LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Organic Cleaners
Pelton Plaza
102 Pelton Center Way
San Leandro, California 94577

Business Partners, LLC
Chatsworth, CA

Prepared by

IVI ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS

IVI Environmental, Inc.
White Plains, New York

IVI Project No.: E12044041

April 26, 2012

ENVIRONMENTAL, INC.
ENVIRONMENTAL CONSULTANTS

55 West Red Oak Lane
White Plains, New York 10604
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April 26, 2012

Ms. Victoria Scott
Business Partners, LLC
9301 Winnetka Avenue
Chatsworth, CA 91311
(818) 836-6356
victoria.scott@businesspartnersllc.com

Re: Phase II Environmental Site Assessment
Organic Cleaners
Pelton Plaza, 102 Pelton Center Way
San Leandro, California 94577
IVI Project No.: E12044041

Dear Ms. Scott:

IVI Environmental, Inc. (IVI) is pleased to submit this Limited Phase II Environmental Site Assessment (Assessment) on the Organic Cleaners in the Pelton Plaza, located at 102 Pelton Center Way, San Leandro, California (the "Subject"). A site location map is provided as Figure 1 in Attachment A. The purpose of this Assessment was to investigate Recognized Environmental Conditions (REC) identified in IVI's Phase I Environmental Site Assessment Report dated March 22, 2012. Specifically, IVI identified the following RECs that warranted investigation at this time.

On-site Dry Cleaner

A dry cleaner has operated in the same tenant space at the Subject since at least 1950. Approximately 3 years ago the onsite dry cleaner changed out the machine and started using organic solvents instead of tetrachloroethylene (PCE). However, for nearly 60 years the onsite machine used PCE as its cleaning solvent. As such, this dry cleaner operated basically unregulated (regarding waste handling and disposal) from 1950 until EPA RCRA regulations came about in the early-1980s. A very limited Phase II subsurface investigation was performed in 2001. Only three borings were advanced as part of this investigation; two near the dry cleaning machine and one in the middle of the tenant space. Elevated levels of PCE in the soils samples were discovered from 3 and 7 feet below ground surface (bgs) in the two borings next to the machine. Of note, 7 feet bgs was the maximum depth of the borings. The concentrations were below EPA and the San Francisco Regional Water

Quality Control Boards (RWQCBs) Environmental Screening Levels (ESLs) in effect at that time. Generally when concentrations are below these screening levels the contamination is not considered a threat to human health or the environment. However, the prior Phase II did not sample and analyze soil gas, take any samples from locations near drain ports, along drain lines or from the outside of the building or any groundwater samples (which is suspected to be at 25 feet). In addition, the dry cleaner continued to use PCE as their cleaning solvent for 8 more years after the Phase II in 2001.

Based on the very limited scope of the 2001 Phase II subsurface investigation, the fact that PCE continued to be used after the Phase II and the fact that this dry cleaner used PCE for 60 years prior to changing machines, it is highly likely that this dry cleaning tenant has impacted the Subject property and as such an additional subsurface investigation is recommended.

Scope of Work

This Assessment was conducted in accordance with the scope of work approved by Business Partners, LLC, dated March 30, 2012. Specifically, the scope of this Assessment included the following activities:

- Pipe Tracing and Utility Locating;
- Advancement of five soil vapor borings;
- Advancement of one boring to sample groundwater ; and
- Mobile laboratory analysis of six soil vapor samples and one groundwater sample.

Field Activities

Pipe Tracing and Utility Locating

IVI contracted West Coast Locators, Inc. (WCLI) to trace the sewer line and to mark other underground utilities for drilling clearance. WCLI was unable to locate the sewer line because no clean-outs could be identified to access the subsurface piping. WCLI advised that tracing the sewer line will require removal of the toilet. WCLI field inspection report and underground piping layout is provided as Attachment B.

Soil Vapor Investigation

Prior to conducting subsurface drilling, the proposed boring locations were marked in white paint. Due to the uncertainty regarding the location of the Subject's sewer line, proposed soil borings were marked in areas where the former dry cleaning equipment is suspected to have been installed. In addition, USA North California's underground utility mark-out system was notified. Finally, IVI obtained a soil boring permit from Alameda County Department of Public Work (DPW). A copy of the approved permit is provided in Attachment C.

The five vapor probe borings (denoted as SV-1, SV3A, SV-4A, SV-5, and SV-6) were advanced by TEG Northern California (TEG) to refusal at depths ranging from 3' to 5' bgs using roto-hammer equipment containing a low dead-volume soil vapor sampling system. Procedures for drilling and sampling consisted of advancing one-inch outer diameter, four foot long, steel rods into the subsurface. Once the rods were advanced to the desired soil vapor sampling depths, the rods were retracted slightly, which opened the steel drop-off tip and exposed the vapor sampling port. This design prevented clogging of the sampling port and cross-contamination of soil during drilling. Just prior to sampling, an inert ⅛-inch diameter tube was threaded through the center of the probe and attached to the sampling port with a stainless steel post run fitting. Hydrated bentonite was placed around the collar of the drill rod to limit the potential for surface air migration down the outside of the rods. Where the formation was not sufficiently permeable to collect a sample, the rod was retracted until a sample could be obtained.

