CUPERTINO
Capital

April 30, 2008

Mr. Jerry Wickham
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: GROUNDWATER MONITORING AND SAMPLING REPORT CERTIFICATION
ACEHS File # RO0002509
Thanh's Autobody Repair
901 77th Avenue
Oakland, California

Dear Mr. Wickham:

You will find enclosed one copy of the following document prepared by P&D Environmental, Inc.

- Groundwater Monitoring and Sampling Report (August 9, 2006 Sampling Date) dated April 14, 2008 (document 0330.R5).

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-mentioned document for the subject site is true and correct to the best of my knowledge.

Should you have any questions, please do not hesitate to contact me at (408) 354-9777.

Sincerely,

Cupertino Capital

Daniel Shaw

Enclosure

0330.L13

15700 Winchester Boulevard Los Gatos, California 95030 Tel (408) 354-9777 Fax (408) 354-9787

P&D ENVIRONMENTAL, INC.

55 Santa Clara Ave, Suite 240
Oakland, CA 94610
(510) 658-6916

April 14, 2008
Report 0330.R5

Mr. Michael Parsons
Cupertino Capital
15700 Winchester Boulevard
Los Gatos, CA 95030

SUBJECT: GROUNDWATER MONITORING AND SAMPLING REPORT
(AUGUST 9, 2006 SAMPLE DATE)
ACDEH File #RO-2509
Thanh's Autobody Repair
901 77th Avenue
Oakland, California

Dear Mr. Parsons:

P&D Environmental, Inc. (P&D) is pleased to present this report documenting the results of the first quarterly monitoring and sampling of both the on- and off-site wells for the subject property. Offsite monitoring wells MW1 and MW3 and onsite well MW2 were monitored on March 8, 2006 and wells MW2 and MW3 were sampled on August 9, 2006. A Site Location Map (Figure 1) and a Site Plan showing onsite and offsite well locations (Figure 2) are attached with this report.

BACKGROUND

On July 25, 2002 one 1,000-gallon capacity gasoline Underground Storage Tank (UST) was removed from the subject site. The removal of the tank is documented in the Underground Storage Tank Removal – Final Report dated August 6, 2002 prepared by AEI Consultants (AEI). Two tank pit soil samples were collected by AEI at a depth of 8 feet below grade (fbg) following removal of the UST and analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), methyl tertiary-butyl ether (MTBE), benzene, toluene, ethylbenzene, and xylenes (BTEX), and lead. Groundwater was not encountered in the UST pit at the time of UST removal. The sample collected at the west end of the UST pit (closest to the intersection of 77th Avenue and Hawley Street) contained 4,600 mg/kg TPH-G and 4.5 mg/kg benzene. The sample collected at the east end of the UST contained 310 mg/kg TPH-G, and benzene was not detected. MTBE was not detected in either sample, and lead was detected at concentrations of 16 and 9.1 mg/kg, respectively.

In a letter dated January 27, 2003 Mr. Ariu Levi of the Alameda County Department of Environmental Health (ACDEH) provided Notice of Responsibility for investigation and cleanup of the subject site to Mr. Daniel Shaw of D&D Ventures, LLC (D&D), the primary responsible party for the site. A subsequent letter dated February 3, 2003 from Mr. Amir Gholami of the ACDEH, also addressed to D&D, provided landowner notification and participation requirements associated with unauthorized release of a hazardous substance from an UST at the subject site.

Following conversations with Mr. Gholami to develop a scope of work to move the case towards closure, P&D submitted a January 26, 2004 Subsurface Investigation Work Plan (B1 Through B7) and associated addendum dated February 3, 2004. The January 26, 2004 work plan proposed a total of seven boreholes for collection of groundwater samples. The February 3, 2004 addendum included the collection of groundwater samples from an additional two boreholes located inside the building and analysis of soil samples from boreholes in the vicinity of the former UST pit. The work plan and addendum were approved in a letter from Mr. Gholami dated February 20, 2004.

On March 30, 2004 AEI drilled a total of seven boreholes and collected groundwater samples at locations identified in the P&D January 26, 2004 work plan. AEI did not drill at locations inside the building or arrange for laboratory analysis of soil samples as set forth in the February 3, 2004 work plan addendum. The boreholes were drilled to total depths ranging from 12 to 16 fbg. Saturated soils were encountered at depths of approximately 8 to 15 fbg, and groundwater was subsequently measured in the boreholes at depths of 6 to 10 fbg. The results of the March 30, 2004 investigation are documented in AEI's April 26, 2004 Groundwater Investigation addressed to D&D Ventures, LLC.

TPH-G was not detected in any of the boreholes except SB3 and SB4 at concentrations of 1,100 and 510 µg/L, respectively. BTEX was not detected in any of the samples with the exception of SB3 where toluene and ethylbenzene were detected at concentrations of 1.8 and 3.5 µg/L, and SB4 where toluene was detected at a concentration of 2.5 µg/L. MTBE was not detected in any of the samples except SB3, SB6 and SB7. In SB3, MTBE was detected at a concentration of 3.9 µg/L using EPA Method 8021B. In SB6 MTBE was detected at a concentration of 22 µg/L using EPA Method 8021B. In SB7, MTBE was detected at a concentration of 440 µg/L using EPA Method 8021B and at a concentration of 660 µg/L using EPA Method 8260B. In addition, the fuel oxygenate tertiary-amyl methyl ether (TAME) was detected in sample SB7 at a concentration of 34 µg/L.

