

AUG 13 2004

Environmental Health

August 13, 2004

Ms. Donna Drogos
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, CA 94502

Re: Site Investigation Report
510 Derby Avenue and Ford Street
Oakland, California
PSI Project Number: 575-4G023

Dear Ms. Drogos:

Professional Service Industries, Inc. (PSI) has performed a groundwater investigation at the above referenced property. Please find a copy of the final report enclosed. We are requesting that you review our report for consideration of "no further action" status for the subject site. PSI refers you to the report for details.

If you have any questions or require further information, please call us at 510-434-9200.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.


Frank R. Poss
Environmental Professional

Cc: Mr. Leroy Griffin - City of Oakland CUPA

Alameda County

AUG 1 9 2004

Environmental Health

**SUBSURFACE
INVESTIGATION REPORT**

**FORMER F&F GRINDING
510 DERBY AVENUE
OAKLAND, CALIFORNIA**

prepared for

**VOILA JUICES
4240 Hollis Street, Suite 150
Emeryville, California**

prepared by

**Professional Service Industries, Inc.
4703 Tidewater Avenue, Suite B
Oakland, California 94601
(510) 434-9200**

June 30, 2004

PSI Project No: 575-4G023

TABLE OF CONTENTS

STATEMENT OF LIMITATIONS AND PROFESSIONAL CERTIFICATION.....	i
1.0 INTRODUCTION	1
1.1 PROJECT BACKGROUND.....	1
1.2 PROJECT OBJECTIVE	1
2.0 SUBSURFACE INVESTIGATION.....	2
2.1 PRE-FIELD ACTIVITIES.....	2
2.2 SOIL BORINGS	2
2.3 GROUNDWATER SAMPLING	2
2.4 LABORATORY ANALYSIS PROGRAM.....	3
3.0 INVESTIGATIVE RESULTS	4
3.1 GROUNDWATER.....	4
4.0 HISTORICAL STUDY.....	5
5.0 CONCLUSIONS & RECOMMENDATIONS	5

LIST OF FIGURES

- FIGURE 1: SITE LOCATION MAP
- FIGURE 2: BORING LOCATION MAP

LIST OF TABLES

- TABLE 1: SUMMARY OF GROUNDWATER ANALYTICAL DATA

LIST OF APPENDICES

- APPENDIX A: DRILLING PERMIT
- APPENDIX B: FIELD METHODS
- APPENDIX C: LABORATORY REPORTS AND CHAIN-OF-CUSTODY RECORDS
- APPENDIX D: HISTORICAL SURVEY DATA

STATEMENT OF LIMITATIONS AND RELIANCE LANGUAGE

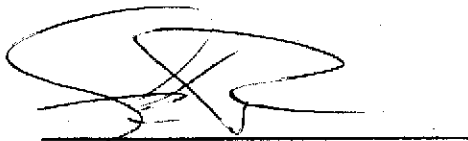
Information provided in this report is intended exclusively for Viola Juices (PSI Project Number 575-4G023) for the evaluation of soil and groundwater contamination as it pertains to the subject site. The professional services provided have been performed in accordance with practices generally accepted by other geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made. As with all subsurface investigations, there is no guarantee that the work conducted will identify any and all sources or locations of contamination.

This report is issued with the understanding that Viola Juices is responsible for ensuring that the information contained in this report is brought to the attention of the appropriate regulatory agency.

This report was prepared pursuant to the contract PSI has with Viola Juices. That contractual relationship included an exchange of information about the property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Viola Juices, for whom it was prepared, as well as Wachovia Small Business Capital, and TMC Development, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PSI's contract with Viola Juices. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

Professional Service Industries, Inc.



Frank R. Poss
Senior Technical Professional



Brian Stozek
Staff Geologist

1.0 INTRODUCTION

Professional Service Industries, Inc. (PSI) has been retained by Viola Juices to assess current groundwater conditions at 510 Derby Avenue, Oakland, Alameda County, California (subject site; see Figure 1). The following is the scope of work for this project.

- Drilling 5 soil borings,
- Collection of soil samples from one boring for lithologic logging purposes only,
- Collection and analysis of one groundwater sample from each boring,
- Perform a historical study on the property;
- Preparation of a technical report that includes a description of the investigation, an interpretation of the data generated, and recommendations.

1.1 PROJECT BACKGROUND

PSI understands that the property consists of an approximately 12,750 square foot lot with an existing 12,150 square foot concrete block warehouse building. The site was previously used by F&F Surface Grinding. During a site reconnaissance conducted by PSI on December 4, 2003, four areas of concern were noted at the site. Two concrete sumps were observed within the structure (one with a large piece of equipment above it). The sumps contained a viscous sludge that appeared to contain hydrocarbons and metals. Additionally, two areas of stacked drums were observed at the site. The two concrete sumps and the two areas of drums were delineated as the areas of concern (See Figure 2).

During drilling completed at the site on June 8, 2004, it was noted that the drums had been removed from the property and that the liquid contained in each of the sumps had been removed.

1.2 PROJECT OBJECTIVE

The objective of this project is to investigate the areas of concern by collecting groundwater samples in these areas to determine whether the former site practices have significantly impacted the groundwater at the site. Based on the shallow groundwater in the area (approximately 10 feet below ground surface (bgs)), the primary transport mechanism for contaminants, if present, would be through groundwater. Therefore, only groundwater sampling was conducted at the site. Analytical results from the groundwater investigation have been examined with respect to regulatory requirements and guidelines.

2.0 SUBSURFACE INVESTIGATION

2.1 PRE-FIELD ACTIVITIES

Prior to initiation of field drilling activities, PSI marked the boring locations with white paint and contacted Underground Service Alert (USA) a minimum of 48 hours prior to beginning work to locate any potential buried utilities. Additionally, drilling permits were obtained from the Alameda County Public Works Agency (ACPWA) for the proposed drilling at the site. A copy of this permit is included as Appendix A.

A site-specific Health and Safety Plan (HSP) was developed in compliance with 29 CFR 1910.120, and reviewed and signed by a Certified Industrial Hygienist. The HSP was designed to address the potential hazardous materials that could be encountered during field activities at the site and to minimize exposure of on-site personnel to potentially hazardous materials and unsafe working conditions.

2.2 SOIL BORINGS

On June 8, 2004, five (5) soil borings were drilled at the site using a push-drill system operated by V&W Drilling of Rio Vista, California. The boring locations are presented on Figure 2. The borings were advanced to 15-foot below ground surface to facilitate collection of groundwater samples.

Soil borings were logged according to the Unified Soil Classification System. The subsurface materials observed during drilling activities consisted primarily of silt with some sand lenses to the maximum depth explored of 15 feet. Groundwater was encountered between 8 and 12 feet bgs. After the completion of drilling, each of the borings was backfilled with cement grout.

Fieldwork for drilling and sampling activities was conducted in general accordance with the field procedures described in Appendix C.

2.3 GROUNDWATER SAMPLING

Groundwater samples were collected from each of the borings using disposable polyethylene tubing lowered through 1-inch diameter, slotted PVC casing, which was temporarily placed in each hole. Groundwater samples were collected into preserved bottles using positive displacement and a check valve in the tubing. Groundwater sampling was conducted in accordance with the procedures described in Appendix C.

Following groundwater sample collection, the samples were labeled, logged on a chain-of-custody record and transported to the DHS-ELAP-certified laboratory for analysis in an ice-chilled cooler. Sample preservatives were utilized as instructed by the analytical

laboratory. All transportation and handling of the groundwater samples followed chain-of-custody protocol.

2.4 LABORATORY ANALYSIS PROGRAM

The samples collected during this investigation were submitted to Basic Laboratory of Redding California, a DHS-ELAP-certified laboratory. The results of the analytical testing are summarized in Table 1. A summary of the types of analyses and analytical methods performed on the samples is presented below.

- Total Petroleum Hydrocarbons as Gasoline (TPH-G) using EPA Method 8015M
- TPH as Diesel (TPH-D) using EPA Method 8015M
- TPH as Motor Oil (TPH-MO) using EPA Method 8015M
- Volatile Organic Compounds (VOCs) using EPA Method 8260
- Semi-Volatile Organic Compounds (SVOCs) using EPA Method 8270
- Metals using EPA Method 6010

3.0 INVESTIGATIVE RESULTS

A copy of the laboratory report and chain of custody record is presented in Appendix D and a summary of the laboratory analysis results is presented in Tables 1.

3.1 GROUNDWATER

TPH-G

None of the groundwater samples contained TPH-G concentrations greater than the laboratory reporting limit.

TPH-D

TPH-D was detected in two of the groundwater samples (B2-W and B5-W) at concentrations of 143 and 188 micrograms per liter (ug/L). The Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL) for TPH-D in areas where groundwater is not a current or potential source of drinking water (applicable for the subject site) is 640 ug/L. The TPH-D concentrations detected at the site are below the ESL.

TPH-MO

TPH-MO was detected in all of the groundwater samples with the concentrations ranging from 69 to 567 ug/L. The RWQCB ESL for TPH-MO is 640 ug/L. The TPH-MO concentrations detected at the site are all below the ESL.

METALS

Of the seventeen metals tested at the site, only barium, cobalt, molybdenum, nickel and zinc were detected in the groundwater samples collected. The results for these metals were compared to their respective RWQCB ESL. Nickel and Cobalt concentrations were above their respective ESLs, however none of the nickel and cobalt concentrations were an order of magnitude above the ESLs. The concentrations detected in the groundwater could be representative of naturally occurring nickel and cobalt concentrations in the groundwater. In a conversation with Mr. Barney Chan of the Alameda County Environmental Health Department (ACEHD), he indicated that the concentrations detected at the site did not appear to be indicative of a major release of contaminants. He also stated that the concentrations detected are not typically associated with site remediation, but a limited additional investigation may be required.

VOCs

The only VOCs detected in the groundwater samples collected from the site were methyl tert butyl ether (MTBE) and di-isopropyl ether (DIPE). MTBE was detected in four of the groundwater samples with MTBE concentrations ranging from 5.5 to 14.6 ug/L, while DIPE was detected in one groundwater sample (2.6 ug/L). MTBE and DIPE are typically associated with oxygenated gasoline. The RWQCB ESL for MTBE is 1,800 ug/L. The MTBE concentrations detected at the site are below the ESL. DIPE does not have a RWQCB ESL and the DIPE concentration does not appear to be above regulatory concern.

SVOCs

The only SVOC detected in the groundwater samples collected from the site was phenol. Phenol was detected in two of the groundwater samples (B2-W and B5-W) at 2 and 19 ug/L, respectively. The RWQCB ESL for phenol is 1,300 ug/L. The phenol concentrations detected at the site are below the ESL. DIPE does not have a RWQCB ESL and the DIPE concentration does not appear to be above regulatory concern.

4.0 HISTORICAL STUDY

To obtain information on past uses of the property, PSI obtained aerial photographs from Pacific Aerial Survey and the UC Berkeley library. Additionally, PSI reviewed street directories and former Oakland telephone books at the Oakland Main Library.

Past Uses Of The Property

To the extent that indications of past uses of the property were identified through historical records review, review of aerial photography, reconnaissance observation, interviews, or through client provided information, they are identified below.

Year(s)	Description of Past Property Use
1950	Property appears to have been undeveloped
1951-2003	Property developed as F&F Surface Grinding
2000-2003	Property listed in Haines City Directory as F&F Precision Grinding
2004	Address listed without name of occupant

The historical information developed and reviewed for the subject property revealed no evidence of environmental concerns beyond those addressed in this report. A copy of the historical data obtained is included in Appendix D.

5.0 CONCLUSIONS & RECOMMENDATIONS

Based on the information presented regarding the subsurface investigation, the following is a summary of the work performed and the conclusions that have been reached:

- Groundwater samples were collected from five soil borings. Soil encountered at the site was primarily silt with some sand lenses. Groundwater at the site is at approximately 8 to 12 feet below ground surface.
- Groundwater sampling conducted at the site indicates detectable concentrations of TPH-D, TPH-MO, metals, VOCs and SVOCs. None of these contaminants had concentrations greater than their respective ESL with the exception of cobalt and nickel.
- The concentrations detected in the groundwater could be representative of naturally occurring nickel and cobalt concentrations in the groundwater. In a conversation with Mr. Barney Chan of the Alameda County Environmental Health Department, he indicated that the concentrations detected at the site did not appear to be alarming. He stated that based on the concentrations detected at the site in this investigation, no

further action could be obtained without additional work or through completing additional limited sampling.