Once a twenty minute equilibration period elapsed, each soil gas sample was collected. The samples were collected using a calibrated syringe equipped with an on/off valve. A purge volume test was conducted at the first soil vapor location (SV-1). A soil vapor sample was collected three times after sequentially collecting and discarding one, three, and seven volumes of soil vapor to flush the sample tubing and fill it with in-situ soil vapor. The purge volume that yielded the highest analytical value (7 volumes) was used for the collection of all subsequent soil vapor samples. Following purging at each sampling location, the subsequent 20 to 50 cubic centimeters (cc) of soil vapor were withdrawn in the syringe, plugged, and immediately transferred to a mobile lab for analysis within the required holding time. During sampling, a leak-check gas (1, 1- difluoroethane) was used to confirm that the sample train and probe rod were tight, and leakage was not compromising the sample. To minimize the potential for cross-contamination, external probe parts were cleaned of excess dirt and moisture prior to insertion, or pre-cleaned rods were used each time. The dedicated internal inert tubing and sampling syringes were discarded after each sample was collected. Following the completion of sampling at each boring, the boreholes were abandoned in accordance with Alameda County DPW regulations.

Groundwater Investigation

One groundwater boring was advanced in the alley north of the cleaners by TEG using an AMS Power Probe. The boring (denoted at GW-01) was advanced to a depth of 35.7' bgs. Surficial soils are characterized as dark bluish gray clay with some sand to 2.5' bgs. The bluish gray clay is underlain by dark red clay gray clay to boring termination at 35.7 bgs. First groundwater was encountered at 32.7' bgs and static groundwater equilibrated at 25' bgs. Detailed soil descriptions are provided on the boring logs presented in Attachment D. A groundwater sample was collected using a temporary PVC screen and a jiggler pump to place groundwater samples directly into 40-ml VOA vials. Following the completion of groundwater sampling the borehole was abandoned in accordance with Alameda County DPW regulations.

Analytical Results

All soil vapor samples and groundwater samples were analyzed by TEG's mobile laboratory for volatile organic compounds in accordance with EPA Method 8260B. Chlorinated solvents including PCE, TCE, and cis-1,2 DCE were identified in all soil vapor samples collected. However, PCE was the only analyte detected above its commercial industrial ESL of 1,400 micrograms per cubic meter (µg/m^3), and was present in all soil vapor samples at concentrations ranging from 44,000 µg/m^3 up to 77,000 ug/m^3.

Groundwater analytical results identified dissolved PCE at a concentration of 7.5 µg/L, exceeding its ESL of 5 µg/L. In addition, dissolved chloroform was detected at a concentration of 12 µg/L, below its ESL of 70 µg//L. The soil vapor and groundwater data is summarized on Table 1 and Table 2 in Attachment E. The laboratory report is provided in Attachment F.

Conclusions and Recommendations

Based upon results of soil vapor sampling shallow soil beneath the dry cleaning establishment has been impacted with the dry cleaning solvent PCE and its breakdown products, TCE and cis-1,2 DCE. PCE was detected in all soil vapor samples at concentrations ranging from 44,000 µg/m^3 up to 77,000 µg/m^3, greatly exceeding the commercial industrial shallow gas soil ESL of 1,400 µg/m^3. In addition, dissolved PCE was identified in the groundwater sample at concentrations slightly exceeding its ESL. Additional subsurface investigation will be required to determine the extent and magnitude of these chlorinated solvent impacts.

IVI recommends to following actions:

- A follow-up attempt to trace the sewer line. As previously discussed this will require temporary removal of the toilet to access the subsurface piping.
- Additional soil gas sampling and analysis following the sewer line trench and to further estimate the lateral and vertical extent of soil gas impacts.
- Subsurface soil sampling to determine the extent and magnitude of chlorinated solvent impacts. Specifically, soil samples should be analyzed both horizontally and vertically to determine the extent of impacts. Once the soil impacts have been delineated, IVI can estimate the volume of impacted soil exceeding the ESLs requiring remediation.
- Installation of at least three groundwater monitoring wells to determine the extent and magnitude of dissolved VOC impacts. The wells should be surveyed so that the groundwater flow and gradient can be calculated.

- The results if this Assessment should be reported to the Alameda County Environmental Health Department. A work plan should be submitted to the health department for review and approval prior to conducting additional investigation or remediation.

Please do not hesitate to call if you have any comments or questions regarding this Assessment. Thank you for letting us be of assistance.

Sincerely,

IVI ENVIRONMENTAL, INC.

DRAFT

Steven Gustems
Assistant Department Manager

David C. Sederquist, C.E.G, C.H.G
California Professional Geologist
No. 4715

cc: David Lent, IVI

Attachments:

A: Figures
B: WCLI Field Report
C: Alameda County DPW Drilling Permit
D: Boring Log
E: Tables
F: Lab Report

