STELLAR
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GEOSCIENCE & ENGINEERING CONSULTING

RECEIVED
By lopprojectop at 10:15 am, Jan 12, 2006

September 6, 2005

Mr. Edgar Allen
Acts Community Development
1034 66th Avenue
Oakland, CA 94621

Ms. Barbara Stingley
Global Real Estate
P.O. Box 348103
Sacramento, California 95834

Subject: Report of Findings for Limited Phase II Investigation
at 1001 77th Avenue, Oakland, California

Dear Mr. Allen and Ms. Stingley:

INTRODUCTION AND BACKGROUND

Stellar Environmental Solutions, Inc. (SES) is pleased to submit this report of findings for the recent limited Phase II Investigation at the referenced site. The work was conducted in accordance with our July 26, 2005 proposal. We understand that Acts Community Development (the current property owner) is considering selling the property, and the potential buyer requested that this investigation be conducted.

This work follows previous (July 2005) regulatory environmental assessment activities conducted by BASICS Environmental. The following BASICS Environmental reports/proposals were provided to SES:

- Environmental Transaction Screen (June 30, 2005)
- Local Agency File Review (July 8, 2005)
- Proposal for Limited Phase II Environmental Site Sampling (July 18, 2005)

The BASICS Environmental documents concluded that:

- The subject property was utilized as "gas and oil station" from at least the 1950s through the 1970s.
- The subject property was utilized for auto repair (Collins & Collins) from 1984 to the 1990s.
- According to Mr. Allen, Acts Community Development has utilized the building since approximately 2002 for the storage of building maintenance equipment and construction-type equipment (but not chemicals) for use on Acts Community Development properties.
- No specific regulatory information was found, nor field observations made, to support the presence of underground fuel storage tanks (UFSTs).
- A limited Phase II investigation (two boreholes) should be conducted to evaluate for any subsurface hydrocarbon contamination associated with the property's former usage as an auto repair facility and for the existence of any UFSTs.

SUBJECT PROPERTY DESCRIPTION

The subject property description is based on our August 3, 2005 site inspection and August 16, 2005 drilling mobilization. The approximately 5,250-square foot (105-foot by 50-foot) rectangular subject property is developed with one approximately 2,800-square foot, one-story concrete building. The building contains several open areas (accessible by truck doors) and several office and office support rooms. The interior floor is entirely concrete, with no evidence of former UFSTs (i.e., there are no cold pours/patches in flooring or vent pipes).

The rear (north) and left (west) sides of the building have thin (6-foot-wide) strips of open ground. The right (east) exterior and front (south) exterior are paved (concrete and asphalt) with no evidence of former UFSTs. The entire property is enclosed by chain-link fencing (sides and rear) and a metal gate (front). Adjacent uses include: a residence (to the north); a paved parking area (to the east); a sidewalk, then 77th Avenue, then an industrial building (to the south); and a sidewalk, then Spencer Street, then a commercial building (to the west). Figure 1 shows the site location.

3000 ft Scale: 1 : 100,000 Detail: 11-0 Datum: WGS84

N

SITE LOCATION ON U.S.G.S. TOPOGRAPHIC MAP

1001 77th Avenue
Oakland, CA

By: MJC

AUGUST 2005

Figure 1

Stellar Environmental Solutions, Inc.
Geoscience & Engineering Consulting

2005-51-01

PRE-FIELD WORK ACTIVITIES AND SELECTION OF BOREHOLE LOCATIONS

Assessment of Potential UST

The previous assessment activities indicated that no records of potential UFSTs were found at the applicable regulatory agencies: City of Oakland Fire Department; City of Oakland Building Department; Department of Toxic Substances Control (DTSC); Regional Water Quality Control Board (Water Board); and Alameda County Environmental Health Department (ACEHD). The report indicated that historical Sanborn Fire Insurance Zonation Maps (copies not included in their reports) showed the notation "gas and oil" for the subject property. We thus obtained and reviewed all available Sanborn maps for the subject property (1925, 1950, 1952, 1960, 1965, 1968, and 1969).

We reviewed the Sanborn maps to determine if a UFST was in fact noted, or if the maps contained any other information that might indicate the potential location of a UFST. The maps contained the following information:

- ***1925.*** The subject property was undeveloped.
- ***1950.*** The current subject property building has been built (although not fully extended to the east and west). The building is indicated to be used for auto repairing. There is a "Gas and "Oil" notation adjacent to the front of the building, but no specific indication of UFSTs. A "Gas and Oil" notation on Sanborn maps generally (but not always) refers to UFSTs.
- ***1952.*** The subject property building has been extended to the east (its current configuration at that portion of the building), and there is an additional illegible map notation on that building extension. "Gas and Oil" is again noted on the map.
- ***1960.*** The subject property building has been extended slightly to the west (its current configuration at that portion of the building). The eastern addition (noted on the 1952 map) is indicated to be used for auto servicing, and the remainder of the building is used for auto repairing. "Gas and Oil" is again noted on the map.
- ***1965, 1968, and 1969.*** These maps show no subject property changes relative to the 1960 map.

Attachment A contains copies of the Sanborn maps we reviewed.

In summary, the subject property building was constructed between 1925 and 1950, has been used wholly for auto servicing, and has historical documentation as utilizing "Gas and Oil" (generally indicative of a UFST) from at least 1950 to 1969. There were no regulatory agency records for a UFST, although UFSTs were typically required to be permitted by that time.

Borehole Location Selection

If a UFST is/was present, it almost certainly was located on the subject property itself (i.e., not in the sidewalks or street), on the exterior of the building. The most likely location for the UFST would be the historically (and currently) open, paved area in front of the building. There is insufficient space on the north and west sides for installation of a UFST. Local groundwater flow direction is likely to the west (toward San Francisco Bay) following local topography. Therefore, the western edge of the subject property is the area most likely to show site-sourced contamination that migrates downgradient in groundwater. Due to site access constraints, the majority of the western portion of the subject property was inaccessible to drilling. We therefore located the two boreholes as follows (locations shown on Figure 2):

- ***BH-01.*** Located in the approximate east-west center of the property, in the center of the exterior paved area.

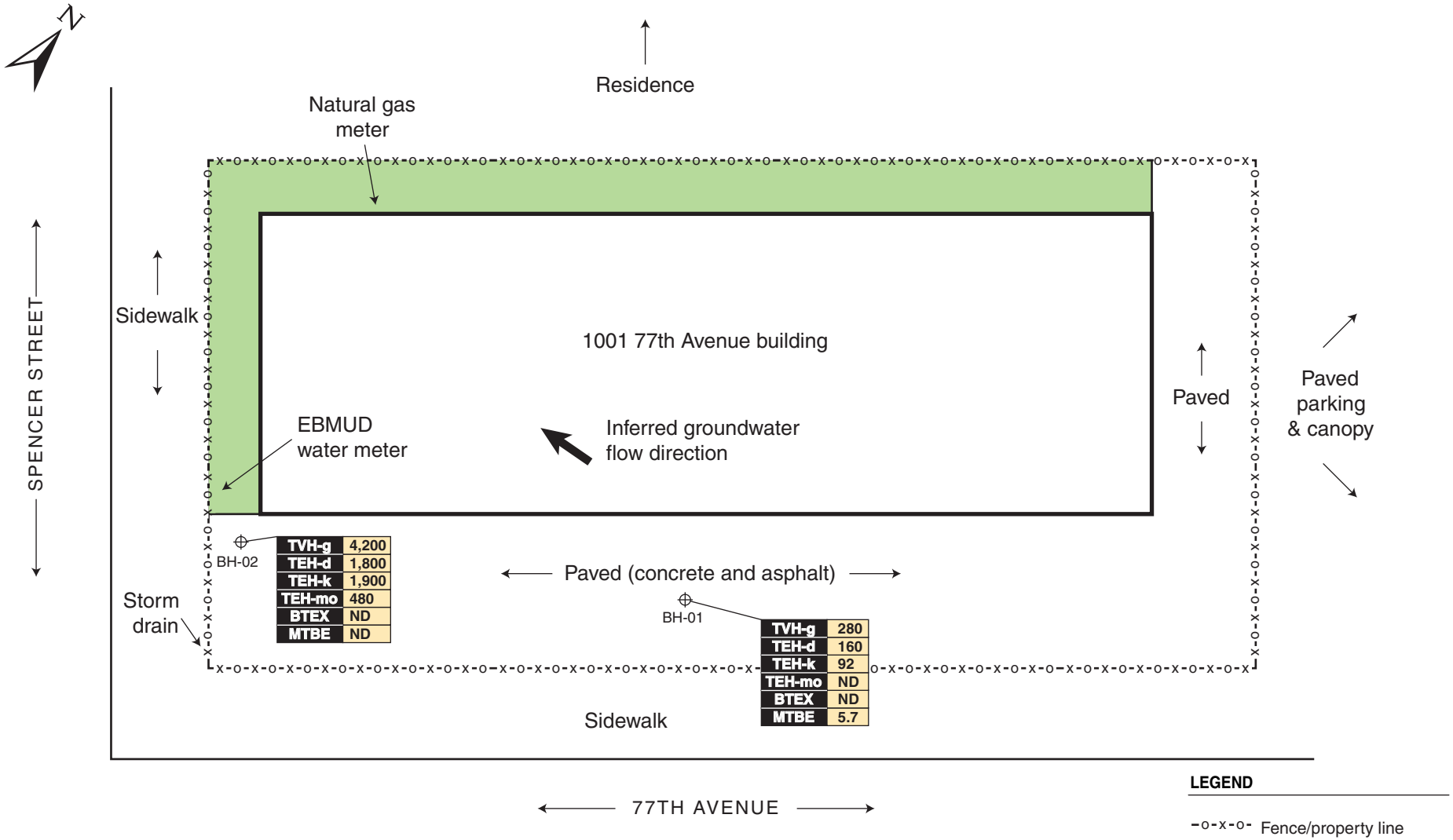
- ***BH-02.*** Located at the most downgradient possible location, on the western property line immediately adjacent to the building.

Permitting and Planning

Prior to drilling, SES marked the drilling locations with white paint and reported the planned drilling activities to Underground Service Alert of Northern California (USA North), which notified local utility companies to conduct a site-specific survey and mark underground utilities. We obtained and paid for the required borehole drilling permit from Alameda County Public Works Agency (ACPWA) (permit copy included as Attachment B). We notified ACPWA of the drilling schedule; however, ACPWA did not conduct an inspection.

EXPLORATORY BOREHOLE DRILLING AND SAMPLING

Exploratory borehole drilling and sampling was conducted on August 16, 2005. Drilling was conducted by Precision Sampling (C-57 License No. 636387), under the direct supervision of a SES field representative. The boreholes were drilled with a truck-mounted Geoprobe™ rig. Boreholes were drilled with 2-inch-diameter steel outer drive casing lined with acetate sampling



Stellar Environmental Solutions, Inc.
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SITE PLAN, BOREHOLE LOCATIONS & AUGUST 2005 GROUNDWATER ANALYTICAL DATA
1001 77th Avenue, Oakland, CA

Figure 2

by: MJC | AUGUST 2005

2005-51-02

sleeves. Figure 2 shows the borehole locations. Attachment C contains photodocumentation of the drilling activities.

Shallow site lithology was determined in the current investigation by the following method: Continuous core soil samples—to the total depth of 12 feet below ground surface (bgs) in borehole BH-01 and 16 feet bgs in borehole BH-02—were collected; the samples were evaluated in accordance with the visual method of the Unified Soils Classification System (USCS); and the samples were then examined for evidence of contamination. There was no evidence of contamination, either visual or olfactory, in any of the samples collected.

Native materials encountered in boreholes consisted predominantly of silty clays, varying in color from light blue-gray to black, and varying in texture from stiff and dry in the upper portion of the borehole to slightly stiff-soft in lower portions of the boreholes. In BH-01, the clay unit was underlain by a visually-distinct, gravelly sand from approximately 10 to 12 feet bgs (bottom of the borehole). Water (i.e., saturated cuttings and measurable water levels) was encountered in this unit, at a depth of approximately 10.5 feet bgs. In BH-02, the clay unit extended to a depth of approximately 13.5 feet bgs, where a 1-foot-thick, water-bearing clayey gravel unit was encountered at 13.5 to 14.5 feet bgs. This unit was underlain by stiff clay to 16 feet (bottom of the borehole). Water levels rose in both boreholes (to approximately 6.8 feet bgs in BH-01 and 7.5 feet bgs in BH-02), indicating confining or semi-confining conditions in the shallow aquifer.

The observed local heterogeneities in shallow lithology and groundwater levels are typical of the alluvial deposits in this area. It is likely that the shallow, water-bearing gravelly sand in BH-01 is a localized lens of higher-permeability material, and the water in that zone may be perched groundwater.

We observed no non-native (backfill) material indicative of a UFST excavation.

Our technical proposal anticipated the collection of four soil samples per borehole:

- One in the capillary fringe (unsaturated zone, just above first occurrence of groundwater);
- One at approximately 8 feet deep (the likely depth of a UFST); and
- Two equally-spaced samples between the 8-foot-deep and capillary fringe samples (these samples were to be submitted to the lab, but not analyzed unless the other soil samples showed contamination).

Because of the relatively shallow depth of groundwater, it was not technically appropriate to collect the anticipated intermediate soil samples. Therefore, the only soil samples submitted for laboratory analysis were from 8 and 10 feet bgs in BH-01, and from 8 and 13 feet in BH-02. A grab-groundwater sample was also collected from each borehole with a new disposable bailer. Samples were labeled, chilled, and transported to the analytical laboratory under chain-of-custody documentation.

Following completion of drilling and sampling activities, the boreholes were tremie-grouted to surface with a slurry of neat Portland cement and potable water. Drill cuttings from the investigation were placed in a labeled, covered, 5-gallon bucket, which was left onsite.

LABORATORY ANALYSES PERFORMED

The soil and groundwater samples were analyzed for:

- Total volatile hydrocarbons (TVH), gasoline range – by EPA Method 8015M;
- Total extractable hydrocarbons (TEH), diesel, kerosene, motor oil, and Stoddard Solvent ranges – by EPA Method 8015M;
- Five LUFT metals (cadmium, chromium, lead, nickel, and zinc) – by EPA 6000/7000 series; and
- Benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary-butyl ether (MTBE) – by EPA Method 8020

As discussed in our proposal, the BASICS Environmental-recommended analyses for halogenated volatile organic compounds (HVOCs) was not technically warranted, as historical data indicate the very likely small quantity usage of solvents (and all aboveground). Thus, we opted to omit HVOC analysis for the collected samples.

