Appendix A). On December 1, 2009, ECM personnel visited the site. Groundwater elevations were measured and groundwater samples were collected from the three monitoring wells (MW-1, MW-2, and MW-3). Well locations are shown on Figure 2 (Appendix A).

Depth to groundwater was measured in each of the three wells. Free-phase hydrocarbons were not measured or observed in any of the wells. Water level data and well construction details are tabulated in Table 1 (Appendix B). A groundwater elevation contour map is included as Figure 2 (Appendix A). Groundwater flow was to the southwest at an approximate gradient of 0.026 ft/ft.

The samples were forwarded under chain of custody record to Torrent Laboratory Inc., of Milpitas, California, for analysis. Analytical results for groundwater are presented in Tables 2 and 3 (Appendix B). The chain of custody document and laboratory analytical reports are included in Appendix C. Groundwater samples were collected in accordance with ECM Standard Operating Procedure - Groundwater Sampling (Appendix E). The water sampling data sheets are included in Appendix D. Purge water and decon rinseate are stored onsite in DOT-approved 50-gallon drums pending transportation and disposal at an appropriate disposal facility.

Fourth Quarter 2009 Groundwater Monitoring Results:

In accordance with a guidance letter from Alameda County dated October 27, 2008, samples from site wells were analyzed for Stoddard solvent, Total Petroleum Hydrocarbons as Gasoline (TPH[G]), benzene, toluene, ethylbenzene and xylenes (BTEX), for the oxygenates MTBE, ETBE, DIPE, TAME, and TBA, and for the lead scavengers EDB and EDC.

Source Area Well: MW-2

Monitoring well MW-2 is located near the former site USTs. Concentrations of TPH(G) and Stoddard solvent were highest (440 and 4,000 ppb respectively) in well MW-2. Benzene and xylenes were detected at 12 and 13 ppb, respectively. Other BTEX constituents were not detected in the sample. No oxygenates or lead scavengers were detected in the fourth quarter 2009 sample from well MW-2.

Upgradient Well: MW-1

Well MW-1 is located upgradient of the former site USTs. Stoddard solvent was detected in MW-1 at 480 ppb. TPH(G) was not detected in the fourth quarter 2009 sample from well MW-1. However, the laboratory detection limit for TPH(G) was elevated to 220 ppb due to the presence of heavy end hydrocarbons within the gasoline quantitative range. BTEX constituents, oxygenates, and lead scavengers were not detected in the fourth quarter 2009 sample from well MW-1.

Downgradient Well: MW-3

Well MW-3 is located downgradient of the former site USTs. TPH(G) was detected in well MW-3 at 3,900 ppb. Stoddard solvent was not detected in the fourth quarter 2009 sample from well MW-1. However, the laboratory detection limit for Stoddard solvent was elevated to 220 ppb due to the presence of a high concentration of unidentified compounds. Benzene was also detected in the sample at 2.2 ppb. No other analytes were detected in the fourth quarter 2009 sample from well MW-3.

Planned Future Activities:

This site is currently scheduled for semi-annual monitoring. The next monitoring event is scheduled for June 2010. Alameda County, in a guidance letter dated October 27, 2008, directed that a workplan be prepared to install groundwater monitoring wells to assess off-site contaminant concentrations downgradient of the site; to assess the vertical extent of soil

contamination; and to collect in-situ soil vapor samples to evaluate vapor concentrations beneath the site building. A workplan was issued on February 12, 2009 and was approved by Alameda County in a letter dated May 8, 2008. The work will be performed when an encroachment permit is approved by the City of Oakland.

Thank you for allowing ECM the opportunity to provide environmental services to you. Please contact us if you have questions or require additional information.

Sincerely,
ECM Group

Rachel Guptel

Rachel Guptel
Staff Scientist

Jim Green
Professional Engineer # C058482

Appendices:

A - Figures
B - Tables
C - Chain of Custody and Laboratory Analytical Report
D - Water Sampling Data Sheets
E - Standard Operating Procedures
F - Responsible Party Certification

cc: Barbara J. Jakub, Alameda County Health Care Services Agency
Leroy Griffin, Oakland Fire Department

