CONESTOGA-ROVERS
& ASSOCIATES

5900 Hollis Street, Suite A, Emeryville, California 94608
Telephone: 510-420-0700 Facsimile: 510-420-9170
www.CRAworld.com

October 2, 2007

Mr. Steven Plunkett
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: **Third Quarter 2007 Monitoring Report**
Former Olympic Service Station
1436 Grant Avenue
San Lorenzo, California
Alameda County RO #373

Dear Mr. Plunkett:

Conestoga-Rovers & Associates, Inc. (CRA) prepared this monitoring report for the site referenced on behalf of Encinal Properties. The site is a former Olympic Service Station that currently operates as San Lorenzo Auto Repair located at 1436 Grant Avenue in San Lorenzo (Figure 1). From 1999 to 2002 soil and groundwater assessments were completed and five quarterly groundwater monitoring and sampling events were conducted during 1999 and 2000. Alameda County Environmental Health Department (ACEHD) requested to reinstate the groundwater monitoring program at the site in a letter dated December 4, 2006. The property is owned by Mr. George Jaber (Encinal Properties) and Mr. Tony Malonzo operates the auto repair shop at the site. Commercial properties are located south and southwest of the site. A school is located north of the site. The remainder of the surrounding area properties are residential homes.

On July 10, 1998, four steel, single-walled underground storage tanks (USTs) were removed from the site: one 10,000-gallon gasoline UST, one 8,000-gallon gasoline UST; one 5,000-gallon diesel UST; and one 250-gallon used-oil UST (Figure 2). Six dispensers located on two islands north of the auto repair building were also removed. First quarter 2007 activities are summarized below.

THIRD QUARTER 2007 ACTIVITIES

On August 1, 2007, Muskan Environmental Sampling (Muskan) monitored and sampled groundwater in wells MW-1, MW-2 and MW-3 (Figure 2). Monitoring well construction details are presented in Table 1. Groundwater monitoring and analytical data are summarized in Table 2. The associated field data sheets are presented as Attachment A. The laboratory analytical report is presented as Attachment B. CRA's standard operating procedures for groundwater monitoring and sampling are presented as Attachment C.

This quarter, groundwater was approximately 7.35 to 7.77 feet below top of casing and flowed toward the west-southwest at a gradient of approximately 0.004 ft/ft (Figure 2).

Total petroleum hydrocarbons as gasoline (TPHg) was only detected in well MW-3 at a concentration of 130 micrograms per liter (µg/l). No TPH as diesel (TPHd) was detected. Benzene was only detected in well MW-3 at a concentration of 12 µg/l. No toluene, ethylbenzene, or xylenes were detected. Methyl-tertiary butyl ether (MTBE) was detected in wells MW-1, MW-2 and MW-3 at concentrations of 520 µg/l, 130 µg/l, and 98 (µg/l), respectively. CRA recommends continued groundwater monitoring to monitor petroleum hydrocarbon concentration trends.

ACTIVITIES PLANNED FOR THE FOURTH QUARTER OF 2007

Muskan will monitor and sample all wells at the site. CRA will prepare a table summarizing the groundwater monitoring and sampling data and a potentiometric map that will be submitted in a monitoring report along with the field data sheets, standard operating procedures, and the laboratory analytical report.

CRA formerly Cambria Environmental Technology, Inc. submitted the *Site Assessment and Preferential Pathway Study Workplan* to ACEHD on March 2, 2007. On May 31, 2007, CRA submitted the *Site Assessment Workplan Addendum*, requested by the ACEHD. On September 28, 2007, CRA submitted the *Site Assessment Workplan Addendum 2*, requested by the ACEHD. CRA will implement this proposed scope of work upon approval of the *Site Assessment Workplan Addendum 2* by the ACEHD.

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& ASSOCIATES

CLOSING

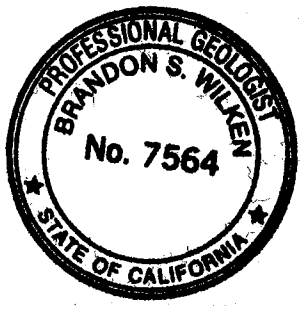
We appreciate this opportunity to work with you on this project. Please call Brandon Wilken at (510) 420-3355 if you have any questions or comments.

Conestoga-Rovers & Associates, Inc. (CRA) prepared this document for use by our client and appropriate regulatory agencies. It is based partially on information available to CRA from outside sources and/or in the public domain, and partially on information supplied by CRA and its subcontractors. CRA makes no warranty or guarantee, expressed or implied, included or intended in this document, with respect to the accuracy of information obtained from these outside sources or the public domain, or any conclusions or recommendations based on information that was not independently verified by CRA. This document represents the best professional judgment of CRA. None of the work performed hereunder constitutes or shall be represented as a legal opinion of any kind or nature.

Sincerely,
Conestoga-Rovers & Associates, Inc.