Curtis and Tompkins, Ltd. (a California-certified analytical laboratory) completed all laboratory analyses.

REGULATORY CONSIDERATIONS

Screening Levels

The Water Board has established Environmental Screening Levels (ESLs) as conservative numerical standards for evaluating the likelihood of environmental impact. ESLs are screening-level criteria for soil and groundwater, designed to be generally protective of both drinking water

resources and aquatic environments; they incorporate both environmental and human health risk considerations. ESLs are not cleanup criteria (they are not health-based numerical values or disposal-based values). Rather, they are used as a preliminary guide in determining whether additional remediation and/or investigation may be warranted. Exceedance of ESLs may warrant additional actions, such as monitoring plume stability to demonstrate no risk to sensitive receptors in the case of sites where drinking water is not threatened.

Different ESLs are published for commercial/industrial vs. residential land use, and for sites where groundwater is a potential drinking water resource vs. is not a drinking water resource. A Water Board published map of the East Bay shows areas where groundwater is and is not a potential drinking water resource.

In our professional opinion, the appropriate ESLs for the subject site are *commercial/industrial land use* and *groundwater is a potential drinking water resource*.

Hazardous Waste Criteria

Soils can be classified as hazardous (which requires special disposal if removed, but doesn't necessarily require cleanup). The most commonly applied California hazardous criteria are based on both total and soluble concentrations relative to State of California numerical criteria (Total Threshold Limit Concentrations [TTLCs]) and Soluble Threshold Limit Concentrations [STLCs]). Generally, total concentrations are first determined to reduce the number of samples that might require further STLC classification (by the California Waste Extraction Test [WET]) method. No hazardous waste criteria are published for petroleum or aromatic hydrocarbons, although elevated concentrations of these contaminants would require further testing to determine if the waste would be classified by other hazardous criteria (i.e., ignitability and/or toxicity).

ANALYTICAL RESULTS

Tables 1 through 3 summarize the analytical results for the soil and groundwater samples. Attachment D contains the certified analytical laboratory report and chain-of-custody record.

Petroleum Hydrocarbons

Petroleum hydrocarbons were detected in three of four soil samples collected during this investigation, but all were at levels below regulatory ESLs.

Soil sample BH-01-8' exhibited only a trace concentration (3.4 milligrams per kilogram [mg/kg]) of total extractable hydrocarbons in the diesel range (TEH-d), which is below the Water

Table 1
August 16, 2005 Soil and Groundwater Analytical Results
Petroleum and Aromatic Hydrocarbons
1001 77th Avenue, Oakland, California

Sample ID	TVH-g (mg/kg)	TEH-d (mg/kg)	TEH-k (mg/kg)	TEH-mo (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethyl-Benzene (µg/kg)	Total Xylenes (µg/kg)	MTBE (µg/kg)
SOIL SAMPLES									
BH-01-8'	*< 1.1*	3.4	*< 1.0*	*< 5.0*	*< 5.3*	*< 5.3*	*< 5.3*	*< 10.6*	*< 21*
BH-01-10'	*< 1.1*	*< 1.0*	*< 1.0*	*< 5.0*	*< 5.4*	*< 5.4*	*< 5.4*	*< 10.8*	*< 22*
BH-02-8'	*< 1.0*	4.5	1.2	15	*< 5.1*	*< 5.1*	*< 5.1*	*< 10.2*	*< 20*
BH-02-13'	*< 1.0*	5.4	1.7	16	*< 5.0*	*< 5.0*	*< 5.0*	*< 10.0*	*< 20*
ESLs [(a)]	100	100	100	1,000	44	2,900	3,300	1,500	23
Sample ID	**TVH-g (µg/L)**	**TEH-d (µg/L)**	**TEH-k (µg/L)**	**TEH-mo (µg/L)**	**Benzene (µg/L)**	**Toluene (µg/L)**	**Ethyl-Benzene (µg/L)**	**Total Xylenes (µg/L)**	**MTBE (µg/L)**
GROUNDWATER SAMPLES									
BH-01-GW	**280**	**160**	92	*< 300*	*< 0.5*	*< 0.5*	*< 0.5*	*< 0.5*	**5.7**
BH-02-GW	**4,200**	**1,800**	**1,900**	**480**	*< 0.5*	*< 0.5*	*< 0.5*	*< 0.5*	*< 2.0*
ESLs [(a)]	100	100	100	100	1.0	40	30	13	5.0

Notes:

[(a)] ESLs = Water Board Environmental Screening Levels for commercial/industrial sites where groundwater is a potential drinking water resource.

TVH-g = total volatile hydrocarbons as gasoline
TEH-d = total extractable hydrocarbons as diesel
TEH-mo = total extractable hydrocarbons as motor oil
MTBE = methyl tertiary-butyl ether

mg/kg = milligrams per kilogram
µg/L = micrograms per liter

Table 2
August 16, 2005 Soil Analytical Results – Metals
1001 77th Avenue, Oakland, California

Metal	BH-01-8'	BH-01-10'	BH-02-8'	BH-02-13'	ESLs	Hazardous Waste Criteria (TTLC)	Hazardous Waste Criteria (STLC)	Potentially Hazardous Waste Criteria (10 x STLC)
Cadmium	0.75	0.99	0.78	0.81	1.7	500	1.0	10
Chromium (total)	50	46	47	45	58	2,500	5.0	50
Lead (total)	5.7	6.1	5.2	5.3	200	1,000	5.0	50
Nickel	36	43	39	41	150	2,000	20	200
Zinc	45	62	48	45	600	5,000	250	2,500

Notes:

ESLs = Water Board Environmental Screening Levels for commercial/industrial sites where groundwater is a potential drinking water resource.

TTLC = Total threshold limit concentration.
STLC = Soluble threshold limit concentration.

All concentrations are in milligrams per kilogram (mg/kg).

Table 3
August 16, 2005 Groundwater Analytical Results – Metals
1001 77th Avenue, Oakland, California

Metal	BH-01-GW	BH-02-GW	ESLs	Drinking Water Standards
Cadmium	*< 5.0*	*< 5.0*	2.2	5.0
Chromium (total)	40	*< 10*	50	50
Lead (total)	**5.2**	*< 3.0*	2.5	15 [(a)]
Nickel	**70**	*< 20*	8.2	NLP
Zinc	**110**	*< 20*	81	5,000 [(b)]

Notes:

[(a)] California Action Level
[(b)] Secondary drinking water standard

ESLs = Water Board Environmental Screening Levels for commercial/industrial sites where groundwater is a potential drinking water resource.

NLP = no level published

All concentrations are in micrograms per liter (µg/L).

Board-established ESL. No petroleum hydrocarbons (volatile or extractable) were detected in sample BH-01-10'.

Trace concentrations of TEH-d, total extractable hydrocarbons in the kerosene range (TEH-k), and total extractable hydrocarbons in the motor oil range (TEH-mo) were detected in samples BH-02-8' and BH-02-13'. All of these were below their respective ESLs.

The collected groundwater samples showed petroleum hydrocarbons concentrations higher than their respective ESL of 100 µg/L. Concentrations of TVH-g and TEH-d (280 and 160 µg/L, respectively) were detected in the sample from boring BH-01; both of these concentrations are relatively low, although still technically above their 100 µg/L ESLs. The groundwater sample collected from BH-02 exhibited much higher concentrations of petroleum hydrocarbons, significantly above their respective ESLs; however, no MTBE was detected in this sample. The following petroleum hydrocarbons were detected in the groundwater sample collected form boring BH-02: TVH-g (4,200 µg/L); TEH-d (1,800 µg/L); TEH-k (1,900 µg/L); and TEH-mo (480 µg/L).

Aromatic Hydrocarbons and MTBE

BTEX was not detected in any of the soil or groundwater samples collected during this event.

MTBE was not detected in any of the soil samples collected; however, it was detected in the groundwater sample from boring BH-01 at a concentration of 5.7 μg/L (which is above the ESL of 5.0 μg/L).

Metals

Metals concentrations in soil were all below their respective hazardous and potentially-hazardous criteria, and none exceeded the soil ESL criteria.

Metals concentrations in groundwater were all below their respective drinking water standards. However, three metals concentrations—lead (5.2 μg/L); nickel (70 μg/L); and zinc (110 μg/L)—in the grab-groundwater sample from BH-01 exceeded ESL criteria. None of the metals concentrations from BH-02 exceeded ESLs. Although the BH-01 concentrations are higher than the respective ESLs, this does not necessarily indicate risk to human health and/or the environment (as stated above, ESLs are not specifically cleanup goals).

DISCUSION OF FINDINGS

The soil and groundwater chemical data suggest that a source of soil contamination exists somewhere between exploratory boreholes BH-01 and BH-02. The low to trace concentration of soil contamination by hydrocarbons does not correlate with the relatively high concentrations of the dissolved fraction of hydrocarbons reported in the groundwater sample at the presumed downgradient borehole BH-02. The area of the former (or possibly existing) UFST is likely located between BH-01 and BH-02, with sufficient residual soil contamination to provide a source input to the groundwater.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

- The limited exploratory borehole sampling program was designed to evaluate the potential for UFST-related contamination, based on an indication of potential historical UFST usage.

- Two boreholes were drilled and sampled to depths of 12 and 16 feet bgs, respectively, in areas likely to intercept UFST-sourced contamination. One of the boreholes—BH-02—showed evidence of petroleum hydrocarbon contamination in the groundwater at levels of regulatory significance which suggests that leakage from the former (or still in-place) UFST has occurred.
- Shallow soils encountered are typical alluvial deposits, predominantly clay with more permeable sandy and gravel material that yields groundwater. The boreholes did not encounter non-native (backfill) material indicative of a UFST excavation. Groundwater appears to occur under confining or semi-confining conditions.
- Trace concentrations of petroleum hydrocarbons were detected in all four soil samples; however, none of these concentrations exceed their respective Water Board ESLs. Neither BTEX compounds nor MTBE were detected in any of the four soil samples collected during this investigation. Metals concentrations in soil samples were all below their respective hazardous and potentially-hazardous criteria, and none exceeded the ESL criteria.
- Maximum concentrations of petroleum hydrocarbon contaminants detected in groundwater during this investigation include:
  - TVH-g at 4,200 μg/L;
  - TEH-d at 1,800 μg/L;
  - TEH-k at 1,900 μg/L;
  - TEH-mo at 480 μg/L; and
  - MTBE at 5.7 μg/L.

  All maximum concentrations were detected in the sample collected from downgradient borehole BH-02, with the exception of MTBE in BH-01. All the maximum concentrations exceed their respective ESLs. Metals concentrations in groundwater were all below their respective drinking water standards. However, three metals concentrations—lead (5.2 μg/L); nickel (70 μg/L); and zinc (110 μg/L)—in the grab-groundwater sample from BH-01 exceeded ESL criteria. None of the metals concentrations from BH-02 exceeded ESLs. Although the BH-01 concentrations are higher than the respective ESLs, this does not necessarily indicate risk to human health and/or the environment (as stated above, ESLs are not specifically cleanup goals).

- The groundwater contamination identified suggests a likely source area in the soil somewhere between BH-01 and BH-02, and warrants further investigation to delineate the extent of contamination onsite and offsite from the subject property.

Opinion and Recommendation

- Contamination detected in groundwater samples are indicative of a UFST release.
- SES proposes to conduct a second phase of drilling to further delineate the onsite source and offsite extent of hydrocarbon contamination. We propose the drilling of five exploratory boreholes—two boreholes to be located between the locations of BH-01 and BH-02, a third to be located immediately southeast of BH-02, and the fourth and fifth boreholes to be located in Spencer Street.
- Because no contamination was detected in the soil samples in excess of ESLs and/or hazardous criteria, the soil in the 5-gallon pail can be returned to the ground or disposed of as non-regulated waste. We recommend that this waste soil be held onsite until the conclusion of the proposed additional drilling.
- Because the groundwater concentrations constitute a contaminant release, this report should be submitted to Alameda County Environmental Health Department. Should Acts Community Development elect to proceed with the recommended additional site characterization, we recommend that one submittal be made to the Health Department, including this report and the recommended additional site characterization report.

Please call the undersigned directly at (510) 644-3123 if you have any questions regarding this report of findings. Thank you again for the opportunity to provide you with the requested technical services.

Sincerely,

Joseph P. Dinan
Senior Environmental Scientist

Bruce M. Rucker, R.G. (#6814), R.E.A. (#2465)
Project Manager / Senior Geologist

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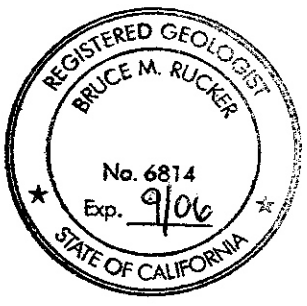


Joseph P. Dinan
Senior Environmental Scientist

Bruce M. Rucker

Bruce M. Rucker, R.G. (#6814), R.E.A. (#2465)
Project Manager / Senior Geologist

LIMITATIONS

This report has been prepared for the exclusive use of Acts Community Development, Global Real Estate, and their authorized representatives and/or assigns. No reliance on this report shall be made by anyone other than those for whom it was prepared.

The findings and conclusions presented in this report are based solely on the findings of the August 2005 drilling investigation conducted by SES. This report provides neither a certification nor guarantee that the property is free of hazardous substance contamination. This report has been prepared in accordance with generally accepted methodologies and standards of practice. The SES personnel who performed this investigation are qualified to perform such investigations and have accurately reported the information available, but cannot attest to the validity of that information. No warranty, expressed or implied, is made as to the findings, conclusions, and recommendations included in the report.

The findings of this report are valid as of the present. Site conditions may change with the passage of time, natural processes, or human intervention, which can invalidate the findings and conclusions presented in this report. As such, this report should be considered a reflection of the current site conditions as based on the investigation and remediation completed.

