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10 Attorneys for Tegtmeier Associates Inc.
11 and Moore & Tegtmeier

12 STATE OF CALIFORNIA
13 STATE WATER RESOURCES CONTROL BOARD

14 In re:

15 California Water Code
16 Section 13267 Directive issued on
17 June 26, 2013

18 File No. 48S0061 (KA)

19 **PETITION FOR REVIEW**

20 **(Cal. Water Code § 13320; California Code
21 of Regulation §§ 2050 and 2050.5)**

22 Petitioner Tegtmeier Associates Inc. (“Petitioner”) respectfully submits this Petition for
23 Review of a directive issued by the San Francisco Bay Regional Water Quality Board (“Regional
24 Board”) on June 26, 2013 and request for hearing to the State Water Resources Control Board
25 (“State Board”) pursuant to California Water Code Section 13320(a) and California Code of
26 Regulations (CCR) Title 23, Sections 2050, *et seq.* The directive, attached as **Exhibit A**, issued
27 pursuant to Water Code § 13267, required Petitioner to submit a supplemental chlorinated
28 volatile organic compound source investigation work plan by July 19, 2013. This Petition for
Review is filed in accordance with Section 13320 of the California Water Code and Section 2050
of Title 23 of the California Code of Regulations.

Pursuant to Section 2050.5 of the California Code of Regulations, Petitioner requests that
the State Board hold the Petition in abeyance for the maximum time period permitted under its
procedures and policies. Petitioner submits this Petition to reserve its right for review of the

1 June 26 directive by the State Board. In the event it becomes necessary to activate this Petition,
2 Petitioner reserves the right to supplement with additional information.

3 Petitioner provides the following information in support of its Petition as required by
4 Section 2050 of Title 23 of the California Code of Regulations:

5 **I. NAME AND ADDRESS OF PETITIONER.**

6 1. Petitioner is Tegtmeier Associates Inc.. Petitioner's address is 7013 Valley
7 Greens Circle, Carmel, CA, and its telephone number is 831-622-0500. Petitioner requests that
8 all communications be directed through its counsel, as identified in the caption of this Petition.

9 **II. SPECIFIC ACTION FOR WHICH THIS PETITION FOR REVIEW IS SOUGHT.**

10 2. Petitioner requests that the State Board review the June 26, 2013 Directive. That
11 directive incorporates by reference the Regional Board's December 18, 2012 Water Code §
12 13267 Order directed to Stephen Spencer, Ronald Waslohn, Terry A. Duree, Inc., and Tegtmeier
13 Associates, Inc. (the "13267 Order"). The 13267 Order is attached as **Exhibit B**.

14 **III. THE DATE THE REGIONAL BOARD ACTED.**

15 3. The Regional Board, through its Executive Officer, Bruce H. Wolfe, acted on
16 June 26, 2013, by serving **Exhibit A** on Petitioner.

17 **IV. STATEMENT OF REASONS WHY THE ACT WAS INAPPROPRIATE AND**
18 **IMPROPER.**

19 4. The Regional Board has been investigating Petitioner and the current owners of
20 622-630 Jackson Street, Fairfield, CA regarding purported historical discharge of chlorinated
21 volatile organic compounds ("VOCs") and Stoddard solvent in downtown Fairfield, California
22 since October, 2011. Kent Aue of the Regional Board has been working on the investigation. He
23 has been in contact with counsel for Petitioner and the expert consultants for the current owners
24 of 622-630 Jackson Street during the course of the investigation.

25 5. On December 18, 2012, the Regional Board issued a final Water Code § 13267
26 Order for Petitioner and the current owners of 622-630 Jackson Street. In response to the 13267
27 Order, expert consultants for the current owners of 622-630 Jackson Street submitted a work plan
28

1 to delineate VOC sources on February 15, 2013 (the "Work Plan") on behalf of the current
2 owners of 622-630 Jackson Street. A copy of the Work Plan is attached as **Exhibit C**. Petitioner
3 objected to the 13267 Order and joined in the proposed Work Plan submitted by the current
4 owners of 622-630 Jackson Street. A copy of Petitioner's February 15, 2013 letter in this regard
5 is attached as **Exhibit D**.

6 6. Kent Aue approved the Work Plan on behalf of the Regional Board on March 5,
7 2013 by e-mail to the consultants for 622-630 Jackson Street which stated: "As I mentioned on
8 the phone, please move forward with the implementation of the work plan. We'll get an approval
9 letter out soon." A copy is attached as **Exhibit E**.

10 7. On June 26, 2013, Bruce Wolfe, Executive Officer of the Regional Board, sent
11 counsel for Petitioner and counsel for the current owners of 622-630 Jackson Street **Exhibit A**
12 which required submission of a supplemental VOC source investigation work plan by July 19,
13 2013. This directive materially changed the terms of the Work Plan (**Exhibit C**), which the
14 Regional Board had already approved.

15 8. The supplemental testing called for by **Exhibit A** is burdensome and imposes
16 unwarranted further expense on Petitioner. It requires Petitioner to conduct additional soil gas
17 sampling along a sanitary sewer line even though the Work Plan (**Exhibit C**) proposed such
18 testing by way of Boring SB-5. **Exhibit A** also requires additional soil gas testing in the location
19 where Gillespie Cleaners operated in the 1930s and 1940s. However testing was previously
20 conducted at that footprint and no VOCs were found.

21 9. **Exhibit A** further requires Petitioner to conduct groundwater testing at 622-630
22 Jackson Street, but that can not establish whether or not 622-630 Jackson Street was the source of
23 VOCs or whether they were discharged upgradient. Two properties located at 625 Jackson
24 Street, Fairfield, CA and 712 Madison Street, Fairfield, CA undisputedly discharged VOCs.
25 Both of those properties are upgradient from 622-630 Jackson Street, and it is the opinion of
26 Petitioner's expert consultants that VOCs discharged from those properties are likely to be found
27 in the groundwater underneath 622-630 Jackson Street. The Work Plan (**Exhibit C**) that the
28

1 Regional Board approved was designed to determine whether or not 622-630 Jackson Street
2 could have been a source of VOCs on its own.

3 10. In light of Petitioner's request that the Petition be held in abeyance, Petitioner
4 reserves the right to submit an additional statement of reasons as to why the action taken by the
5 Regional Board was inappropriate and improper in the event the Petition is activated.

6 **V. PETITIONER IS AGGRIEVED.**

7 11. Petitioner is aggrieved because **Exhibit A** calls for Petitioner to perform work that
8 is unnecessary and goes beyond the Work Plan (**Exhibit C**) that the Regional Board initially
9 approved.

10 12. Petitioner is further aggrieved because the specific work called for in **Exhibit A** is
11 burdensome, imposes unwarranted expense on Petitioner, and will unnecessarily further involve
12 Petitioner in the litigation with former and current owners of the properties at 625 Jackson Street
13 and 712 Madison Street regarding the source of the VOCs in the groundwater in downtown
14 Fairfield.

15 13. In light of Petitioner's request that the Petition be held in abeyance, Petitioner
16 reserves the right to submit an additional statement in the event the Petition is activated.

17 **VI. PETITIONER'S REQUEST FOR ACTION BY THE STATE BOARD.**

18 14. Petitioner requests that the State Board set aside the June 26, 2013 supplemental
19 directive (**Exhibit A**) and/or order the Regional Board to do so.

20 **VII. STATEMENT OF POINTS AND AUTHORITIES.**

21 15. Petitioner respectfully requests that the Petition be held in abeyance pursuant to
22 Section 250.5(d) of the California Code of Regulations. Petitioner will submit its Points and
23 Authorities should this Petition become activated.

24 **VIII. THE PETITION HAS BEEN SENT TO THE INTERESTED PARTIES.**

25 16. The following parties may have an interest in this Petition and have been served
26 with a copy of same:

1 **Ann Lewszyk as Rep for Estate of Plaintiffs Michael McInnis and Robert Dittmer**
2 c/o David R. Isola, Esq.
3 F. Doyle Graham
4 405 West Pine Street
5 Lodi, CA 95240
6 Telephone: (209) 367-7055
7 Facsimile: (209) 367-7056
8 Email: disola@isolalaw.com; fdgraham@isolalaw.com

9 **Defendant Jewel Hirsch**
10 c/o Brian L. Zagon, Esq.
11 Allison McAdam
12 Hunsucker Goodstein PC
13 3717 Mt. Diablo Boulevard, Suite 200
14 Lafayette, CA 94549
15 Telephone: (925) 284-0840
16 Facsimile: (925) 284-0870
17 Email: bzagon@hgnlaw.com; amcadam@hgnlaw.com

18 **Defendants Obie Goins, Lucilla Hazard, Judy Lawing and Ray Johnson**
19 c/o Jeremy B. Price, Esq.
20 Hunt & Jeppson LLP
21 2200 B Douglas Blvd., Suite 150
22 Roseville, CA 95661
23 Telephone: (916) 780-7008
24 Facsimile: (916) 780-7118
25 Email: jprice@hunt-jeppson.com

26 **Defendants Terry A. Duree, Inc., Stephen C. Spencer, and Ronald W. Waslohn**
27 c/o Terry A. Duree, Esq.
28 622 Jackson Street
29 Fairfield, CA 94533
30 Telephone: (707) 422-8933
31 Facsimile: (707) 422-1520
32 Email: tad2348@aol.com

