Gregg S. Garrison (SBN 141653)
GARRISON LAW CORPORATION
161 Cortez Avenue
Half Moon Bay, CA 94019
Telephone: (650) 726-1111
Facsimile: (650) 726-9315

Herman I. Kalfen (SBN 160592)
1 Embarcadero Center, Suite 500
San Francisco, CA 94111
Telephone: (415) 315-1710
Facsimile: (415) 433-5992

Attorneys for Petitioner David Paslin

BEFORE THE
STATE WATER RESOURCES CONTROL BOARD
STATE OF CALIFORNIA

DAVID PASLIN Petitioner v STATE WATER RESOURCES CONTROL BOARD Respondent.	Order: R1-2014-0018 **PETITION OF DAVID PASLIN PURSUANT T CALIFORNIA WATER CODE SECTION 13320(a) AND CALIFORNIA CODE OF REGULATIONS, TITLE 23, SECTIONS 2050 ET SEQ.**

Name and address of petitioner

Petitioner is David Paslin. Petitioner's address is 2287 Cobblehill Lane, San Mateo, CA, 94401 and his telephone number is 650-522-8806. Petitioner requests that all communications be directed through its counsel, as identified in the caption of this Petition.

Specific action for which this petition for review is sought

Petitioner requests that the State Board review the Order. The R1-2014-0018 Order is attached as Exhibit A

The Date the Regional Board acted.

The Regional Board, through its Executive Officer, acted on February 27, 2014, by serving Exhibit A on Petitioner.

Statement of reasons why the act was inappropriate and improper.

PCE residues from dry cleaning operation are hazardous wastes subject to regulation under the Resources Conservation and Recovery Act of 1976 (RCRA).

The investigations conduct to date under Regional Board directives have revealed that the Stony Point Cleaners facility which is the subject of the Order, was negligently designed and constructed in 1981 and negligently operated through April 1985 without any of the spill prevention measures required under Federal and State Regulations that were adopted under RCRA in May 1980 and went into effect in November 1980. When the petitioner purchased the property in May 1985, it was the understanding that there were no such RCRA violations or unauthorized discharges. The building was constructed in 1979-1980 and prepared for occupancy from 1980 to 1981 by Pacific Development Group. Stony Point Cleaners was the original tenant and arrived in mid 1981. The PCE use and storage areas were designed and installed in June and July 1981 by M.A.F. Inc., dba Stony Point Cleaners while the facility was owned by Pacific Development Group (PDG). In February 1982 PDG sold the facility to a related company Pacific Investment Group who sold the facility to Stony Point Associates in February 1984. In the meantime M.A.F sold the Stony Point business to Elmer Knapp in October 1981 who sold the business to Tim Hahn et al in September 1984

The investigations conducted to date under Regional Board directives have revealed that there where accidental and unauthorized PCE waste discharges to the subsurface commencing in 1981 resulting from the handling and storage of PCE and PCE wastes within primary containment areas that were supposed to include spill containment safeguards, but did not. In particular, an investigation conducted by Gribi Associates in 2013 of a suspected unauthorized discharge point

GARRISON LAW CORPORATION
161 Cortez Avenue
Half Moon Bay, CA 94019
650-726-1111

(crack in the floor) near a boiler room floor drain revealed that the flaw in the primary containment system was acting as a preferential pathway that allowed a portion of any wastewater that was accidently spilled on the floor in front of the floor drain to unintentionally, unexpectedly and unknowingly immediately reach the subsurface. According the deposition of the owner/operator of the Stony Point Cleaners business from 1984 to 1989, the floor drain was used to dispose of PCE-laden wastewater from the dry cleaning machine water separator from facility startup through his first RCRA compliance inspection which was in 1987. The Gribi report is attached as Exhibit B and excerpts of the Hahn deposition in Exhibit C.

These circumstances surrounding the unauthorized discharges at Stony Point Cleaners are similar to the situation of the Stringfellow acid pits in Riverside CA in which a Federal Court held just the State of California, among multiple potentially responsible parties, fully liable for the contamination on the basis that they were the party solely responsible for the design of a facility that was supposed to safely contain hazardous wastes without any discharges to the subsurface. The decision was upheld by the CA Supreme Court in several rulings involving disputed insurance coverage claims.

Petitioner argues that under the Stingfellow Supreme Court case law, the results of the site investigations conducted to date allow the Regional Board to look to those prior owners and operators who were primarily responsible for the design deficiencies of the PCE use and storage areas

Petitioner is aggrieved.

In the absence of evidence of how and when the discharges occurred, it was considered appropriate for the Regional Board to hold the petitioner solely responsible for conducting investigations of the nature, extent and source of the subsurface contamination. However, now that the petitioner has demonstrated that the discharges resulted from negligent design of the dry cleaning PCE use and storage areas 1981, and that all the original and subsequent discharges could

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161 Cortez Avenue
Half Moon Bay, CA 94019
650-726-1111

have been prevented by complying with RCRA regulations with the facility was designed and constructed, Petitioner is aggrieved by the Regional Board's failure to hold the primarily responsible parties primarily responsible in the Order.

Petitioner asks the State Board to find

With respect to the Order, Petitioner requests that the State Board hold the following primarily responsible parties primarily responsible: Pacific Development Group; Pacific Investment Group; Stony Point Associates; M.A.F., Knapp, and Hahn.

Statement of points and authorities.

Cases: U.S. v. Stringfellow, NO CV 83-2501 JMI (MCX) 661 F Supp. 1053 (1987); State of California v Continental et. al (55 Cal 4th 186).

Regulations: RCRA regulations: 40 CFR Part 260 et. seq., (45 FR 33221, May 19, 1980).

The petition has been sent to the interested parties.

See attached proof of service (Exhibit D)

DATED: March 28, 2014

BY: GARRISON LAW CORPORATION

Gregg S. Garrison, JD, REA
Attorneys for Plaintiff

GARRISON LAW CORPORATION
161 Cortez Avenue
Half Moon Bay, CA 94019
650-726-1111

EXHIBIT A

February 27, 2014

Pacific Development Group (PDG)
c/o Denis Berryman, Partner
One Corporate Plaza # 250
Newport Beach, CA 92660

Pacific Investors Group (PIG)
c/o Dennis Berryman, President
One Corporate Plaza
Newport Beach, CA 92660

Stony Point Associates (SPA)
c/o James Hawley, Esq.
Hoge, Fenton et al
60 S. Market Street, Suite 1400
San Jose, CA 95113

Dr. David Paslin
dba Ben Brett
ManAff (Management Affiliates)
2287 Cobblehill Place
San Mateo, CA 94402

M.A.F. Inc
c/o Vicki A. Maffei
46 El Bonito Way
Benicia, CA 94510-2215

Elmer B. (Pat) Knapp and
Jeanette Herron aka Jeanette (Jan) Knapp:
5227 California Way
Paradise, CA 95969

Seung Ui (Tim) and Young Hahn
Creekside Dry Cleaners
1511 Sycamore Avenue, # G
Hercules, CA 94557

Peter Suk
3515 Kendall Hill Drive
Santa Rosa, CA 95404

Stanley Kim and Do W Lee
Stony Point Cleaners
469 Stony Point Road
Santa Rosa, CA 95401-5969

Dear Ladies and Gentlemen:

Subject: Transmittal of Cleanup and Abatement Order No. R1-2014-0018

File: Stony Point Cleaners, 469 Stony Point Road, Santa Rosa, Case No. 1NS0898

Enclosed is Cleanup and Abatement Order No. R1-2014-0018 (Order) issued by the California North Coast Regional Water Quality Control Board (Regional Water Board) for Stony Point Cleaners, 469 Stony Point Road in Santa Rosa, California. The Order requires

you, as the named dischargers, to submit and implement workplans for: 1) the installation of interim remedial measures and 2) indoor air monitoring.

Regional Water Board staff issued a draft version of this Order on December 6, 2013, and received several comments regarding the naming of dischargers. Attached to this letter is a Technical Memorandum with our response to these comments. Cleanup and Abatement Order No. R1-2014-0018 is being issued as the draft as written, except for minor edits to Attachment A. All dischargers have the option of petitioning to the State Water Board to review this action.

If you have any question please contact me by email at Beth.Lamb@waterboards.ca.gov or call me at (707) 543-2669.

Sincerely,

Original signed by

Beth Lamb, C.E.G.
Engineering Geologist

140227_BML_er_Stony Point CAO final cover

Enclosures: Technical Memorandum
CAO Order No. R1-2014-0018

Certified - Return Receipt Requested

cc: Brian Kelleher, bkellehr@ix.netcom.com
Gregg S. Garrison, gsgarrison@garrisonlawcorp.com
James Gribi, JGribi@gribiassociates.com

REGIONAL WATER QUALITY CONTROL BOARD
NORTH COAST REGION

Technical Memorandum

Date: February 25, 2014

From: Beth Lamb, C.E.G., CHg

Subject: Response to Comments for Draft Cleanup and Abatement Order No. R1-2014-0018 for Stony Point Cleaners

File: Stony Point Cleaners, 469 Stony Point Road, Santa Rosa
Case No. 1NSO898

Background

On December 6, 2013, a draft of Cleanup and Abatement Order (CAO) Order No. R1-2014-0018 was transmitted by the California North Coast Regional Water Quality Control Board (Regional Water Board) for Stony Point Cleaners at 469 Stony Point Road in Santa Rosa, California (Site). The Draft Order requires the dischargers to submit workplans for: 1) installation of interim remedial measures and 2) indoor air monitoring.

Comments were received from the following:

1. Christopher M. Mooney, Paul Hastings LLP, on behalf of Pacific Development Group and Pacific Investors Group (Pacific) letter received January 10, 2014.

2. Jesse A Boyd, Buty & Curliano LLP, on behalf of Stony Point Associates (SPA), letter received on January 13, 2014.

3. Jeffrey M. Curtiss, Stanzler Law Group, on behalf of Peter Suk, letter received January 10, 2014.

4. Vicki Maffei, M.A.F. Inc, letter received January 22, 2014.

5. Gregg Garrison, Garrison Law Corporation, on behalf of Ben Brett/ManAff, letter received February 10, 2014.

Staff's General Response to Comments:

As stated in the CAO, past practices at the Site resulted in a release or releases of dry cleaning solvents to the subsurface. Specifically, concentrations of tetrachloroethene (PCE) have been detected in soil, soil vapor and groundwater at the Stony Point Shopping Center in Santa Rosa with the highest concentrations being detected near the boiler at the back of the active dry cleaning facility. It has been established in numerous technical documents that dry cleaners discharged PCE to the subsurface through a variety of mechanisms including dry cleaning equipment leakage, improper operation and maintenance, poor solvent storage and disposal practices, and permitted and unpermitted discharges to

sanitary sewers or storm sewers. All former operators of the Stony Point Dry Cleaner facility used a dry cleaning solvent containing PCE and therefore are suspected of discharging PCE to the subsurface. Landowners are also responsible for discharges on their property whether or not they personally caused the discharge.

The CAO names all former property owners and all dry cleaner operators as dischargers without apportioning responsibility. Apportioning responsibility is not a function of the Regional or State Water Boards. Responsibility for cleanups under the Porter-Cologne Water Quality Control Act is joint and several. (See In the Matter of the Petition of Union Oil Company of California, (SWRCB Order No. WQ 90-2).) The landowner is responsible for discharges on their property, regardless of whether that person caused or contributed to the discharge. (See e.g. In the Matter of the Petition of Wenwest (SWRCB Order No. WQ 92-13).)

Summarized Comments:

1) M.A.F., Inc. – First owner/operator of dry cleaner from March 1981 to October 1981.
   - Comment – They were the first operator, only operated the facility for 3 months until sold in October 1981, and that they only bought 90 gallons of solvent to use in the machines.

     Response – Improper use and disposal of 90 gallons of solvent in the time period M.A.F., Inc. operated could be sufficient to create the soil and groundwater impacts seen on this property.

2) SPA - Building owner from February 1, 1984 to May 24, 1985.
   - Comment –No evidence of PCE discharges during SPA tenure 1984 to 1985 (16 months).

     Response – There is evidence that there were multiple sources for soil and groundwater contamination. It is not possible to date the age of all the releases. Standard dry cleaning operations prior to enforcement of regulations were known to have impacted soil and groundwater.

   - Comment – The contamination plume is not older than 20 years based on the lateral and vertical extent combined with the calculated groundwater velocity and relatively low concentrations of chemicals.

     Response – There is insufficient data to come to this conclusion. The plume is not completely defined and groundwater velocity is unknown. It is unknown what quantity of solvent was discharged, where the discharge occurred, or what biological and chemical degradation processes control this plume.

- Comment – Contamination was caused by the current operator.

  Response – The first inspection of the property was in 1987 when City of Santa Rosa Fire Department inspected the facility. There is no evidence to show that prior to the first inspection that earlier operators were not using the same practices which led to a release to the subsurface. Soil sampling shows that there may have been multiple sources of contamination including sewer discharges, dripping or spills inside the building, disposal into the dumpster, and a discharge to the planter outside the dry cleaner.

- Comment – No legal basis to name SPA on the CAO because a showing of causation is required under Water Code 13304 and 13267.

  Response – Under Water Code section 13267, the Regional Water Board may require technical or monitoring reports from "any person who has discharged, discharges, or is suspected of having discharged or discharging, or who proposes to discharge waste within its region...." Under Water Code section 13304, "any person who has caused or permitted, causes or permits, or threatens to cause or permit any waste to be discharged or deposited where it is, or probably will be, discharged into waters of the state...shall upon order of the regional board, clean up the waste or abate the effects of the waste...." As stated above, former owners and operators of the Stony Point Dry Cleaner facility used a dry cleaning solvent containing PCE and therefore are suspected of discharging PCE to the subsurface. Landowners are also responsible for discharges on their property whether or not they personally caused the discharge because they "permit" or threaten to permit discharges. This is sufficient for the Regional Water Board to exercise its authorities under these code sections.

3) Peter Suk – Dry cleaner operator from 1989 to 1996.
   - Comment – No evidence that there was a release during time Mr. Suk operated the dry cleaner from 1989 to 1996.

     Response – The operator used a solvent containing PCE. Standard dry cleaning operations, poor housekeeping and accidental releases prior to enforcement of regulations were known to have impacted soil and groundwater. There is evidence that there were multiple sources for soil and groundwater contamination. While it is not possible to date the age of all the releases, there is sufficient evidence to conclude that any operator using PCE caused or threatened to cause discharges.

4) Pacific - Property owner from 1981 to 1984.
   - Comment – There was evidence of PCE release during current ownership and operations.

     Response – There is evidence that there were multiple sources for soil and groundwater contamination. It is not possible to date the age of all the releases. Standard dry cleaning operations prior to enforcement of regulations were known to have impacted soil and groundwater. Even after regulations were put in place, an unauthorized release can occur which is evidence by the finding in 2002 that wastewater containing PCE was found in the sewer lateral at Stony Point Cleaners.

   - Comment – There is a lack of evidence of PCE release during prior ownership and operations.

     Response – There is no evidence that there was not a release. Most dry cleaners of this age had releases to the subsurface. Some standard operating procedures like disposing of condensate water into bathroom sinks were common but were later found to have caused soil and groundwater contamination.

   - Comment – Historical operations and onsite testing and sampling results refute Dr. Paslin's clams of pre-1987 releases.

     Response – Staff does not agree. The first inspection at this site was conducted in 1987 by the Santa Rosa Fire department. However, prior to that time standard practices may have resulted in a release at the site either through improper or proper use of chemicals. The fact that in 2002 there was evidence of improper disposal does not preclude the fact that these practices were a continuation of earlier practices. Staff does not have the data to date the release or more likely releases to the subsurface.

5) Ben Brett - Current property owner.
   - Comment – All parties that owned the facility from 1981 to May 1985 are jointly and severally liable for the PCE contamination based on Federal and State Court rulings.

     Response – Staff concurs.

   - Comment – Owners and operators were out of compliance with Resource Conservation and Recovery Act (RCRA) regulations which required cradle to grave management of hazardous materials.

     Response –There is no evidence of any compliance with RCRA until the site was first inspected by Santa Rosa Fire Department in 1987.

The CAO is being issued as the draft was written. All named dischargers have the option of petitioning to the State Water Board, as stated in the CAO:

> "Any person affected by this action of the Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050. The petition must be received by the State Water Board within 30 days of the date of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request. In addition to filing a petition with the State Water Board, any person affected by this Order may request the Regional Water Board to reconsider this Order. To be timely, such request must be made within 30 days of the date of this Order. Note that even if reconsideration by the Regional Water Board is sought, filing a petition with the State Water Board within the 30-day period is necessary to preserve the petitioner's legal rights. If the Dischargers choose to appeal the Order, the Dischargers are advised that they must comply with the Order while the appeal is being considered."

California Regional Water Quality Control Board
North Coast Region

CLEANUP AND ABATEMENT ORDER No. R1-2014-0018

For

DAVID PASLIN (DBA BEN BRETT),
MANAFF (MANAGEMENT AFFILIATES),
PACIFIC DEVELOPMENT GROUP
PACIFIC INVESTORS GROUP
STONY POINT ASSOCIATES
M.A.F. ENTERPRISES INC.,
ELMER B. (PAT) KNAPP AND JEANNETTE (JAN) HERRON KNAPP
SEUNG UI (TIM) HAHN AND YOUNG HAHN
PETER SUK AND HELEN SUK
AND
STANLEY KIM AND DO W LEE
STONY POINT CLEANERS
469 STONY POINT ROAD
SANTA ROSA CALIFORNIA

Sonoma County

The California Regional Water Quality Control Board, North Coast Region (hereinafter Regional Water Board), finds that:

1. Stony Point Cleaners is located at 469 Stony Point Road, in Santa Rosa California, Sonoma County Assessor's Parcel No. 146-040-027-000 (Site). David Paslin (dba Ben Brett) is the current property owner, and Stanley Kim and Do W Lee are the current operators of Stony Point Cleaners.

2. Stony Point Cleaners has been in operation since June 1981. The initial facility operator was M.A.F. Enterprises Inc. In October 1981, the business was sold to Elmer B. (Pat) Knapp and Jeannette (Jan) Herron Knapp. Mr. and Mrs. Knapp operated Stony Point Cleaners until September 5, 1984 when the business was sold to Seung Ui (Tim) Hahn and Young Hahn. The Hahns operated the business until October 19, 1989. The Hahns sold Stony Point Cleaners to Peter and Helen Suk who operated the cleaners until April 18, 1996 when it was sold to the current owners.

3. In May 1981, when Stony Point Cleaners started operation, the property was owned by the Pacific Development Group. On February 22, 1982, Pacific Development group sold the property to Pacific Investment Group. On February 1, 1984, Pacific Investment Group sold the commercial property to Stony Point Associates who, in May 31, 1985, sold the property to the current owner.