Evaluation of the water quality data collected by AEI shows that TPH-G concentrations in groundwater appear to extend in a southwesterly direction from the former UST pit, and is defined in extent by boreholes SB1, SB2, SB5, SB6 and SB7. In addition, the water quality data shows that MTBE concentrations are highest on the opposite side of the street from the site, and decrease as one gets closer to the former UST pit.

Sample SB3 was also analyzed for TPH-D and TPH-MO, with 780 and 580 µg/L reported, respectively. The laboratory identified the results reported as diesel as consisting of gasoline-range and oil-range compounds. Based on subsequent conversations by P&D with the laboratory, the chromatograms showed that no diesel fuel was detected. The absence of BTEX and MTBE, the shape of the peaks on the chromatogram, and the distribution of gasoline-range compounds all suggested to the laboratory analyst that the detected petroleum hydrocarbons are very old, weathered gasoline.

MTBE was not detected in either of the soil samples collected at the time of the UST removal. The increasing concentration of MTBE as one gets farther from the former UST pit in conjunction with the absence of MTBE in the UST pit soil samples suggests an offsite source for the MTBE.

On November 7 through November 10 and on November 15, 2005, P&D observed the drilling of boreholes B8 through B14, soil conductivity logging, continuous borehole coring, Hydropunch sample collection, and soil and groundwater grab sample collection. P&D also oversaw the installation of groundwater monitoring wells MW1 through MW3. Well development was performed on November 21, 2005 and water level monitoring in the wells was performed on November 30 and December 7, 2005. The wells were not purged and sampled following development because water samples were collected from first encountered groundwater in GeoProbe boreholes located immediately adjacent to the monitoring well locations.

Soil conductivity logging was performed at locations B8, B9, B13, and B14 to a depth of 43.0 fbg except for location B9, where soil conductivity logging was performed to a depth of 42.0 fbg. Soil conductivity values were continuously measured and recorded and printed as a log. The soil conductivity logs suggested that a coarse-grained sand layer was encountered in all four of the boreholes at variable depths ranging between approximately 27 and 38 fbg. Following review of subsurface conditions identified in the soil conductivity logs, groundwater grab samples were also collected at all of the drilling locations (B8 through B14) by driving a Hydropunch to a depth of 36.0 fbg. The boreholes for wells MW1, MW2 and MW3 were drilled using a portable, limited access hollow stem auger drill rig and 6.5-inch outside diameter hollow stem augers. All of the boreholes were drilled to a depth of 14.0 fbg. Soil samples were collected at 5-foot intervals. Wells MW1, MW2 and MW3 were constructed using two-inch diameter Schedule 40 PVC pipe with 10 feet of 0.010-inch factory slot placed in the bottom of the borehole between the depths of 4 and 14 fbg.

MTBE was not detected in any of the soil samples. TPH-G and BTEX were detected only in samples from boreholes B9 through B12. In borehole B9, TPH-G was detected at a depth of 14.5 fbg at a concentration of 37 mg/kg, and benzene was detected at a concentration of 0.088 mg/kg. In borehole B10, TPH-G was detected at depths of 9.5, 19.5, and 29.5 fbg at concentrations of 1,400, 230, and 1.3 mg/kg, respectively, and benzene was detected at concentrations of 4.4, 4.6 and 0.014 mg/kg, respectively. In borehole B11, TPH-G was detected at depths of 9.5 and 22.0 fbg at concentrations of 150 and 13 mg/kg, respectively, and benzene was detected only in the sample collected at a depth of 22.0 fbg at a concentration of 0.093 mg/kg. In borehole B12, TPH-G was detected at depths of 9.5 and 19.5 fbg at concentrations of 26 and 1.2 mg/kg, respectively, and benzene was not detected in any of the soil samples. MTBE was not detected in any of the groundwater samples with the exception of sample B14-15.0 at a concentration of 1.8 µg/L. TPH-G and BTEX were detected in all of the boreholes except B8.

The TPH-G groundwater sample result at location B10 at a depth of 24 fbg (24,000 µg/L) indicated that the vertical extent of TPH-G had not yet been defined. Similarly, benzene concentrations in groundwater at 36 fbg (310 µg/L) indicated that the vertical extent of benzene had not yet been defined. The highest concentrations of TPH-G and benzene at the 36-foot depth are located at the southern portion of the property at borehole locations B10 and B11 (at the west end of the UST pit, between the UST pit and the building). The groundwater sample results also indicate that the horizontal extent of TPH-G and benzene are defined at the 15 or 20-foot depth with the exception of the area to the west of the site.