33 **Trustee of The George J. Tomasini Trust**
34 **and RX Daughters, LLC**
35 c/o Glenn A. Friedman, Esq.
36 Robert A. Farrell
37 Lewis Brisbois Bisgard & Smith LLP
38 333 Bush Street, Suite 1100
39 San Francisco, CA 94104
40 Telephone: (415) 362-2580
41 Facsimile: (415) 434-0882
42 Email: friedman@lbbslaw.com; farrell@lbbslaw.com

43 **Gerald and Sandra Duensing (In Pro Per)**
44 5861 Lupin Lane
45 Pollock Pines, CA 95726
46 Telephone: (530) 647-0562
47 Email: jerryd55chev@comcast.net

1 **The City of Fairfield**

2 Kevin E. Gilbert, Esq.

3 Jody Knight

4 Meyers, Nave, Riback, Silver & Wilson

5 555 12th Street, Suite 1500

6 Oakland, CA 94607

7 Telephone: (510) 808-2000

8 Facsimile: (510) 444-1108

9 Email: kgilbert@meyersnave.com; jknight@meyersnave.com

10 **Thomas M. Turigliatto** (*In Pro Per*)

11 5074 Dry Creek Road

12 Napa, CA 94558

13 **Bruce H. Wolfe**

14 Executive Officer

15 California Water Quality Control Board - San Francisco Region

16 1515 Clay Street, Suite 1400

17 Oakland, CA 94612

18 Email: bwolfe@waterboards.ca.gov; kaue@waterboards.ca.gov

19 **IX. SUBSTANTIVE ISSUES RAISED IN THE PETITION.**

20 17. The Regional Board failed to hold an evidentiary hearing before issuing

21 **Exhibit A**. Therefore, Petitioner was unable to raise the substantive issues herein before the

22 Regional Board. Petitioner sent the Executive Officer of the Regional Board a letter addressing

23 the points raised in this Petition on July 12, 2013. A copy of that letter is attached as **Exhibit F**.

24 **X. REQUEST TO REGIONAL BOARD FOR PREPARATION OF THE**

25 **ADMINISTRATIVE RECORD.**

26 18. By copy of this petition to the Executive Officer of the Regional Board, Petitioner

27 hereby requests the preparation of the administrative record or any other pertinent documentation

28 in support thereof.

29 **XI. REQUEST FOR HEARING.**

30 19. If this Petition becomes active, Petitioner requests a hearing before the State

31 Board to adjudicate these issues pursuant to Section 250.5(b) of the California Code of

32 Regulations.

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20. Petitioner further requests to be allowed to present evidence at a hearing before the State Board. No evidence was presented to the Regional Board because a hearing was not held regarding this investigation.

For all the reasons stated herein, should this Petition become active, Petitioner requests that the State Board set aside the Regional Board's June 26, 2013 Directive (**Exhibit A**) and/or direct the Regional Board to do so.

DATED: July 19, 2013

Respectfully Submitted,
NOSSAMAN LLP
Christopher A. Nedeau
James A. Nickovich

By 
Christopher A. Nedeau

Attorneys for Tegtmeier Associates Inc.
and Moore & Tegtmeier

EXHIBIT A



San Francisco Bay Regional Water Quality Control Board

June 26, 2013
File No: 48S0061 (KA)

Mr. Stephen Spencer
Mr. Ronald Waslohn
c/o Mr. Terry A. Duree, Esq.
tad2348@aol.com
622 Jackson Street
Fairfield, CA 94533

Terry A. Duree, Inc.
Attn: Mr. Terry A. Duree, Esq.
tad2348@aol.com
622 Jackson Street
Fairfield, CA 94533

Tegtmeier Associates, Inc.
Attn: John Tegtmeier
c/o Mr. Christopher A. Nedeau, Esq.
cnedeau@nossaman.com
and Mr. James Nickovich, Esq.
jnickovich@nossaman.com
Nossaman, LLP
50 California Street, 34th Floor
San Francisco, CA 94111

SUBJECT: Conditional Approval of Source Investigation Work Plan and Requirement for Technical Reports, Former Gillespie Cleaners, 622-630 Jackson Street, Fairfield, Solano County

Dear Messrs. Nedeau, Spencer, Waslohn, and Duree:

Regional Water Board staff has reviewed the *CVOC Source Investigation Work Plan*, dated February 21, 2013 (Work Plan), submitted on your behalf by The Source Group for the property referenced above (Site). The Work Plan was submitted in compliance with Task 1 of a Water Code Section 13267 Order (Order) issued by the Regional Water Board, dated December 13, 2012. The stated scope of work described in the Work Plan is intended to evaluate the potential source(s) of chlorinated volatile organic compounds (CVOCs) to determine if CVOCs were discharged at the Site. This letter conditionally approves the Work Plan and requires you to submit two technical reports. As a condition of approval of the Work Plan you are required to submit a supplemental CVOC source investigation work plan to address the remaining data gaps discussed below. Pursuant to Task 2 of the Order you are also required to submit a report describing the results of this investigation.

Proposed Scope of Work

The Work Plan proposes a limited scope of work that includes a total of five hand auger borings advanced to a depth of approximately three feet below the floor of the building at the Site. An undisturbed soil sample will be collected from the bottom of each boring and analyzed for CVOCs by USEPA Method 8260B and Stoddard solvent by USEPA Method 8015. Following the collection of soil samples, each boring will be converted into a temporary soil vapor

JOHN MULLER, CHAIR | BRUCE H. WOLFE, EXECUTIVE OFFICER

1515 Clay St., Suite 1400, Oakland, CA 94612 | www.waterboards.ca.gov/sanfranciscobay

sampling point, and soil vapor samples will be collected using procedures consistent with applicable guidance (Department of Toxic Substances Control, October 2011). Soil vapor samples will be analyzed for CVOCs by USEPA Method TO-15.

Regional Board Comments on the Work Plan

As Regional Water Board staff discussed by phone with staff of The Source Group in January and February 2013, we conclude that the scope of the Work Plan is insufficient to definitively determine if there is a source of CVOCs at the Site. The Work Plan does not include sampling of shallow groundwater at the Site, proposes only a single soil gas sample in the specific area where dry cleaning previously occurred, and does not propose investigation in the area of the sanitary sewer lateral. In our opinion the Work Plan that you have submitted is deficient because it does not adequately address these issues.

The Work Plan states that the locations of the proposed soil borings intended to investigate potential CVOC sources in the former dry cleaning area and along the sanitary sewer lateral. However, it does not actually propose any sampling in area of the sewer lateral, and proposes only a single boring in the former dry cleaning area. If CVOCs were found to be present in shallow soil or soil gas along the sewer lateral leading from the building onsite, this would indicate that CVOCs were probably discharged to the sanitary sewer at the Site. The absence of laboratory analytical data for soil gas and shallow groundwater samples collected from the area along the sanitary sewer lateral constitutes a significant data gap. An additional data gap is the absence of substantial shallow soil and groundwater analytical data from beneath the former dry cleaning area. Additional characterization work is necessary to address these data gaps.

Comments on the Work Plan from an Interested Party

Regional Water Board staff received a comment letter dated March 13, 2013, from Ms. Allison McAdam, an attorney representing Ms. Jewel Hirsch. A copy of Ms. McAdam's letter is attached. Ms. Hirsch is the former owner of the nearby former Fairfield Cleaners, located at 625 Jackson Street in Fairfield. The Regional Water Board has also issued an Order to Ms. Hirsch and other parties associated with the former Fairfield Cleaners due to CVOC contamination at the former Fairfield Cleaners property.

Ms. McAdam states in her letter that the scope of the work proposed in the Work Plan is too limited to effectively determine if CVOCs were discharged at the Site. She notes that the locations of the proposed borings are inappropriate, and the proposed depth of the borings is too shallow to collect the data necessary to make this determination. She also notes that the stated intent of scope of work in the Work Plan includes investigation along the sewer lateral, but the Work Plan does not propose any sampling in that area. Regional Water Board staff has carefully considered these comments during our review of the Work Plan.

Work Plan Approval and Reporting Requirements

Our review and evaluation of the Work Plan indicates that the scope of work described is not sufficiently comprehensive to meet the requirements in Task 1 of the Order. Consequently, the Work Plan is conditionally approved subject to the following condition:

You are required to submit a supplemental CVOC source investigation work plan acceptable to the Executive Officer by July 19, 2013. This supplemental work plan shall include a scope of work specifically intended to address the data gaps identified above, including soil gas and shallow groundwater sampling along the sanitary sewer line and shallow groundwater sampling and additional soil gas sampling in the area of the site where dry cleaning previously occurred.

Pursuant to Task 2 of the Order, the results of this investigation were due May 10, 2013. I will not recommend enforcement action, provided that you submit the Task 2 report within 45 days following approval of the supplemental CVOC source investigation work plan by the Regional Water Board. Please note that this letter does not formally alter the original deadline, and the Regional Water Board may pursue enforcement action if the Task 2 report is not submitted by this later date.