Bryan A. Fong
Staff Geologist

Brandon S. Wilken, P.G.
Senior Project Geologist



Figures: 1 – Vicinity Map
2 – Groundwater Elevation and Hydrocarbon Concentration Map

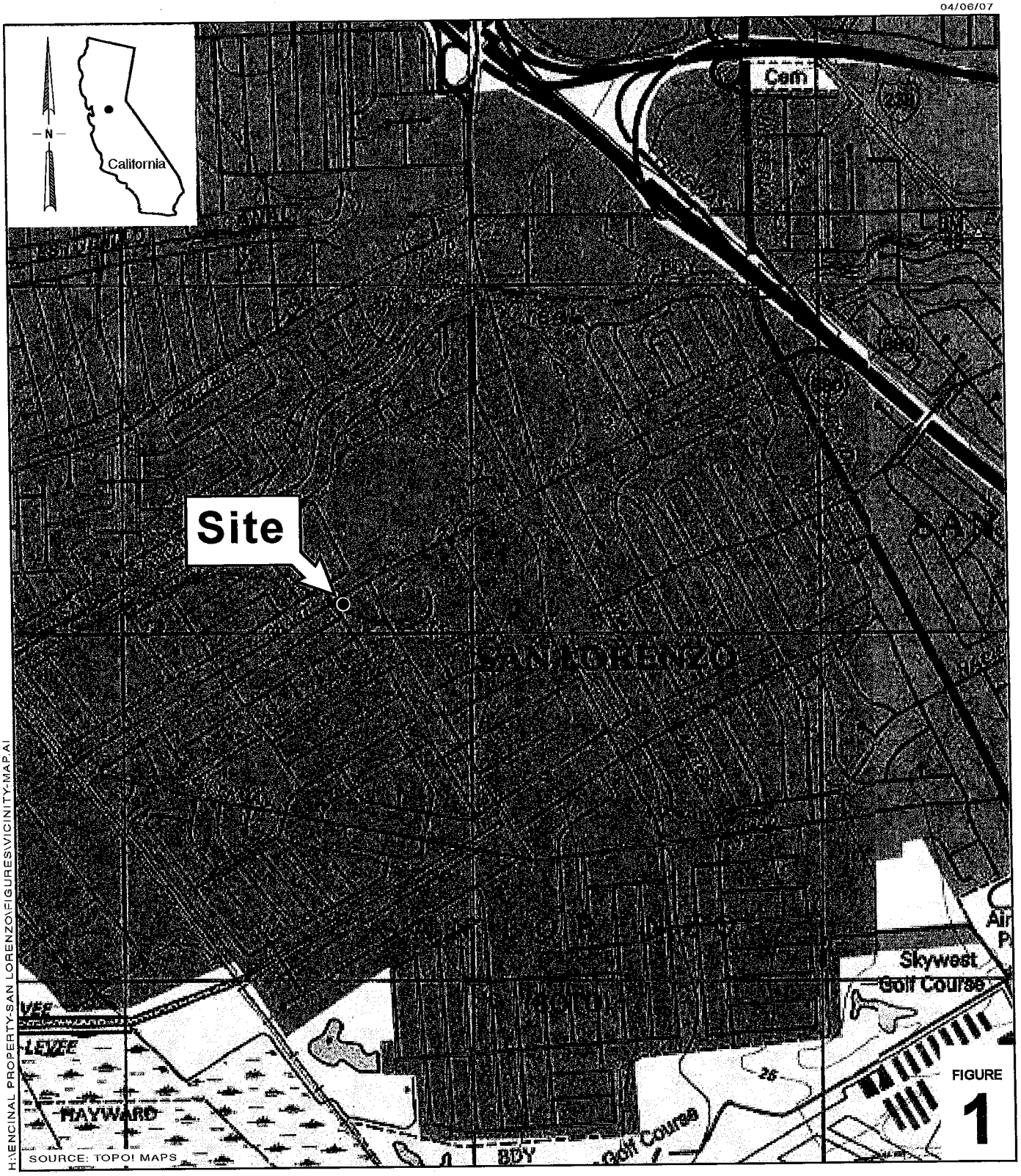
Tables: 1 – Well Construction Details
2 – Groundwater Monitoring and Analytical Data

Attachments: A – Field Data Sheets
B – Laboratory Analytical Report
C – Standard Operating Procedures

Cc: Mr. George Jaber, Encinal Properties, 2801 Encinal Avenue, Alameda, CA 94501-4726

I:\IR\Encinal Property-San Lorenzo\QM\2007\3Q07\3Q07 QMR.doc

04/06/07



H:\ENCINAL PROPERTY-SAN LORENZO\FIGURES\VICINITY-MAP.AI

FIGURE 1

Olympic Service Station

1436 Grant Avenue

San Lorenzo, California

CONESTOGA-ROVERS & ASSOCIATES

Vicinity Map

08/27/07

EXPLANATION

- MW-1 — Monitoring well location
- BH-A — Soil boring location
- Confirmation soil sample location (July 1998)
- Confirmation soil sample location (December 1998)
- 7.75 — Groundwater elevation contour line
- Well designation
- ELEV — Groundwater elevation
- TPHd / TPHg / Benzene / MTBE — Hydrocarbon concentrations in micrograms per liter (µg/L)
- 0.004 — Groundwater flow direction and gradient

CHANNEL STREET

GRANT AVENUE

underground fuel piping

former UST excavation

T-3E-7.0 T-2E-8.0 T-1E-7.5

T-3W-10.0

PL-2-2.0 PL-1-1.5

MW-1
7.94
<50
<50
<25
520

D-2D-2.0 D-2G-1.5

former dispenser islands

D1G-OEX-3.5 D-1D-2.0 D-1G-1.5

7.90 7.90 7.85 7.85 7.80 7.80 7.75 7.75

WO-OEX-12

WO-1-7.5

former waste oil tank excavation

Office and Garage

planter

MW-3
7.73
<50
130
12
98

MW-2
7.82
<50
<50
<5.0
130

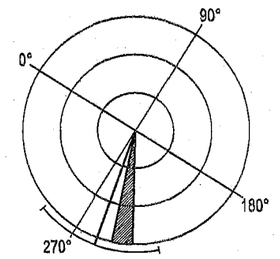
Arroyo Center parking lot

BH-A

BH-B

BH-C

Arroyo Center Buildings



Historical Groundwater Flow Direction
1Q 07 through 3Q 07

0 10 20 40
Scale (ft)

