D & D Ventures, LLC
15700 Winchester Blvd.
Los Gatos, CA 95030

November 4, 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
(OCTOBER 17, 2008 SAMPLE DATE) 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 (October 17, 2008 Sample Date) dated November 4, 2008 (document 0330.R6).

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.L15

P&D ENVIRONMENTAL, INC.

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

November 4, 2008
Report 0330.R6

Mr. Daniel Shaw
Cupertino Capital
15700 Winchester Boulevard
Los Gatos, CA 95030

SUBJECT: GROUNDWATER MONITORING AND SAMPLING REPORT
(OCTOBER 17, 2008 SAMPLE DATE)
ACDEH File #RO-2509
Thanh's Autobody Repair
901 77th Avenue
Oakland, California

Dear Mr.Shaw:

P&D Environmental, Inc. (P&D) is pleased to present this report documenting the results of the most recent 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 and sampled on October 17, 2008. The previous well sampling event was on August 9, 2006. This work was performed in response to a request in a letter from the Alameda County Department of Environmental Health dated July 25, 2008. 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 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 and sampled by P&D personnel on October 17, 2008. 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. No free product or sheen were detected in the transparent bailer.

Prior to well sampling, wells MW1, 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, except for a petroleum hydrocarbon sheen noted on the water from well MW2.

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 for each well. Records of the field parameters measured during well purging are attached with this report.

The water samples were transferred from the bailers 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. (McCampbell) in Pittsburg, California. McCampbell is a State-accredited hazardous waste testing laboratory. Chain of custody documentation accompanied the samples to the laboratory.

HYDROGEOLOGY

On October 17, 2008, the measured depth to water in wells MW1, MW2, and MW3, was 5.74, 5.19, and 5.02 feet, respectively. Since the previous monitoring on August 9, 2006 the groundwater elevations have decreased in wells MW2 and MW3 by 0.15 and 0.14 feet, respectively, and the groundwater elevation in well MW1 has increased by 0.03 feet. The measured depth to water in the wells is 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 October 17, 2008 was calculated to be to the south-southwest with a gradient of 0.0087. During the previous monitoring event on August 9, 2006, the groundwater flow direction was calculated to be to the south-southwest with a gradient of 0.011. The groundwater flow direction at the site on October 17, 2008 is shown on Figure 2. Historic and current calculated groundwater flow direction and gradient are summarized in Table 3. Review of the historic calculated groundwater flow direction and gradients at the site shows that the groundwater flow direction has been consistently to the south-southwest with a gradient ranging from 0.0087 to 0.015.

LABORATORY RESULTS

The groundwater samples collected from wells MW1, MW2, and MW3 on October 17, 2008 were analyzed for TPH-G, using EPA Method 5030B in conjunction with Modified EPA Method 8015C and for MTBE and BTEX using EPA Method 8021B. 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.

Review of Table 2 shows that no analytes were detected in well MW1. In wells MW2 and MW3 MTBE was not detected, and TPH-G was detected at concentrations of 170 and 120 micrograms per Liter (ug/L), respectively. Review of the laboratory analytical reports shows that the TPH-G result for sample MW2 is described as consisting of unmodified or weakly modified gasoline. In

well MW3, the only other analyte detected was 0.96 ug/L of toluene. In well MW2, benzene was detected at a concentration of 1.9 ug/L. Since the previous monitoring and sampling event in August 2006, all analyte concentrations have decreased or remained not detected in well MW3, and all analyte concentrations in well MW2 have increased with the exception of MTBE, which decreased to not detected.

DISCUSSION AND RECOMMENDATIONS

The wells were monitored and sampled on October 17, 2008 by P&D personnel. Comparison of the calculated groundwater flow direction and gradient at the site for previous monitoring events shows that the groundwater flow direction has been consistently to the south-southwest with a gradient ranging from 0.0087 to 0.015.

Petroleum hydrocarbons were not detected in well MW1 and were detected in both of wells MW2 and MW3. MTBE was not detected in any of the wells. In wells MW2 and MW3, TPH-G was detected at concentrations of 170 and 120 ug/L, respectively, and benzene was detected in well MW2 at a concentration of 0.96 ug/L and was not detected in well MW3.

Figure 3 shows the locations of utility trenches in the vicinity of the subject site, and Figures 4 and 5 are cross sections showing utility trench depths, historic water levels, and well depths in the vicinity of wells MW3 and MW1, respectively. Review of the figures shows that a storm drain and a sanitary sewer trench are located between the subject site and well MW3, and a sanitary sewer trench is located between the subject site and well MW2. Additionally, a large diameter storm drain that is oriented parallel to 77th Avenue and that drains to the southwest is located less than 10 feet to the southeast of well MW1.