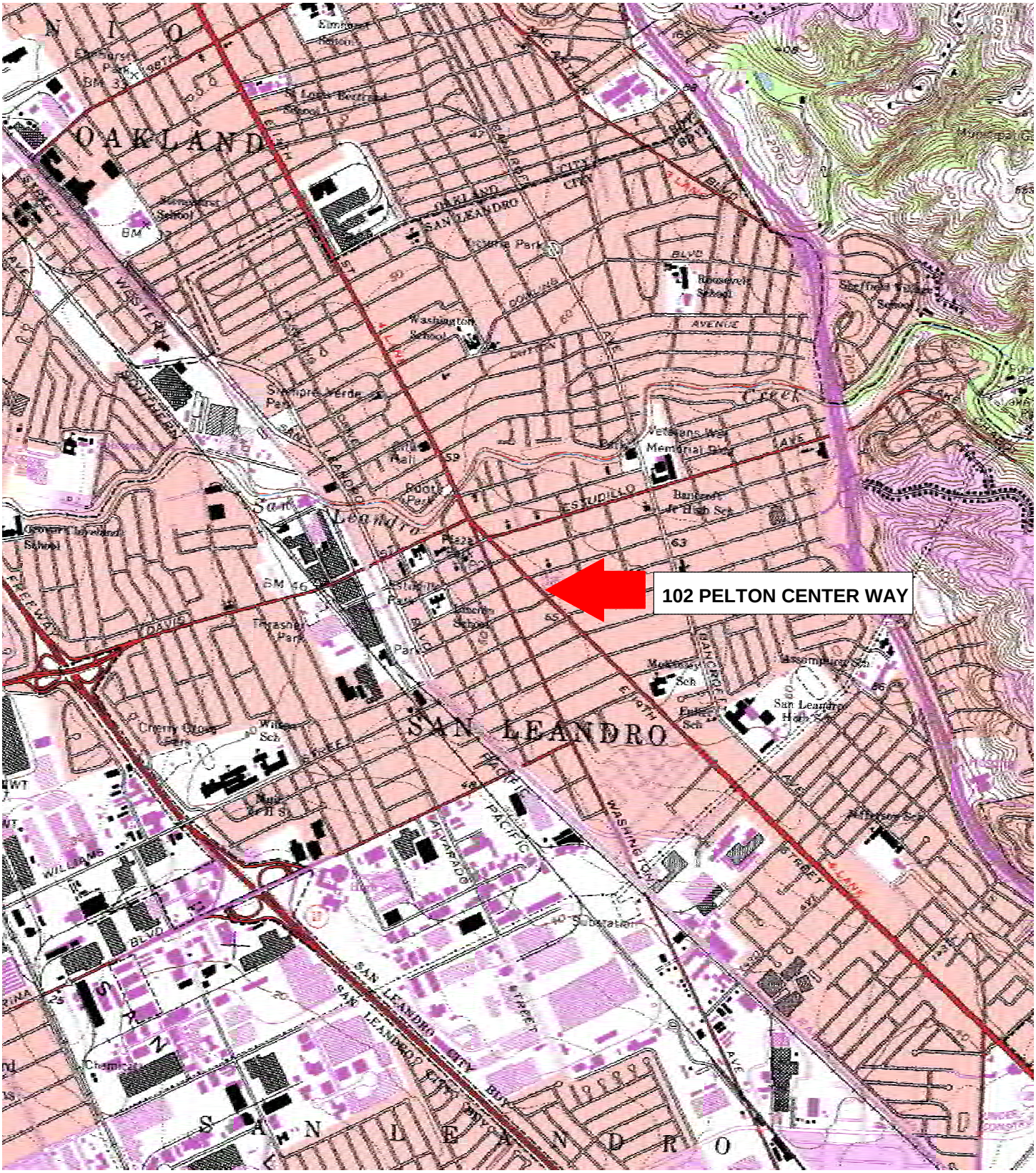


Figure 1 - Site Location Map

Project:

Organic Cleaners
102 Pelton Center Way
San Leandro, California

IVI ENVIRONMENTAL, INC.
55 WEST RED OAK LANE
WHITE PLAINS, NEW YORK 10604
(914) 694-9600 (TEL)
(914) 694-2903 (FAX)

0 2000 4000

IVI Project No: E120344041

Asphalt Parking

Chain fence

GW-1

SV-3A

SV-4A

SV-2

SV-5

SV-6

Pelton Barber Shop
108 Pelton Center Way

Maklyaki Japanese Restaurant
134 Pelton Center Way

Organic Cleaners
122 Pelton Center Way

Asphalt Parking

Pelton Center Way

LEGEND

GROUNDWATER BORING

SOIL VAPOR BORING

IVI ENVIRONMENTAL, INC.
55 WEST RED OAK LANE
WHITE PLAINS, NEW YORK 10604
(914) 694-9600 (TEL)
(914) 694-2903 (FAX)

Figure 2
Boring Location Map
Organic Cleaners
102 Pelton Center Way
San Leandro, California

Project No.: E12044041

10 0 5 10

(IN FEET)

Approximate Scale: 1" = 10'

182 Howard Street, Suite 539, San Francisco CA 94105 415.814.9455 O 415.520.5294 F

FIELD REPORT
04/10/2012

Customer: Steve Gustems
Assistant Department Manager
IVI Environmental, Inc.
55 West Red Oak Lane
White Plains, NY 10604

On-site Contact: Dave Seequist

Job Addresses: Organic Cleaners
100 Pelton Center Way, San Leandro, CA

Date: Thursday 04/05/2012

Job Scope:

Locate utilities in conflict with proposed boring locations. Provide customer with drawing in DWG format.