ATTACHMENT A

Sanborn Fire Insurance Maps

"Linking Technology with Tradition"®

Sanborn® Map Transmittal

Ship To: Bruce Rucker
Stellar Enviro Solutions
2198 6th Street
Berkeley, CA 94710

Order Date: 8/3/2005 **Completion Date:** 8/3/2005
Inquiry #: 1479859.1S
P.O. #: 2005-51
Site Name: Former Collins & Collins Auto
Address: 1077 77th Avenue
City/State: Oakland, CA 94621
Cross Streets:

Customer Project: 2005-51
1014106VLA 510-644-3123

Based on client-supplied information, fire insurance maps for the following years were identified

1925 - 2 Maps
1950 - 2 Maps
1952 - 2 Maps
1960 - 2 Maps
1965 - 2 Maps
1968 - 2 Maps
1969 - 2 Maps

Limited Permission to Photocopy Total Maps: 14

USER'S GUIDE

This User's Guide provides guidelines for accessing Sanborn Map® images and for transferring them to your Word Processor.

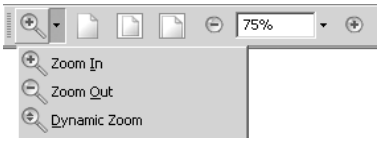
Reading Sanborn Maps

- Sanborn Maps document historical property use by displaying property information through words, abbreviations, and map symbols. The Sanborn Map Key provides information to help interpret the symbols and abbreviations used on Sanborn Maps. The Key is available from EDR's Web Site at: http://www.edrnet.com/reports/samples/key.pdf

Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

Navigating the Electronic Sanborn Image File

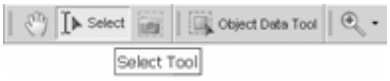


1. Open file on screen.
2. Identify TP (Target Property) on the most recent map.
3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
   A. On the menu bar, click "View" and then "Zoom to..."
   B. Or, use the magnifying tool and drag a box around the TP

Printing a Sanborn Map From the Electonic File

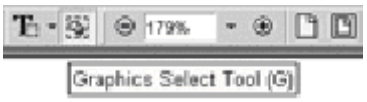
- EDR recommends printing images at 300 dpi (300 dpi prints faster than 600 dpi)
- To print only the TP area, cut and paste from Acrobat to your word processor application.

<u>Acrobat Versions 6 and 7</u>



1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.

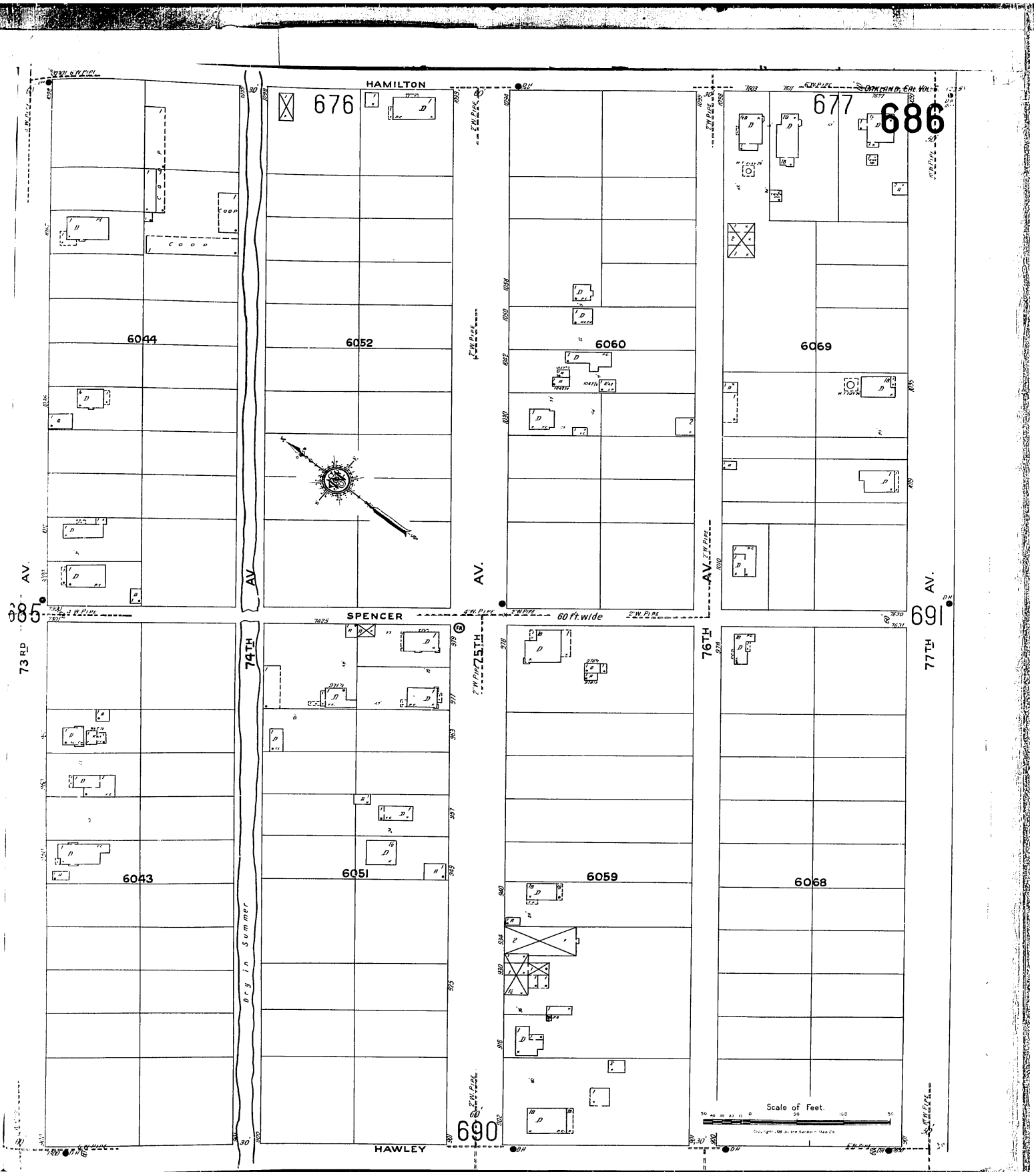
<u>Acrobat Version 5</u>

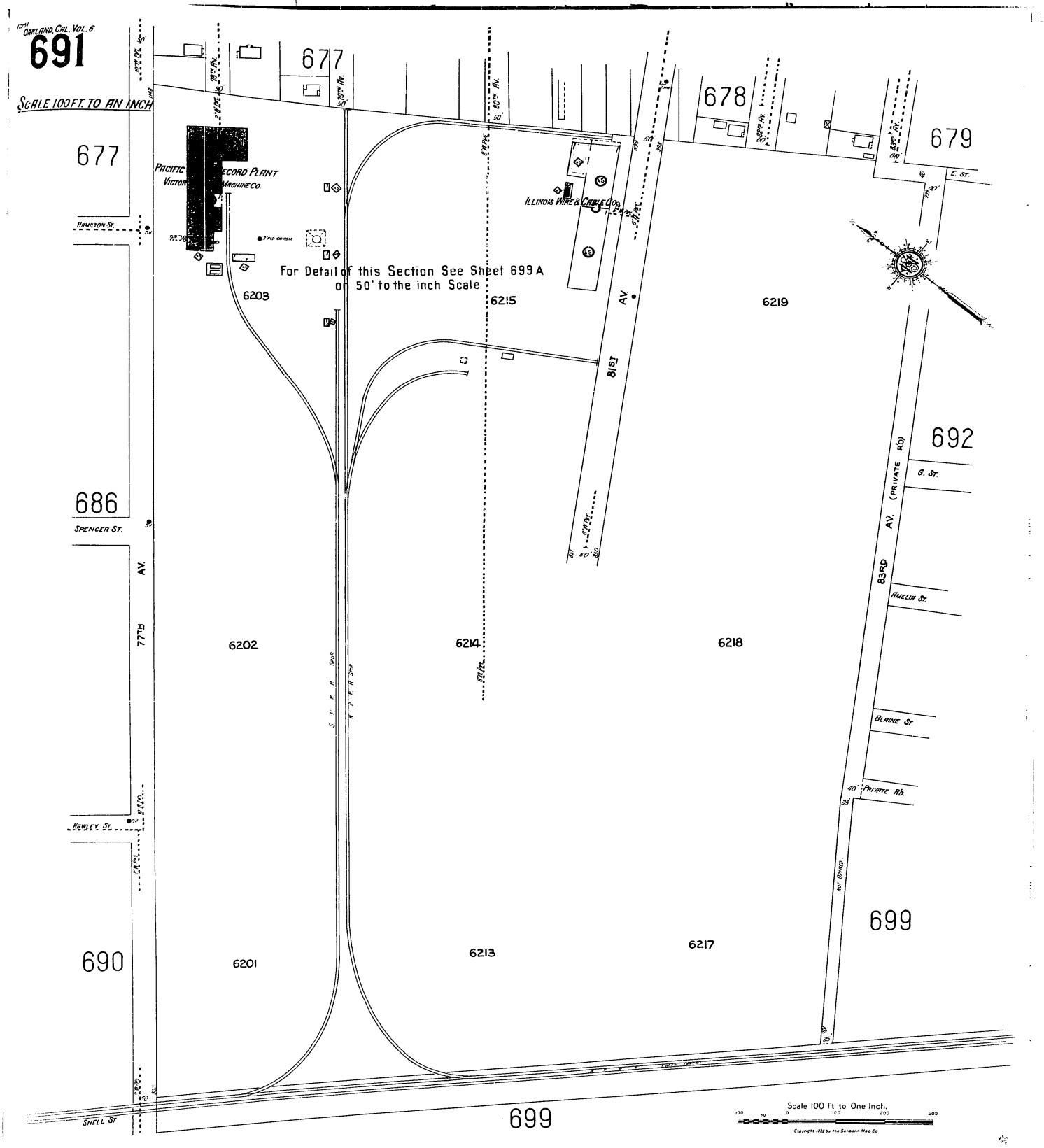


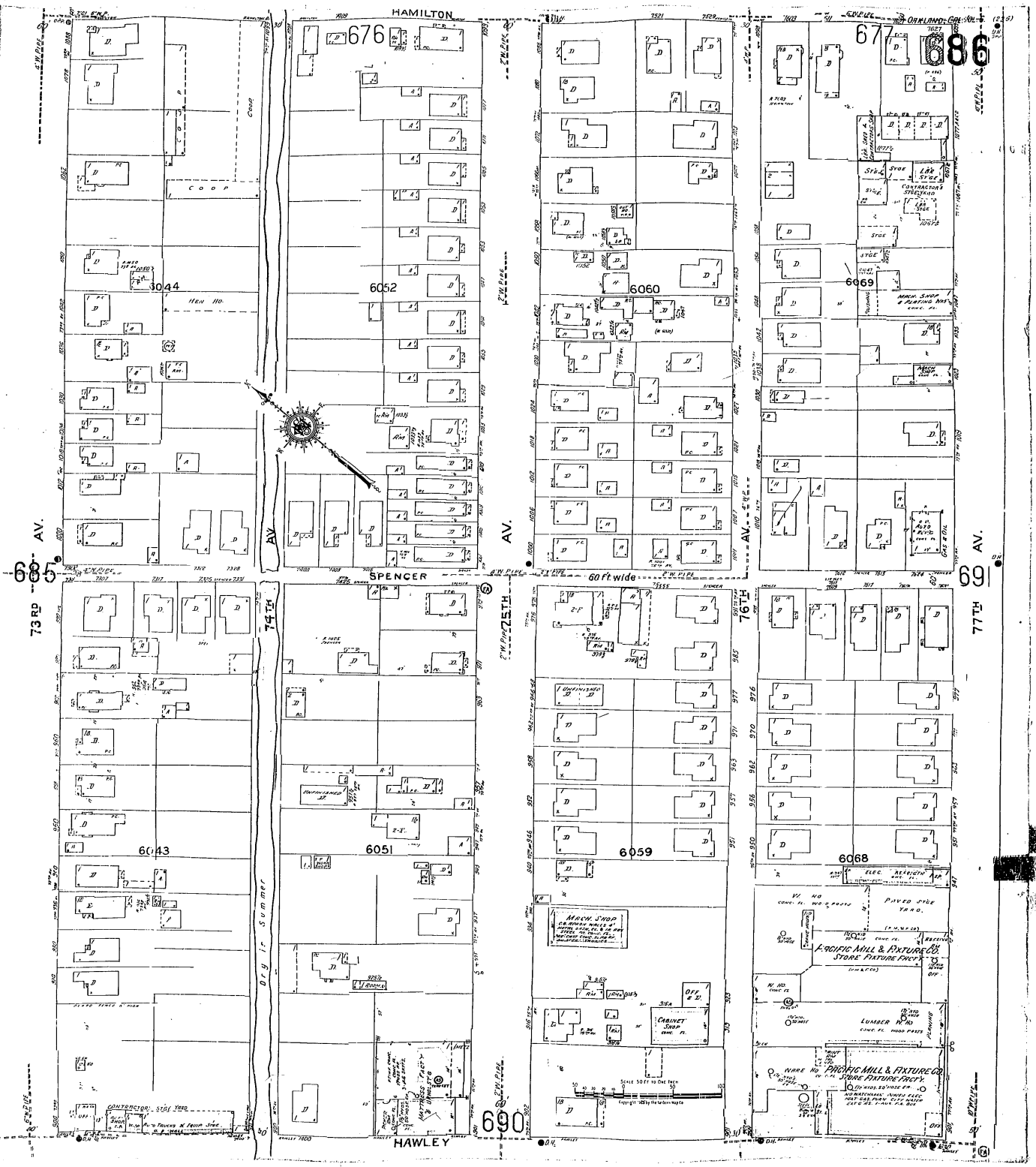
1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.