The groundwater flow direction at the subject site has consistently been towards the southwest, suggesting that the sanitary sewer and the large diameter storm drain trenches located in 77th Avenue could be preferential pathways for the movement of groundwater in the vicinity of the subject site. The absence of detected petroleum hydrocarbons in well MW1 suggests that the sanitary sewer trench located in 77th Avenue may effectively be capturing petroleum hydrocarbons moving from the site in groundwater in a southwesterly direction. Similarly, the storm drain and sanitary sewer trenches located in Hawley Street could also be effectively capturing petroleum hydrocarbons moving in groundwater in a westerly direction from the subject site. In this scenario, the petroleum hydrocarbons detected in well MW3 could have originated from the same source that was the source for MTBE detected in borehole groundwater grab samples at locations to the southwest of the subject site.

Based on the sample results, P&D recommends that the quarterly groundwater monitoring and sampling program be continued.

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.

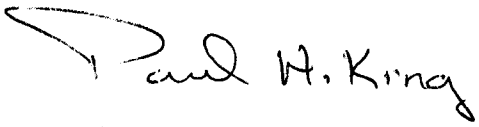
This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the 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:
Table 1 – Groundwater Level Monitoring Data for Wells MW1, MW2, and MW3
Table 2 – Summary of Laboratory Analytical Results Groundwater Samples
Table 3 – Calculated Groundwater Flow Direction and Gradient for Wells MW1, MW2, and MW3
Figure 1 – Site Location Map
Figure 2 – Site Vicinity Map Showing Well and Borehole Locations
Figure 3 – Site Vicinity Map Showing Locations of Wells, Utility Trenches, and Cross Sections
Figure 4 – Cross Section A-A' Showing Monitoring Well MW3 and Utility Trenches
Figure 5 – Cross Section B-B' Showing Monitoring Well MW1 and Utility Trenches
Well Monitoring and Purge Data Sheets
Laboratory Analytical Reports and Chain of Custody Documentation

PHK/ sjc
0330.R6

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	10/17/08	58.34	5.74	52.60
	8/9/06		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	10/17/08	58.49	5.19	53.30
	8/9/06		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	10/17/08	57.74	5.02	52.72
	8/9/06		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 SAMPLES

Sample Name	Date	TPH-G	MTBE	Benzene	Toluene	Ethyl-benzene	Xylenes
MW1	10/17/08	ND<50	ND<5.0	ND<0. 5	ND<0. 5	ND<0. 5	ND<0. 5
	8/9/06	NS	NS	NS	NS	NS	NS
MW2	10/17/08	**170**	ND<5.0	**1.9**	**0.74**	**0.80**	ND<0.5
	8/9/06	**99** a	**8.2**	ND<0.5	**0.57**	ND<0.5	ND<0.5
MW3	10/17/08	**120**	ND<10	ND<0.5	**0.96**	ND<0.5	ND<0.5
	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, by San Francisco Bay – Regional Water Quality Control Board (SF-RWQCB) updated May 2008, from Groundwater Screening Levels Table A– Shallow Soils, 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 micrograms per Liter (ug/L), unless otherwise indicated.

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

Date Monitored	**Flow Direction**	**Gradient**
10/17/08	S32°W	0.0087
8/9/06	S24°W	0.011
3/8/06	S18°W	0.015
12/7/05	S29°W	0.011
11/30/05	S22°W	0.012