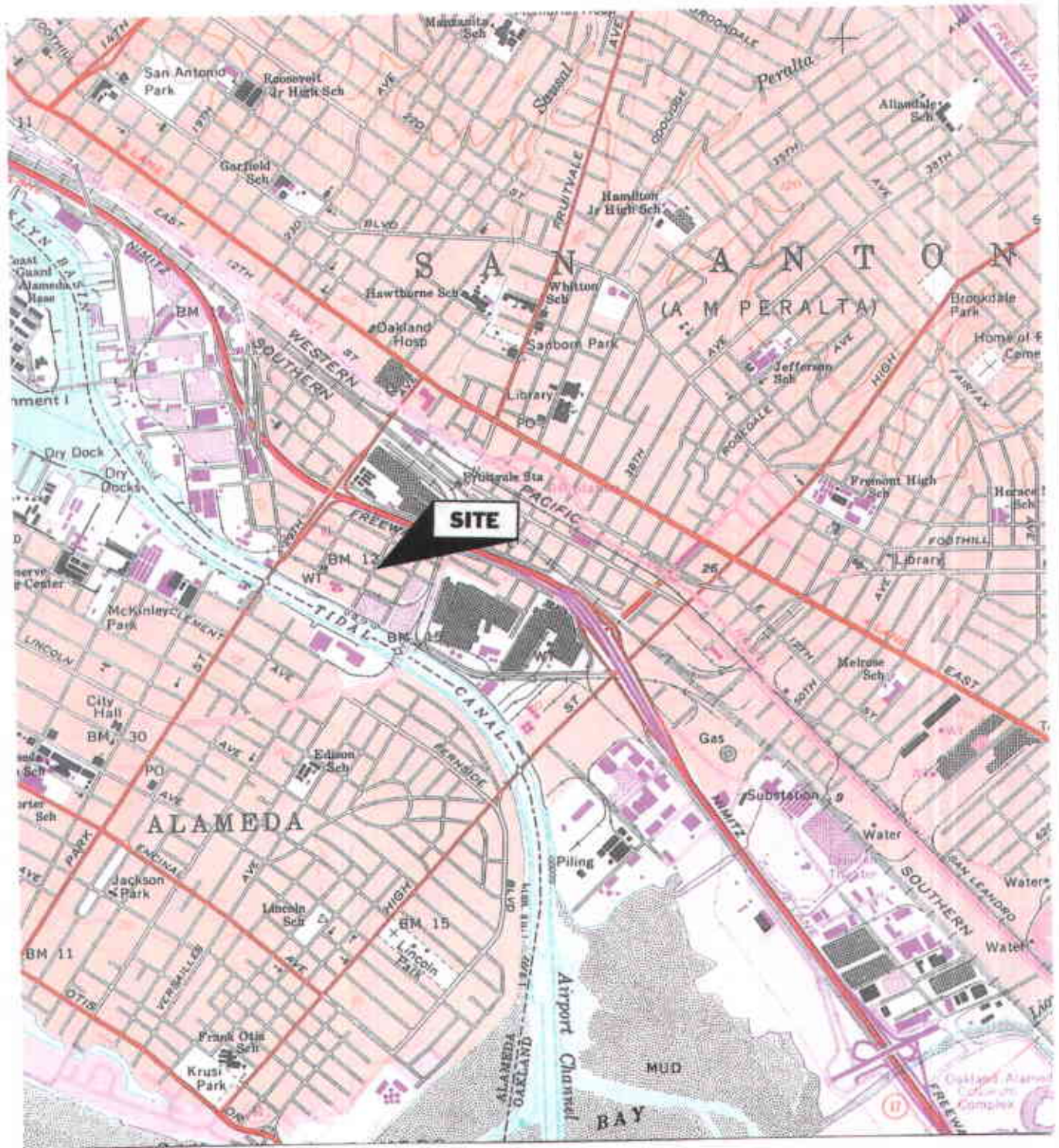
PSI recommends no further action for this site, based on the following:

- The concentrations detected at the site are either below their respective ESL or at a concentration that may be indicative of naturally occurring conditions.
- The source of contamination at the site has been removed.
- Groundwater at the site is not a current or potential source of drinking water.
- No additional environmental issues were discovered during the historical study of the site.

To obtain a written no further action letter for the site, PSI recommends that a copy of this report be submitted to the Oakland Fire Department and the ACEHD.

Residual TPH, metal, VOC, and SVOC impacted soil may be present beneath the concrete slab. If renovation of the site includes excavating beneath this pad, a health and safety plan and a soil mitigation plan should be prepared.

FIGURES

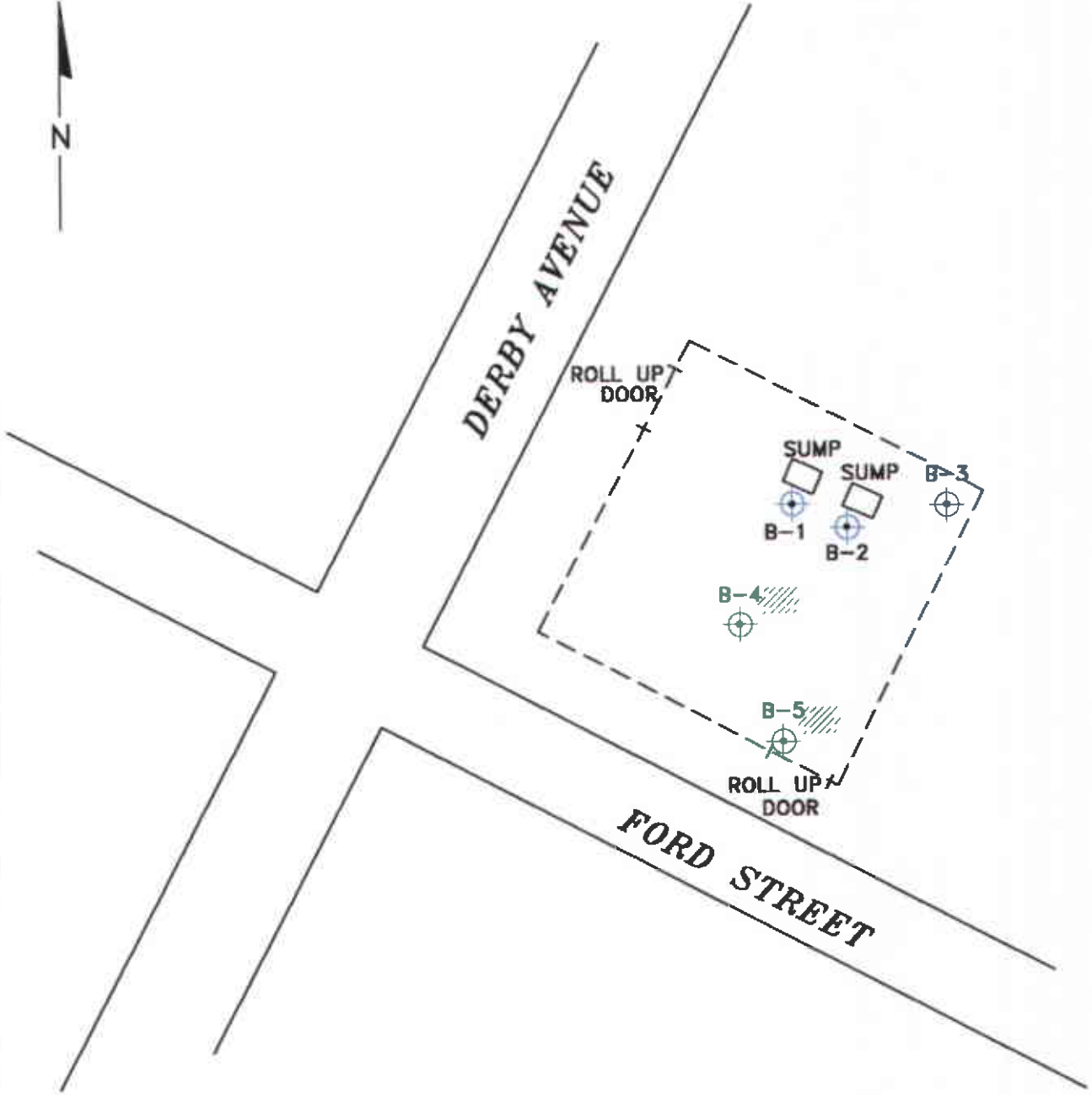


REFERENCE:
 U.S.G.S. OAKLAND EAST, CA 1959
 PHOTOREVISED 1980




PSI Information
 To Build On
 Engineering • Consulting • Testing

4703 Tidewater Avenue, Suite B
 Oakland, California 94601
 (510) 434-9200

Project Name: EMPTY WAREHOUSE 510 DERRY AVENUE, OAKLAND, CA		Drawn By: B.R.	Date: 6/28/04	File No.: 46023-02	Figure No.: 1
Title: SITE VICINITY MAP		Approved By: P. P.	Project No.: 575-46023		




EXPLANATION

-  - SUBJECT STRUCTURE
-  - SOIL BORING
-  - FORMER DRUM STORAGE



APPROXIMATE SCALE

 Information To Build On <i>Engineering • Consulting • Testing</i>		4703 Tidewater Avenue, Suite B Oakland, California 94601 (510) 434-8200		
		Project Name: FORMER F&F GRINDING 510 DERBY AVENUE, OAKLAND, CALIFORNIA	Drawn By: H.B.	Date: 6/04
Title: BORING LOCATIONS		Approved By: F.P.	Project No.: 575-4G023	

TABLE

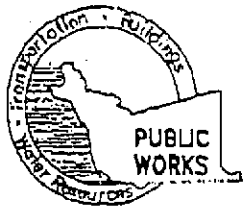
TABLE 1
SUMMARY OF GROUNDWATER ANALYTICAL DATA
CB RICHARD ELLIS
510 DERBY AVE, OAKLAND, CALIFORNIA

Sample I.D.	EPA 8015M			EPA 6010	EPA 6010	EPA 6010	EPA 6010	EPA 6010	EPA 8260	EPA 8270
	TPH-G	TPH-D	TPH-MO	Barium	Cobalt	Molybdenum	Nickel	Zinc	VOCs	SVOCs
B1-W	<50	<50	69	75	7	16	14	<10	MTBE - 14.6	---
B2-W	<50	143	567	87	13	46	31	<10	MTBE - 7.7	Phenol - 2
B3-W	<50	<62	92	91	<5	26	11	<10	MTBE - 5.5 DIPE - 2.5	---
B4-W	<50	<50	80	80	22	12	35	12	MTBE - 2.8	---
B5-W	<50	188	240	102	6	22	18	<10	ND	Phenol - 19

Notes: All results are listed in micrograms per liter (ug/L)
All analytes not listed were below their respective reporting limits, see Appendix C
<50 = Concentration below presented reporting limit
Samples collected on June 8, 2004
TPH-G = Total Petroleum Hydrocarbons as Gasoline by EPA Method 8015M.
TPH-D = Total Petroleum Hydrocarbons as Diesel by EPA Method 8015M.
TPH-MO = Total Petroleum Hydrocarbons as motor Oil by EPA Method 8015M.
MTBE = Methyl Tertiary Butyl Ether
DIPE = Di-isopropyl ether
VOCs - Volatile Organic Compounds
SVOCs - Semi-Volatile Organic Compounds
--- = Not Tested
ND - not detected above the laboratory reporting limit.

APPENDIX A

DRILLING PERMIT



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-6633 James Yoo
FAX (510) 782-1939

APPLICANTS: PLEASE ATTACH A SITE MAP FOR ALL DRILLING PERMIT APPLICATIONS
DESTRUCTION OF WELLS OVER 45 FEET REQUIRES A SEPARATE PERMIT APPLICATION

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 510 DERBY AVE.
OAKLAND CA 94601
(SEE ATTACHED MAPS)

PERMIT NUMBER W04-0624
WELL NUMBER _____
APN _____

PERMIT CONDITIONS

Circled Permit Requirements Apply

CLIENT Name C.B. RICHARD ELLIS - LARRY JONES
Address 155 GRAND AVE Phone 510 663 0912
City OAKLAND Zip 94612

A. GENERAL

1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date.

APPLICANT Name PROFESSIONAL SERVICE INDUSTRIES
Address 4703 TIDEWATER AVE Phone 510 434 7676
City OAKLAND Zip 94601

B. WATER SUPPLY WELLS

1. Minimum surface seal thickness is two inches of cement grout placed by trowel.
2. Minimum seal depth is 30 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

TYPE OF PROJECT

Well Construction	<input type="checkbox"/>	Geotechnical Investigation	<input type="checkbox"/>
Cathodic Protection	<input type="checkbox"/>	General	<input checked="" type="checkbox"/>
Water Supply	<input type="checkbox"/>	Contamination	<input checked="" type="checkbox"/>
Monitoring	<input type="checkbox"/>	Well Destruction	<input type="checkbox"/>

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS

1. Minimum surface seal thickness is two inches of cement grout placed by trowel.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

PROPOSED WATER SUPPLY WELL USE

New Domestic	<input checked="" type="checkbox"/>	Replacement Domestic	<input type="checkbox"/>
Municipal	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Other	<input type="checkbox"/>

D. GEOTECHNICAL Contamination

Backfill bore hole by trowel with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind of with compacted casing.

DRILLING METHOD:

Mud Rotary	<input type="checkbox"/>	Air Rotary	<input type="checkbox"/>	Auger	<input checked="" type="checkbox"/>
Cable	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	<u>(Push-Down)</u>	

E. CATHODIC

Fill hole anode zone with concrete placed by trowel

DRILLER'S NAME V+W DRILLING

F. WELL DESTRUCTION

Send a trap of work site. A separate permit is required for wells deeper than 45 feet.

DRILLER'S LICENSE NO. 720904 (C-57)

G. SPECIAL CONDITIONS B#1

NOTE: One application must be submitted for each well of well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

WELL PROJECTS

Drill Hole Diameter	_____ in	Maximum	_____ ft
Casing Diameter	_____ in	Depth	_____ ft
Surface Seal Depth	_____ ft	Owner's Well Number	_____

GEOTECHNICAL PROJECTS

Number of Borings	<u>5</u>	Maximum	_____ ft
Hole Diameter	<u>2</u> in	Depth	<u>10</u> ft

STARTING DATE 6/8/04

COMPLETION DATE 6/8/04

APPROVED _____ DATE 6/7/04
[Signature]

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-63.

