May 8, 2007

PHASE II
SUBSURFACE INVESTIGATION

2960 Castro Valley Boulevard
Castro Valley, California 94546

Project No. 271771

Prepared For

Gabriel Chew
C/O Jim Roessler
RR Retail Group
150 Post Street. Suite 630
San Francisco, CA 94108

Prepared By

AEI Consultants
2500 Camino Diablo, Suite 100
Walnut Creek, CA 94597
(925) 944-2899

AEI

AEI CONSULTANTS
Environmental & Civil Engineering
2500 Camino Diablo, Suite 100, Walnut Creek, CA 94597
Phone: (925) 944-2899 Fax: (925) 944-2895

May 8, 2007

Gabriel Chew
C/O Jim Roessler
RR Retail Group
150 Post Street. Suite 630
San Francisco, CA 94108

Subject: **Phase II Subsurface Investigation**
2960 Castro Valley Boulevard
Castro Valley, California 94546
Project No. 271771

Dear Mr. Chew:

The following letter report describes the activities and results of the Phase II Subsurface Investigation performed by AEI Consultants at the above referenced property (Figure 1: Site Location Map). The investigation included drilling six (6) soil borings on the subject property. This Phase II Investigation was requested by Gabriel Chew as part of a due diligence investigation.

I Background

The subject property is located on the north side of Castro Valley Boulevard in a mixed commercial and residential area of Castro Valley. The property is the western most unit of a strip mall improved with a multiple unit single-story building. The subject property is currently vacant, but was previously occupied by the Dry Clean Club of America.

The immediately surrounding properties consist of the strip mall to the east, residential homes to the north and west across Anita Street, and a Chevron gasoline service station immediately to the south, Figure 2: Site map.

Based upon groundwater gradient at the Chevron Station immediately south of the subject site, groundwater flow beneath the subject property is inferred to be to the southwest.

In August 2002 Property Solutions, Incorporated (Property Solutions) performed a Limited Phase II Subsurface Investigation (Phase II) at the subject site. The Phase II identified low concentrations of Tetrachloroethene (PCE) a chlorinated solvent used as a dry cleaning fluid. PCE concentrations reported in soil samples ranged from not detected at a reporting limit of 5 micrograms per kilogram (ND<5.0 µg/kg) to 140 µg/kg. PCE reported in groundwater samples ranged from concentrations of ND<5.0 micrograms per liter (µg/L) to 6.5 µg/L. Soil gas

samples were reported as ND<5 µg/L. A copy of the report (partial) provided to AEI is included as Appendix A.

II Investigative Efforts

On April 12, 2007, AEI applied for a drilling permit for up to seven (7) soil borings at the site, which was approved on April 17, 2007. A copy of the permit is attached as Appendix B. On the morning of April 17, 2006, AEI inspected the site marked multiple borings inside the building and in the parking area at the site for Underground Service Alert. AEI performed the subsurface investigation at the property on April 26, 2007. Six (6) soil borings were advanced in parking or landscaped areas outside of the building and inside the unoccupied unit, Figure 3: Boring Location Map.

Soil boring SB-1 was located in the parking area in front of the unit. Boring SB-2 was located under the edge of the tree in the landscaped area at the southwest corner of the unit. Boring SB-3 was located in the parking area on the east end of the unit. Soil boring SB-2 and SB-3 had to be moved from their original locations due to underground utilities (roof and storm drains) encountered during hand clearing the soil borings prior to advancing the borings with the GeoProbe.

Boring SB-4 was a shallow boring added to the scope of work. The purpose of the boring that was located in a storage closet inside the dry cleaning facility was to evaluate the shallow soil where a white effervescence was present around a crack in the floor. Soil borings SB-5 and SB-6 were drilled in the center and southwest corner of the footprint of the former dry cleaning machine.

Soil boring SB-1 through SB-3 and SB-5 and SB-6 were drilled into the groundwater to depths of 16 to 19 feet bgs. Soil boring SB-4 was drilled to a depth of 4 feet bgs.

Soil Sample Collection

The borings were advanced by EnProb Environmental Probing (EnProb), a California licensed driller (C-57 - 777007), using a Geoprobe® 5410 truck mounted drilling rig and 540MT limited space unit.

A continuous sediment core was cut from the surface to the total depth of each boring. The cores were cut using an approximately 2-inch outer diameter drive sampler 4 feet in length, which contained 1.5-inch diameter acrylic liners.

At least one sediment sample was removed from each 4 foot core from for possible chemical analysis. An adjacent sample was placed in a 1-quart zipper locking plastic bag and used for field screening. The samples were screened using a Mini-Rae photo ionization detector (PID). The tip of the PID was inserted into the 1-quart bag through a small diameter hole poked into the bag. The PID readings were recorded on the boring logs. An AEI Professional Geologist logged

the borings using the Unified Soil Classification System. The soil screening data and any other observations of odor and or color are presented on the borings logs found in Appendix C.

The soil samples retained for possible chemical analysis were sealed with Teflon film and plastic end-caps. Each sample was labeled with at a minimum, company name and project number, unique sample identifier, sampler's name, time and date of collection. The samples were put into individual zipper locking bags and placed in a cooler with water ice, pending same day transportation to the laboratory. The remainder of each core was examined and described by the AEI geologist.

Groundwater Sample Collection

Upon drilling to the target depth, temporary ¾" diameter slotted PVC casing was inserted into each boring to facilitate collection of groundwater samples. Very moist sediments were typically encountered at a depths ranging from 9 to 12 feet bgs in the soil borings, however water was typically not present until the boring was extended below 12 feet bgs.

Groundwater samples were collected using a small diameter bailer and collected into three 40-ml VOA vials. The VOAs were filled so that there was no headspace or visible air bubbles within the vials. Each sample was labeled with at minimum, company name and project number, unique sample identifier, sampler's name, time and date of collection, and then placed in a cooler with wet ice to await transportation to the laboratory.

Following sample collection, the temporary PVC casing was removed and each boring was backfilled with neat cement grout.

Laboratory Analysis

On April 26, 2007, the soil and groundwater samples were transported to McCampbell Analytical Inc. (Department of Health Services Certification #1644) sample receiving station at Enviro-Tech in Martinez, California by the AEI geologist, under appropriate chain of custody protocol for analysis.

One soil sample was analyzed from all borings except SB-2. Soil samples were analyzed for halogenated volatile organic compounds (HVOCs), EPA Method 8010 list by EPA Method 8260. Groundwater samples were analyzed for HVOCs, EPA Method 8010 list by EPA Method 8260. Analytical results and chain of custody documents are included as Appendices D and E.

III Findings

Soil Analysis Results

The results of HVOC analyses of soil samples reported all analytes except PCE as non detectable. PCE concentrations ranged from ND<0.005 mg/kg (SB-1, SB-4, SB-6) to 0.076 mg/kg (SB-5). No soil samples were analyzed from boring SB-2.

The results of chemical analysis on soil and groundwater samples are summarized on Table 1.

Groundwater Analysis Results

The results of HVOC analyses of groundwater samples reported all analytes except PCE as non detectable. PCE concentrations ranged from ND<0.5 µg/L (SB-1 and SB-2) to 6.7 µg/L (SB-5). No groundwater sample was collected and analyzed from shallow boring SB-4.

The results of the groundwater analyses from this investigation are summarized on Table 1.

IV Conclusions

The concentrations of PCE reported in the soil and groundwater samples analyzed are consistent with the previous investigation which indicates that a minor release has occurred at the subject site. Concentrations of PCE present in the soil do not exceed San Francisco Bay Regional Water Quality Control board guidelines (ESLs) for shallow soil in either commercial/industrial of residential settings. Concentrations of PCE present in the groundwater do not exceed San Francisco Bay Regional Water Quality Control board (RWQCB) guidelines (ESLs) for protection of the groundwater where the groundwater has no current or future potential as drinking water for commercial/industrial properties. One groundwater sample concentration (SB-5-W 6.7 µg/L) from directly underneath the location of the former dry cleaning machine exceeds the ESL of 5.0 µg/L for groundwater with current or potential use as drinking water, however AEI does not believe the local shallow groundwater has a current or potential use as drinking water.

V Recommendations

Based on results of this and previous investigations it is apparent that a minor release of PCE occurred at the former dry cleaning operation. The concentrations detected are very low and are not expected to require remedial action. However since a release has impacted the soil and groundwater, reporting to the appropriate agency is required, as recommended by Property Solutions. In the case of Alameda County, the local oversight agency is the Alameda County Health Care Services Agency (ACHCSA). AEI recommends that a complete copy of this report be submitted to the ACHCSA.

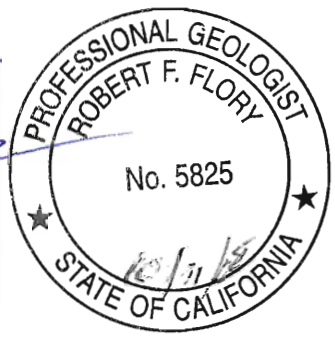
VI Report Limitation

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work.

If you have any questions regarding our investigation, please do not hesitate to contact me at (925) 944-2899

Sincerely,
AEI Consultants



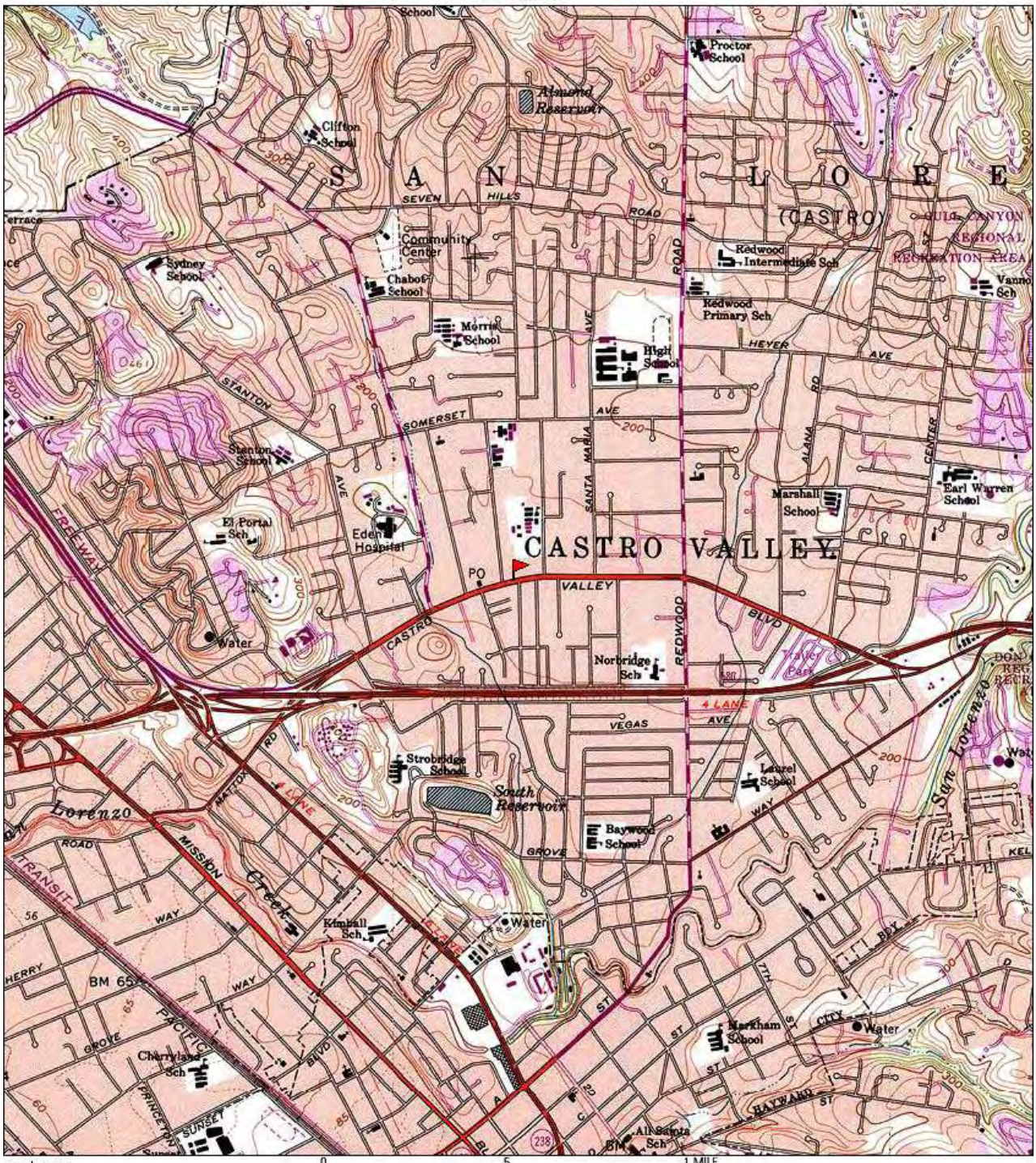
Robert F. Flory, P.G.
Senior Project Geologist