Please reference File Number 48S0061 on all correspondence and reports. Please continue to upload all reports and other information to the GeoTracker website (<http://geotracker.waterboards.ca.gov/>), and provide both an electronic and a hard copy of all reports to facilitate staff review. An electronic copy of all reports and work plans shall also be provided to Mr. Matthew Geisert at the Solano County Department of Resource Management. Please provide at least 72-hours-notice to Solano County staff prior to beginning field operations.

If you have any questions please contact Kent Aue of my staff at (510) 622-2446 [e-mail kaue@waterboards.ca.gov].

Sincerely,



Digitally signed by Stephen Hill
Date: 2013.06.26 11:10:45
-07'00'

Bruce H. Wolfe
Executive Officer

Attachment: Letter from Allison McAdam, dated March 13, 2013

cc w/ attachment: Mailing List

Mailing List

Mr. Robert Dittmer
Ms. Ann Lewczyk
c/o Mr. Doyle Graham, Esq. fdgraham@isolalaw.com
Isola Law Group, LLP

Ms. Jewel Hirsch
c/o Ms. Allison McAdam, Esq. AMcAdam@hgnlaw.com
Hunsucker Goodstein & Nelson, LLP

Mr. Obie Goins
Mr. Ray Johnson
c/o Mr. Jeremy Price, Esq. jprice@hunt-jeppson.com
Hunt & Jeppson

RX Daughters, LLC
Attn: Ms. Loann Winkler
c/o Mr. Robert Farrell, Esq. farrell@lbbslaw.com
and Mr. Glenn A. Friedman, Esq. freidman@lbbslaw.com
Lewis Brisbois Bisgaard & Smith, LLP

Mr. Gerald Duensing jerryd55chev@comcast.net
Ms. Sandra Duensing jerryd55chev@comcast.net

Mr. George Tomasini, Jr.,
Trustee of the G.J. Tomasini Trust
c/o Mr. Robert Farrell, Esq. farrell@lbbslaw.com
and Mr. Glenn A. Friedman, Esq. friedman@lbbslaw.com

Mr. Thomas Turigliatto
5074 Dry Creek Road
Napa, CA 94558

Mr. Greg McIver gmciver@thesourcegroup.net
The Source Group

Mr. Stephen Van der Hoven svanderhoven@gercorp.com
Genesis Engineering and
Redevelopment

Mr. Sam Brathwaite sibrath@comcast.net
Ground Zero Analysis

622-630 Jackson Street
Fairfield, Solano County

- 5 -

Mr. John Noonan
E2C Remediation

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Mr. Philip Goalwin
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Aiguo Xu
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Karl Dumas
City of Fairfield
Economic Development Agency

KDUMAS@fairfield.ca.gov

Mr. Matthew Geisert
Solano County
Department of Resource Management

MGeisert@solanocounty.com

March 13, 2013

VIA E-MAIL ONLY

Mr. Kent Aue, P.G., C.H.G. C.E.G.
Regional Water Quality Control Board
San Francisco Region
1515 Clay Street, Suite 1400
Oakland, CA 94612
Email: kaue@waterboards.ca.gov

**RE: CVOC Source Investigation Work Plan for 622-630 Jackson Street,
Fairfield, California**

Dear Mr. Aue:

This letter is in response to the February 15, 2013 CVOC Source Investigation Work Plan for 622-630 Jackson Street (the "Work Plan"), submitted by The Source Group, Inc. on behalf of the potentially responsible party ("PRP") property owner for 622-630 Jackson Street (the "Gillespie Cleaners Site"). We were not provided a copy of the Work Plan and it was not posted to the Geotracker website until March 8, 2013, which resulted in a delay of our submission of comments. We understand the Work Plan has already been approved by the Regional Board. Nonetheless, we reviewed the Work Plan for the Gillespie Cleaners Site on behalf of Jewel Hirsch and have several comments, as discussed below.

The Regional Board's December 2012 Water Code Section 13267 Order ("Investigation Order") directed the PRPs for the Gillespie Cleaners Site to submit a work plan to "identify and laterally and vertically delineate any sources of VOC pollution at the Site." Investigation Order at 4. We disagree that the five proposed shallow soil and soil gas borings, only one of which is located near where dry cleaning activities are believed to have taken place and all of which are to be sampled only at 2-3 feet bgs, have the potential to laterally or vertically delineate sources of VOC pollution at the Site.

As you are aware, Mrs. Hirsch and other PRPs for the Fairfield Cleaners Site have been directed to prepare a Risk Evaluation and Remedial Investigation Work Plan, which is currently due to the Regional Board by July 12, 2013. We have previously explained to the Regional Board why in order for the Risk Evaluation and Remedial

Investigation Work Plan to comprehensively address the lateral and vertical extent of contamination at and downgradient of 625 Jackson Street, it will be important for the consultants for 625 Jackson Street (and 712 Madison Street) to have the benefit of the results from the VOC source delineation at 622 Jackson Street. The Work Plan, as currently drafted, is unlikely to provide the relevant information needed to generate a comprehensive site conceptual model.

Our specific comments on the Work Plan are as follows:

- The Work Plan proposes soil and soil gas sampling at five borings at the Gillespie Cleaners Site; however, only one of the five proposed borings (SB-3) is located in the area where it is suspected that dry cleaning operations formerly took place.¹ We do not believe this is an adequate characterization of the Site, as required by the Regional Board in the Investigation Order. The four other proposed borings (SB-1, SB-2, SB-4 and SB-5) are unlikely to confirm anything other than whether there is vapor intrusion into the building from groundwater which is already known to be impacted. At a minimum, we request that the Regional Board direct the PRP to complete an additional boring near the former dry cleaning area, in the area south of SB-3 and immediately north of GC-1a; and,
- The Work Plan proposes the five borings will be sampled for soil and soil gas at approximately 2-3 feet bgs only. Based on currently available data, including but not limited to the historical groundwater levels found at the Site, we do not believe that the results of this limited shallow investigation will provide any indication as to whether the Gillespie Cleaners Site is a source of VOC impacts. We request the PRP be directed to perform sampling at intervals of 5 feet (at 5 feet, 10 feet, 15 feet and 20 feet bgs) in soil and groundwater at each of the boring locations, in order to better assess whether the Gillespie Cleaners Site is a possible source of VOCs. It is more efficient and cost effective to perform this sampling while the equipment is already mobilized. At a minimum, this interval sampling should be performed in at least two boring locations near where it is believed dry cleaning was performed.

In addition to the comments above, we note the following inaccuracies in the Work Plan:

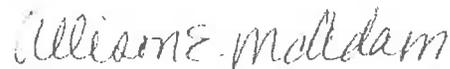
- The Fairfield Cleaners Site is located west of the Gillespie Cleaners Site, not east (see page 1);

¹ This is the area marked "dry clean" on both the 1945 and the 1954 Sanborn maps for this property.

- PCE was also used at dry cleaners historically during the years Stoddard Solvent was used and could have been used at Gillespie Cleaners (see page 2);
- GER-B-2 is upgradient from the Fairfield Cleaners Site, not downgradient (see page 4). We agree the sampling results in GER-B-2 are indicative of another source located upgradient from both the Fairfield Cleaners Site and the Gillespie Cleaners Site; and,
- The PRP proposes collecting samples along the sanitary sewer lateral (see page 6); however, the Work Plan does not indicate the location of the proposed sample(s) along the sanitary sewer lateral.

We would be happy to discuss our concerns with you in additional detail at your convenience. I can be reached at (925) 299-5123. If you have any questions or need further information, please contact us.

Very truly yours,
Hunsucker Goodstein PC



Allison E. McAdam

AEM:imd
cc: Jewel Hirsch
Sam Brathwaite

EXHIBIT B

Tom, Marion M.

From: Aue, Kent@Waterboards [Kent.Aue@waterboards.ca.gov]
Sent: Tuesday, December 18, 2012 2:38 PM
To: Stephen Spencer (tad2348@aol.com); Ronald Waslohn (tad2348@aol.com); Terry A. Duree (tad2348@aol.com); Nedeau, Christopher A.; Nickovich, James A
Cc: Robert Farrell (farrell@lbbslaw.com); Glenn A. Friedman (friedman@lbbslaw.com); Gerald Duensing; Sandra Duensing; John Noonan; Philip Goalwin; Doyle Graham; Allison McAdam (AMcAdam@hgnlaw.com); Jeremy Price (jprice@hunt-jeppson.com); Greg McIver (gmciver@thesourcegroup.net); Sam Brathwaite; Stephen Van der Hoven; Matthew Geisert; David White
Subject: Transmittal of Final 13267 Order and Responses to Comments on Draft Order for 622-630 Jackson Street, Fairfield, Solano County
Attachments: 622-630 Jackson 13267 transmittal.pdf; 622-630 Jackson final 13267 Order.pdf; 622-630 Jackson RTC.pdf

Please see the attached final 13267 Order for the property referenced above. Also attached is the transmittal letter and the Regional Water Board staff responses to comments on the draft 13267 Order. Please contact me if you have any questions regarding these documents.