FIGURES

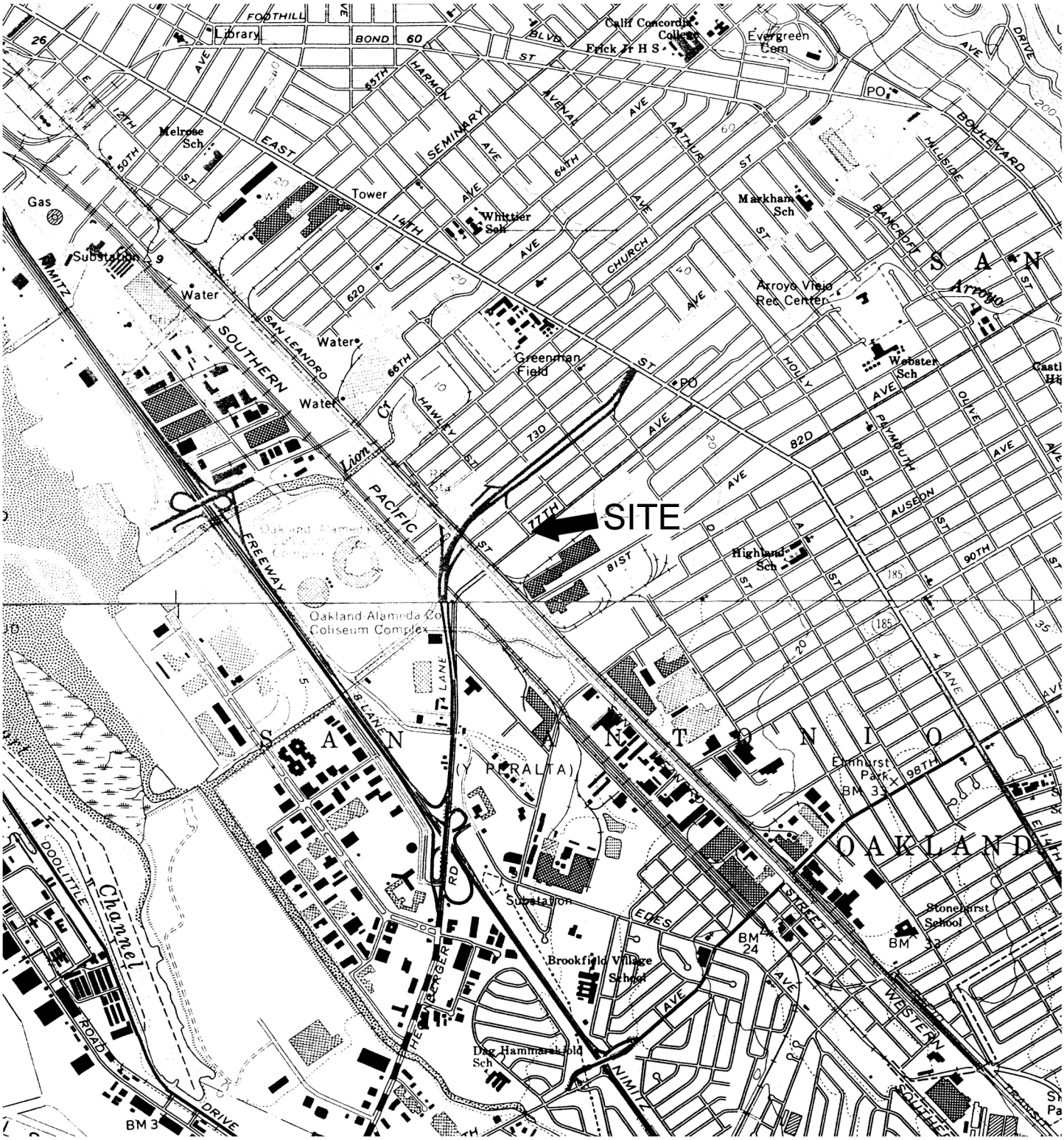


Figure 1
Site Location Map
901 77th Avenue
Oakland, California

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

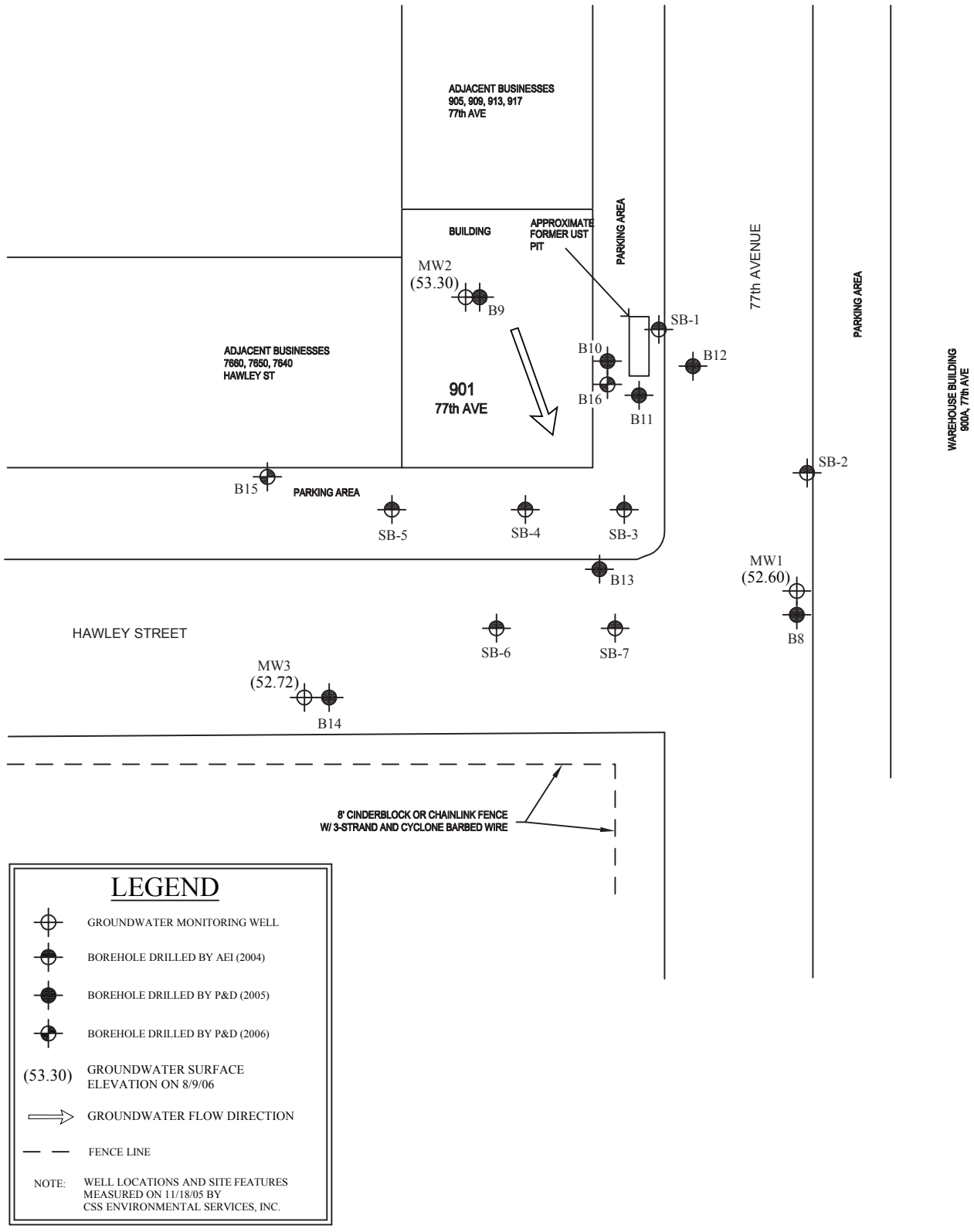


Figure 2
Site Vicinity Map Showing Well and Borehole Locations
901 77th Avenue
Oakland, California