Summary:

Customer identified nine (9) locations that required clearance for under slab utility conflicts. Confirmed that utilities (gas, electric, communications & domestic water) ran overhead and are not in conflict with boring locations. Sanitary sewer for restroom (located near Northwest corner of property) was not traceable due to no clean-out access. Informed customer that toilet will need to be removed in order to trace pipe. Unable to perform GPR scan of slab due to significant machinery and lack of space on slab. No electrical/energized utilities detected with “hot scan” at boring locations.

Follow-up:

Trace sanitary sewer pipe from restroom to confirm horizontal location and determine possible conflict with boring locations.

Technicians: Tony Urbina (Senior Locator) & Ray Rodriguez (Locator)

Report prepared & submitted by:

Ernie Villanueva
West Coast Locators, Inc.
415.814.9455
ernie@westcoastlocators.com

Attachments: PDF and DWG drawing.

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: 04/17/2012 By jamesy

Permit Numbers: W2012-0253
Permits Valid from 04/20/2012 to 04/20/2012

Application Id: 1334166046238 **City of Project Site:** San Leandro
Site Location: 122 Pelton Center Way/Pelton Plaza
San Leandro, California
Project Start Date: 04/20/2012 **Completion Date:** 04/20/2012
Assigned Inspector: Contact Steve Miller at (510) 670-5517 or stevem@acpwa.org

Applicant: IVI Environmental, Inc. - Steven Gustems **Phone:** 914-740-1946
55 West Red Oak Lane, White Plains, NY 10604
Property Owner: Sung Paskewitz **Phone:** 510-329-1021 x1021
110 Pelton Center Way Suite 3, San Leandro, CA 94577
Client: Victoria Scott **Phone:** 818-836-6356
9301 Winnetka Avenue, Chatsworth, CA 91311
Contact: David Sederquist **Phone:** 916-933-0633
Cell: 916-417-1260

Total Due: $265.00
Receipt Number: WR2012-0111 **Total Amount Paid:** $265.00
Payer Name : Steven Gustems Paid By: VISA **PAID IN FULL**

Works Requesting Permits:

Borehole(s) for Geo Probes-Sampling 24 to 72 hours only - 9 Boreholes
Driller: TEG Northern California - Lic #: 706568 - Method: DP **Work Total: $265.00**

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2012-0253	04/17/2012	07/19/2012	9	2.00 in.	30.00 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. The containers shall be clearly labeled to the ownership of the container and labeled hazardous or non-hazardous.

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. Applicant shall contact Steve Miller for an inspection time at (510) 670-5517 or email to stevem@acpwa.org 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.

5. Permittee, permittee's contractors, consultants or agents shall be responsible to assure that all material or waters

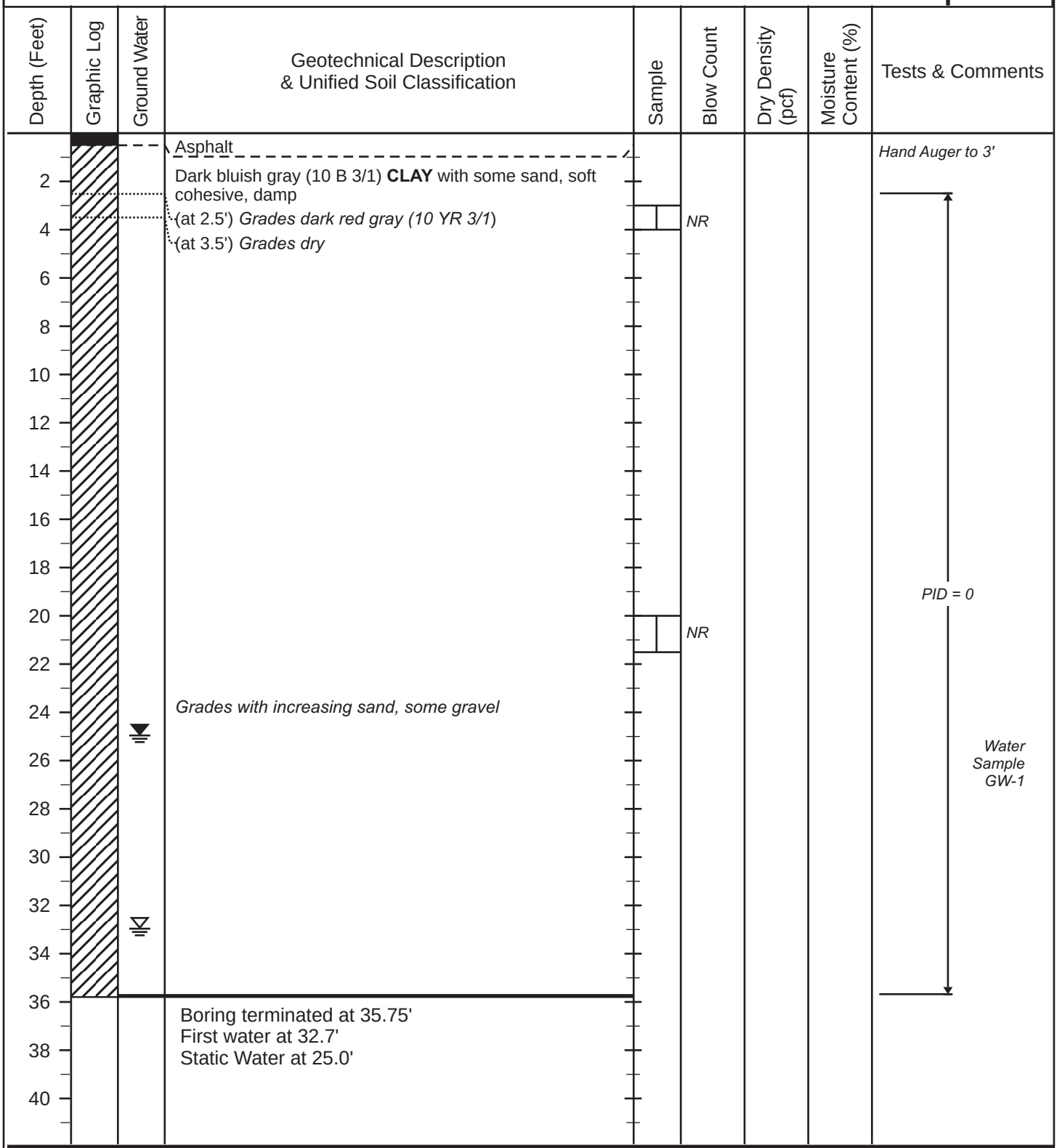
generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on or off-site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.