Adrian M. Angel
Project Geologist

Peter J. McIntyre
Senior Project Manager

FIGURES

Salida, CA



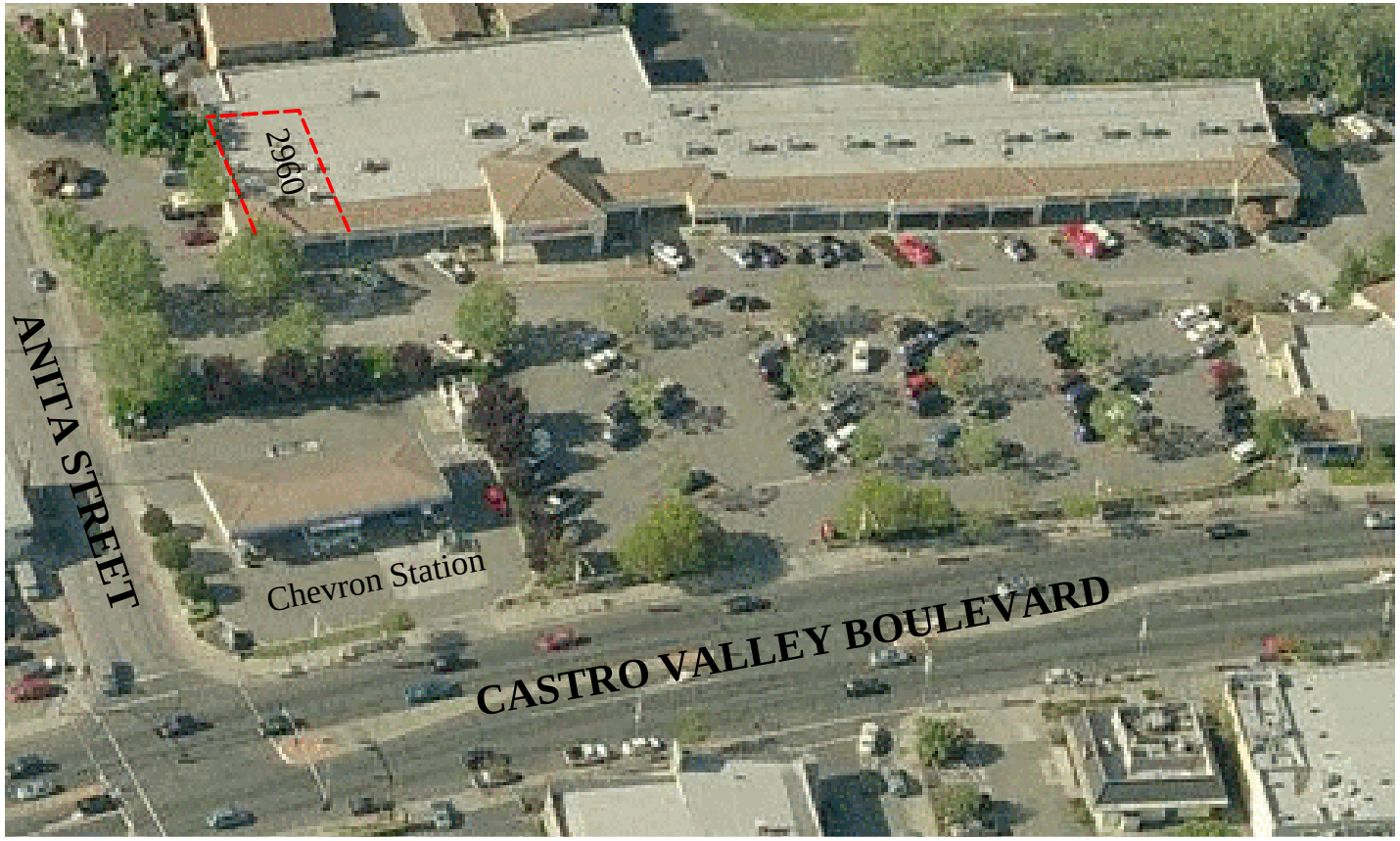
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

AEI CONSULTANTS

SITE LOCATION MAP

2960 CASTRO VALLEY BLVD.
CASTRO VALLEY, CALIFORNIA

FIGURE 1
PROJECT NO. 271771



Source: Microsoft Virtual Earth

0 100 200 300 400 500

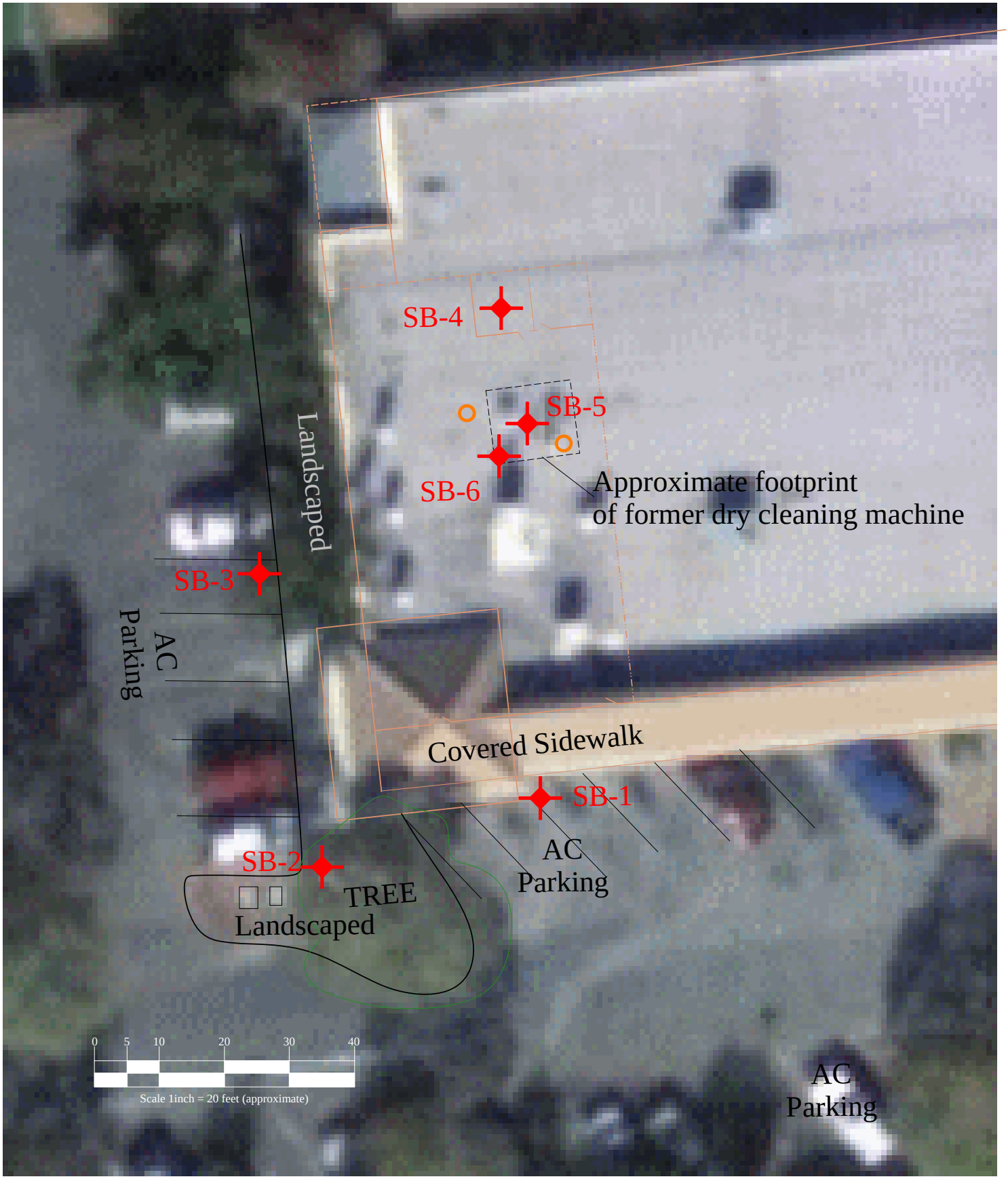
Scale Approximate

AEI CONSULTANTS

2500 Camino Diablo, Walnut Creek, CA

SITE MAP

2960 Castro Valley Blvd. Castro Valley, California	Figure 2 Project No. 271771



Source: Microsoft Virtual Earth

Floor cuts assumed to be Property Solutions borings

AEI soil borings

N

AEI CONSULTANTS

2500 Camino Diablo, Walnut Creek, CA

BORING LOCATION MAP

2960 Castro Valley Blvd.
Castro Valley, California

Figure 3
Project No. 271771

TABLES

Table 1: Soil and Groundwater Analytical Data
RR Retail Group, 2960 Castro Valley Blvd., Castro Valley, CA

Boring Number	Date	Soil Analyses							Groundwater analyses						
		Sample Number & Depth	PCE (mg/kg)	TCE (mg/kg)	cis-1,2-DCE (mg/kg)	trans-1,2-DCE (mg/kg)	Vinyl Chloride (mg/kg)	All Other Analytes (mg/kg)	Sample Number	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	Vinyl Chloride (µg/L)	All Other Analytes (µg/L)
SB-1	07/06/06	SB-1-13.5	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND	SB-1-W	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND
SB-2	07/06/06	----	----	----	----	----	----	----	SB-2-W	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND
SB-3	07/06/06	SB-3-10	0.016	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND	SB-3-W	1.2	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND
SB-4	07/06/06	SB-4-1.5	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND	----	----	----	----	----	----	----
SB-5	07/06/06	SB-5-1	0.076	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND	SB-5-W	6.7	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND
SB-6	07/06/06	SB-6-4	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND	SB-6-W	0.69	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND
ESL [1]	----	----	0.24	0.73	3.6	7.3	0.019	----	ESL [5]	120	360	590	590	3.8	----
ESL [2]	----	----	0.087	0.26	1.6	3.1	0.0067	----	ESL [6]	5	5	6	10	0.5	----
ESL [3]	----	----	0.24	0.46	0.19	0.67	0.019	----							
ESL [4]	----	----	0.087	0.26	0.19	0.67	0.0067	----							

Notes:

1 - RWQCB Commercial/Industrial ESL for shallow soil - not a current or potential drinking water source
2 - RWQCB Residential ESL for shallow soil - not a current or potential drinking water source
3 - RWQCB Commercial/Industrial ESL for shallow soil - current or potential drinking water source
4 - RWQCB Residential ESL for shallow soil - current or potential drinking water source
5 - RWQCB ESL for protection of groundwater - not a current or potential drinking water source
6 - RWQCB ESL for protection of groundwater - current or potential drinking water source

PCE = Tetrachlorethene
TCE = Trichloroethene
DCE = Dichloroethene
ND = not detected
µg/L = micrograms per liter (parts per billion)
----- = not sampled or not analyzed
mg/kg = milligrams per kilogram (parts per milliuon)

APPENDIX A

Property Solutions Phase II

Property Solutions INC.
Environmental & Engineering Consulting

17752 Skypark Circle • Suite 230 • Irvine, California 92614 • 949-222-1112 • Fax 949-222-1113

LIMITED PHASE II SUBSURFACE INVESTIGATION

of

Dry Clean Club of America
2960 Castro Valley Boulevard
Castro Valley, Alameda County, California 94546

Prepared for:

Sutter Commercial Capital
1777 Botelho Drive, Suite 380
Walnut Creek, California 94596

Prepared by:

Property Solutions Incorporated
17752 Skypark Circle, Suite 230
Irvine, California 92614

Dated: September 27, 2002

Property Solutions Project Nos. 20021785 & 20021904

Enrique R. Cannata, P.E.
West Coat Regional Manager

Brian C. Mannion for
Kevin J. Billings, P.E.
Senior Vice President

TABLE OF CONTENTS

SECTION **PAGE**

EXECUTIVE SUMMARY

Property Solutions Incorporated (Property Solutions) performed a Limited Phase II Subsurface Investigation (Phase II) at Dry Clean Club of America, located at 2960 Castro Valley Boulevard, in Castro Valley, Alameda County, California (subject property).