APPENDIX A

FIGURES

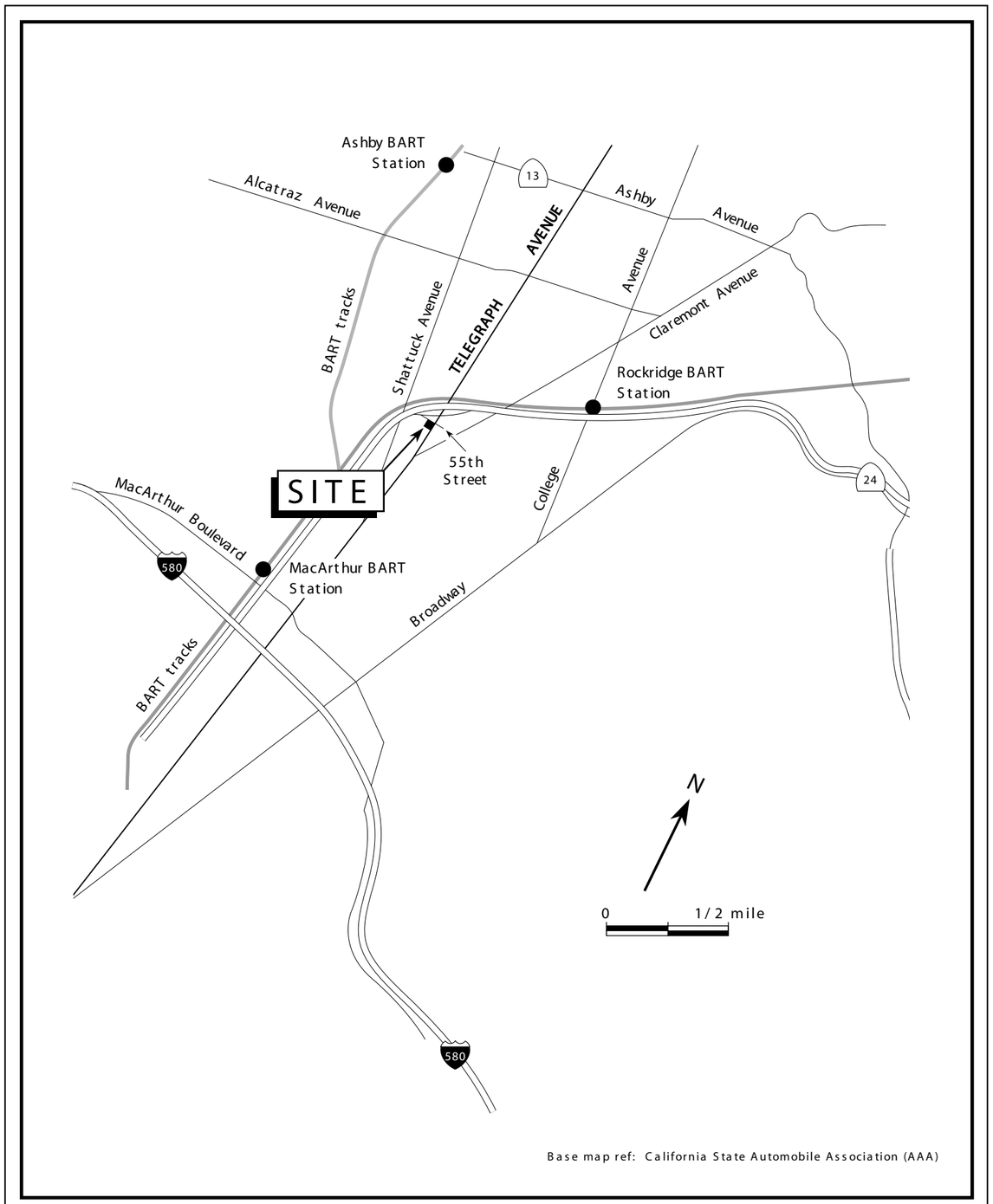

Figure 1. Site Location Map – Telegraph Business Park, 5427 Telegraph Avenue, Oakland, California

07-181-04 [Site loc] 1/19/09

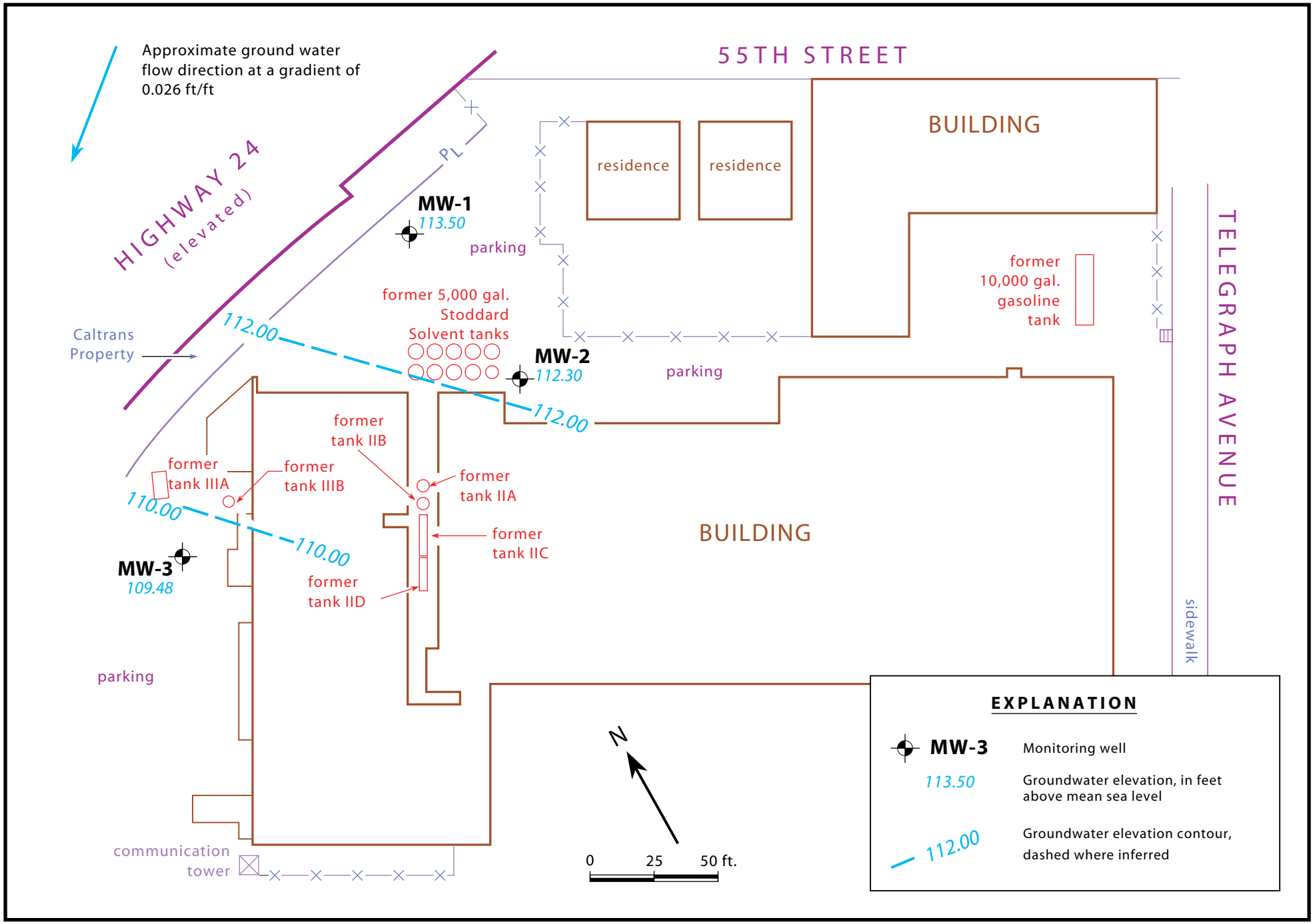

Figure 2. Monitoring Well Location and Ground Water Elevation Contour Map - December 1, 2009 - Telegraph Business Park, 5427 Telegraph Avenue, Oakland, California

07-181-04 [GW 12-09] 12/03/09

APPENDIX B

TABLES

Table 1. Monitoring Well Survey Data, Well Construction Details, and Depth to Groundwater - 5427 Telegraph Avenue, Oakland, California.