Kent Aue, PG, CEG, CHg
Regional Water Quality Control Board
Toxics Cleanup Division
1515 Clay Street, Suite 1400
Oakland, CA 94612
510-622-2446
kaue@waterboards.ca.gov



San Francisco Bay Regional Water Quality Control Board

Date: December 13, 2012
File No. 48S0061 (KA)

Mr. Stephen Spencer
Mr. Ronald Waslohn
c/o Mr. Terry A. Duree, Esq.
tad2348@aol.com
622 Jackson Street
Fairfield, CA 94533

Terry A. Duree, Inc.
Attn: Mr. Terry A. Duree, Esq.
tad2348@aol.com
622 Jackson Street
Fairfield, CA 94533

Tegtmeier Associates, Inc.
Attn: John Tegtmeier
c/o Mr. Christopher A. Nedeau, Esq.
cnedeau@nossaman.com
and Mr. James Nickovich, Esq.
jnickovich@nossaman.com
Nossaman, LLP
50 California Street, 34th Floor
San Francisco, CA 94111

SUBJECT: Transmittal of Final Order Requiring Reports on Soil and Groundwater Characterization Pursuant to Water Code Section 13267 for 622-630 Jackson Street, Fairfield, Solano County

Dear Messrs. Spencer, Waslohn, Duree, and Tegtmeier:

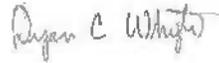
As you are aware, investigations have revealed the presence of the chlorinated solvent tetrachloroethylene (PCE) and its breakdown products in soil and groundwater at and in the vicinity of the above-referenced property (Site). The extent of contamination has not yet been fully characterized and additional work is required. As we notified you on August 29, 2012, we will be using Water Code Section 13267 Orders requiring all parties to complete site investigation and risk assessment tasks.

JOHN MULLER, CHAIR | BRUCE H. WOLFE, EXECUTIVE OFFICER

1515 Clay St., Suite 1400, Oakland, CA 94612 | www.waterboards.ca.gov/sanfranciscobay

This letter transmits the final Section 13267 Order for this Site. Responses to comments on the draft Order are also attached. If you have any questions, please contact Kent Aue of my staff at (510) 622-2446 [kaue@waterboards.ca.gov].

Sincerely,



Dyan C. Whyte
Assistant Executive Officer

Attachments:

Final Water Code Section 13267 Order
Responses to Comments on Draft Water Code Section 13267 Order

cc w/attachment: see next page

cc w/attachment (via U.S. mail)

Mr. Thomas Turigliatto
5074 Dry Creek Road
Napa, CA 94558

Ms. June Guidotti
3703 Skally Road
Susun City, CA 94585

cc w/attachment (via email)

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and Mr. Glenn A. Friedman, Esq.
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City of Fairfield
Public Works Department

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

WATER CODE SECTION 13267 ORDER

**STEPHEN SPENCER
RONALD WASLOHN
TERRY A. DUREE, INC.
TEGTMEIER ASSOCIATES, INC.**

**For the property located at 622-630 JACKSON STREET
FAIRFIELD, SOLANO COUNTY**

The California Regional Water Quality Control Board, San Francisco Bay Region's Cleanup Team (Water Board Cleanup Team) finds that:

1. **Legal Authority:** This Order is issued under Water Code Section 13267 and requires submittal of technical reports. Water Code section 13267 provides that the Water Board may require any person who has discharged, discharges, or is suspected of having discharged or discharging waste to furnish, under the penalty of perjury, technical or monitoring reports, provided that the burden, including costs, of these reports, shall bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. In requiring the reports, the Regional Water Board must provide a written explanation with regard to the need for the reports, and identify the evidence that supports requiring the reports.
2. **13267 Parties:** Mr. Stephen Spencer, Mr. Ronald Waslohn, and Mr. Terry A. Duree, Inc. are suspected dischargers because they are co-owners of the property located at 622-630 Jackson Street in Fairfield (hereafter, "Property" or "Site;" Site # 1 on the site location map (Attachment 1)) from which there has been and continues to be a discharge of waste.

Tegtmeier Associates, Inc. is named as a suspected discharger because it is the continuing entity of Moore and Tegtmeier, the owner of the Property (starting in February 1945) at the time a dry cleaning business called Gillespie Cleaners was operating at this location. Moore and Tegtmeier, as the Property owner, is suspected of having permitted discharges on the Property by Gillespie Cleaners. Gillespie Cleaners operated at the Property from about 1933 to early 1947 when it moved to another location. A newspaper ad from January 1946 indicates Gillespie Cleaners was doing dry cleaning during Moore and Tegtmeier's ownership. Shallow soil and groundwater samples collected at the property show that Stoddard solvent was discharged at the Property. Soil gas and groundwater samples collected here contain tetrachloroethylene (PCE), a dry cleaning solvent, and other volatile organic compounds (VOCs). Gillespie Cleaners apparently used and discharged Stoddard solvent or PCE, or both, during the period when it was common practice to improperly dispose of used solvent. Current information is insufficient to determine if both Stoddard

solvent and PCE were discharged as a result of dry cleaning operations. Gillespie Cleaners was a large operation and employed as many as 21 people before it moved elsewhere to a new 7500 square feet plant with new state-of-the art dry cleaning equipment . Tegtmeier Associates, Inc., is the continuation of Moore & Tegtmeier. According to the grant deed transferring the property from Moore & Tegtmeier to Tegtmeier Associates, Inc., Moore & Tegtmeier sought permission to transfer from a partnership to a corporation.

Stephen Spencer, Ronald Waslohn, Terry A. Duree, Inc., and Tegtmeier Associates, Inc. are herein collectively referred to as “13267 Parties”.

- 3. Discharges of Stoddard Solvent to Soil and Groundwater:** Soil and groundwater at and in the vicinity of the Property are impacted by the dry cleaning chemicals Stoddard solvent and tetrachloroethylene (PCE), and related volatile organic compounds (VOCs). The presence of Stoddard solvent in shallow soil and groundwater suggests a discharge of this chemical at the Property. The occurrence of PCE and related VOCs only in deeper soil and groundwater, along with information from business records and other sources, suggests that these chemicals may not have been used at the Site and may originate from other sources. Common release mechanisms at dry cleaners include surface spillage of solvent and disposal of used solvent on the ground. Spillage may also occur during delivery of fresh solvent or removal of contaminated solvent. Spilled solvent can enter soil and groundwater through cracks and expansion joints in floors or by permeating through concrete or other porous floors.

To investigate the potential presence of contamination at this Site, the current property owners for the nearby 625 Jackson Street property conducted two limited environmental assessments immediately adjacent to 622-630 Jackson Street and in the alley next to the building on the Site. Shallow soil gas, shallow soil, and grab groundwater samples from the shallow and intermediate zones were collected and submitted for laboratory analysis. Laboratory analytical reports for soil gas, soil, and shallow zone groundwater samples indicate that VOCs were not detected in these samples. However, high concentrations of Stoddard solvent were found in shallow groundwater samples. Laboratory reports for intermediate groundwater zone samples show significant concentrations of the VOCs PCE, trichloroethylene (TCE), and dichloroethylene (DCE), and detectable concentrations of vinyl chloride. Groundwater samples collected from the intermediate zone contained PCE at concentrations approximately one order of magnitude above the California maximum contaminant level (MCL).

The laboratory analytical data for soil, soil gas, and groundwater samples collected at this Site do not provide substantial evidence of a VOC release. However, the possibility of a release exists due to uncertainty regarding the type of solvent or solvents used by Gillespie Cleaners during their operations at this location. VOCs present in soil and groundwater may have originated from the adjacent sanitary sewer line or an upgradient source, but this cannot be determined with certainty because significant data gaps remain. Further investigation is needed to identify the source(s) of Stoddard solvent and VOC contamination, delineate contaminant pathways, identify and evaluate potential sensitive receptors, and characterize the vertical and lateral extent of contamination in soil and groundwater at and downgradient of the Site. The 13267 Parties to this Order will only be responsible for these tasks with

respect to VOC contamination if onsite investigation provides substantial evidence that there is an onsite source of VOC contamination.

4. **Adjacent Sites:** A dry cleaning business (Fairfield Cleaners) previously operated at 625 Jackson Street (Site #2 on Figure 1) for about 30 years. About one block northwest at 712 Madison Street, One Hour Martinizing Dry Cleaners, One Hour Cleaners, and other dry cleaners (Site #3 on Figure 1) conducted dry cleaning for about 40 years.

The current owners of the 625 Jackson Street property have conducted soil, soil gas, and/or groundwater investigations at and near their property, and limited soil, soil gas, and/or groundwater assessments at the 712 Madison Street and the 622-630 Jackson Street properties. The current property owners for 712 Madison Street have also conducted a soil and groundwater investigation at and near their property, and are currently conducting a second investigation. A release of contaminants has been confirmed at all three of these locations; however, the timing, nature, and relative significance of these releases and the degree to which contaminant plumes from the individual properties may be comingled or may have impacted other properties has not been determined. Corresponding Water Code section 13267 orders are being developed for the properties identified above. The Water Board encourages all the 13267 parties to work cooperatively in their efforts to comply with the 13267 orders.