The Phase II was conducted at the request of Sutter Commercial Capital (Sutter) based upon the findings and recommendations of Property Solutions' Draft Phase I Environmental Assessment (EA) report dated July 24, 2002.

On August 2, 5 and 19, 2002, Property Solutions collected seven soil gas samples (SG-1 through SG-7), advanced six soil borings (SB-1 through SB-6), and collected six groundwater samples (W-1 through W-6) at the subject property. Seven soil gas samples, sixteen soil samples, and six groundwater samples and were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B.

PCE was not detected in any of the soil gas samples tested. The majority of the soil and groundwater samples tested exhibited non-detected levels of Tetrachloroethene (PCE). Trace levels of PCE were detected in three of the soil samples and in two of the groundwater samples tested. Based on the results of the Phase II performed, Property Solutions present the following conclusions:

- Subsurface soils encountered in the borings generally consisted of silty clays to the maximum depth explored of 17 feet below the ground surface (bgs). Groundwater was encountered at depths ranging from 12 to 13 feet bgs. These subsurface soils have low permeability and are expected to act as a barrier preventing PCE from significantly moving downwards.

- The trace PCE concentrations measured in the three shallow soil samples suggest that a minor spill of PCE may have occurred at Dry Clean Club of America. Non-detected PCE measured in deeper soil samples in those borings indicate that PCE did not significantly move downwards. Non-detected PCE measured in soil gas samples at Dry Clean Club of America and the beauty salon indicate that the minor spill was laterally confined near the dry cleaning machine. Two of the detected PCE soil concentrations are below the soil screening levels (SSL) for PCE established by EPA. The three detected PCE soil concentrations are below the preliminary remedial goal (PRG) for PCE for residential uses established by EPA.

- The PCE groundwater concentrations measured in two borings were at or marginally above the maximum contaminant level (MCL) for PCE established by EPA. These trace PCE concentrations in water suggest that PCE may have reached groundwater through fissures or discontinuities in the silty clay layer. The trace levels of PCE in groundwater may also reflect background levels in the general area of the subject property.

Property Solutions INC. 501 Delran Parkway • Unit A • Delran, New Jersey 08075 • 856-764-6000 • Fax 856-461-4748

- The data collected suggest that the measured PCE concentrations are significantly low and would not require additional assessment or remediation.

Based on the results of our investigation, Property Solutions recommends the following:

- Since the MCL for PCE was exceeded in one groundwater sample, we recommend the property owner to report the results of this investigation to the Alameda County Health Care Services (ACHCS). We further recommend that ACHCS consider "No further Action" regarding the trace of PCE measured at Dry Cleaners Club of America.

- Floor areas around the dry cleaning equipment and around PCE waste storage at Dry Cleaners Club of America should be coated with PCE-resistant epoxy to prevent any potential spills to reach subsurface soils.

Property Solutions INC. 501 Delran Parkway • Unit A • Delran, New Jersey 08075 • 856-764-0000 • Fax 856-461-4748

1.0 INTRODUCTION

Property Solutions performed a Phase II at Dry Clean Club of America, located at 2960 Castro Valley Boulevard, in Castro Valley, Alameda County, California, (subject property) at the request of Sutter of Walnut Creek, California .

The Phase II was conducted based upon the findings and recommendations of our Draft Phase I EA report dated July 24, 2002. Our EA report identified the following area of concern:

- Based on the historic presence of a dry cleaner on the subject property since 1990, the observed floor staining during the property visit, and historical Notices of Violation with the Bay Area Air Quality Management District, Property Solutions recommended conducting a subsurface investigation at Dry Clean Club of America to evaluate the potential impact of dry cleaning operations at the subject property.

2.0 BACKGROUND

The subject property is located at 2960 Castro Valley Boulevard, in Castro Valley, Alameda County, California 94546. The subject property is part of Adobe Center, a retail center located on the northeast corner of Castro Valley Boulevard and Anita Avenue. Site location maps are included in Appendix A of this report.

A dry cleaning facility has been in operation at the Dry Clean Club of America tenant space since approximately 1990. One Frimair, closed-loop, dry-cleaning unit is utilized at the subject property. PCE is self-contained in the closed-loop dry cleaning unit. No secondary containment was observed around the dry cleaning unit. Fresh PCE is placed into the dry cleaning unit by hand. Fresh PCE is stored in 10-gallon buckets in the toilet room at the subject property. Waste PCE sludge, PCE-containing filters, and PCE-laden condensate are generated during the dry cleaning process. These PCE wastes are temporarily stored in a 16-gallon drum located near the dry cleaning unit and are removed from the subject property by Safety Kleen under manifest procedures.

Property Solutions contacted Mr. Amir Gholoami, Hazardous Materials Specialist of ACHCS regarding groundwater flow direction in the area of the subject property on August 5, 2002. Mr. Gholoami indicated that the predominant groundwater flow direction at the Chevron service station, that adjoins the subject property is to the west. This information was used by Property Solutions to select the boring locations during the Phase II.

Property Solutions INC. 501 Delran Parkway • Unit A • Delran, New Jersey 08075 • 856-764-6000 • Fax 856-461-4748

3.0 FIELD EXPLORATION

Prior to the start of the field exploration, Property Solutions obtained drilling authorization tickets (Tickets No.331-252 and 351-594) from Underground Service Alert of California (USA). USA marked public utilities in the area of exploration prior to the start of the field activities. Field activities were directed by Mr. Enrique R. Cannata, a registered professional engineer of Property Solutions. On August 2, 2002, Property Solutions collected soil gas samples SG-1 through SG-3. Field activities were interrupted on that day due to a mechanical breakdown. On August 5, 2002, Property Solutions restarted file activities by advancing three soil borings (SB-1 through SB-3), and collecting soil gas samples at three locations (SG-4 through SG-6) at the subject property. On August 19, 2002, Property Solutions advanced three additional soil borings (SB-4 through SB-6), and collected one additional soil gas sample (SG-7) at the subject property.

Property Solutions contracted Vironex of San Leandro, California, a certified Geoprobe operator, to advance the soil borings and to collect the soil gas samples. Vironex utilized two rigs during this investigation. A Badger, limited access portable rig was used to advance soil borings SB-1 through SB-4, and to collect all soil gas samples (SG-1 through SG-7) that were located inside the building. A van-mounted geoprobe was used to advance borings SB-5 and SB-6 , located in the parking lot and planter areas. These rigs advanced a 2-inch outside diameter, 1.5-inch inside diameter stainless steel "large bore" sampler. The Badger's sampler was 3-foot long while the geoprobe's sampler was 4-foot long. Prior to advancement of each boring, the cutting shoe was decontaminated and a dedicated disposable butyl acetate liner is placed in each spoon to prevent cross-contamination of the soils encountered.

The following field exploration program was performed:

- Soil borings SB-1 through SB-4 were located around the dry cleaning unit. Soil boring SB-3 was also located near the fresh and waste PCE storage areas. Soil boring SB-4 was located inside the adjoining beauty salon. Soil gas samples SG-1, SG-2, SG-3 and SG-7 were collected at approximately 5 feet bgs in each of the boring locations. Soil borings SB-1 and SB-3 were advanced to a depth of 14 feet bgs; soil boring SB-2 was advanced to a depth of 17 feet bgs, and soil boring SB-4 was advanced to a depth of 15 feet bgs.

- Soil gas samples SG-4, SG-5 and SG-6 were collected at 5 feet bgs inside the dry cleaners space, at distances from the dry cleaning machine ranging from 10 to 15 feet.

- Soil borings SB-5 was located in the parking lot east of the dry cleaners, in an upgradient location. Soil boring SB-6 was located in a planter west of the dry cleaners, in a down gradient location. Soil borings SB-5 and SB-6 were advanced to a depth of 16 feet bgs. No soil gas samples were collected in borings SB-5 and SB-6.

Property Solutions INC. 501 Delran Parkway • Unit A • Delran, New Jersey 08075 • 856-764-6000 • Fax 856-461-4748

Soil gas samples were collected by driving the point sampler to 5 feet bgs, where the point was retracted and a 1/4-inch polyethylene tubing was inserted through the steel rods to the sampling unit. The soil gas was drawn from the sampling unit and collected in a one-liter Tedlar bag. A total of seven soil gas samples were collected.

During advancement of the soil borings, continuous soil collection took place. A field log was prepared for each boring, including details of observed soil conditions and drilling procedures. The soil samples were field screened with a photoionization detector (PID) for the presence of VOCs. The PID was calibrated to a known isobutylene standard prior to the start of the borings. A total of 16 soil samples were collected from the soil borings. The samples were collected in butyl acetate tubes and laboratory-supplied Encore soil samplers, in accordance with EPA 5035 Sampling Method. Soil samples were sealed, capped and placed on a container with ice.

A temporary, ¾-inch , slotted PVC pipe was placed at the bottom of each boring. A groundwater sample was collected in each boring using a ½-inch disposable bailer. A total of six groundwater samples were collected using 40-ml, unpreserved, glass vials. All soil borings and soil gas sample locations were filled with cement grout.

A Property diagram showing soil boring and soil gas sample locations is included as Figure 1 in Appendix A. Copies of the soil boring logs are included in Appendix B of this report.

4.0 LABORATORY TESTING

All samples were submitted for analysis under chain-of-custody to SunStar Laboratories, Inc., a California-certified analytical laboratory. Samples were analyzed for VOCs by EPA 8260B Method.

The analytical laboratory results from this investigation are presented in the following table.

Analytical Test Results

Boring No.	Sample Depth (feet)	PCE in Gas (ug/l)	PCE in Soil (ug/kg)	PCE in Groundwater (ug/l)
SG-1	5	< 5		
SG-2	5	< 5		
SG-3	5	< 5		
SG-4	5	< 5		
SG-5	5	< 5		
SG-6	5	< 5		
SG-7	5	< 5		
SB-1	3		15	
	7		< 5	

Property Solutions INC. 501 Delran Parkway • Unit A • Delran, New Jersey 08075 • 856-764-6000 • Fax 856-461-4748

Analytical Test Results				
Boring No.	Sample Depth (feet)	PCE in GW* (ug/L)	PCE in Soil* (ug/Kg)	PCE in Groundwater* (ug/l)
	11		<5	
W-1				5
SB-2	5		<5	NA
	8		18	
	12		<5	
W-2				<5
SB-3	3		140	
	6		<5	
	10		<5	
W-3				6.8
SB-4	3		<5	
	6		<5	
	11		<5	
W-4				<5
SB-5	5		<5	
	10		<5	
W-5				<5
SB-6	5		<5	
	10		<5	
W-6				<5

Notes:

< Indicates not detected at or above the detection limit indicated

* All other 8260B VOC compounds were not detected in any of the samples

The analytical test results are plotted on the Analytical Summary included as Figure 2 in Appendix A. A copy of the analytical laboratory report is included in Appendix C.