APPLICANT'S SIGNATURE [Signature] DATE 6/7/04

PLEASE PRINT NAME BRAND BURFIELD Rev 9-18-02

APPENDIX B
FIELD METHODS

FIELD PROCEDURES

I. ADVANCING OF SOIL BORINGS AND COLLECTION OF SOIL SAMPLES

The following procedures were used for advancing soil borings and collecting soil samples at the site:

1. Prior to the commencement of soil boring activities at the site, boring locations were marked with white paint. Underground Service Alert (USA) was contacted to identify underground utilities in the vicinity of the soil borings.
2. A licensed State of California drilling company conducted soil boring and sampling activities. The soil borings were advanced using the Geoprobe direct push method. Flush-threaded rods with a stainless steel sampler were advanced into the ground using a hydraulic press and percussion hammer. The opening of the sampler was sealed with a drive tip held in place by a threaded pin.
3. Soil samples were collected using a 1.2 meter (4-foot) long, 0.05 meter (2-inch) inside diameter macro-core stainless steel sampler. Soil samplers were washed between borings with Alconox soap followed by two deionized water rinses. The sampler was lined with clean brass, stainless steel, or acetate sleeves.
4. After the sampler was retrieved, the sleeves were extracted from the sampler without disturbing the sample. The sample for analyses was collected from the lowest tube in the sampler. The ends of the sample were covered with Teflon™ sheets and capped with polyethylene end caps. The sample was labeled and placed in a zip-lock bag in a chilled cooler prior to delivery to the laboratory.
5. Soil samples were assigned identification numbers such as B1-5, where B1 indicates the boring designation and -5 indicates that the sample was collected from 5 meters bgs. The samples were labeled with the project number, date and time of sample collection, sampling depth, and client name.
6. Chain-of-custody procedures using chain-of-custody records were implemented during handling and transportation of the samples to the laboratory for analyses.
7. Boring logs were prepared for the soil borings under the supervision of a California-Registered Geologist. Soil from each sample was described in accordance with Unified Soil Classification System by a PSI geologist and recorded on a field-boring log. The data recorded on the logs were based on examination of soil samples retrieved in the tubes, and drilling conditions observed in the field. Boring logs include information regarding the location of each boring, geologic descriptions of materials encountered, occurrence of groundwater (if applicable) and organic vapor analyzer (OVA) measurements of the soil samples collected.

II. BACKFILL OF SOIL BORINGS

The following procedures were used to backfill the soil borings at the site:

1. Soil borings were backfilled to grade with Portland grout slurry. The slurry consisted of neat cement and 5% bentonite powder.

III. FIELD DOCUMENTATION OF SAMPLING PROCEDURES

The following outline describes the procedures followed by PSI for proper sampling documentation.

1. Sampling procedures were documented in field notes that contain:

1. Sample collection procedures
2. Date and time of collection
3. Date of shipping
4. Sample collection location
5. Sample identification number(s)
6. Intended analysis
7. Quality control samples
8. Sample preservation
9. Name of sampler
10. Any pertinent observations

2. Samples were labeled with the following information:

1. Sample designation number
2. Date and time sample was collected
3. Sampler's name
4. Sample preservatives (if required)
5. Project Name

3. The following was the sample designation system for the site:

For Borings, the samples were labeled B-(Boring Number)-(Depth) (i.e. sample collected from boring 4 at 5 meters would be B4-5).

For Groundwater Samples, the samples were labeled WB-(Boring Number (i.e. sample collected from boring 7 would be WB-7).

4. Handling of the samples were recorded on a chain of custody form, which shall include:

1. Project name
2. Site location
3. Signature of collector
4. Date and time of collection
5. Sample identification number
6. Number of containers in sample set
7. Description of sample and container
8. Name and signature of persons, and the companies or agencies they represent, who are involved in the chain of possession
9. Inclusive dates and times of possession
10. Analyses to be completed

APPENDIX C

LABORATORY RESULTS AND CHAIN-OF-CUSTODY RECORDS

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

June 18, 2004

Lab ID: 4060481

FRANK POSS
PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601
RE: CB RICHARD ELLIS 575-4G023

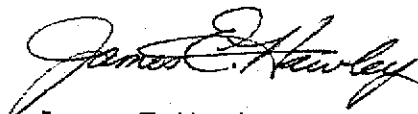
Dear FRANK POSS,

Enclosed are the analysis results for Work Order number 4060481. All analysis were performed under strict adherence to our established Quality Assurance Plan. Any abnormalities are listed in the qualifier section of this report.

If you have any questions regarding these results, please feel free to contact us at any time. We appreciate the opportunity to service your environmental testing needs.

Sincerely,


For



James E. Hawley
Laboratory Director
California ELAP Certification Number 1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-1-W

Lab ID: 4060481-01

Matrix: Water

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Sampled: 06/08/04 15:00

Received: 06/11/04 11:35

Metals - Dissolved

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Antimony	ug/l	ND			20	EPA 6010A	06/16/04	06/11/04	B4F0279
Arsenic	"	ND			10	"	"	"	"
Barium	"	75			5	"	"	"	"
Beryllium	"	ND			5	"	"	"	"
Cadmium	"	ND			5.0	"	"	"	"
Chromium	"	ND			5	"	"	"	"
Cobalt	"	7			5	"	"	"	"
Copper	"	ND			5	"	"	"	"
Lead	"	ND			15	"	"	"	"
Mercury	"	ND			0.2	EPA 7470	06/15/04	06/15/04	B4F0281
Molybdenum	"	16			5	EPA 6010A	06/16/04	06/11/04	B4F0279
Nickel	"	14			5	"	"	"	"
Selenium	"	ND			15	"	"	"	"
Silver	"	ND			5	"	"	"	"
Thallium	"	ND			25	"	"	"	"
Titanium	"	ND			10	"	"	"	"
Zinc	"	ND			10	"	"	"	"

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Acetone	ug/l	ND			5.0	EPA 8260	06/17/04	06/17/04	B4F0402
Acrylonitrile	"	ND			5.0	"	"	"	"
Benzene	"	ND			0.5	"	"	"	"
Bromobenzene	"	ND			0.5	"	"	"	"
Bromochloromethane	"	ND			0.5	"	"	"	"
Bromodichloromethane	"	ND			0.5	"	"	"	"
Bromoform	"	ND			0.5	"	"	"	"
Bromomethane	"	ND			1.0	"	"	"	"
Butanone	"	ND			5.0	"	"	"	"
n-Butylbenzene	"	ND			0.5	"	"	"	"
sec-Butylbenzene	"	ND			0.5	"	"	"	"
tert-Butylbenzene	"	ND			0.5	"	"	"	"
Carbon disulfide	"	ND			0.5	"	"	"	"
Carbon tetrachloride	"	ND			0.5	"	"	"	"
Chlorobenzene	"	ND			0.5	"	"	"	"
Chloroethane	"	ND			0.5	"	"	"	"
Chloroethylvinyl ether	"	ND			1.0	"	"	"	"
Chloroform	"	ND			0.5	"	"	"	"
Chloromethane	"	ND			0.5	"	"	"	"
1,2-Dichlorobenzene	"	ND			0.5	"	"	"	"
1,2-Dichloroethane (EDB)	"	ND			0.5	"	"	"	"
Dibromomethane	"	ND			0.5	"	"	"	"
1,2-Dibromo-3-chloropropane (DBCP)	"	ND			0.5	"	"	"	"
1,2-Dibromoethane (EDB)	"	ND			0.5	"	"	"	"
Dibromomethane	"	ND			0.5	"	"	"	"

Ricky Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-1-W Lab ID: 4060481-01

Sampled: 06/08/04 15:00
Received: 06/11/04 11:35

Matrix: Water

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
1,2-Dichlorobenzene	"	ND			0.5	"	"	06/17/04	"
1,3-Dichlorobenzene	"	ND			0.5	"	"	"	"
1,4-Dichlorobenzene	"	ND			0.5	"	"	"	"
Dichlorodifluoromethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethane	"	ND			0.5	"	"	"	"
1,2-Dichloroethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethene	"	ND			0.5	"	"	"	"
cis-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
trans-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
Dichloromethane	"	ND			1.0	"	"	"	"
1,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,3-Dichloropropane	"	ND			0.5	"	"	"	"
1,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,1-Dichloropropene	"	ND			0.5	"	"	"	"
cis-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
trans-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
1,4-Dioxane	"	ND			25.0	"	"	"	"
Ethylbenzene	"	ND			0.5	"	"	"	"
Ethyl tert-butyl ether	"	ND			0.5	"	"	"	"
Hexachlorobutadiene	"	ND			0.5	"	"	"	"
Hexanone	"	ND			5.0	"	"	"	"
Isopropylbenzene	"	ND			0.5	"	"	"	"
Diisopropyl ether	"	ND			0.5	"	"	"	"
n-Isopropyltoluene	"	ND			0.5	"	"	"	"
Methyl-2-pentanone	"	ND			5.0	"	"	"	"
Methyl tert-butyl ether	"	14.6			1.0	"	"	"	"
Naphthalene	"	ND			0.5	"	"	"	"
n-Propylbenzene	"	ND			0.5	"	"	"	"
Styrene	"	ND			0.5	"	"	"	"
tert-amyl methyl ether	"	ND			0.5	"	"	"	"
1,1,1,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,2,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
Tetrachloroethene	"	ND			0.5	"	"	"	"
Tetrahydrofuran	"	ND			5.0	"	"	"	"
tert-butyl alcohol	"	ND			50.0	"	"	"	"
Toluene	"	ND			0.5	"	"	"	"
1,2,3-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,2,4-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,1,1-Trichloroethane	"	ND			0.5	"	"	"	"
1,1,2-Trichloroethane	"	ND			0.5	"	"	"	"
Trichloroethene	"	ND			0.5	"	"	"	"
Trichlorotrifluoroethane	"	ND			2.0	"	"	"	"
Trichlorofluoromethane	"	ND			0.5	"	"	"	"
1,2,3-Trichloropropane	"	ND			0.5	"	"	"	"
1,2,4-Trimethylbenzene	"	ND			0.5	"	"	"	"
1,3,5-Trimethylbenzene	"	ND			0.5	"	"	"	"
vinyl acetate	"	ND			0.5	"	"	"	"

Ricky Jones
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-1-W Lab ID: 4060481-01
Matrix: Water

Sampled: 06/08/04 15:00
Received: 06/11/04 11:35

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Vinyl chloride	"	ND			0.5	"	"	06/17/04	"
Arenes (total)	"	ND			1.0	"	"	"	"
surrogate: 1,2-Dichloroethane-d4		117 %		28-145		"	"	"	"
surrogate: Toluene-d8		78.0 %		52-150		"	"	"	"
surrogate: 4-Bromofluorobenzene		69.8 %		43-155		"	"	"	"

PH Gasoline

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Gasoline	ug/l	ND			50.0	EPA 8015/8260	06/17/04	06/17/04	B4F0408
surrogate: 4-Bromofluorobenzene		89.4 %		43-155		"	"	"	"

PH Diesel & Motor Oil with silica gel clean up

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Diesel	ug/l	ND	Z-01		50	EPA 8015 MOD	06/17/04	06/15/04	B4F0344
Motor Oil	"	69	D-02, Z-01		50	"	"	"	"
surrogate: Octacosane		106 %		50-150		"	"	"	"

Frank Poss

Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-2-W

Lab ID: 4060481-02

Sampled: 06/08/04 14:30

Matrix: Water

Received: 06/11/04 11:35

Metals - Dissolved

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Antimony	ug/l	ND			20	EPA 6010A	06/16/04	06/11/04	B4F0279
Arsenic	"	ND			10	"	"	"	"
Barium	"	87			5	"	"	"	"
Beryllium	"	ND			5	"	"	"	"
Cadmium	"	ND			5.0	"	"	"	"
Chromium	"	ND			5	"	"	"	"
Cobalt	"	13			5	"	"	"	"
Copper	"	ND			5	"	"	"	"
Lead	"	ND			15	"	"	"	"
Mercury	"	ND			0.2	EPA 7470	06/15/04	06/15/04	B4F0281
Molybdenum	"	46			5	EPA 6010A	06/16/04	06/11/04	B4F0279
Nickel	"	31			5	"	"	"	"
Selenium	"	ND			15	"	"	"	"
Silver	"	ND			5	"	"	"	"
Thallium	"	ND			25	"	"	"	"
Titanium	"	ND			10	"	"	"	"
Zinc	"	ND			10	"	"	"	"