N

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

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

0 15 30
SCALE IN FEET

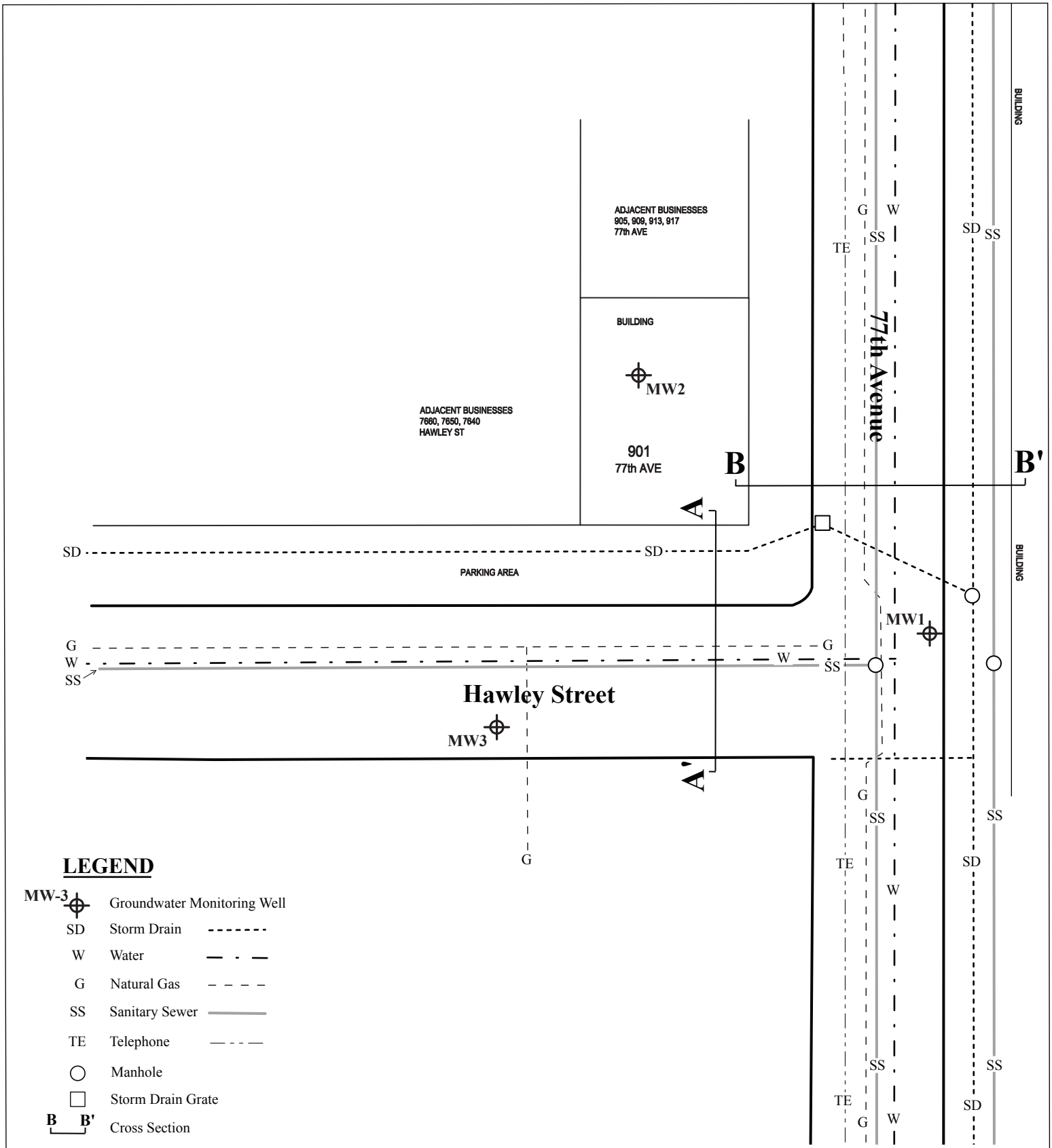


Figure 3
Site Vicinity Map Showing Locations of Wells, Utility Trenches, and Cross Sections
901 77th Avenue
Oakland, California

Base Map From: CSS Environmenal Services, Inc. November 2005	P&D Environmental, Inc. 55 Santa Clara Ave., Suite 240 Oakland, CA 94610	0 15 30 SCALE IN FEET