FIGURE
2

Groundwater Elevation Contour and Hydrocarbon Concentration Map
August 1, 2007

CONESTOGA-ROVERS & ASSOCIATES

Olympic Service Station
1436 Grant Avenue
San Lorenzo, California

H:\ENCINAL PROPERTY-SAN LORENZO\FIGURES\ENCINAL_3Q07-HCGW.DWG

Table 1. Monitoring Well Construction Details - Encinal Properties, Former Olympic Service Station, 1436 Grant Avenue, San Lorenzo, California

Well ID	Date Installed	Borehole diameter (in)	Depth of borehole (ft)	Casing diameter (in)	Screened interval (ft bgs)	Slot Size (in)	Filter Pack (ft bgs)	Bentonite seal (ft bgs)	Cement (ft bgs)	TOC elevation (ft above msl)
MW-1	9/24/1999	8	26.5	2	5-26.5	0.020	3.5-26.5	3-3.5	1.5-3	15.71
MW-2	9/24/1999	8	20.0	2	5-20	0.020	3.5-20	3-3.5	1.5-3	15.17
MW-3	9/24/1999	8	21.5	2	5-21	0.020	3.5-21.5	3-3.5	1.5-3	15.13

Abbreviations / Notes

ft = feet

in = inches

ft bgs = feet below grade surface

ft above msl = feet above mean sea level

TOC = top of casing

TOC elevations were surveyed on March 8, 2007 by Virgil Chavez Land Surveying.

Table 2. Groundwater Analytical Data - Encinal Properties, Former Olympic Service Station, 1436 Grant Avenue, San Lorenzo, California

Well ID	Date	DTW	GWE	Oil &	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs &	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2- DCA	Notes
TOC	Sampled	(ft)	(ft above msl)	Grease									HVOCs								
(ft above msl)				←						Concentrations in micrograms per liter (µg/L)										→	
Grab Groundwater Samples																					
Pit Water	9/13/1998	--	--	--	--	2,100	3,600	350	130	39	380	17,000	--	--	--	--	--				
BH-A	4/30/2002	17/8	--	--	<100	<100	180	<0.50	<0.50	8.8	<0.50	82	--	<0.50	<0.50	<0.50	<5.0				
BH-B	4/30/2002	16/8	--	--	<100	<200	2,300	120	11	60	150	2,000	--	<5.0	<5.0	<5.0	<50				
BH-C	4/30/2002	16/8	--	--	<100	<150	1,200	57	0.72	43	87	240	--	<0.50	1.0	<0.50	<5.0				
Quarterly Groundwater Samples																					
MW-1	10/6/1999	8.35	6.65	--	--	84	3,900	<25	<25	<25	<25	3,500	--	--	--	--	--	--	--	--	*
15.00	1/13/2000	7.90	7.10	--	--	<50	<1,300	18	<13	<13	<13	1,700	--	--	--	--	--	--	--	--	
	4/12/2000	7.08	7.92	--	--	56	<1,000	66	<10	<10	<10	1,600	--	--	--	--	--	--	--	--	*
	7/19/2000	7.66	7.34	--	--	52	<1,000	<10	<10	<10	<10	1,200	--	--	--	--	--	--	--	--	*
	10/25/2000	7.91	7.09	--	--	76	4,100	120	<25	<25	<25	6,100	--	--	--	--	--	--	--	--	*
	2/16/2007	6.32	8.68	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	3/1/2007	5.88	9.12	--	<250	<50	<50	<1.2	<1.2	<1.2	<1.2	78	--	<1.2	<1.2	<1.2	<12	<120	<1.2	<1.2	*
15.71	5/1/2007	7.24	8.47	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	250	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*
	8/1/2007	**7.77**	**7.94**	--	--	**<50**	**<50**	**<25**	**<25**	**<25**	**<25**	**520**	--	**<25**	**<25**	**<25**	**<250**	**<2500**	**<25**	**<25**	*
MW-2	10/6/1999	7.87	6.59	<1,000	<500	<50	70	<0.5	<0.5	<0.5	<0.5	11	ND	--	--	--	--	--	--	--	*
14.46	1/13/2000	7.46	7.00	<1,000	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	6.2	ND	--	--	--	--	--	--	--	
	4/12/2000	6.67	7.79	1,100	<500	<50	<50	<0.5	<0.5	<0.5	<0.5	39	--	--	--	--	--	--	--	--	
	7/19/2000	7.23	7.23	1,300	<500	<50	<1,000	<10	<10	<10	<10	990	--	--	--	--	--	--	--	--	
	10/25/2000	7.52	6.94	--	<500	<50	370	<2.5	<2.5	<2.5	<2.5	690	--	--	--	--	--	--	--	--	
	2/16/2007	5.89	8.57	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	3/1/2007	5.45	9.01	--	<250	<50	<50	<0.5	<0.5	<0.5	<0.5	9.8	--	<0.5	<0.5	<0.5	<5.0	<50	<0.5	<0.5	*
15.17	5/1/2007	6.83	8.34	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	120	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*
	8/1/2007	**7.35**	**7.82**	--	--	**<50**	**<50**	**<5.0**	**<5.0**	**<5.0**	**<5.0**	**130**	--	**<5.0**	**<5.0**	**<5.0**	**<50**	**<500**	**<5.0**	**<5.0**	*
MW-3	10/6/1999	7.90	6.51	--	--	300	3,900	900	89	160	560	790	--	--	--	--	--	--	--	--	
14.41	1/13/2000	7.50	6.91	--	--	210	740	110	4.8	35	18	290	--	--	--	--	--	--	--	--	
	4/12/2000	6.61	7.80	--	--	640	2,200	650	9.7	180	24	140	--	--	--	--	--	--	--	--	
	7/19/2000	7.24	7.17	--	--	270	2,700	420	<2.5	160	<2.5	99	--	--	--	--	--	--	--	--	*
	10/25/2000	7.52	6.89	--	--	150	710	180	<2.5	24	<2.5	71	--	--	--	--	--	--	--	--	*
	2/16/2007	5.90	8.51	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
	3/1/2007	5.44	8.97	--	<250	<50	82	20	<1.7	<1.7	<1.7	100	--	<1.7	<1.7	<1.7	<17	<170	<1.7	<1.7	*
15.13	5/1/2007	6.87	8.26	--	<250	<50	<50	<5.0	<5.0	<5.0	<5.0	88	--	<5.0	<5.0	<5.0	<50	<500	<5.0	<5.0	*
	8/1/2007	**7.40**	**7.73**	--	--	**<50**	**130**	**12**	**<2.5**	**<2.5**	**<2.5**	**98**	--	**<2.5**	**<2.5**	**<2.5**	**<25**	**<250**	**<2.5**	**<2.5**	*