5. **Need for and Benefit of Technical Reports; Evidence Supporting Requirement:** The technical reports required by this Order are needed to provide information to the Water Board regarding (a) the nature and extent of discharge at and from 622-630 Jackson Street, (b) the nature and extent of pollution conditions in waters of the State and United States created by the discharges, (c) the threat to public health and the environment posed by the discharges, and (d) the appropriate cleanup measures necessary to clean up and abate the pollution. Given the soil and groundwater contamination at and near the Property and its threats to public health and the environment, the burden of providing the reports required by this Order bears a reasonable relationship to the need for the reports, costs, and benefits to be obtained from the reports. The benefits include providing technical information necessary to determine what measures are appropriate and necessary to clean up contaminated property and groundwater, bring the Property into compliance with applicable water quality standards, and protect beneficial uses of groundwater, including human health and the environment. The evidence that supports requiring the 13267 Parties to provide the reports is contained in the Regional Water Board's files for 622-630 Jackson Street, Fairfield.

IT IS HEREBY ORDERED, pursuant to California Water Code section 13267 that the 13267 Parties shall comply with the following tasks and provisions:

TASKS:

1. **WORKPLAN TO DELINEATE VOC SOURCES**

COMPLIANCE DATE: February 15, 2013

Submit a workplan acceptable to the Assistant Executive Officer to identify and laterally and vertically delineate any sources of VOC pollution at the Site. The workplan shall specify objectives, investigation methods and rationale, and a proposed time schedule.

2. COMPLETION OF VOC SOURCE DELINEATION

COMPLIANCE DATE: May 10, 2013

Submit a technical report acceptable to the Assistant Executive Officer documenting all work performed to implement the approved Task 1 workplan. The technical report shall identify and describe any confirmed and potential on-Site sources of VOC pollution.

3. WORKPLAN TO DELINEATE STODDARD SOLVENT SOURCES

COMPLIANCE DATE: June 21, 2013

Submit a workplan acceptable to the Assistant Executive Officer to identify and laterally and vertically delineate all the sources of Stoddard solvent pollution at the Site. The workplan shall specify objectives, investigation methods and rationale, and a proposed time schedule.

4. COMPLETION OF STODDARD SOLVENT SOURCE DELINEATION

COMPLIANCE DATE: October 25, 2013

Submit a comprehensive technical report acceptable to the Assistant Executive Officer documenting all work performed to implement the approved Task 3 workplan. The technical report shall identify and describe confirmed and potential on-Site sources of pollution and shall include a site conceptual model based on data developed for the Site.

5. RISK EVALUATION AND REMEDIAL INVESTIGATION WORKPLAN

COMPLIANCE DATE: 90 days following a requirement from the Assistant Executive Officer to submit a risk evaluation and remedial investigation workplan.

Submit a workplan acceptable to the Assistant Executive Officer: 1) to identify, evaluate, and quantify site-specific human health risk and ecological risk; 2) to delineate and describe the lateral and vertical extent of soil and groundwater pollution on and extending downgradient of the Site in the shallow, intermediate, and deep groundwater zones, to the applicable MCL for PCE and its breakdown products; 3) to identify, delineate, and map potential contaminant migration pathways in three dimensions; and 4) to quantify, to the fullest extent practicable,

the relative importance of individual migration pathways to contaminant migration in the area of the Site and downgradient. The workplan shall incorporate relevant information from the Site conceptual model (i.e., identify pathways and receptors where Site contaminants pose a potential threat to human health or the environment). The workplan shall propose and describe methods and procedures for evaluating risk that incorporate current standards of practice. The workplan shall also specify objectives, investigation methods and rationale, and a proposed time schedule.

The Assistant Executive Officer will only require this task if he/she concludes that there is an onsite source of VOC contamination, based on the Task 2 report and any other relevant evidence.

6. **COMPLETION OF RISK EVALUATION AND REMEDIAL INVESTIGATION**

COMPLIANCE DATE: 120 days following Assistant Executive Officer approval of the Task 5 workplan

Submit a technical report acceptable to the Assistant Executive Officer documenting all work performed to implement the approved Task 5 workplan. The technical report shall include a well-documented conceptual site model supported by hydrogeological and chemical data developed during the investigation. The report shall also delineate and describe the lateral and vertical extent of pollution down to concentrations at or below typical cleanup levels for soil and groundwater. The results of this report shall be used to establish acceptable exposure levels and remedial alternatives as described in Task 7, below.

Based on the results of the remedial investigation and risk evaluation, the Assistant Executive Officer may determine that additional work under Tasks 5 and 6 of this 13267 Order is necessary to complete the remedial investigation.

7. **REMEDIAL ACTION PLAN INCLUDING PROPOSED CLEANUP LEVELS**

COMPLIANCE DATE: 60 days following Assistant Executive Officer approval of the Task 6 report

Submit a technical report acceptable to the Assistant Executive Officer containing:

- a. Summary of remedial investigation
- b. Summary of risk evaluation
- c. Feasibility study evaluating alternative final remedial actions
- d. Recommended final remedial actions and cleanup levels

e. Implementation tasks and time schedule

Item c. above, shall include projections of cost, effectiveness, benefits, and impact on public health, welfare, and the environment, for each remedial action alternative evaluated.

Items a. through c. above, shall be consistent with the guidance provided by Subpart F of the National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR Part 300), CERCLA guidance documents with respect to remedial investigations and feasibility studies, Health and Safety Code Section 25356.1(c), and State Water Board Resolution No. 92-49 as amended ("Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304").

8. **GROUNDWATER MONITORING AND REPORTING**

COMPLIANCE DATE: As specified in Self-Monitoring Program

Submit routine groundwater monitoring reports as described in the Self-Monitoring Program for this Property (Attachment 2).

PROVISIONS:

1. **Qualified Professionals:** Professionals acting on the 13267 Parties' behalf shall be qualified, licensed, and competent and proficient in the fields pertinent to the required activities. California Business and Professions Code sections 6735, 7835, and 7835.1 require that engineering and geologic evaluations and judgments be performed by or under the direction of licensed professionals.
2. **Lab Qualifications:** All samples shall be analyzed by State-certified laboratories or laboratories accepted by the Regional Water Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control (QA/QC) records for Regional Water Board review. This provision does not apply to analyses that can only reasonably be performed on-site (e.g., temperature).
3. **Uploading Documents to the GeoTracker Database:** Electronic copies of all correspondence, technical reports, and other documents pertaining to compliance with this 13267 Order shall be uploaded to the State Water Board's GeoTracker database within five business days after submittal to the Regional Water Board. Guidance for electronic information submittal is available at: http://www.waterboards.ca.gov/cwphome/ust/cleanup/electronic_reporting/index.html
4. **Document Distribution:** An electronic copy and one paper copy of all correspondence, technical reports, and other documents pertaining to compliance with this 13267 Order shall be provided to the Regional Water Board. An

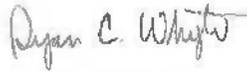
electronic copy of all documents submitted to the Regional Water Board shall also be provided to the following agency:

County of Solano, Department of Resource Management,
Environmental Health Division

The Assistant Executive Officer may modify this distribution list.

Attachments:

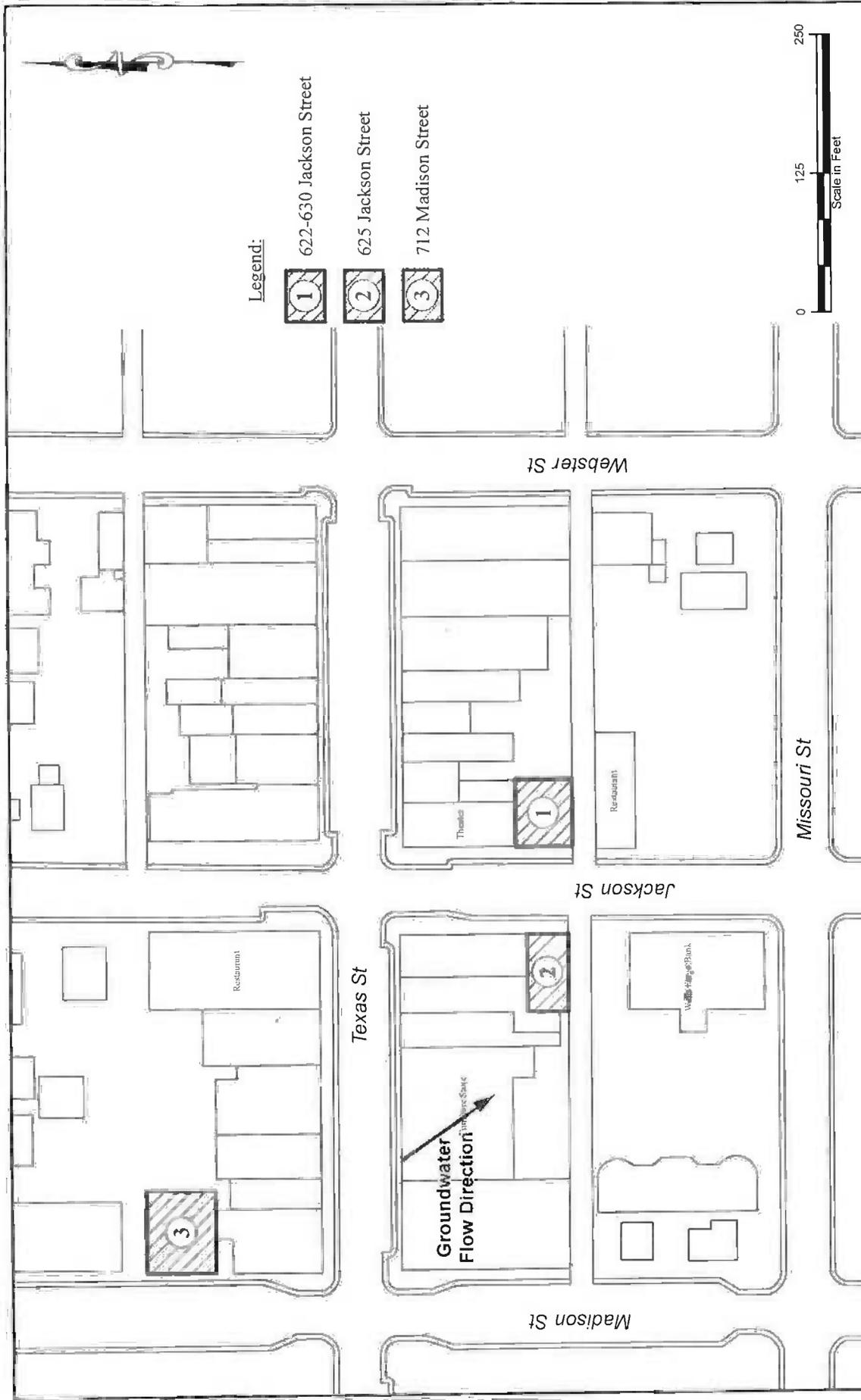
1. Site Location Map
2. Self-Monitoring Program