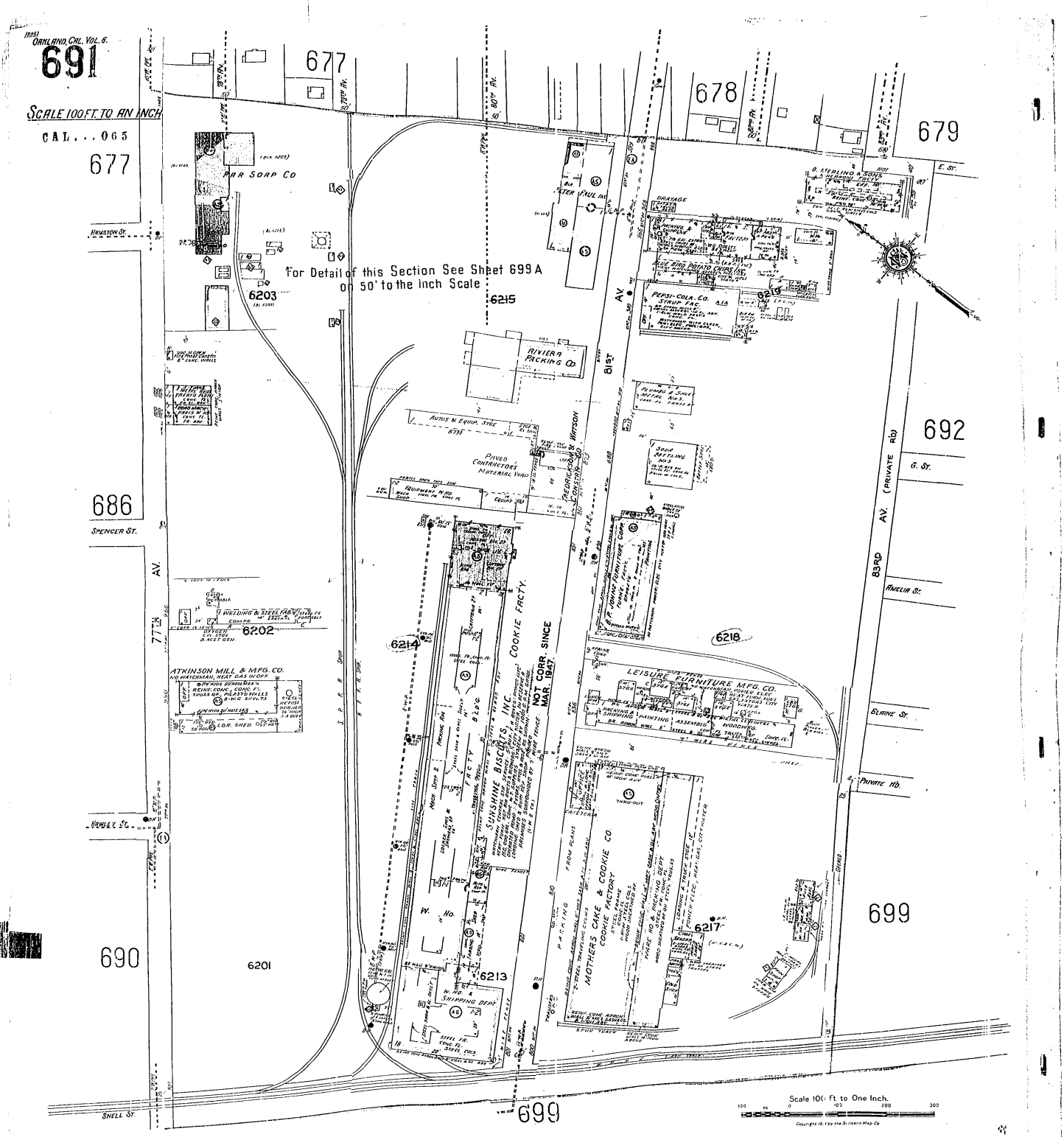
Important Information about Email Delivery of Electronic Sanborn Map Images

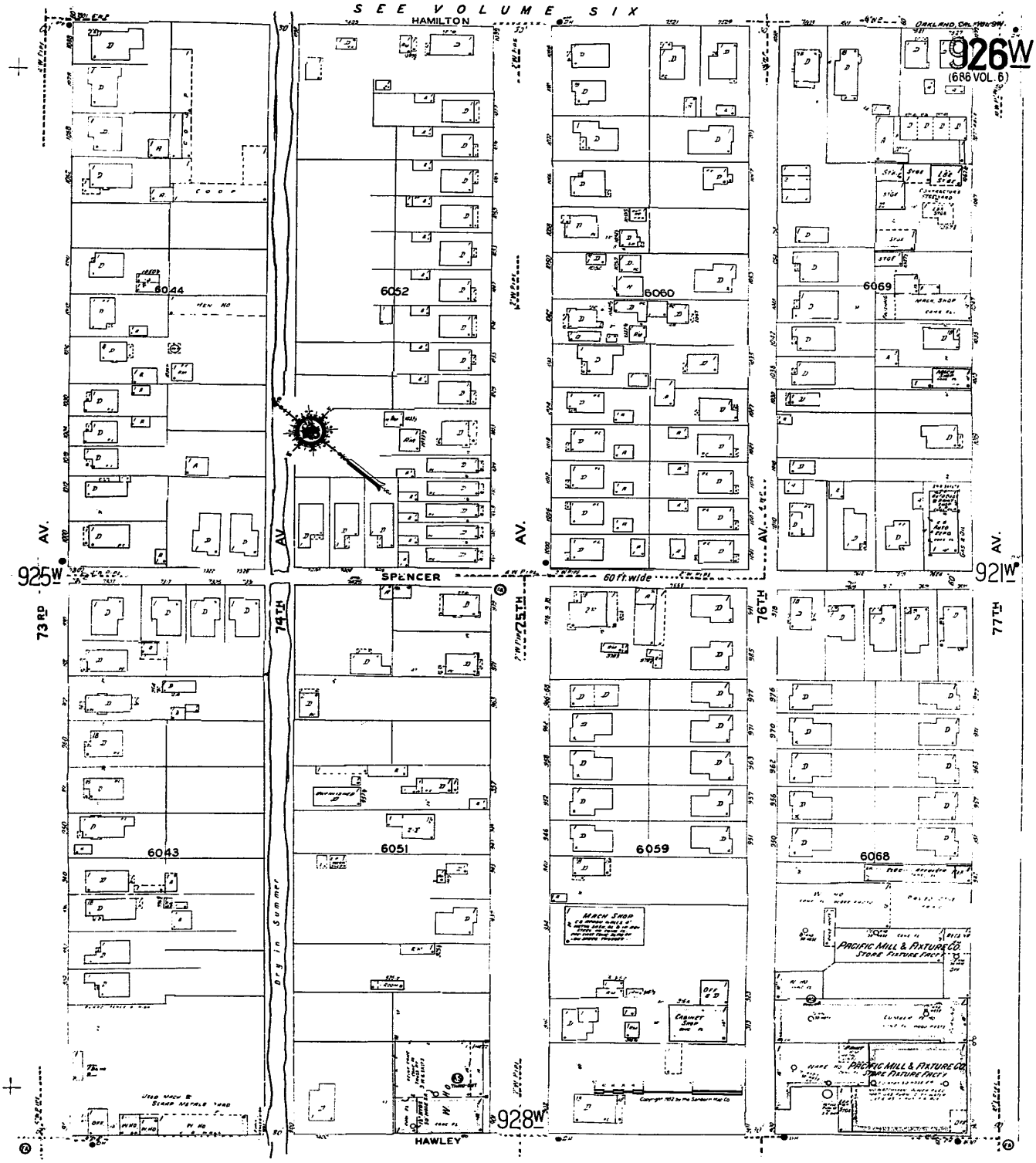
- Images are grouped intro one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as "1 of 3", "2 of 3", etc. including all available map years.
- Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.