6. 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.

7. Prior to any drilling activities onto any public right-of-ways, it shall be the applicants responsibilities to contact and coordinate a Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits required for that City or to the County and follow all City or County Ordinances. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County a Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

8. 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.

Logged By: **DCS**	Date: **20 April 2012**	Elevation: **~ Unknown**	Boring No. **GW-1**
Equipment: **AMS Power Probe 9500 with 2 1/8" Outside Diameter Direct Push**			



Note: The boring log indicates subsurface conditions only at the specific location and time noted. Subsurface conditions, including groundwater levels, at other locations of the subject site may differ significantly from conditions which, in the opinion of Youngdahl Consulting Group, Inc., exist at the sampling locations. Note, too, that the passage of time may affect conditions at the sampling locations.

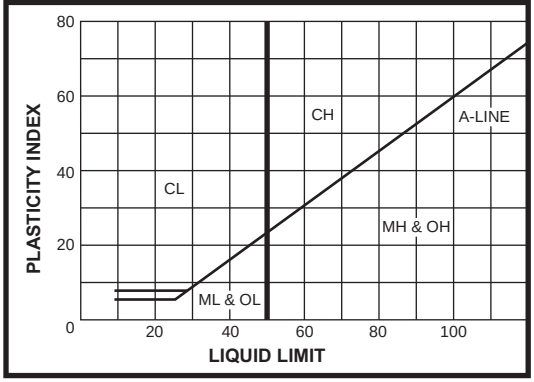
YOUNGDAHL CONSULTING GROUP, INC. GEOTECHNICAL ▪ ENVIRONMENTAL ▪ MATERIALS TESTING	Project No.: E12068.000	**EXPLORATORY BORING LOG**	**FIGURE**
	April 2012	**122 Pelton Center Way** San Leandro, California	**1**

UNIFIED SOIL CLASSIFICATION SYSTEMS

MAJOR DIVISION			SYMBOLS	TYPICAL NAMES
COARSE GRAINED SOILS Over 50% > #200 sieve	**GRAVELS** Over 50% > #4 sieve	Clean **GRAVELS** With Little Or No Fines	GW	Well graded **GRAVELS**, **GRAVEL-SAND** mixtures
			GP	Poorly graded **GRAVELS**, **GRAVEL-SAND** mixtures
		GRAVELS With Over 12% Fines	GM	Silty **GRAVELS**, poorly graded **GRAVEL-SAND-SILT** mixtures
			GC	Clayey **GRAVELS**, poorly graded **GRAVEL-SAND-CLAY** mixtures
	SANDS Over 50% < #4 sieve	Clean **SANDS** With Little Or No Fines	SW	Well graded **SANDS**, gravelly **SANDS**
			SP	Poorly graded **SANDS**, gravelly **SANDS**
		SANDS With Over 12% Fines	SM	Silty **SANDS**, poorly graded **SAND-SILT** mixtures
			SC	Clayey **SANDS**, poorly graded **SAND-CLAY** mixtures
FINE GRAINED SOILS Over 50% < #200 sieve	**SILTS & CLAYS** Liquid Limit < 50		ML	Inorganic **SILTS**, silty or clayey fine **SANDS**, or clayey **SILTS** with plasticity
			CL	Inorganic **CLAYS** of low to medium plasticity, gravelly, sandy, or silty **CLAYS**, lean **CLAYS**
			OL	Organic **CLAYS** and organic silty **CLAYS** of low plasticity
	SILTS & CLAYS Liquid Limit > 50		MH	Inorganic **SILTS**, micaceous or diamacious fine sandy or silty soils, elastic **SILTS**
			CH	Inorganic **CLAYS** of high plasticity, fat **CLAYS**
			OH	Organic **CLAYS** of medium to high plasticity, organic **SILTS**
HIGHLY ORGANIC CLAYS			PT	PEAT & other highly organic soils

PLASTICITY CHART

USED FOR CLASSIFICATION OF FINE GRAINED SOILS



SAMPLE DRIVING RECORD

BLOWS PER FOOT	DESCRIPTION
25	25 Blows drove sampler 12 inches, after initial 6 inches of seating
50/7"	50 Blows drove sampler 7 inches, after initial 6 inches of seating
50/3"	50 Blows drove sampler 3 inches during or after initial 6 inches of seating

Note: To avoid damage to sampling tools, driving is limited to 50 blows per 6 inches during or after seating interval.