4. All former operators and owners of the property are hereinafter collectively referred to as "the Dischargers."

5. Past practices at the Site resulted in a release or releases of dry cleaning solvents to the subsurface. In July 2006, subsurface borings installed adjacent to Stony Point Cleaners detected tetrachloroethene (PCE) in soil and groundwater. Since that time numerous soil, soil vapor, and groundwater samples have been collected and analyzed to determine the vertical and lateral extent of contamination associated with a release of the dry cleaning solvent PCE.

6. The highest concentrations of PCE have been detected near the boiler at the back of the Stony Point Cleaners facility. Soil vapor sampling has detected concentrations of PCE at 4,565,094 micrograms per cubic meter (µg/m3) in a sample taken at 4 feet below the floor of the dry cleaner. This indicates that there is a potential for worker exposure to elevated concentrations of PCE in the indoor air. An evaluation of the indoor air quality is now needed.

7. Groundwater sampling from both shallow (between 5 and 15 feet below ground surface, bgs) and deep (25 to 30 feet bgs) monitoring wells show that the highest concentrations of PCE are from wells constructed inside the building. Specifically, during the most recent monitoring event (March 28, 2013), a groundwater sample from shallow well MW-1S detected concentrations of PCE at 8,700 parts per billion (ppb) and groundwater from deep monitoring well MW-1 detected concentrations of PCE at 1,100 ppb. Both wells are located inside the dry cleaner building.

8. The chemical PCE is a human carcinogen, and is listed by the State of California, pursuant to the Safe Drinking Water and Toxic Enforcement Act of 1986, as a chemical known to the State to cause cancer. PCE degrades to trichloroethene (TCE), cis and trans -1,2-dichloroethene (1,2-DCE), and vinyl chloride (VC). These breakdown products are also human carcinogens.

9. Interim remedial measures (IRMs) were proposed in *Revised Report of Remedial Investigation and Workplan for IRMs and Shallow Soil Gas and Groundwater Monitoring,* dated June 10, 2011, prepared by the environmental consulting firm Gribi Associates. Since that time additional characterization of the source area inside the dry cleaners has been conducted and now revisions to the proposed remedial measures are needed prior to begin cleanup of this property.

10. The Water Quality Control Plan for the North Coast Region (Basin Plan) designates beneficial uses of the waters of the State, establishes water quality objectives to protect those uses, and establishes implementation policies to attain water quality objectives. The beneficial uses of areal groundwater include domestic, agricultural, and industrial supply.

11. The site is located within 1,500 feet of Santa Rosa Creek which is a tributary to the Laguna de Santa Rosa which flows into the Russian River. The existing and potential beneficial uses of the Laguna de Santa Rosa and the Russian River include:

a. municipal and domestic supply
b. agricultural supply
c. industrial process supply
d. groundwater recharge
e. navigation
f. water contact recreation
g. non-contact water recreation
h. commercial and sport fishing
i. warm freshwater habitat
j. cold freshwater habitat
k. wildlife habitat
l. migration of aquatic organisms
m. spawning, reproduction, and/or early development
n. fresh water replenishment
o. estuarine habitat
p. rare, threatened or endangered species.

12. The Dischargers have caused or permitted, cause or permit, or threaten to cause or permit waste to be discharged or deposited where it is, or probably will be, discharged into the waters of the state and creates, or threatens to create, a condition of pollution or nuisance. Continuing discharges are in violation of the Porter-Cologne Water Quality Control Act and provisions of the Water Quality Control Plan for the North Coast Region (Basin Plan).

13. The California Water Code, and regulations and policies developed thereunder apply to the Site and require cleanup and abatement of discharges and threatened discharges of waste to the extent feasible. Discharge prohibitions contained in the Basin Plan also apply to this site. Specifically, the Basin Plan incorporates State Water Resources Control Board (State Water Board) Resolutions No. 68-16, No. 88-63, and No. 92-49.

a. Water Code section 13267(b) authorizes the Regional Water Board to require dischargers and suspected dischargers to provide technical or monitoring program reports.

b. Water Code section 13304 authorizes the Regional Water Board to require dischargers to cleanup and abate the effects of discharged waste.

c. State Water Board Resolution No. 68-16 ("State of Policy with Respect to Maintaining High Quality Waters in California") protects surface and ground waters from degradation. It provides that high quality waters shall be maintained unless any change will be consistent with the maximum benefit to the people of the State, will not unreasonably affect present and anticipated beneficial uses and will not result in water quality less than that prescribed in the policies.

d. State Water Board Resolution 88-63 requires Regional Water Boards to protect the beneficial use of groundwater as a source of drinking water. The Basin Plan establishes the beneficial use of groundwater as a source of drinking water for all areas within the North Coast Region. The Basin Plan identifies water quality objectives for petroleum constituent levels in groundwater to protect its beneficial use as a source of drinking water.

e. State Water Board Resolution No. 92-49 ("Policies and Procedures for the Investigation and Cleanup of Discharges Under Section 13304 of the California Water Code") specifies that alternative cleanup levels greater than background concentration shall be permitted only if the discharger demonstrates that: it is not feasible to attain background levels; the alternative cleanup levels are consistent with the maximum benefit to the people of the State; alternative cleanup levels will not unreasonably affect present and anticipated beneficial uses of such water; and they will not result in water quality less than prescribed in the Basin Plan and Policies adopted by the State and Regional Water Board.

14. Water quality objectives in the Basin Plan are adopted to ensure protection of the beneficial uses of water. The most stringent water quality objectives for protection of all beneficial uses are selected as the protective water quality criteria. Alternative cleanup and abatement actions must evaluate the feasibility of, at a minimum: (1) cleanup to background levels, (2) cleanup to levels attainable through application of best practicable technology, and (3) cleanup to the level of water quality objectives for protection of beneficial uses. A table of applicable Water Quality Objectives for groundwater is incorporated in this Order as Attachment A.

15. The Regional Water Board will ensure adequate public participation at key steps in the remedial action process, and shall ensure that concurrence with a remedy for cleanup and abatement of the discharges at the site shall comply with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). Because the Regional Water Board is unable, pursuant to Water Code section 13360, to direct the manner and method of compliance, the Regional Water Board will not have any plan for actual cleanup of the Site until the responsible parties have identified in a draft remedial action plan the proposed method of cleaning up the Site. Once the discharger has submitted a remedial action plan, the Regional Water Board will ensure that prior to granting concurrence with the final remedial action plan, it has complied with the requirements of CEQA. Until the Site has been investigated and a remedial action plan has been proposed, it is impossible for the Regional Water Board to identify and mitigate potentially significant adverse impacts associated with the cleanup of the Site. Because of the need to initiate investigation of the contamination of the Site before the Regional Water Board is able to identify how the Site will be cleaned up and any potentially significant impacts that could result to the environment from the cleanup, this CAO only requires immediate investigation of the Site, and defers actual cleanup until the Regional Water Board has concurred with a final remedial action plan and has complied with the requirements of CEQA.

16. Any person affected by this action of the Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code section 13320 and California Code of Regulations, title 23, section 2050. The petition must be received by the State Water Board within 30 days of the date of this Order. Copies of the law and regulations applicable to filing petitions will be provided upon request. In addition to filing a petition with the State Water Board, any person affected by this Order may request the Regional Water Board to reconsider this Order. To be timely, such request must be made within 30 days of the date of this Order. Note that even if reconsideration by the Regional Water Board is sought, filing a petition with the State Water Board within the 30-day period is necessary to preserve the petitioner's legal rights. If the Dischargers choose to appeal the Order, the Dischargers are advised that they must comply with the Order while the appeal is being considered.

17. This Cleanup and Abatement Order (CAO) in no way limits the authority of this Regional Water Board to institute additional enforcement actions or to require additional investigation and cleanup at the Site consistent with California Water Code. This CAO may be revised by the Executive Officer, as additional information becomes available.

18. Failure to comply with the terms of this Order may result in enforcement under the California Water Code. Any person failing to provide technical reports containing information required by this Order by the required date(s) or falsifying any information in the technical reports is, pursuant to Water Code section 13268, guilty of a misdemeanor and may be subject to administrative civil liabilities of up to one thousand dollars ($1,000.00) for each day in which the violation occurs. Any person failing to cleanup or abate threatened or actual discharges as required by this Order is, pursuant to Water Code section 13350(e), subject to administrative civil liabilities of up to five thousand dollars ($5,000.00) per day or ten dollars ($10) per gallon of waste discharged.

19. Reasonable costs incurred by Regional Water Board staff in overseeing cleanup or abatement activities are reimbursable under Water Code section 13304 (c) (1).

THEREFORE, IT IS HEREBY ORDERED that, pursuant to Water Code sections 13267 (b) and 13304, the Dischargers shall clean up and abate the discharge and threatened discharge forthwith and shall comply with the following provisions of this Order:

A. Submit in a format acceptable to the Executive Officer a revised IRM Workplan within 45 days of the date of this order.

B. Implement IRMs within 90 days of Executive Officer concurrence with the IRM Workplan revisions.

C. Within 60 days of construction of IRMs, submit an installation and first remedial operational status report.

D. Submit quarterly IRMs status reports within 30 days of the end of each calendar quarter.

E. Submit an indoor air testing workplan to determine the human health risks to workers inside the building within 45 days of the date of this order.

F. Upon completion of indoor air testing issue a public notice of all the results to all tenants, business owners, and property owners in the Stony Point Shopping Center.

G. Conduct all work in accordance with all applicable local ordinances and under the direction of a California Professional Geologist or Civil Engineer experienced in soil and groundwater pollution investigations and remediation projects including chlorinated hydrocarbons. All work plans and reports must be signed and stamped by the licensed professional in responsible charge of the project. All necessary permits shall be obtained prior to conducting work.

H. Comply with the requirements specified in Monitoring and Reporting Program Order No. R1-2013-0082.

I. The Dischargers shall pay all cost recovery invoices within 30 days of issuance of the invoice.

J. If, for any reason, the Dischargers are unable to perform any activity or submit any documentation in compliance with the work schedule contained in this Order or submitted pursuant to this Order and approved by the Executive Officer, the Dischargers may request, in writing, an extension of time. The extension request must be submitted a minimum of five business days in advance of the due date sought to be extended and shall include justification for the delay and a demonstration of a good faith effort to achieve compliance with the due date. The extension request shall also include a proposed time schedule with a new performance date for the due date in question and all subsequent dates dependent on the extension. An extension may be granted for good cause by written concurrence from the Executive Officer.

K. Violations of any of the terms and conditions of this Order may subject Dischargers to possible enforcement action, including civil liability under applicable provisions of the Water Code.

Original signed by

Ordered By: _____

Matthias St. John
Executive Officer
February 27, 2014

Attachment A: Water Quality Objectives

Attachment A

Table of Water Quality Objectives

STONY POINT CLEANERS
469 STONY POINT ROAD
SANTA ROSA CALIFORNIA
Case No. 1NSO898

The California Water Code, and regulations and policies developed thereunder require cleanup and abatement of discharges and threatened discharges of waste to the extent feasible. Cleanup and abatement activities are to provide attainment of background levels of water quality or the highest water quality that is reasonable if background levels of water quality cannot be restored. Alternative cleanup levels greater than background concentration shall be permitted only if the discharger demonstrates that: it is not feasible to attain background levels; the alternative cleanup levels are consistent with the maximum benefit to the people of the State; alternative cleanup levels will not unreasonably affect present and anticipated beneficial uses of such water; and they will not result in water quality less than prescribed in the Basin Plan and Policies adopted by the State and Regional Water Board (State Water Resources Control Board Resolutions Nos. 68-16 and 92-49).

Water quality objectives in the Basin Plan are adopted to ensure protection of the beneficial uses of water. The Basin Plan provides that "whenever several different objectives exist for the same water quality parameter, the strictest objective applies". Accordingly, the most stringent water quality objectives for protection of all beneficial uses are selected as the protective water quality criteria. Alternative cleanup and abatement actions must evaluate the feasibility of, at a minimum: (1) cleanup to background levels, (2) cleanup to levels attainable through application of best practicable technology, and (3) cleanup to protective water quality criteria levels. The table below sets out the water quality objectives for waters of the State impacted by discharges from the identified constituents of concern:

Constituent of Concern	Practical Quantitation Limit µg/L	Water Quality Objective µg/L	Reference for Objectives
Trichloroethene	< 0.5	1.7	California Public Health Goal (PHG) in Drinking Water (Office of Environmental Health Hazard Assessment) applied to GENERAL water quality objective in the Basin Plan
Tetrachloroethene	< 0.5	0.06	California Public Health Goal (PHG) in Drinking Water (Office of Environmental Health Hazard Assessment) applied to GENERAL water quality objective in the Basin Plan
Cis-1,2-Dichloroethene	< 0.5	6	California Department of Health Services Maximum Contaminant Level applied to the CHEMICAL CONSTITUENTS water quality objective in the Basin Plan
Trans-1,2-dichloroethene	< 0.5	10	California Department of Health Services Maximum Contaminant Level applied to the CHEMICAL CONSTITUENTS water quality objective in the Basin Plan
1,1-Dichloroethene	< 0.5	6	California Department of Health Services Maximum Contaminant Level applied to the CHEMICAL CONSTITUENTS water quality objective in the Basin Plan
1,1,1-Trichloroethane	< 0.5	200	California Department of Health Services Maximum Contaminant Level applied to the CHEMICAL CONSTITUENTS water quality objective in the Basin Plan
Vinyl Chloride	< 0.5	0.05	California Public Health Goal (PHG) in Drinking Water (Office of Environmental Health Hazard Assessment) applied to GENERAL water quality objective in the Basin Plan

EXHIBIT B

KELLEHER & ASSOCIATES
Environmental Mgmt LLC

5655 Silver Creek Valley Road
PMB 281
San Jose, CA 95138
408-677-3307 (P)
408-677-3272 (F)
bkellehr@ix.netcom.com

September 4, 2013

Beth Lamb
North Coast Regional Water Quality Control Board
5550 Skylane Blvd, Suite A
Santa Rosa, CA 95403

In Reference To: Stony Point Cleaners: 469 Stony Point Road, Santa Rosa, CA unauthorized PCE release site ("Site"); Case No. 1NS0898.

Subject: Technical Report Submittal: *Report of PCE Source Area Investigation*, September 4, 2013.

Dear Ms. Lamb:

Via Geotracker and US Mail, please find enclosed herewith in connection with the above-referenced property (Site) a copy of the above-referenced technical report prepared by Gribi Associates, Benicia, CA (Gribi). On behalf of the responsible parties, I declare under penalty of perjury that I have reviewed the information contained in the enclosed document and believe that it is true and correct to the best of my knowledge.

The report describes and documents the collection of eleven soil gas samples and seven soil samples from three shallow borings in the boiler room area at the north end of the Stony Point Cleaners facility. The source area investigation was recommended in the semi-annual groundwater monitoring report submitted to the Regional Board in April 2013 and was considered an extension of the remedial investigation (RI) work in progress under a June 18, 2010 RI workplan. At the Regional Board's request, a detailed scope of work was submitted to the Regional Board on August 1, 2013, by way of notification. The investigation results were needed for a mandatory settlement conference held on August 12, 2013, in connection with the ongoing litigation over liability.

According to a prior owner/operator of Stony Point Cleaners, during the early and mid 1980s (prior to enforcement of current hazardous waste management and hazardous materials storage regulations) contact water from the PCE' machine's water separator was collected in 5-gallon buckets, hand-carried into the boiler room, and discharged to the sanitary sewer system via a floor drain.

With this information in hand, Gribi conducted investigations to determine if this prior waste management practice resulted in subsurface PCE discharges. They found the floor drain in a difficult to reach location with access to the top obstructed by numerous pipes discharging wastewater from various sources.

On the basis of the investigation results, Gribi concluded that the primary PCE discharge point to the subsurface was at a low spot in the concrete slab floor just in front of the floor drain at the point most prone to receiving spillage during the manual discharge of contact water to the drain. In particular they discovered there was a crack in the 4-inch thick concrete slab floor crossing the low spot that acted as a preferential pathway for contaminant migration. The soil gas sample collected at 4 feet directly below the crack contained 4,565,094 ug/m3 PCE and the soil sample collected at 1.5 feet contained 170 ppm PCE and had a strong solvent odor. As part of the investigation, Gribi

measured the width of the crack as it passed through the low spot at 7 mm and tested the rate of gravity drainage into the subsurface via the crack at 10 ml/sec.

On the basis of the above, Gribi is recommending that currently-proposed IRMs be more focused on remediating the identified primary discharge point in the boiler room, to include removal and replacement of a portion of the rear wall to facilitate access to the boiler room and focused removal of contaminated soil in the area of the identified primary PCE discharge point. Toward that end, Gribi is recommending an addendum to the June 2010 IRM workplan.

Anticipating Regional Board approval of the recommendation to amend the IRM workplan, we have authorized Gribi to complete this task.

We appreciate the Regional Board's patience in this matter.

Please do not hesitate to contact me at 408-677-3307 with any questions you may have. Thank you for your ongoing courtesy and cooperation.

Sincerely,

Brian Kelleher
Project coordinator

Cc w partial enclosures or no enclosures via e-mail and/or US mail
Ben Brett;
Gregg S. Garrison, R.E.A. & C.E.I, Attorney at Law;
Pacific Investments,/Pacific Development, c/o Paul, Hastings, Janofsky, & Walker;
Stony Point Associates, c/o Buty & Curliano LLP;
Elmer B (Pat) Knapp and Jeanette Herron aka Jeanette (Jan) Knapp;
Tim, Seoung and Young Hahn, Creekside Dry Cleaners;
Maffee (former operator dba Stony Point Cleaners);
Tom Scott, General Manager, Oliver's Market;
CVS Caremart, c/o Diana Boiselle, Lease Administrator;
Jim Gribi, Gribi Associates (cover letter only).

GRIBI
ASSOCIATES

September 4, 2013

Ben Brett/Manaff
c/o Brian Kelleher
Kelleher & Associates Environmental Mgmt LLC
5655 Silver Creek Valley Road PMB 281
San Jose, CA 95138

Subject: Report of PCE Source Area Investigation
Stony Point Cleaners, 469 Stony Point Road, Santa Rosa, California
NCRWQCB Case No. 1NSO898, Geotracker Global ID No. SL0609767669

Dear Mr. Brett:

Gribi Associates is pleased to submit this *Report of PCE Source Area Investigation* on behalf of Ben Brett/Manaff and other parties of interest for the property located at 469 Stony Point Road in Santa Rosa, California (Site) (see Figure 1 and Figure 2). This report describes and documents the collection of eleven soil gas samples and seven soil samples from three shallow borings in the boiler room area at the north end of the Stony Point Cleaners facility. The source area investigation was recommended in the semi-annual groundwater monitoring report submitted to the Regional Board in April 2013 and was considered an extension of the remedial investigation (RI) work in progress under a June 18, 2010 RI workplan. At the Regional Board's request, a detailed scope of work was submitted to the Regional Board on August 1, 2013, by way of notification. The investigation results were needed for a mandatory settlement conference held on August 12, 2013, in connection with the ongoing litigation over liability.