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Acetone	ug/l	ND			5.0	EPA 8260	06/17/04	06/17/04	B4F0402
Acrylonitrile	"	ND			5.0	"	"	"	"
Benzene	"	ND			0.5	"	"	"	"
Bromobenzene	"	ND			0.5	"	"	"	"
Bromochloromethane	"	ND			0.5	"	"	"	"
Bromodichloromethane	"	ND			0.5	"	"	"	"
Bromoform	"	ND			0.5	"	"	"	"
Bromomethane	"	ND			1.0	"	"	"	"
2-Butanone	"	ND			5.0	"	"	"	"
n-Butylbenzene	"	ND			0.5	"	"	"	"
sec-Butylbenzene	"	ND			0.5	"	"	"	"
tert-Butylbenzene	"	ND			0.5	"	"	"	"
Carbon disulfide	"	ND			0.5	"	"	"	"
Carbon tetrachloride	"	ND			0.5	"	"	"	"
Chlorobenzene	"	ND			0.5	"	"	"	"
Chloroethane	"	ND			0.5	"	"	"	"
1-Chloroethylvinyl ether	"	ND			1.0	"	"	"	"
Chloroform	"	ND			0.5	"	"	"	"
Chloromethane	"	ND			0.5	"	"	"	"
o-Chlorotoluene	"	ND			0.5	"	"	"	"
m-Chlorotoluene	"	ND			0.5	"	"	"	"
p-Chlorotoluene	"	ND			0.5	"	"	"	"
Dibromochloromethane	"	ND			0.5	"	"	"	"
1,2-Dibromo-3-chloropropane (DBCP)	"	ND			0.5	"	"	"	"
1,2-Dibromoethane (EDB)	"	ND			0.5	"	"	"	"
Dibromomethane	"	ND			0.5	"	"	"	"

Richard Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-2-W Lab ID: 4060481-02
Matrix: Water

Sampled: 06/08/04 14:30
Received: 06/11/04 11:35

Volatile Organic Compounds

analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
1,2-Dichlorobenzene	"	ND			0.5	"	"	06/17/04	"
1,3-Dichlorobenzene	"	ND			0.5	"	"	"	"
1,4-Dichlorobenzene	"	ND			0.5	"	"	"	"
Dichlorodifluoromethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethane	"	ND			0.5	"	"	"	"
1,2-Dichloroethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethene	"	ND			0.5	"	"	"	"
cis-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
trans-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
Dichloromethane	"	ND			1.0	"	"	"	"
1,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,3-Dichloropropane	"	ND			0.5	"	"	"	"
2,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,1-Dichloropropene	"	ND			0.5	"	"	"	"
cis-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
trans-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
1,4-Dioxane	"	ND			25.0	"	"	"	"
Ethylbenzene	"	ND			0.5	"	"	"	"
Ethyl tert-butyl ether	"	ND			0.5	"	"	"	"
Hexachlorobutadiene	"	ND			0.5	"	"	"	"
Hexanone	"	ND			5.0	"	"	"	"
Isopropylbenzene	"	ND			0.5	"	"	"	"
Di-isopropyl ether	"	ND			0.5	"	"	"	"
1-Isopropyltoluene	"	ND			0.5	"	"	"	"
Methyl-2-pentanone	"	ND			5.0	"	"	"	"
Methyl tert-butyl ether	"	7.7			1.0	"	"	"	"
Naphthalene	"	ND			0.5	"	"	"	"
n-Propylbenzene	"	ND			0.5	"	"	"	"
Styrene	"	ND			0.5	"	"	"	"
tert-amyl methyl ether	"	ND			0.5	"	"	"	"
1,1,1,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,1,2,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,2,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
Tetrahydrofuran	"	ND			5.0	"	"	"	"
tert-butyl alcohol	"	ND			50.0	"	"	"	"
Toluene	"	ND			0.5	"	"	"	"
1,2,3-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,2,4-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,1,1-Trichloroethane	"	ND			0.5	"	"	"	"
1,1,2-Trichloroethane	"	ND			0.5	"	"	"	"
Trichloroethene	"	ND			0.5	"	"	"	"
Trichlorotrifluoroethane	"	ND			2.0	"	"	"	"
Trichlorofluoromethane	"	ND			0.5	"	"	"	"
1,2,3-Trichloropropane	"	ND			0.5	"	"	"	"
1,2,4-Trimethylbenzene	"	ND			0.5	"	"	"	"
1,3,5-Trimethylbenzene	"	ND			0.5	"	"	"	"
vinyl acetate	"	ND			0.5	"	"	"	"

Richy Jones
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-2-W Lab ID: 4060481-02

Sampled: 06/08/04 14:30
Received: 06/11/04 11:35

Matrix: Water

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Vinyl chloride	"	ND			0.5	"	"	06/17/04	"
Alkenes (total)	"	ND			1.0	"	"	"	"
Surrogate: 1,2-Dichloroethane-d4		107 %		28-145		"	"	"	"
Surrogate: Toluene-d8		56.4 %		52-150		"	"	"	"
Surrogate: 4-Bromofluorobenzene		65.0 %		43-155		"	"	"	"

PH Gasoline

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Gasoline	ug/l	ND			50.0	EPA 8015/8260	06/17/04	06/17/04	B4F0408
Surrogate: 4-Bromofluorobenzene		87.9 %		43-155		"	"	"	"

PH Diesel & Motor Oil with silica gel clean up

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Diesel	ug/l	143	D-02, Z-01		50	EPA 8015 MOD	06/17/04	06/15/04	B4F0344
Motor Oil	"	567	Z-01		50	"	"	"	"
Surrogate: Octacosane		106 %		50-150		"	"	"	"

PA 8270

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Benaphthene	ug/l	ND			1	EPA 8270	06/16/04	06/14/04	B4F0315
Benaphthylene	"	ND			5	"	"	"	"
Beniline	"	ND			5	"	"	"	"
Benanthracene	"	ND			5	"	"	"	"
Benazidine	"	ND			5	"	"	"	"
Benzo (a) anthracene	"	ND			5	"	"	"	"
Benzo (a) pyrene	"	ND			5	"	"	"	"
Benzo (b) fluoranthene	"	ND			5	"	"	"	"
Benzo (g,h,i) perylene	"	ND			5	"	"	"	"
Benzo (k) fluoranthene	"	ND			5	"	"	"	"
Benzyl alcohol	"	ND			5	"	"	"	"
Bis(2-chloroethyl)ether	"	ND			1	"	"	"	"
Bis(2-chloroethoxy)methane	"	ND			5	"	"	"	"
Bis(2-chloroisopropyl)ether	"	ND			2	"	"	"	"
Bis(2-ethylhexyl)adipate	"	ND			5	"	"	"	"
Bis(2-ethylhexyl)phthalate	"	ND			5	"	"	"	"
Bromophenyl phenyl ether	"	ND			5	"	"	"	"
Butyl benzyl phthalate	"	ND			5	"	"	"	"
Chloro-3-methylphenol	"	ND			1	"	"	"	"
Chloroaniline	"	ND			2	"	"	"	"
Chloronaphthalene	"	ND			2	"	"	"	"
Chlorophenol	"	ND			5	"	"	"	"

Ricky Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-2-W Lab ID: 4060481-02

Sampled: 06/08/04 14:30

Matrix: Water Received: 06/11/04 11:35

EPA 8270

analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
4-Chlorophenyl phenyl ether	"	ND			5	"	"	06/14/04	"
Chrysene	"	ND			5	"	"	"	"
Benzo(a,h)anthracene	"	ND			5	"	"	"	"
Benzo(b)fluoranthene	"	ND			5	"	"	"	"
1,2-Dichlorobenzene	"	ND			2	"	"	"	"
1,3-Dichlorobenzene	"	ND			1	"	"	"	"
4-Dichlorobenzene	"	ND			1	"	"	"	"
3,4-Dichlorobenzidine	"	ND			5	"	"	"	"
2,4-Dichlorophenol	"	ND			2	"	"	"	"
Diethyl phthalate	"	ND			2	"	"	"	"
4-Dimethylphenol	"	ND			2	"	"	"	"
Dimethyl phthalate	"	ND			5	"	"	"	"
Di-n-butyl phthalate	"	ND			5	"	"	"	"
Di-n-octyl phthalate	"	ND			5	"	"	"	"
4,6-Dinitro-2-methylphenol	"	ND			5	"	"	"	"
4-Dinitrophenol	"	ND			5	"	"	"	"
4-Dinitrotoluene	"	ND			5	"	"	"	"
2,6-Dinitrotoluene	"	ND			5	"	"	"	"
Fluoranthene	"	ND			1	"	"	"	"
Fluorene	"	ND			5	"	"	"	"
Hexachlorobenzene	"	ND			1	"	"	"	"
Hexachlorobutadiene	"	ND			1	"	"	"	"
Hexachlorocyclopentadiene	"	ND			2	"	"	"	"
Hexachloroethane	"	ND			1	"	"	"	"
Benzo(a)fluoranthene (1,2,3-cd) pyrene	"	ND			5	"	"	"	"
Benzo(a)phenanthrene	"	ND			1	"	"	"	"
2-Methylnaphthalene	"	ND			5	"	"	"	"
2-Methylphenol	"	ND			5	"	"	"	"
2,4-Dimethylphenol	"	ND			2	"	"	"	"
1-Methylphenol	"	ND			1	"	"	"	"
2-Nitroaniline	"	ND			5	"	"	"	"
3-Nitroaniline	"	ND			5	"	"	"	"
4-Nitroaniline	"	ND			5	"	"	"	"
1,2,3-Trinitrobenzene	"	ND			1	"	"	"	"
4-Nitrophenol	"	ND			5	"	"	"	"
2,4-Dinitrophenol	"	ND			5	"	"	"	"
N,N-Dinitrosodiethylamine	"	ND			5	"	"	"	"
N,N-Dinitrosodi-n-propylamine	"	ND			5	"	"	"	"
N,N-Dinitrosodimethylamine	"	ND			2	"	"	"	"
N,N-Dinitrosomethylethylamine	"	ND			5	"	"	"	"
N,N-Dinitrosodi-n-butylamine	"	ND			1	"	"	"	"
N,N-Dinitrosodiphenylamine	"	ND			2	"	"	"	"
Nitrosomorpholine	"	ND			5	"	"	"	"
Nitrosopiperidine	"	ND			5	"	"	"	"
Nitrosopyrrolidine	"	ND			5	"	"	"	"
1,2,3-Trinitrophenol	"	ND			5	"	"	"	"
Benzo(a)anthracene	"	ND			5	"	"	"	"

Rich Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-2-W **Lab ID:** 4060481-02

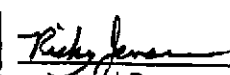
Sampled: 06/08/04 14:30

Received: 06/11/04 11:35

Matrix: Water

EPA 8270

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
Phenol	"	2			1	"	"	06/14/04	"
Styrene	"	ND			5	"	"	"	"
2,3,4,6-Tetrachlorophenol	"	ND			5	"	"	"	"
1,2,4-Trichlorobenzene	"	ND			2	"	"	"	"
2,4,5-Trichlorophenol	"	ND			5	"	"	"	"
2,4,6-Trichlorophenol	"	ND			5	"	"	"	"
Surrogate: 2-Fluorophenol		32.2 %		18-81		"	"	"	"
Surrogate: Phenol-d5		20.8 %		10-87		"	"	"	"
Surrogate: 2,4,6-Tribromophenol		74.2 %		17-102		"	"	"	"
Surrogate: Nitrobenzene-d5		63.7 %		22-112		"	"	"	"
Surrogate: 2-Fluorobiphenyl		67.6 %		20-122		"	"	"	"
Surrogate: Terphenyl-d14		89.0 %		21-156		"	"	"	"


Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-3-W Lab ID: 4060481-03

Sampled: 06/10/04 16:25

Matrix: Water Received: 06/11/04 11:35

Metals - Dissolved

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Antimony	ug/l	ND			20	EPA 6010A	06/16/04	06/11/04	B4F0279
Arsenic	"	ND			10	"	"	"	"
Barium	"	91			5	"	"	"	"
Beryllium	"	ND			5	"	"	"	"
Cadmium	"	ND			5.0	"	"	"	"
Chromium	"	ND			5	"	"	"	"
Cobalt	"	ND			5	"	"	"	"
Copper	"	ND			5	"	"	"	"
Lead	"	ND			15	"	"	"	"
Mercury	"	ND			0.2	EPA 7470	06/15/04	06/15/04	B4F0281
Molybdenum	"	26			5	EPA 6010A	06/16/04	06/11/04	B4F0279
Nickel	"	11			5	"	"	"	"
Selenium	"	ND			15	"	"	"	"
Silver	"	ND			5	"	"	"	"
Thallium	"	ND			25	"	"	"	"
Titanium	"	ND			10	"	"	"	"
Zinc	"	ND			10	"	"	"	"

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Acetone	ug/l	ND			5.0	EPA 8260	06/17/04	06/17/04	B4F0402
Acrylonitrile	"	ND			5.0	"	"	"	"
Benzene	"	ND			0.5	"	"	"	"
Bromobenzene	"	ND			0.5	"	"	"	"
Bromochloromethane	"	ND			0.5	"	"	"	"
Bromodichloromethane	"	ND			0.5	"	"	"	"
Bromoform	"	ND			0.5	"	"	"	"
Bromomethane	"	ND			1.0	"	"	"	"
2-Butanone	"	ND			5.0	"	"	"	"
n-Butylbenzene	"	ND			0.5	"	"	"	"
sec-Butylbenzene	"	ND			0.5	"	"	"	"
tert-Butylbenzene	"	ND			0.5	"	"	"	"
Carbon disulfide	"	ND			0.5	"	"	"	"
Carbon tetrachloride	"	ND			0.5	"	"	"	"
Chlorobenzene	"	ND			0.5	"	"	"	"
Chloroethane	"	ND			0.5	"	"	"	"
Chloroethylvinyl ether	"	ND			1.0	"	"	"	"
Chloroform	"	ND			0.5	"	"	"	"
Chloromethane	"	ND			0.5	"	"	"	"
o-Chlorotoluene	"	ND			0.5	"	"	"	"
m-Chlorotoluene	"	ND			0.5	"	"	"	"
p-Bromochloromethane	"	ND			0.5	"	"	"	"
1,2-Dibromo-3-chloropropane (DBCP)	"	ND			0.5	"	"	"	"
1,2-Dibromoethane (EDB)	"	ND			0.5	"	"	"	"
1,1-Dibromomethane	"	ND			0.5	"	"	"	"