SOIL GRAIN SIZE

U.S. STANDARD SIEVE	6"	3"	¾"	4	10	40	200	
	BOULDER	COBBLE	GRAVEL		SAND			SILT / CLAY
			COARSE	FINE	COARSE	MEDIUM	FINE	
SOIL GRAIN SIZE IN MILLIMETERS	150	75	19	4.75	2.0	.425	0.075	0.002

KEY TO PIT & BORING SYMBOLS

- Standard Penetration test
- 2.5" O.D. Modified California Sampler
- 3" O.D. Modified California Sampler
- Shelby Tube Sampler
- 2.5" Hand Driven Liner
- Bulk Sample
- Water Level At Time Of Drilling
- Water Level After Time Of Drilling
- P — Perched Water

KEY TO PIT & BORING SYMBOLS

- Joint
- Foliation
- Water Seepage
- NFWE — No Free Water Encountered
- FWE — Free Water Encountered
- REF — Sampling Refusal
- DD — Dry Density (pcf)
- MC — Moisture Content (%)
- LL — Liquid Limit
- PI — Plasticity Index
- PP — Pocket Penetrometer
- UCC — Unconfined Compression (ASTM D2166)
- TVS — Pocket Torvane Shear
- EI — Expansion Index (ASTM D4829)
- Su — Undrained Shear Strength

YOUNGDAHL CONSULTING GROUP, INC.
GEOTECHNICAL ▪ ENVIRONMENTAL ▪ MATERIALS TESTING

Project No.: E12068.000

April 2012

SOIL CLASSIFICATION CHART AND LOG EXPLANATION
122 Pelton Center Way
San Leandro, California

FIGURE 2

Table 1
Summary of Soil Vapor Sampling Data
Organic Cleaners, San Leandro, California

EPA Method 82608 VOC Analyses of SOIL VAPOR in micrograms per cubic meter of Vapor

SAMPLE NUMBER:			Probe Blank	SV-1	Sv-1	SV-1	SV-3A	SV-5	SV-5 dup	SV-4A	SV-6
SAMPLE DEPTH (feet):				3	3	3	4	4	4	5	5
PURGE VOLUME:	SRWQB			1	3	7	7	7	7	7	7
COLLECTION DATE:	Commercial/		4120/12	4/20/2012	4120/12	4/20/2012	4/20112	4/20112	4120112	4/20/2012	4/20/2012
COLLECTION TIME:	Industrial		8:29	9:06	9:28	9:54	10:19	11:05	11:05	13:10	13:34
DILUTION FACTOR:	Soil Vapor		1	1	2.5	2.5	1	1	1	1	1
	ESLs	RL									
Dichlorodifluoromethane	--	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Vinyl Chloride	100	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Chloroethane	58,000	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Trichlorofluoromethane	--	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1, 1-Dichloroethene	5,100	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1, 1,2-Trichloro-trifluoroethane	--	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Methylene Chloride	17,000	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
trans-1, 2-Dichloroethene	41,000	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1, 1-Dichloroethane	5,100	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
cis-1 ,2-Dichloroethene	20,000	100	nd	nd	nd	nd	**220**	nd	nd	**180**	nd
Chloroform	1,500	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1, 1,1-Trichloroethane	1,300,000	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Carbon Tetrachloride	63	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,2-Dichloroethane	120,000	100	nd	nd	nd	nd	nd	nd	niJ	nd	nd
Benzene	280	80	nd	nd	nd	nd	nd	nd	nd	nd	nd
Trichloroethene	4,100	100	nd	1100	1000	1000	3100	740	720	3500	1000
Toluene	180,000	200	nd	nd	nd	nd	nd	nd	nd	nd	nd
1, 1,2-Trichloroethane	510	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Tetrach/oroethene	1,400	100	nd	50000	51000	53000	74000	44000	44000	77000	49000
Ethylbenzene	3,300	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1, 1, 1,2-Tetrachloroethane	1,100	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
m,p-Xylene	58,000	200	nd	nd	nd	nd	nd	nd	nd	nd	nd
a-Xylene	58,000	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1, 1, 2, 2-Tetrachloroethane	140	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Legend:										Hit	Exceed
1, 1-Dif/uoroethane (leak check)		1000	nd	nd	nd	nd	nd	nd	nd	nd	nd

'RL' Indicates reporting limit at a dilution factor of 1
'nd' Indicates not detected at listed reporting limits

Analyses performed in TEG-Northern California's lab

IVI ENVIRONMENTAL, INC.