Well ID	Date	DTW (Ft)	TOC (Ft, msl)	GWE (Ft, msl)	Screen Interval	Sand Pack Interval	Bentonite/ Grout Interval	Notes
MW-1	1/5/1994	6.40	115.05	108.65	5 - 20	4 - 20	0 - 4	
	2/1/1994	5.93		109.12				
	3/2/1994	5.09		109.96				
	4/6/1994	5.85		109.20				
	5/4/1994	6.37		108.68				
	6/3/1994	6.95		108.10				
	7/7/1994	7.00		108.05				
	8/3/1994	7.30		107.75				
	9/7/1994	7.70		107.35				
	10/11/1994	7.62		107.43				
	1/20/1995	4.78		110.27				
	4/7/1995	5.96		109.09				
	7/26/1995	7.19		107.86				
	10/25/1995	7.74		107.31				
	1/29/1996	4.67		110.38				
	4/26/1996	5.92		109.13				
	7/25/1996	7.10		107.95				
	10/28/1996	7.41		107.64				
	12/4/2008	7.10	120.65	113.55				See Note 1
	8/28/2009	7.65		113.00				
	12/1/2009	**7.15**		**113.50**				
MW-2	1/5/1994	9.42	117.60	108.18	7 - 27	6 - 27	0 - 6	
	2/1/1994	9.15		108.45				
	3/2/1994	9.55		108.05				
	4/6/1994	9.09		108.51				
	5/4/1994	9.18		108.42				
	6/3/1994	9.44		108.16				
	7/7/1994	10.21		107.39				
	8/3/1994	10.96		106.64				
	9/7/1994	10.20		107.40				
	10/11/1994	10.18		107.42				
	1/20/1995	8.64		108.96				
	4/7/1995	9.84		107.76				
	7/26/1995	10.55		107.05				

Table 1. Monitoring Well Survey Data, Well Construction Details, and Depth to Groundwater - 5427 Telegraph Avenue, Oakland, California.

Well ID	Date	DTW (Ft)	TOC (Ft, msl)	GWE (Ft, msl)	Screen Interval	Sand Pack Interval	Bentonite/ Grout Interval	Notes
MW-2 cont.	10/25/1995	10.15	117.60	107.45	7 - 27	6 - 27	0 - 6	
	1/29/1996	9.35		108.25				
	4/26/1996	8.57		109.03				
	7/25/1996	10.73		106.87				
	10/28/1996	10.16		107.44				
	12/4/2008	10.84	123.36	112.52				See Note 1
	8/28/2009	11.58		111.78				
	12/1/2009	**11.06**		**112.30**				
MW-3	1/5/1994	10.14	115.33	105.19	5 - 20	4 - 20	0 - 4	
	2/1/1994	8.92		106.41				
	3/2/1994	7.56	115.14	107.58				Note 2: Wells resurveyed on 3/4/94 by Ronald C. Miller, pls 15816
	4/6/1994	10.24		104.90				
	5/4/1994	9.67		105.47				
	6/3/1994	10.38		104.76				
	7/7/1994	11.55		103.59				
	8/3/1994	11.76		103.38				
	9/7/1994	12.20		102.94				
	10/11/1994	12.02		103.12				
	1/20/1995	6.47		108.67				
	4/7/1995	7.98		107.16				
	7/26/1995	11.33		103.81				
	10/25/1995	12.29		102.85				
	1/29/1996	6.28		108.86				
	4/26/1996	9.09		106.05				
	7/25/1996	12.06		103.08				
	10/28/1996	12.32		102.82				
	12/4/2008	11.82	120.91	109.09				See Note 1
	8/28/2009	13.16		107.75				
	12/1/2009	**11.43**		**109.48**				

Table 1. Monitoring Well Survey Data, Well Construction Details, and Depth to Groundwater - 5427 Telegraph Avenue, Oakland, California.

Well ID	Date	DTW (Ft)	TOC (Ft, msl)	GWE (Ft, msl)	Screen Interval	Sand Pack Interval	Bentonite/ Grout Interval	Notes

Explanation:

DTW = Depth to Water
ft = feet
msl = Mean Sea Level
TOC = Top of Casing
GWE = Ground Water Elevation

Notes:

1 Well boxes were replaced, TOC elevations changed, and wells were resurveyed on 11/23/08 and 12/7/08 by Barry Kolstad, pls 5677

Table 2. Analytic Results for Groundwater - Hydrocarbons - 5427 Telegraph Avenue, Oakland, California

Sample ID	Sample Date	TPH-G	Stoddard Solvent	Benzene	Toluene	Ethyl-benzene	Xylenes	Notes
		<---------- parts per billion ---------->						
MW-1	1/5/1994	---	1,000	3.3	1.6	<0.3	6	
	4/6/1994	---	1,400	5.6	4.5	<0.3	11	
	7/7/1994	---	1,200	1.5	0.80	<0.3	1.9	
	10/11/1994	---	700	<0.3	<0.3	<0.3	<0.3	
	1/20/1995	---	1,500	3.9	2	<0.3	3.9	
	4/7/1995	---	500	3.2	1.1	<0.3	1.7	
	7/26/1995	---	1,500	3.1	3.2	12	16	
	10/25/1995	---	660	0.6	1.4	20	14	
	1/29/1996	---	2,500	1.8	0.7	8.0	13	
	4/26/1996	---	4,600	<2.5	<2.5	9.5	21	
	7/25/1996	---	2,200	1.6	1.6	11	51	
	10/28/1996	---	1,300	1.5	1.3	3.6	11	
	12/4/2008	540	841	<0.50	6.55	<0.50	<1.50	1
	8/28/2009	510	169	<0.50	6.55	<0.50	<1.50	2
	12/1/2009	**<220**	**480**	**<2.2**	**<2.2**	**<2.2**	**<6.6**	3
MW-2	1/5/1994	---	35,000	12	38	<3.0	150	
	4/6/1994	---	94,000	21	22	<6.0	110	
	7/7/1994	---	---	16	16	<1.5	1,510	
	7/11/1994	---	43,000	---	---	---	---	
	10/11/1994	---	31,000	17	13	14	0.3	
	1/20/1995	---	26,000	18	13	12	50	
	4/7/1995	---	70,000	17.5	11	<0.6	74.6	
	7/26/1995	---	21,000	17	<0.5	26	94	
	10/25/1995	---	38,000	63	70	440	1,100	
	1/29/1996	---	74,000	7.4	8.6	66	330	
	4/26/1996	---	81,000	<250	<250	3,100	15,000	
	7/25/1996	---	48,000	17	9.4	59	200	
	10/28/1996	---	6,200	19	30	58	310	
	12/4/2008	6,300	120,000	<22.0	<22.0	<22.0	<66.0	1
	8/28/2009	3,600	19,500	16	0.69	<0.50	<1.50	2
	12/1/2009	**440**	**4,000**	**12**	**<4.4**	**<4.4**	**13**	3
MW-3	1/5/1994	---	1,100	180	20	85	10	
	4/6/1994	---	1,000	140	13	60	<12	