The absence of MTBE in all of the soil and water samples from boreholes B8 through B14 and the distribution of MTBE in water samples collected from boreholes B1 through B7 suggests that MTBE has not originated from the subject site. The absence of MTBE in samples at the subject site also suggests that a detached plume has not originated from the subject site because no residual MTBE has been detected in the immediate vicinity of the USTs. The distribution of MTBE in the vicinity of the site suggests an offsite source for the MTBE.

Based on the results of the previous investigation, P&D recommended that subsurface exploration be performed at two locations, designated as B15 and B16, as shown on Figure 2. P&D recommended that soil conductivity logs be recorded at locations B15 and B16 to depths of 50 and 100 fbg, respectively, and that one groundwater grab sample be collected using a Hydropunch® at location B15 at a depth of 36 fbg and at location B16 at a depth defined by the soil conductivity log as the next water bearing zone below the 36-foot depth. Documentation of the drilling of boreholes B8 through B14 and the installation of groundwater monitoring wells MW1 through MW3 is provided in P&D's Subsurface Investigation Report (document 0330.R1) dated March 22, 2006 addressed to Cupertino Capital.

Mr. Jerry Wickham of the ACDEH provided comments on the report in a letter dated April 21, 2006 and requested a work plan containing historic site use information, historic UST system information (including dispensers and piping), identification of methods for evaluation of potential vapor intrusion, a description of methods for collection of groundwater samples recommended in the March 2006 report, identification of potential preferential pathways, a detailed well survey within a 2,000-foot radius of the site, and the implementation of a quarterly groundwater monitoring program for the three groundwater monitoring wells.

A Subsurface Investigation Work Plan (B15 and B16) prepared by P&D dated October 20, 2006 (document 0330.W3) which addressed the drilling of boreholes B15 and B16 was subsequently submitted to the ACDEH. Information regarding historic site use, the UST system, and potential vapor intrusion are provided in the Subsurface Investigation Report documenting the drilling of boreholes B15 and B16 (document 0330.R3) dated April 14, 2008. Documentation of the findings of potential preferential pathways, and a detailed well survey are provided under separate cover.

FIELD ACTIVITIES

Offsite monitoring wells MW1 and MW3 and onsite well MW2 were monitored on March 8, 2006 by P&D personnel. On August 9, 2006, all of the wells were monitored and wells MW2 and MW3 were sampled by Field Services, Inc., of Patterson, California. The wells were monitored for depth to water and the presence of free product or sheen. The depth to water was measured to the nearest 0.01 foot using an electric water level indicator. The presence of free product and sheen was also evaluated using a transparent bailer.

Prior to well sampling, wells MW2 and MW3 were purged of a minimum of three casing volumes of water. No petroleum hydrocarbon odors or sheen were detected from the purge water from any of the three wells. Based on the reported presence of sand and silt and the absence of adequate water to fill sample bottles, well MW1 was not purged or sampled.

During purging operations, the field parameters of electrical conductivity, temperature, and pH were monitored. Once the field parameters were observed to stabilize and a minimum of three casing volumes had been purged, water samples were collected using a new, clean disposable polyethylene bailer. Records of the field parameters measured during well purging are attached with this report.

The water samples were transferred to 40-milliliter glass VOA vials and 1-liter amber glass bottles that were sealed with Teflon-lined screw caps. The VOA vials were overturned and tapped to ensure that no air bubbles were present.

The VOA vials and bottles were then transferred to a cooler with ice, until they were transported to McCampbell Analytical, Inc. in Pittsburg, California. McCampbell Analytical, Inc. is a State-accredited hazardous waste testing laboratory. Chain of custody documentation accompanied the samples to the laboratory.

HYDROGEOLOGY

Water levels were measured in all of the wells twice during the reporting period.

On August 9, 2006, the measured depth to water in wells MW1, MW2, and MW3, was 5.77, 5.04, and 4.88 feet, respectively. Since the previous monitoring on March 8, 2006, the groundwater elevations have decreased in wells MW1, MW2, and MW3 by 0.41, 0.83, and 0.71 feet, respectively. The measured depths to water in the wells are summarized in Table 1.

Based on the measured depth to groundwater in the groundwater monitoring wells, the apparent groundwater flow direction at the site on August 9, 2006 was calculated to be to the south-southwest with a gradient of 0.011. During the previous monitoring event on March 8, 2006, the groundwater flow direction was calculated to be to the south-southwest with a gradient of 0.015. The groundwater flow direction at the site on August 9, 2006 is shown on Figure 2. Historic and current calculated groundwater flow direction and gradient are summarized in Table 4. Comparison of the calculated groundwater flow direction and gradient at the site for November and December 2005 and March and August 2006 shows that the groundwater flow direction has been consistently to the south-southwest with a gradient ranging from 0.011 to 0.015.

LABORATORY RESULTS

The groundwater samples collected from wells MW2 and MW3 on August 9, 2006 were analyzed for TPH-G, and for MTBE and BTEX using EPA Method 5030B in conjunction with Modified EPA Methods 8021B and modified 8015C.

The laboratory analytical results for the samples from wells MW2 and MW3 show that TPH-G was detected at concentrations of 99 and 180 ug/L, respectively; MTBE was detected in MW2 at a concentration of 8.2 ug/L, and not detected in MW3; benzene was not detected in MW2 but was detected in MW3 at a concentration of 2.2 ug/L.