Table 2. Groundwater Analytical Data - Encinal Properties, Former Olympic Service Station, 1436 Grant Avenue, San Lorenzo, California

Well ID	Date	DTW	GWE	Oil &	TPHmo	TPHd	TPHg	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	SVOCs &	DIPE	TAME	ETBE	TBA	Ethanol	EDB	1,2- DCA	Notes
TOC	Sampled	(ft)	(ft above msl)	Grease									HVOCs								
(ft above msl)				← Concentrations in micrograms per liter (µg/L) →																	

Abbreviations / Notes

TOC = Top of casing
DTW = Depth to water
GWE = Groundwater elevation in feet above mean sea level
ft above msl = feet above mean sea level
17/8 = Depth to first encountered groundwater/depth of static groundwater
<n = Not detected above laboratory reporting limit
-- = Not sampled, not analyzed, not available
Oil and grease by EPA Method 5520 E&F
TPHd = Total Petroleum Hydrocarbons as diesel range by EPA Method 8015
TPHg = Total Petroleum Hydrocarbons as gasoline range by EPA Method 8015
TPHmo = Total Petroleum Hydrocarbons as motor oil by EPA Method 8015
Benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8020
MTBE = Methyl tertiary butyl ether by EPA Method 8020
Di-isopropyl ether (DIPE), tertiary-amyl methyl ether (TAME), ethyl tertiary-butyl ether (ETBE), tertiary-butyl alcohol (TBA) by EPA Method 8260B
SVOCs = Semi-volatile organic compounds by EPA Method 8270, refer to corresponding analytical laboratory report for a full list of compounds
HVOCs = Halogenated volatile organic compoundy by EPA Method 8010, refer to corresponding analytical laboratory report for a full list of compounds
* = See Analytical Laboratory Report for laboratory sample description and TPH chromatogram interpretation.
TOC elevations were surveyed on March 8, 2007 by Virgil Chavez Land Surveying. Prior to this date, TOC elevation were relative to a project datum determined by Aqua Science Engineers, Inc. in 1998.

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& ASSOCIATES

ATTACHMENT A

Field Data Sheets

MUSKAN
ENVIRONMENTAL
SAMPLING

WELL GAUGING SHEET

Client: Conestoga-Rovers and Associates

Site Address: 1436 Grant Avenue, San Lorenzo, CA

Date: 8/1/2007 **Signature:**

Well ID	Time	Depth to SPH	Depth to Water	SPH Thickness	Depth to Bottom	Comments
MW-1	9:35		7.77		24.37	
MW-2	9:25		7.35		19.35	
MW-3	9:30		7.40		19.06	

MUSKAN
ENVIRONMENTAL
SAMPLING

WELL SAMPLING FORM

Date:	8/1/2007
Client:	Conestoga-Rovers and Associates
Site Address:	1436 Grant Avenue, San Lorenzo, CA
Well ID:	MW-1
Well Diameter:	2"
Purging Device:	Disposable Bailer
Sampling Method:	Disposable Bailer

Total Well Depth:	24.37
Depth to Water:	7.77
Water Column Height:	16.60
Gallons/ft:	0.16
1 Casing Volume (gal):	2.66
3 Casing Volumes (gal):	7.97

Fe=	**mg/L**			
ORP=	**mV**			
***DO*=**	**mg/L**			

COMMENTS:
very turbid, silty

TIME:	CASING VOLUME (gal)	TEMP (Celsius)	pH	COND. (µS)
10:50	2.7	21.8	7.03	1838
10:55	5.3	20.9	7.05	1848
11:00	8.0	21.4	7.10	1855

Sample ID:	Sample Date:	Sample Time:	Container Type	Preservative	Analytes	Method
MW-1	8/1/2007	11:02	40 ml VOA, 1 L amber	HCl, ICE	TPHg TPHd 9 Oxy's	8015 with silica gel clean up, 8021, 8260
				Signature:		

MUSKAN
ENVIRONMENTAL
SAMPLING

WELL SAMPLING FORM

Date:	8/1/2007
Client:	Conestoga-Rovers and Associates
Site Address:	1436 Grant Avenue, San Lorenzo, CA
Well ID:	MW-2
Well Diameter:	2"
Purging Device:	Disposable Bailer
Sampling Method:	Disposable Bailer