1.0 BACKGROUND AND PROJECT APPROACH

Previous Site investigations revealed elevated concentrations of tetrachloroethylene (PCE, or "perc") in shallow soil, groundwater, and soil vapor emanating from the north end of the Stony Point Cleaners facility. Based on information provided to the project coordinator during a March 2013 interview with a former Stony Point Cleaners operator, there is evidence that prior to approximately 1987, water condensate from the dry cleaning machine (contact water) was collected in 5-gallon buckets approximately once per week, hand carried into the boiler room and poured into a floor drain. This recollection of events by the former operator is substantiated by Santa Rosa Fire Department records showing that in February 1987 the facility was visited by a hazardous material storage inspector who first informed the operator of his obligations to comply with the City of Santa Rosa hazardous materials storage ordinance adopted in the mid 1980s. The hazardous material storage ordinance required compliance with all hazardous waste regulations subject to permitting and annual inspections, including the need to segregate and

treat contact water prior to discharge into the sewer. Considering the encumbered location of the drain coupled with the presence of multiple pipes entering it from the top obstructing access, some degree of spillage onto the boiler room floor was inevitable, particularly considering the absence of any awareness of the consequences.

In order to assess potential PCE subsurface releases from floor drain spillage within the boiler room, we adopted a project approach which included conducting detailed inspections of the boiler room both before and after sampling, then collecting shallow soil gas samples at the north end of the dry cleaning facility to attempt to identify sub-slab PCE "hot spots," and finally, conducting soil sampling in identified "hot spot" areas.

2.0 DESCRIPTION OF SOIL VAPOR AND SOIL SAMPLING ACTIVITIES AND RESULTS

On July 31, 2013, Gribi Associates conducted a detailed inspection of the boiler room and the north end of the dry cleaning facility. During this inspection, we noted one southwest-trending floor crack in the boiler room beginning at the southwest corner of the floor drain, and one east-west trending crack south of the boiler room adjacent to the dry cleaning machine. It was also noted that the floor drain in the boiler room is raised 1.5 inches above the surrounding concrete slab flooring, with a raised concrete skirt surrounding the metal drain and drain sump. There were several pipes entering the drain delivering waste water from various locations, including the boiler itself. The floor drain does not receive drainage from the floor and, because it is raised, is more appropriately called a floor sink.

2.1 Soil Vapor Sampling

Gribi Associates contracted Optimal Technologies to conduct soil vapor sampling and mobile lab analysis at eleven locations (SG-A through SG-D, SG-F through SG-H, and SG-J through SG-N) on August 2, 2013 (see Figure 3). Soil gas sampling consisted of advancing a hollow soil gas sampling rod with retractable screened sampling tip to the desired depth, and then retracting the tip to allow for soil gas sampling. Sampling depth was determined individually at each sampling point based on flow, with sampling conducted only if sufficient flow was attainable. Vapor sampling depths ranged from 3.0 feet to 5.0 feet below ground surface. After allowing the sample train to equilibrate for several minutes, the soil gas sample was collected after purging approximately three times the internal volume of the sample train. Soil gas samples were collected in clean, glass syringes and injected directly into Optimal Technology's mobile lab equipment for gas chromatographic analysis. Soil gas samples were analyzed for halogenated volatile organic compounds (HVOCs) by EPA Method 8021B. During sampling, a tracer gas, isobutane in shaving cream, was placed adjacent to the sampling apparatus, and isobutane was included in the lab analysis for each sample. A more detailed description of field methods is contained in the Optimal Technology sampling and laboratory data reports, included in Attachment A.

Results of the soil gas survey are summarized on Figure 4. Vapor PCE concentrations ranged from 2,022 ug/m3 at SG-0, located just outside the rear wall of the boiler room, to 4,565,094

ug/m3 at SB-D, located directly in front of the floor drain and intercepting an open crack in the floor. The median concentration for the eleven samples was 341,534 ug/m3. Relative to the median, the following results indicated three possible points of discharge:

- **2 feet southwest of the floor sink/drain:** SG-D at 4,565,094 ug/m3, adjacent to the crack in the floor;
- **6 feet west of boiler room floor sink/drain:** SG-B at 1,641,386 ug/m3); and.
- **1 foot west of the floor sink/drain:** SG-C, at 804,984 ug/m3 located just a few feet north of SG-D.

2.2 Shallow Soil Sampling

On August 9, 2013, Gribi Associates collected soil samples from three shallow borings (B-A, B-B, and B-C) located at or near the three possible points of discharge identified via soil vapor sampling (see Figure 3). Soil sampling consisted of, first, coring through the concrete using a coring machine, and then digging to the desired depth using hand tools (digging bar and hand auger). Photos 1 and 2 in Attachment B collectively show the obstructed floor sink/drain and the three boring locations. Two soil samples were collected from borings B-A and B-B, and three samples were collected from boring B-C. All soil samples were preserved in the field utilizing EPA Method 5035 (Close-System Purge and Trap and Extraction). This method involves using a specialized soil sampler to collect a known amount of soil (approximately 5 grams) and placing this soil in a VOA containing a pre-measured amount a liquid solvent (for each sample, two VOAs with methanol and one VOA with sodium bisulfate). The VOA is then quickly sealed, labeled, and placed in cold storage for transport to the laboratory.

The slab itself was 4 inches thick and was underlain by a layer of plastic sheeting (membrane) that comprised a moisture barrier. Due to the coring, Gribi personnel could not tell the condition of the membrane at the boring locations. It is assumed, however, that the moisture barrier membrane was breached during the installation of the nearby floor drain slab if not by chronic exposure to the solvent properties of liquid or vapor phase PCE.

Soils beneath the concrete slab flooring generally consisted of approximately 4 inches of medium-grained sand, followed by silty coarse gravel to total depths investigated. Moderate to strong solvent odors were noted in boring B-C in the silty gravel (below the sub-slab sand), starting at about 10 inches below the floor. No solvent odors were noted in soils in borings B-A or B-B.

Soil laboratory analytical results are summarized in Table 1 and on Figure 4. The laboratory data report is contained in Attachment C.

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
Stony Point Cleaners

Sample ID	Sample Depth	Concentration, in milligrams per kilogram (mg/kg)				
		PCE	TCE	c-1,2-DCE	t-1,2-DCE	VC
B-A-0.5'	0.5 ft	**0.038**	<0.0050	<0.0050	<0.0050	<0.0050
B-A-1.0'	1.0 ft	**0.520**	**0.012**	<0.0050	<0.0050	<0.0050
B-B-1.0'	1.0 ft	**0.820**	<0.0087	<0.0087	<0.0087	<0.0087
B-B-1.5'	1.5 ft	**10**	**0.014**	<0.0044	<0.0044	<0.0044
B-C-0.5'	0.5 ft	**0.063**	<0.0093	<0.0093	<0.0093	<0.0093
B-C-1.0'	1.0 ft	**85**	**0.031**	<0.0050	<0.0050	<0.0050
B-C-1.5'	1.5 ft	**170**	**0.056**	<0.0050	<0.0050	<0.0050

PCE = Tetrachloroethylene
TCE = Tetrachloroethylene
c-1,2-DCE = cis-1,2-Dichloroethylene
t-1,2-DCE = trans-1,2-Dichloroethylene
VC = Vinyl Chloride
<0.0050 = Not detected above the expressed value

Highly elevated PCE concentrations were encountered in soil samples collected at 1.0 foot and 1.5 feet below ground surface in boring B-C, located at the floor crack just southwest of the sink/drain. A moderate PCE concentration was encountered at 1.5 feet in depth in boring B-B, located immediately west of the floor sink/drain. Boring B-B is little more than a foot away from B-C and from the floor crack, and the PCE contamination at B-B is considered to be associated with the same discharges via the crack.

3.0 DESCRIPTION AND ASSESSMENT OF FLOOR DRAIN AND FLOOR CRACKS

3.1 Initial Assessment, August 9, 2013

During soil sampling on August 9, 2013, Gribi Associates inspected the floor drain and associated floor crack in the northeast corner of the boiler room. Photo 1 in Attachment B shows boring B-C intercepting the crack. The crack radiates from the southwest corner of the floor sing/drain and extends southwesterly about six feet toward the boiler.

The crack was carefully inspected before and after the coring. It was observed to penetrate the 4-inch-thick slab from top to bottom. The portion of the crack where it was intercepted by the boring was observed to be greater than 2 millimeter (mm) wide.

3.2 Detailed Assessment, August 23, 2013

On August 23, 2013, Gribi Associates conducted a detailed assessment of the floor drain and cracks in the boiler room. This assessment included: (1) Thorough inspection of all floor areas

in the boiler room; (2) Measurement of floor crack widths; (3) Elevation survey of the concrete floor to delineate drainage patterns; and (4) Water pour testing to assess actual flow into floor cracks.

3.2.1 Inspection of Floor Areas

A thorough inspection of the floor area revealed the presence of a seam in the concrete enclosing a rectangular area measuring approximately 6 feet by 2.5 feet and which surrounds the floor sink and drain and the water heater area. The width of this seam is variable, generally ranging from 4 to 8 mm, and the seam appears to have been sealed. This rectangular area appears to have been cut out of the main concrete floor when the floor sink/drain was installed and connected to the main sewer line at the inception of the dry cleaning business. As shown on Figure 3, the main sewer line for the Site building runs beneath the north side of the Site building, just south of the sink/drain location, which accounts for the large size of the rectangular cut out.

The sink/drain area is raised approximately 1.5 inches above the surrounding floor surface. The sink/drain is constructed of metal, and a fairly significant gap is present at the southwest corner of the sink, where the concrete lip appears to have degraded away from the metal sink. The crack that propagates southwest from the southwest edge of the metal sink begins where this concrete degradation has occurred. This crack appears to end at the sealed concrete seam and moves "en-echelon" approximately four inches southward before again beginning to propagate southwestward.

3.2.2 Measurement of Floor Crack Widths

Widths of the southwesterly floor crack, which are shown on Figure 5, vary from 0.5 millimeter (mm) to approximately 7 millimeters. The crack is widest, at about 7 mm, just southwest of the sink/drain and generally decreases in width away from the sink/drain area. A feeler gauge was extended into the cracks and generally extended more than two inches into the crack in the thickest locations. Also, the photos of the B-C boring location, taken on August 9 after coring through the concrete, clearly show that the crack extends fully through the 4-inch thick slab. The measured crack widths, which are typically greater than 2 mm, are classified by U.S. General Services Administration (GSA) standards as wide.[1] Crack widths increase moving toward the floor sink/drain.

3.2.3 Measurement of Floor Elevations

Relative floor elevations were measured to the nearest millimeter using a laser level. These measurements, which are shown on Figure 5, indicate a low spot in the floor between the compressor and the sink/drain area, just northwest of the floor crack. Also, the southeast side of the floor crack is approximately 1 mm higher than the northwest side of crack. The overall elevation differences in the boiler room are generally less than 5 mm.

1 *Types of Cracks in Concrete and Typical Causes*, US General Services Administration, Procedure Code 0373202S, 02/24/2012.

Given the presence of the boiler, compressor, and water heater, all of which are very heavy, and stemming from the fact that the crack emanates from the corner of the floor sink/drain saw cut and runs diagonally away from the cut, the crack is presumed to fall under the category of tension cracking according to GSA classification. Thus, we conclude that the crack was caused by cutting out sections of rebar in an area of heavy load in installing the floor drain/sink and connecting it to the sanitary sewer line that runs under the building. This crack was observed to contain water, even though the surrounding floor was dry, clearly indicating that a nearby up-stream section of the crack is actively draining the water currently leaking on the boiler room floor (see Attachment B Photo 1).

The crack is at its widest in proximity to the drain in the very area that was most prone to receiving spillage associated with haphazardly pouring 5-gallon buckets full of water into the only accessible area. In particular, there is a conspicuous low point in the area of most concern, where the crack in the floor is widest.

3.2.4 Water Pour Testing

Photos 3 through 8 in Attachment B were taken during the pour testing.

The initial pour test involved constructing a small (6-inch length) basin over the crack using modeling clay, then pouring 200 to 300 milliliters (ml) of water into the basin, and timing the water discharge into the crack. Results of this test were that the water discharged into the crack almost immediately and that, upon addition of more water, the crack continued to accept water. In this case, 300 ml of water discharged into the crack in less than 30 seconds.

The second pour test involved pouring 4 to 5 gallons of water onto the boiler room floor at the southwest edge of the sink/drain, and tracking flow and discharge visually. Results of this test were that water entered the section of the crack between the water heater and boring B-C, as well as the area of the crack just southwest from B-C, rapidly and steadily. In this case, most of the 4 to 5 gallons of water were absorbed into the floor crack within 3 to 4 minutes.

It is clear from these results that the majority of contact water spilled on the boiler room floor in the vicinity of the sink/drain would readily enter the subsurface via the floor crack immediately southwest of the sink/drain. Water from the pour test entered the crack so quickly that accidental spillage of contact water in the past would presumably have been unnoticed by the operator because it disappeared quickly, with minimal puddling on the floor.

4.0 CONCLUSIONS

Results of this investigation clearly identified a primary PCE discharge point into the floor crack immediately southwest from the boiler room floor drain/sink, which was a primary containment area for PCE waste handling. In particular, it is concluded that:

1. The specific section of the transverse crack identified as the discharge point is the exact area that provided obstructed access to the obstructed top of the floor drain/sink. This is

identified as a breach in a hazardous waste handling primary containment area as well as a classic preferential contaminant migration pathway to the subsurface.

2. Using a U.S. government slab construction classification system, the crack is considered wide and is tentatively identified as a tension crack that was caused by breaching the rebar in installing the floor drain/sink in an area of very heavy load. On this basis, it is assumed to date to the time of dry cleaning tenant improvements.
3. Given the absence of any particular concern by the previous operators about spilling contact water on the boiler room floor in the early and mid 1980s, coupled with the obstructed access to the sink/drain and the inherent susceptibility to spillage using 5-gallon buckets to accomplish the discharge, it is concluded that, with each discharge to the sink/drain, there was some degree of spillage onto the floor in the exact area of the crack and, as such, many occasions of substantial spillage.
4. There was sufficient PCE in the spilled contact water to account for much of the PCE distribution discovered in the subsurface during the course of remedial investigations. According to published sources, PCE contact water typically contains PCE levels that approach or exceed the saturation point (150 milligrams per liter) and, upon cooling, typically form some dense separate phase.
5. By operator accounts, PCE discharges to the subsurface within the boiler room occurred approximately weekly during the period from when PCE dry cleaning operations commenced in 1981 through approximately 1987 when the operator was compelled to get a hazardous material storage permit and comply with applicable regulatory requirements for hazardous waste management, including segregation and treatment of the contact water.
6. The PCE discharges occurred when a portion of the spilled contact water puddled or otherwise wetted the floor in the area of the preferential migratory pathway and then drained/seeped by gravity into the subsurface after traveling a mere 4 inches through the concrete floor.
7. Once the PCE-contaminated water entered the subsurface, the liquid phase rapidly percolated into the permeable strata underlying the slab and ultimately entered the perched water zone, creating the recalcitrant shallow and deeper groundwater plumes depicted in Figures 6 and 7. In addition, vapor phase PCE emanating from impacted soil and groundwater migrated vertically and laterally via preferential pathways, creating much of the recalcitrant PCE vapor plume depicted in Figure 8.
8. The contact water was intended to be discharged entirely to the sanitary sewer rather than to the subsurface, and the primary containment area was presumed tight. On this basis, the repeated small volume PCE discharges to the subsurface were unintended/accidental.
9. Upon the contact water entering the crack, the aqueous phase PCE discharges to the subsurface occurred quickly via gravity drainage/seepage. Due to the infiltration of contaminated water into the pores of the concrete and to the retention of minor amounts of contaminated water in the crack after the spill event ended, there was presumably a gradual diffusive vapor phase component associated with the escape of PCE from the contaminated concrete.

10. The unintended discharges resulted from the failure to seal the boiler room floor before dry cleaning operations commenced in 1981, followed by repeated exposure to the same harmful conditions. The discharges could have been prevented by sealing the floor with a thick coat of epoxy resin.

RECOMMENDATIONS

On the basis of the above conclusions, we recommend that currently-proposed IRMs be more focused on remediating the identified primary discharge point in the boiler room, to include removal and replacement of a portion of the rear wall to facilitate access to the boiler room and focused removal of contaminated soil in the area of the identified primary PCE discharge point. Toward that end, we propose to prepare an addendum to the June 2010 IRM workplan.

We appreciate this opportunity to provide this report for your review. Please contact us if there are questions or if additional information is required.