Table 2. Analytic Results for Groundwater - Hydrocarbons - 5427 Telegraph Avenue, Oakland, California

Sample ID	Sample Date	TPH-G	Stoddard Solvent	Benzene	Toluene	Ethyl-benzene	Xylenes	Notes
		<---------- parts per billion ---------->						
MW-3 cont.	7/7/1994	---	---	120	7.5	8.0	<3.0	
	7/11/1994	---	1,000	---	---	---	---	
	10/11/1994	---	1,100	200	11	23	<0.3	
	1/20/1995	---	2,100	36	3.5	4.8	<0.3	
	4/7/1995	---	600	32.7	1.7	4.7	1.9	
	7/26/1995	---	1,200	98	3.2	12	16	
	10/25/1995	---	2,300	32	3.4	4.7	9.6	
	1/29/1996	---	1,100	22	1.2	6.4	12	
	4/26/1996	---	1,300	5.6	0.6	4.6	14	
	7/25/1996	---	2,900	120	6.4	23	36	
	10/28/1996	---	2,000	170	6.6	16	26	
	12/4/2008	1,600	708	1.15	<0.50	0.720	<1.50	1
	8/28/2009	2,200	434	2.8	0.66	1.6	<1.50	2
	12/1/2009	**3,900**	**<220**	**2.2**	**<2.2**	**<2.2**	**<6.6**	2,4

Explanation:

TPH-G = Gasoline

--- = not analyzed

Notes:

1 TPH(G) was not reported prior to 2008. Samples were analyzed for TPH(D) and Oil&Grease prior to 2008. See report: Sierra Enironmental Services, 1996, Quarterly Monitoring Report, Telegraph Business Park, 5427 Telegraph Avenue, Oakland, California, December 26, 1996.

2 Sample chromatogram does not resemble gasoline standard pattern. Reported TPH value due to the presence of non-target heavy end hydrocarbons within range of C5-C12 quantified as gasoline.

3 The reporting limits were raised due to a high concentration of heavy end hydrocarbons within range quantified as Mineral Spirits.

4 The reporting limits were raised due to contribution of unidentified hydrocarbons within the C5-C12 range quantified as gasoline.

Table 3. Analytic Results for Groundwater - Oxygenates - 5427 Telegraph Avenue, Oakland, California

Sample ID	Sample Date	MTBE	DIPE	ETBE	TAME	TBA	EDB	EDC (1,2 DCA)	Notes
		<---------- parts per billion ---------->							
MW-1	1/5/1994	---	---	---	---	---	---	<0.2	
	4/6/1994	---	---	---	---	---	---	<0.2	
	7/7/1994	---	---	---	---	---	---	<0.5	
	10/11/1994	---	---	---	---	---	---	<2	
	1/20/1995	---	---	---	---	---	---	<2	
	4/7/1995	---	---	---	---	---	---	0.5	
	7/26/1995	---	---	---	---	---	---	<0.5	
	10/25/1995	---	---	---	---	---	---	<0.5	
	1/29/1996	---	---	---	---	---	---	<0.5	
	4/26/1996	---	---	---	---	---	---	<0.5	
	7/25/1996	---	---	---	---	---	---	<0.5	
	10/28/1996	---	---	---	---	---	---	<0.5	
	12/4/2008	<0.50	<0.50	<0.50	<0.50	<10.0	<0.50	<0.50	1
	8/28/2009	<0.50	<0.50	<0.50	<0.50	<10.0	<0.50	<0.50	
	12/1/2009	**<2.2**	**<2.2**	**<2.2**	**<2.2**	**<2.2**	**<2.2**	**<2.2**	
MW-2	1/5/1994	---	---	---	---	---	---	2.7	
	4/6/1994	---	---	---	---	---	---	<0.2	
	7/7/1994	---	---	---	---	---	---	0.60	
	10/11/1994	---	---	---	---	---	---	<2	
	1/20/1995	---	---	---	---	---	---	<2	
	4/7/1995	---	---	---	---	---	---	1.4	
	7/26/1995	---	---	---	---	---	---	<0.5	
	10/25/1995	---	---	---	---	---	---	<0.5	
	1/29/1996	---	---	---	---	---	---	<0.5	
	4/26/1996	---	---	---	---	---	---	<0.5	
	7/25/1996	---	---	---	---	---	---	<0.5	
	10/28/1996	---	---	---	---	---	---	<2.5	
	12/4/2008	<22.0	<22.0	<22.0	<22.0	<440	<22.0	<22.0	1
	8/28/2009	<0.50	<0.50	<0.50	<0.50	<10.0	<0.50	<0.50	
	12/1/2009	**<4.4**	**<4.4**	**<4.4**	**<4.4**	**<4.4**	**<4.4**	**<4.4**	
MW-3	1/5/1994	---	---	---	---	---	---	0.20	
	4/6/1994	---	---	---	---	---	---	<0.2	
	7/7/1994	---	---	---	---	---	---	<0.5	

Table 3. Analytic Results for Groundwater - Oxygenates - 5427 Telegraph Avenue, Oakland, California

Sample ID	Sample Date	MTBE	DIPE	ETBE	TAME	TBA	EDB	EDC (1,2 DCA)	Notes
		<---------- parts per billion ---------->							
MW-3 cont.	10/11/1994	---	---	---	---	---	---	<2	
	1/20/1995	---	---	---	---	---	---	<2	
	4/7/1995	---	---	---	---	---	---	0.7	
	7/26/1995	---	---	---	---	---	---	<0.5	
	10/25/1995	---	---	---	---	---	---	<0.5	
	1/29/1996	---	---	---	---	---	---	<0.5	
	4/26/1996	---	---	---	---	---	---	<0.5	
	7/25/1996	---	---	---	---	---	---	<0.5	
	10/28/1996	---	---	---	---	---	---	<0.5	
	12/4/2008	<0.50	<0.50	<0.50	<0.50	<10.0	<0.50	<0.50	1
	8/28/2009	<0.50	<0.50	<0.50	<0.50	<10.0	<0.50	<0.50	
	12/1/2009	**<2.2**	**<2.2**	**<2.2**	**<2.2**	**<2.2**	**<2.2**	**<2.2**	

Explanation:

MTBE = Methyl tertiary butyl ether
DIPE = Di-isopropyl ether
ETBE = Ethyl tertiary butyl ether
TAME = Tertiary amyl methyl ether
TBA = Tertiary butyl alcohol
EDB = 1,2-Dibromoethane
EDC = 1,2-Dichloroethane

Notes:

1 MTBE, DIPE, ETBE, TAME, TBA and EDB were not reported prior to 2008. Samples were analyzed for Halogenated Volatile Organic Compounds (HVOCs) and Volatile Organic Compounds (VOCs) prior to 2008. See report: Sierra Enironmental Services, 1996, Quarterly Monitoring Report, Telegraph Business Park, 5427 Telegraph Avenue, Oakland, California, December 26, 1996.