Ricky Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-3-W **Lab ID:** 4060481-03

Sampled: 06/10/04 16:25

Received: 06/11/04 11:35

Matrix: Water

Volatile Organic Compounds

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
1,2-Dichlorobenzene	"	ND			0.5	"	"	06/17/04	"
1,3-Dichlorobenzene	"	ND			0.5	"	"	"	"
1,4-Dichlorobenzene	"	ND			0.5	"	"	"	"
Dichlorodifluoromethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethane	"	ND			0.5	"	"	"	"
1,2-Dichloroethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethene	"	ND			0.5	"	"	"	"
cis-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
trans-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
Dichloromethane	"	ND			1.0	"	"	"	"
1,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,3-Dichloropropane	"	ND			0.5	"	"	"	"
2,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,1-Dichloropropene	"	ND			0.5	"	"	"	"
cis-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
trans-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
1,4-Dioxane	"	ND			25.0	"	"	"	"
Ethylbenzene	"	ND			0.5	"	"	"	"
Ethyl tert-butyl ether	"	ND			0.5	"	"	"	"
Hexachlorobutadiene	"	ND			0.5	"	"	"	"
Hexanone	"	ND			5.0	"	"	"	"
Isopropylbenzene	"	ND			0.5	"	"	"	"
Di-isopropyl ether	"	2.5			0.5	"	"	"	"
Isopropyltoluene	"	ND			0.5	"	"	"	"
Methyl-2-pentanone	"	ND			5.0	"	"	"	"
Methyl tert-butyl ether	"	5.5			1.0	"	"	"	"
Naphthalene	"	ND			0.5	"	"	"	"
n-Propylbenzene	"	ND			0.5	"	"	"	"
Styrene	"	ND			0.5	"	"	"	"
tert-amyl methyl ether	"	ND			0.5	"	"	"	"
1,1,1,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,1,2,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
Tetrachloroethene	"	ND			0.5	"	"	"	"
Tetrahydrofuran	"	ND			5.0	"	"	"	"
tert-butyl alcohol	"	ND			50.0	"	"	"	"
Toluene	"	ND			0.5	"	"	"	"
1,2,3-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,2,4-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,1,1-Trichloroethane	"	ND			0.5	"	"	"	"
1,1,2-Trichloroethane	"	ND			0.5	"	"	"	"
Trichloroethene	"	ND			0.5	"	"	"	"
Trichlorotrifluoroethane	"	ND			2.0	"	"	"	"
Trichlorofluoromethane	"	ND			0.5	"	"	"	"
1,2,3-Trichloropropane	"	ND			0.5	"	"	"	"
1,2,4-Trimethylbenzene	"	ND			0.5	"	"	"	"
1,3,5-Trimethylbenzene	"	ND			0.5	"	"	"	"
Vinyl acetate	"	ND			0.5	"	"	"	"

Richy Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-3-W Lab ID: 4060481-03

Sampled: 06/10/04 16:25

Matrix: Water

Received: 06/11/04 11:35

Volatile Organic Compounds

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
vinyl chloride	"	ND			0.5	"	"	06/17/04	"
xylenes (total)	"	ND			1.0	"	"	"	"
surrogate: 1,2-Dichloroethane-d4		116 %		28-145		"	"	"	"
surrogate: Toluene-d8		72.2 %		52-150		"	"	"	"
surrogate: 4-Bromofluorobenzene		65.8 %		43-155		"	"	"	"

PH Gasoline

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
gasoline	ug/l	ND			50.0	EPA 8015/8260	06/17/04	06/17/04	B4F0408
surrogate: 4-Bromofluorobenzene		91.6 %		43-155		"	"	"	"

PH Diesel & Motor Oil with silica gel clean up

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
diesel	ug/l	ND	Z-01		62	EPA 8015 MOD	06/17/04	06/15/04	B4F0344
Motor Oil	"	92	D-02, Z-01		62	"	"	"	"
surrogate: Octacosane		117 %		50-150		"	"	"	"

Frank Poss

Approved By

Basic Laboratory, Inc.

California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Lab ID: 4060481-04

Description: B-4-W
Matrix: Water

Sampled: 06/08/04 15:45
Received: 06/11/04 11:35

Metals - Dissolved

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Antimony	ug/l	ND			20	EPA 6010A	06/16/04	06/11/04	B4F0279
Arsenic	"	ND			10	"	"	"	"
Barium	"	80			5	"	"	"	"
Beryllium	"	ND			5	"	"	"	"
Cadmium	"	ND			5.0	"	"	"	"
Chromium	"	ND			5	"	"	"	"
Cobalt	"	22			5	"	"	"	"
Copper	"	ND			5	"	"	"	"
Lead	"	ND			15	"	"	"	"
Mercury	"	ND			0.2	EPA 7470	06/15/04	06/15/04	B4F0281
Molybdenum	"	12			5	EPA 6010A	06/16/04	06/11/04	B4F0279
Nickel	"	35			5	"	"	"	"
Selenium	"	ND			15	"	"	"	"
Silver	"	ND			5	"	"	"	"
Thallium	"	ND			25	"	"	"	"
Titanium	"	ND			10	"	"	"	"
Zinc	"	12			10	"	"	"	"

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Acetone	ug/l	ND			5.0	EPA 8260	06/18/04	06/17/04	B4F0402
Acrylonitrile	"	ND			5.0	"	"	"	"
Benzene	"	ND			0.5	"	"	"	"
Bromobenzene	"	ND			0.5	"	"	"	"
Bromochloromethane	"	ND			0.5	"	"	"	"
Bromodichloromethane	"	ND			0.5	"	"	"	"
Bromoform	"	ND			0.5	"	"	"	"
Bromomethane	"	ND			1.0	"	"	"	"
2-Butanone	"	ND			5.0	"	"	"	"
n-Butylbenzene	"	ND			0.5	"	"	"	"
sec-Butylbenzene	"	ND			0.5	"	"	"	"
tert-Butylbenzene	"	ND			0.5	"	"	"	"
Carbon disulfide	"	ND			0.5	"	"	"	"
Carbon tetrachloride	"	ND			0.5	"	"	"	"
Chlorobenzene	"	ND			0.5	"	"	"	"
Chloroethane	"	ND			0.5	"	"	"	"
1-Chloroethylvinyl ether	"	ND			1.0	"	"	"	"
Chloroform	"	ND			0.5	"	"	"	"
Chloromethane	"	ND			0.5	"	"	"	"
o-Chlorotoluene	"	ND			0.5	"	"	"	"
m-Chlorotoluene	"	ND			0.5	"	"	"	"
p-Bromochloromethane	"	ND			0.5	"	"	"	"
1,2-Dibromo-3-chloropropane (DBCP)	"	ND			0.5	"	"	"	"
1,2-Dibromoethane (EDB)	"	ND			0.5	"	"	"	"
Bromomethane	"	ND			0.5	"	"	"	"

Rich Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-4-W Lab ID: 4060481-04

Sampled: 06/08/04 15:45

Matrix: Water

Received: 06/11/04 11:35

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
1,2-Dichlorobenzene	"	ND			0.5	"	"	06/17/04	"
1,3-Dichlorobenzene	"	ND			0.5	"	"	"	"
1,4-Dichlorobenzene	"	ND			0.5	"	"	"	"
Dichlorodifluoromethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethane	"	ND			0.5	"	"	"	"
1,2-Dichloroethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethene	"	ND			0.5	"	"	"	"
cis-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
trans-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
Dichloromethane	"	ND			1.0	"	"	"	"
1,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,3-Dichloropropane	"	ND			0.5	"	"	"	"
2,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,1-Dichloropropene	"	ND			0.5	"	"	"	"
cis-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
trans-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
1,4-Dioxane	"	ND			25.0	"	"	"	"
Ethylbenzene	"	ND			0.5	"	"	"	"
Ethyl tert-butyl ether	"	ND			0.5	"	"	"	"
Hexachlorobutadiene	"	ND			0.5	"	"	"	"
Hexanone	"	ND			5.0	"	"	"	"
Isopropylbenzene	"	ND			0.5	"	"	"	"
Di-isopropyl ether	"	ND			0.5	"	"	"	"
Isopropyltoluene	"	ND			0.5	"	"	"	"
Methyl-2-pentanone	"	ND			5.0	"	"	"	"
Methyl tert-butyl ether	"	2.8			1.0	"	"	"	"
Naphthalene	"	ND			0.5	"	"	"	"
n-Propylbenzene	"	ND			0.5	"	"	"	"
Styrene	"	ND			0.5	"	"	"	"
tert-amyl methyl ether	"	ND			0.5	"	"	"	"
1,1,1,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,1,2,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
Tetrachloroethene	"	ND			0.5	"	"	"	"
Tetrahydrofuran	"	ND			5.0	"	"	"	"
tert-butyl alcohol	"	ND			50.0	"	"	"	"
Toluene	"	ND			0.5	"	"	"	"
1,2,3-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,2,4-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,1,1-Trichloroethane	"	ND			0.5	"	"	"	"
1,1,2-Trichloroethane	"	ND			0.5	"	"	"	"
Trichloroethene	"	ND			0.5	"	"	"	"
Trichlorotrifluoroethane	"	ND			2.0	"	"	"	"
Trichlorofluoromethane	"	ND			0.5	"	"	"	"
1,2,3-Trichloropropane	"	ND			0.5	"	"	"	"
1,2,4-Trimethylbenzene	"	ND			0.5	"	"	"	"
1,3,5-Trimethylbenzene	"	ND			0.5	"	"	"	"
Vinyl acetate	"	ND			0.5	"	"	"	"

Richy Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-4-W Lab ID: 4060481-04

Sampled: 06/08/04 15:45
Received: 06/11/04 11:35

Matrix: Water

Volatile Organic Compounds

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
vinyl chloride	"	ND			0.5	"	"	06/17/04	"
olefins (total)	"	ND			1.0	"	"	"	"
surrogate: 1,2-Dichloroethane-d4		105 %		28-145		"	"	"	"
surrogate: Toluene-d8		64.2 %		52-150		"	"	"	"
surrogate: 4-Bromofluorobenzene		57.8 %		43-155		"	"	"	"

PH Gasoline

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
Gasoline	ug/l	ND			50.0	EPA 8015/8260	06/18/04	06/17/04	B4F0408
surrogate: 4-Bromofluorobenzene		86.5 %		43-155		"	"	"	"

PH Diesel & Motor Oil with silica gel clean up

<u>Analyte</u>	<u>Units</u>	<u>Results</u>	<u>Qualifier</u>	<u>MDL</u>	<u>RL</u>	<u>Method</u>	<u>Analyzed</u>	<u>Prepared</u>	<u>Batch</u>
Diesel	ug/l	ND	Z-01		50	EPA 8015 MOD	06/17/04	06/15/04	84F0344
Motor Oil	"	80	D-02, Z-01		50	"	"	"	"
surrogate: Octacosane		134 %		50-150		"	"	"	"

Frank Poss
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-5-W Lab ID: 4060481-05

Sampled: 06/08/04 13:40

Matrix: Water

Received: 06/11/04 11:35

Metals - Dissolved

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Antimony	ug/l	ND			20	EPA 6010A	06/16/04	06/11/04	B4F0279
Arsenic	"	ND			10	"	"	"	"
Barium	"	102			5	"	"	"	"
Beryllium	"	ND			5	"	"	"	"
Cadmium	"	ND			5.0	"	"	"	"
Chromium	"	ND			5	"	"	"	"
Cobalt	"	6			5	"	"	"	"
Copper	"	ND			5	"	"	"	"
Lead	"	ND			15	"	"	"	"
Mercury	"	ND			0.2	EPA 7470	06/15/04	06/15/04	B4F0281
Molybdenum	"	22			5	EPA 6010A	06/16/04	06/11/04	B4F0279
Nickel	"	18			5	"	"	"	"
Selenium	"	ND			15	"	"	"	"
Silver	"	ND			5	"	"	"	"
Thallium	"	ND			25	"	"	"	"
Vanadium	"	ND			10	"	"	"	"
Zinc	"	ND			10	"	"	"	"