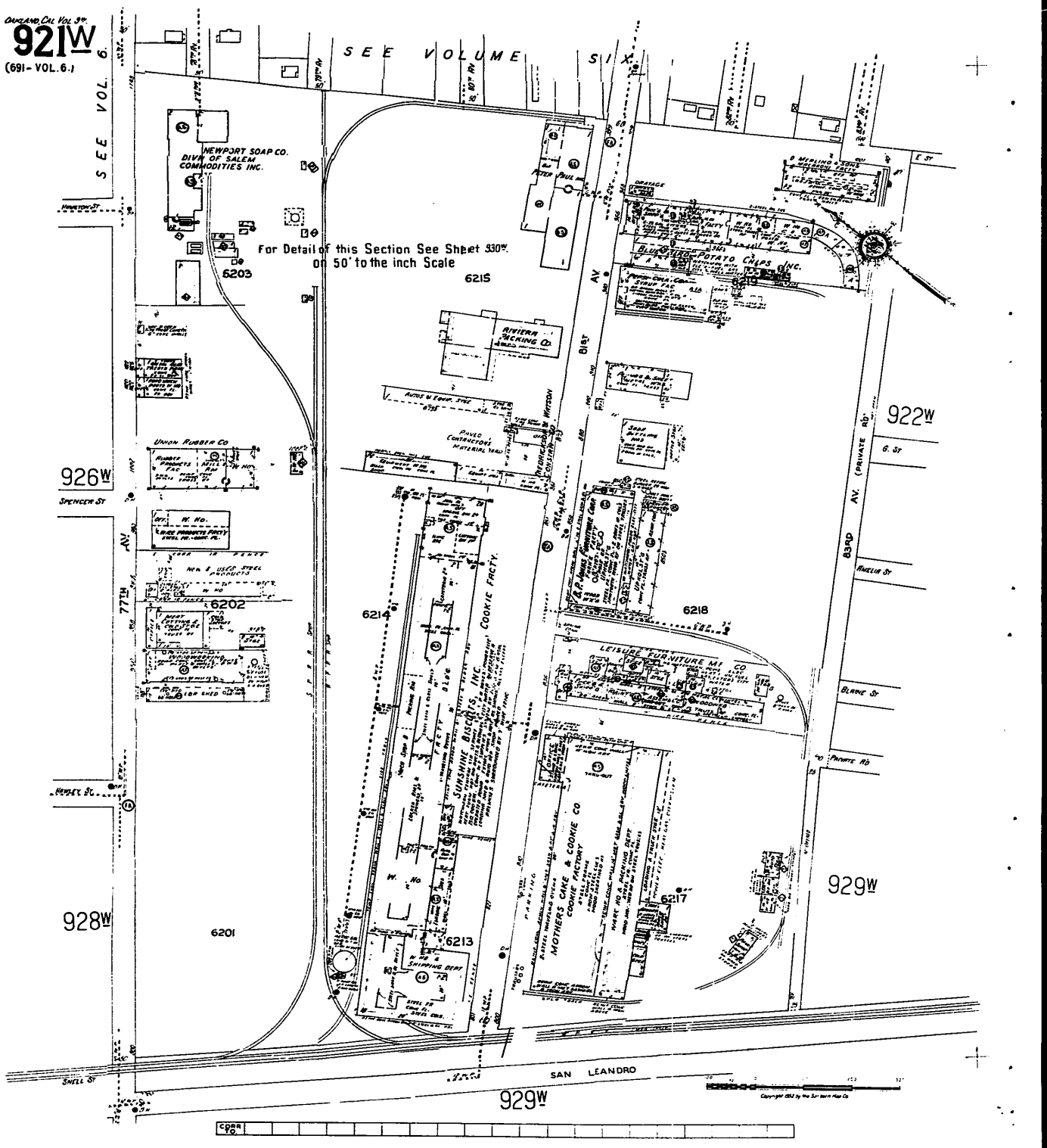


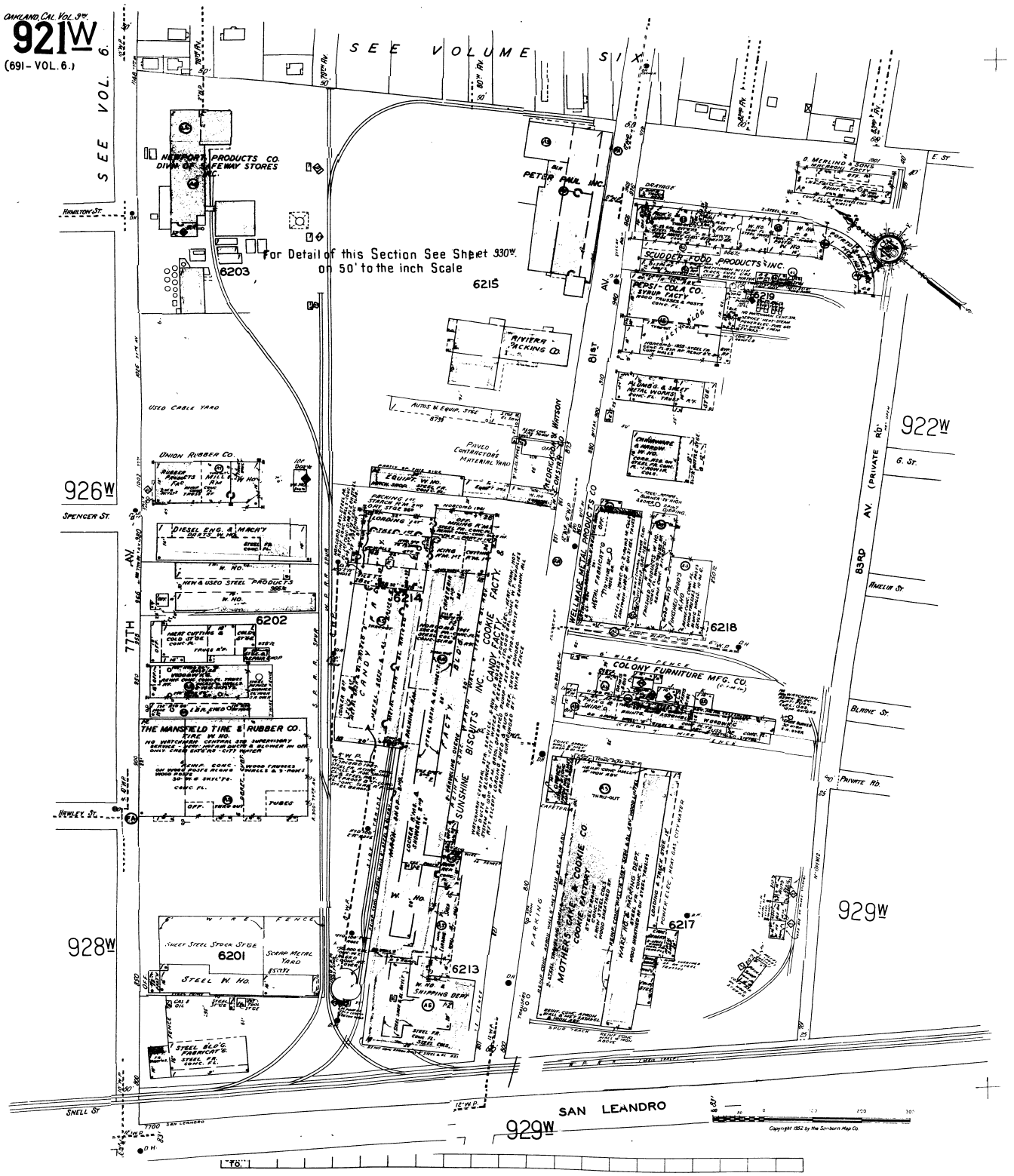


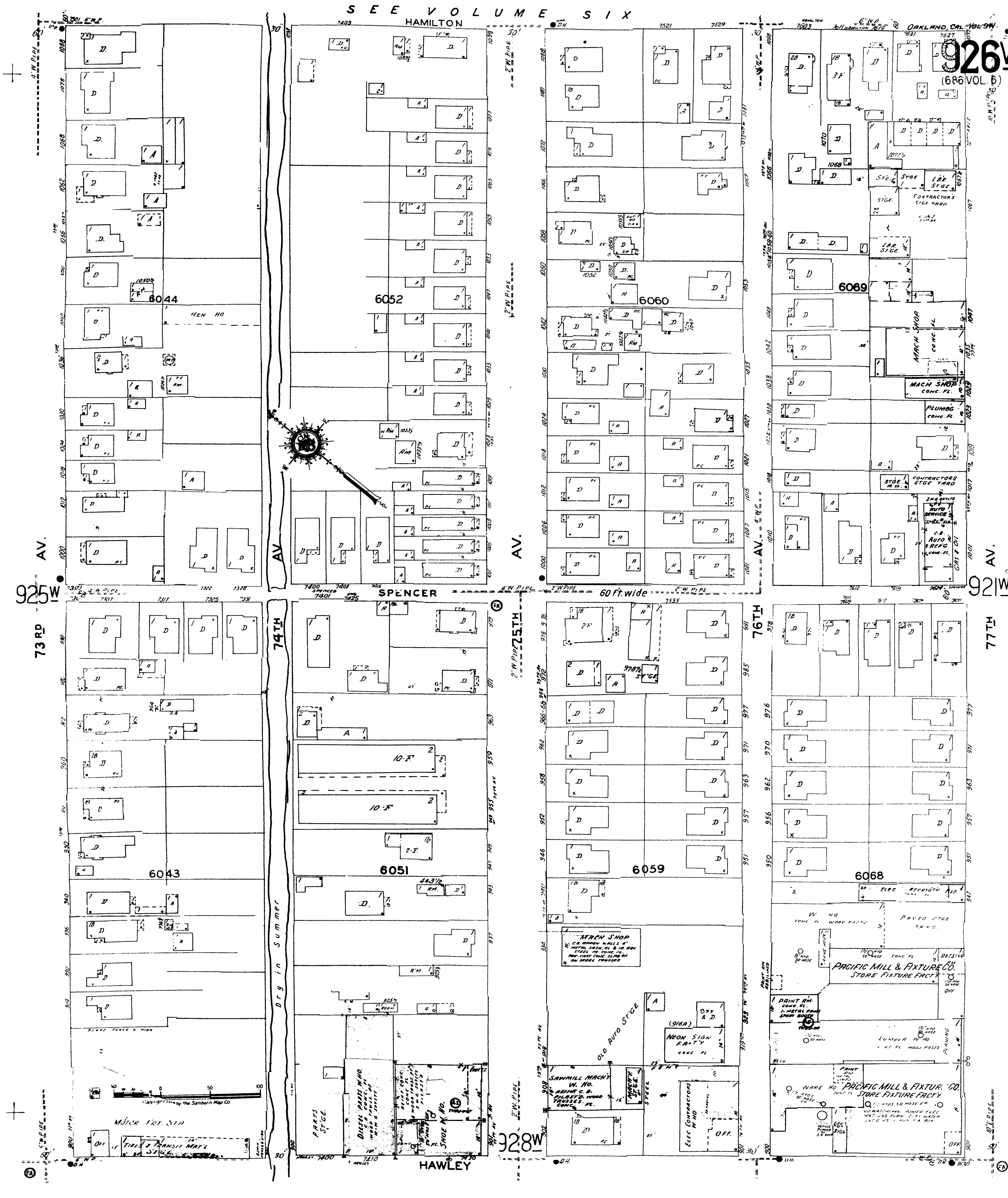


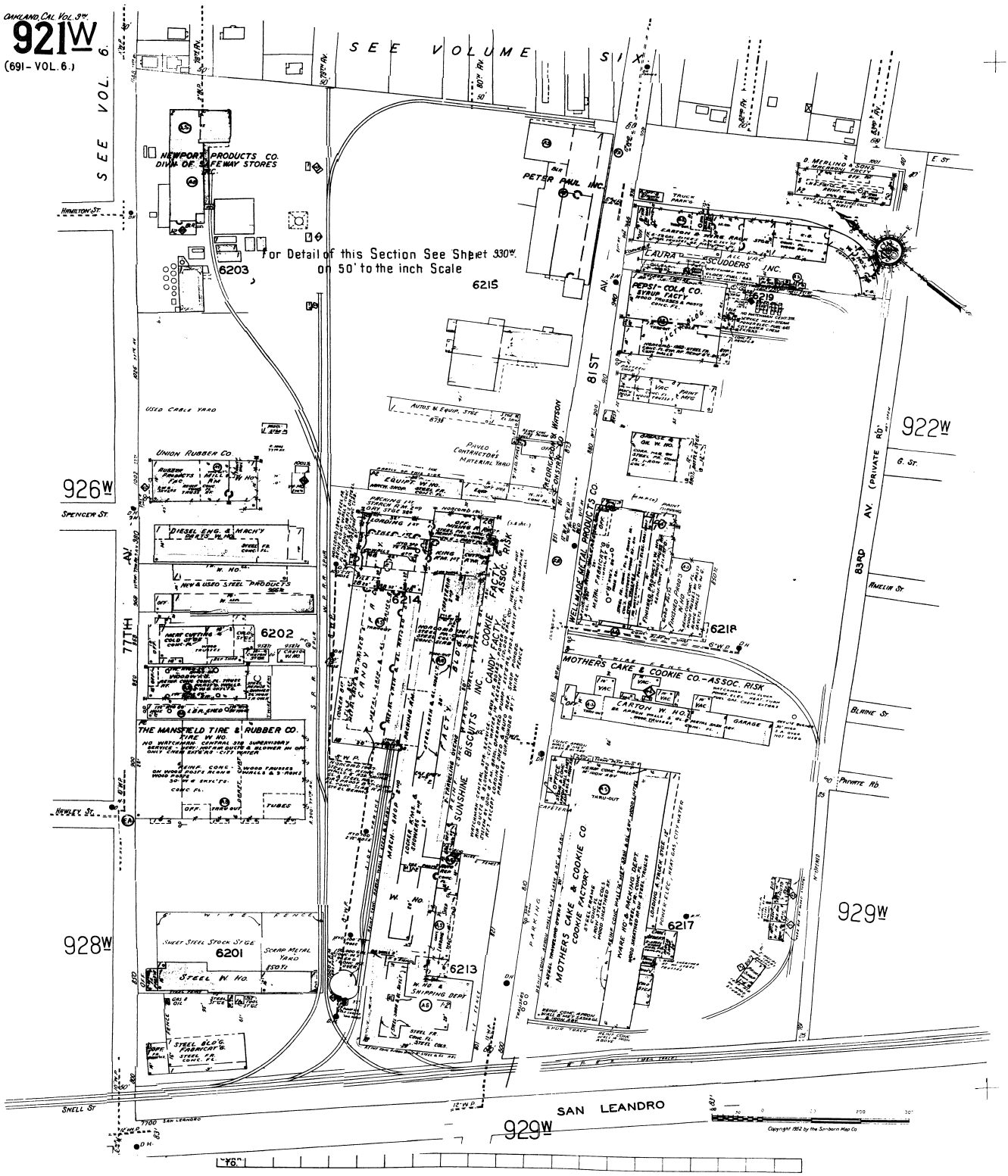


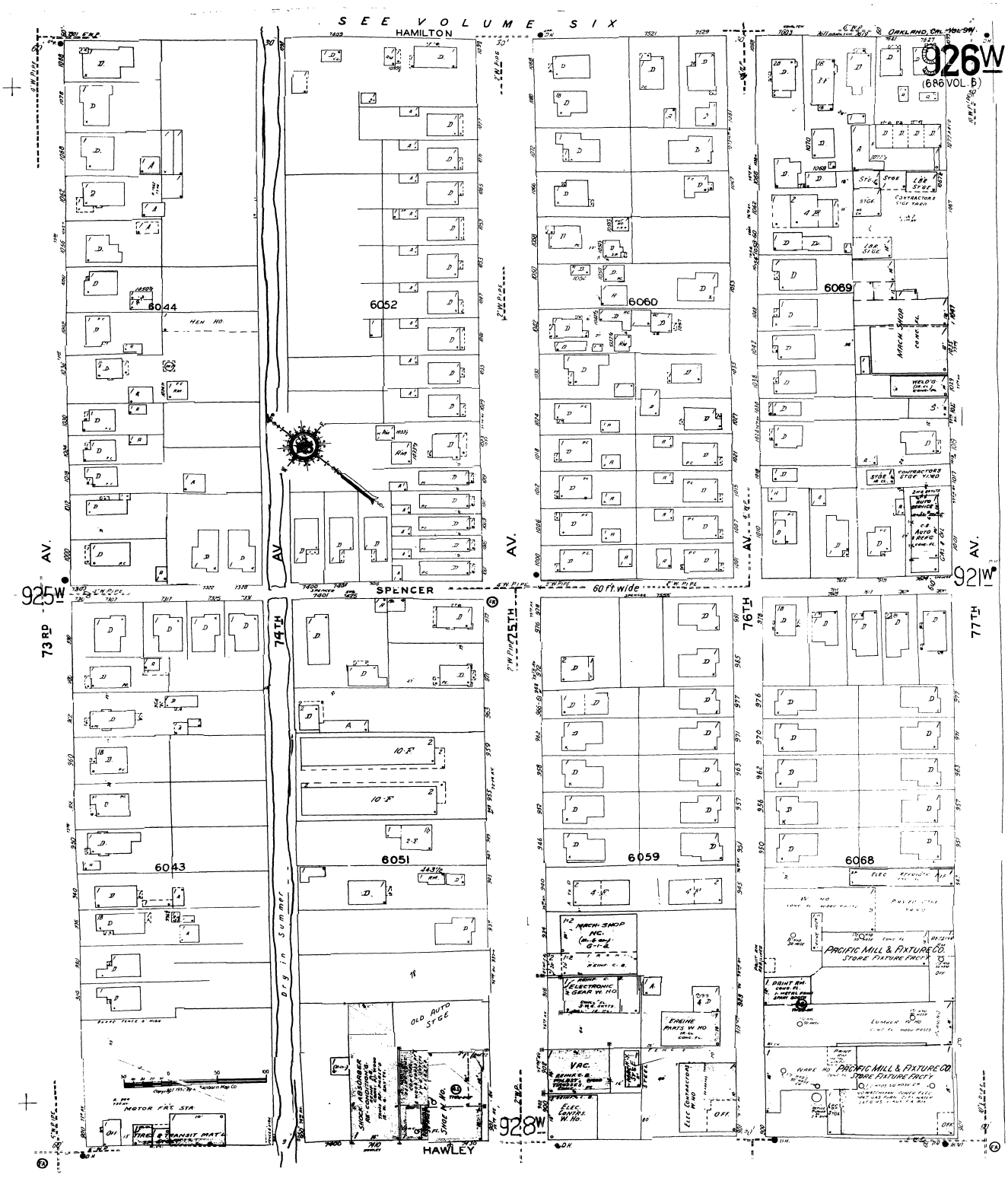


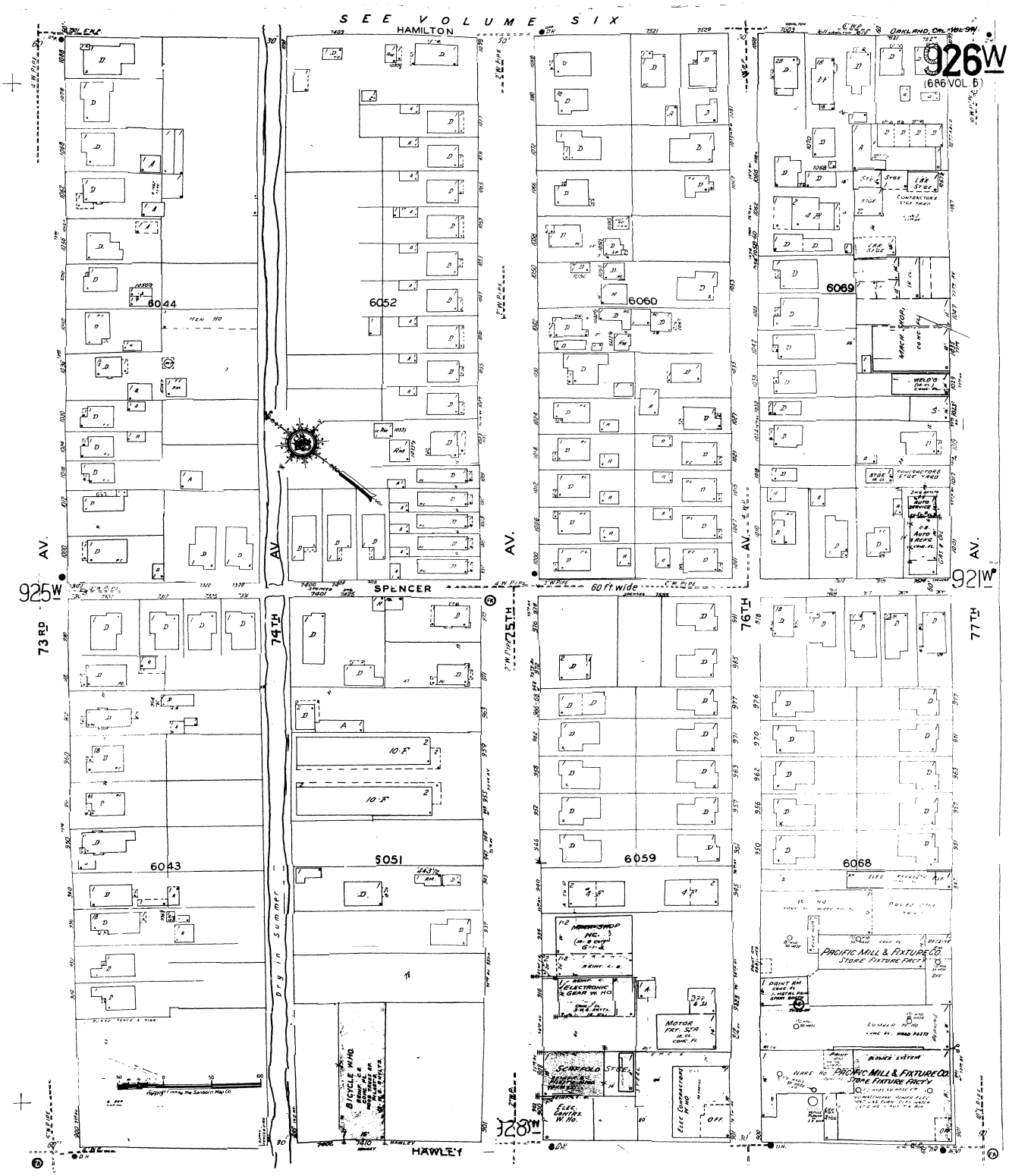


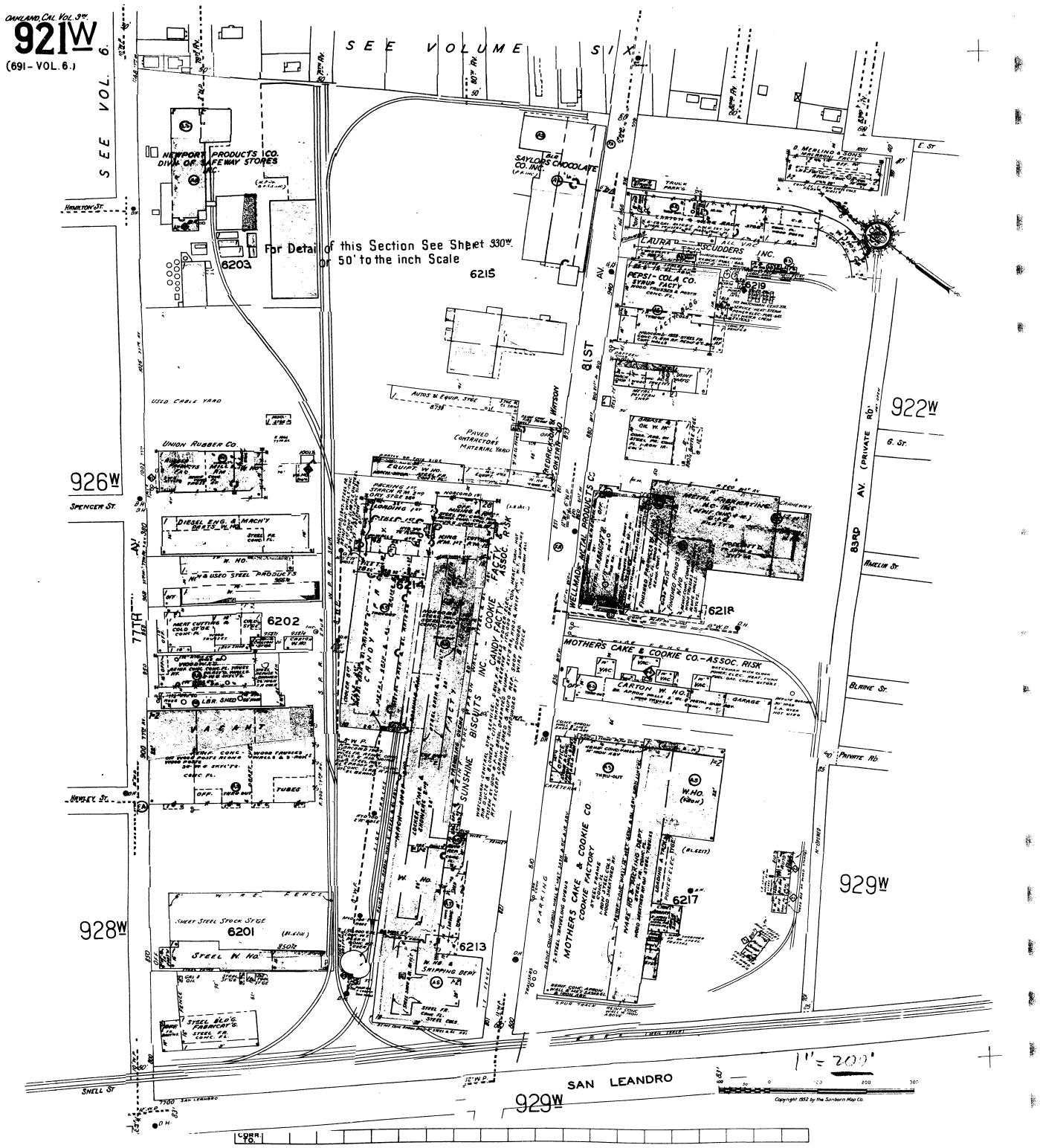


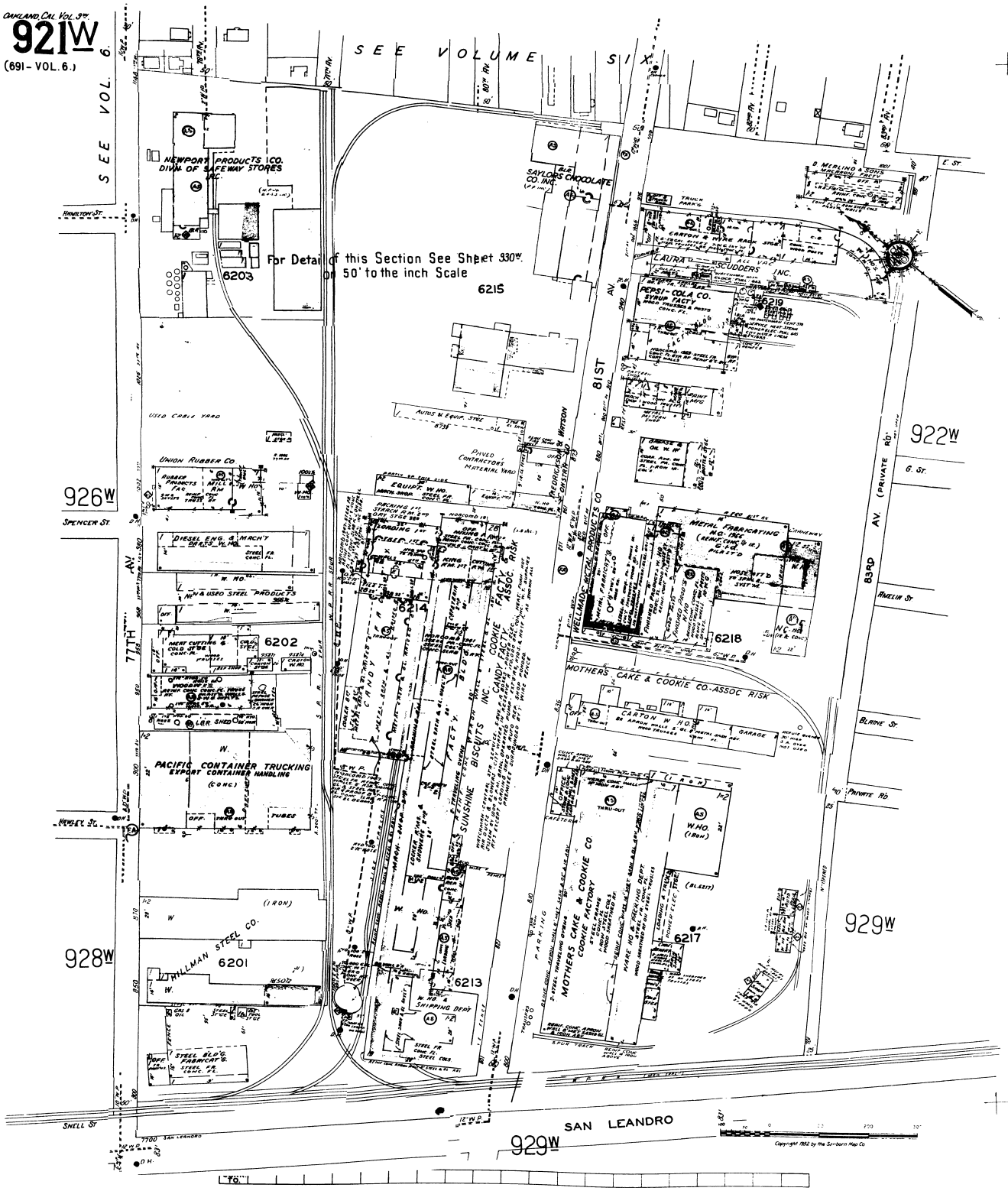


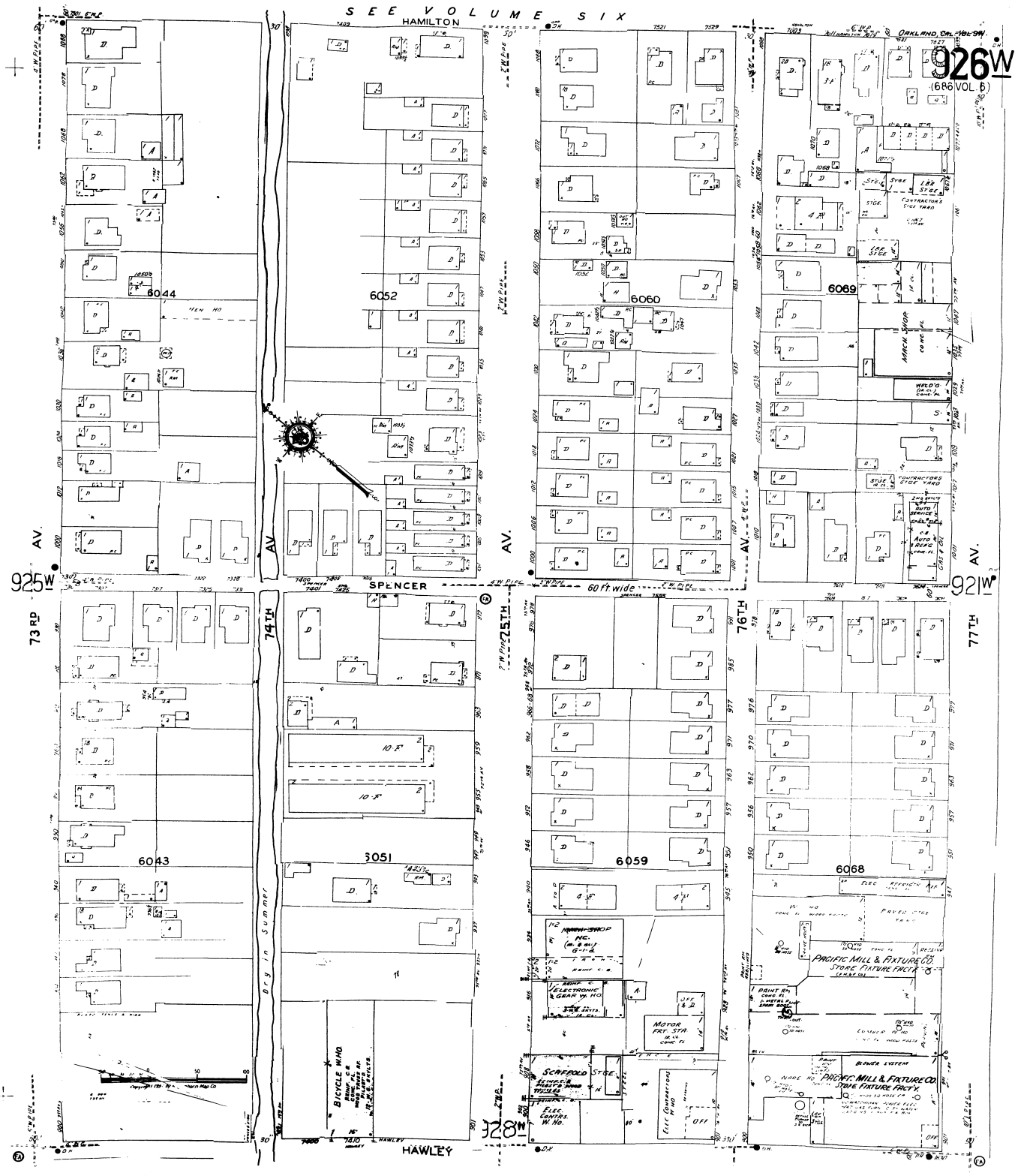












ATTACHMENT B

Drilling Permit

Alameda County Public Works Agency - Water Resources Well Permit

399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 08/10/2005 By jamesy
Permits Issued: W2005-0796

Receipt Number: WR2005-2046
Permits Valid from 08/16/2005 to 08/16/2005

Application Id: 1123714915760
Site Location: 1001 77th Ave., Oakland
Project Start Date: 08/16/2005

City of Project Site: Oakland

Completion Date: 08/16/2005

Applicant: Stellar Environmental Solutions - Bruce Rucker
2198 6th Street #201, Berkeley, CA 94710
Phone: 510-644-3123

Property Owner: Acts Community Development
1034 66th Avenue, Oakland, CA 94621
Phone: 510-568-4317

Client: ** same as Property Owner **

Total Due: $200.00
Total Amount Paid: $200.00
Paid By: CHECK **PAID IN FULL**

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 2 Boreholes
Driller: Precision Sampling - Lic #: 636387 - Method: other

Work Total: $200.00

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2005-0796	08/10/2005	11/14/2005	2	2.00 in.	25.00 ft

Specific Work Permit Conditions

1. Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

2. Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.

3. Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.

4. Applicant shall contact James Yoo for a inspection time at 510-670-6633 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

ATTACHMENT C

Photodocumentation

Subject: View west, across 77th Avenue, of drill rig set up at drilling location BH-01.	
Site: 1001 77th Avenue, Oakland, CA	
Date Taken: August 16, 2005	Project No.: SES 2005-51
Photographer: Joe Dinan	Photo No.: 01

Subject: View northeast, across Spencer Street, of drill rig set up at drilling location BH-02.	
Site: 1001 77th Avenue, Oakland, CA	
Date Taken: August 16, 2005	Project No.: SES 2005-51
Photographer: Joe Dinan	Photo No.: 02

ATTACHMENT D

Certified Analytical Laboratory Report and Chain-of-Custody Record

Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878
2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

A N A L Y T I C A L R E P O R T

Prepared for:

Stellar Environmental Solutions
2198 6th Street
Suite 201
Berkeley, CA 94710

Date: 22-AUG-05
Lab Job Number: 181268
Project ID: STANDARD
Location: 1001 77th Ave. Oakland

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signatures. The results contained in this report meet all requirements of NELAC and pertain only to those samples which were submitted for analysis.