5.0 INVESTIGATION RESULTS

Subsurface conditions encountered in the borings generally consisted of a top 4 to 5-inch asphalt or cement concrete cover, underlain by an upper layer of fill material, approximately 3 feet in thickness The fill generally consisted of brown to black moist, silty clays. The fill layer was underlain by native soils consisting of brown and dark brown, very moist, silty clays. Groundwater was encountered between 12 feet and 13 feet bgs in the borings during our investigation. These subsurface soils have low permeability and are expected to act as a barrier preventing PCE from

Property Solutions INC. 501 Delran Parkway • Unit A • Delran, New Jersey 08075 • 856-764-6000 • Fax 856-461-4748

significantly moving downwards.

Subsurface cross sections A-A' and B-B' located near the dry cleaning unit are indicated on Figures 2 and 3 in Appendix A.

Property Solutions' evaluation of the analytical data obtained at the subject property indicates the following:

- No PCE was detected in the any of the seven soil gas samples collected around the dry cleaning machine and inside the dry cleaner space.

- No PCE was detected in nine of the twelve soil samples collected around the dry cleaning machine (borings SB-1 through SB-4), or outside the building (borings SB-5 and SB-6). Trace concentrations of PCE were measured in three of the soil samples collected around the dry cleaning machine. These PCE concentrations were 15 ug/kg (SB-1 at 3 feet bgs), 18 ug/kg (SB-2 at 8 feet bgs), and 140 ug/kg (SB-3 at 3 feet bgs). PCE was not detected in deeper soil samples collected in borings SB-1 through SB-3, suggesting that the trace of PCE did not significantly move downward.

  Detected PCE soil concentrations are below the SSL of 60 ug/kg established by EPA, except for one (140 ug/kg measured at SB-3 at a depth of 3 feet bgs). All detected PCE soil concentrations were less than the PRG for PCE for residential use established by EPA (5,700 ug/kg).

- No PCE was detected in two of the four groundwater samples collected in borings near the dry cleaning machine (samples W-1 and W-4), the upgradient boring (sample W-5), or the downgradient boring (sample W-6). Trace concentrations of PCE were measured in two of the groundwater samples collected in borings near the dry cleaning machine (samples W-1 and W-3). The measured PCE concentrations were at detection level (5 ug/l in W-1), or slightly above detection level (6.8 ug/l in W-2). These trace concentrations suggest that PCE may have reached groundwater through fissures or discontinuities in the silty clay layer, or the measured PCE may reflect background levels in the general area of the subject property..

  PCE in groundwater sample W-1 was measured at the MCL established by EPA (5 ug/l). PCE in groundwater sample W-3 was measured marginally above the MCL.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigation, Property Solutions present the following conclusions:

- The trace PCE concentrations measured in the three shallow soil samples suggest that a minor spill of PCE may have occurred at Dry Clean Club of America. Non-detected PCE measured in deeper soil samples in those borings indicate that PCE did not significantly move downwards. Non-detected PCE measured in soil gas samples at Dry Clean Club of America and the beauty salon indicate that the minor spill was laterally confined near the dry cleaning machine. Two of the detected PCE soil concentrations are below the soil screening levels (SSL) for PCE established by EPA. The three detected PCE soil concentrations are below the preliminary remedial goal (PRG) for PCE for residential uses established by EPA.

- The PCE groundwater concentrations measured in two borings were at or marginally above the maximum contaminant level (MCL) for PCE established by EPA. These trace PCE concentrations in water suggest that PCE may have reached groundwater through fissures or discontinuities in the silty clay layer. The trace levels of PCE in groundwater may also reflect background levels in the general area of the subject property.

- The data collected suggest that the measured PCE concentrations are significantly low and would not require additional assessment or remediation.

Based on the results of our investigation, Property Solutions recommends the following:

- Since the MCL for PCE was exceeded in one groundwater sample, we recommend the property owner to report the results of this investigation to the Alameda County Health Care Services (ACHCS). We further recommend that ACHCS consider "No further Action" regarding the trace of PCE measured at Dry Cleaners Club of America.

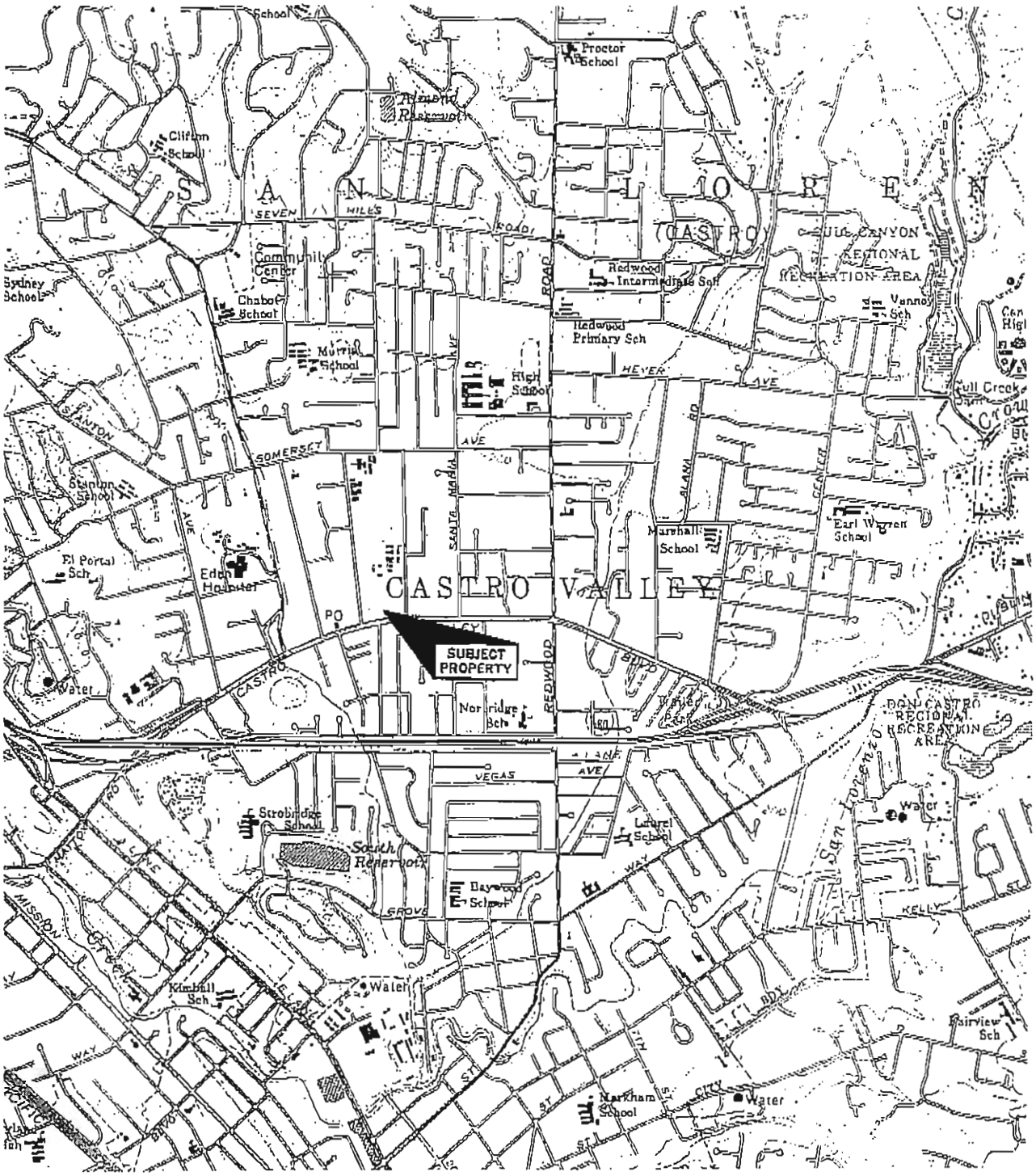
- Floor areas around the dry cleaning equipment and around PCE waste storage at Dry Cleaners Club of America should be coated with PCE-resistant epoxy to prevent any potential spills to reach subsurface soils.

7.0 LIMITATIONS

The findings, observations, conclusions, and recommendations of this report are limited by the contract technical requirements and the methods used to perform the services outlined in the scope of work. These services have been performed in accordance with the described scope.

This report has been prepared for the sole benefit of Suter Commercial Capital, and may not be relied upon by any other person or entity without the written authorization of Property Solutions.

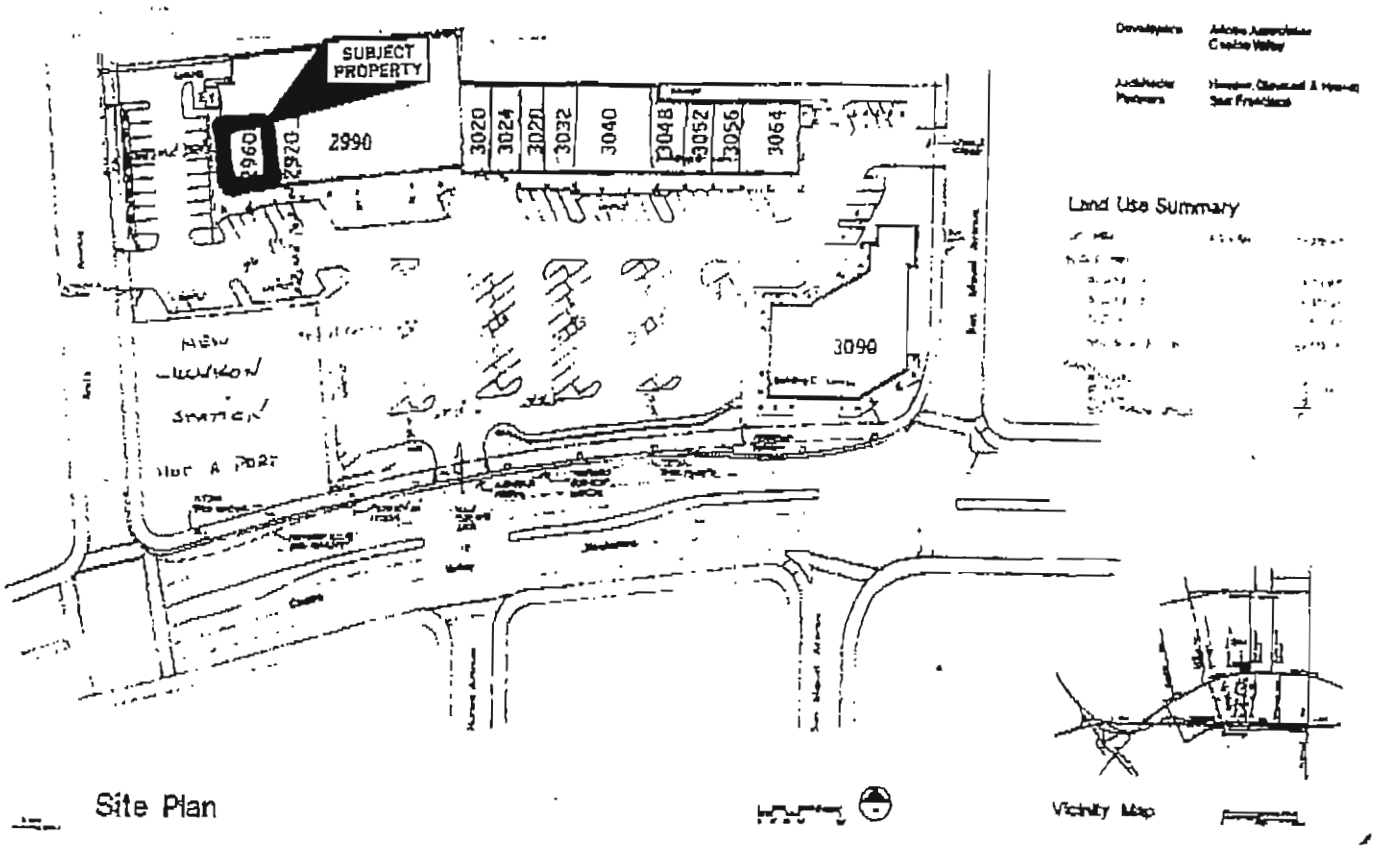
Property Solutions INC. 501 Delran Parkway • Unit A • Delran, New Jersey 08075 • 856-764-6000 • Fax 856-461-4748



US DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY 7.5" TOPOGRAPHICAL QUADRANGLE

Property Solutions Inc.	Dry Clean Club of America 2960 Castro Valley Boulevard Castro Valley, California 94546	Project No.: 20021785

Topo Quad Name: Hayward, California



Site Plan

Vicinity Map

Site Plan			
Property Solutions Inc.	Dry Clean Club of America 2960 Castro Valley Boulevard Castro Valley, California 94546	Project No.: 20021785	

APPENDIX B

Boring 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: 04/17/2007 By jamesy

Permit Numbers: W2007-0529
Permits Valid from 04/26/2007 to 04/26/2007

Application Id: 1176845873172
City of Project Site: Castro Valley
Site Location: 2960 Castro Valley Blvd.
Castro Valley, CA 94546
Project Start Date: 04/26/2007
Completion Date: 04/26/2007

Applicant: AEI Consultants - Robert Flory
2500 Camino Diablo, Walnut Creek, CA 94597
Phone: 925-944-2899
Property Owner: James Rossler
150 Post Street, Suite 630, San Francisco, CA 94108
Phone: 415-837-3722
Client: ** same as Property Owner **
Contact: Robert Flory
Phone: 925-944-2899
Cell: 925-457-7517

Total Due: $200.00
Receipt Number: WR2007-0171 **Total Amount Paid:** $200.00
Payer Name : Robert F. Flory Paid By: VISA **PAID IN FULL**

Works Requesting Permits:

Borehole(s) for Geo Probes-Sampling 24 to 72 hours only - 7 Boreholes
Driller: EnProbe - Lic #: 777007 - Method: DP **Work Total: $200.00**

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2007-0529	04/17/2007	07/25/2007	7	2.00 in.	15.00 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. All cuttings remaining or unused shall be containerized and hauled off site.

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. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.

4. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of $500.00.

5. 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.

6. No Inspector Assigned to this site.
Applicant shall contact this office by email at wells@acpwa.org and certify in writing that work was completed and

PROGRAMS AND SERVICES

Well Standards Program

The Alameda County Public Works Agency, Water Resources is located at:
399 Elmhurst Street
Hayward, CA 94544
For Driving Directions or General Info, Please Contact 510-670-5480 or wells@acpwa.org
For Drilling Permit information and process contact James Yoo at
Phone: 510-670-6633
FAX: 510-782-1939
Email: Jamesy@acpwa.org

Alameda County Public Works is the administering agency of General Ordinance Code, Chapter 6.88 . The purpose of this chapter is to provide for the regulation of groundwater wells and exploratory holes as required by California Water Code. The provisions of these laws are administered and enforced by Alameda County Public Works Agency through its Well Standards Program.

Drilling Permit Jurisdictions in Alameda County: There are four jurisdictions in Alameda County.

Location: Agency with Jurisdiction Contact Number

Berkeley City of Berkeley Ph: 510-981-7460
Fax: 510-540-5672

Fremont, Newark, Union City Alameda County Water District Ph: 510-668-4460
Fax: 510-651-1760

Pleasanton, Dublin, Livermore, Sunol Zone 7 Water Agency Ph: 925-454-5000
Fax: 510-454-5728

The Alameda County Public Works Agency, Water Resources has the responsibility and authority to issue drilling permits and to enforce the County Water Well Ordinance 73-68. This jurisdiction covers the western Alameda County area of **Oakland**, **Alameda**,**Piedmont**, **Emeryville**, **Albany**, **San Leandro**, **San Lorenzo**, **Castro Valley**, and **Hayward** . The purpose of the drilling permits are to ensure that any new well or the destruction of wells, including geotechnical investigations and environmental sampling within the above jurisdiction and within Alameda County will not cause pollution or contamination of ground water or otherwise jeopardize the health, safety or welfare of the people of Alameda County.

Permits are required for all work pertaining to wells and exploratory holes at any depth within the jurisdiction of the Well Standards Program. A completed permit application *(30 Kb)** , along with a site map, should be submitted at least **ten (10) working days prior to the planned start of work**. Submittals should be sent to the address or fax number provided on the application form. When submitting an application via fax, please use a high resolution scan to retain legibility.

Fees
Beginning April 11, 2005 , the following fees shall apply:

A permit to construct, rehabilitate, or destroy wells, including cathodic protection wells, but excluding dewatering wells (*Horizontal hillside dewatering and dewatering for construction period only), shall cost $300.00 per well.

A permit to bore exploratory holes, including temporary test wells, shall cost $200 per site. A site includes the project parcel as well as any adjoining parcels.

Please make checks payable to: **Treasurer, County of Alameda**

Permit Fees are exempt to State & Federal Projects
Applicants shall submit a letter from the agency requesting the fee exemption.

Scheduling Work/Inspections:
Alameda County Public Works Agency (ACPWA), Water Resources Section requires scheduling and inspection of permitted work. All drilling activities must be scheduled in advance. Availability of inspections will vary from week to week and will come on a first come, first served bases. To ensure inspection availability on your desired or driller scheduled date, the following procedures are required:

Please contact **James Yoo at 510-670-6633** to schedule the inspection date and time (You must have drilling permit approved prior to scheduling).

Schedule the work as far in advance as possible (at least 5 days in advance); and confirm the scheduled drilling date(s) at least 24 hours prior to drilling.

Once the work has been scheduled, an ACPWA Inspector will coordinate the inspection requirements as well as how the Inspector can be reached if they are not at the site when Inspection is required. Expect for special circumstances given, all work will require the inspection to be conducted during the working hours of 8:30am to 2:30pm., Monday to Friday, excluding holidays.

Request for Permit Extension:
Permits are only valid from the start date to the completion date as stated on the drilling permit application and Conditions of Approval. To request an extension of a drilling permit application, applicants must request in writing prior to the completion date as set forth in the Conditions of Approval of the drilling permit application. Please send fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. There are no additional fees for permit extensions or for re-scheduling inspection dates. You may not extend your drilling permit dates beyond 90 days from the approval date of the permit application. **NO refunds** shall be given back after 90 days and the permit shall be deemed voided.

Cancel a Drilling Permit:
Applicants may cancel a drilling permit only in writing by mail, fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. If you do not cancel your drilling permit application before the drilling completion date or notify in writing within 90 days, Alameda County Public Works Agency, Water Resources Section may void the permit and No refunds may be given back.

Refunds/Service Charge:
A service charge of $25.00 dollars for the first check returned and $35.00 dollars for each subsequent check returned.

Applicants who cancel a drilling permit application **before** we issue the approved permit(s), will receive a **FULL** refund (at any amount) and will be mailed back within two weeks.

Applicants who cancel a drilling permit application **after** a permit has been issued will then be charged a service fee of $50.00 (fifty Dollars).

To collect the remaining funds will be determined by the amount of the refund to be refunded (see process below).

Board of Supervisors Minute Order, File No. 9763, dated January 9, 1996, gives blanket authority to the Auditor-Controller to process claims, from all County departments for the refund of fees which do not exceed $500 (Five Hundred Dollars)(with the exception of the County Clerk whose limit is $1,500).

Refunds over the amounts must be authorized by the Board of Supervisors Minute Order, File No. 9763 require specific approval by the Board of Supervisors. The forms to request for refunds under $500.00 (Five Hundred Dollars) are available at this office or any County Offices. If the amount is exceeded, a Board letter and Minute Order must accompany the claim. Applicant shall fill out the request form and the County Fiscal department will process the request.

Enforcement
Penalty. Any person who does any work for which a permit is required by this chapter and who fails to obtain a permit shall be guilty of a misdemeanor punishable by fine not exceeding Five Hundred Dollars ($500.00) or by imprisonment not exceeding six months, or by both such fine and imprisonment, and such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any such

violation is committed, continued, or permitted, and shall be subject to the same punishment as for the original offense. (Prior gen. code §3-160.6)

Enforcement actions will be determined by this office on a case-by-case basis
Drilling without a permit shall be the cost of the permit(s) and a fine of $500.00 (Five Hundred Dollars).

Well Completion Reports (State DWR-188 forms) must be filed with the Well Standards Program within 60 days of completing work. Staff will review the report, assign a state well number, and then forward it to the California Department of Water Resources (DWR). Drillers should not send completed reports to DWR directly. Failure to file a Well Completion Report or deliberate falsification of the information is a misdemeanor; it is also grounds for disciplinary action by the Contractors' State License Board. Also note that filed Well Completion Reports are considered private record protected by state law and can only be released to the well owner or those specifically authorized by government agencies.

See our website (www.acgov.org/pwa/wells/index.shtml) for links to additional forms.

APPENDIX C

Boring Logs

Project: RR Retail
Project Location: 2960 Castro Valley Blvd., Castro Valley, CA
Project Number: 271771

Log of Boring SB-1

Sheet 1 of 1

Date(s) Drilled **April 26, 2007**	Logged By **Robert F. Flory**	Checked By **Adrian Angel**
Drilling Method **Direct Push**	Drill Bit Size/Type	Total Depth of Borehole **17 feet bgs**
Drill Rig Type **Geoprobe 5410**	Drilling Contractor **EnProb**	Approximate Surface Elevation
Groundwater Level and Date Measured **11.7 feet ATD**	Sampling Method(s) **Tube**	Permit #
Borehole Backfill **Cement Slurry**	Location **Parking Area in front of former dry cleaners (south)**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Asphalt				
				GW-GC		Clayey base rock		
				CL-ML		Clayey Sandy Silt - Sandy Clay, brown, locally gravelly, firm - modrately firm, stiff, moist		
		☒	SB-1-3				<0.1	
				CL		Silty Clay, black, moderately stiff, moist		
	5	☒	SB-1-6				<0.1	
				ML		Clayey SIlt, yellowish brown w/s light brown - light olive brown mottling, firm, moist		
	10	☒	SB-1-10				<0.1	
				ML		Clayey Silt, light olive brown - yellowish brown - strong brown mottling, moderately soft, moist - trace wet, boring dry @ 14 feet bgs (ATD) ▽		
		☒	SB-1-13.5				<0.1	
	15			SW-SC		Clayey Sand, brown - yellowish brown, with occasional strong brown mottling, moderately soft, wet		
						Bottom of Boring at 17 feet bgs		
	20							

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUE DIL & Other\271771 PHII (RR Retail) Castro Valley RFI\borings.bgs [DP Boring 20.tpl]

AEI CONSULTANTS
ENVIRONMENTAL & CIVIL ENGINEERING

Figure

Project: RR Retail
Project Location: 2960 Castro Valley Blvd., Castro Valley, CA
Project Number: 271771