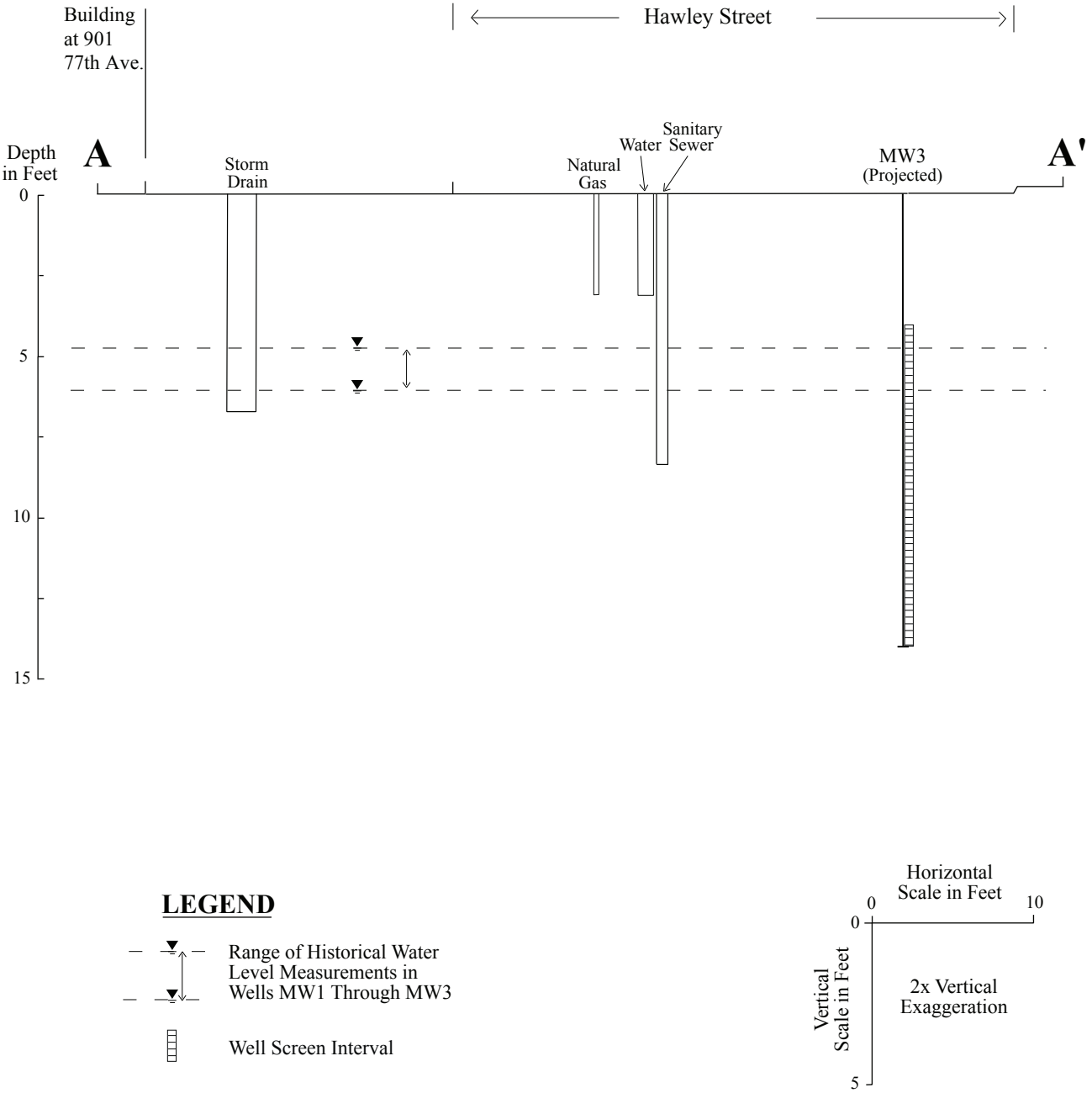


Figure 4
Cross Section A-A' Showing Monitoring Well MW3 and Utility Trenches
901 77th Avenue
Oakland, California