Very truly yours,

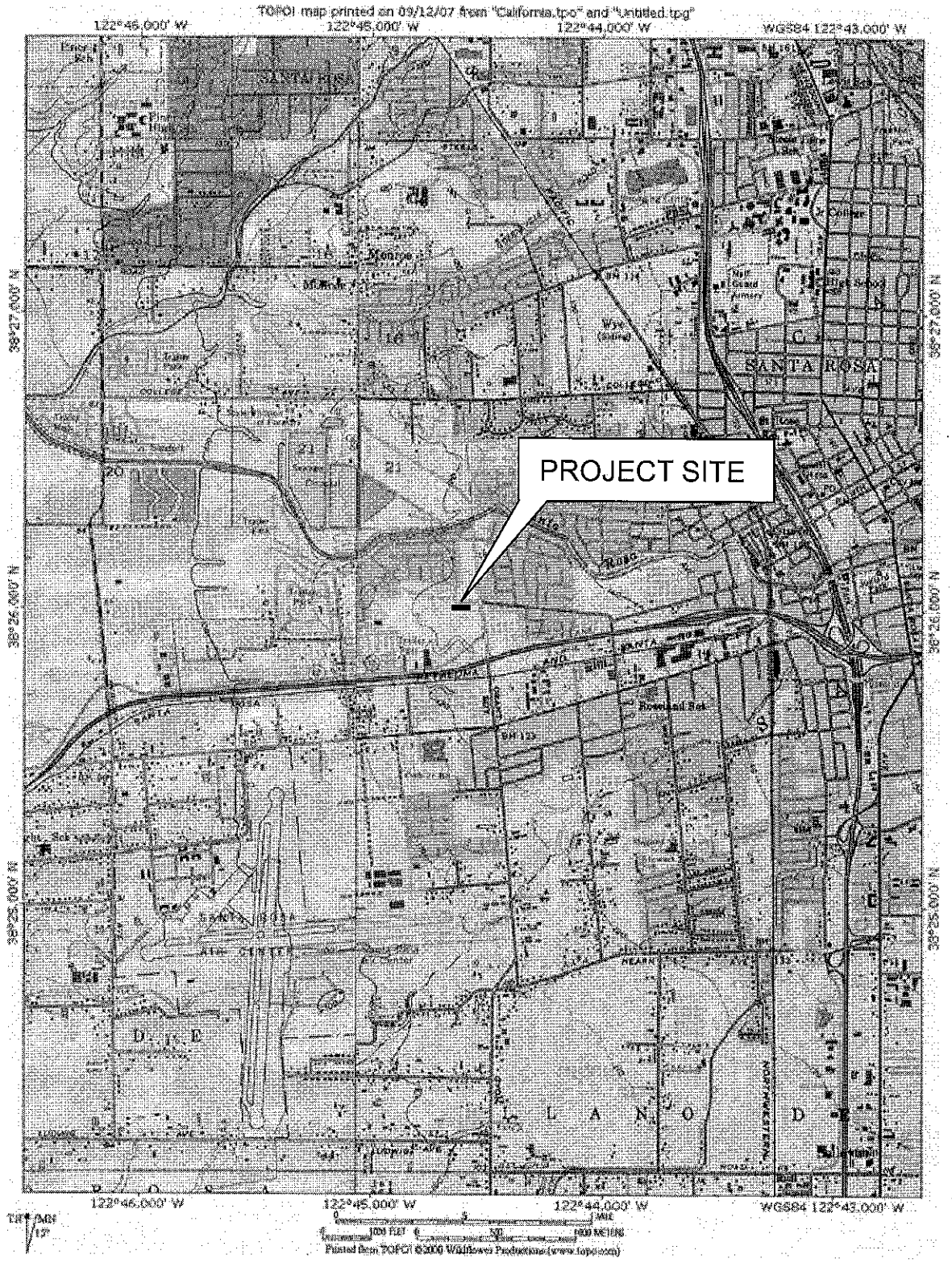
Matthew A. Rosman
Project Engineer

James E. Gribi
Professional Geologist
California No. 5843

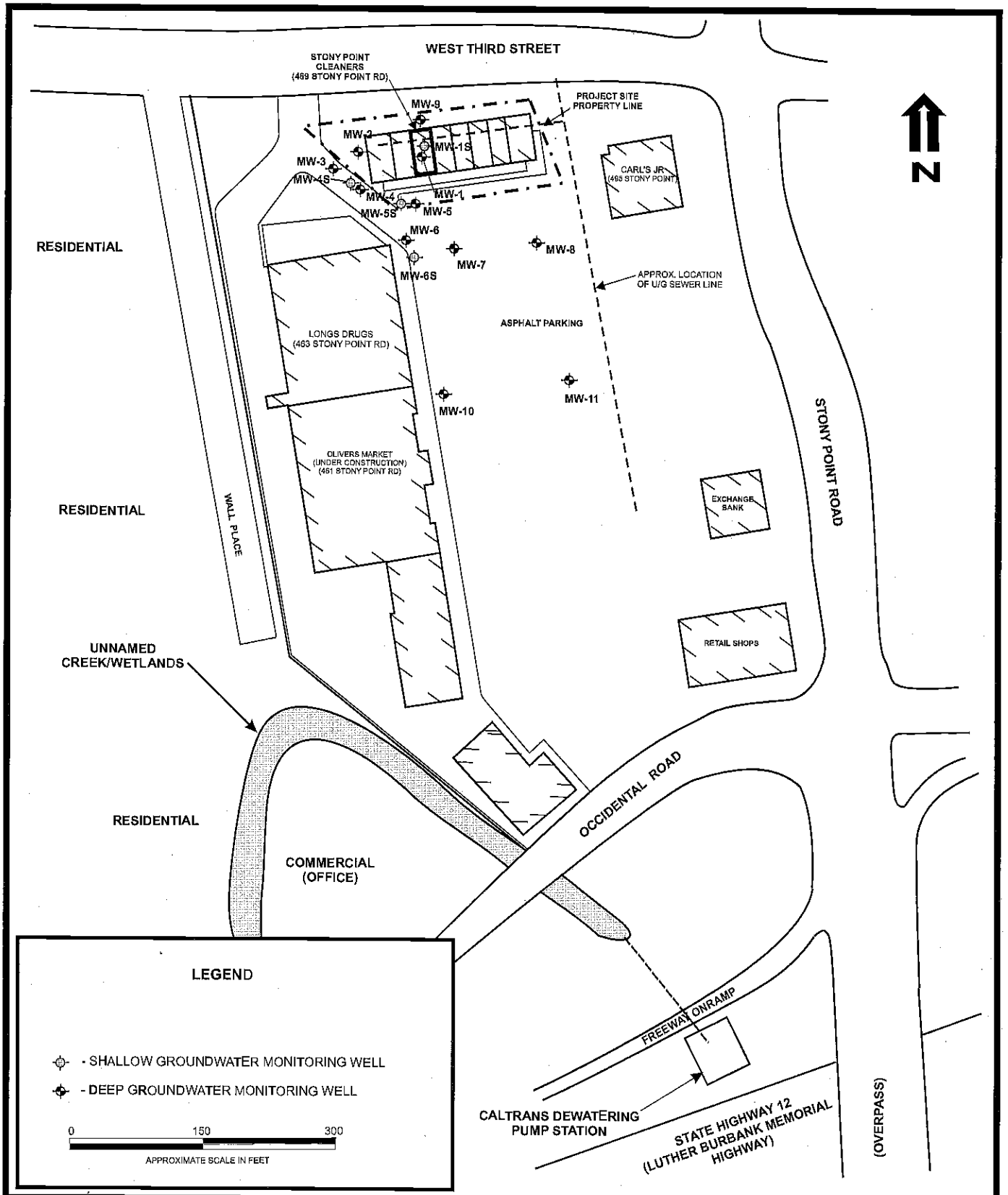
REGISTERED GEOLOGIST
JAMES E. GRIBI
No. 5843
STATE OF CALIFORNIA

Enclosure

FIGURES



DESIGNED BY:	CHECKED BY: JEG	**SITE VICINITY MAP**	DATE: 09/04/2013	FIGURE: 1
DRAWN BY: MAR	SCALE:			GRIBI
PROJECT NO:		469 STONY POINT ROAD SANTA ROSA, CALIFORNIA		



DESIGNED BY:	CHECKED BY: JEG	SITE PLAN	DATE: 09/04/2013	FIGURE: 2
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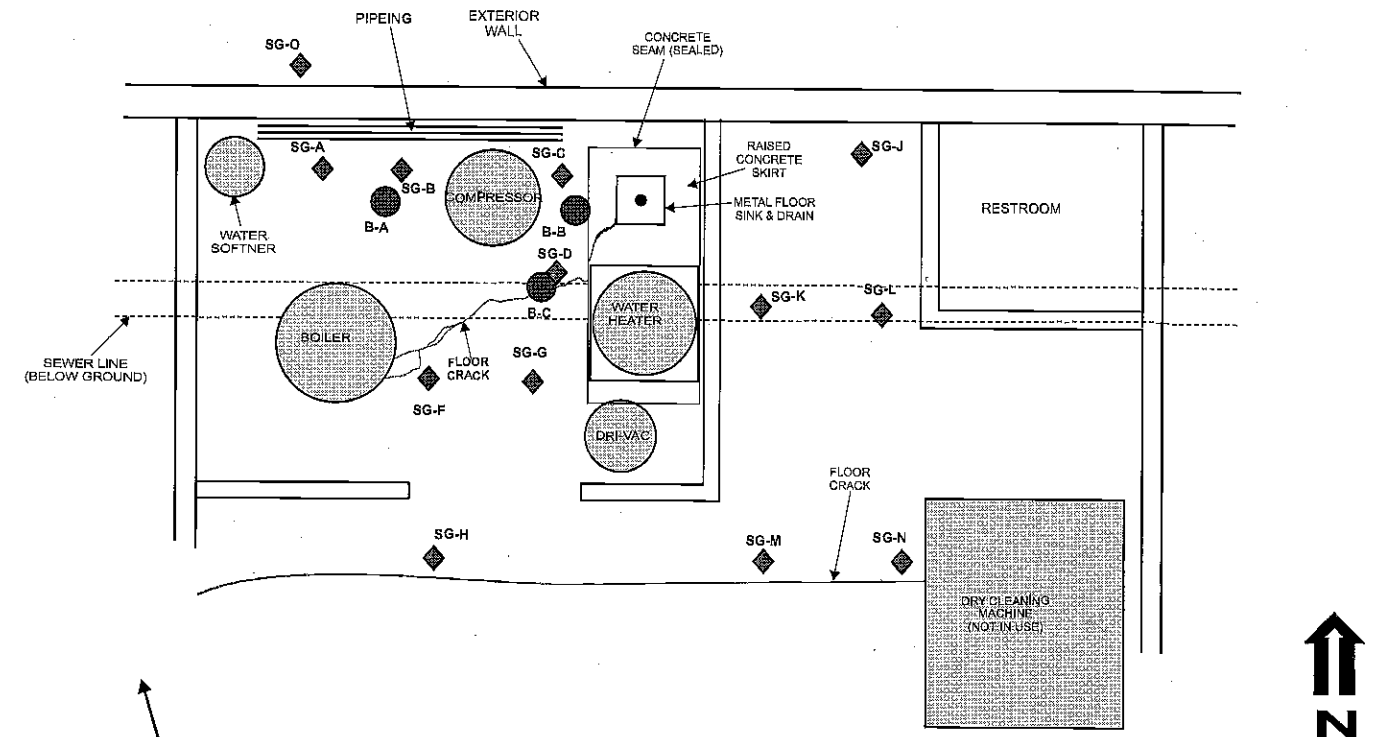
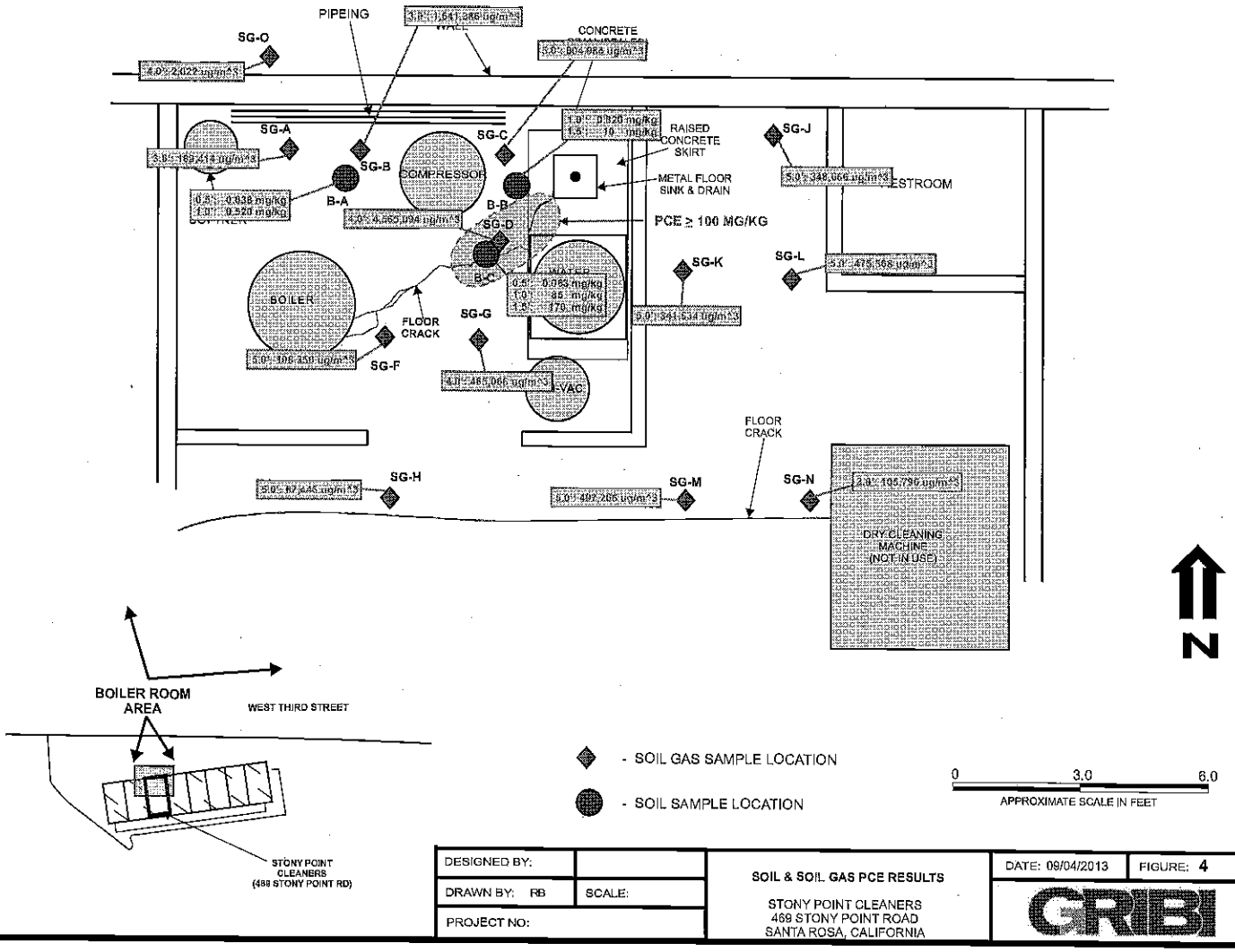
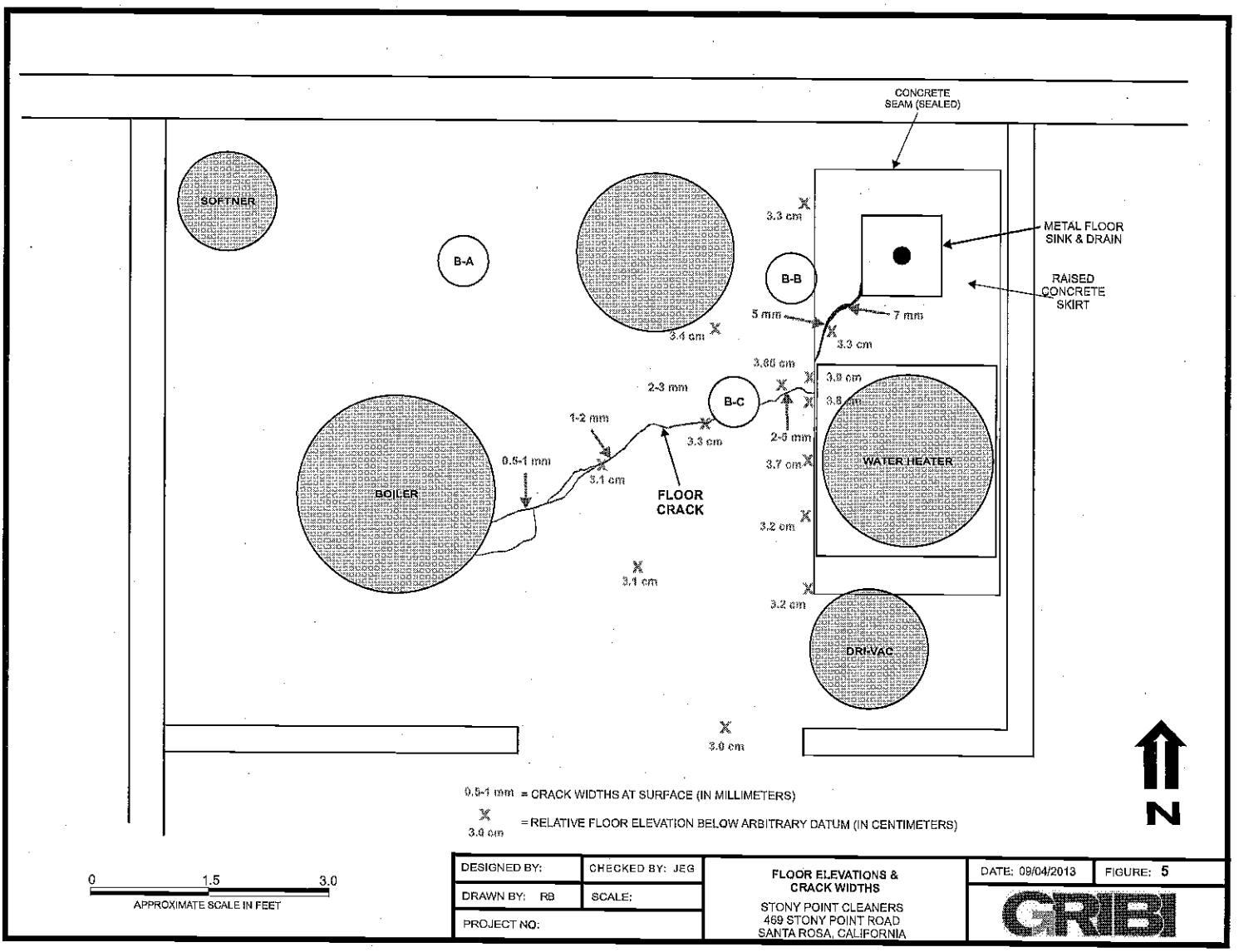


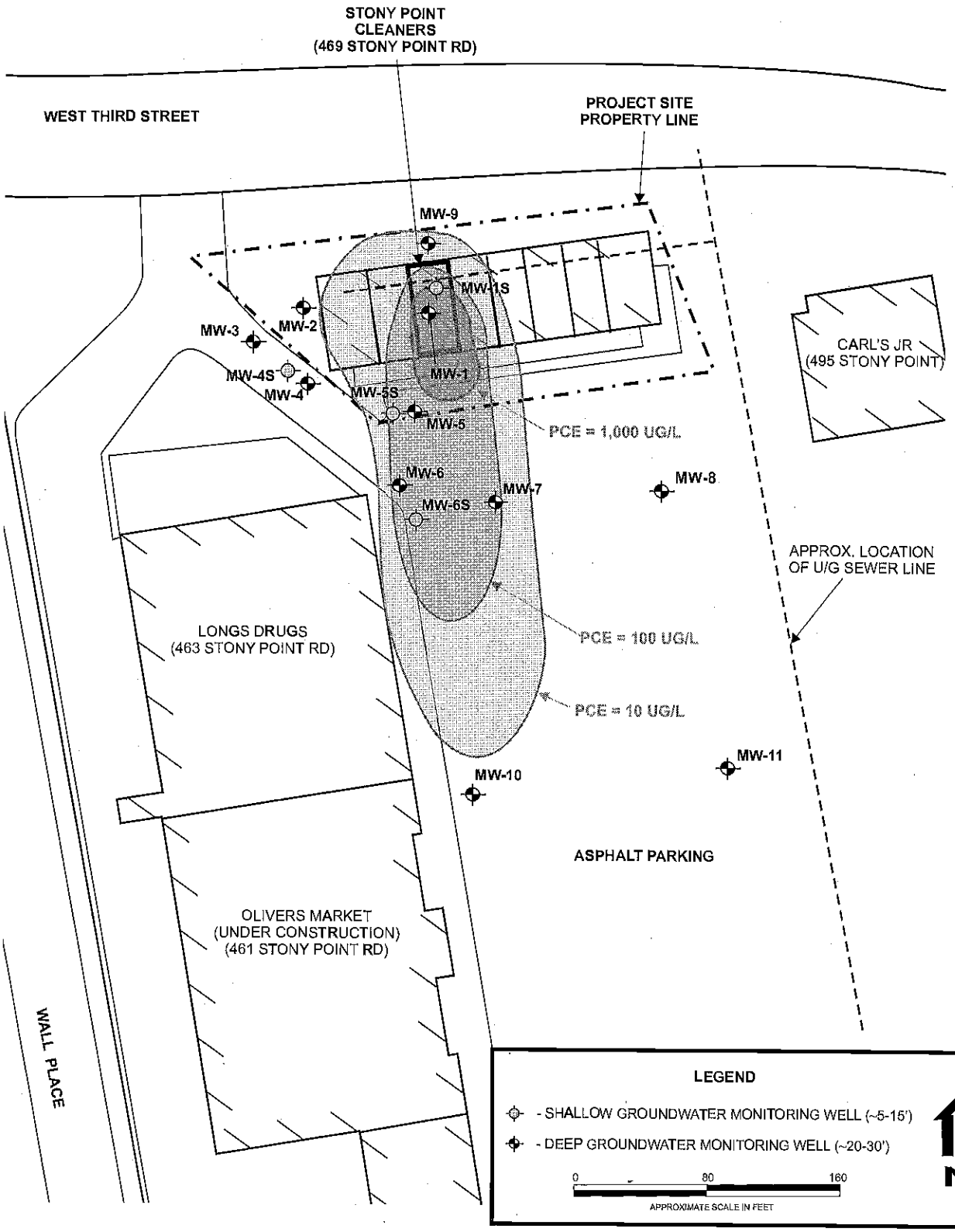
DESIGNED BY:		BOILER ROOM INVESTIGATION PLAN STONY POINT CLEANERS 469 STONY POINT ROAD SANTA ROSA, CALIFORNIA	DATE: 09/04/2013	FIGURE: 3
DRAWN BY: RB	SCALE:			
PROJECT NO:				