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Acetone	ug/l	ND			5.0	EPA 8260	06/18/04	06/17/04	B4F0402
Acrylonitrile	"	ND			5.0	"	"	"	"
Benzene	"	ND			0.5	"	"	"	"
Bromobenzene	"	ND			0.5	"	"	"	"
Bromochloromethane	"	ND			0.5	"	"	"	"
Bromodichloromethane	"	ND			0.5	"	"	"	"
Bromoform	"	ND			0.5	"	"	"	"
Bromomethane	"	ND			1.0	"	"	"	"
2-Butanone	"	ND			5.0	"	"	"	"
n-Butylbenzene	"	ND			0.5	"	"	"	"
sec-Butylbenzene	"	ND			0.5	"	"	"	"
tert-Butylbenzene	"	ND			0.5	"	"	"	"
Carbon disulfide	"	ND			0.5	"	"	"	"
Carbon tetrachloride	"	ND			0.5	"	"	"	"
Chlorobenzene	"	ND			0.5	"	"	"	"
Chloroethane	"	ND			0.5	"	"	"	"
1-Chloroethylvinyl ether	"	ND			1.0	"	"	"	"
Chloroform	"	ND			0.5	"	"	"	"
Chloromethane	"	ND			0.5	"	"	"	"
1-Chlorotoluene	"	ND			0.5	"	"	"	"
2-Chlorotoluene	"	ND			0.5	"	"	"	"
1,1-Dibromochloromethane	"	ND			0.5	"	"	"	"
1,2-Dibromo-3-chloropropane (DBCP)	"	ND			0.5	"	"	"	"
1,2-Dibromoethane (EDB)	"	ND			0.5	"	"	"	"
1,1-Dibromomethane	"	ND			0.5	"	"	"	"

Richard Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-5-W Lab ID: 4060481-05

Sampled: 06/08/04 13:40

Received: 06/11/04 11:35

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
1,2-Dichlorobenzene	"	ND			0.5	"	"	06/17/04	"
1,3-Dichlorobenzene	"	ND			0.5	"	"	"	"
1,4-Dichlorobenzene	"	ND			0.5	"	"	"	"
Dichlorodifluoromethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethane	"	ND			0.5	"	"	"	"
1,2-Dichloroethane	"	ND			0.5	"	"	"	"
1,1-Dichloroethene	"	ND			0.5	"	"	"	"
cis-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
trans-1,2-Dichloroethene	"	ND			0.5	"	"	"	"
Dichloromethane	"	ND			1.0	"	"	"	"
2-Dichloropropane	"	ND			0.5	"	"	"	"
3-Dichloropropane	"	ND			0.5	"	"	"	"
2,2-Dichloropropane	"	ND			0.5	"	"	"	"
1,1-Dichloropropene	"	ND			0.5	"	"	"	"
cis-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
trans-1,3-Dichloropropene	"	ND			0.5	"	"	"	"
1,4-Dioxane	"	ND			25.0	"	"	"	"
Ethylbenzene	"	ND			0.5	"	"	"	"
Ethyl tert-butyl ether	"	ND			0.5	"	"	"	"
1,2-Dichloroethane	"	ND			0.5	"	"	"	"
Hexanone	"	ND			5.0	"	"	"	"
Isopropylbenzene	"	ND			0.5	"	"	"	"
Di-isopropyl ether	"	ND			0.5	"	"	"	"
Isopropyltoluene	"	ND			0.5	"	"	"	"
Methyl-2-pentanone	"	ND			5.0	"	"	"	"
Methyl tert-butyl ether	"	ND			1.0	"	"	"	"
Naphthalene	"	ND			0.5	"	"	"	"
n-Propylbenzene	"	ND			0.5	"	"	"	"
Styrene	"	ND			0.5	"	"	"	"
tert-amyl methyl ether	"	ND			0.5	"	"	"	"
1,1,1,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,1,2,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,2,2-Tetrachloroethane	"	ND			0.5	"	"	"	"
1,1,2,2-Tetrachloroethene	"	ND			0.5	"	"	"	"
Tetrahydrofuran	"	ND			5.0	"	"	"	"
tert-butyl alcohol	"	ND			50.0	"	"	"	"
Toluene	"	ND			0.5	"	"	"	"
1,2,3-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,2,4-Trichlorobenzene	"	ND			0.5	"	"	"	"
1,1,1-Trichloroethane	"	ND			0.5	"	"	"	"
1,1,1,2-Trichloroethane	"	ND			0.5	"	"	"	"
1,1,2-Trichloroethane	"	ND			0.5	"	"	"	"
1,1,2-Trichloroethene	"	ND			0.5	"	"	"	"
Trichloroethene	"	ND			0.5	"	"	"	"
Trichlorotrifluoroethane	"	ND			2.0	"	"	"	"
Trichlorofluoromethane	"	ND			0.5	"	"	"	"
1,2,3-Trichloropropane	"	ND			0.5	"	"	"	"
1,2,4-Trimethylbenzene	"	ND			0.5	"	"	"	"
1,3,5-Trimethylbenzene	"	ND			0.5	"	"	"	"
Vinyl acetate	"	ND			0.5	"	"	"	"

Frank Poss
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-5-W **Lab ID:** 4060481-05

Sampled: 06/08/04 13:40

Matrix: Water

Received: 06/11/04 11:35

Volatile Organic Compounds

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
nyl chloride	"	ND			0.5	"	"	06/17/04	"
lenes (total)	"	ND			1.0	"	"	"	"
rogate: 1,2-Dichloroethane-d4		116 %		28-145		"	"	"	"
rogate: Toluene-d8		63.6 %		52-150		"	"	"	"
rogate: 4-Bromofluorobenzene		61.4 %		43-155		"	"	"	"

PH Gasoline

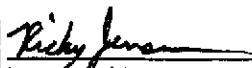
Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Gasoline	ug/l	ND			50.0	EPA 8015/8260	06/18/04	06/17/04	B4F0408
rogate: 4-Bromofluorobenzene		91.4 %		43-155		"	"	"	"

PH Diesel & Motor Oil with silica gel clean up

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
iesel	ug/l	188	D-02, Z-01		50	EPA 8015 MOD	06/17/04	06/15/04	B4F0344
otor Oil	"	240	D-02, Z-01		50	"	"	"	"
rogate: Octacosane		121 %		50-150		"	"	"	"

EPA 8270

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
enaphthene	ug/l	ND			1	EPA 8270	06/16/04	06/14/04	B4F0315
enaphthylene	"	ND			5	"	"	"	"
niline	"	ND			5	"	"	"	"
nthracene	"	ND			5	"	"	"	"
nzidine	"	ND			5	"	"	"	"
enzo (a) anthracene	"	ND			5	"	"	"	"
enzo (a) pyrene	"	ND			5	"	"	"	"
enzo (b) fluoranthene	"	ND			5	"	"	"	"
enzo (g,h,i) perylene	"	ND			5	"	"	"	"
enzo (k) fluoranthene	"	ND			5	"	"	"	"
enzyl alcohol	"	ND			5	"	"	"	"
is(2-chloroethyl)ether	"	ND			1	"	"	"	"
is(2-chloroethoxy)methane	"	ND			5	"	"	"	"
is(2-chloroisopropyl)ether	"	ND			2	"	"	"	"
is(2-ethylhexyl)adipate	"	ND			5	"	"	"	"
is(2-ethylhexyl)phthalate	"	ND			5	"	"	"	"
-Bromophenyl phenyl ether	"	ND			5	"	"	"	"
tyl benzyl phthalate	"	ND			5	"	"	"	"
.Chloro-3-methylphenol	"	ND			1	"	"	"	"
.Chloroaniline	"	ND			2	"	"	"	"
.Chloronaphthalene	"	ND			2	"	"	"	"
.Chlorophenol	"	ND			5	"	"	"	"


Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-5-W Lab ID: 4060481-05

Sampled: 06/08/04 13:40

Received: 06/11/04 11:35

EPA 8270

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
4-Chlorophenyl phenyl ether	"	ND			5	"	"	06/14/04	"
Chrysene	"	ND			5	"	"	"	"
Fluorene	"	ND			5	"	"	"	"
Fluoranthene	"	ND			5	"	"	"	"
Benzo(a)anthracene	"	ND			5	"	"	"	"
Benzo(b)fluoranthene	"	ND			5	"	"	"	"
Benzo(k)fluoranthene	"	ND			5	"	"	"	"
1,2-Dichlorobenzene	"	ND			2	"	"	"	"
1,3-Dichlorobenzene	"	ND			1	"	"	"	"
1,4-Dichlorobenzene	"	ND			1	"	"	"	"
2,3-Dichlorobenzidine	"	ND			5	"	"	"	"
2,4-Dichlorophenol	"	ND			2	"	"	"	"
Diethyl phthalate	"	ND			2	"	"	"	"
4-Dimethylphenol	"	ND			2	"	"	"	"
Dimethyl phthalate	"	ND			5	"	"	"	"
Di-n-butyl phthalate	"	ND			5	"	"	"	"
Di-n-octyl phthalate	"	ND			5	"	"	"	"
4,6-Dinitro-2-methylphenol	"	ND			5	"	"	"	"
4-Dinitrophenol	"	ND			5	"	"	"	"
4-Dinitrotoluene	"	ND			5	"	"	"	"
2,6-Dinitrotoluene	"	ND			5	"	"	"	"
Fluoranthene	"	ND			1	"	"	"	"
Fluorene	"	ND			5	"	"	"	"
Hexachlorobenzene	"	ND			1	"	"	"	"
Hexachlorobutadiene	"	ND			1	"	"	"	"
Hexachlorocyclopentadiene	"	ND			2	"	"	"	"
Hexachloroethane	"	ND			1	"	"	"	"
Indeno(1,2,3-cd)pyrene	"	ND			5	"	"	"	"
Phosphorane	"	ND			1	"	"	"	"
2-Methylnaphthalene	"	ND			5	"	"	"	"
2-Methylphenol	"	ND			5	"	"	"	"
2,3,6-Trimethylphenol	"	ND			2	"	"	"	"
1,2,3,4-Tetrahydronaphthalene	"	ND			1	"	"	"	"
2-Nitroaniline	"	ND			5	"	"	"	"
3-Nitroaniline	"	ND			5	"	"	"	"
4-Nitroaniline	"	ND			5	"	"	"	"
1-Nitrobenzene	"	ND			1	"	"	"	"
2-Nitrophenol	"	ND			5	"	"	"	"
4-Nitrophenol	"	ND			5	"	"	"	"
N-Nitrosodiethylamine	"	ND			5	"	"	"	"
N-Nitrosodi-n-propylamine	"	ND			5	"	"	"	"
N-Nitrosodimethylamine	"	ND			2	"	"	"	"
N-Nitrosomethylethylamine	"	ND			5	"	"	"	"
N-Nitrosodi-n-butylamine	"	ND			1	"	"	"	"
N-Nitrosodiphenylamine	"	ND			2	"	"	"	"
N-Nitrosomorpholine	"	ND			5	"	"	"	"
N-Nitrosopiperidine	"	ND			5	"	"	"	"
N-Nitrosopyrrolidine	"	ND			5	"	"	"	"
Pentachlorophenol	"	ND			5	"	"	"	"
Perfluoranthrene	"	ND			5	"	"	"	"

Richy Jensen
Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

basic

530.243.7234 2218 Railroad Avenue
530.243.7494 Redding, California 96001

Report To: PROFESSIONAL SERVICE INDUSTRIES
4703 TIDEWATER AVENUE SUITE B
OAKLAND, CA 94601

Lab No: 4060481
Reported: 06/18/04
Phone: 510-434-9200
P.O. #

Attention: FRANK POSS
Project: CB RICHARD ELLIS 575-4G023

Description: B-5-W Lab ID: 4060481-05

Sampled: 06/08/04 13:40

Matrix: Water

Received: 06/11/04 11:35

PA 8270

Analyte	Units	Results	Qualifier	MDL	RL	Method	Analyzed	Prepared	Batch
Phenol	"	19			1	"	"	06/14/04	"
Benzene	"	ND			5	"	"	"	"
4,6-Tetrachlorophenol	"	ND			5	"	"	"	"
4-Trichlorobenzene	"	ND			2	"	"	"	"
4,5-Trichlorophenol	"	ND			5	"	"	"	"
4,6-Trichlorophenol	"	ND			5	"	"	"	"
surrogate: 2-Fluorophenol		30.2 %		18-81		"	"	"	"
surrogate: Phenol-d5		19.4 %		10-87		"	"	"	"
surrogate: 2,4,6-Tribromophenol		62.9 %		17-102		"	"	"	"
surrogate: Nitrobenzene-d5		57.1 %		22-112		"	"	"	"
surrogate: 2-Fluorobiphenyl		64.8 %		20-122		"	"	"	"
surrogate: Terphenyl-d14		79.5 %		21-156		"	"	"	"

Notes and Definitions

- 02 Hydrocarbon pattern present in the requested fuel quantitation range but does not resemble the pattern of the requested fuel.
- 01 Silica gel cleanup was performed on the sample extract.
- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the detection limit
- R Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference
- < Less than reporting limit
- = Less than or equal to reporting limit
- > Greater than reporting limit
- >= Greater than or equal to reporting limit
- MDL Method Detection Limit
- RL/ML Minimum Level of Quantitation
- MCL/AL Maximum Contaminant Level/Action Level
- mg/kg Results reported as wet weight
- TTLIC Total Threshold Limit Concentration
- STLC Soluble Threshold Limit Concentration
- CLP Toxicity Characteristic Leachate Procedure

Rich Jensen

Approved By

Basic Laboratory, Inc.
California D.O.H.S. Cert #1677

BASIC LABORATORY CHAIN OF CUSTODY RECORD

2218 Railroad Ave., Redding, CA 96001 (530) 243-7234 FAX (530) 243-7494

LAB #: **4060481**
 SAMPLE TYPE: **Water**

CLIENT NAME: **PSI**

PROJECT NAME: **CB Richard Eulis**

PROJECT #: **575-46023**

ADDRESS: **4703 TIDEWATER AVE, STE B
 OAKLAND, CA 94601**

REQUESTED COMP. DATE: **6/16/04** ~~6/18/04~~

STATE FORMS?