Review of the laboratory analytical reports shows that the TPH-G result for sample MW2 is described as having no recognizable pattern.

The laboratory analytical results for the groundwater samples are summarized in Table 2. Copies of the laboratory analytical reports and chain of custody documentation are included with this report.

DISCUSSION AND RECOMMENDATIONS

The wells were monitored in March 2006 and were monitored and sampled in August 2006. Comparison of the calculated groundwater flow direction and gradient at the site for November and December 2005 and March and August 2006 shows that the groundwater flow direction has been consistently to the south-southwest with a gradient ranging from 0.011 to 0.015.

Petroleum hydrocarbons were detected in both of wells MW2 and MW3. The MTBE detected in well MW2 is not consistent with the historic absence of MTBE at the subject site. The detected MTBE could be a false positive result because the sample was analyzed using EPA Method 8021B and confirmation analysis using EPA Method 8260B was not performed. Although well MW1 was not sampled in August 2006 based on the reported presence of silt and sand in the well, subsequent evaluation of the well showed the well to be unobstructed to the total depth of construction of approximately 14 feet below grade.

Based on the sample results, P&D recommends that all of the wells be sampled for TPH-G using EPA Method 8015M and for MBTEX using EPA Method 8021B on a quarterly basis. P&D recommends that any detected MTBE be confirmed using EPA Method 8260B. In addition, P&D recommends that the samples be tested once for Total Dissolved Solids to determine if the groundwater should be considered a possible drinking water source.

DISTRIBUTION

A copy of this report will be uploaded to the ACDEH website, in accordance with ACDEH requirements. In addition, a copy of this report will be uploaded to the GeoTracker database.

LIMITATIONS

This report was prepared solely for the use of Cupertino Capital. The content and conclusions provided by P&D in this assessment are based on information collected during our investigation, which may include, but not be limited to, visual site inspections; interviews with the site owner, regulatory agencies and other pertinent individuals; review of available public documents; subsurface exploration and our professional judgment based on said information at the time of preparation of this document. Any subsurface sample results and observations presented herein are considered to be representative of the area of investigation; however, geological conditions may vary between borings and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which vary from these findings, the newly revealed conditions must be evaluated and may invalidate the findings of this report.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the owner to properly dispose of any hazardous materials or hazardous wastes left onsite, in accordance with existing laws and regulations.

This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. P&D is not responsible for the accuracy or completeness of information provided by other individuals or entities which is used in this report. This report presents our professional judgment based upon data and findings identified in this report and interpretation of such data based upon our experience and background, and no warranty, either express or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental, Inc.

Paul H. King
Professional Geologist #5901
Expires: 12/31/09

Attachments: Tables 1, 2 & 3
Site Location Map (Figure 1)
Site Vicinity Map Showing Well and Borehole Locations (Figure 2)
Well Monitoring and Purge Data Sheets
Laboratory Analytical Reports and Chain of Custody Documentation

PHK/ sf
0330.R5

TABLES

TABLE 1
GROUNDWATER LEVEL MONITORING DATA
FOR WELLS MW1, MW2, AND MW3

Well No.	Date Monitored	Top of Casing Elevation (ft.)	Depth to Water (ft.)	Water Table Elevation (ft.)
MW1	8/9/06	58.34	5.77	52.57
	3/8/06		5.36	52.98
	12/7/05		5.62	52.72
	11/30/05		5.85	52.49
	11/21/05*		5.95	52.39
MW2	8/9/06	58.49	5.04	53.45
	3/8/06		4.21	54.28
	12/7/05		4.90	53.59
	11/30/05*		4.96	53.53
	11/21/05*		NA	NA
MW3	8/9/06	57.74	4.88	52.86
	3/8/06		4.17	53.57
	12/7/05		4.80	52.94
	11/30/05*		4.86	52.88
	11/21/05*		5.62	52.12

NOTES:

NA = Not Available
* = Prior to Well Development

TABLE 2
SUMMARY OF LABORATORY ANALYTICAL RESULTS –
GROUNDWATER SAMPLE ANALYTICAL DATA

Sample Name	**Date**	**TPH-G**	**MTBE**	**Benzene**	**Toluene**	**Ethyl-benzene**	**Xylenes**
MW1	8/9/06	NS	NS	NS	NS	NS	NS
MW2	8/9/06	**99** a	**8.2**	ND<0.5	**0.57**	ND<0.5	ND<0.5
MW3	8/9/06	**180**	ND<5.0	**2.2**	**1.2**	**2.3**	ND<0.5
ESL[1]		*100*	*5.0*	*1.0*	*40*	*30*	*20*

NOTES:

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
MTBE = Methyl Tertiary-Butyl Ether
ESL[1] = Environmental Screening Level, developed by San Francisco Bay – Regional Water Quality Control Board (SF-RWQCB) updated November 2007, from Groundwater Screening Levels Table F-1a – Groundwater is a current or potential source of drinking water.
a = Laboratory Analytical Note: No recognizable pattern.
ND = Not detected.
NS = Not sampled.
Results in bold indicate positive laboratory result.
Results with underline indicate value exceeding ESL.
Results are in ug/L, unless otherwise indicated.