12/13/12

Dyan C. Whyte
Assistant Executive Officer
Cleanup Team Lead

Date



Legend:

- 1 622-630 Jackson Street
- 2 625 Jackson Street
- 3 712 Madison Street



SITE LOCATION MAP				
Fairfield, California				
Designed	SV	Project Number	138A-1.3	Figure
Drawn	DJI	File	138A1_3	1
Checked	SV	Revised	None	Shek - H03RFI

Figure Prepared By



GENESIS ENGINEERING & REDEVELOPMENT
 351 Ruess Road · Ripon, CA 95366
 Tel: 209 599 2004 · Fax: 209 433 3990
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Missouri St

Jackson St

Texas St

Madison St

Groundwater
Flow Direction



1

2

3

Therms

Restaurant

Restaurant

Wall of Bank

Webster St

SELF-MONITORING PROGRAM for the property located at

622-630 JACKSON STREET
FAIRFIELD, SOLANO COUNTY

1. **Monitoring:** The 13267 Parties shall measure groundwater elevations in all monitoring wells, and shall collect and analyze representative samples of groundwater according to the following schedule:

Well Interval	Sampling Frequency	Analyses EPA Method
Shallow	Quarterly	8260, 8015
Intermediate	Quarterly	8260, 8015

The 13267 Parties shall sample monitoring wells quarterly, as shown in the table. New monitoring and extraction wells installed shall be monitored quarterly for at least the first year following installation; then quarterly or semi-annually as directed by the Assistant Executive Officer. Groundwater samples from new wells in the shallow and intermediate groundwater zones shall be analyzed by EPA Method 8260 and EPA Method 8015. The EPA Method 8015 shall include a full range analysis quantified as gas, diesel, motor oil, and Stoddard solvent, unless otherwise directed by the Assistant Executive Officer. Chromatograms shall be included with all reports that include laboratory results.

Monitoring well gauging and sampling at this Site shall be coordinated with gauging and sampling at the 625 Jackson Street and 712 Madison Street sites so that groundwater data collection occurs optimally on the same day. In no case shall these data be collected more than three days apart. Groundwater samples shall be analyzed using the USEPA method(s) shown in the above table. The 13267 Parties may propose changes in the sampling and analytical program; any proposed changes are subject to Assistant Executive Officer approval.

2. **Groundwater Monitoring Reports:** The 13267 Parties shall submit routine monitoring reports to the Regional Water Board no later than 30 days following the end of the quarter (e.g., report for first quarter of the year due April 30) in which the monitoring event occurred. The first semi-annual monitoring report required under this 13267 Order shall be due within 30 days following the end of either the first or third quarter after this 13267 Order is issued; whichever occurs first. As noted above, new wells shall initially be sampled each quarter for the first year, and a monitoring report shall be submitted within 30 days following the end of each quarter. Each report shall be a stand-alone document and shall include, at a minimum:

- a. **Transmittal Letter:** The transmittal letter shall discuss any deviations or violations during the reporting period and actions taken or planned to correct the problem.

The letter shall be signed by the 13267 Parties or his/her duly authorized representative, and shall include a statement by the official, under penalty of perjury, that the report is true and correct to the best of the official's knowledge. The report shall be signed and stamped by a California-licensed geologist or California-licensed engineer.

- b. Groundwater Elevations: Groundwater elevation data shall be presented in tabular form, and a groundwater elevation contour map shall be prepared for each monitored water-bearing zone. A graph and a table showing historical groundwater elevations shall be included in the last monitoring report each year. Groundwater elevations shall be measured from a surveyed point at each well established by a California licensed surveyor. All wells installed by the 13267 Parties for 622-630 Jackson Street, 625 Jackson Street, and 712 Madison Street shall be surveyed to a common datum point, and all 13267 Parties shall provide access to their wells for this purpose. All 13267 Parties shall provide complete groundwater and well elevation data to the 13267 Parties for 622-630 Jackson Street, 625 Jackson Street, and 712 Madison Street within 10 working days following each well gauging and/or sampling event.
- c. Groundwater Analyses: Groundwater elevation and analytical data shall be presented in tabular form, and isoconcentration maps shall be prepared for one or more key contaminants for each monitored water-bearing zone, as deemed appropriate by the Assistant Executive Officer. The report shall indicate the analytical method(s) used, detection limits obtained for each reported constituent, and a summary of QA/QC data. A graph and a table showing historical groundwater sampling results shall be included in the final monitoring report each year. The report shall describe any significant changes in contaminant concentration or changes in groundwater elevation since the last report, and any measures proposed to address any increases observed. Supporting data, such as lab data sheets, need not be included in the hard copy of the report but shall be included in electronic copies of the report and uploaded to the Geotracker database (see record keeping - below).
- d. Groundwater Extraction: If applicable, the report shall include groundwater extraction results in tabular form, for each extraction well and for the Site as a whole, expressed in gallons per minute and total groundwater volume for the quarter. The report shall also include contaminant removal results, from groundwater extraction wells and from other remediation systems (e.g., soil vapor extraction), expressed in units of chemical mass per unit of groundwater extracted, mass per day and mass for the quarter or reporting interval. Historical mass removal results shall be included in the final report each year. Mass removal results shall also be displayed graphically.
- e. Project Status Report: The monitoring report shall describe relevant work completed during the reporting period (e.g., Site investigation, interim remedial measures) and work planned for the following reporting period.

3. **Violation Reports:** If the 13267 Parties violate requirements in the 13267 Order, then the 13267 Parties shall notify the Regional Water Board case manager by telephone and email as soon as practicable once the 13267 Parties have knowledge of the violation. Regional Water Board staff may, depending on violation severity, require the 13267 Parties to submit a separate technical report on the violation within five working days of notification. Regional Water Board staff shall specify the content and scope of this report.
4. **Other Reports:** The 13267 Parties shall notify the Regional Water Board in writing a minimum of five business days prior to any Site activities, such as well construction, soil, soil gas, or groundwater sampling, soil excavation, or other activities which could have the potential to cause further migration of contaminants or which would provide new opportunities for Site investigation.
5. **Record Keeping:** The 13267 Parties or their agents shall retain data generated for the above reports, including lab results and QA/QC data, for a minimum of six years after origination and shall submit copies of these documents to the Regional Water Board upon request.
6. **SMP Revisions:** Revisions to the Self-Monitoring Program may be ordered by the Assistant Executive Officer, either on his/her own initiative or at the request of the dischargers. Prior to making SMP revisions, the Assistant Executive Officer will consider the burden, including costs, of associated self-monitoring reports relative to the benefits to be obtained from these reports.
7. **Uploading Reports to the Geotracker database:** All monitoring reports and laboratory data shall be uploaded to the State Water Board's Geotracker database within five business days of submittal to the Regional Water Board. An electronic copy and one paper copy of all reports shall be submitted to the Regional Water Board, and an electronic copy submitted to the Solano County Department of Resource Management, Environmental Health Division.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

CLEANUP STAFF'S RESPONSE TO COMMENTS

**Final 13267 Order for 622-630 Jackson Street,
Fairfield, Solano County**

This document provides Regional Water Board cleanup staff's response to comments received on the draft 13267 Order (Order) for the subject site. On October 18, 2012, cleanup staff distributed the Order to the appropriate parties for comment. We received comments on the Order from the following parties:

Date	Commenter
11/02/12	RX Daughters, LLC, and George Jay Tomasini, owners of the property at 712 Madison Street, Fairfield – submitted by Robert Farrell, Esq., of Lewis Brisbois Bisgaard & Smith
11/02/12	Moore & Tegtmeier and Tegtmeier Associates, Inc., former owners of the property at 622-630 Jackson Street – submitted by Christopher Nedeau, Esq., of Nossaman
11/02/12	Jewel Hirsch (dba Fairfield Cleaners, located at 625 Jackson Street) – submitted by Allison McAdam, Esq., of Hunsucker Goodstein & Nelson

The comments are summarized below together with our responses.