OF SAMPLES: **5**

TURN AROUND TIME: STD RUSH

PAGE **1** OF **1**

PROJECT MANAGER: **FRANK POSS (EXT-11)**

PHONE: **910 434 9200** FAX: **910 434 7676** E-MAIL:

INVOICE TO: **PSI** PO#:

SPECIAL MAIL E-MAIL FAX EDT

ANALYSIS REQUESTED	
# OF BOTTLES	ANALYSIS
7	TPH-G
7	TPH-D - Silica
6	TPH-MO 7 Gel
7	Metals Dissolved
7	VOCs 8260
7	SVOCs 8270

REP:
 ID#:
 SYSTEM#:
 GLOBAL ID #:
 QC = 1 2 3 4

DATE	TIME	WATER	COMP	SOIL	SAMPLE DESCRIPTION	# OF BOTTLES	LAB ID	REMARKS
6/8/04	15:00	X			S-1-W	7	1	No
	14:30	X			B-2-W	* 8	2	Trip Blank
6/10/04	16:25	X			B-3-W	6	3	Rec.
6/8/04	15:45	X			B-4-W	7	4	
	13:40	X			B-5-W	* 7	5	

NOTE: 1. 2/AG for B-1-W Broken in Delivery & 1 vial for B-2-W broken in Delivery.

PRESERVED WITH HNO₃ H₂SO₄ NaOH ZnAcce/NaOH HCL NaThio OTHER

AMPLIFIED BY: DATE/TIME: **6/8-10/04** RELINQUISHED BY: DATE/TIME: **6/10/04 18:00**

RECEIVED BY: **8431 6708 4379** DATE/TIME: **6/10/04 18:00** RELINQUISHED BY: DATE/TIME:

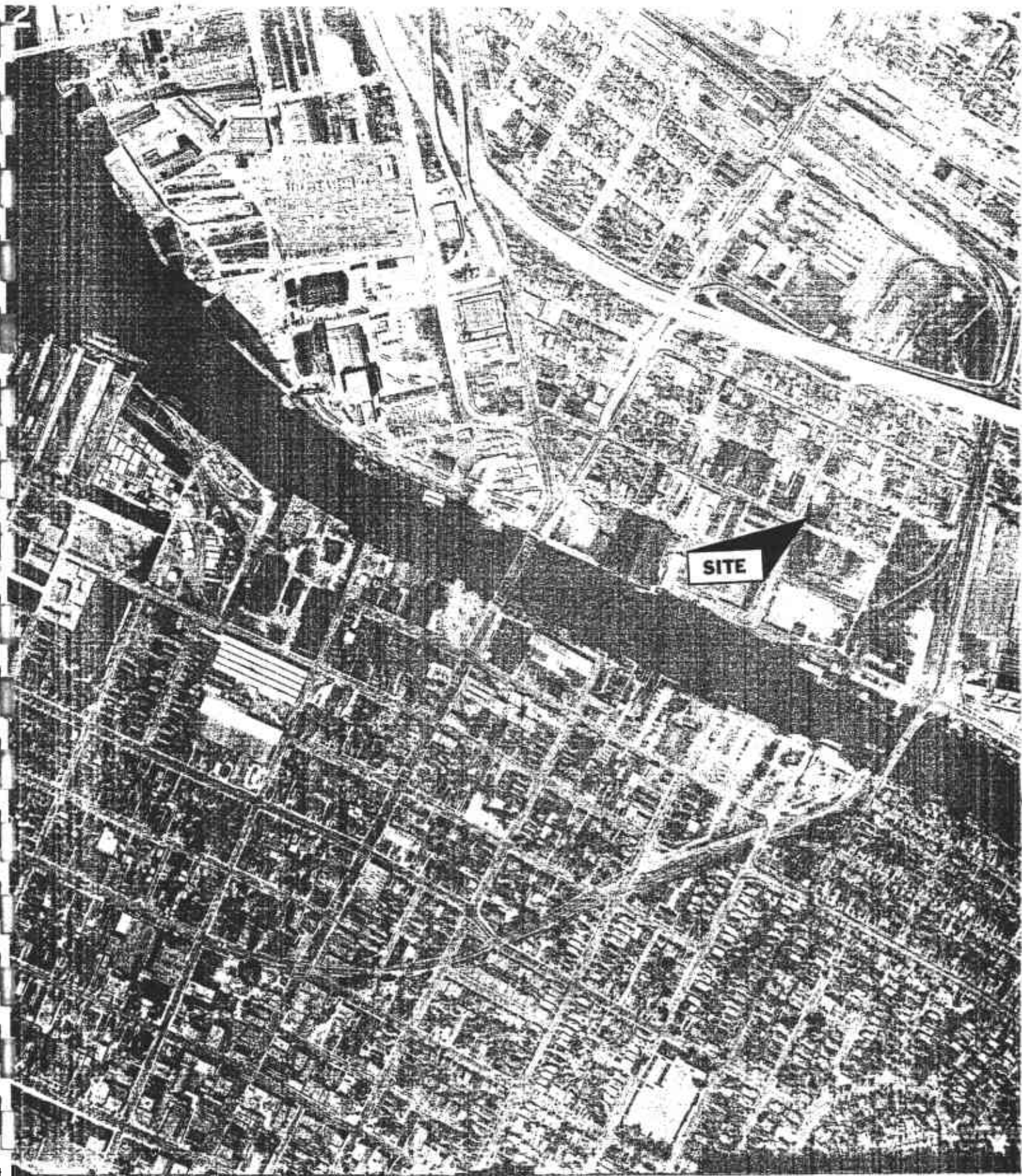
RECEIVED BY: (SAMPLES UNVERIFIED) DATE/TIME: RELINQUISHED BY: DATE/TIME:

RECEIVED BY LAB: (VERIFIED) DATE/TIME: **6/1/04 11:35** SAMPLES SHIPPED VIA: UPS FEDEX POST BUS OTHER

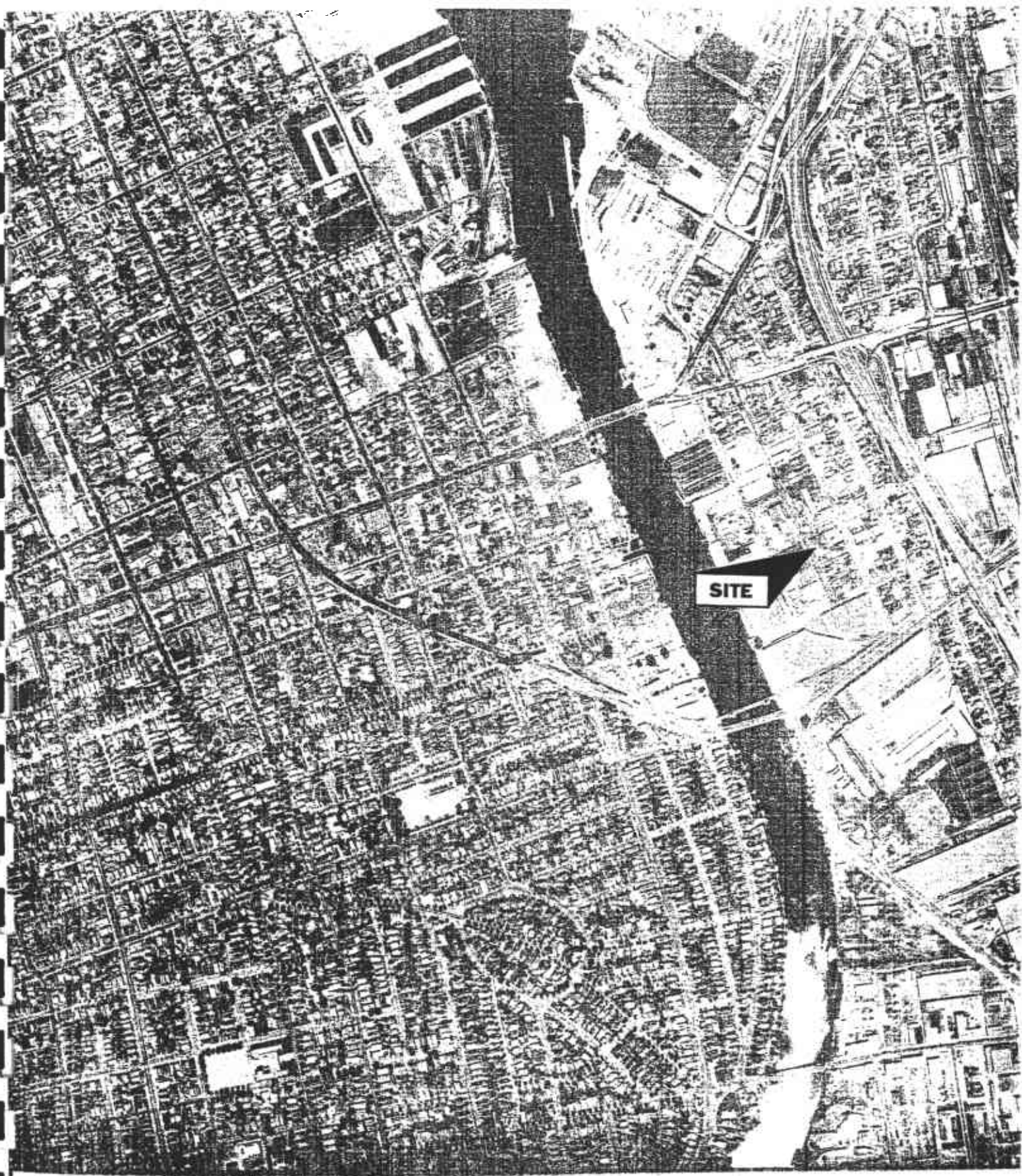
INSTRUCTIONS, TERMS AND CONDITIONS ON BACK. **2 COOLERS**