TABLE 3
CALCULATED GROUNDWATER FLOW DIRECTION AND GRADIENT
FOR WELLS MW1, MW2, AND MW3

Date Monitored	**Flow Direction**	**Gradient**
8/9/06	S24^{o}W	0.011
3/8/06	S18^{o}W	0.015
12/7/05	S29^{o}W	0.011
11/30/05	S22^{o}W	0.012

FIGURES

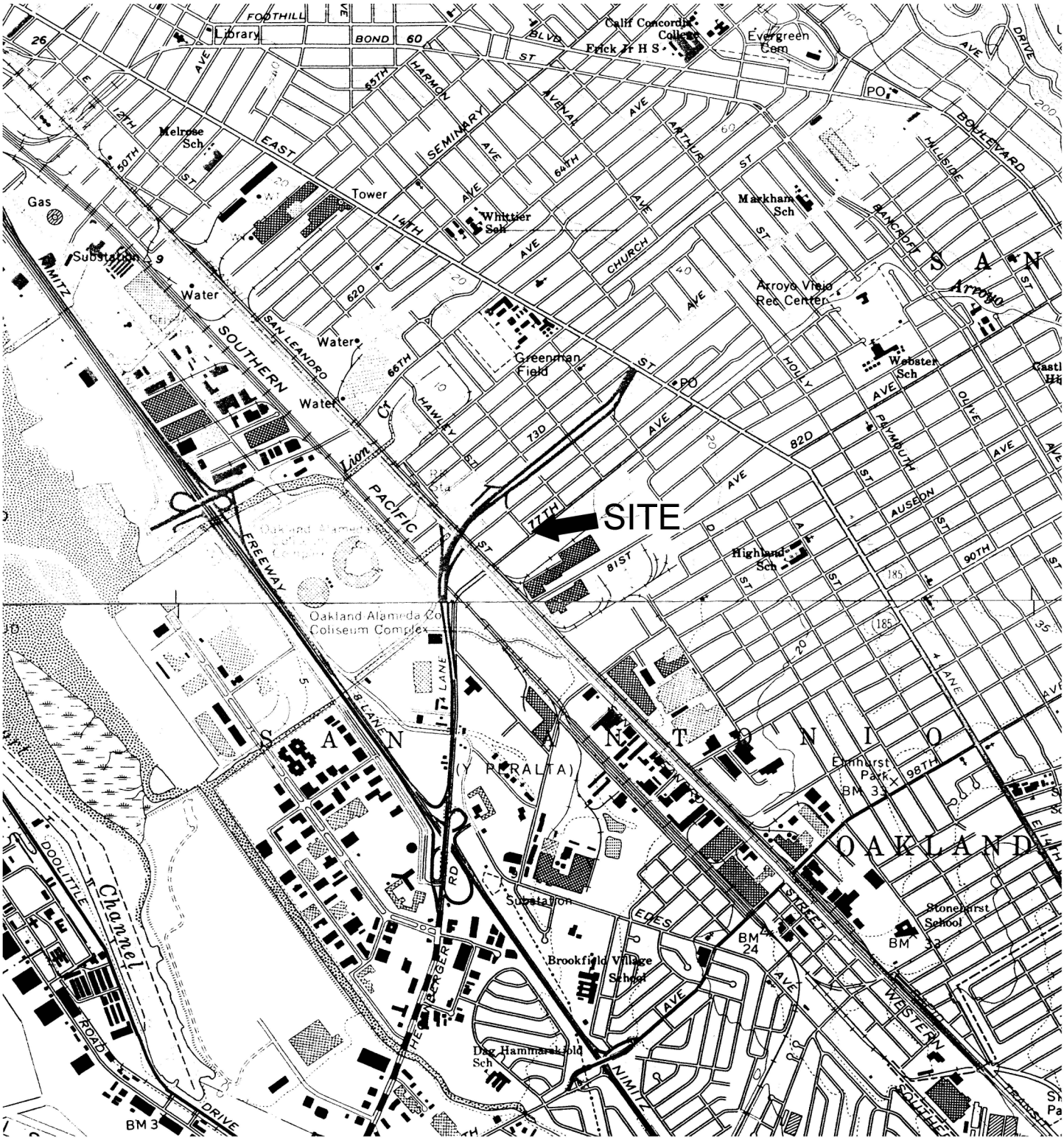


Figure 1
Site Location Map
901 77th Avenue
Oakland, California

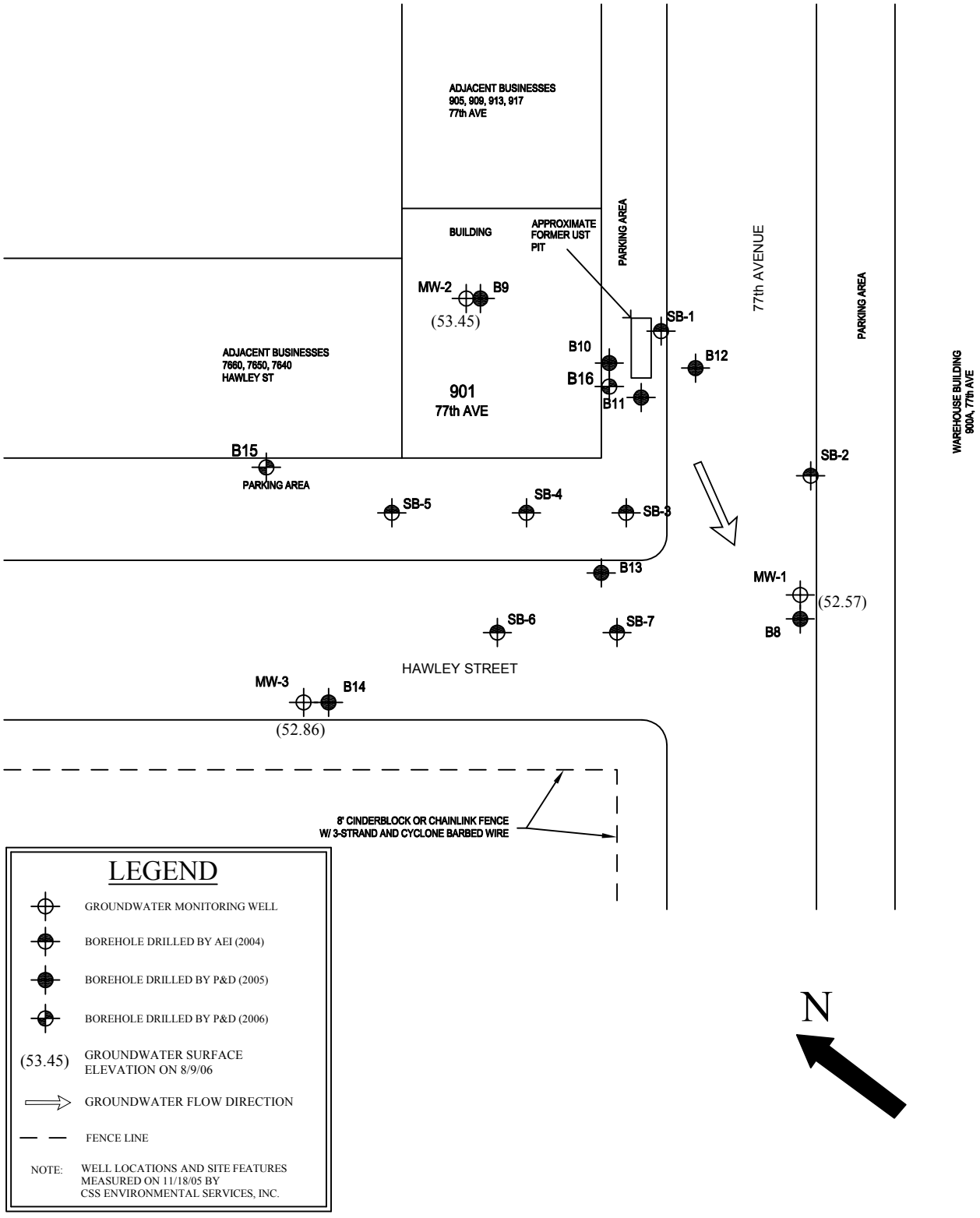
N

Base Map prepared by:
U.S. Geological Survey
Oakland East and San Leandro, California
7.5 Minure Quadrangles
Photorevised 1980

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

0 1,000 2,000
SCALE IN FEET

P&D ENVIRONMENTAL, INC.
55 Santa Clara Ave, Suite 240
Oakland, CA 94610
(510) 658-6916



Base Map From:
CSS Environmental Services, Inc.
November 2005

0 30
Scale In Feet

Figure 2
Site Vicinity Map Showing
Well and Borehole Locations
901 77th Ave
Oakland, CA