APPENDIX C

CHAIN OF CUSTODY
AND
LABORATORY ANALYTICAL REPORTS

Torrent LABORATORY, INC.

483 Sinclair Frontage Road
Milpitas, CA 95035
Phone: 408.263.5258
FAX: 408.263.8293
www.torrentlab.com

RESET

CHAIN OF CUSTODY

• NOTE: SHADED AREAS ARE FOR TORRENT LAB USE ONLY •

LAB WORK ER NO

Company Name: ECM Group
Address: P.O. Box 802
City: Benicia State: CA Zip Code: 94510
Telephone: 707-751-0655 FAX: 707-751-0653
REPORT TO: Rachel Guptel SAMPLER: D. West

Location of Sampling: 5427 Telegraph Ave, Oakland, CA
Purpose:
Special Instructions / Comments:
P.O. #: 07-181-04 EMAIL: rguptel@ecmgrp.com

TURNAROUND TIME:
- ☐ 10 Work Days
- ☐ 3 Work Days
- ☐ Noon - Nxt Day
- ☐ 7 Work Days
- ☐ 2 Work Days
- ☐ 2 - 8 Hours
- ☒ 5 Work Days
- ☐ 1 Work Day
- ☐ Other

SAMPLE TYPE:
- ☐ Storm Water
- ☐ Air
- ☐ Waste Water
- ☐ Other
- ☒ Ground Water
- ☐ Soil

REPORT FORMAT:
- ☐ QC Level IV
- ☒ EDF
- ☐ Excel / EDD

ANALYSIS REQUESTED

LAB ID	CLIENT'S SAMPLE I.D.	DATE / TIME SAMPLED	MATRIX	# OF CONT	CONT TYPE	TPH (G)	BTEX	5 OXYS	STODDARD SOLVENT	EDC	EDB				REMARKS
	MW-1	12-1-09 1000		4	40ml VOAS	X	X	X	X	X	X				
	MW-2	1120													
	MW-3	1045													

	Relinquished By:	Print:	Date:	Time:	Received By:	Print:	Date:	Time:
1		D. West	12/2/09	11:18	Moises	Vasquez	12/2/09	11:18
2	Relinquished By:	Print:	Date:	Time:	Received By:	Print:	Date:	Time:

Were Samples Received in Good Condition? ☐ Yes ☐ NO Samples on Ice? ☐ Yes ☐ NO Method of Shipment _____ Sample seals intact? ☐ Yes ☐ NO ☐ N/A

NOTE: Samples are discarded by the laboratory 30 days from date of receipt unless other arrange -ments are made.

Page _____ of _____

Log In By: _____ Date: _____ Log In Reviewed By: _____ Date: _____

Torrent
LABORATORY, INC.

December 09, 2009

Rachel Guptel
ECM
290 W Channel Rd
Benicia, CA 94510

TEL: (707) 751-0655
FAX

RE: 07-181-04/5427 Telegraph Ave

Order No.: 0912013

Dear Rachel Guptel:

Torrent Laboratory, Inc. received 3 samples on 12/2/2009 for the analyses presented in the following report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.
Reported data is applicable for only the samples received as part of the order number referenced above.

Torrent Laboratory, Inc, is certified by the State of California, ELAP #1991. If you have any questions regarding these tests results, please feel free to contact the Project Management Team at (408)263-5258;ext: 204.

Sincerely,

Laboratory Director

12/9/09
Date

Nkabir

TORRENT LABORATORY, INC.

483 Sinclair Frontage Road • Milpitas, CA • Phone: (408) 263-5258 • Fax: (408) 263-8293

Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: Rachel Guptel
ECM

Date Received: 12/2/2009
Date Reported: 12/9/2009

Client Sample ID: MW-1
Sample Location: 5427 Telegraph Ave.Oakland,CA
Sample Matrix: GROUNDWATER
Date/Time Sampled 12/1/2009 10:00:00 AM

Lab Sample ID: 0912013-001
Date Prepared: 12/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Toluene	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Ethylbenzene	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Methyl tert-butyl ether (MTBE)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Diisopropyl ether (DIPE)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Ethyl tert-butyl ether (ETBE)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
tert-Amyl methyl ether (TAME)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
t-Butyl alcohol (t-Butanol)	SW8260B	12/7/2009	5	4.4	22	ND	µg/L	R21991
1,2-Dibromoethane (EDB)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
1,2-Dichloroethane (EDC)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Xylenes, Total	SW8260B	12/7/2009	1.5	4.4	6.6	ND	µg/L	R21991
Surr: Dibromofluoromethane	SW8260B	12/7/2009	0	4.4	61.2-131	93.9	%REC	R21991
Surr: 4-Bromofluorobenzene	SW8260B	12/7/2009	0	4.4	64.1-120	107	%REC	R21991
Surr: Toluene-d8	SW8260B	12/7/2009	0	4.4	75.1-127	114	%REC	R21991
Note: The reporting limits were raised due to high concentration of heavy end hydrocarbons within range quantified as Mineral Spirits (see TPH-g result).								
TPH (Gasoline)	SW8260B(TPH)	12/7/2009	50	4.4	220	ND	µg/L	T21991
TPH (Mineral Spirits)	SW8260B(TPH)	12/7/2009	50	4.4	220	480	µg/L	T21991
Surr: 4-Bromofllurobenzene	SW8260B(TPH)	12/7/2009	0	4.4	58.4-133	97.4	%REC	T21991

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Rachel Guptel
ECM

Date Received: 12/2/2009
Date Reported: 12/9/2009

Client Sample ID: MW-2
Sample Location: 5427 Telegraph Ave.Oakland,CA
Sample Matrix: GROUNDWATER
Date/Time Sampled 12/1/2009 11:20:00 AM