Reviewed by: _____
Project Manager

Reviewed by: _____
Operations Manager

181268

Chain of Custody Record

Lab job no. _____

Date _____

Page 1 of 1

Laboratory Curtis and Tompkins, Ltd.
Address 2323 Fifth Street
Berkeley, California 94710
510-486-0900

Method of Shipment Hand Delivery
Shipment No. _____
Airbill No. _____
Cooler No. _____

Project Owner Acts Community Development
Site Address 1034 66th Avenue
Oakland, CA

Project Manager Bruce Rucker
Telephone No. (510) 644-3123
Fax No. (510) 644-3859

Project Name 1001 77th Ave Oakland
Project Number 2005-51

Samplers: *(Signature)* [signature]

	Field Sample Number	Location/ Depth	Date	Time	Sample Type	Type/Size of Container	Preservation: Cooler	Preservation: Chemical	Filtered	No. of Containers	Analysis Required: TVH gas + BTEX + MTBE	Analysis Required: TEH (diesel, kerosene motor oil)	Analysis Required: 5 LUFT metals	Remarks
1	BH-01-8'	8'	08/16	845	soil	6" acetate sleeve	yes	none		1	X	X	X	
2	BH-01-10'	10'	08/16	850	soil	6" acetate sleeve	yes	none		1	X	X	X	
3	BH-01-GW	~11'	08/16	840	H2O	(a)	yes	(b)		4	X	X	X	
4	BH-02-8'	8'	08/16	920	soil	6" acetate sleeve	yes	none		1	X	X	X	
5	BH-02-13'	13'	08/16	950	soil	6" acetate sleeve	yes	none		1	X	X	X	
6	BH-02-GW	~14'	08/16	950	H2O	(a)	yes	(b)		4	X	X	X	

Relinquished by:	Date	Received by:	Date
Signature [signature]	8/16/05	Signature [signature]	
Printed Joe Dinan	Time 1100	Printed Steven Stanley	Time
Company Stellar Environmental		Company CET	

Relinquished by:	Date	Received by:	Date
Signature		Signature	
Printed	Time	Printed	Time
Company		Company	

Relinquished by:	Date	Received by:	Date
Signature		Signature	
Printed	Time	Printed	Time
Company		Company	

Turnaround Time: 5 Day TAT

Comments: Split aft & preserved w/ HNO3 500mL from 1L ambers. JLW 8-16-05

(a) Water samples collected in 40-ml VOAs and 1-L amber glass

(b) VOAs are preserved with HCl. Ambers are unpreserved

2000-00-01

Received ☐ Cold ☐ Ambient ☐ Intact

★ Stellar Environmental Solutions

2198 Sixth Street #201, Berkeley, CA 94710

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD		
Matrix:	Water	Sampled:	08/16/05
Units:	ug/L	Received:	08/16/05
Diln Fac:	1.000	Analyzed:	08/16/05
Batch#:	104853		

Field ID: BH-01-GW
Type: SAMPLE
Lab ID: 181268-003

Analyte	Result	RL	Analysis
Gasoline C7-C12	280 Y Z	50	EPA 8015B
MTBE	5.7	2.0	EPA 8021B
Benzene	ND	0.50	EPA 8021B
Toluene	ND	0.50	EPA 8021B
Ethylbenzene	ND	0.50	EPA 8021B
m,p-Xylenes	ND	0.50	EPA 8021B
o-Xylene	ND	0.50	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	100	63-141	EPA 8015B
Bromofluorobenzene (FID)	120	79-139	EPA 8015B
Trifluorotoluene (PID)	85	63-133	EPA 8021B
Bromofluorobenzene (PID)	108	79-128	EPA 8021B

Field ID: BH-02-GW
Type: SAMPLE
Lab ID: 181268-006

Analyte	Result	RL	Analysis
Gasoline C7-C12	4,200 Y	50	EPA 8015B
MTBE	ND	2.0	EPA 8021B
Benzene	ND	0.50	EPA 8021B
Toluene	ND	0.50	EPA 8021B
Ethylbenzene	ND	0.50	EPA 8021B
m,p-Xylenes	ND	0.50	EPA 8021B
o-Xylene	ND	0.50	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	146 *	63-141	EPA 8015B
Bromofluorobenzene (FID)	154 *	79-139	EPA 8015B
Trifluorotoluene (PID)	101	63-133	EPA 8021B
Bromofluorobenzene (PID)	113	79-128	EPA 8021B

*= Value outside of QC limits; see narrative
Y= Sample exhibits chromatographic pattern which does not resemble standard
Z= Sample exhibits unknown single peak or peaks
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD		
Matrix:	Water	Sampled:	08/16/05
Units:	ug/L	Received:	08/16/05
Diln Fac:	1.000	Analyzed:	08/16/05
Batch#:	104853		

Type: BLANK Lab ID: QC305128

Analyte	Result	RL	Analysis
Gasoline C7-C12	ND	50	EPA 8015B
MTBE	ND	2.0	EPA 8021B
Benzene	ND	0.50	EPA 8021B
Toluene	ND	0.50	EPA 8021B
Ethylbenzene	ND	0.50	EPA 8021B
m,p-Xylenes	ND	0.50	EPA 8021B
o-Xylene	ND	0.50	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	98	63-141	EPA 8015B
Bromofluorobenzene (FID)	114	79-139	EPA 8015B
Trifluorotoluene (PID)	84	63-133	EPA 8021B
Bromofluorobenzene (PID)	103	79-128	EPA 8021B

*= Value outside of QC limits; see narrative
Y= Sample exhibits chromatographic pattern which does not resemble standard
Z= Sample exhibits unknown single peak or peaks
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8021B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC305129	Batch#:	104853
Matrix:	Water	Analyzed:	08/16/05
Units:	ug/L		

Analyte	Spiked	Result	%REC	Limits
MTBE	20.00	20.85	104	67-125
Benzene	20.00	19.25	96	80-120
Toluene	20.00	20.73	104	80-120
Ethylbenzene	20.00	20.69	103	80-120
m,p-Xylenes	20.00	19.36	97	80-120
o-Xylene	20.00	20.78	104	80-120

Surrogate	%REC	Limits
Trifluorotoluene (PID)	91	63-133
Bromofluorobenzene (PID)	111	79-128

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8015B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC305130	Batch#:	104853
Matrix:	Water	Analyzed:	08/16/05
Units:	ug/L		

Analyte	Spiked	Result	%REC	Limits
Gasoline C7-C12	2,000	2,079	104	80-120

Surrogate	%REC	Limits
Trifluorotoluene (FID)	107	63-141
Bromofluorobenzene (FID)	128	79-139

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Batch#:	104853
MSS Lab ID:	181259-019	Sampled:	08/12/05
Matrix:	Water	Received:	08/15/05
Units:	ug/L	Analyzed:	08/16/05
Diln Fac:	1.000		

Type: MS Lab ID: QC305160

Analyte	MSS Result	Spiked	Result	%REC	Limits
Gasoline C7-C12	14.50	2,000	1,991	99	80-120

Surrogate	%REC	Limits
Trifluorotoluene (FID)	107	63-141
Bromofluorobenzene (FID)	127	79-139

Type: MSD Lab ID: QC305161

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Gasoline C7-C12	2,000	2,034	101	80-120	2	20

Surrogate	%REC	Limits
Trifluorotoluene (FID)	117	63-141
Bromofluorobenzene (FID)	130	79-139

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD		
Matrix:	Soil	Sampled:	08/16/05
Basis:	as received	Received:	08/16/05
Diln Fac:	1.000	Analyzed:	08/16/05
Batch#:	104851		

Field ID: BH-01-8' Lab ID: 181268-001
Type: SAMPLE

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	1.1	mg/Kg	EPA 8015B
MTBE	ND	21	ug/Kg	EPA 8021B
Benzene	ND	5.3	ug/Kg	EPA 8021B
Toluene	ND	5.3	ug/Kg	EPA 8021B
Ethylbenzene	ND	5.3	ug/Kg	EPA 8021B
m,p-Xylenes	ND	5.3	ug/Kg	EPA 8021B
o-Xylene	ND	5.3	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	98	60-138	EPA 8015B
Bromofluorobenzene (FID)	114	66-148	EPA 8015B
Trifluorotoluene (PID)	100	62-126	EPA 8021B
Bromofluorobenzene (PID)	114	72-133	EPA 8021B

Field ID: BH-01-10' Lab ID: 181268-002
Type: SAMPLE

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	1.1	mg/Kg	EPA 8015B
MTBE	ND	22	ug/Kg	EPA 8021B
Benzene	ND	5.4	ug/Kg	EPA 8021B
Toluene	ND	5.4	ug/Kg	EPA 8021B
Ethylbenzene	ND	5.4	ug/Kg	EPA 8021B
m,p-Xylenes	ND	5.4	ug/Kg	EPA 8021B
o-Xylene	ND	5.4	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	91	60-138	EPA 8015B
Bromofluorobenzene (FID)	102	66-148	EPA 8015B
Trifluorotoluene (PID)	89	62-126	EPA 8021B
Bromofluorobenzene (PID)	100	72-133	EPA 8021B

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD		
Matrix:	Soil	Sampled:	08/16/05
Basis:	as received	Received:	08/16/05
Diln Fac:	1.000	Analyzed:	08/16/05
Batch#:	104851		

Field ID: BH-02-8' Lab ID: 181268-004
Type: SAMPLE

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	1.0	mg/Kg	EPA 8015B
MTBE	ND	20	ug/Kg	EPA 8021B
Benzene	ND	5.1	ug/Kg	EPA 8021B
Toluene	ND	5.1	ug/Kg	EPA 8021B
Ethylbenzene	ND	5.1	ug/Kg	EPA 8021B
m,p-Xylenes	ND	5.1	ug/Kg	EPA 8021B
o-Xylene	ND	5.1	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	97	60-138	EPA 8015B
Bromofluorobenzene (FID)	115	66-148	EPA 8015B
Trifluorotoluene (PID)	96	62-126	EPA 8021B
Bromofluorobenzene (PID)	110	72-133	EPA 8021B

Field ID: BH-02-13' Lab ID: 181268-005
Type: SAMPLE

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	1.0	mg/Kg	EPA 8015B
MTBE	ND	20	ug/Kg	EPA 8021B
Benzene	ND	5.0	ug/Kg	EPA 8021B
Toluene	ND	5.0	ug/Kg	EPA 8021B
Ethylbenzene	ND	5.0	ug/Kg	EPA 8021B
m,p-Xylenes	ND	5.0	ug/Kg	EPA 8021B
o-Xylene	ND	5.0	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	91	60-138	EPA 8015B
Bromofluorobenzene (FID)	104	66-148	EPA 8015B
Trifluorotoluene (PID)	90	62-126	EPA 8021B
Bromofluorobenzene (PID)	107	72-133	EPA 8021B

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD		
Matrix:	Soil	Sampled:	08/16/05
Basis:	as received	Received:	08/16/05
Diln Fac:	1.000	Analyzed:	08/16/05
Batch#:	104851		

Type: BLANK Lab ID: QC305123

Analyte	Result	RL	Units	Analysis
Gasoline C7-C12	ND	1.0	mg/Kg	EPA 8015B
MTBE	ND	20	ug/Kg	EPA 8021B
Benzene	ND	5.0	ug/Kg	EPA 8021B
Toluene	ND	5.0	ug/Kg	EPA 8021B
Ethylbenzene	ND	5.0	ug/Kg	EPA 8021B
m,p-Xylenes	ND	5.0	ug/Kg	EPA 8021B
o-Xylene	ND	5.0	ug/Kg	EPA 8021B

Surrogate	%REC	Limits	Analysis
Trifluorotoluene (FID)	95	60-138	EPA 8015B
Bromofluorobenzene (FID)	111	66-148	EPA 8015B
Trifluorotoluene (PID)	94	62-126	EPA 8021B
Bromofluorobenzene (PID)	111	72-133	EPA 8021B

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8021B
Type:	LCS	Basis:	as received
Lab ID:	QC305124	Diln Fac:	1.000
Matrix:	Soil	Batch#:	104851
Units:	ug/Kg	Analyzed:	08/16/05

Analyte	Spiked	Result	%REC	Limits
MTBE	100.0	105.6	106	70-137
Benzene	100.0	96.02	96	80-120
Toluene	100.0	94.84	95	80-120
Ethylbenzene	100.0	95.91	96	80-120
m,p-Xylenes	100.0	93.55	94	80-120
o-Xylene	100.0	95.13	95	80-120

Surrogate	%REC	Limits
Trifluorotoluene (PID)	91	62-126
Bromofluorobenzene (PID)	105	72-133

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8015B
Type:	LCS	Basis:	as received
Lab ID:	QC305125	Diln Fac:	1.000
Matrix:	Soil	Batch#:	104851
Units:	mg/Kg	Analyzed:	08/16/05

Analyte	Spiked	Result	%REC	Limits
Gasoline C7-C12	10.00	10.34	103	80-120

Surrogate	%REC	Limits
Trifluorotoluene (FID)	112	60-138
Bromofluorobenzene (FID)	115	66-148

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Curtis & Tompkins Laboratories Analytical Report

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8015B
Field ID:	BH-01-8'	Diln Fac:	1.000
MSS Lab ID:	181268-001	Batch#:	104851
Matrix:	Soil	Sampled:	08/16/05
Units:	mg/Kg	Received:	08/16/05
Basis:	as received	Analyzed:	08/16/05

Type: MS Lab ID: QC305231

Analyte	MSS Result	Spiked	Result	%REC	Limits
Gasoline C7-C12	<0.1172	10.99	9.207	84	43-120

Surrogate	%REC	Limits
Trifluorotoluene (FID)	102	60-138
Bromofluorobenzene (FID)	105	66-148

Type: MSD Lab ID: QC305232

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Gasoline C7-C12	10.87	9.287	85	43-120	2	27

Surrogate	%REC	Limits
Trifluorotoluene (FID)	112	60-138
Bromofluorobenzene (FID)	116	66-148