RX Daughters, LLC, and George Jay Tomasini

1. **Comment:** The text in Finding 4. (Adjacent Sites) of the Order should be changed to delete “Fairfield” from the name of One Hour Cleaners and to add One Hour Martinizing Dry Cleaners, “and other dry cleaners”. The text should also be changed to state that dry cleaning was conducted at this location for about 40 years rather than 50 years.

Response: The Order has been revised to reflect this information and to make it consistent with the Order for the 712 Madison Street property. Additional suspected dischargers may be added to this Order as additional information becomes available.

Moore & Tegtmeier and Tegtmeier Associates, Inc.

1. **Comment:** The Suspected Dischargers for 622-630 Jackson Street should not be obligated to investigate for PCE and PCE derivative compounds because neither PCE nor PCE derivative compounds were discharged from this property.

Response: We disagree. PCE and related VOCs have been documented in soil gas and groundwater and Stoddard solvent has been documented in soil and groundwater at this property. Current information is insufficient to determine whether Gillespie Cleaners used Stoddard solvent, or both Stoddard solvent and PCE, during the period that they operated at this location. Though there is not substantial evidence at this time of a PCE release here, there is the possibility that PCE was released as a result of Gillespie Cleaners operations. Data gaps currently exist, and without additional information it is unclear if activities at this property may have contributed to VOC contamination originating at other sites. The Order specifically requires investigation of the extent of Stoddard solvent at this property and determination if a source or sources of VOCs are present at this property. However, the parties to the 13267 Order will be responsible for delineation of VOC contamination only if the onsite investigation provides substantial evidence of an onsite source of VOC contamination. We have added language to the Order to clarify this intent.

2. **Comment:** Water Code Section 13267 pertains to an actual discharger, and the October 18, 2012 Order indicates that PCE and its derivative compounds were not discharged at the 622-630 Property. This code section cannot be invoked by the Regional Water Board to compel Tegtmeier Associates Inc. to investigate PCE and its derivative compounds.

Response: We disagree. The Order has been revised to clarify that currently there is no substantial evidence that PCE was discharged at this property, however, the possibility of a PCE release exists due to uncertainty regarding which solvent or solvents may have been used by Gillespie Cleaners. As noted in the response to Comment 1, PCE and related VOCs have been reported in soil gas and groundwater samples collected at this property. Water Code Section 13267 pertains to those “suspected of discharging,” and as noted in the Order, Tegtmeier Associates, Inc. is the successor to the entity that owned the property at the time Gillespie Cleaners was operating there. Consequently, Tegtmeier Associates, Inc. is named as a “suspected discharger” in the Order. It is unclear without further investigation whether Gillespie Cleaners used PCE in their operations and whether a discharge may have occurred as a result.

3. **Comment:** The Regional Water Board has identified the PCE dischargers in downtown Fairfield, namely 625 Jackson Street and 712 Madison Street.

Response: Two confirmed sources of PCE contamination have been identified in downtown Fairfield. As noted in our response to Comment 2, it is unclear at the present

time if Gillespie Cleaners also used this chemical during their operations at the 622-630 Jackson Street property and whether a discharge occurred as a result of those operations.

4. **Comment:** Tegtmeier Associates Inc. cannot be held accountable for any purported discharge by Gillespie Cleaners because: 1) there is no evidence that Gillespie Cleaners discharged any chemicals; 2) there is no evidence that Gillespie Cleaners discharged any chemicals during the time that Moore & Tegtmeier owned 622-630 Jackson Street; and 3) Tegtmeier Associates Inc. did not succeed to the liabilities of Moore & Tegtmeier when it bought the partnership because it paid valuable consideration for the partnership.

Response:

1) Business records and other information in the record show that Gillespie Cleaners was operating a dry cleaning business at 622-630 Jackson Street. Dry cleaners at that time used either Stoddard solvent or PCE in their operations. There is no evidence in the record to indicate that any other business at this location used either Stoddard solvent or PCE. Both Stoddard solvent and PCE are found in groundwater samples collected at this property. This strongly suggests that one or both of these chemicals were discharged as a result of Gillespie Cleaner's operations.

2) Tegtmeier Associates, Inc.'s predecessor, Moore & Tegtmeier, owned the property during Gillespie Cleaners' operations. It owned the property starting around February 5, 1945; Gillespie operated on the property starting around 1934 and ending early in 1947.

3) Tegtmeier Associates, Inc., is the continuation of Moore & Tegtmeier, a general partnership. According to a grant deed transferring the property from the partnership to the corporation, the partnership sought permission from the Corporations Commissioner to transfer from a partnership to a corporation. Despite this evidence, the commenter states the corporation is not a continuation of the partnership because, based on a mere grant deed recital, consideration was paid for the property, relying on *Franklin v. USX Corp.*, (2001) 87 Cal.App.4th 615. The court in *Franklin* held that a crucial factor in determining whether a corporate acquisition constitutes a merger or mere continuation is whether adequate consideration—sufficient to meet claims of creditors—was paid for the predecessor corporation's assets. Here, there is no evidence that adequate consideration was paid or what that amount was and whether it was sufficient to meet the claims of creditors. In fact, whatever the consideration was, it was insufficient for purposes of calculating the transfer tax transferring the property from the partnership to the corporation, such that the transfer tax was calculated based on the value of the property stated in the partnership's application to transfer to a corporation. Moreover, both the partnership and corporation involved nearly the same identity of ownership, management or directorship, which satisfies another test for when a successor entity is a mere continuation of a predecessor entity, *Ray v. Alad* (1977) 19 Cal.3d 22.

In sum, the fact that the partnership sought to transfer to a corporation is dispositive evidence that the corporation is a continuation of the partnership.

5. **Comment:** The investigation and monitoring required for a party to fulfill a Water Code Section 13267 requirement pertaining to the PCE contamination in downtown Fairfield will cost hundreds of thousands of dollars. This work order would be in contravention of the language of the statute and cause unwarranted financial burden to the uninsured Tegtmeier Associates Inc. and its sole surviving shareholder.

Response: Regional Water Board Cleanup Staff estimate that the cost for compliance with Task 2 of the Order (Completion of VOC Source Delineation) should not exceed \$50,000. If the results of this work provide substantial evidence that VOCs were not discharged at this property and that activities at this property have not contributed to VOC contamination, then the Assistant Executive Officer will not require the additional work described in Task 5 (Risk Evaluation and Remedial Investigation Workplan), Task 6 (Completion of Risk Evaluation and Remedial Investigation), and Task 7 (Remedial Action Plan Including Proposed Cleanup Levels).

As noted in the response to Comment 1, VOCs are present in soil gas and groundwater samples collected at this property. Currently there is uncertainty regarding which solvent or solvents Gillespie Cleaners used in their operations at this location and whether VOCs were discharged as a result of those operations. Task 2 of the Order requires the suspected dischargers to provide the additional information required to determine if Gillespie Cleaners discharged VOCs and impacted beneficial uses of groundwater.

Jewel Hirsch

1. **Comment:** The Order requires completion of Task 3. (Risk Evaluation and Remedial Investigation Workplan) for the 625 Jackson Street property two months prior to the required completion date for Task 2. (Completion of VOC Source Delineation) in the Order for the 622-630 Jackson Street property. We request that the completion date for task for Task 3 of the Order for 625 Jackson Street be set for 60 days following the completion date of Task 2 for the 622-630 Jackson Street property so that our consultants may have the benefits from the VOC Source Delineation.

Response: We agree. The Order for the 625 Jackson Street property has been revised to reflect a completion date for Task 3 that is 60 days later than the completion date of Task 2 for the 622-630 Jackson Street Order.

EXHIBIT C



February 15, 2013

Mr. Kent Aue, P.G., C.HG., C.E.G.
Regional Water Quality Control Board
San Francisco Region
1515 Clay Street, Suite 1400
Oakland, California 94612

**RE: CVOC Source Investigation Work Plan
622-630 Jackson Street, Fairfield, California**

Dear Mr. Aue:

This letter has been prepared by The Source Group, Inc. (SGI) on behalf of the property owner of 622-630 Jackson Street, Fairfield, California (Site, Figure 1) and as requested by the California Regional Water Quality Control Board (CRWQCB) order entitled, *CRWQCB – San Francisco Bay Region, Water Code Section 13267 Order for the property located, 622-630 Jackson Street, Fairfield, Solano County* (Order, Attachment A). As discussed during our recent telephone conversations, the objective of this work plan is to identify the lateral and vertical extent of potential sources of chlorinated volatile organic compounds (CVOCs) at the Site.

SITE BACKGROUND

Site Description

The Site consists one parcel (Parcel # 0030-243-170), approximately 51 feet wide by 67 feet long, located at 622-630 Jackson Street in Fairfield, California. The Site located in a commercially developed area and is bordered to the south by an Alley way, to the north by a theatre, and to the east by a parking lot. Fairfield Cleaners, which is subject to CRWQCB oversight for the investigation and cleanup of CVOC release(s), is located immediately east of the Site across Jackson Street. Other CVOC sources have also been identified in the Site vicinity.