Total Well Depth:	19.35
Depth to Water:	7.35
Water Column Height:	12.00
Gallons/ft:	0.16
1 Casing Volume (gal):	1.92
3 Casing Volumes (gal):	5.76

Fe=	**mg/L**
ORP=	**mV**
DO=	**mg/L**

COMMENTS:
very turbid, silty, light sheen

TIME:	CASING VOLUME (gal)	TEMP (Celsius)	pH	COND. (µS)
10:05	1.9	21.8	6.75	1846
10:10	3.8	20.9	6.80	1801
10:15	5.8	20.9	6.83	1805

Sample ID:	Sample Date:	Sample Time:	Container Type	Preservative	Analytes	Method
MW-2	8/1/2007	10:17	40 ml VOA, 1 L amber	HCl, ICE	TPHg TPHd 9 Oxy's	8015 with silica gel clean up, 8021, 8260
				Signature:		

MUSKAN
ENVIRONMENTAL
SAMPLING

WELL SAMPLING FORM

Date:	8/1/2007
Client:	Conestoga-Rovers and Associates
Site Address:	1436 Grant Avenue, San Lorenzo, CA
Well ID:	MW-3
Well Diameter:	2"
Purging Device:	Disposable Bailer
Sampling Method:	Disposable Bailer

Total Well Depth:	19.06
Depth to Water:	7.40
Water Column Height:	11.66
Gallons/ft:	0.16
1 Casing Volume (gal):	1.87
3 Casing Volumes (gal):	5.60

Fe=	**mg/L**
ORP=	**mV**
***DO*=**	**mg/L**

COMMENTS:
very turbid, silty

TIME:	CASING VOLUME (gal)	TEMP (Celsius)	pH	COND. (µS)
10:30	1.9	21.1	7.05	1601
10:35	3.7	21.5	7.08	1624
10:40	5.6	21.5	6.99	1621

Sample ID:	Sample Date:	Sample Time:	Container Type	Preservative	Analytes	Method
MW-3	8/1/2007	10:42	40 ml VOA, 1 L amber	HCl, ICE	TPHg TPHd 9 Oxy's	8015 with silica gel clean up, 8021, 8260
				Signature:		

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& ASSOCIATES

ATTACHMENT B

Laboratory Analytical Report

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

Conestoga-Rovers & Associates 5900 Hollis St, Suite A Emeryville, CA 94608	Client Project ID: #629100; Encinal Properties-Former Olympic Station	Date Sampled: 08/01/07
		Date Received: 08/02/07
	Client Contact: Brandon Wilken	Date Reported: 08/09/07
	Client P.O.:	Date Completed: 08/09/07

WorkOrder: 0708049

August 09, 2007

Dear Brandon:

Enclosed are:

1). the results of **3** analyzed samples from your **#629100; Encinal Properties-Former Olympic Station project,**

2). a QC report for the above samples

3). a copy of the chain of custody, and

4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Best regards,

Angela Rydelius, Lab Manager

McCAMPBELL ANALYTICAL, INC.
1534 WILLOW PASS ROAD
PITTSBURG, CA 94565-1701
Website: www.mccampbell.com Email: main@mccampbell.com
Telephone: (877) 252-9262 Fax: (925) 252-9269

coc 0708049

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☒ 5 DAY

GeoTracker EDF ☒ PDF ☐ Excel ☐ Write On (DW) ☐

☐ Check if sample is effluent and "J" flag is required

Report To: Brandon Wilken
Bill To: Conestoga-Rovers & Associates
Company: Conestoga-Rovers & Associates
5900 Hollis Street, Ste A
Emeryville, CA
E-Mail: bwilken@craworld.com
Tele: (510) 420-3355
Fax: (510) 420-9170
Project #: 629100
Project Name: Encinal Properties - Former Olympic Station
Project Location: 1436 Grant Avenue, San Lorenzo, CA
Sampler Signature: Muskan Environmental Sampling

Analysis Request columns: [redacted] TPH as Gas (602 / 8021 + 8015); TPH as Diesel (8015) with silica gel clean up; Total Petroleum Oil & Grease (1664 / 5520 E/B&F); Total Petroleum Hydrocarbons (418.1); EPA 502.2 / 601 / 8010 / 8021 (HVOCs); MTBE / BTEX ONLY (EPA 602 / 8021); EPA 505/ 608 / 8081 (Cl Pesticides); EPA 608 / 8082 PCB's ONLY; Aroclors / Congeners; EPA 507 / 8141 (NP Pesticides); EPA 515 / 8151 (Acidic Cl Herbicides); EPA 524.2 / 624 / 8260 (VOCs); EPA 525.2 / 625 / 8270 (SVOCs); EPA 8270 SIM / 8310 (PAHs / PNAs); CAM 17 Metals (200.7 / 200.8 / 6010 / 6020); LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020); Lead (200.7 / 200.8 / 6010 / 6020)

Other: BTEX, EDB, EDC, MTBE, TAME, ETBE, DIPE, TBA, Ethanol

Comments: Filter Samples for Metals analysis: Yes / No

	SAMPLE ID	LOCATION/ Field Point Name	Date	Time	# Containers	Type Containers	Water	ICE	HCL	TPH as Gas	TPH as Diesel	Other (BTEX, EDB, ...)	Comments
+2	MW-1		8-1-07	11:02	5	VOA Amber	X	X	X	X	X	X	
+2	MW-2		↓	10:27	5	↓	↓	↓	↓	↓	↓	↓	
+1	MW-3		↓	10:42	5	↓	↓	↓	↓	X	X	X	
✓	TB		X		1	VOA	X	X	X				Hold