DESIGNED BY:		SOIL & SOIL GAS PCE RESULTS STONY POINT CLEANERS 469 STONY POINT ROAD SANTA ROSA, CALIFORNIA	DATE: 09/04/2013 FIGURE: 4
DRAWN BY: RB	SCALE:		
PROJECT NO:			

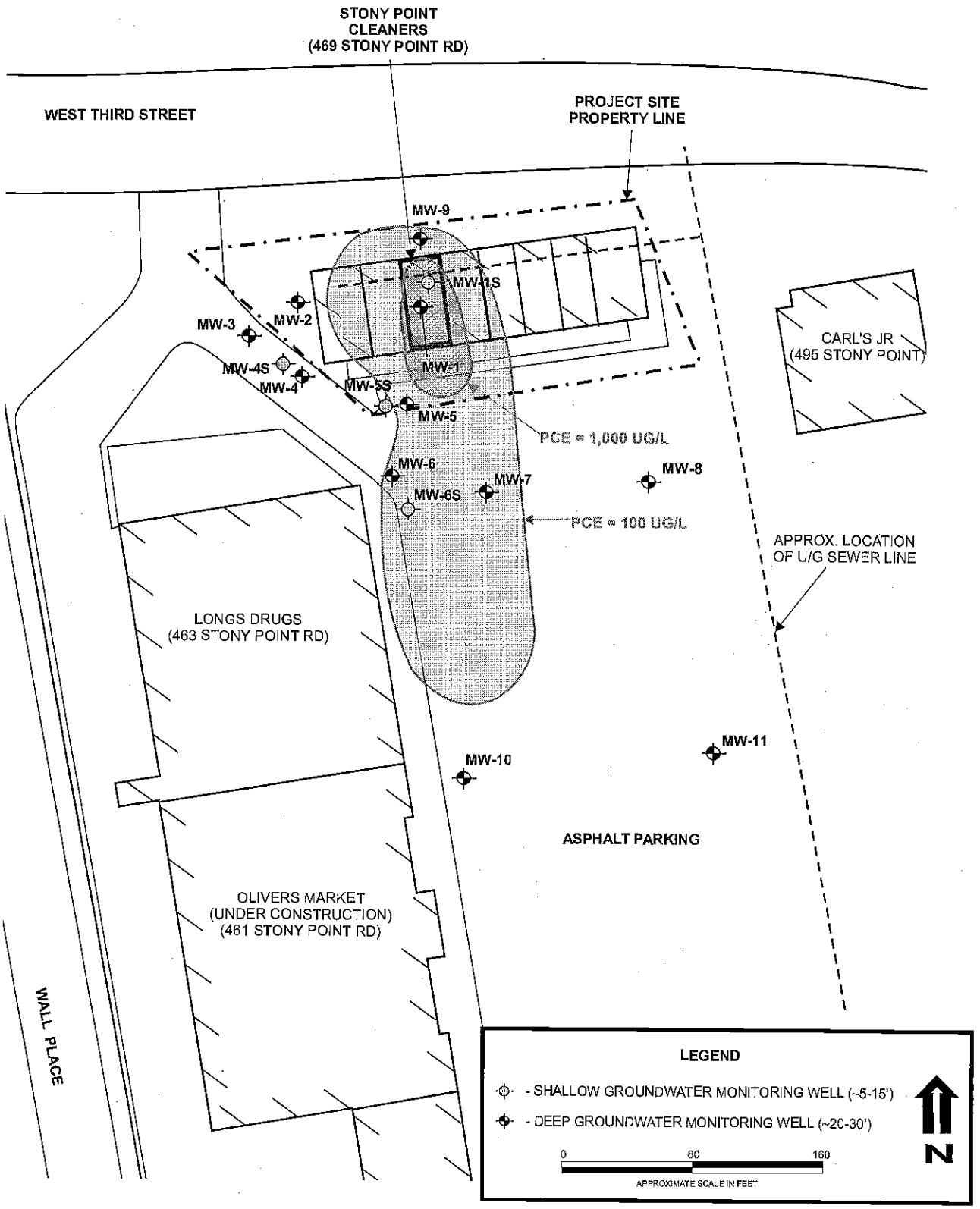


DESIGNED BY:	CHECKED BY: JEG	FLOOR ELEVATIONS & CRACK WIDTHS STONY POINT CLEANERS 469 STONY POINT ROAD SANTA ROSA, CALIFORNIA	DATE: 09/04/2013 FIGURE: 5
DRAWN BY: RB	SCALE:		GRBI
PROJECT NO:			

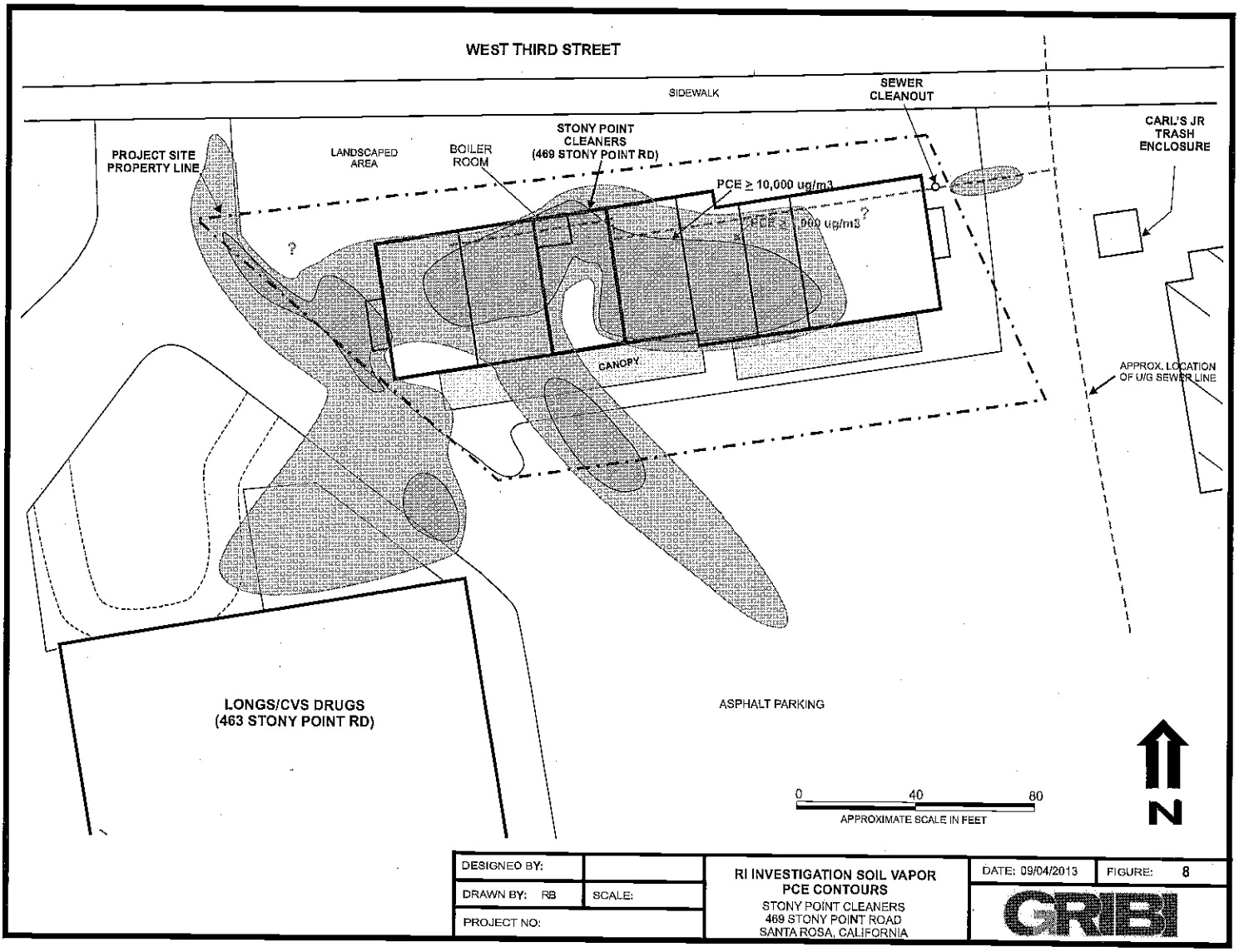


DESIGNED BY:	CHECKED BY: JEG	SHALLOW GROUNDWATER HVOC RESULTS, 03/28/2013	DATE: 09/04/2013	FIGURE: 6
DRAWN BY: MAR	SCALE:			
PROJECT NO:		469 STONY POINT ROAD SANTA ROSA, CALIFORNIA		

GRIBI



DESIGNED BY:	CHECKED BY: JEG	DEEP GROUNDWATER HVOC RESULTS, 03/28/2013	DATE: 09/04/2013	FIGURE: 7
DRAWN BY: MAR	SCALE:			
PROJECT NO:		469 STONY POINT ROAD SANTA ROSA, CALIFORNIA		



DESIGNED BY:		RI INVESTIGATION SOIL VAPOR PCE CONTOURS STONY POINT CLEANERS 469 STONY POINT ROAD SANTA ROSA, CALIFORNIA	DATE: 09/04/2013	FIGURE: 8
DRAWN BY: RB	SCALE:			
PROJECT NO:				

ATTACHMENT A

OPTIMAL TECHNOLOGY
SOIL GAS SAMPLING REPORT

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

August 5, 2013

Mr. Matt Rosman
Gribi Associates
1090 Adams Street, Suite K
Benicia, CA 94510

Dear Mr. Rosman:

This letter presents the results of the soil vapor investigation conducted by **O**ptimal Technology (**O**ptimal), for Gribi Associates on August 2, 2013. The study was performed at 469 Stoney Point Road, Santa Rosa, California.

Optimal was contracted to perform a soil vapor survey at this site to screen for possible chlorinated solvents and aromatic hydrocarbons. The primary objective of this soil vapor investigation was to determine if soil vapor contamination is present in the subsurface soil.

Gas Sampling Method

Gas sampling was performed by hydraulically pushing soil gas probes to a depth of 3.0-5.0 feet below ground surface (bgs). An electric rotary hammer drill was used to drill a 1.0-inch diameter hole through the overlying surface to allow probe placement when required. The same electric hammer drill was used to push probes in areas of resistance during placement.

At each sampling location an electric vacuum pump set to draw 0.2 liters per minute (L/min) of soil vapor was attached to the probe and purged prior to sample collection. Vapor samples were obtained in SGE gas-tight syringes by drawing the sample through a luer-lock connection which connects the sampling probe and the vacuum pump. Samples were immediately injected into the gas chromatograph/purge and trap after collection. New tubing was used at each sampling point to prevent cross contamination.

All analyses were performed on a laboratory grade Hewlett Packard model 5890 Series II gas chromatograph equipped with a Hewlett Packard model 5971 Mass Spectra Detector and Tekmar LSC 2000 Purge and Trap. An SGE capillary column using helium as the carrier gas was used to perform all analysis. All results were collected on a personal computer utilizing Hewlett Packard's 5971 MS and chromatographic data collection and handling system.

Quality Assurance

5-Point Calibration

The initial five point calibration consisted of 20, 50, 100, 200 and 500 ul injections of the calibration standard. A calibration factor on each analyte was generated using a best fit line method using the HP data system. If the r^2 factor generated from this line was not greater than 0.990, an additional five point calibration would have been performed. Method reporting limits were calculated to be 10-1000 micrograms per cubic meter (ug/m^3) for the individual compounds.

A daily calibration check and end of run calibration check was performed by preparing a calibration solution from a pre-mixed standard supplied by CPI International. The standard contained common halogenated solvents and aromatic hydrocarbons (see Table 1). The individual compound concentrations in the standards ranged between 0.025 nanograms per microliter (ng/ul) and 0.25 ng/ul.

TABLE 1

Dichlorodifluoromethane	Carbon Tetrachloride	Chloroethane
Trichlorofluoromethane	1,2-Dichloroethane	Benzene
1,1-Dichloroethene	Trichloroethene	Toluene
Methylene Chloride	1,1,2-Trichloroethane	Ethylbenzene
trans-1,2-Dichloroethene	Tetrachloroethene	m-/p-Xylene
1,1-Dichloroethane	Chloroform	o-Xylene
cis-1,2-Dichloroethene	1,1,1,2-Tetrachloroethane	Vinyl Chloride
1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	Freon 113
4-Methyl-2-Pentanone	Cyclohexane	Acetone
Chlorobenzene	2-Butanone	Isobutane

Sample Replicates

A replicate analysis (duplicate) was run to evaluate the reproducibility of the sampling system and instrument. The difference between samples did not vary more than 20%.

Equipment Blanks

Blanks were run at the beginning of each workday and after calibrations. The blanks were collected using an ambient air sample. These blanks checked the septum, syringe, GC column, GC detector and the ambient air. Contamination was not found in any of the blanks analyzed during this investigation. Blank results are given along with the sample results.

Tracer Gas

A tracer gas was applied to the soil gas probes near each point of connection in which ambient air could enter the sampling system. These points include the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Isobutane was used as the tracer gas, found in common shaving cream. No Isobutane was found in any of the samples collected.

Scope of Work

To achieve the objective of this investigation a total of 15 vapor samples were collected from 13 locations at the site. Sampling depths, vacuum readings, purge volume and sampling volumes are given on the analytical results page. All the collected vapor samples were analyzed on-site using Optimal's mobile laboratory.

Subsurface Conditions

Subsurface soil conditions at this site were predominately silty-clay and clay from ground surface to 5.0 feet bgs. These soil conditions offered sampling flows at 0-45" water vacuum. Depth to groundwater was unknown at the time of the investigation.

Results

During this vapor investigation all fifteen samples contained levels of Tetrachloroethene (PCE). PCE levels ranged from 2,022 ug/m^3 at SG-O to 4,565,094 ug/m^3 at SG-D. Ten samples contained levels of Trichloroethene (TCE). TCE levels ranged from 180 ug/m^3 at SG-G to 16,374 ug/m^3 at SG-B. None of the other compounds listed in Table 1 above were detected above the listed reporting limits. A complete table of analytical results is included with this report.

Disclaimer

All conclusions presented in this letter are based solely on the information collected by the soil vapor survey conducted by Optimal Technology. Soil vapor testing is only a subsurface screening tool and does not represent actual contaminant concentrations in either the soil and/or groundwater. We enjoyed working with you on this project and look forward to future projects. If you have any questions please contact me at (877) 764-5427.

Sincerely,

Attila Baly
Project Manager

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 469 Stoney Point Road, Santa Rosa, CA
Analyst: A. Baly **Collector:** A. Baly
Method: Modified EPA 8260B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detector: HP-5971 Mass Spectrometer

Date: 8/2/13

SAMPLE ID	BLANK-1	SG-J	SG-L	SG-L Dil.	SG-K	SG-N	SG-M	SG-M Dup
Sampling Depth (Ft.)	N/A	5.0	5.0	5.0	5.0	3.0	5.0	5.0
Purge Volume (ml)	N/A	1,500	500	5,000	1,500	1,500	1,500	1,500
Vacuum (in. of Water)	N/A	0	0	0	15	10	10	10
Injection Volume (ul)	50,000	50,000	50,000	5,000	5,000	5,000	5,000	5,000
Dilution Factor	1	1	1	10	10	10	10	10

COMPOUND	REP. LIMIT	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Freon 113	1000	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	20	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	40	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	100	ND	**1,477**	**713**	**641**	**1,953**	**580**	ND	ND
1,1,2-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	100	ND	**348,666**	**OS**	**475,568**	**341,534**	**105,796**	**483,151**	**497,266**
1,1,1,2-Tetrachloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	10	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	1000	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	30	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone	1000	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	400	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Isobutane (Tracer Gas)	1000	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit; OS = Off the electronic scale of detector

OPTIMAL TECHNOLOGY
Specializing in Environmental Field Services

SOIL VAPOR RESULTS

Site Name: 469 Stoney Point Road, Santa Rosa, CA
Analyst: A. Baly **Collector:** A. Baly
Method: Modified EPA 8260B

Lab Name: Optimal Technology
Inst. ID: HP-5890 Series II
Detector: HP-5971 Mass Spectrometer

Date: 8/2/13

SAMPLE ID	SG-H	SG-G	SG-F	SG-D	SG-C	SG-B	SG-A	SG-O
Sampling Depth (Ft.)	5.0	4.0	5.0	4.0	5.0	3.0	3.0	4.0
Purge Volume (ml)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Vacuum (in. of Water)	0	0	0	25	10	0	10	45
Injection Volume (ul)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Dilution Factor	10	10	10	10	10	10	10	10

COMPOUND	REP. LIMIT	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)	CONC (ug/m3)
Dichlorodifluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Freon 113	1000	ND	ND	ND	ND	ND	ND	ND	ND
Methylene Chloride	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chloroform	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Carbon Tetrachloride	20	ND	ND	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	40	ND	ND	ND	ND	ND	ND	ND	ND
Trichloroethene (TCE)	100	ND	**180**	ND	**4,940**	**3,576**	**16,374**	**1,666**	ND
1,1,2-Trichloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Tetrachloroethene (PCE)	100	**67,446**	**485,066**	**108,356**	**4,565,094**	**804,984**	**1,641,386**	**189,414**	**2,022**
1,1,1,2-Tetrachloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Vinyl Chloride	10	ND	ND	ND	ND	ND	ND	ND	ND
Acetone	1000	ND	ND	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	1000	ND	ND	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Cyclohexane	1000	ND	ND	ND	ND	ND	ND	ND	ND
Benzene	30	ND	ND	ND	ND	ND	ND	ND	ND
4-Methyl-2-Pentanone	1000	ND	ND	ND	ND	ND	ND	ND	ND
Toluene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Chlorobenzene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Ethylbenzene	400	ND	ND	ND	ND	ND	ND	ND	ND
m/p-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
o-Xylene	1000	ND	ND	ND	ND	ND	ND	ND	ND
Isobutane (Tracer Gas)	1000	ND	ND	ND	ND	ND	ND	ND	ND