Table 2
Summary of Groundwater Sampling Data
Organic Cleaners, San Leandro, California

EPA Method 82608 Analyses of WATER in ug/L

SAMPLE NUMBER:			*Blank*	*GW-01*
COLLECTION DATE:	SRWQB Groundwater Screening Levels ESLs			4/20/12
ANALYSIS DATE:			*4/20/12*	*4/20/12*
DILUTION FACTOR:				*1*
		RL		
Dichlorodifluoromethane	--	*1.0*	*nd*	*nd*
Chloromethane	41	*1.0*	*nd*	*nd*
Vinyl Chloride	0.5	*1.0*	*nd*	*nd*
Bromomethane	9.8	*1.0*	*nd*	*nd*
Chloroethane	12	*1.0*	*nd*	*nd*
Trichlorofluoromethane	--	*1.0*	*nd*	*nd*
1,1-Dichloroethene	6	*1.0*	*nd*	*nd*
Methylene Chloride	5	*1.0*	*nd*	*nd*
trans-1,2-Dichloroethene	10	*1.0*	*nd*	*nd*
1,1-Dichloroethane	5	*1.0*	*nd*	*nd*
2,2-Dichloropropane	--	*1.0*	*nd*	*nd*
cis-1,2-Dichloroethene	6	*1.0*	*nd*	*nd*
Chloroform	70	*1.0*	*nd*	**13**
Bromochloromethane	100	*1.0*	*nd*	*nd*
1,1,1-Trichloroethane	62	*1.0*	*nd*	*nd*
1,1-Dichloropropene	--	*1.0*	*nd*	*nd*
Carbon Tetrachloride	0.5	*1.0*	*nd*	*nd*
1,2-0ichloroethane	0.5	*1.0*	*nd*	*nd*
Benzene	1	*1.0*	*nd*	*nd*
Trichloroethane	--	*1.0*	*nd*	*nd*
1,2-0ichloropropane	5	*1.0*	*nd*	*nd*
Bromodichloromethane	100	*1.0*	*nd*	*nd*
Oibromomethane	--	*1.0*	*nd*	*nd*
cis-1,3-0ich/oropropene	--	*1.0*	*nd*	*nd*
Toluene	40	*1.0*	*nd*	*nd*
trans-1,3-0ichloropropene	--	*1.0*	*nd*	*nd*
1,1,2-Trichloroethane	5	*1.0*	*nd*	*nd*
1,2-Dibromoethane	0.05	*1.0*	*nd*	*nd*
1,3-0ichloropropane	--	*1.0*	*nd*	*nd*
Tetrachloroethane	5	*1.0*	*nd*	**7.5**
Oibromochloromethane	--	*1.0*	*nd*	*nd*
Chlorobenzene	25	*1.0*	*nd*	*nd*
Ethylbenzene	30	*1.0*	*nd*	*nd*
1,1,1,2-Tetrachloroethane	1.3	*1.0*	*nd*	*nd*
m,p-Xylene	20	*1.0*	*nd*	*nd*
a-Xylene	20	*1.0*	*nd*	*nd*
Styrene	10	*1.0*	*nd*	*nd*
Bromoform	100	*1.0*	*nd*	*nd*
Isopropylbenzene	--	*1.0*	*nd*	*nd*
1,1,2,2-Tetrachloroethane	1	*1.0*	*nd*	*nd*
1,2,3-Trichloropropane	--	*1.0*	*nd*	*nd*
n-propylbenzene	--	*1.0*	*nd*	*nd*
Bromobenzene	--	*1.0*	*nd*	*nd*
1,3, 5-*Trimelhylbenzene*	--	*1.0*	*nd*	*nd*
2-Chlorotoluene	--	*1.0*	*nd*	*nd*
4-Chlorotoluene	--	*1.0*	*nd*	*nd*
tert-Butylbenzene	--	*1.0*	*nd*	*nd*
1,2,4-Trimethylbenzene	--	*1.0*	*nd*	*nd*
sec-Butylbenzene	--	*1.0*	*nd*	*nd*
p-Isopropyltoluene	--	*1.0*	*nd*	*nd*
1,3-Dichlorobenzene	65	*1.0*	*nd*	*nd*
1,4-Dich/orobenzene	5	*1.0*	*nd*	*nd*
n-Butylbenzene	--	*1.0*	*nd*	*nd*
1,2-Dichlorobenzene	10	*1.0*	*nd*	*nd*
1,2-Dibromo-3-chloropropane	0.2	*1.0*	*nd*	*nd*
1,2,4-Trichlorobenzene	5	*1.0*	*nd*	*nd*
Hexachlorobutadiene	0.45	*1.0*	*nd*	*nd*
Naphthalene	17	*1.0*	*nd*	*nd*
1,2,3-Trichlorobenzene	--	*1.0*	*nd*	*nd*
Legend:			Hit	Exceed

'RL' Indicates reporting limit at a dilution factor of 1

nd' Indicates not detected at fisted reporting limits

Analyses performed by: Mr. Leif Jonsson

CC

TEG Project #20420F

IVI Environmental Project # E2044041
Organic Cleaners
122 Pelton Center Way, San Leandro, California