Relinquished By:	Date:	Time:	Received By:
[signature]	8-2-07	2:46pm	[signature]
[signature]	8-2-07	2:50pm	[signature]

ICE/t° cold 4.0
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
DECHLORINATED IN LAB ____
APPROPRIATE CONTAINERS ✓
PRESERVED IN LAB ____

	VOAS	O&G	METALS	OTHER
PRESERVATION	✓		pH<2	

COMMENTS:

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0708049 **ClientID: CETE**

☑ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty

Requested TAT: 5 days

Report to:
Brandon Wilken
Conestoga-Rovers & Associates
5900 Hollis St, Suite A
Emeryville, CA 94608

Email: bwilken@CRAworld.com
TEL: (510) 420-070 FAX: (510) 420-917
ProjectNo: #629100; Encinal Properties-Former OI
PO:

Bill t
Accounts Payable
Conestoga-Rovers & Associates
5900 Hollis St, Ste. A
Emeryville, CA 94608

Date Received **08/02/2007**
Date Printed: **08/02/2007**

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
0708049-001	MW-1	Water	8/1/07 11:02:00	☐	A	B	A	A								
0708049-002	MW-2	Water	8/1/07 10:17:00	☐	A	B		A								
0708049-003	MW-3	Water	8/1/07 10:42:00	☐	A	B		A								

Test Legend:

1	G-MBTEX_W	2	MBTEXOXY-8260B_W	3	PREDF REPORT	4	TPH(D)WSG_W	5	
6		7		8		9		10	
11		12							

The following SampIDs: 001A, 002A, 003A contain testgroup.

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.

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Telephone: 877-252-9262 Fax: 925-252-9269

Sample Receipt Checklist

Client Name: **Conestoga-Rovers & Associates** Date and Time Received: **8/2/07 3:06:20 PM**

Project Name: **#629100; Encinal Properties-Former Olympic Statio** Checklist completed and reviewed by: Melissa Valles

WorkOrder N°: **0708049** Matrix Water Carrier: Client Drop-In

Chain of Custody (COC) Information

Chain of custody present?	Yes ☑	No ☐
Chain of custody signed when relinquished and received?	Yes ☑	No ☐
Chain of custody agrees with sample labels?	Yes ☑	No ☐
Sample IDs noted by Client on COC?	Yes ☑	No ☐
Date and Time of collection noted by Client on COC?	Yes ☑	No ☐
Sampler's name noted on COC?	Yes ☑	No ☐

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes ☐	No ☐	NA ☑
Shipping container/cooler in good condition?	Yes ☑	No ☐	
Samples in proper containers/bottles?	Yes ☑	No ☐	
Sample containers intact?	Yes ☑	No ☐	
Sufficient sample volume for indicated test?	Yes ☑	No ☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes ☑	No ☐	
Container/Temp Blank temperature	Cooler Temp: 4.6°C		NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes ☑	No ☐	No VOA vials submitted ☐
Sample labels checked for correct preservation?	Yes ☑	No ☐	
TTLC Metal - pH acceptable upon receipt (pH<2)?	Yes ☐	No ☐	NA ☑

Client contacted: Date contacted: Contacted by:

Comments:

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Conestoga-Rovers & Associates	Client Project ID: #629100; Encinal Properties-Former Olympic Station	Date Sampled: 08/01/07
5900 Hollis St, Suite A		Date Received: 08/02/07
Emeryville, CA 94608	Client Contact: Brandon Wilken	Date Extracted: 08/04/07-08/05/07
	Client P.O.:	Date Analyzed 08/04/07-08/05/07

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*

Extraction method SW5030B Analytical methods SW8015Cm Work Order: 0708049

Lab ID	Client ID	Matrix	TPH(g)	DF	% SS
001A	MW-1	W	ND,i	1	105
002A	MW-2	W	ND,i	1	103
003A	MW-3	W	130,a,i	1	111

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	µg/L
	S	NA	NA

* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.

cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern; n) TPH(g) range non-target isolated peaks subtracted out of the TPH(g) concentration at the client's request; p) see attached narrative.

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Angela Rydelius, Lab Manager

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Telephone: 877-252-9262 Fax: 925-252-9269

Conestoga-Rovers & Associates	Client Project ID: #629100; Encinal Properties-Former Olympic Station	Date Sampled: 08/01/07
5900 Hollis St, Suite A		Date Received: 08/02/07
Emeryville, CA 94608	Client Contact: Brandon Wilken	Date Extracted: 08/05/07-08/06/07
	Client P.O.:	Date Analyzed: 08/05/07-08/06/07

Oxygenates and BTEX by GC/MS*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0708049

Lab ID	0708049-001B	0708049-002B	0708049-003B		Reporting Limit for DF =1	
Client ID	MW-1	MW-2	MW-3			
Matrix	W	W	W			
DF	50	10	5		S	W
Compound	**Concentration**				ug/kg	µg/L
tert-Amyl methyl ether (TAME)	ND<25	ND<5.0	ND<2.5		NA	0.5
Benzene	ND<25	ND<5.0	12		NA	0.5
t-Butyl alcohol (TBA)	ND<250	ND<50	ND<25		NA	5.0
1,2-Dibromoethane (EDB)	ND<25	ND<5.0	ND<2.5		NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND<25	ND<5.0	ND<2.5		NA	0.5
Diisopropyl ether (DIPE)	ND<25	ND<5.0	ND<2.5		NA	0.5
Ethanol	ND<2500	ND<500	ND<250		NA	50
Ethylbenzene	ND<25	ND<5.0	ND<2.5		NA	0.5
Ethyl tert-butyl ether (ETBE)	ND<25	ND<5.0	ND<2.5		NA	0.5
Methyl-t-butyl ether (MTBE)	520	130	98		NA	0.5
Toluene	ND<25	ND<5.0	ND<2.5		NA	0.5
Xylenes	ND<25	ND<5.0	ND<2.5		NA	0.5
Surrogate Recoveries (%)						
%SS1:	119	118	119			
%SS2:	97	98	97			
%SS3:	92	92	91			
Comments	i	i	i			