Note: ND = Below Listed Reporting Limit

ATTACHMENT B

SITE PHOTOS

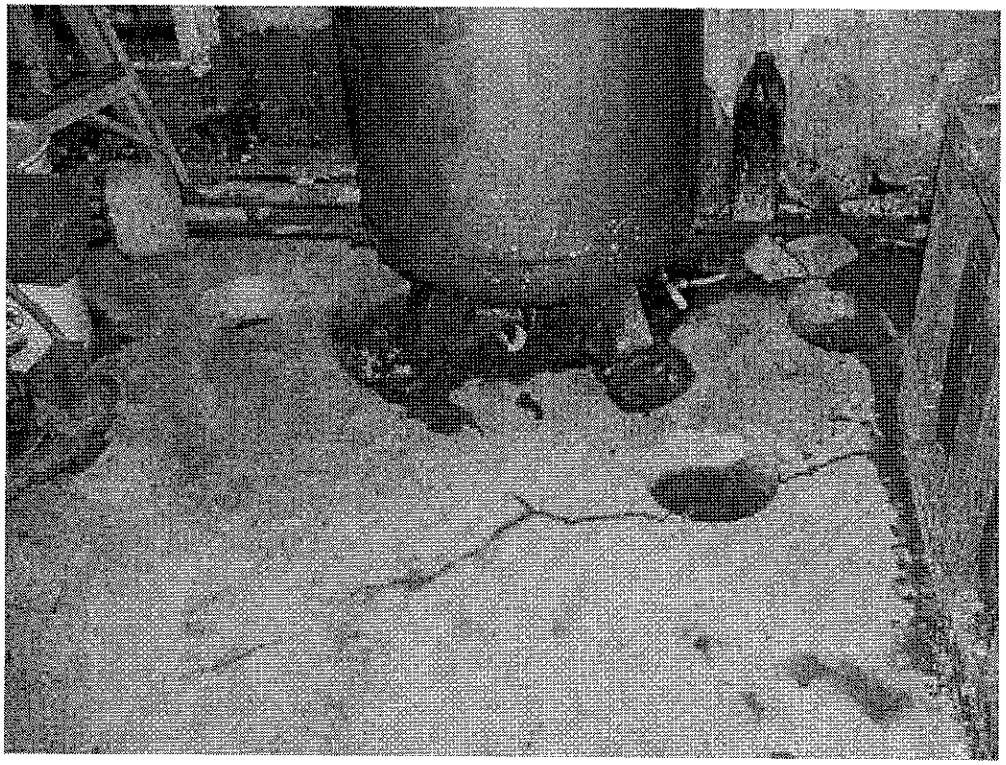


Photo 1: View of three soil borings in boiler room. B-A on left, B-B on upper right, and B-C on lower right side of photo. Floor crack at B-C readily visible on left side of photo.

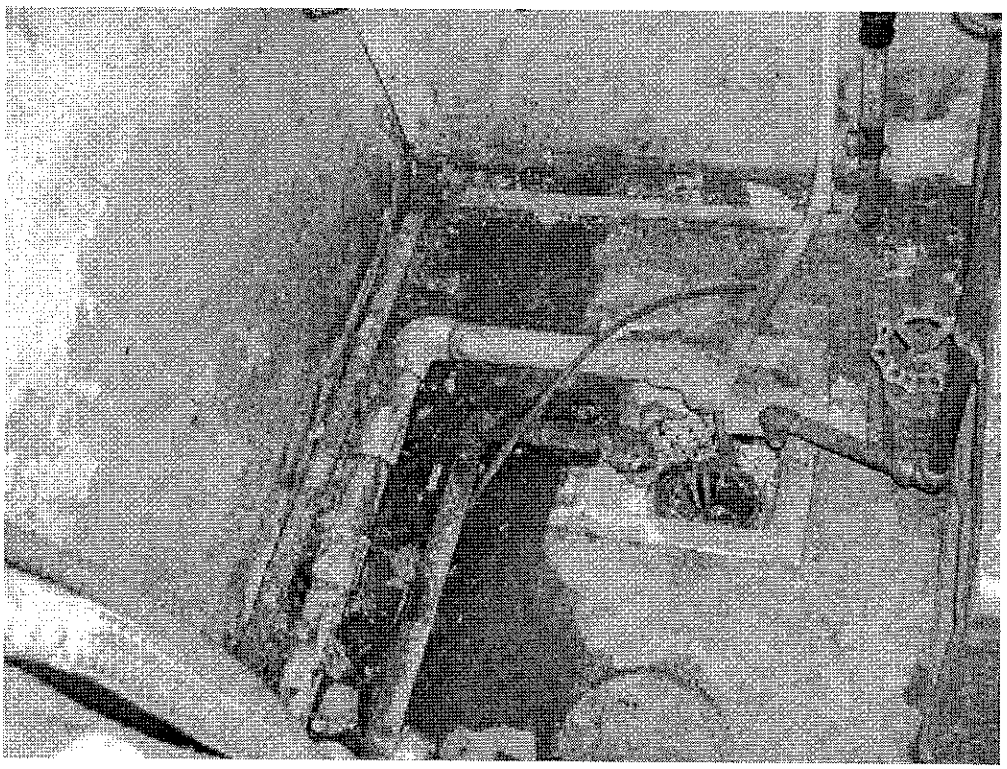


Photo 2: View of floor sink/drain area. Note crack in concrete on lower right side of photo, emanating from corner of sink. Boiler water collects along left wall because there are no breaches in concrete at that location (crack area is normally dry).

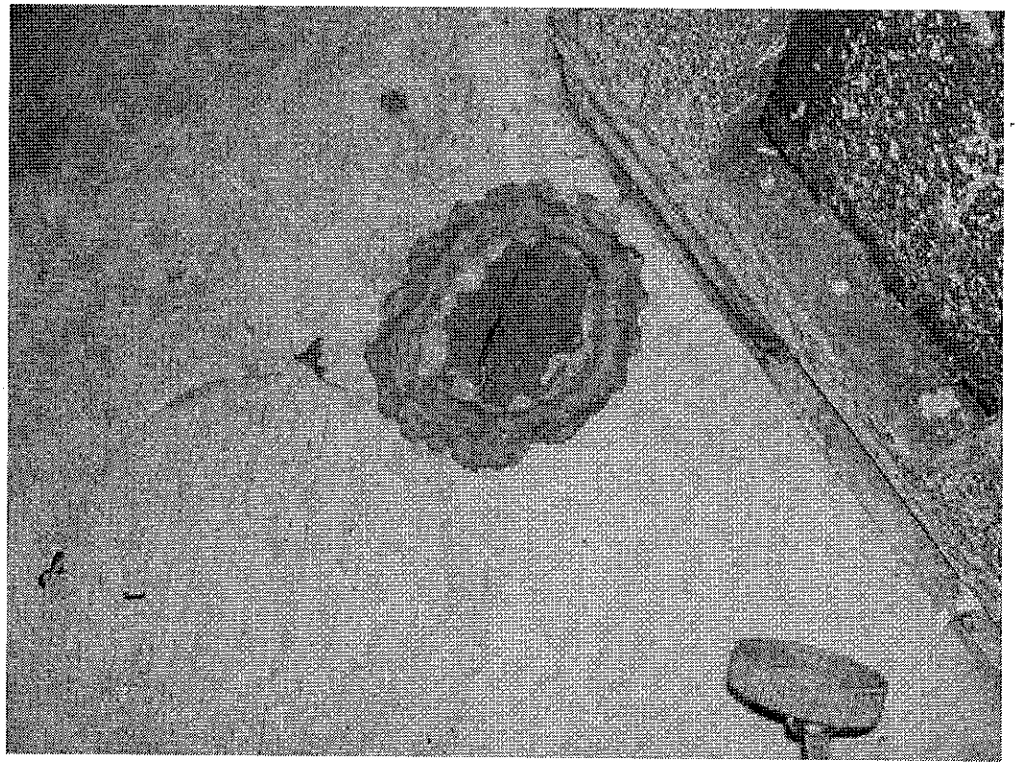


Photo 3: View of pour test in clay basin, just southwest of sink/drain area (boring B-C on lower left side of photo). Open crack, where water fell through crack, is visible in lower portion of basin.

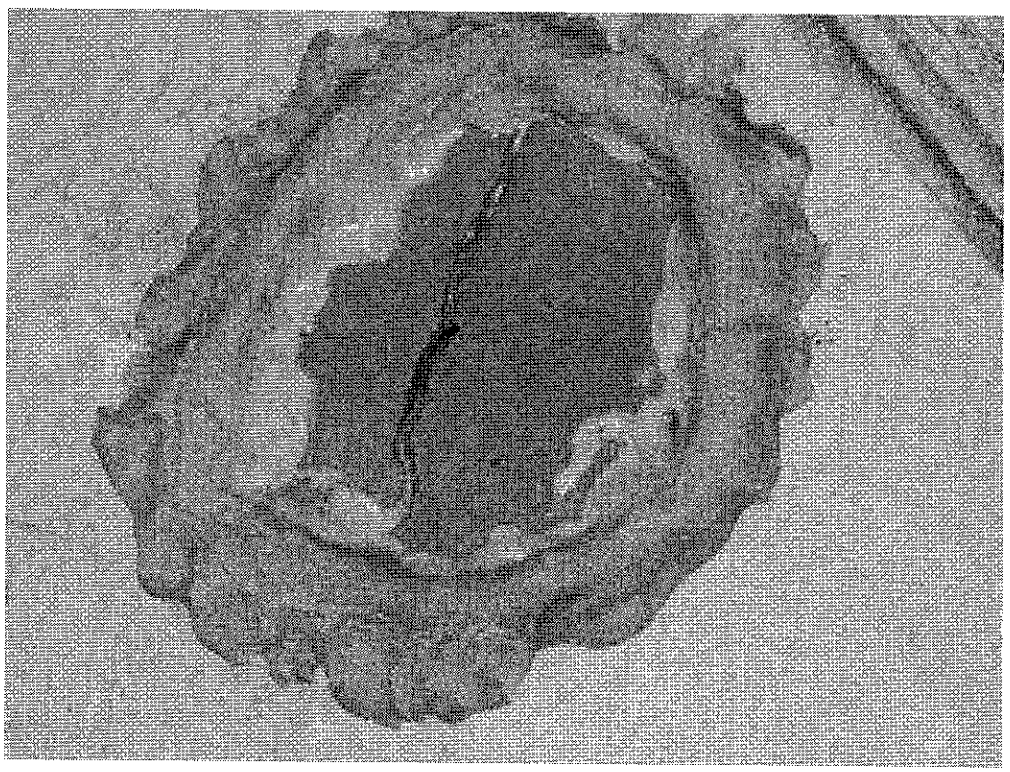


Photo 4: Close-up view of pour test in clay basin, just southwest of sink/drain area. Again, open crack, where water fell through crack, is visible on lower side of photo.

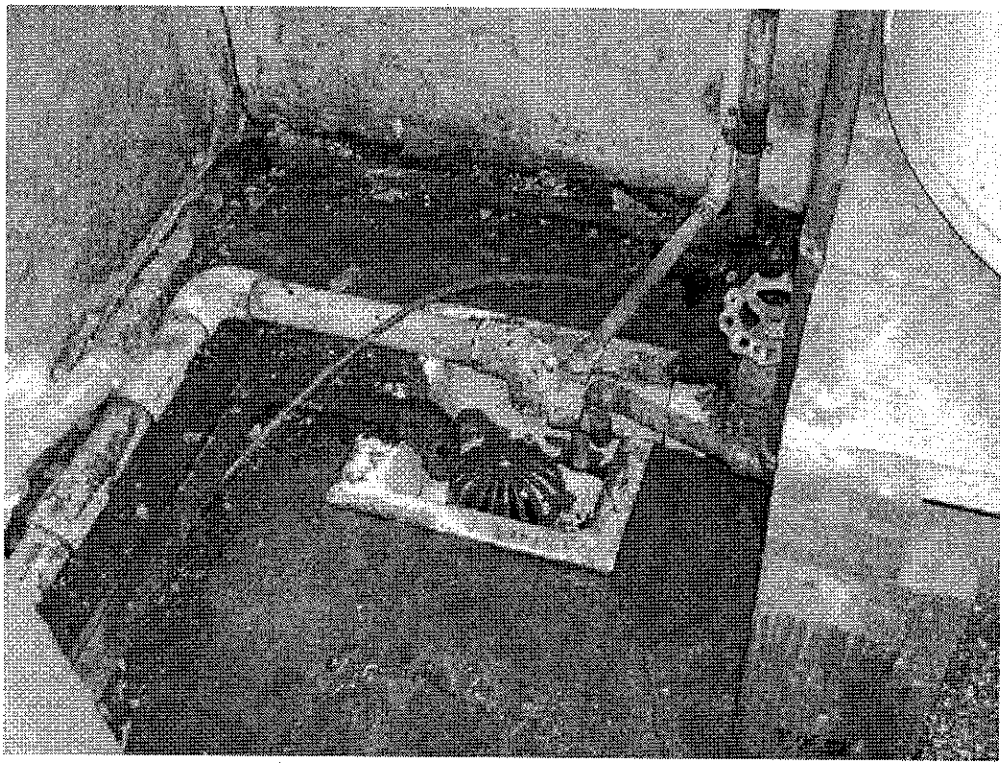


Photo 5: View of sink/drain area during 5-gallon pour test. Note crack on lower right side of photo does not have free water (water has infiltrated into crack).

Photo 6: View of crack following 5-gallon pour test. Note width of crack and lack of pooled water. Also, some small white flecks are visible in crack, having got caught as water fell into crack.

Photo 7: View of crack following 5-gallon pour test. Note width of crack and lack of pooled water. Also, some small white flecks are visible in crack, having got caught as water fell into crack.

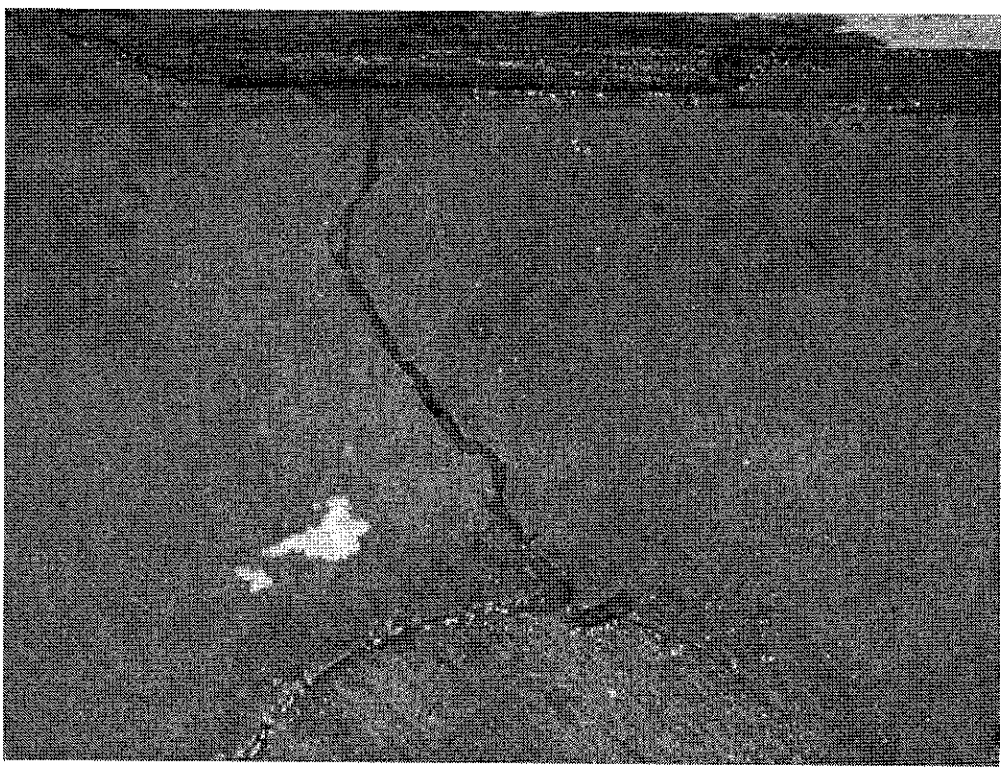


Photo 8: View of crack following 5-gallon pour test. Note open (no liquid) portion of crack, where water fell into crack.