Log of Boring SB-2

Sheet 1 of 1

Date(s) Drilled **April 26, 2007**	Logged By **Robert F. Flory**	Checked By **Adrian Angel**
Drilling Method **Direct Push**	Drill Bit Size/Type **2 inch**	Total Depth of Borehole **16 feet bgs**
Drill Rig Type **Geoprobe 5410**	Drilling Contractor **EnProb**	Approximate Surface Elevation
Groundwater Level and Date Measured **11.95 feet ATD**	Sampling Method(s) **Tube**	Permit #
Borehole Backfill **Cement Slurry**	Location **In landscaped area at southwest corner of building.**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			CL		Sandy Gravelly Clay, brown, firm - modrately firm, stiff, dry		
				CL		Sandy Gravelly Clay, brown, firm - modrately firm, stiff, very slightly moist	<0.1	
	5			CL		Silty Clay, black, moderately stiff, slightly moist	<0.1	
				ML		Clayey SIlt, yellowish brown - brown mottled, firm, moist	0.2	
	10		SB-2-10				0.1	
						(ATD)		
				SC		Clayey Sand, brown, firm, very moist		
				SW		Sand, light brown - yellowish brown, very fine - fine grained, clayey, soft, wet		
	15							
						Bottom of Boring at 16 feet bgs		
	20							

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUE DIL & Other\271771 PHII (RR Retail) Castro Valley RFI\borings.bgs [DP Boring 20.tpl]

Figure

AEI CONSULTANTS
ENVIRONMENTAL & CIVIL ENGINEERING

Project: RR Retail
Project Location: 2960 Castro Valley Blvd., Castro Valley, CA
Project Number: 271771

Log of Boring SB-3

Sheet 1 of 1

Date(s) Drilled **April 26, 2007**	Logged By **Robert F. Flory**	Checked By **Adrian Angel**
Drilling Method **Direct Push**	Drill Bit Size/Type **2 inch**	Total Depth of Borehole **16 feet bgs**
Drill Rig Type **Geoprobe 5410**	Drilling Contractor **EnProb**	Approximate Surface Elevation
Groundwater Level and Date Measured **12.8 feet ATD**	Sampling Method(s) **Tube**	Permit #
Borehole Backfill **Cement Slurry**	Location **Parking Area, west end of building**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Asphalt				
				GW-GC		Clayey base rock		
				CL		Sandy Clay, brown, locally gravelly, firm - modrately firm, moderately stiff, moist	0.1	
	5	☒	SB-3-5	CL		Silty Clay, black, moderately stiff, slightly moist	0.4	
				ML		Clayey SIlt, yellowish brown - brown mottled, firm, moist		
	10	☒	SB-3-10	SC		Clayey Sand, yellowish brown, moderately firm, moist	0.8	
				SM-SC		Clayey Silt - Clayey Sand, yellowish brown, moderately firm, very moist	0.7	
						(ATD) ▽		
				SW		Sand, yellowish brown, very fine - fine grained, clayey, occasional gravel, soft, wet		
	15						0.6	
						Bottom of Boring at 16 feet bgs		
	20							

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUE DIL & Other\271771 PHII (RR Retail) Castro Valley RFI\borings.bgs [DP Boring 20.tpl]

AEI CONSULTANTS
ENVIRONMENTAL & CIVIL ENGINEERING

Figure

Project: RR Retail
Project Location: 2960 Castro Valley Blvd., Castro Valley, CA
Project Number: 271771

Log of Boring SB-4

Sheet 1 of 1

Date(s) Drilled **April 26, 2007**	Logged By **Robert F. Flory**	Checked By **Adrian Angel**
Drilling Method **Direct Push**	Drill Bit Size/Type **2 inch**	Total Depth of Borehole **4 feet bgs**
Drill Rig Type **Geoprobe 5410**	Drilling Contractor **EnProb**	Approximate Surface Elevation
Groundwater Level and Date Measured **Not Encountered ATD**	Sampling Method(s) **Tube**	Permit #
Borehole Backfill **Cement Slurry**	Location **Inside storage room in back of unit**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Concrete				
				GW-GC		Clayey base rock - Gravelly Clay, FILL, very slightly moist		
				CL-ML		Silty Clay - Clayey Silt, brown, moderately firm, moist		
		☒	SB-4-1.5				0.2	
				CL		Silty Clay, black, moderately stiff, slightly moist		
	4					Bottom of Boring at 4 feet bgs		
	5							
	10							
	15							
	20							

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUE DIL & Other\271771 PHII (RR Retail) Castro Valley RFI\borings.bgs [DP Boring 20.tpl]

AEI CONSULTANTS
ENVIRONMENTAL & CIVIL ENGINEERING

Figure

Project: RR Retail
Project Location: 2960 Castro Valley Blvd., Castro Valley, CA
Project Number: 271771

Log of Boring SB-5

Sheet 1 of 1

Date(s) Drilled **April 26, 2007**	Logged By **Robert F. Flory**	Checked By **Adrian Angel**
Drilling Method **Direct Push**	Drill Bit Size/Type **2 inch**	Total Depth of Borehole **19 feet bgs**
Drill Rig Type **Geoprobe 5410**	Drilling Contractor **EnProb**	Approximate Surface Elevation
Groundwater Level and Date Measured **9.31 feet ATD**	Sampling Method(s) **Tube**	Permit #
Borehole Backfill **Cement Slurry**	Location **Approximate center of dry cleaning machine foot print**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Concrete				
		☒	SB-5-1	GW-GC		Clayey base rock - Gravelly Clay, FILL, dry - very slightly moist	2.0	
				CL		Sandy Clay, brown, locally gravelly, moderately stiff, moist		
		☒	SB-5-4	CL		Silty Clay, black, moderately stiff, slightly moist	0.5	
	5						2.7	
		☒	SB-5-7	CL-ML		Clayey Silt - Silt Clay, olive brown - brown mottling, firm, moist	2.4	
				CL-ML		Clayey Silt - Silt Clay, yellowish brown - strong brown - dark grayish brown mottling, firm, moist (ATD) ▽		
	10			ML		Very Clayey Silt, yellowish brown - strong brown, soft, moist	0.8	
		☒	SB-5-12				0.7	
				SW		Sand, yellowish brown, very fine - medium grained, locally clayey, locally pea gravel, moderately firm, wet		
	15							
				GC-CL		Gravelly Clay - Clayey Gravel, strong brown - grayish brown mottled, firm, wet		
	20					Bottom of Boring at 19 feet bgs		

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUE DIL & Other\271771 PHII (RR Retail) Castro Valley RFI\borings.bgs [DP Boring 20.tpl]

Figure

AEI CONSULTANTS
ENVIRONMENTAL & CIVIL ENGINEERING

Project: RR Retail
Project Location: 2960 Castro Valley Blvd., Castro Valley, CA
Project Number: 271771

Log of Boring SB-6

Sheet 1 of 1

Date(s) Drilled **April 26, 2007**	Logged By **Robert F. Flory**	Checked By **Adrian Angel**
Drilling Method **Direct Push**	Drill Bit Size/Type **2 inch**	Total Depth of Borehole **18 feet bgs**
Drill Rig Type **Geoprobe 5410**	Drilling Contractor **EnProb**	Approximate Surface Elevation
Groundwater Level and Date Measured **12.5 feet ATD**	Sampling Method(s) **Tube**	Permit #
Borehole Backfill **Cement Slurry**	Location **Southwest corner of drycleaners foot print**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Concrete				
				GW-GC		Clayey base rock - Gravelly Clay, FILL, dry		
				GW-GC		Clayey base rock - Gravelly Clay, FILL, slightly moist		
				GC		Clayey Gravel, light greenish gray - greenish gray (color from gravel clasts), sandy, firm - hard, moist, FILL		
		☒	SB-6-4	CL		Silty Clay, black, moderately stiff, slightly moist	0.2	
	5							
		☒	SB-6-7	CL-ML		Clayey Silt - Silt Clay, brown w/s yellowish brown - pale brown, stiff, moist	0.1	
				CL-ML		Clayey Silt - Silty Clay, yellowish brown - strong brown with gray spiderweb pattern, firm, moist		
	10	☒	SB-6-10	ML		Sandy Clay - Clayey Silty Sand, yellowish brown w/s brown mottling, firm, moist	0.1	
				SW		(ATD) ▽ Sandy Clay - Clayey Silty Sand, yellowish brown with some brown mottling, moderately firm, wet		
				SW		Sand, yellowish brown, very fine - medium grained, soft loose sand, wet		
	15							
				GC-CL		Gravelly Clay - Clayey Gravel, strong brown - grayish brown mottled, firm, wet		
						Bottom of Boring at 18 feet bgs		
	20							

X:\PROJECTS\CHARACTERIZATION & REMEDIATION\DUE DIL & Other\271771 PHII (RR Retail) Castro Valley RFI\borings.bgs [DP Boring 20.tpl]

Figure

AEI CONSULTANTS
ENVIRONMENTAL & CIVIL ENGINEERING

APPENDIX D

Soil Laboratory Analyses
With
Chain of Custody Documentation

McCampbell Analytical, Inc.
"When Quality Counts"

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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #271771; RR Retail Group	Date Sampled: 04/26/07
		Date Received: 04/26/07
	Client Contact: Robert Flory	Date Reported: 05/02/07
	Client P.O.:	Date Completed: 05/02/07

WorkOrder: 0704564

May 02, 2007

Dear Robert:

Enclosed are:

1). the results of **5** analyzed samples from your **#271771; RR Retail Group project,**

2). a QC report for the above samples

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

4). a bill for analytical services.

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

Best regards,

Angela Rydelius, Lab Manager

0704564

2/2

McCAMPBELL ANALYTICAL, INC.

1538 Willow Pass Road
Pittsburg, CA 94565

Telephone: (925) 252-9262 Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

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

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

Report To: Robert Flory Bill To: Same

Company: AEI Consultants

2500 Camino Diablo

Walnut Creek, CA 94597 E-Mail: rflory@aeiconsultants.com

Tel: (925) 944-2899 Fax: (925) 944-2895

Project #: 271771 Project Name: RR Retail Group

Project Location: 2960 Castro Valley Blvd, Castro Valley, CA

Sampler Signature:

SAMPLE ID	LOCATION (Field Point Name)	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX: Water	Soil	Air	Sludge	Other	METHOD PRESERVED: Ice	HCl	HNO_3	Other	MBTEX (SW8021B) & TPH as Gas (SW8015Cm)	TPH as Diesel (SW8015Cm)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	HVOCs EPA 8260 (8010 list)	BTEX ONLY (EPA 602 / 8020)	Pesticides EPA 608 / 8080	PCBs EPA 608 / 8080	Fuel Oxygenates incl EBD & DCA - 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals	LUFT 5 Metals	Lead (7240/7421/239.2/6010)	Nitrate, nitrite, sulfate, alkalinity	Halogenated VOCs (8260B – 8010 Target List)	Other	Other	Other	Comments
SB-5-1	SB-5	4/26	1140	3	2/4		X												X														
SB-5-4	SB-5		1145	1																													
SB-5-7	SB-5		1154	1														Hold															
SB-5-12	SB-5		1202	1																													
SB-6-4	SB-6		1225	1															X														
SB-6-7	SB-6		1230	1																													
SB-6-10	SB-6		1240	1														Hold															
Closet Floor			1030	1														Hold															

Relinquished By:	Date:	Time:	Received By:
	4/26/07	1830	Envivo-Tech S.R.
Envivo-Tech S.R.	4/26/07	1930	
	4/26/07	1930	

ICE/t° _____ PRESERVATION VOAS | O&G | METALS | OTHER

GOOD CONDITION _____ APPROPRIATE

HEAD SPACE ABSENT _____ CONTAINERS _____

DECHLORINATED IN LAB _____ PERSERVED IN LAB _____

0704564 AEL 1/3

McCAMPBELL ANALYTICAL, INC.