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3520C
Project#:	STANDARD	Analysis:	EPA 8015B
Matrix:	Water	Sampled:	08/16/05
Units:	ug/L	Received:	08/16/05
Diln Fac:	1.000	Prepared:	08/18/05
Batch#:	104959	Analyzed:	08/21/05

Field ID: BH-01-GW
Type: SAMPLE
Lab ID: 181268-003

Analyte	Result	RL
Kerosene C10-C16	92 H Y	50
Diesel C10-C24	160 H Y	50
Motor Oil C24-C36	ND	300

Surrogate	%REC	Limits
Hexacosane	104	55-143

Field ID: BH-02-GW
Type: SAMPLE
Lab ID: 181268-006

Analyte	Result	RL
Kerosene C10-C16	1,900 H	50
Diesel C10-C24	1,800 H L	50
Motor Oil C24-C36	480	300

Surrogate	%REC	Limits
Hexacosane	104	55-143

Type: BLANK
Lab ID: QC305569
Cleanup Method: EPA 3630C

Analyte	Result	RL
Kerosene C10-C16	ND	50
Diesel C10-C24	ND	50
Motor Oil C24-C36	ND	300

Surrogate	%REC	Limits
Hexacosane	107	55-143

H= Heavier hydrocarbons contributed to the quantitation
L= Lighter hydrocarbons contributed to the quantitation
Y= Sample exhibits chromatographic pattern which does not resemble standard
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3520C
Project#:	STANDARD	Analysis:	EPA 8015B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC305570	Batch#:	104959
Matrix:	Water	Prepared:	08/18/05
Units:	ug/L	Analyzed:	08/21/05

Cleanup Method: EPA 3630C

Analyte	Spiked	Result	%REC	Limits
Diesel C10-C24	2,500	2,324	93	50-133

Surrogate	%REC	Limits
Hexacosane	83	55-143

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3520C
Project#:	STANDARD	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Batch#:	104959
MSS Lab ID:	181301-002	Sampled:	08/15/05
Matrix:	Water	Received:	08/17/05
Units:	ug/L	Prepared:	08/18/05
Diln Fac:	1.000	Analyzed:	08/21/05

Type: MS Cleanup Method: EPA 3630C
Lab ID: QC305571

Analyte	MSS Result	Spiked	Result	%REC	Limits
Diesel C10-C24	<12.82	2,500	1,999	80	42-127

Surrogate	%REC	Limits
Hexacosane	69	55-143

Type: MSD Cleanup Method: EPA 3630C
Lab ID: QC305572

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Diesel C10-C24	2,500	1,688	68	42-127	17	45

Surrogate	%REC	Limits
Hexacosane	72	55-143

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	STANDARD	Analysis:	EPA 8015B
Matrix:	Soil	Sampled:	08/16/05
Units:	mg/Kg	Received:	08/16/05
Basis:	as received	Prepared:	08/18/05
Diln Fac:	1.000	Analyzed:	08/19/05
Batch#:	104955		

Field ID: BH-01-8' Lab ID: 181268-001
Type: SAMPLE

Analyte	Result	RL
Kerosene C10-C16	ND	1.0
Diesel C10-C24	3.4 Y	1.0
Motor Oil C24-C36	ND	5.0

Surrogate	%REC	Limits
Hexacosane	83	51-136

Field ID: BH-01-10' Lab ID: 181268-002
Type: SAMPLE

Analyte	Result	RL
Kerosene C10-C16	ND	1.0
Diesel C10-C24	ND	1.0
Motor Oil C24-C36	ND	5.0

Surrogate	%REC	Limits
Hexacosane	85	51-136

Field ID: BH-02-8' Lab ID: 181268-004
Type: SAMPLE

Analyte	Result	RL
Kerosene C10-C16	1.2 Y	0.99
Diesel C10-C24	4.5 H Y	0.99
Motor Oil C24-C36	15	5.0

Surrogate	%REC	Limits
Hexacosane	91	51-136

Field ID: BH-02-13' Lab ID: 181268-005
Type: SAMPLE

Analyte	Result	RL
Kerosene C10-C16	1.7 Y	0.99
Diesel C10-C24	5.4 H Y	0.99
Motor Oil C24-C36	16	5.0

Surrogate	%REC	Limits
Hexacosane	87	51-136

H= Heavier hydrocarbons contributed to the quantitation
Y= Sample exhibits chromatographic pattern which does not resemble standard
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	STANDARD	Analysis:	EPA 8015B
Matrix:	Soil	Sampled:	08/16/05
Units:	mg/Kg	Received:	08/16/05
Basis:	as received	Prepared:	08/18/05
Diln Fac:	1.000	Analyzed:	08/19/05
Batch#:	104955		

Type: BLANK
Lab ID: QC305546

Cleanup Method: EPA 3630C

Analyte	Result	RL
Kerosene C10-C16	ND	1.0
Diesel C10-C24	ND	1.0
Motor Oil C24-C36	ND	5.0

Surrogate	%REC	Limits
Hexacosane	94	51-136

H= Heavier hydrocarbons contributed to the quantitation
Y= Sample exhibits chromatographic pattern which does not resemble standard
ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	STANDARD	Analysis:	EPA 8015B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC305547	Batch#:	104955
Matrix:	Soil	Prepared:	08/18/05
Units:	mg/Kg	Analyzed:	08/19/05
Basis:	as received		

Cleanup Method: EPA 3630C

Analyte	Spiked	Result	%REC	Limits
Diesel C10-C24	50.41	49.03	97	52-137

Surrogate	%REC	Limits
Hexacosane	109	51-136

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	STANDARD	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Batch#:	104955
MSS Lab ID:	181216-002	Sampled:	08/11/05
Matrix:	Soil	Received:	08/12/05
Units:	mg/Kg	Prepared:	08/18/05
Basis:	as received	Analyzed:	08/22/05
Diln Fac:	2.000		

Type: MS Cleanup Method: EPA 3630C
Lab ID: QC305548

Analyte	MSS Result	Spiked	Result	%REC	Limits
Diesel C10-C24	29.31	50.44	85.37	111	11-169

Surrogate	%REC	Limits
Hexacosane	105	51-136

Type: MSD Cleanup Method: EPA 3630C
Lab ID: QC305549

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Diesel C10-C24	50.07	78.81	99	11-169	8	49

Surrogate	%REC	Limits
Hexacosane	101	51-136

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

Total Extractable Hydrocarbons

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	SHAKER TABLE
Project#:	STANDARD	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Batch#:	104955
MSS Lab ID:	181292-001	Sampled:	08/16/05
Matrix:	Soil	Received:	08/16/05
Units:	mg/Kg	Prepared:	08/18/05
Basis:	as received	Analyzed:	08/20/05
Diln Fac:	1.000		

Type: MS Cleanup Method: EPA 3630C
Lab ID: QC305550

Analyte	MSS Result	Spiked	Result	%REC	Limits
Diesel C10-C24	2.053	50.17	45.56	87	11-169

Surrogate	%REC	Limits
Hexacosane	95	51-136

Type: MSD Cleanup Method: EPA 3630C
Lab ID: QC305551

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Diesel C10-C24	49.86	41.41	79	11-169	9	49

Surrogate	%REC	Limits
Hexacosane	89	51-136

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

California LUFT Metals

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3010A
Project#:	STANDARD	Analysis:	EPA 6010B
Matrix:	Water	Sampled:	08/16/05
Units:	ug/L	Received:	08/16/05
Diln Fac:	1.000	Prepared:	08/18/05
Batch#:	104958	Analyzed:	08/18/05

Field ID: BH-01-GW
Type: SAMPLE
Lab ID: 181268-003

Analyte	Result	RL
Cadmium	ND	5.0
Chromium	40	10
Lead	5.2	3.0
Nickel	70	20
Zinc	110	20

Field ID: BH-02-GW
Type: SAMPLE
Lab ID: 181268-006

Analyte	Result	RL
Cadmium	ND	5.0
Chromium	ND	10
Lead	ND	3.0
Nickel	ND	20
Zinc	ND	20

Type: BLANK
Lab ID: QC305562

Analyte	Result	RL
Cadmium	ND	5.0
Chromium	ND	10
Lead	ND	3.0
Nickel	ND	20
Zinc	ND	20

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

California LUFT Metals

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3010A
Project#:	STANDARD	Analysis:	EPA 6010B
Matrix:	Water	Batch#:	104958
Units:	ug/L	Prepared:	08/18/05
Diln Fac:	1.000	Analyzed:	08/18/05

Type: BS Lab ID: QC305563

Analyte	Spiked	Result	%REC	Limits
Cadmium	50.00	45.48	91	80-120
Chromium	200.0	174.9	87	80-120
Lead	100.0	82.04	82	66-138
Nickel	500.0	425.7	85	80-120
Zinc	500.0	453.2	91	80-120

Type: BSD Lab ID: QC305564

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Cadmium	50.00	51.85	104	80-120	13	20
Chromium	200.0	198.3	99	80-120	13	20
Lead	100.0	95.25	95	66-138	15	25
Nickel	500.0	482.1	96	80-120	12	20
Zinc	500.0	511.4	102	80-120	12	20

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

California LUFT Metals

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3010A
Project#:	STANDARD	Analysis:	EPA 6010B
Field ID:	ZZZZZZZZZZ	Batch#:	104958
MSS Lab ID:	181199-004	Sampled:	08/11/05
Matrix:	Water	Received:	08/11/05
Units:	ug/L	Prepared:	08/18/05
Diln Fac:	1.000	Analyzed:	08/18/05

Type: MS Lab ID: QC305565

Analyte	MSS Result	Spiked	Result	%REC	Limits
Cadmium	<0.5500	50.00	48.10	96	76-123
Chromium	6.508	200.0	190.5	92	79-120
Lead	<0.5698	100.0	81.13	81	49-155
Nickel	6.533	500.0	439.9	87	74-120
Zinc	12.38	500.0	487.2	95	79-123

Type: MSD Lab ID: QC305566

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Cadmium	50.00	48.13	96	76-123	0	20
Chromium	200.0	191.3	92	79-120	0	20
Lead	100.0	82.98	83	49-155	2	34
Nickel	500.0	439.1	87	74-120	0	20
Zinc	500.0	499.3	97	79-123	2	20

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

California LUFT Metals

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3050B
Project#:	STANDARD	Analysis:	EPA 6010B
Matrix:	Soil	Sampled:	08/16/05
Units:	mg/Kg	Received:	08/16/05
Basis:	as received	Prepared:	08/18/05
Diln Fac:	1.000	Analyzed:	08/18/05
Batch#:	104933		

Field ID: BH-01-8' Lab ID: 181268-001
Type: SAMPLE

Analyte	Result	RL
Cadmium	0.75	0.27
Chromium	50	0.54
Lead	5.7	0.16
Nickel	36	1.1
Zinc	45	1.1

Field ID: BH-01-10' Lab ID: 181268-002
Type: SAMPLE

Analyte	Result	RL
Cadmium	0.99	0.26
Chromium	46	0.53
Lead	6.1	0.16
Nickel	43	1.1
Zinc	62	1.1

Field ID: BH-02-8' Lab ID: 181268-004
Type: SAMPLE

Analyte	Result	RL
Cadmium	0.78	0.20
Chromium	47	0.41
Lead	5.2	0.12
Nickel	39	0.82
Zinc	48	0.82

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

California LUFT Metals

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3050B
Project#:	STANDARD	Analysis:	EPA 6010B
Matrix:	Soil	Sampled:	08/16/05
Units:	mg/Kg	Received:	08/16/05
Basis:	as received	Prepared:	08/18/05
Diln Fac:	1.000	Analyzed:	08/18/05
Batch#:	104933		

Field ID: BH-02-13' Lab ID: 181268-005
Type: SAMPLE

Analyte	Result	RL
Cadmium	0.81	0.21
Chromium	45	0.42
Lead	5.3	0.13
Nickel	41	0.83
Zinc	45	0.83

Type: BLANK Lab ID: QC305443

Analyte	Result	RL
Cadmium	ND	0.25
Chromium	ND	0.50
Lead	ND	0.15
Nickel	ND	1.0
Zinc	ND	1.0

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

California LUFT Metals

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3050B
Project#:	STANDARD	Analysis:	EPA 6010B
Matrix:	Soil	Batch#:	104933
Units:	mg/Kg	Prepared:	08/18/05
Basis:	as received	Analyzed:	08/18/05
Diln Fac:	1.000		

Type: BS Lab ID: QC305444

Analyte	Spiked	Result	%REC	Limits
Cadmium	10.00	9.650	97	80-120
Chromium	100.0	97.00	97	80-120
Lead	100.0	96.50	97	80-120
Nickel	25.00	24.20	97	80-120
Zinc	25.00	23.30	93	80-120

Type: BSD Lab ID: QC305445

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Cadmium	10.00	9.350	94	80-120	3	20
Chromium	100.0	95.00	95	80-120	2	20
Lead	100.0	95.00	95	80-120	2	20
Nickel	25.00	23.65	95	80-120	2	20
Zinc	25.00	22.80	91	80-120	2	20

RPD= Relative Percent Difference

Curtis & Tompkins, Ltd.
Analytical Laboratories, Since 1878

Batch QC Report

California LUFT Metals

Lab #:	181268	Location:	1001 77th Ave. Oakland
Client:	Stellar Environmental Solutions	Prep:	EPA 3050B
Project#:	STANDARD	Analysis:	EPA 6010B
Field ID:	ZZZZZZZZZZ	Batch#:	104933
MSS Lab ID:	181292-001	Sampled:	08/16/05
Matrix:	Soil	Received:	08/16/05
Units:	mg/Kg	Prepared:	08/18/05
Basis:	as received	Analyzed:	08/18/05
Diln Fac:	1.000		

Type: MS Lab ID: QC305446

Analyte	MSS Result	Spiked	Result	%REC	Limits
Cadmium	0.4161	10.87	10.27	91	68-120
Chromium	41.61	108.7	146.2	96	61-120
Lead	11.79	108.7	110.3	91	55-128
Nickel	40.15	27.17	66.30	96	43-139
Zinc	22.85	27.17	49.73	99	41-146

Type: MSD Lab ID: QC305447

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Cadmium	9.009	8.333	88	68-120	3	20
Chromium	90.09	123.4	91	61-120	4	20
Lead	90.09	88.29	85	55-128	6	24
Nickel	22.52	61.26	94	43-139	1	20
Zinc	22.52	42.88	89	41-146	5	20

RPD= Relative Percent Difference