WELL MONITORING AND PURGE DATA SHEETS

0330
3-8-06
EFO

MW3 Howley well
dtw = 4.17 11:40

MW1 77th well
dtw = 5.36 11:51

MW2 inside 4.21 11:57

Field Data Sheet

Date: 8/9/06 **Project Name:** 0330 **Project Number:**

Technician: P. Arroyo **Location:** 77TH AVE OAKLAND

Well ID	Casing Diameter	Total Depth	DTW	Time	DTP	Comments
MW-1	2"	7.90	5.77	1154	Ø	
MW-2	2"	13.30	5.04	1150	Ø	
MW-3	2"	13.30	4.88	1145	Ø	

Groundwater Sampling Form

Project Name: #0330 | Project Number:
Location: OAKLAND, CA | Date: 8/9/06
Well Number: MW-1 | Well Integrity:
Technician: P. Arroyo | Ambient Conditions: Sunny / warm

Well Volume Calculation							
Well Casing Diameter (in.)	Total Well Depth		Depth To Ground-water (GW)		Linear Feet of GW	Gallons Per Linear Foot	1 Well Volume (gal.)
(2)	7.90	-	5.77	=	2.13 X	0.17	= .36
3		-		=	X	0.38	=
4		-		=	X	0.66	=
4.5		-		=	X	0.83	=
6		-		=	X	1.5	=