1538 Willow Pass Road
Pittsburg, CA 94565

Telephone: (925) 252-9262 Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ■ 5 DAY

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

Report To: Robert Flory	Bill To: Same
Company: AEI Consultants	
2500 Camino Diablo	
Walnut Creek, CA 94597	E-Mail: rflory@aeiconsultants.com
Tel: (925) 944-2899	Fax: (925) 944-2895
Project #: 271771	Project Name: RR Retail Group
Project Location: 2960 Castro Valley Blvd, Castro Valley, CA	
Sampler Signature:	

	SAMPLE ID	LOCATION (Field Point Name)	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	Soil	Air	Sludge	Other	METHOD PRESERVED Ice	HCl	HNO_3	Other
9	SB-1-3.	SB-1	4-26	0750	1	2/4		X							
10	SB-1-6	SB-1	4-26	0800	1										
11	SB-1-10	SB-1	4-26	0805	1										
4	SB-1-13.5	SB-1	4-26	0810	1										
13	SB-2-8	SB-2	4-26	0920	1										
12	SB-2-10	SB-2	4-26	0925	1										
5	SB-3-5	SB-3	4-26	1035	1										
8	SB-3-10	SB-3	4-26	1040	1										
9	SB-4-1.5	SB-4	4-26	1130	1										

Analysis Request	Other	Comments
MBTEX (SW8021B) & TPH as Gas (SW8015Cm)		
TPH as Diesel (SW8015Cm)		
Total Petroleum Oil & Grease (5520 E&F/B&F)		
Total Petroleum Hydrocarbons (418.1)		
HVOCs EPA 8260 (8010 list)		
BTEX ONLY (EPA 602 / 8020)		
Pesticides EPA 608 / 8080		
PCBs EPA 608 / 8080		
Fuel Oxygenates incl EBD & DCA - 8260		
EPA 625 / 8270		
PAH's / PNA's by EPA 625 / 8270 / 8310		
CAM-17 Metals		
LUFT 5 Metals		
Lead (7240/7421/239.2/6010)		
Nitrate, nitrite, sulfate, alkalinity		
Halogenated VOCs (8260B - 8010 Target List)		

Hold

Hold

Relinquished By:	Date:	Time:	Received By:
	4/26/07	1830	Enviro-Tech S.R.
Relinquished By: Enviro-Tech S.R.	Date: 4/26/07	Time: 1930	Received By:
Relinquished By:	Date: 4-26-07	Time: 1950	Received By:

ICE/t° 13.4°
GOOD CONDITION ✓
HEAD SPACE ABSENT ____
DECHLORINATED IN LAB ____

	VOAS	O&G	METALS	OTHER
PRESERVATION				
APPROPRIATE	✓			
CONTAINERS	✓			

PERSERVED IN LAB ____

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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0704564 **ClientID: AEL**

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

Report to:
Robert Flory
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
Email: rflory@aeiconsultants.com
TEL: (925) 283-600 FAX: (925) 283-612
ProjectNo: #271771; RR Retail Group
PO:

Bill t
Denise Mockel
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
dmockel@aeiconsultants.com

Requested TAT: 5 days

Date Received **04/26/2007**
Date Printed: **04/26/2007**

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
0704564-004	SB-1-13.5	Soil	04/26/07 8:10:00	☐	A	A										
0704564-008	SB-3-10	Soil	04/26/07 10:40:00	☐	A											
0704564-009	SB-4-1.5	Soil	04/26/07 11:30:00	☐	A											
0704564-010	SB-5-1	Soil	04/26/07 11:40:00	☐	A											
0704564-014	SB-6-4	Soil	04/26/07 12:25:00	☐	A											

Test Legend:

1	8010BMS_S	2	PREDF REPORT	3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Chloe Lam

Comments:

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

McCampbell Analytical, Inc.
"When Quality Counts"

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

Sample Receipt Checklist

Client Name: **AEI Consultants**
Date and Time Received: **04/26/07 8:37:53 PM**

Project Name: **#271771; RR Retail Group**
Checklist completed and reviewed by: Chloe Lam

WorkOrder N°: **0704564** Matrix Soil/Soild
Carrier: Client Drop-In

Chain of Custody (COC) Information

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

Sample Receipt Information

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

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes ☑	No ☐	
Container/Temp Blank temperature	Cooler Temp: 13.4°C		NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes ☐	No ☐	No VOA vials submitted ☑
Sample labels checked for correct preservation?	Yes ☑	No ☐	
TTLC Metal - pH acceptable upon receipt (pH<2)?	Yes ☐	No ☐	N ☑

Client contacted: Date contacted: Contacted by:

Comments:

McCampbell Analytical, Inc.
"When Quality Counts"

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

AEI Consultants	Client Project ID: #271771; RR Retail Group	Date Sampled: 04/26/07
		Date Received: 04/26/07
2500 Camino Diablo, Ste. #200	Client Contact: Robert Flory	Date Extracted: 04/26/07
Walnut Creek, CA 94597	Client P.O.:	Date Analyzed 04/28/07

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0704564

Lab ID	0704564-004A	0704564-008A	0704564-009A	0704564-010A	Reporting Limit for DF =1	
Client ID	SB-1-13.5	SB-3-10	SB-4-1.5	SB-5-1		
Matrix	S	S	S	S	S	W
DF	1	1	1	1		
Compound	**Concentration**				mg/kg	µg/L
Bromodichloromethane	ND	ND	ND	ND	0.005	NA
Bromoform	ND	ND	ND	ND	0.005	NA
Bromomethane	ND	ND	ND	ND	0.005	NA
Carbon Tetrachloride	ND	ND	ND	ND	0.005	NA
Chlorobenzene	ND	ND	ND	ND	0.005	NA
Chloroethane	ND	ND	ND	ND	0.005	NA
2-Chloroethyl Vinyl Ether	ND	ND	ND	ND	0.01	NA
Chloroform	ND	ND	ND	ND	0.005	NA
Chloromethane	ND	ND	ND	ND	0.005	NA
Dibromochloromethane	ND	ND	ND	ND	0.005	NA
1,2-Dichlorobenzene	ND	ND	ND	ND	0.005	NA
1,3-Dichlorobenzene	ND	ND	ND	ND	0.005	NA
1,4-Dichlorobenzene	ND	ND	ND	ND	0.005	NA
Dichlorodifluoromethane	ND	ND	ND	ND	0.005	NA
1,1-Dichloroethane	ND	ND	ND	ND	0.005	NA
1,2-Dichloroethane (1,2-DCA)	ND	ND	ND	ND	0.005	NA
1,1-Dichloroethene	ND	ND	ND	ND	0.005	NA
cis-1,2-Dichloroethene	ND	ND	ND	ND	0.005	NA
trans-1,2-Dichloroethene	ND	ND	ND	ND	0.005	NA
1,2-Dichloropropane	ND	ND	ND	ND	0.005	NA
cis-1,3-Dichloropropene	ND	ND	ND	ND	0.005	NA
trans-1,3-Dichloropropene	ND	ND	ND	ND	0.005	NA
Methylene chloride	ND	ND	ND	ND	0.005	NA
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	0.005	NA
Tetrachloroethene	ND	0.016	ND	0.076	0.005	NA
1,1,1-Trichloroethane	ND	ND	ND	ND	0.005	NA
1,1,2-Trichloroethane	ND	ND	ND	ND	0.005	NA
Trichloroethene	ND	ND	ND	ND	0.005	NA
Trichlorofluoromethane	ND	ND	ND	ND	0.005	NA
Vinyl Chloride	ND	ND	ND	ND	0.005	NA
Surrogate Recoveries (%)						
%SS1:	97	95	93	87		
%SS2:	97	97	96	95		
%SS3:	91	90	90	89		
Comments						

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

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

surrogate diluted out of range or surrogate coelutes with another peak.

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

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants	Client Project ID: #271771; RR Retail Group	Date Sampled: 04/26/07
		Date Received: 04/26/07
2500 Camino Diablo, Ste. #200	Client Contact: Robert Flory	Date Extracted: 04/26/07
Walnut Creek, CA 94597	Client P.O.:	Date Analyzed 04/28/07

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0704564

					Reporting Limit for DF =1	
Lab ID	0704564-014A					
Client ID	SB-6-4					
Matrix	S				S	W
DF	1					
Compound	**Concentration**				mg/kg	µg/L
Bromodichloromethane	ND				0.005	NA
Bromoform	ND				0.005	NA
Bromomethane	ND				0.005	NA
Carbon Tetrachloride	ND				0.005	NA
Chlorobenzene	ND				0.005	NA
Chloroethane	ND				0.005	NA
2-Chloroethyl Vinyl Ether	ND				0.01	NA
Chloroform	ND				0.005	NA
Chloromethane	ND				0.005	NA
Dibromochloromethane	ND				0.005	NA
1,2-Dichlorobenzene	ND				0.005	NA
1,3-Dichlorobenzene	ND				0.005	NA
1,4-Dichlorobenzene	ND				0.005	NA
Dichlorodifluoromethane	ND				0.005	NA
1,1-Dichloroethane	ND				0.005	NA
1,2-Dichloroethane (1,2-DCA)	ND				0.005	NA
1,1-Dichloroethene	ND				0.005	NA
cis-1,2-Dichloroethene	ND				0.005	NA
trans-1,2-Dichloroethene	ND				0.005	NA
1,2-Dichloropropane	ND				0.005	NA
cis-1,3-Dichloropropene	ND				0.005	NA
trans-1,3-Dichloropropene	ND				0.005	NA
Methylene chloride	ND				0.005	NA
1,1,2,2-Tetrachloroethane	ND				0.005	NA
Tetrachloroethene	ND				0.005	NA
1,1,1-Trichloroethane	ND				0.005	NA
1,1,2-Trichloroethane	ND				0.005	NA
Trichloroethene	ND				0.005	NA
Trichlorofluoromethane	ND				0.005	NA
Vinyl Chloride	ND				0.005	NA
Surrogate Recoveries (%)						
%SS1:	91					
%SS2:	95					
%SS3:	89					
Comments						

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

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

surrogate diluted out of range or surrogate coelutes with another peak.

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

McCampbell Analytical, Inc.
"When Quality Counts"

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

QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Soil QC Matrix: Soil WorkOrder 0704564

EPA Method SW8260B	Extraction SW5030B	BatchID: 27707	Spiked Sample ID: 0704558-035A

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Chlorobenzene	ND	0.050	103	104	0.937	105	102	2.83	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	0.050	118	126	6.84	119	118	0.484	70 - 130	30	70 - 130	30
1,1-Dichloroethene	ND	0.050	76.6	81.4	6.05	80.5	78.3	2.72	70 - 130	30	70 - 130	30
Trichloroethene	ND	0.050	85	86.6	1.84	85.7	85.9	0.197	70 - 130	30	70 - 130	30
%SS1:	89	0.050	95	97	2.35	94	95	1.28	70 - 130	30	70 - 130	30
%SS2:	95	0.050	97	100	3.80	101	101	0	70 - 130	30	70 - 130	30
%SS3:	88	0.050	114	118	3.16	116	117	1.10	70 - 130	30	70 - 130	30

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

NONE

BATCH 27707 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0704564-004A	04/26/07 8:10 AM	04/26/07	04/28/07 1:52 AM	0704564-008A	04/26/07 10:40 AM	04/26/07	04/28/07 2:44 AM
0704564-009A	04/26/07 11:30 AM	04/26/07	04/28/07 3:51 AM	0704564-010A	04/26/07 11:40 AM	04/26/07	04/28/07 4:51 AM
0704564-014A	04/26/07 12:25 PM	04/26/07	04/28/07 5:49 AM				

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

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

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

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

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

APPENDIX E

Groundwater Laboratory Analyses
With
Chain of Custody Documentation

McCampbell Analytical, Inc.
"When Quality Counts"

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

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #271771;RR Retail Group	Date Sampled: 04/21/07
		Date Received: 04/26/07
	Client Contact: Robert Flory	Date Reported: 05/02/07
	Client P.O.:	Date Completed: 05/02/07

WorkOrder: 0704569

May 02, 2007

Dear Robert:

Enclosed are:

1). the results of **5** analyzed samples from your **#271771;RR Retail Group project,**

2). a QC report for the above samples

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

4). a bill for analytical services.