PRELIMINARY **PRELIMI**

EPA Method 8260B Analyses of WATER in ug/L

SAMPLE NUMBER:		Blank	GW-01
COLLECTION DATE:			4/20/12
ANALYSIS DATE:		4/20/12	4/20/12
DILUTION FACTOR:			1
	RL		
Dichlorodifluoromethane	1.0	nd	nd
Chloromethane	1.0	nd	nd
Vinyl Chloride	1.0	nd	nd
Bromomethane	1.0	nd	nd
Chloroethane	1.0	nd	nd
Trichlorofluoromethane	1.0	nd	nd
1,1-Dichloroethene	1.0	nd	nd
Methylene Chloride	1.0	nd	nd
trans-1,2-Dichloroethene	1.0	nd	nd
1,1-Dichloroethane	1.0	nd	nd
2,2-Dichloropropane	1.0	nd	nd
cis-1,2-Dichloroethene	1.0	nd	nd
Chloroform	1.0	nd	13
Bromochloromethane	1.0	nd	nd
1,1,1-Trichloroethane	1.0	nd	nd
1,1-Dichloropropene	1.0	nd	nd
Carbon Tetrachloride	1.0	nd	nd
1,2-Dichloroethane	1.0	nd	nd
Benzene	1.0	nd	nd
Trichloroethene	1.0	nd	nd
1,2-Dichloropropane	1.0	nd	nd
Bromodichloromethane	1.0	nd	nd
Dibromomethane	1.0	nd	nd
cis-1,3-Dichloropropene	1.0	nd	nd
Toluene	1.0	nd	nd
trans-1,3-Dichloropropene	1.0	nd	nd
1,1,2-Trichloroethane	1.0	nd	nd
1,2-Dibromoethane	1.0	nd	nd
1,3-Dichloropropane	1.0	nd	nd
Tetrachloroethene	1.0	nd	7.5
Dibromochloromethane	1.0	nd	nd
Chlorobenzene	1.0	nd	nd
Ethylbenzene	1.0	nd	nd
1,1,1,2-Tetrachloroethane	1.0	nd	nd
m,p-Xylene	1.0	nd	nd
o-Xylene	1.0	nd	nd
Styrene	1.0	nd	nd
Bromoform	1.0	nd	nd
Isopropylbenzene	1.0	nd	nd
1,1,2,2-Tetrachloroethane	1.0	nd	nd
1,2,3-Trichloropropane	1.0	nd	nd
n-propylbenzene	1.0	nd	nd
Bromobenzene	1.0	nd	nd
1,3,5-Trimethylbenzene	1.0	nd	nd
2-Chlorotoluene	1.0	nd	nd
4-Chlorotoluene	1.0	nd	nd
tert-Butylbenzene	1.0	nd	nd
1,2,4-Trimethylbenzene	1.0	nd	nd
sec-Butylbenzene	1.0	nd	nd
p-Isopropyltoluene	1.0	nd	nd
1,3-Dichlorobenzene	1.0	nd	nd
1,4-Dichlorobenzene	1.0	nd	nd
n-Butylbenzene	1.0	nd	nd
1,2-Dichlorobenzene	1.0	nd	nd
1,2-Dibromo-3-chloropropane	1.0	nd	nd
1,2,4-Trichlorobenzene	1.0	nd	nd
Hexachlorobutadiene	1.0	nd	nd
Naphthalene	1.0	nd	nd
1,2,3-Trichlorobenzene	1.0	nd	nd

'RL' Indicates reporting limit at a dilution factor of 1

'nd' Indicates not detected at listed reporting limits

Analyses performed by: Mr. Leif Jonsson

CC

IVI Environmental Project # E2044041
Organic Cleaners
122 Pelton Center Way, San Leandro, California

PRELIMINARY **PRELIMINARY**

TEG Project #20420F

EPA Method 8260B VOC Analyses of SOIL VAPOR in micrograms per cubic meter of Vapor

SAMPLE NUMBER:		Probe Blank	SV-1	SV-1	SV-1	SV-3A	SV-5	SV-5 dup	SV-4A	SV-6
SAMPLE DEPTH (feet):			3.0	3.0	3.0	4.0	4.0	4.0	5.0	5.0
PURGE VOLUME:			1	3	7	7	7	7	7	7
COLLECTION DATE:		4/20/12	4/20/12	4/20/12	4/20/12	4/20/12	4/20/12	4/20/12	4/20/12	4/20/12
COLLECTION TIME:		08:29	09:06	09:28	09:54	10:19	11:05	11:05	13:10	13:34
DILUTION FACTOR:		1	1	2.5	2.5	1	1	1	1	1
	RL									
Dichlorodifluoromethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Vinyl Chloride	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Chloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Trichlorofluoromethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1-Dichloroethene	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1,2-Trichloro-trifluoroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Methylene Chloride	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
trans-1,2-Dichloroethene	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1-Dichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
cis-1,2-Dichloroethene	100	nd	nd	nd	nd	220	nd	nd	180	nd
Chloroform	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1,1-Trichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Carbon Tetrachloride	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,2-Dichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Benzene	80	nd	nd	nd	nd	nd	nd	nd	nd	nd
Trichloroethene	100	nd	1100	1000	1000	3100	740	720	3500	1000
Toluene	200	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1,2-Trichloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
Tetrachloroethene	100	nd	50000	51000	53000	74000	44000	44000	77000	49000
Ethylbenzene	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1,1,2-Tetrachloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
m,p-Xylene	200	nd	nd	nd	nd	nd	nd	nd	nd	nd
o-Xylene	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1,2,2-Tetrachloroethane	100	nd	nd	nd	nd	nd	nd	nd	nd	nd
1,1-Difluoroethane (leak check)	10000	nd	nd	nd	nd	nd	nd	nd	nd	nd

'RL' Indicates reporting limit at a dilution factor of 1
'nd' Indicates not detected at listed reporting limits

Analyses performed in TEG-Northern California's lab