Groundwater Surface Inspection

Floating Product (ft.) (in.): Ø Sheen/Iridescence: Ø Odor: None

Groundwater Purging Purge Method

Submersible Pump | Honda Pump | (Hand Bail) | Grab Sample

Stagnant Volumes Purged	Volume Purge (gal.)	Time	pH	Conductivity (us/umhos)	Temp.(°C)	Color/Turbidity
0	0	12.04	6.59	1499	23.5	Silty
1						Dry.
2						
3						
4						
5						
6						
7						
8						
9						
10						

Recovery Rate:
Fast
Medium
Slow

Groundwater Sampling

Water Level Recovery:

	Depth to GW (ft.)	
(I) Initially	5.77	
(P) After Purging		
P- 0.8(P-I) =		80% Recovery
(S) Before Sampling		
(P-S) / (P-) X 100 =		% Total Recovery

Sample Containers:

	No.	Preservation
1 liter(L), amber glass		
40ml VOA		
500 ml polypropylene		
Trip Blank		

Sample Date : Time: Turbidity (NTU):

Sampling Equipment : Disposable Bailer

Calibrate Date: Not Sampled. To much Sand. / Not Enough water to fill bottles

Comments: Heavy Silt.

Groundwater Sampling Form

Project Name: 0330 | Project Number:
Location: OAKLAND, CA | Date: 8/9/06
Well Number: MW-2 | Well Integrity: Good
Technician: P. Arroyo | Ambient Conditions: Sunny / warm

Well Volume Calculation							
Well Casing Diameter (in.)	Total Well Depth		Depth To Ground-water (GW)		Linear Feet of GW	Gallons Per Linear Foot	1 Well Volume (gal.)
(2)	13.30	-	5.04	=	8.26 X	0.17	= 1.40
3		-		=	X	0.38	=
4		-		=	X	0.66	=
4.5		-		=	X	0.83	=
6		-		=	X	1.5	=

Groundwater Surface Inspection

Floating Product (ft.) (in.): Ø Sheen/Iridescence: Ø Odor: None

Groundwater Purging Purge Method

Submersible Pump | Honda Pump | (Hand Bail) | Grab Sample

	Stagnant Volumes Purged	Volume Purge (gal.)	Time	pH	Conductivity (us/umhos)	Temp.(°C)	Color/Turbidity
0	0	0	1250	6.95	745	21.3	CLEAR
1	1.5	1.5	1252	6.76	746	19.5	Cloudy
2	3.0	3.0	1254	6.81	731	19.1	↓
3	4.5	4.5	1256	6.81	730	18.8	↓
4							
5							
6							
7							
8							
9							
10							

Recovery Rate: Fast / Medium / Slow

Groundwater Sampling

Water Level Recovery:

	Depth to GW (ft.)		Sample Containers:	No.	Preservation
(I) Initially	5.04		1 liter(L), amber glass	2	None
(P) After Purging	5.04		40ml VOA	5	HCL
P- 0.8(P-I) =	—	80% Recovery	500 ml polypropylene		
(S) Before Sampling	5.04		Trip Blank		
(P-S) / (P-) X 100 =	100	% Total Recovery			

Sample Date: 8/9/06 Time: 1300 Turbidity (NTU): 7200

Sampling Equipment: Disposable Bailer

Calibrate Date: 8/9/06

Comments:

Groundwater Sampling Form

Project Name: #0330
Location: OAKLAND, CA
Well Number: MW-3
Technician: P. Arroyo

Project Number:
Date: 8/9/06
Well Integrity: Good
Ambient Conditions: Sunny / warm

Well Volume Calculation						
Well Casing Diameter (in.)	Total Well Depth	Depth To Ground-water (GW)	Linear Feet of GW	Gallons Per Linear Foot	1 Well Volume (gal.)	
(2)	13.30 -	4.88 =	8.42 X	0.17	=	1.43
3	-	=	X	0.38	=	
4	-	=	X	0.66	=	
4.5	-	=	X	0.83	=	
6	-	=	X	1.5	=	

Groundwater Surface Inspection

Floating Product (ft.) (in.): Ø Sheen/Iridescence: Ø Odor: None

Groundwater Purging Purge Method

Submersible Pump Honda Pump (Hand Bail) Grab Sample

Stagnant Volumes Purged	Volume Purge (gal.)	Time	pH	Conductivity (us/umhos)	Temp.(°C)	Color/Turbidity
0	0	1216	7.06	873	23.3	Cloudy
1	1.5	1218	6.84	865	22.5	↓
2	3.0	1220	6.91	860	22.6	
3	4.5	1222	6.85	855	22.9	↓
4						
5						
6						
7						
8						
9						
10						

Recovery Rate: (Fast) Medium Slow

Groundwater Sampling

Water Level Recovery:

	Depth to GW (ft.)		Sample Containers:	No.	Preservation
(I) Initially	4.88		1 liter(L), amber glass	2	None
(P) After Purging	4.88		40ml VOA	5	HCL
P- 0.8(P-I) =	—	80% Recovery	500 ml polypropylene		
(S) Before Sampling	4.88		Trip Blank		
(P-S) / (P-) X 100 =	100	% Total Recovery			