Lab Sample ID: 0912013-002
Date Prepared: 12/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/7/2009	0.5	8.8	4.4	12	µg/L	R21991
Toluene	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
Ethylbenzene	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
Methyl tert-butyl ether (MTBE)	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
Diisopropyl ether (DIPE)	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
Ethyl tert-butyl ether (ETBE)	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
tert-Amyl methyl ether (TAME)	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
t-Butyl alcohol (t-Butanol)	SW8260B	12/7/2009	5	8.8	44	ND	µg/L	R21991
1,2-Dibromoethane (EDB)	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
1,2-Dichloroethane (EDC)	SW8260B	12/7/2009	0.5	8.8	4.4	ND	µg/L	R21991
Xylenes, Total	SW8260B	12/7/2009	1.5	8.8	13	ND	µg/L	R21991
Surr: Dibromofluoromethane	SW8260B	12/7/2009	0	8.8	61.2-131	91.6	%REC	R21991
Surr: 4-Bromofluorobenzene	SW8260B	12/7/2009	0	8.8	64.1-120	101	%REC	R21991
Surr: Toluene-d8	SW8260B	12/7/2009	0	8.8	75.1-127	109	%REC	R21991
Note: The reporting limits were raised due to high concentration of heavy end hydrocarbons within range quantified as Mineral Spirits (see TPH-g result).								
TPH (Gasoline)	SW8260B(TPH)	12/7/2009	50	8.8	440	ND	µg/L	T21991
TPH (Mineral Spirits)	SW8260B(TPH)	12/7/2009	50	8.8	440	4000	µg/L	T21991
Surr: 4-Bromofllurobenzene	SW8260B(TPH)	12/7/2009	0	8.8	58.4-133	80.2	%REC	T21991

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Rachel Guptel
ECM

Date Received: 12/2/2009
Date Reported: 12/9/2009

Client Sample ID: MW-3
Sample Location: 5427 Telegraph Ave.Oakland,CA
Sample Matrix: GROUNDWATER
Date/Time Sampled 12/1/2009 10:45:00 AM

Lab Sample ID: 0912013-003
Date Prepared: 12/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	SW8260B	12/7/2009	0.5	4.4	2.2	2.2	µg/L	R21991
Toluene	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Ethylbenzene	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Methyl tert-butyl ether (MTBE)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Diisopropyl ether (DIPE)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Ethyl tert-butyl ether (ETBE)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
tert-Amyl methyl ether (TAME)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
t-Butyl alcohol (t-Butanol)	SW8260B	12/7/2009	5	4.4	22	ND	µg/L	R21991
1,2-Dibromoethane (EDB)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
1,2-Dichloroethane (EDC)	SW8260B	12/7/2009	0.5	4.4	2.2	ND	µg/L	R21991
Xylenes, Total	SW8260B	12/7/2009	1.5	4.4	6.6	ND	µg/L	R21991
Surr: Dibromofluoromethane	SW8260B	12/7/2009	0	4.4	61.2-131	94.0	%REC	R21991
Surr: 4-Bromofluorobenzene	SW8260B	12/7/2009	0	4.4	64.1-120	119	%REC	R21991
Surr: Toluene-d8	SW8260B	12/7/2009	0	4.4	75.1-127	109	%REC	R21991

Note: The reporting limits were raised due to the high concentration of unidentified compounds.

TPH (Gasoline)	SW8260B(TPH)	12/7/2009	50	4.4	220	3900x	µg/L	T21991
TPH (Mineral Spirits)	SW8260B(TPH)	12/7/2009	50	4.4	220	ND	µg/L	T21991
Surr: 4-Bromofllurobenzene	SW8260B(TPH)	12/7/2009	0	4.4	58.4-133	87.9	%REC	T21991

Note: x - Result reported as gasoline but sample chromatogram does not match any requested fuel standard pattern. Reported value due to contribution from unidentified hydrocarbons within the C5-C12 range quantified as Gasoline.

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
ug/L	Microgram per liter (ppb, part per billion).
mg/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory, Lab Certificate #

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

CLIENT: ECM
Work Order: 0912013
Project: 07-181-04/5427 Telegraph Ave

ANALYTICAL QC SUMMARY REPORT

BatchID: R21991

Sample ID: **mb**	SampType: **MBLK**	TestCode: **8260B_W_PE**	Units: **µg/L**	Prep Date: **12/7/2009**	RunNo: **21991**
Client ID: **ZZZZZ**	Batch ID: **R21991**	TestNo: **SW8260B**		Analysis Date: **12/7/2009**	SeqNo: **315263**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	0.50									
Toluene	ND	0.50									
Ethylbenzene	ND	0.50									
Methyl tert-butyl ether (MTBE)	ND	0.50									
Diisopropyl ether (DIPE)	ND	0.50									
Ethyl tert-butyl ether (ETBE)	ND	0.50									
tert-Amyl methyl ether (TAME)	ND	0.50									
t-Butyl alcohol (t-Butanol)	ND	5.0									
1,2-Dibromoethane (EDB)	ND	0.50									
1,2-Dichloroethane (EDC)	ND	0.50									
Xylenes, Total	ND	1.5									
Surr: Dibromofluoromethane	10.91	0	11.36	0	96.0	61.2	131				
Surr: 4-Bromofluorobenzene	11.22	0	11.36	0	98.8	64.1	120				
Surr: Toluene-d8	12.58	0	11.36	0	111	75.1	127				

Sample ID: **lcs**	SampType: **LCS**	TestCode: **8260B_W_PE**	Units: **µg/L**	Prep Date: **12/7/2009**	RunNo: **21991**
Client ID: **ZZZZZ**	Batch ID: **R21991**	TestNo: **SW8260B**		Analysis Date: **12/7/2009**	SeqNo: **315264**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	14.80	0.50	17.04	0	86.9	66.9	140				
Toluene	15.06	0.50	17.04	0	88.4	76.6	123				
Surr: Dibromofluoromethane	10.68	0	11.36	0	94.0	61.2	131				
Surr: 4-Bromofluorobenzene	12.30	0	11.36	0	108	64.1	120				
Surr: Toluene-d8	12.89	0	11.36	0	113	75.1	127				

Sample ID: **lcsd**	SampType: **LCSD**	TestCode: **8260B_W_PE**	Units: **µg/L**	Prep Date: **12/7/2009**	RunNo: **21991**
Client ID: **ZZZZZ**	Batch ID: **R21991**	TestNo: **SW8260B**		Analysis Date: **12/7/2009**	SeqNo: **315265**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Qualifiers:

E	Value above quantitation range	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike Recovery outside accepted recovery limits

CLIENT: ECM
Work Order: 0912013
Project: 07-181-04/5427 Telegraph Ave

ANALYTICAL QC SUMMARY REPORT

BatchID: R21991

Sample ID: **lcsd**	SampType: **LCSD**	TestCode: **8260B_W_PE**	Units: **µg/L**	Prep Date: **12/7/2009**	RunNo: **21991**
Client ID: **ZZZZZ**	Batch ID: **R21991**	TestNo: **SW8260B**		Analysis Date: **12/7/2009**	SeqNo: **315265**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	14.33	0.50	17.04	0	84.1	66.9	140	14.8	3.23	20	
Toluene	14.77	0.50	17.04	0	86.7	76.6	123	15.06	1.94	20	
Surr: Dibromofluoromethane	10.08	0	11.36	0	88.7	61.2	131	0	0	0	
Surr: 4-Bromofluorobenzene	11.93	0	11.36	0	105	64.1	120	0	0	0	
Surr: Toluene-d8	12.58	0	11.36	0	111	75.1	127	0	0	0	

Qualifiers:

E	Value above quantitation range	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike Recovery outside accepted recovery limits

CLIENT: ECM
Work Order: 0912013
Project: 07-181-04/5427 Telegraph Ave

ANALYTICAL QC SUMMARY REPORT

BatchID: T21991

Sample ID: **MB-T21991**	SampType: **MBLK**	TestCode: **TPPH_W_GC**	Units: **µg/L**	Prep Date: **12/7/2009**	RunNo: **21991**
Client ID: **ZZZZZ**	Batch ID: **T21991**	TestNo: **SW8260B(TP**		Analysis Date: **12/7/2009**	SeqNo: **315290**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	ND	50									
TPH (Mineral Spirits)	ND	50									
Surr: 4-Bromofllurobenzene	9.000	0	11.6	0	77.6	58.4	133				

Sample ID: **LCS-T21991**	SampType: **LCS**	TestCode: **TPPH_W_GC**	Units: **µg/L**	Prep Date: **12/7/2009**	RunNo: **21991**
Client ID: **ZZZZZ**	Batch ID: **T21991**	TestNo: **SW8260B(TP**		Analysis Date: **12/7/2009**	SeqNo: **315291**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	251.0	50	227	0	111	52.4	127				
Surr: 4-Bromofllurobenzene	10.10	0	11.6	0	87.1	58.4	133				

Sample ID: **LCSD-T21991**	SampType: **LCSD**	TestCode: **TPPH_W_GC**	Units: **µg/L**	Prep Date: **12/8/2009**	RunNo: **21991**
Client ID: **ZZZZZ**	Batch ID: **T21991**	TestNo: **SW8260B(TP**		Analysis Date: **12/8/2009**	SeqNo: **315292**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	257.0	50	227	0	113	52.4	127	251	2.36	20	
Surr: 4-Bromofllurobenzene	11.90	0	11.6	0	103	58.4	133	0	0	20	

Qualifiers:

E	Value above quantitation range	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike Recovery outside accepted recovery limits

Torrent Laboratory, Inc.

WORK ORDER Summary

03-Dec-09

Work Order 0912013

Client ID: ECM

Project: 07-181-04 **QC Level:**

Comments: 5 day TAT!!! Recv'd 3 ground waters for TPHg;BTEX;Fuel Oxygentaes;Stoddard solvent;EDB;EDC.Pls. Email An EDF result to rguptel@ecmgroup.com.

Sample ID	Client Sample ID	Collection Date	Date Received	Date Due	Matrix	Test Code	Hld	MS	SEL	Sub	Storage
0912013-001A	MW-1	12/1/2009 10:00:00 AM	12/2/2009	12/8/2009	Groundwater	8260B_W_PETROLEUM	☐	☐	☑	☐	ORG
				12/8/2009		EDF	☐	☐	☐	☐	ORG
				12/8/2009		TPPH_W_GCMS	☐	☐	☑	☐	ORG
0912013-002A	MW-2	12/1/2009 11:20:00 AM		12/8/2009		8260B_W_PETROLEUM	☐	☐	☑	☐	ORG
				12/8/2009		TPPH_W_GCMS	☐	☐	☑	☐	ORG
0912013-003A	MW-3	12/1/2009 10:45:00 AM		12/8/2009		8260B_W_PETROLEUM	☐	☐	☑	☐	ORG
				12/8/2009		TPPH_W_GCMS	☐	☐	☑	☐	ORG

APPENDIX D

WATER SAMPLING DATA SHEETS

WATER LEVEL & PRODUCT MEASUREMENTS

ECM Group

DATE: 12-1-09

PROJECT NAME & NUMBER: 07-181-04 Telegraph

BY: DW

WELL ID	TIME MEASURED	DEPTH TO PRODUCT (ft)	DEPTH TO WATER (ft)	TOTAL DEPTH	COMMENTS (well condition, odor, etc.)
MW-1	0937		7.15	19.10	
MW-2	0945		11.06	26.73	
MW-3	0940		11.43	20.05	

WATER SAMPLING DATA

Job Name Telegraph Job Number 07-181-04

Well Number MW-1 Date _____ Time 1000

Well Diameter _____ Well Depth (spec.) _____ Well Depth (sounded) 19.10

Depth to Water (static) 7.15 TOC elev. _____

G.W. Elev. _____ Maximum Drawdown Limit (if applicable) _____

Formulas/Conversions
r = well radius in ft
h = ht of water col. in ft
vol. in cyl. = $\pi r^2 h$
7.48 gal/ft³
V_2" casing = 0.163 gal/ft
V_3" casing = 0.367 gal/ft
V_4" casing = 0.653 gal/ft
$V_{4.5}$" casing = 0.826 gal/ft
V_6" casing = 1.47 gal/ft

Initial height of water in casing 11.95 Volume 2 gallons

Total to be evacuated = 3 x Initial Volume 6 gallons

Stop Time	Start Time	Bailed	Pumped	Cum. Gal.