ATTACHMENT C

LABORATORY DATA REPORTS AND CHAIN-OF-CUSTODY RECORDS

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

13 August 2013

Jim Gribi
Gribi Associates
1090 Adam Street, Suite K
Benicia, CA 94510

RE: Stony Point Cleaners

Enclosed are the results of analyses for samples received by the laboratory on 08/10/13 09:05. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Daniel Chavez For John Shepler
Laboratory Director

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-A-0.5	T131747-01	Soil	08/09/13 10:55	08/10/13 09:05
B-A-1.0	T131747-02	Soil	08/09/13 11:05	08/10/13 09:05
B-B-1.0	T131747-03	Soil	08/09/13 10:40	08/10/13 09:05
B-B-1.5	T131747-04	Soil	08/09/13 10:50	08/10/13 09:05
B-C-0.5	T131747-05	Soil	08/09/13 10:15	08/10/13 09:05
B-C-1.0	T131747-06	Soil	08/09/13 10:25	08/10/13 09:05
B-C-1.5	T131747-07	Soil	08/09/13 11:15	08/10/13 09:05

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez For John Shepler, Laboratory Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-A-0.5
T131747-01 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromodichloromethane	ND	5.0	ug/kg	1	3081211	08/10/13	08/12/13	EPA 8260B/5035	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	**38**	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*98.5 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*120 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*122 %*	*95.7-135*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J. Chavez

Daniel Chavez For John Shepler, Laboratory Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-A-0.5

T131747-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez For John Shepler, Laboratory Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-A-1.0

T131747-02 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromodichloromethane	ND	5.0	ug/kg	1	3081211	08/10/13	08/12/13	EPA 8260B/5035	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachlorocthene	**520**	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	**12**	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*99.6 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*115 %*	*95.7-135*		"	"	"	"	

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Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-A-1.0

T131747-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-B-1.0

T131747-03 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromodichloromethane	ND	8.7	ug/kg	1	3081211	08/10/13	08/12/13	EPA 8260B/5035	
Bromomethane	ND	8.7	"	"	"	"	"	"	
Carbon tetrachloride	ND	8.7	"	"	"	"	"	"	
Chlorobenzene	ND	8.7	"	"	"	"	"	"	
Chloroethane	ND	8.7	"	"	"	"	"	"	
Chloroform	ND	8.7	"	"	"	"	"	"	
Chloromethane	ND	8.7	"	"	"	"	"	"	
Dibromochloromethane	ND	8.7	"	"	"	"	"	"	
Dibromomethane	ND	8.7	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	8.7	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	8.7	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	8.7	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.7	"	"	"	"	"	"	
1,2-Dichloroethane	ND	8.7	"	"	"	"	"	"	
1,1-Dichloroethene	ND	8.7	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.7	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	8.7	"	"	"	"	"	"	
1,2-Dichloropropane	ND	8.7	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	8.7	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	8.7	"	"	"	"	"	"	
Methylene chloride	ND	8.7	"	"	"	"	"	"	
Styrene	ND	8.7	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	8.7	"	"	"	"	"	"	
Tetrachloroethene	**820**	8.7	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	8.7	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	8.7	"	"	"	"	"	"	
Trichloroethene	ND	8.7	"	"	"	"	"	"	
Vinyl chloride	ND	8.7	"	"	"	"	"	"	
Surrogate: Toluene-d8		*94.5 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*103 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*121 %*	*95.7-135*		"	"	"	"	

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1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-B-1.0

T131747-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-B-1.5
T131747-04 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromodichloromethane	ND	4.4	ug/kg	1	3081211	08/10/13	08/12/13	EPA 8260B/5035	
Bromomethane	ND	4.4	"	"	"	"	"	"	
Carbon tetrachloride	ND	4.4	"	"	"	"	"	"	
Chlorobenzene	ND	4.4	"	"	"	"	"	"	
Chloroethane	ND	4.4	"	"	"	"	"	"	
Chloroform	ND	4.4	"	"	"	"	"	"	
Chloromethane	ND	4.4	"	"	"	"	"	"	
Dibromochloromethane	ND	4.4	"	"	"	"	"	"	
Dibromomethane	ND	4.4	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	4.4	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	4.4	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	4.4	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.4	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.4	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.4	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.4	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.4	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.4	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	4.4	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.4	"	"	"	"	"	"	
Methylene chloride	ND	4.4	"	"	"	"	"	"	
Styrene	ND	4.4	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	4.4	"	"	"	"	"	"	
Tetrachloroethene	**10000**	220	"	50	"	"	"	"	
1,1,2-Trichloroethane	ND	4.4	"	1	"	"	"	"	
1,1,1-Trichloroethane	ND	4.4	"	"	"	"	"	"	
Trichloroethene	**14**	4.4	"	"	"	"	"	"	
Vinyl chloride	ND	4.4	"	"	"	"	"	"	
Surrogate: Toluene-d8		*96.5 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*102 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*122 %*	*95.7-135*		"	"	"	"	

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B-B-1.5

T131747-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-C-0.5
T131747-05 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromodichloromethane	ND	9.3	ug/kg	1	3081211	08/10/13	08/12/13	EPA 8260B/5035	
Bromomethane	ND	9.3	"	"	"	"	"	"	
Carbon tetrachloride	ND	9.3	"	"	"	"	"	"	
Chlorobenzene	ND	9.3	"	"	"	"	"	"	
Chloroethane	ND	9.3	"	"	"	"	"	"	
Chloroform	ND	9.3	"	"	"	"	"	"	
Chloromethane	ND	9.3	"	"	"	"	"	"	
Dibromochloromethane	ND	9.3	"	"	"	"	"	"	
Dibromomethane	ND	9.3	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	9.3	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	9.3	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	9.3	"	"	"	"	"	"	
1,1-Dichloroethane	ND	9.3	"	"	"	"	"	"	
1,2-Dichloroethane	ND	9.3	"	"	"	"	"	"	
1,1-Dichloroethene	ND	9.3	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	9.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	9.3	"	"	"	"	"	"	
1,2-Dichloropropane	ND	9.3	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	9.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	9.3	"	"	"	"	"	"	
Methylene chloride	ND	9.3	"	"	"	"	"	"	
Styrene	ND	9.3	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	9.3	"	"	"	"	"	"	
Tetrachloroethene	**63**	9.3	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	9.3	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	9.3	"	"	"	"	"	"	
Trichloroethene	ND	9.3	"	"	"	"	"	"	
Vinyl chloride	ND	9.3	"	"	"	"	"	"	
Surrogate: Toluene-d8		*98.1 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*118 %*	*95.7-135*		"	"	"	"	

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Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

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T131747-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-C-1.0

T131747-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromodichloromethane	ND	5.0	ug/kg	1	3081211	08/10/13	08/12/13	EPA 8260B/5035	
Bromomethane	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	**85000**	250	"	50	"	"	"	"	E
1,1,2-Trichloroethane	ND	5.0	"	1	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	**31**	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*90.3 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*132 %*	*95.7-135*		"	"	"	"	

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1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-C-1.0

T131747-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

B-C-1.5

T131747-07 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromodichloromethane	ND	5.0	ug/kg	1	3081211	08/10/13	08/12/13	EPA 8260B/5035	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	**170000**	250	"	50	"	"	"	"	E
1,1,2-Trichloroethane	ND	5.0	"	1	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	**56**	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*93.5 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*108 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*128 %*	*95.7-135*		"	"	"	"	

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Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3081211 - EPA 5030 GCMS										
Blank (3081211-BLK1)				Prepared & Analyzed: 08/12/13						
Bromodichloromethane	ND	5.0	ug/kg							
Bromomethane	ND	5.0	"							
Carbon tetrachloride	ND	5.0	"							
Chlorobenzene	ND	5.0	"							
Chloroethane	ND	5.0	"							
Chloroform	ND	5.0	"							
Chloromethane	ND	5.0	"							
Dibromochloromethane	ND	5.0	"							
Dibromomethane	ND	5.0	"							
1,2-Dichlorobenzene	ND	5.0	"							
1,3-Dichlorobenzene	ND	5.0	"							
1,4-Dichlorobenzene	ND	5.0	"							
1,1-Dichloroethane	ND	5.0	"							
1,2-Dichloroethane	ND	5.0	"							
1,1-Dichloroethene	ND	5.0	"							
cis-1,2-Dichloroethene	ND	5.0	"							
trans-1,2-Dichloroethene	ND	5.0	"							
1,2-Dichloropropane	ND	5.0	"							
cis-1,3-Dichloropropene	ND	5.0	"							
trans-1,3-Dichloropropene	ND	5.0	"							
Methylene chloride	ND	5.0	"							
Styrene	ND	5.0	"							
1,1,2,2-Tetrachloroethane	ND	5.0	"							
Tetrachloroethene	ND	5.0	"							
1,1,2-Trichloroethane	ND	5.0	"							
1,1,1-Trichloroethane	ND	5.0	"							
Trichloroethene	ND	5.0	"							
Vinyl chloride	ND	5.0	"							
Surrogate: Toluene-d8	*38.9*		"	*39.9*		*97.4*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*43.1*		"	*39.9*		*108*	*81.2-123*			
Surrogate: Dibromofluoromethane	*40.9*		"	*39.9*		*102*	*95.7-135*			

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez For John Shepler, Laboratory Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3081211 - EPA 5030 GCMS										
LCS (3081211-BS1)				Prepared & Analyzed: 08/12/13						
Chlorobenzene	100	5.0	ug/kg	99.8		100	75-125			
1,1-Dichloroethene	77.7	5.0	"	99.8		77.9	75-125			
Trichloroethene	89.8	5.0	"	99.8		89.9	75-125			
Benzene	83.5	5.0	"	99.8		83.6	75-125			
Toluene	92.4	5.0	"	99.8		92.6	75-125			
Surrogate: Toluene-d8	*39.1*		"	*39.9*		*98.0*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*43.3*		"	*39.9*		*108*	*81.2-123*			
Surrogate: Dibromofluoromethane	*42.8*		"	*39.9*		*107*	*95.7-135*			
LCS Dup (3081211-BSD1)				Prepared & Analyzed: 08/12/13						
Chlorobenzene	97.8	5.0	ug/kg	99.8		98.0	75-125	2.42	20	
1,1-Dichloroethene	79.5	5.0	"	99.8		79.7	75-125	2.22	20	
Trichloroethene	89.6	5.0	"	99.8		89.8	75-125	0.223	20	
Benzene	83.8	5.0	"	99.8		84.0	75-125	0.418	20	
Toluene	92.8	5.0	"	99.8		93.0	75-125	0.431	20	
Surrogate: Toluene-d8	*38.7*		"	*39.9*		*96.9*	*85.5-116*			
Surrogate: 4-Bromofluorobenzene	*41.9*		"	*39.9*		*105*	*81.2-123*			
Surrogate: Dibromofluoromethane	*41.7*		"	*39.9*		*104*	*95.7-135*			

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Daniel J Chavez

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Stony Point Cleaners	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	08/13/13 13:00

Notes and Definitions

E	The concentration indicated for this analyte is above the calibration range of the instrument. This value should be considered as an estimate as the actual value may be higher.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez For John Shepler, Laboratory Director

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SunStar Laboratories, Inc.
25712 Commercentre Dr
Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Grubl Associates
Address:
Phone: Fax:
Project Manager: J Grubl

Date: 8/9/13 Page: 1 Of 1
Project Name: Stony Point Cleaners
Collector: J Grubl Client Project #:
Batch #: T131747 EDF #:

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260 chlorinated HCs only	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals					Laboratory ID #	Comments/Preservative	Total # of containers
B-A-0.5	8/9/13	1055	Soil	5035 Vials	X													01		
B-A-1.0		1105			X													02		
B-B-1.0		1040			X													03		
B-B-1.5		1050			X													04		
B-C-0.5		1015			X													05		
B-C-1.0		1025			X													06		
B-C-1.5		1115			X													07		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	8/9/13 1430		8-9-13 1432
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
GSO 8-10-13	9:05		8-10-13 9:05
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers: 8
Chain of Custody seals Y/N/NA:
Seals intact? Y/N/NA:
Received good condition/cold: 4.0

Turn around time: 8/12 2:00 PM
ASAP

Notes
24 HRS
24 HRS
8-10-13

Sample disposal Instructions: Disposal @ $2.00 each ___ Return to client ___ Pickup ___

COC 111253

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

SAMPLE RECEIVING REVIEW SHEET

BATCH # T131747

Client Name: GRIBI Project: STONY POINT CLEANERS

Received by: SUNNY Date/Time Received: 8/10/13 / 9:05

Delivered by : ☐ Client ☐ SunStar Courier ☒ GSO ☐ FedEx ☐ Other _____

Total number of coolers received 1 **Temp criteria = 6°C > 0°C (no frozen containers)**

Temperature: cooler #1 4.2 °C +/- the CF (- 0.2°C) = 4.0 °C corrected temperature

cooler #2 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

cooler #3 _____ °C +/- the CF (- 0.2°C) = _____ °C corrected temperature

Samples outside temp. but received on ice, w/in 6 hours of final sampling.	☒ Yes	☐ No*	☐ N/A
Custody Seals Intact on Cooler/Sample	☒ Yes	☐ No*	☐ N/A
Sample Containers Intact	☒ Yes	☐ No*	
Sample labels match COC ID's	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☒ Yes	☐ No*	☐ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times. ☒ **Yes** ☐ **No***

* Complete Non-Conformance Receiving Sheet if checked Cooler/Sample Review - Initials and date SL 8.10.13

Comments:

EXHIBIT C

STONY POINT CLEANERS

BRIEF OVERVIEW OF CERTAIN SELECT 9.23.13 DEPOSITION TESTIMONY OF YOUNG P. HAHN OUTLINING SUDDEN AND ACCIDENTAL RELEASES OF PCE

(By Herman I. Kalfen, JD, REA, NAEP, Kalfen Law Corporation from rough draft Hahn deposition – all that is currently available to date)

EXECUTIVE SUMMARY – HAHN SETS FORTH SERIES OF SPILLS THAT WERE ACCIDENTAL, NOT DESIRED, EXPENSIVE, UNINTEDED - HAHN "CAREFUL" TO TRY TO NOT SPILL BUT SERIES OF ACCIDENTAL SPILLS HAPPENED INCLUDING FROM FILTER CHANGE AT BEGINNING AND END OF HAHN PERIOD OF OWNERSHIP, FROM OPENING DOOR OF MACHINE EARLY, FROM SUDDEN LEAKING GASKETS, FROM DELIVERY HOSE ERROR, FROM OVER POUR OF SEPARATOR WATER DESPITE CARE, FROM DUMPSTER AND OTHER ACCIDENTAL RELEASES

LOSE PERC ONCE IN A WHILE IF YOU DON'T PAY ATTENTION

Sometimes, you know, like you open up wide, the solvent is in the container, in the drum. Sometimes it happens once in a while. You know, you don't pay attention, sometimes you open it up, sometimes perc comes out.

Q. Sometimes perc comes out?

A. Yes.

PERC SPILLS ARE ACCIDENTS

A. So it doesn't happen that often.

Q. A few times --

A. Believe me, I mean, if you do it that way, I don't know, you have to be crazy to, you know, make a mistake like that that often.

LEAKS THE RESULT OF ACCIDENTS – NEED SERVICE TECH

A. Usually I try to fix the gasket first. I mean, if the service technician is not available, I tried to shut down the machine, not to, try not to clean the load, but all depends how bad I need to clean the machine. If some, I have to clean it, then sometimes I clean it while, even though it's leaking.

Q. When you say "clean it," you mean run the load of clothes?

A. Yes.

Q. And you run it sometimes even though the cooker gasket is leaking?

A. Yes. When it leaks small, small enough, yes.

Q. And when it's leaking big, then you don't run the machine?

A. No.

Q. And to replace the gasket to the cooker, doesn't PCE kind of spill out when you open it all up?

MR. MOONEY: Assumes facts.

THE WITNESS: Well, all depends where the gasket is leaking, but if it's, gasket leaking from the cooker, usually spills out, yes.

ANY LEAK OF PERC IS ACCIDENT – IS EXPENSIVE – HIRE SOMEONE TO FIX PERC DRY CLEANING MACHINE ONCE A YEAR

THE WITNESS: Not much. I told you perc is very expensive. If you start leaking a lot of perc, you cannot stay in business.

THE WITNESS: -- like I said, I kept telling you, sir, if it's only dripping, yes, I use the bucket. If it's start dripping more than dripping, I do anything to fix the machine first. Because you lose all this perc, eventually it's a lot cheaper to replace, hire somebody to fix it than losing all this perc.

Q. How many times did you hire someone to fix the machine since you were operating it for a leaking gasket of any type?

THE WITNESS: Maybe once a year at the most.

I mean, like I told you, perc is expensive. You don't want to lose perc. So I mean, use it the best, you put some kind of container down there and you try to save the perc as much as you can, and then you put it back in the cleaning machine containers.

BY MR. KALFEN:

Q. And if you say you lost a gallon of perc through the gasket, you didn't capture in the bucket because you lost it, do you have to buy more perc then?

BY MR. KALFEN:

Q. Would you have to buy more perc to replace that, like extra pressuring?

THE WITNESS: Yes.

.Maybe like a gallon's worth?

THE WITNESS: I'd say so, yes.

TRIED TO NOT SPILL – SPILLS WERE ACCIDENTAL AND UNINTENDED AND LOST SIGNIFICANT PERC BY ACCIDENT DESPITE ATTEMPTS TO CLEAN PERC UP

BY MR. KALFEN:

Q. How often did perc spill onto the floor near the dry cleaning machine when you changed the filter?

THE WITNESS: Well, like I told you, I don't remember how often I changed the filter. The gauge shows when to change the filter. But prob -- I'm guessing, probably once a year. At the most twice a year. So it's most like maybe once a year.
BY MR. KALFEN: Q. And when the perc spilled on the floor when you changed the filter, did you mop it up?
A. Yes.
Q. What did you use to mop it up?
A. I use all kind. You know, you know, the bedspread, comforter spread, I usually put one side, one side for that, because if it leaks, I mean, if I spill or whatever, if it's large amounts, let's say this much amount (indicating) --
Q. You're pointing to a pitcher of water on the table that maybe has, I'd say a quart or more of fluid in it, correct?
A. Yes. Q. Okay. A. So I use bedspread. I wipe it, I wipe it up
with bedspread. And then I put the bedspread into the cleaning machine. I dry out.
Q. And that's smart because you're trying to save some of that perc, right?
A. Yes.
Q. You don't want to lose it all?
A. Unless I have to.
Q. Right. And of course, you do lose some, right?
A. Yes.
Q. What else did you use to mop up the perc?
A. Well, that is the best. Towels, big towels, bedspreads, those are things I, you know, get ready, just in case, you know, I spill.

ACCIDENTAL SPILLS EVERY TIME FILTER IS CHANGED, FILTER CHANGED APPROXIMATELY ONCE A YEAR INCLUDING AT BEGINNING AND END OF HAHN PERIOD OF OWNERSHIP

THE WITNESS: Well, honestly I spill some. But
when you change the filter, you drain over, over at least 24 hours, maybe 36 hours, over the weekend we drain as much as I could. But even we do that, still it contains some solvent in the cartridges, so when you pull it out, I have to say I lose some. I mean, I drip, drop some solvent. But it's not big amount of solvent. It is some solvent, but it's not something, you know, a lot of solvent, I mean.

Q. And what spills out of the machine when you change the filter, that's perc, correct?
A. Mostly perc, yes.
Q. Okay. And when you absorb the spilled perc when you change the filter using a big bedspread or a big towel, why would sometimes you use a bedspread and sometimes you use a big towel?
A. Well, there is no reason. Whatever is close by, we just, you know, not let the perc, you know, go fly out as much as it will absorb the solvent and we try to as much as, you know, save the solvent.

Q. So it's just what was nearby?
A. What was nearby.
Q. You used a towel if there's a towel nearby?
A. Yes.
Q. And a big towel, not a small towel?
A. Usually big towel.
Q. How come?
A. Because it's easier, just in case it's, I mean, I always use a big towel, just in case the, you know, more than, more than small amount, big towel will absorb much faster.

PCE SOAKED BLANKET REMAINS ON FLOOR FOLLOWING ACCIDENT WAITING REMEDIATION – PUTTING IT INTO THE MACHINE NEXT CYCLE TO SAVE THE PCE

Q. So that PCE-soaked blanket or towel wouldn't sit on the floor that long, it would just basically usually sit on the floor until the next load?
A. Yes.