Sample Date: 8/9/06 Time: 1225 Turbidity (NTU): >200
Sampling Equipment: Disposable Bailer
Calibrate Date: 8/9/06

Comments:

LABORATORY REPORTS AND CHAIN OF CUSTODY DOCUMENTATION

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

P & D Environmental 55 Santa Clara, Ste.240 Oakland, CA 94610	Client Project ID: #0330; Cupertino Capital-Oakland	Date Sampled: 08/09/06
		Date Received: 08/10/06
	Client Contact: Paul King	Date Reported: 08/16/06
	Client P.O.:	Date Completed: 08/16/06

WorkOrder: 0608251

August 16, 2006

Dear Paul:

Enclosed are:

1). the results of **2** analyzed samples from your **#0330; Cupertino Capital-Oakland 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

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P & D Environmental	Client Project ID: #0330; Cupertino Capital-Oakland	Date Sampled: 08/09/06
55 Santa Clara, Ste.240		Date Received: 08/10/06
Oakland, CA 94610	Client Contact: Paul King	Date Extracted 08/14/06
	Client P.O.:	Date Analyzed: 08/14/06

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method: SW5030B Analytical methods: SW8021B/8015Cm Work Order: 0608251

Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	MW2	W	99,m	8.2	ND	0.57	ND	ND	1	90
002A	MW3	W	180,a	ND	2.2	1.2	2.3	ND	1	116
Reporting Limit for DF =1; ND means not detected at or above the reporting limit		W	50	5.0	0.5	0.5	0.5	0.5	1	µg/L
		S	NA	NA	NA	NA	NA	NA	1	mg/Kg

* 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.

DHS ELAP Certification N° 1644

Angela Rydelius, Lab Manager

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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder: 0608251

EPA Method: SW8021B/8015Cm **Extraction: SW5030B** **BatchID: 23152** **Spiked Sample ID: 0608236-003A**

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	LCS / LCSD
TPH(btex)£	ND	60	103	104	0.377	102	104	1.39	70 - 130	70 - 130
MTBE	ND	10	109	105	2.99	107	108	0.464	70 - 130	70 - 130
Benzene	ND	10	97.8	98.1	0.311	101	101	0	70 - 130	70 - 130
Toluene	ND	10	90.4	92.9	2.75	98.5	95.5	3.06	70 - 130	70 - 130
Ethylbenzene	ND	10	102	101	1.77	100	101	1.15	70 - 130	70 - 130
Xylenes	ND	30	95.3	95	0.350	91	95	4.30	70 - 130	70 - 130
%SS:	106	10	100	98	1.84	103	101	2.56	70 - 130	70 - 130

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

NONE

BATCH 23152 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0608251-001A	8/09/06	8/14/06	8/14/06 10:13 PM	0608251-002A	8/09/06	8/14/06	8/14/06 9:41 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 contains 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.

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.

DHS ELAP Certification N° 1644

QA/QC Officer

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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0608251 **ClientID: PDEO** **EDF: NO**

Report to:
Paul King
P & D Environmental
55 Santa Clara, Ste.240
Oakland, CA 94610

Email:
TEL: (510) 658-6916 FAX: 510-834-0152
ProjectNo: #0330; Cupertino Capital-Oakland
PO:

Bill to:
Accounts Payable
P & D Environmental
55 Santa Clara, Ste.240
Oakland, CA 94610

Requested TAT: 5 days

Date Received: **08/10/2006**
Date Printed: **08/10/2006**

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
0608251-001	MW2	Water	08/09/2006		A											
0608251-002	MW3	Water	08/09/2006		A											

Test Legend:

1	G-MBTEX_W	2		3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Nickole White

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.

PDED

0608251

P & D ENVIRONMENTAL, INC.
55 Santa Clara Ave, Suite 240
Oakland, CA 94610
(510) 658-6916

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

PROJECT NUMBER: 0330

PROJECT NAME: Cupertino Capital - Oakland

SAMPLED BY: (PRINTED AND SIGNATURE) Peter Arroyo Pat Arroyo

SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION	NUMBER OF CONTAINERS	ANALYSIS(ES): TPH-G/MBTEX by 8260	PRESERVATIVE	REMARKS
MW1				No Sample			~~ICE~~	~~Normal Turn Around~~
+ MW2	8/9/06		water		7	X	ICE	Normal Turn Around
+ MW3	"		"		7	X	"	" " "

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

PRESERVATION | VOAS | O&G | METALS | OTHER

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
Pat Arroyo	8/9/06	1935	
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
	8/10/06		
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)
	8/10/06	830	

REMARKS:

TOTAL NO. OF SAMPLES (THIS SHIPMENT): 2
TOTAL NO. OF CONTAINERS (THIS SHIPMENT): 14

LABORATORY: McCampbell Analytical

LABORATORY CONTACT: Angela Rydelius

LABORATORY PHONE NUMBER: (925) 798-1620

SAMPLE ANALYSIS REQUEST SHEET ATTACHED: ( )YES (X)NO