APPENDIX D

HISTORICAL SURVEY DATA



#V28-16-25
4-14-50



SITE

AV 337-6-36

7-3-59

PACIFIC



AERIAL SURVEYS

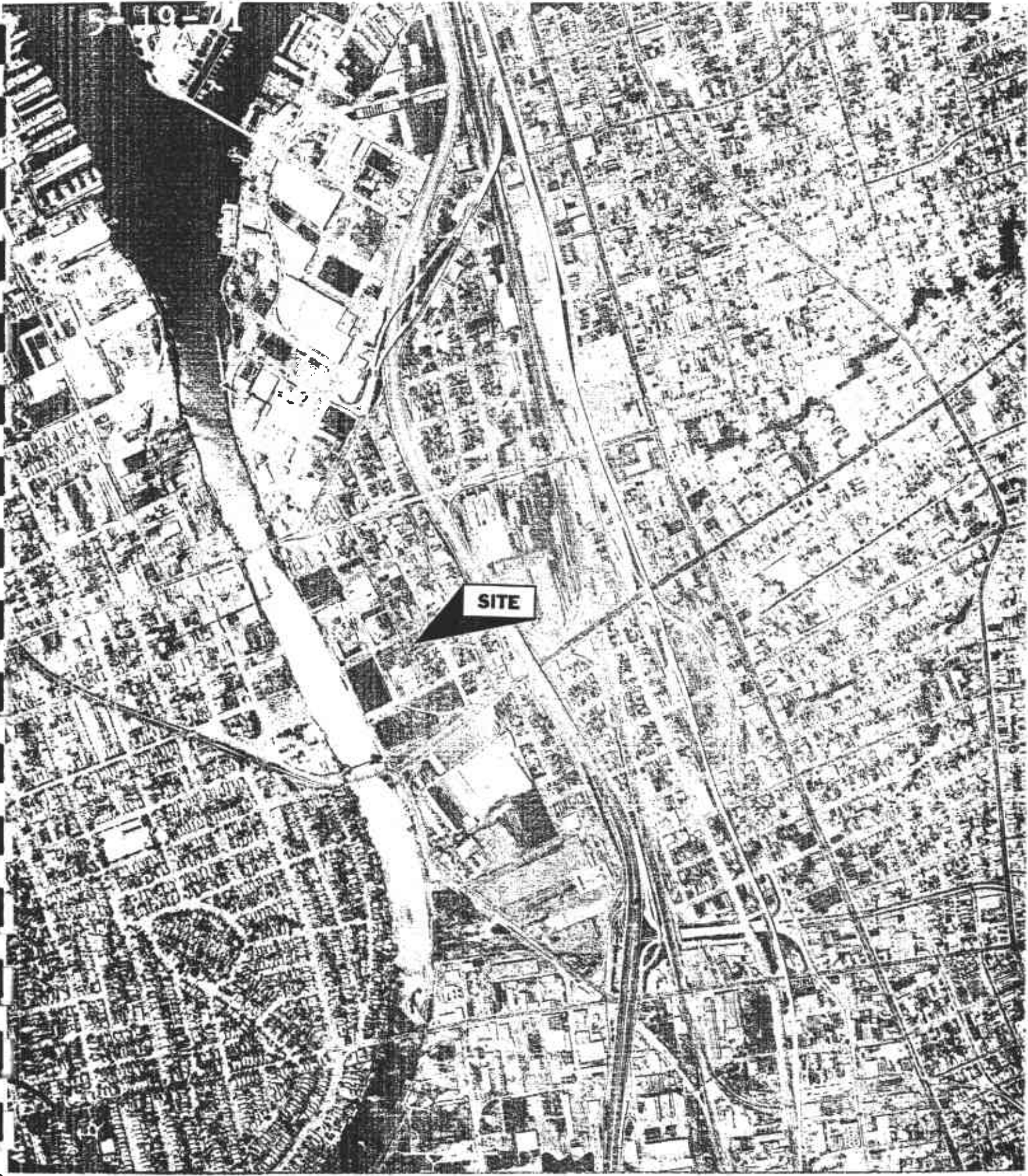
6407 Edgewater Drive

Oakland, CA 94621 • (510) 532-2020

All Works & Protected

5-19-71

10723

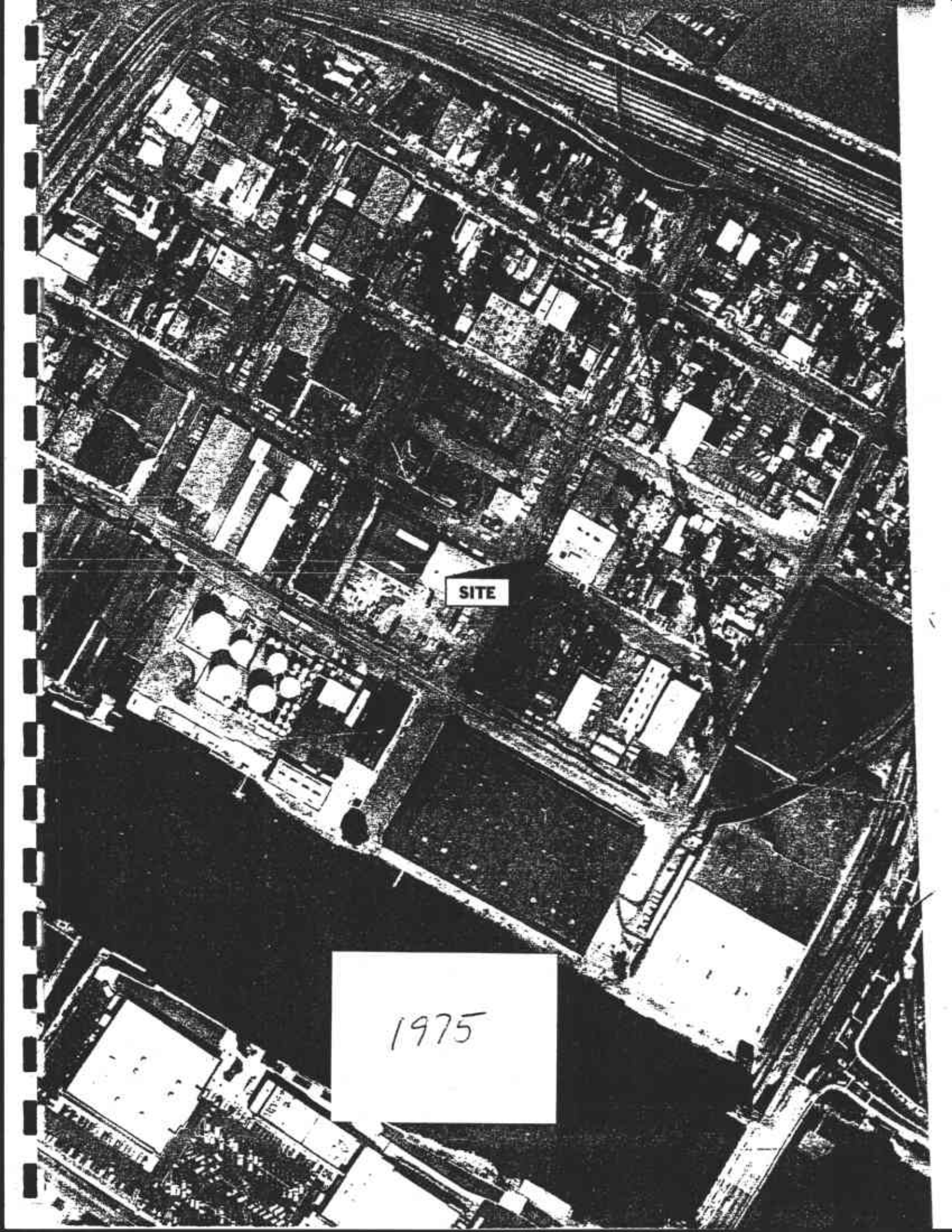


AU 995-4-25

5-19-71



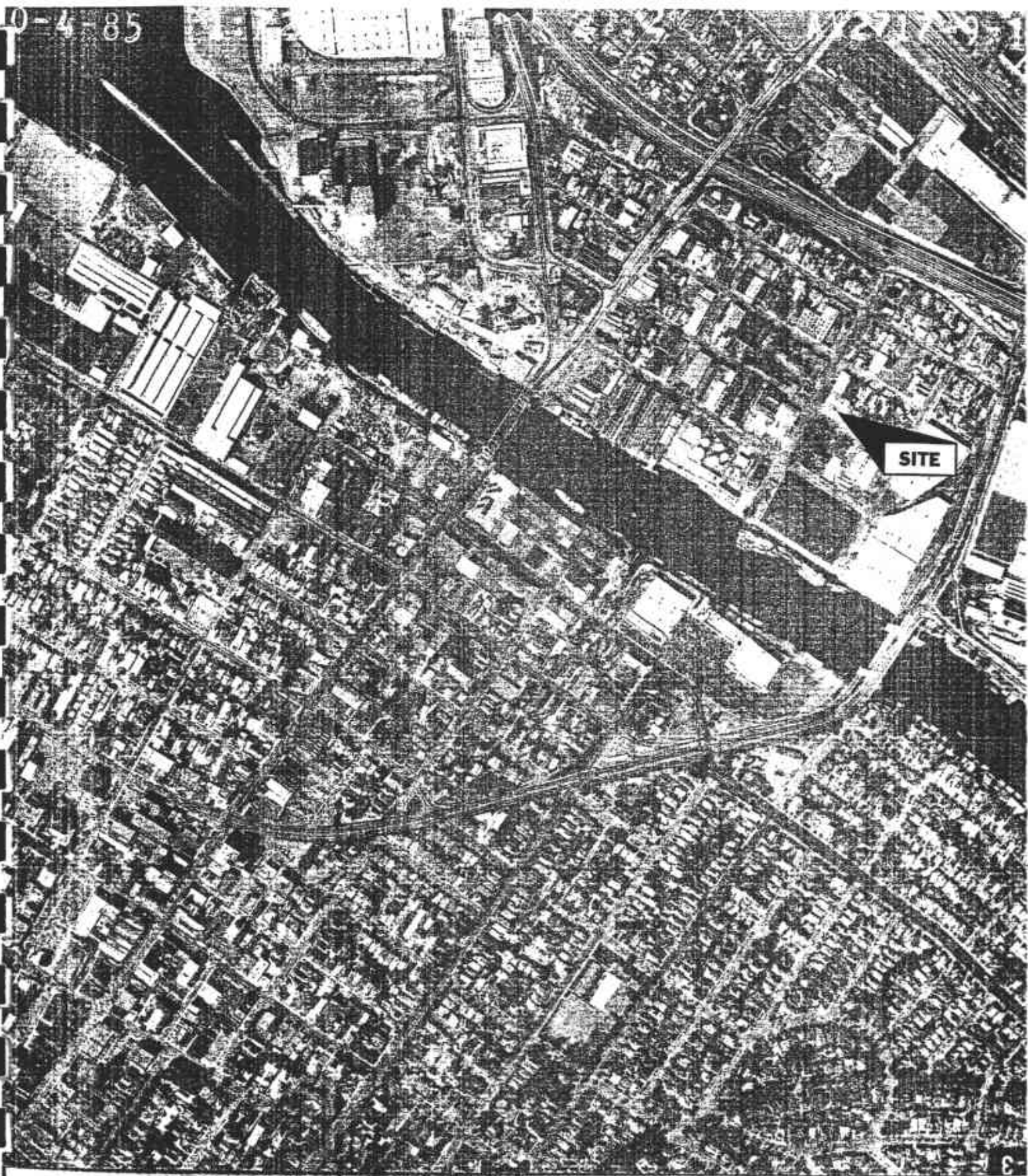
PACIFIC
 AERIAL SURVEYS
 8407 Edgewater Drive
 Oakland, CA 94621 • (510) 632-2020
 All Works © Protected



SITE

1975

10-4-85



AV 2717-9-1

10-4-85

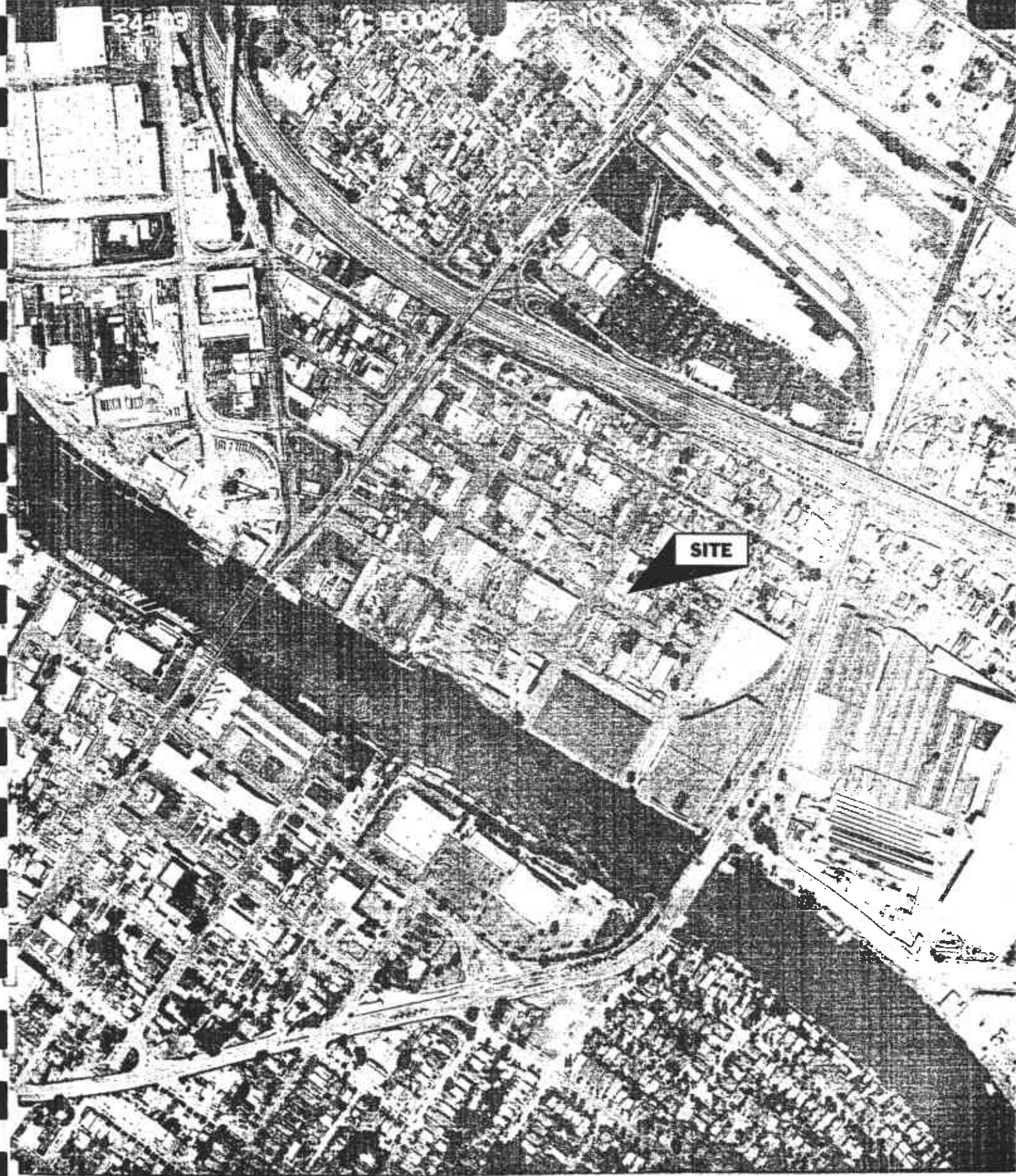


PACIFIC
AERIAL SURVEYS
8407 Edgewater Drive
Oakland, CA 94621 • (510) 632-2020
All Works Protected

An aerial photograph of a city grid, rotated 90 degrees clockwise. A small white rectangular label with the word "SITE" in black capital letters is positioned in the center of the image. The photograph shows a dense urban layout with numerous buildings, streets, and open spaces. The image is presented as a scan of a document page, with a perforated edge visible on the left side.

SITE

1994



KAV 8505-18-7

8-24-03

510 Derby Ave, Oakland, CA

Haines, Oakland

2004 - XXX

2003 - F&F Precision Grinding; F&F Surface Grinding; Bennet Barton

2000 - F&F Precision Grinding; F&F Surface Grinding

1995 - same

1990 - same

1985 - F&F Surface Grinding

1980 - same

1973 - same

PacTel Street Address Directory, Oakland

1967 - F&F Surface Grinding

1964 - same

Oakland Telephone Book, 510 Derby Ave

1959 - F&F Surface Grinding

1952 - same

1951 - same

1950 - no listing