HAHN CHANGED FILTERS EVERY YEAR INCLUDING AT BEGINNING AND END OF OCCUPANCY – GALLONS OF PCE ACCIDENTALLY SPILLED COULD NOT BE MOPPED UP BY BEDSPREAD

Q. Did you ever meet Helen Suk? A. Yes. Q. Did you ever talk with Helen Suk or Helen's
husband about Stony Point Cleaners? A. You mean now or before or when you, when are we
talking about? Q. Well, I'll say at any time, and then I'll get
10 11 12 13 14 15 cleaners. 16 Q. Did you ever tell them about any accidents, 17 spills?
specific and I'll ask you to tell me each -- A. Okay. They -- I'm sorry.
Q. I'm ask you to tell me each recollection. A. Okay. They bought my store. Of course, I met
both of them, and, you know, obviously we talk about the

18. 18 A. No. I teach them how to operate almost one
19. 19 month. So he was with me all one month. So I mean, he
20. 20 know what was going on, what I'm doing every day. And I
21. 21 told him more than work on -- if he want to come in six
22. 22 months, that's fine with me. But he said, one month
23. 23 later he said, you know, he think he know what, you
24. 24 know, he can handle everything, so we exchanged hands,

HAHN BOUGHT DRY CLEANER SPETEMBER 5, 1984

Exhibit I. And it says "Notice of Intended

9. 17 Bulk Transfer." It has a date of September 5, 1984;
10. 18 transferrer Pat and Jan Knapp; transferee Tim Hahn and
11. 19 Young, it looks like T. Hahn.
12. 20 Have you ever seen this document before?
13. 21 A. Maybe I did, but I don't remember it.

Q. Fair enough.
You see it says escrow holder David A. Sherman?
It's a lawyer. Have you ever met with that lawyer?
A. No.
Q. And who is Young T. Hahn?
A. It's actually Young P. Hahn.
Q. Okay.
A. She's my wife.
Q. Okay. And does this refresh your recollection that you bought the dry cleaning business on or around September of 1984?
A. Yes.

HAHN CHANGED FILTER WITH SUK

Q. Did you ever show him how to change the filter?
A. Yes, I had to because he didn't know how to change it.
Q. So you took the filter out to show him?
A. Probably, yes.
Q. And then did you put the filter back in or did you in a new filter?
A. Of course, it has been new filter. I never used the old filter again because it's no good.
Q. Fair enough. I mean I thought there's a possibility that you might have taken the filter out to show him how to do it, but maybe the filter wasn't bad so you put it back in?
A. No, I don't think so, no.
Q. So you took the filter out and you replaced it as part of your training for the Suks?
A. Yes.

Q. So when there's a big accident and about two-thirds of that pitcher would spill out, it would spill out onto the floor and you would take a big blanket and try to absorb it, yes or no?
MR. BOYD: Objection. This misstates testimony, assumes facts. Go ahead, sir.
THE WITNESS: Yes.

HAHN CHANGED FILTER WITH KNAPP

Q. Okay. Do you recall whether, so do you have a recollection that you changed the filter with Mr. Knapp, the prior owner?
A. Yes.
Q. Okay. And so that would have been during this three-week initial period; is that right?
A. Probably, or maybe down the, you know, later. If that filter at that time, I don't remember if the filter was about to change, what brand, I mean in good shape, I don't remember, but he had to show me once at least to, you know.
Q. Sure.
A. But maybe it's not within three weeks. Maybe he came back like a few months later about time to change, I call him up, hey, I need help, and he come down, probably helped me to change it.

Q. So to your recollection you changed the filter with Mr. Knapp, it may have been during this first three weeks, it may have been months later when you called him and said, hey, the filter needs changing, can you come and help me; is that right?

A. Yes.

Q. Okay. You stated once. And again, filter change once a year. Can you remember whether that was in the first eight months of your time at Stony Point Cleaners?
A. I have to say yes because he had, I, he had to show me how to change the filter. Mr. Knapp left about, less than one year he moved to Chico so.

A. After I purchased, Mr. Knapp trained me about three weeks. That was the, you know, normal transaction, because he teach me how to learn the machine, how to change the filters, and few things, you know, how to mark the clothes. So he was with me about three weeks.
Q. So the both of you together, after the purchase, worked together for about three weeks; is that right?
A. Yes.
Q. And did that begin right around that time, that three-week period in the beginning of September 1984?
A. Yes.
Q. And at that point, the business was receiving bulk deliveries of perchloroethylene, correct?
A. Yes.

A. The reason, the former owner, the early owner who, he had to show me how to replace the filter, because I didn't know how to replace the filter

CHANGING THE FILTER SOMETIMES ARE ACCIDENTS WITH LARGER RELEASES AND YOU GET WET / FLOOR GETS WET / ACCIDENTAL AND UNINTENDED & PCE THAT COULD NOT BE MOPPED UP IS LOST

A. No. Sometimes you get wet, I mean because with the contain some solvent in the filter, sometimes heavy, then I have to use my body to, you know, lift it up.
Q. Okay. So sometimes you even got it on your clothes a little bit --
A. Yes. Q. -- is that right? Okay.
How often did you have to change the filter?
A. Well, we just followed the indication gauge, but I'll just may maybe once a year, or at the most twice a year.
Q. And before, can you remember whether you had to change the filter in this manner in the first period of time when you owned the business, that is between September of 1984 and May, the end of May 1985, do you remember whether you changed the filter during that it's different machine. So he and I probably together pulled it out and replaced the filter so that's why I think that period we, I probably changed the filters.

PERC THAT SPILLED ON FLOOR (MORE THAN 5 GALLONS) DURING CHANGE OF FILTER CAUSED HALF OF ACCIDENTALLY SPILLED SOLVENT THAT COULD NOT BE MOPPED UP TO BE LOST

Q. You also discussed that if perc fell on the floor when you were removing the filter, you would soak it up with a towel or a comforter, right?
A. Yes.
Q. You knew you were taking the filter out. Would you usually put the towel or the comforter down on the floor before you took the filter out or would you let the perc fall on the floor, which, which would you do?

A. Usually, when I change the filter, I usually put the comforter down first, or unless comforter is on the side, just in case, you know, it didn't drain quite well, then it, you know, the solvent comes out.
Q. Okay. Can you estimate for me, on the filter changes that you made at Stony Point Cleaners during your entire tenure there --
A. Five years.
Q. -- five years, how much total perc dropped onto the floor or on to a towel when you made the change?
Q. Do you think it was more than five gallons?
A. I think so.
Q. And this, do you think, how much of that do you think was soaked up by towels or the comforters?
A. If you ask my opinion, I probably say about half, half of the solvents I drop or lose. Let's say if I drop one gallon of solvent, and then if I soak it up and put it back dryer, I probably get about half of the spill.

GASKET FAILED EVERY THREE YEARS – FAILED WITHOUT WARNING – CAUSED RELEASES THAT WERE NOT INTENDED NOR DESIRED BY OPERATOR (AND NEEDED TECHNICIAN TO REPAIR)

18. 23 Q. So if you fixed the gasket, and then it would
19. 24 take how long before it would leak again?
20. 25 A. I don't remember that time, but I do remember
ROUGH DRAFT - UNCERTIFIED
ROUGH DRAFT - UNCERTIFIED
1. 1 now the gasket is similar, not exactly same, but similar
2. 2 gasket. Some gasket last about three, four years. Some
3. 3 gasket lasts two years. It's all depends, you know.
4. 4 You know, it's hard to say it last one week, it will
5. 5 last ten years. But according to my experience here,
6. 6 probably about three years.
7. 7 Q. So your best recollection at Stony Point
8. 8 Cleaners is the gasket failed maybe every three years?
9. 9 A. You could say that.

Q. And my question is warning like did you have any sign, any reason to believe the gasket was going to fail before it started failing?
A. No.

LOSE PERC THROUGH SUDDEN AND ACCIDENTAL BREAKS IN THE GASKETS

Q. And any other place you thought you were losing [Perc]
A. Unless you have some, some leaks in some machine someplace, you know. It's just like any other machine, sometimes you use, the more you use, sometimes the gasket breaks down and it leaks from the gasket. Or sometimes you have accident while you, you know, putting the clothes or putting out sometimes, some accident happens, then you lose the perc.
Q. How many times did accidents happen --
BY MR. KALFEN: Q. You can go ahead and answer the next question. How many times did accidents happen?
A. Okay. I really don't know how many times.
Q. More than once --
A. It's hard to say, but I'd say a few times a year, maybe.
Q. Okay. And what kind of accidents would happen?
A. Well, I told you, if the gasket leaks, it drips the solvent, you lose solvent.

BY MR. KALFEN:
Q. When the gasket breaks in the machine, and you said that happened, correct?
A. Yes, happened, yes.
Q. What leaks out?
A. Perc. Perchloroethylene.
Q. And how many times did the gasket break?
A. So it doesn't happen that often.
Q. A few times --
A. Believe me, I mean, if you do it that way, I don't know, you have to be crazy to, you know, make a mistake like that that often.
Q. So like a few times a year?
A. No, not even few times a year.
Q. So the gasket breaks and absorbent [sic] leaks
THE WITNESS: It's hard to say. Maybe few times. Few times a year, maybe.
BY MR. KALFEN:
Q. And how much perc would leak out of the gasket?
A. Depends how bad the leak is. You know, if it's a big part of gasket is out, then you leak more. If it's a small part, it's less.
Q. So in a small one, how much would leak?
A. Well, it drips. Not leak, it drips.
Q. Drip, drip, drip?
A. Yeah.
Q. How about a big one?
A. It will drip more. I mean, like I told you, perc is expensive. You don't want to lose perc. So I mean, use it the best, you put some kind of container down there and you try to save the perc as much as you can, and then you put it back in the cleaning machine containers.

Q. So there's enough room from where the gasket is leaking to put a bucket under it?
A. Maybe not big bucket. Small bucket.
Q. Because it's under the machine, right?
A. Yes.
Q. And it's sort of, the gasket that you're talking about is sort of the under the middle of the machine, right?
Q. So the cooker gasket usually leaks. And can you fit a bucket to catch the cooker gasket leaking?
THE WITNESS: Yes.
BY MR. KALFEN:
Q. During the time period you operated Stony Point cleaner, correct?
A. Yes.

ACCIDENT FROM BULK DELIVERY OF PERC – HOSE RELEASE

When you got your bulk deliveries of perc, did it go like this essentially: The truck parked, they pulled out a big hose, and they brought the hose to the perc machine?
A. Yes.
Q. And did you ever see perc leak from the hose when the company was bringing the hose in?
A. Yes.
Q. How many times did you see that?
A. I don't remember, but they have sometime, they human, they make accident, too. You know, the truck driver, they just like a gas pump. The guy put the

solvent in the tank, the perc, and accidently that, what you call that, it's just like a gas station, you pump your gas. Sometimes it comes off the, you know, the gas tank.
Q. Yes.
A. It comes out spilled.
Q. Yes.
A. Over the floors, right?
Q. Yes.
A. You could, I think it could happen once or twice while I was there.
Q. I was going to ask you about --
MR. BOYD: Move to strike speculative portions.

ROUGH DRAFT - UNCERTIFIED
ROUGH DRAFT - UNCERTIFIED

BY MR. KALFEN:
Q. I was going to ask you about that next, right, because, well, I'm going to stay where we were at, and

I'm going to ask you that. I'm starting first when they pull the hose in and sometimes, yes or no, it leaked when they were pulling the hose in, like through the hose itself?

A. Not through the hose, because if he lose it through the hose, I mean I would get upset because I'm paying for that waste, you know, the hose leaked and it's not fair to me. I'm not getting the amount of the solvent I'm supposed to get. There's meter going on while it's pumping.

But in that case, once they make a mistake, it, then they give me some credit for it.

And then how many times do you recall the nozzle popping out and spilling on the floor in the process of filling the PCE tank?

MR. BOYD: Misstates testimony, assumes facts, vague as to time. Go ahead.

THE WITNESS: Okay. If I remember correctly, I know it happened at least once, but this kind of mistake doesn't happen that often. At the most, probably twice. But if it happened, they lose a lot of solvent, not a lot, quite a bit. It's just pumping like the gas you pump pumps. And if he just didn't pay attention, it goes by a few seconds, and ten seconds or so you lose a lot of solvent.

But I do remember that the, what, the handle to pump, that pump comes out and, you know, it over the, you know, the, over the cement area. And I remember they giving me a credit for certain gallons, maybe one gallons, two gallons, I don't remember. But what I remember is they give me a credit for that certain

Q. Well, you say usually, which one might think means more than once. It's a usual thing. Maybe you mean usually because that's what you tend to use when perc spills on the floor or maybe you mean that nozzle popped out more than once.

So I'm talking about the time the nozzle popped out and perc spilled on the ground, you got credited for some of the loss. What did you use to clean up that

15 perc?

ACCIDENTAL RELEASES FROM THE FRONT OF THE MACHINE – OPENING WHILE IN OPERATION

[A.] But, you know, perc is not losing not only the nozzle, it could lose from the front load. I mean any way it spills, any, any circumstance, we just have to use the big towel

Q. Do you recall how that perc was cleaned up after it was spilled from the, when the nozzle popped

A. Usually we used the either bedspread or big towel.

A. It doesn't happen, if you don't pay attention, once in a great while, you know, the solvent job there, then sometimes, you know, you open the door, then yeah, it, then you try to close right away, but then you lose some solvent.
Q. You lose some solvent through the front door?
A. Yeah, but not hardly, unless, I don't know.
Q. And what would you use to clean up that solvent
that's spilled out the front door?
A. Just the same thing, like big towel or comforter, just like that. You want to absorb the solvent as fast as you can and you try to save the meant solvent?
A. Yes.
Q. And when you said pops out of the front just now, you meant like if you open the machine too soon, right?
A. Yes.

COOKER BOTTOMS PUT IN DUMPSTER BUT DUMPSTER LID WAS LEFT OPEN IN THE RAIN

Q. How about cooker bottoms?
A. Yes. Cooker, it comes out waste, yes. You're 10 right.
Yeah.
11. Q. What did you do with that?
12. 12 A. We just, until we, I order the, you know, until
13. 13 1988 or something, we just dump it.
14. 14 Q. Dump it where?
15. 15 A. The dumpster.
16. 16 Q. So you took the cooker bottoms and you dumped
17. 17 them in the dumpster?
drain, I put the drain drainage. And the other waste only coming from, not only coming from, most coming from the filter. And then buttons trap, buttons trap has like hairs or some buttons. That's where we call button trap. That's it. Otherwise, I don't see what waste is coming out from there.

A. Correct.

FILTERS LEFT IN DUMPSTER IN RAIN

A. Okay. I have no idea, but regulation is like that, so I have to follow the regulation. But before then, there was no regulation. I can throw the filter all over the place. I can throw the water anyplace
B.
C.
D. filters?
A. Yeah, I put it in the garbage dumpster. Q. And did it ever rain on the dumpster? A. Rain? Q. Yes.
A. What do you mean?
Q. Rain from the sky, water coming down onto the dumpsters.
A. I don't know.
Q. Whenever it rains.
A. Probably. When it's rain, probably yes.
Q. Okay. Fair enough.

FILTERS DRIPPED ALL OVER FLOOR OF STORE AND ON PATH TO DUMPSTER AND ON PERSON

And those were the filters that you were carrying out and you said it got wet in your hands and got wet on your shirt, same filters?
A. Yes. Q. And, and it dripped a little on the floor?
A. Yes.
Q. And so it dripped all the way from the machine out to the dumpster?
THE WITNESS: Yeah, I think so, some drips. Not, not heavy drips. Like a little drips.

Q. So you lose some perc that gets stuck in the filters that you carry out to the dumpsters, right?
A. Yes.

SEPERATOR WATER SPILLED DOWN DRAIN IF OVERFLOWED ONTO FLOOR (AND CRACK) WAS ACCIDENTAL – HAHN SAID HE WAS CAREFUL TO TRY TO NOT SPILL IT OUTSIDE OF DRAIN

17. A. Usually slowly so, so I can be careful. I
18. 18 don't want to spill it.
You know how you were talking a few minutes ago about this bucket that fills up with separator water and you pour that water out into the drain?
A. (Witness nods head.)
Q. You'd just dump it all at once right into the drain, right? Or do you dump it slowly and let it run
19. 19 Q. You were being careful so you don't want to
20. 20 spill it all over, is that what you said?
21. 21 A. Yes.
22. 22 Q. Why is that?
23. 23 A. Because why you want to mess it up?
24. 24 Q. You just don't want to get water all over the floor?
25. A. No. I don't like that.

17. slowly so, so I can be careful. I don't want to spill it.
You know how you were talking a few minutes ago about this bucket that fills up with separator water and you pour that water out into the drain?
A. (Witness nods head.)
Q. You'd just dump it all at once right into the drain, right? Or do you dump it slowly and let it run
19. 19 Q. You were being careful so you don't want to
20. 20 spill it all over, is that what you said?
21. 21 A. Yes.
22. 22 Q. Why is that?
23. 23 A. Because why you want to mess it up?
24. 24 Q. You just don't want to get water all over the floor?
A. No. I don't like that.
Even if it spill a little bit over, it dries out
1. BY MR. KALFEN:
2. Q. So you don't have to mop it up or anything?
3. A. No.

STAIN REMOVER – SPOT REMOVAL STATION SUDDEN AND ACCIDENTAL SPILLS

A. No. Q. Did you ever spill any stain remover?
MR. BOYD: Vague.
THE WITNESS: You mean the chemicals? BY MR. KALFEN:
Q. Yes. A. Maybe few drops here and there, maybe. Q. Did you have a separate place that you used the
stain remover, like a spot removal station? A. Yes.
10 11 12 13 14 15 16 17 18 19 20 21 22 23 180,000. 24 Q. And did you pay that off when you bought the 25 dry cleaner or did you take a loan?
Q. And so when you would drop some drops of the spot removal, the stain removal chemicals, it would fall in the area of the stain/spot removal station?
A. Yes.

EXHIBIT D

Pacific Development Group (PDG)
c/o Denis Berryman, Partner
One Corporate Plaza # 250
Newport Beach, CA 92660

Pacific Investors Group (PIG)
c/o Dennis Berryman, President
One Corporate Plaza
Newport Beach, CA 92660

Stony Point Associates (SPA)
c/o James Hawley, Esq.
Hoge, Fenton et al
60 S. Market Street, Suite 1400
San Jose, CA 95113

Dr. David Paslin
dba Ben Brett
ManAff (Management Affiliates)
2287 Cobblehill Place
San Mateo, CA 94402

M.A.F. Inc
c/o Vicki A. Maffei
46 El Bonito Way
Benicia, CA 94510-2215

State Water Resources Control Board
Office of Chief Counsel
Jeannette L. Bashaw, Legal Analyst
POB 100
Sacramento, CA 95812-0100
jbashaw@waterboards.ca.gov

M.A.F. Inc
c/o Christian J. Maffei
5356 Hidden Glen Drive
Rocklin, CA 95677
(916)415-9262

Elmer B. (Pat) Knapp and
Jeanette Herron aka Jeanette (Jan) Knapp:
5227 California Way
Paradise, CA 95969

Seung Ui (Tim) and Young Hahn
Creekside Dry Cleaners
1511 Sycamore Avenue, # G
Hercules, CA 94557

Peter and Helen Suk
3515 Kendall Hill Drive
Santa Rosa, CA 95404

Stanley Kim and Do W Lee
Stony Point Cleaners
469 Stony Point Road
Santa Rosa, CA 95401-5969