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

DHS ELAP Certification N° 1644

Angela Rydelius, Lab Manager

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Telephone: 877-252-9262 Fax: 925-252-9269

Conestoga-Rovers & Associates	Client Project ID: #629100; Encinal Properties-Former Olympic Station	Date Sampled: 08/01/07
5900 Hollis St, Suite A		Date Received: 08/02/07
Emeryville, CA 94608	Client Contact: Brandon Wilken	Date Extracted: 08/02/07
	Client P.O.:	Date Analyzed 08/04/07-08/08/07

Diesel Range (C10-C23) Extractable Hydrocarbons with Silica Gel Clean-Up*

Extraction method SW3510C/3630C Analytical methods SW8015C Work Order: 0708049

Lab ID	Client ID	Matrix	TPH(d)	DF	% SS
0708049-001A	MW-1	W	ND,i	1	97
0708049-002A	MW-2	W	ND,i	1	99
0708049-003A	MW-3	W	ND,i	1	114

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	µg/L
	S	NA	NA

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract/matrix interference.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; k) kerosene/kerosene range; l) bunker oil; m) fuel oil; n) stoddard solvent/mineral spirit; p) see attached narrative.

DHS ELAP Certification N° 1644

AR Angela Rydelius, Lab Manager

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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder: 0708049

EPA Method: SW8021B/8015Cm **Extraction: SW5030B** **BatchID: 29725** **Spiked Sample ID: 0708051-004A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(btex)£	ND	60	99.8	84.4	16.7	83.7	82.9	0.936	70 - 130	30	70 - 130	30
MTBE	ND	10	108	90	17.8	99.7	111	10.5	70 - 130	30	70 - 130	30
Benzene	ND	10	90.2	79.7	12.3	88.3	89.8	1.71	70 - 130	30	70 - 130	30
Toluene	ND	10	101	88.3	13.7	89.4	93.7	4.77	70 - 130	30	70 - 130	30
Ethylbenzene	ND	10	95.6	85.2	11.5	91.3	89.4	2.09	70 - 130	30	70 - 130	30
Xylenes	ND	30	91.3	81.3	11.6	90	90.3	0.370	70 - 130	30	70 - 130	30
%SS:	106	10	98	97	1.16	98	98	0	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 29725 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0708049-001A	08/01/07 11:02 AM	08/04/07	08/04/07 10:05 PM	0708049-001A	08/01/07 11:02 AM	08/05/07	08/05/07 10:14 PM
0708049-002A	08/01/07 10:17 AM	08/04/07	08/04/07 10:35 PM	0708049-003A	08/01/07 10:42 AM	08/04/07	08/04/07 11:06 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND cont significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

£ TPH(btex) = sum of BTEX areas from the FID.

cluttered chromatogram; sample peak coelutes with surrogate peak.

N/A = not applicable or not enough sample to perform matrix spike and matrix spike duplicate.

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QA/QC Officer

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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder 0708049

EPA Method SW8260B	Extraction SW5030B				BatchID: 29726			Spiked Sample ID: 0708047-006B			
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
tert-Amyl methyl ether (TAME)	ND	10	97.5	94.2	3.48	93.3	101	8.36	70 - 130	30	70 - 130	30
Benzene	ND	10	115	110	4.56	108	118	8.83	70 - 130	30	70 - 130	30
t-Butyl alcohol (TBA)	ND	50	94.8	95	0.251	112	109	2.64	70 - 130	30	70 - 130	30
1,2-Dibromoethane (EDB)	ND	10	96.6	89.5	7.66	83.1	108	26.3	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	10	102	105	2.60	104	110	5.03	70 - 130	30	70 - 130	30
Diisopropyl ether (DIPE)	ND	10	113	106	6.31	102	117	13.5	70 - 130	30	70 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	10	104	96.9	7.51	94.8	107	12.1	70 - 130	30	70 - 130	30
Methyl-t-butyl ether (MTBE)	ND	10	103	95.8	7.07	93.3	104	11.3	70 - 130	30	70 - 130	30
Toluene	ND	10	113	109	3.38	109	105	3.89	70 - 130	30	70 - 130	30
%SS1:	109	10	98	107	9.54	120	112	6.79	70 - 130	30	70 - 130	30
%SS2:	97	10	103	104	1.16	102	110	7.42	70 - 130	30	70 - 130	30
%SS3:	94	10	92	88	4.13	85	95	11.9	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 29726 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0708049-001B	08/01/07 11:02 AM	08/05/07	08/05/07 9:54 PM	0708049-002B	08/01/07 10:17 AM	08/06/07	08/06/07 12:07 AM
0708049-003B	08/01/07 10:42 AM	08/06/07	08/06/07 12:52 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

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QC SUMMARY REPORT FOR SW8015C

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder: 0708049

EPA Method: SW8015C **Extraction: SW3510C/3630C** **BatchID: 29717** **Spiked Sample ID: N/A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH(d)	N/A	1000	N/A	N/A	N/A	116	113	2.56	N/A	N/A	70 - 130	30
%SS:	N/A	2500	N/A	N/A	N/A	118	115	2.67	N/A	N/A	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:

NONE

BATCH 29717 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0708049-001A	08/01/07 11:02 AM	08/02/07	08/08/07 4:18 PM	0708049-002A	08/01/07 10:17 AM	08/02/07	08/08/07 6:48 AM
0708049-003A	08/01/07 10:42 AM	08/02/07	08/04/07 3:34 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND cont significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

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QA/QC Officer

CONESTOGA-ROVERS
& ASSOCIATES

ATTACHMENT C

Standard Operating Procedures

Conestoga-Rovers & Associates

STANDARD FIELD PROCEDURES FOR GROUNDWATER MONITORING AND SAMPLING

This document presents standard field methods for groundwater monitoring, purging and sampling, and well development. These procedures are designed to comply with Federal, State and local regulatory guidelines. CRA's specific field procedures are summarized below.