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

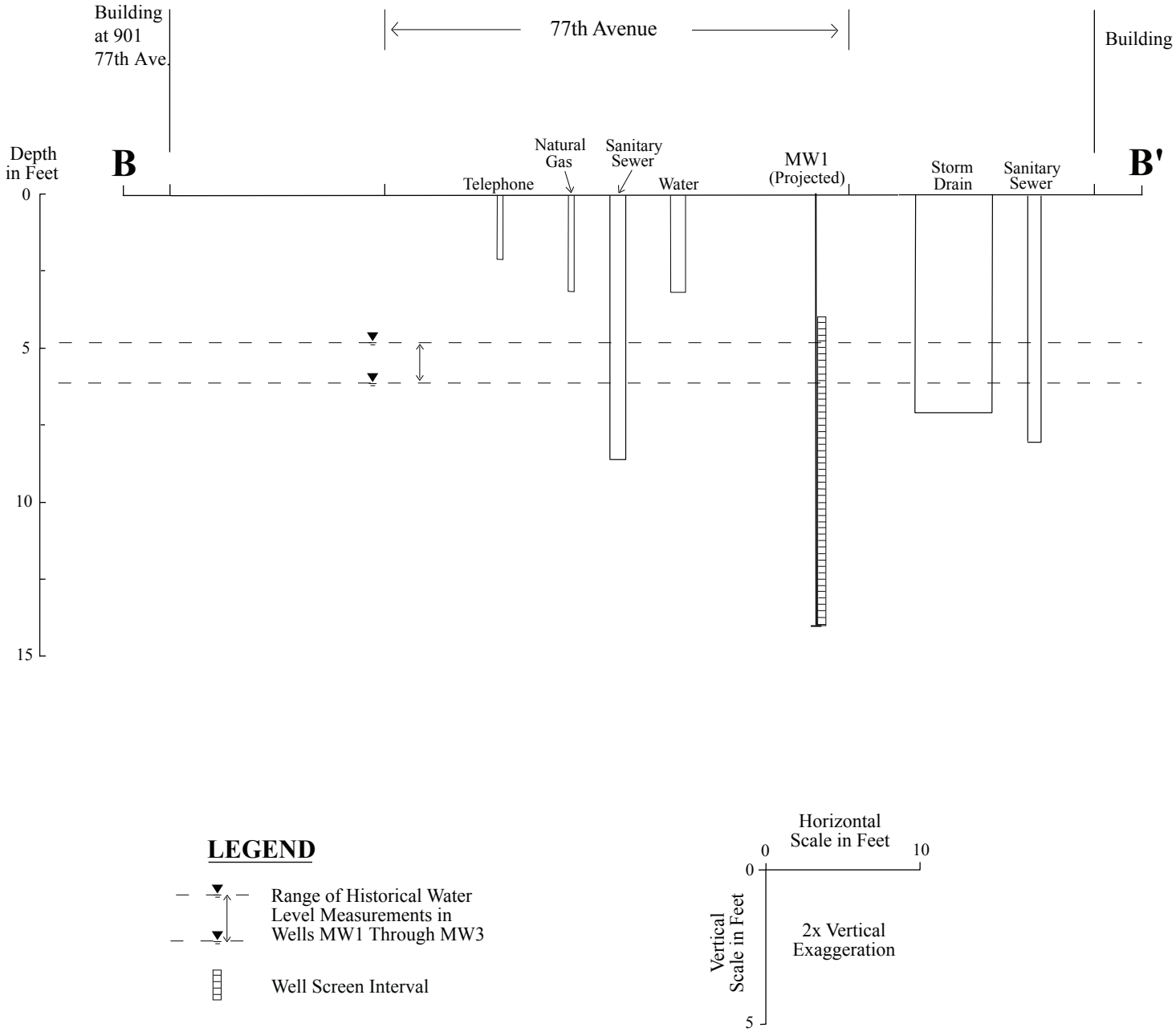


Figure 5
Cross Section B-B' Showing Monitoring Well MW1 and Utility Trenches
901 77th Avenue
Oakland, California