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

Best regards,

Angela Rydelius, Lab Manager

0704569 AEL

McCAMPBELL ANALYTICAL, INC.

1538 Willow Pass Road
Pittsburg, CA 94565

Telephone: (925) 252-9262 Fax: (925) 252-9269

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ■ 5 DAY

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

Report To: Robert Flory	Bill To: Same
Company: AEI Consultants	
2500 Camino Diablo	
Walnut Creek, CA 94597	E-Mail: rflory@aeiconsultants.com
Tel: (925) 944-2899	Fax: (925) 944-2895
Project #: 271771	Project Name: RR Retail Group
Project Location: 2960 Castro Valley Blvd, Castro Valley, CA	
Sampler Signature:	

SAMPLE ID	LOCATION (Field Point Name)	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	Soil	Air	Sludge	Other	METHOD PRESERVED Ice	HCl	HNO_3	Other	MBTEX (SW8021B) & TPH as Gas (SW8015Cm)	TPH as Diesel (SW8015Cm)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	HVOCs EPA 8260 (8010 list)	BTEX ONLY (EPA 602 / 8020)	Pesticides EPA 608 / 8080	PCBs EPA 608 / 8080	Fuel Oxygenates incl EBD & DCA - 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals	LUFT 5 Metals	Lead (7240/7421/239.2/6010)	Nitrate, nitrite, sulfate, alkalinity	Halogenated VOCs (8260B – 8010 Target List)	Comments
SB-1-W	SB-1	4/24/07	0820	3 VOA		X													X												
SB-2-W	SB-2		0940			X													X												
SB-3-W	SB-3		1055			X													X												
SB-5-W	SB-5		1230			X													X												
SB-6-W	SB-6		1254			X													X												

Relinquished By:	Date:	Time:	Received By:
	4/24/07	1650	Enviro-Tech S.R.
Enviro-Tech S.R.	4/26/07	1430	Viet Ngoc Pham
Viet Ngoc Pham	4/26/07	1950	

ICE/t° 13.6°C ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ____
DECHLORINATED IN LAB ____ PERSERVED IN LAB ____

PRESERVATION APPROPRIATE CONTAINERS ✓	VOAS	O&G	METALS	OTHER

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

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0704569 **ClientID: AEL**

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

Report to:
Robert Flory
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
Email: rflory@aeiconsultants.com
TEL: (925) 283-600 FAX: (925) 283-612
ProjectNo: #271771;RR Retail Group
PO:

Bill t
Denise Mockel
AEI Consultants
2500 Camino Diablo, Ste. #200
Walnut Creek, CA 94597
dmockel@aeiconsultants.com

Requested TAT: 5 days

Date Received **04/26/2007**
Date Printed: **04/26/2007**

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
0704569-001	SB-1-W	Water	04/21/07 8:20:00	☐	A	A										
0704569-002	SB-2-W	Water	04/21/07 9:40:00	☐	A											
0704569-003	SB-3-W	Water	04/21/07 10:55:00	☐	A											
0704569-004	SB-5-W	Water	04/21/07 12:30:00	☐	A											
0704569-005	SB-6-W	Water	04/21/07 12:54:00	☐	A											

Test Legend:

1	8010BMS_W	2	PREDF REPORT	3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Chloe Lam

Comments:

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

McCampbell Analytical, Inc.
"When Quality Counts"

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

Sample Receipt Checklist

Client Name: **AEI Consultants**
Date and Time Received: **04/26/07 9:42:12 PM**

Project Name: **#271771;RR Retail Group**
Checklist completed and reviewed by: Chloe Lam

WorkOrder N°: **0704569** Matrix Water
Carrier: Client Drop-In

Chain of Custody (COC) Information

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

Sample Receipt Information

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

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes ☑	No ☐	
Container/Temp Blank temperature	Cooler Temp: 13.6°C		NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes ☑	No ☐	No VOA vials submitted ☐
Sample labels checked for correct preservation?	Yes ☑	No ☐	
TTLC Metal - pH acceptable upon receipt (pH<2)?	Yes ☑	No ☐	N ☐

Client contacted: Date contacted: Contacted by:

Comments:

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants	Client Project ID: #271771;RR Retail Group	Date Sampled: 04/21/07
		Date Received: 04/26/07
2500 Camino Diablo, Ste. #200	Client Contact: Robert Flory	Date Extracted: 04/28/07
Walnut Creek, CA 94597	Client P.O.:	Date Analyzed 04/28/07

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0704569

Lab ID	0704569-001A	0704569-002A	0704569-003A	0704569-004A	Reporting Limit for DF =1	
Client ID	SB-1-W	SB-2-W	SB-3-W	SB-5-W		
Matrix	W	W	W	W	S	W
DF	1	1	1	1		
Compound	**Concentration**				µg/kg	µg/L
Bromodichloromethane	ND	ND	ND	ND	NA	0.5
Bromoform	ND	ND	ND	ND	NA	0.5
Bromomethane	ND	ND	ND	ND	NA	0.5
Carbon Tetrachloride	ND	ND	ND	ND	NA	0.5
Chlorobenzene	ND	ND	ND	ND	NA	0.5
Chloroethane	ND	ND	ND	ND	NA	0.5
2-Chloroethyl Vinyl Ether	ND	ND	ND	ND	NA	1.0
Chloroform	ND	ND	ND	ND	NA	0.5
Chloromethane	ND	ND	ND	ND	NA	0.5
Dibromochloromethane	ND	ND	ND	ND	NA	0.5
1,2-Dichlorobenzene	ND	ND	ND	ND	NA	0.5
1,3-Dichlorobenzene	ND	ND	ND	ND	NA	0.5
1,4-Dichlorobenzene	ND	ND	ND	ND	NA	0.5
Dichlorodifluoromethane	ND	ND	ND	ND	NA	0.5
1,1-Dichloroethane	ND	ND	ND	ND	NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND	ND	ND	ND	NA	0.5
1,1-Dichloroethene	ND	ND	ND	ND	NA	0.5
cis-1,2-Dichloroethene	ND	ND	ND	ND	NA	0.5
trans-1,2-Dichloroethene	ND	ND	ND	ND	NA	0.5
1,2-Dichloropropane	ND	ND	ND	ND	NA	0.5
cis-1,3-Dichloropropene	ND	ND	ND	ND	NA	0.5
trans-1,3-Dichloropropene	ND	ND	ND	ND	NA	0.5
Methylene chloride	ND	ND	ND	ND	NA	0.5
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	NA	0.5
Tetrachloroethene	ND	ND	1.2	6.7	NA	0.5
1,1,1-Trichloroethane	ND	ND	ND	ND	NA	0.5
1,1,2-Trichloroethane	ND	ND	ND	ND	NA	0.5
Trichloroethene	ND	ND	ND	ND	NA	0.5
Trichlorofluoromethane	ND	ND	ND	ND	NA	0.5
Vinyl Chloride	ND	ND	ND	ND	NA	0.5
Surrogate Recoveries (%)						
%SS1:	102	102	104	104		
%SS2:	95	94	95	95		
%SS3:	102	101	101	102		
Comments	i					

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

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

surrogate diluted out of range or surrogate coelutes with another peak.

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

McCampbell Analytical, Inc.
"When Quality Counts"
1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

AEI Consultants	Client Project ID: #271771;RR Retail Group	Date Sampled: 04/21/07
2500 Camino Diablo, Ste. #200		Date Received: 04/26/07
	Client Contact: Robert Flory	Date Extracted: 04/28/07
Walnut Creek, CA 94597	Client P.O.:	Date Analyzed 04/28/07

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0704569

					Reporting Limit for DF =1	
Lab ID	0704569-005A					
Client ID	SB-6-W					
Matrix	W				S	W
DF	1					
Compound	**Concentration**				µg/kg	µg/L
Bromodichloromethane	ND				NA	0.5
Bromoform	ND				NA	0.5
Bromomethane	ND				NA	0.5
Carbon Tetrachloride	ND				NA	0.5
Chlorobenzene	ND				NA	0.5
Chloroethane	ND				NA	0.5
2-Chloroethyl Vinyl Ether	ND				NA	1.0
Chloroform	ND				NA	0.5
Chloromethane	ND				NA	0.5
Dibromochloromethane	ND				NA	0.5
1,2-Dichlorobenzene	ND				NA	0.5
1,3-Dichlorobenzene	ND				NA	0.5
1,4-Dichlorobenzene	ND				NA	0.5
Dichlorodifluoromethane	ND				NA	0.5
1,1-Dichloroethane	ND				NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND				NA	0.5
1,1-Dichloroethene	ND				NA	0.5
cis-1,2-Dichloroethene	ND				NA	0.5
trans-1,2-Dichloroethene	ND				NA	0.5
1,2-Dichloropropane	ND				NA	0.5
cis-1,3-Dichloropropene	ND				NA	0.5
trans-1,3-Dichloropropene	ND				NA	0.5
Methylene chloride	ND				NA	0.5
1,1,2,2-Tetrachloroethane	ND				NA	0.5
Tetrachloroethene	0.69				NA	0.5
1,1,1-Trichloroethane	ND				NA	0.5
1,1,2-Trichloroethane	ND				NA	0.5
Trichloroethene	ND				NA	0.5
Trichlorofluoromethane	ND				NA	0.5
Vinyl Chloride	ND				NA	0.5
Surrogate Recoveries (%)						
%SS1:	100					
%SS2:	95					
%SS3:	99					
Comments						

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

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

surrogate diluted out of range or surrogate coelutes with another peak.

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

McCampbell Analytical, Inc.
"When Quality Counts"

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

QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water QC Matrix: Water WorkOrder 0704569

EPA Method SW8260B	Extraction SW5030B	BatchID: 27694	Spiked Sample ID: 0704570-005B

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Chlorobenzene	ND	10	108	107	0.885	99.6	106	6.24	70 - 130	30	70 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	10	126	123	2.47	119	122	2.47	70 - 130	30	70 - 130	30
1,1-Dichloroethene	ND	10	83	78.3	5.84	74.9	77.8	3.87	70 - 130	30	70 - 130	30
Trichloroethene	ND	10	91.1	88.5	2.84	82.4	85.6	3.86	70 - 130	30	70 - 130	30
%SS1:	97	10	99	94	4.34	95	91	4.63	70 - 130	30	70 - 130	30
%SS2:	99	10	99	97	2.23	101	93	7.83	70 - 130	30	70 - 130	30
%SS3:	120	10	119	119	0	117	115	1.45	70 - 130	30	70 - 130	30

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

NONE

BATCH 27694 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0704569-001A	04/21/07 8:20 AM	04/28/07	04/28/07 9:57 AM	0704569-002A	04/21/07 9:40 AM	04/28/07	04/28/07 10:42 AM
0704569-003A	04/21/07 10:55 AM	04/28/07	04/28/07 11:26 AM	0704569-004A	04/21/07 12:30 PM	04/28/07	04/28/07 12:10 PM
0704569-005A	04/21/07 12:54 PM	04/28/07	04/28/07 12:54 PM				

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

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

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

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

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