Groundwater Elevation Monitoring

Prior to performing monitoring activities, the historical monitoring and analytical data of each monitoring well shall be reviewed to determine if any of the wells are likely to contain non-aqueous phase liquid (NAPL) and to determine the order in which the wells will be monitored (i.e. cleanest to dirtiest). Groundwater monitoring should not be performed when the potential exists for surface water to enter the well (i.e. flooding during a rainstorm).

Prior to monitoring, each well shall be opened and the well cap removed to allow water levels to stabilize and equilibrate. The condition of the well box and well cap shall be observed and recommended repairs noted. Any surface water that may have entered and flooded the well box should be evacuated prior to removing the well cap. In wells with no history of NAPL, the static water level and total well depth shall be measured to the nearest 0.01 foot with an electronic water level meter. Wells with the highest contaminant concentrations shall be measured last. In wells with a history of NAPL, the NAPL level/thickness and static water level shall be measured to the nearest 0.01 foot using an electronic interface probe. The water level meter and/or interface probe shall be thoroughly cleaned and decontaminated at the beginning of the monitoring event and between each well. Monitoring equipment shall be washed using soapy water consisting of Liqui-nox™ or Alconox™ followed by one rinse of clean tap water and then two rinses of distilled water.

Groundwater Purging and Sampling

Prior to groundwater purging and sampling, the historical analytical data of each monitoring well shall be reviewed to determine the order in which the wells should be purged and sampled (i.e. cleanest to dirtiest). No purging or groundwater sampling shall be performed on wells with a measurable thickness of NAPL or floating NAPL globules. If a sheen is observed, the well should be purged and a groundwater sample collected only if no NAPL is present. Wells shall be purged either by hand using a disposal or PVC bailer or by using an aboveground pump (e.g. peristaltic or Wattera™) or down-hole pump (e.g. Grundfos™ or DC Purger pump).

Groundwater wells shall be purged approximately three to ten well-casing volumes (depending on the regulatory agency requirements) or until groundwater parameters of temperature, pH, and conductivity have stabilized to within 10% for three consecutive readings. Temperature, pH, and conductivity shall be measured and recorded at least once per well casing volume removed. The total volume of groundwater removed shall be recorded along with any other notable physical characteristic such as color and odor. If required, field parameters such as turbidity, dissolved oxygen (DO), and oxidation-reduction potential (ORP) shall also be measured prior to collection of each groundwater sample.

Groundwater samples shall be collected after the well has been purged. If the well is slow to recharge, a sample shall be collected after the water column is allowed to recharge to 80% of the pre-purging static water level. If the well does not recover to 80% in 2 hours, a sample shall be collected once there is enough groundwater in the well. Groundwater samples shall be collected using clean disposable bailers or pumps (if an operating remediation system exists on site and the project manager approves of its use for sampling) and shall be decanted into clean containers

supplied by the analytical laboratory. New latex gloves and disposable tubing or bailers shall be used for sampling each well. If a PVC bailer or down-hole pump is used for groundwater purging, it shall be decontaminated before purging each well by using soapy water consisting of Liqui-nox™ or Alconox™ followed by one rinse of clean tap water and then two rinses of distilled water. If a submersible pump with non-dedicated discharge tubing is used for groundwater purging, both the inside and outside of pump and discharge tubing shall be decontaminated as described above.

Sample Handling

Except for samples that will be tested in the field, or that require special handling or preservation, samples shall be stored in coolers chilled to 4° C for shipment to the analytical laboratory. Samples shall be labeled, placed in protective foam sleeves or bubble wrap as needed, stored on crushed ice at or below 4° C, and submitted under chain-of-custody (COC) to the laboratory. The laboratory shall be notified of the sample shipment schedule and arrival time. Samples shall be shipped to the laboratory within a time frame to allow for extraction and analysis to be performed within the standard sample holding times.

Sample labels shall be filled out using indelible ink and must contain the site name; field identification number; the date, time, and location of sample collection; notation of the type of sample; identification of preservatives used; remarks; and the signature of the sampler. Field identification must be sufficient to allow easy cross-reference with the field datasheet.

All samples submitted to the laboratory shall be accompanied by a COC record to ensure adequate documentation. A copy of the COC shall be retained in the project file. Information on the COC shall consist of the project name and number; project location; sample numbers; sampler/recorder's signature; date and time of collection of each sample; sample type; analyses requested; name of person receiving the sample; and date of receipt of sample.

Laboratory-supplied trip blanks shall accompany the samples and be analyzed to check for cross-contamination, if requested by the project manager.

Waste Handling and Disposal

Groundwater extracted during sampling shall be stored onsite in sealed U.S. DOT H17 55-gallon drums and shall be labeled with the contents, date of generation, generator identification, and consultant contact. Extracted groundwater may be disposed offsite by a licensed waste handler or may be treated and discharged via an operating onsite groundwater extraction/treatment system.