Pumped or Bailed Dry? ___Yes ___No After _____ gallons Recovery Rate _____

Water color _____ Odor _____

Description of sediments or material in sample: _____

Additional Comments: _____

CHEMICAL DATA

Reading No.	1	2	3	4	5	6	7
Time	0950	0953	0957				
Gallons	2	2	2				
Temp. (degree F)	68.7	70.5	70.9				
pH	6.21	6.06	6.08				
EC (umhos/cm)	1242	1226	1195				
Special Conditions							

SAMPLES COLLECTED

Sample ID ml	Bottle/ cap	Filtered (size, u)	Preservative (type)	Refrig. (R, NR)	Lab (Init)	Analysis Requested

Bottles: P = Polyethylene; Pp = Polypropylene; C or B = Clear/Brown Glass; O = Other (describe)
Cap Codes: Py = Polyseal; V = VOA/Teflon septa; M = Metal

WATER SAMPLING DATA

Job Name Telegraph Job Number 07-181-04

Well Number MW-2 Date 12-1-09 Time 1120

Well Diameter 2" Well Depth (spec.) _____ Well Depth (sounded) 26.73

Depth to Water (static) 11.06 TOC elev. _____

G.W. Elev. _____ Maximum Drawdown Limit (if applicable) _____

Formulas/Conversions
r = well radius in ft
h = ht of water col. in ft
vol. in cyl. = $\pi r^2 h$
7.48 gal/ft³
V_2" casing = 0.163 gal/ft
V_3" casing = 0.367 gal/ft
V_4" casing = 0.653 gal/ft
$V_{4.5}$" casing = 0.826 gal/ft
V_6" casing = 1.47 gal/ft

Initial height of water in casing 15.67 Volume 2.6 gallons

Total to be evacuated = 3 x Initial Volume 7.8 gallons

Stop Time	Start Time	Bailed	Pumped	Cum. Gal.

Pumped or Bailed Dry? ___Yes ___No After _____ gallons Recovery Rate _____

Water color _____ Odor _____

Description of sediments or material in sample: _____

Additional Comments: _____

CHEMICAL DATA

Reading No.	1	2	3	4	5	6	7
Time	1108	1113	1117				
Gallons	2.6	2.6	2.6				
Temp. (degree F)	64.2	64.7	64.7				
pH	6.56	6.52	6.52				
EC (umhos/cm)	1423	1422	1451				

Special Conditions _____

SAMPLES COLLECTED

Sample ID ml	Bottle/ cap	Filtered (size, u)	Preservative (type)	Refrig. (R, NR)	Lab (Init)	Analysis Requested

Bottles: P = Polyethylene; Pp = Polypropylene; C or B = Clear/Brown Glass; O = Other (describe)
Cap Codes: Py = Polyseal; V = VOA/Teflon septa; M = Metal

WATER SAMPLING DATA

Job Name Telegraph Job Number 07-181-04

Well Number MW-3 Date 12-1-09 Time 1045

Well Diameter 2" Well Depth (spec.) _____ Well Depth (sounded) 20.05

Depth to Water (static) 11.43 TOC elev. _____

G.W. Elev. _____ Maximum Drawdown Limit (if applicable) _____

Formulas/Conversions
r = well radius in ft
h = ht of water col. in ft
vol. in cyl. = $\pi r^2 h$
7.48 gal/ft³
V_2" casing = 0.163 gal/ft
V_3" casing = 0.367 gal/ft
V_4" casing = 0.653 gal/ft
$V_{4.5}$" casing = 0.826 gal/ft
V_6" casing = 1.47 gal/ft

Initial height of water in casing 8.62 Volume 1.4 gallons

Total to be evacuated = 3 x Initial Volume 4.2 gallons

Stop Time	Start Time	Bailed	Pumped	Cum. Gal.

Pumped or Bailed Dry? ___Yes ___No After _____ gallons Recovery Rate _____

Water color _____ Odor _____

Description of sediments or material in sample: _____

Additional Comments: _____

CHEMICAL DATA

Reading No.	1	2	3	4	5	6	7
Time	1035	1038	1041				
Gallons	1.4	1.4	1.4				
Temp. (degree F)	68.1	68.9	69.1				
pH	6.39	6.42	6.45				
EC (umhos/cm)	1124	1135	1137				
Special Conditions							

SAMPLES COLLECTED

Sample ID ml	Bottle/ cap	Filtered (size, u)	Preservative (type)	Refrig. (R, NR)	Lab (Init)	Analysis Requested

Bottles: P = Polyethylene; Pp = Polypropylene; C or B = Clear/Brown Glass; O = Other (describe)
Cap Codes: Py = Polyseal; V = VOA/Teflon septa; M = Metal

APPENDIX E

ECM STANDARD OPERATING PROCEDURE

ECM STANDARD OPERATING PROCEDURE
GROUND WATER SAMPLING

The following describes sampling procedures used by ECM field personnel to collect and handle ground water samples. Before samples are collected, careful consideration is given to the type of analysis to be performed so that precautions are taken to prevent loss of volatile components or contamination of the sample, and to preserve the sample for subsequent analysis. Wells will be sampled no less than 24 hours after well development. Collection methods specific to ground water sampling are presented below.

Prior to sampling, each well is checked for the presence of free-phase hydrocarbons using an MMC flexi-dip interface probe. Product thickness (measured to the nearest 0.01 foot) is noted on the sampling form. Water level measurements are also made using either a water level meter or the interface probe. The water level measurements are also noted on the sampling form.

Prior to sampling, each well is purged of a minimum of three well casing volumes of water using a steam-cleaned PVC bailer, or a pre-cleaned pump. Temperature, pH and electrical conductivity are measured at least three times during purging. Purging is continued until these parameters have stabilized (i.e., changes in temperature, pH or conductivity do not exceed ±0.5 F, 0.1 or 5%, respectively).

Ground water samples are collected from the wells with steam-cleaned or disposable Teflon bailers. The water samples are decanted into the appropriate container for the analysis to be performed. Pre-preserved sample containers may be used or the analytic laboratory may add preservative to the sample upon arrival. Duplicate samples are collected from each well as a back-up sample and/or to provide quality control. The samples are labeled to include the project number, sample ID, date, preservative, and the field person's initials. The samples are placed in polyethylene bags and in an ice chest (maintained at 4 C with blue ice or ice) for transport under chain of custody to the laboratory.

The chain of custody form includes the project number, analysis requested, sample ID, date analysis and the ECM field person's name. The form is signed and dated (with the transfer time) by each person who yields or receives the samples beginning with the field personnel and ending with the laboratory personnel.

APPENDIX F

RESPONSIBLE PARTY CERTIFICATION

December 11, 2009

Bob Legallet
Telegraph Business Properties
1401 Griffith Street
San Francisco, CA 94214

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document is true and correct to the best of my knowledge.

Sincerely

Bob Legallet
Telegraph Business Properties