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

WELL MONITORING AND PURGE DATA SHEETS

P&D ENVIRONMENTAL
GROUNDWATER MONITORING/WELL PURGING
DATA SHEET

Site Name Thanh's Antibody
Job No. 0330
TOC to Water (ft.) 5.74
Well Depth (ft.) 12.7
Well Diameter 2" (0.16)
Gal./Casing Vol. 1.2
3Vol = 3.6

Well No. MW1
Date 10/17/08
Sheen No
Free Product Thickness Ø
Sample Collection Method
Disposable bailer

TIME	GAL. PURGED	pH	TEMPERATURE °C	ELECTRICAL CONDUCTIVITY µs/cm
1218	0.4	6.71	21.9	976
1221 ~~1220~~ si	0.8	6.61	21.2	957
1223	1.2	6.57	20.9	941
1225	1.6	6.58	20.9	938
1228	2.0	6.56	20.8	934
1229	2.4	6.55	20.6	931
1232	2.8	6.54	20.5	927
1233	3.2	6.54	20.4	925
1235	3.6	6.54	~~20.4~~ 20.5	930

NOTES: No sheen & No odor - med silt Sampletime = 1240

PURGE10.92

P&D ENVIRONMENTAL
GROUNDWATER MONITORING/WELL PURGING
DATA SHEET

Site Name Thank's Auto Body
Job No. 0330
TOC to Water (ft.) 5.19
Well Depth (ft.) 13.2
Well Diameter 2" (0.16)
Gal./Casing Vol. 1.3
3 vol = 3.9

Well No. MW2
Date 10/17/08
Sheen yes
Free Product Thickness Ø
Sample Collection Method
Disposable bailer

TIME	GAL. PURGED	pH	TEMPERATURE °C	ELECTRICAL CONDUCTIVITY µs/cm
1105	0.4	6.85	20.6	920
1107	0.8	6.49	19.8	879
1109	1.3	6.30	19.5	897
1110	1.7	6.32	19.3	905
1112	2.1	6.34	19.2	926
1113	2.6	6.38	19.2	935
1115	3.0	6.45	19.2	937
1116	3.4	6.46	19.1	946
1120	3.9	6.49	19.1	903

NOTES: sheen; No detectable odor. sample time @ 1125hrs

PURGE10.92

P&D ENVIRONMENTAL
GROUNDWATER MONITORING/WELL PURGING
DATA SHEET

Site Name Thank's Autobody
Well No. MW3
Job No. 0330
Date 10/17/08
TOC to Water (ft.) 5.02
Sheen No
Well Depth (ft.) 13.2
Free Product Thickness Ø
Well Diameter 2" (0.16)
Sample Collection Method
Gal./Casing Vol. 1.4
Disposable bailer
3 vol = 4.2

TIME	GAL. PURGED	pH	TEMPERATURE °C	ELECTRICAL CONDUCTIVITY µs/cm
1140	0.5	6.66	22.3	952
1142	1.0	6.61	22.3	943
1143	1.4	6.63	22.2	940
1144	1.9	6.61	22.2	934
1146	2.4	6.59	22.2	932
1147	2.8	6.60	22.2	930
1149	3.3	6.60	22.2	928
1151	3.8	6.63	22.1	936
1153	4.2	6.64	22.1	927

NOTES: No sheen & No odor sample time = 1215 hrs

PURGE10.92

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	Date Sampled: 10/17/08
		Date Received: 10/17/08
	Client Contact: Paul King	Date Reported: 10/24/08
	Client P.O.:	Date Completed: 10/24/08

WorkOrder: 0810451

October 24, 2008

Dear Paul:

Enclosed within are:

1) The results of the **3** analyzed samples from your project: **#0330; Cupertino Capital,**
2) A QC report for the above samples,
3) A copy of the chain of custody, and
4) An invoice 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 or concerns, please feel free to give me a call. Thank you for choosing

McCampbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McCampbell Analytical, Inc.

081045I

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

0880

CHAIN OF CUSTODY RECORD

PROJECT NUMBER: 0330

PROJECT NAME: Cupertiono Capital 901 77th Ave, Oakland

SAMPLED BY: (PRINTED AND SIGNATURE) Steve Carmack

SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION	NUMBER OF CONTAINERS	ANALYSIS(ES): TPH-G/MBTEX by 8021B						PRESERVATIVE	REMARKS
+1 MW1	10/17/08	1240	H_2O		5	X						ICE	Normal Turnaround Time
+1 MW2	↓	1125	↓		5	X						↓	↓
+ MW3	↓	1215	↓		5	X						↓	↓

ICE/t° YES 3.2°C ✓ GOOD CONDITION ✓ APPROPRIATE CONTAINERS ✓
HEAD SPACE ABSENT ✓ DECHLORINATED IN LAB NA PRESERVED IN LAB NA
PRESERVATION: VOAS | O & G | METALS | OTHER

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	TOTAL NO. OF SAMPLES (THIS SHIPMENT): 3	LABORATORY: McCampbell Analytical
	10/16/08	1200		TOTAL NO. OF CONTAINERS (THIS SHIPMENT): 15	
RELINQUISHED BY: (SIGNATURE)	DATE 10/17/08	TIME 1400	RECEIVED BY: (SIGNATURE) AMK.Ch	LABORATORY CONTACT: Angela Rydelius	LABORATORY PHONE NUMBER: (877) 252-9262
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)	SAMPLE ANALYSIS REQUEST SHEET ATTACHED: ( ) YES (X) NO	

Results and billing to:
P&D Environmental, Inc.
lab@pdenviro.com

REMARKS:

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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0810451 **ClientCode: PDEO**

☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Report to:
Paul King
P & D Environmental
55 Santa Clara, Ste.240
Oakland, CA 94610
(510) 658-6916 FAX: 510-834-0152

Email: lab@pdenviro.com
cc:
PO:
ProjectNo: #0330; Cupertino Capital

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

Requested TAT: 5 days

Date Received: **10/17/2008**
Date Printed: **10/24/2008**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
0810451-001	MW1	Water	10/17/2008 12:40	☐	A											
0810451-002	MW2	Water	10/17/2008 11:25	☐	A											
0810451-003	MW3	Water	10/17/2008 12:15	☐	A											

Test Legend:

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

Prepared by: Samantha Arbuckle

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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Sample Receipt Checklist

Client Name: **P & D Environmental**

Date and Time Received: **10/17/08 7:53:40 PM**

Project Name: **#0330; Cupertino Capital**

Checklist completed and reviewed by: Samantha Arbuckle

WorkOrder N°: **0810451** Matrix Water

Carrier: Rob Pringle (MAI Courier)

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: 3.2°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 ☑
Samples Received on Ice?	Yes ☑	No ☐	

(Ice Type: WET ICE)

** NOTE: If the "No" box is checked, see comments below.*

Client contacted: Date contacted: Contacted by:

Comments:

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P & D Environmental	Client Project ID: #0330; Cupertino Capital	Date Sampled: 10/17/08
		Date Received: 10/17/08
55 Santa Clara, Ste.240	Client Contact: Paul King	Date Extracted: 10/22/08-10/23/08
Oakland, CA 94610	Client P.O.:	Date Analyzed 10/22/08-10/23/08

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

Extraction method SW5030B Analytical methods SW8021B/8015Cm Work Order: 0810451

Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	MW1	W	ND,b1	ND	ND	ND	ND	ND	1	120
002A	MW2	W	170,d1,b1	ND	1.9	0.74	0.80	ND	1	112
003A	MW3	W	120,d1	ND<10	ND	0.96	ND	ND	1	104

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	5	0.5	0.5	0.5	0.5	µg/L
	S	1.0	0.05	0.005	0.005	0.005	0.005	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:

b1) aqueous sample that contains greater than ~1 vol. % sediment
d1) weakly modified or unmodified gasoline is significant

DHS ELAP Certification 1644

Angela Rydelius, Lab Manager

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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water QC Matrix: Water BatchID: 38965 WorkOrder 0810451

EPA Method SW8021B/8015Cm **Extraction SW5030B** **Spiked Sample ID: 0810424-007A**

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	92.5	90.8	1.81	110	105	5.21	70 - 130	20	70 - 130	20
MTBE	ND	10	113	114	1.21	87.8	82.2	6.57	70 - 130	20	70 - 130	20
Benzene	ND	10	87.6	88.4	0.887	91	86.6	4.93	70 - 130	20	70 - 130	20
Toluene	ND	10	97.4	97.8	0.442	89.3	86	3.73	70 - 130	20	70 - 130	20
Ethylbenzene	ND	10	95.2	95.7	0.537	90	85.6	4.97	70 - 130	20	70 - 130	20
Xylenes	ND	30	105	102	3.26	87.1	82.9	4.90	70 - 130	20	70 - 130	20
%SS:	100	10	91	92	1.22	103	102	0.943	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 38965 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0810451-001A	10/17/08 12:40 PM	10/23/08	10/23/08 11:05 PM	0810451-002A	10/17/08 11:25 AM	10/22/08	10/22/08 11:01 PM
0810451-003A	10/17/08 12:15 PM	10/22/08	10/22/08 11:35 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 enough sample to perform matrix spike and matrix spike duplicate.

NR = matrix interference and/or 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, or inconsistency in sample containers.