Site History

The Site was occupied by Bernard Gillespie who operated Gillespie Cleaners from approximately 1935 to 1947. Based on the records presented in Attachment B, Gillespie Cleaners offered laundry services, with dry cleaning limited to 1943 to 1947, when operations

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were moved to a new location. Stoddard solvent was likely used as a dry cleaning fluid during the short time period that dry cleaning was performed at the Site, which is supported by the fact that stoddard solvent has been reported in shallow soil samples collected at the Site. There is no historical evidence the CVOCs, including tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride, were ever used during dry cleaning operations at the Site. A copy of the March 1, 2012 letter from the Law Offices of Terry A. Duree, Inc., which summarized historical property ownership and use is included as Attachment B.

Historical Investigations

Historical investigations on and surrounding the Site have been completed by various consultants performing work for the Fairfield Cleaners Site located at 625 Jackson Street, Fairfield, California. The following reports and letters were utilized to summarize historical investigations on and adjacent to the Site.

Environmental Forensic Investigations, Inc.;

- *Phase II Site Investigation Report*, dated August 4, 2005. (EFI)

Genesis Engineering & Redevelopment, Inc.;

- *Additional Site Characterization Report*, dated July 17, 2007 (GER, 2007);
- *Additional Site Characterization Report*, dated December 8, 2009 (GER, 2009);
- *Investigation to Assess Potential Off-Site Sources*, dated January 26, 2011 (GER, 2011a);
- *Additional Site Characterization Report*, dated July 17, 2011 (GER, 2011b); and,
- *Gillespie Cleaners (622-630 Jackson Street) Property Investigation*, dated September 14, 2011 (GER, 2011c).

Hydrogeology

Based on the findings of the previous investigations, the Site subsurface generally consists of 1—foot of fill, which is underlain by clay, silty clay, and/or sandy clay to approximately 22 feet below ground surface (feet-bgs). A clayey sand interval was noted at approximately 22 feet-bgs. Groundwater is typically observed at 5 feet-bgs and has a horizontal hydraulic gradient toward the southeast.

Soil

A total of six soil samples have been collected from three on-Site borings (GC-1, GC-1A, and GC-2) and three soil samples have been collected from three off-Site borings (GER-B34, GER-B16, and GER-B28) which were completed to a maximum depth of 5.5 feet-bgs.

Borings GC-1 and GC-1A are located within the former dry cleaning equipment area and boring GER-B28 is located along the southern edge of the former dry cleaning equipment area in the Alley way. Boring GC-2 is located at the northeast corner of the Site, approximately 14 feet from the former dry cleaning equipment area. Boring GER-B34 is located at the southwest corner of the Site within the Alley way. Boring GER-B16 is located approximately 10 feet south of the Site along the sanitary sewer line in the Alley way. The location of each soil boring is presented on Figure 2.

The CVOCs that are typically associated with dry cleaning operations (e.g., PCE) were not detected in any of the nine soil samples collected on or immediately adjacent to the Site. CVOC analytical results in soil are presented on Figure 3 and summarized in historical tables included in Attachment C.

Existing Data Evaluation - Soil

Previous data collection efforts completed by consultants hired by Fairfield Cleaners were designed to evaluate potential sources of CVOCs at the Site. Specifically, soil samples were collected within the former dry cleaning area, at the northeast and southwest corners of the Site, and/or along the sanitary sewer line within the Alley way. No CVOCs were detected in any of the nine soil samples collected during previous investigations. Results did not indicate the presence of a CVOC source within the former dry cleaning area, along the sanitary sewer lateral, or along the southern and eastern perimeters of the property.

Soil Gas

Two soil gas samples (GC-1 and GC-2) were collected on-Site beneath the former dry cleaning equipment area and at the northeast corner of the Site approximately 14 feet from the former dry cleaning area. Soil gas samples were collected from a depth of approximately 2.5 feet-bgs. The location of each soil gas boring is presented on Figure 2.

CVOCs typically associated with dry cleaning operations using chlorinated solvents, including PCE, TCE, cis-1,2-DCE, and vinyl chloride, were not detected above laboratory detection limits

in either of the two soil gas samples collected on-Site. CVOC analytical results in soil gas are presented on Figure 4 and summarized in historical tables included in Attachment C.

Existing Data Evaluation – Soil Gas

Previous data collection efforts completed by consultants hired by Fairfield Cleaners were designed to evaluate potential sources of CVOCs at the Site. Specifically, soil gas samples were collected within the former dry cleaning equipment area and near the sanitary sewer lateral, and at the northeast corners of the Site approximately 14 feet from the former dry cleaning equipment area. CVOCs associated with dry cleaning operations were not detected in any of the soil gas samples collected during previous investigations. Results indicate that a CVOC source is not present within the former dry cleaning equipment area, near the sanitary sewer lateral, and along the eastern perimeters of the property.

Groundwater

A total of three grab groundwater samples have been collected from two on-Site borings (GC-1, and GC-2) and six groundwater samples have been collected from five off-Site borings (CPT-7, GER-B28, GER-B9, GER-B29, and GER-B2). Groundwater samples were collected at depths ranging from 10 feet-bgs to 48 feet-bgs. The location of each grab groundwater boring is presented on Figure 2.

Borings GC-1 and GC-2 were collected on-Site beneath the former dry cleaning area and at the northeast corner of the Site approximately 14 feet from the former dry cleaning equipment area, respectively. Boring GER-B28 is located along the southern edge of the former dry cleaning equipment area in the Alley way. Boring GER-B34 is located at the southwest corner of the Site within the Alley way and near the sanitary sewer lateral. Borings GER-B9 and GER-B29 are located within the Alley way immediately south of the Site. Borings GER-B-2 and CPT-7 are located up-gradient and down-gradient of the Site, respectively.

CVOC concentrations detected in grab groundwater samples are summarized below:

Up-gradient: PCE and TCE were detected in the grab groundwater sample collected from boring GER-B-2 at a depth of 20 feet-bgs at concentrations of 2,180 micrograms per liter ($\mu\text{g/L}$) and 58 $\mu\text{g/L}$, respectively. Boring GER-B-2 is located along the western edge of Jackson Street, immediately east of the Fairfield Cleaners property, and approximately 50 feet west of the Site. Based on a review of historical data, shallow groundwater in the area flows in a southeast direction. Grab groundwater sample GER-B-2 is located up-gradient of the Site and down-gradient of the Fairfield Cleaners property.

On-Site: CVOCs were not detected above the laboratory detection limit in the grab groundwater sample collected from boring GC-2 at a depth of 10 feet-bgs. An attempt was made to collect a grab groundwater sample from boring GC-1 at a depth of 10 feet-bgs, but the borehole was dry. PCE was detected at a concentration of 63.8 µg/L and 535 µg/L in grab groundwater samples collected from boring GC-2 at a depth of 23 feet-bgs and boring GC-1 at a depth of 22.5 feet-bgs, respectively. TCE was detected at a concentration of 7.9 µg/L and 10.4 µg/L in grab groundwater samples collected from boring GC-2 at a depth of 23 feet-bgs and boring GC-1 at a depth of 22.5 feet-bgs, respectively.

Down-gradient: PCE was detected in grab groundwater sample collected from boring GER-B29 at a depth of 29 feet-bgs, boring GER-B28 at a depth of 24 feet-bgs, and boring CPT-7 at a depth of 20 feet-bgs at concentrations of 939 µg/L, 1,100 µg/L, and 290 µg/L respectively. TCE was detected in grab groundwater sample collected from boring GER-B29 at a depth of 29 feet-bgs, boring GER-B28 at a depth of 24 feet-bgs, and boring CPT-7 at a depth of 20 feet-bgs at concentrations of 110 µg/L, 28.8 µg/L, and 9.6 µg/L respectively. Boring GER-B29 is located along the Alley way immediately south of the Site, boring GER-B28 is located along the southern edge of the former dry cleaning equipment area in the Alley way, and boring CPT-7 is located along the southern edge of the Alley way approximately 45 feet southeast of the Site. Based on a review of historical data, shallow groundwater in the area flows in a southeast direction. Grab groundwater samples collected from borings GER-B29, GER-B28, and CPT-7 are located down-gradient of the Site and down-gradient of the Fairfield Cleaners property.

Cross-Gradient: PCE and TCE were detected in grab groundwater sample collected from boring GER-B9 at a depth of 29 feet-bgs at concentrations of 46 µg/L and 1.0 µg/L, respectively. Boring GER-B9 is located along the southern edge of the Alley way approximately 17 feet south of the Site. Based on a review of historical data, shallow groundwater in the area flows in a southeast direction. Grab groundwater sample GER-B9 is located cross-gradient of the Site.

CVOC analytical results in groundwater are presented on Figure 5 and summarized in historical tables included in Attachment C.

Existing Data Evaluation - Groundwater

Previous data collection efforts completed by the Fairfield Cleaners consultants were designed to evaluate potential sources of CVOCs in groundwater at the Site. Specifically, grab groundwater samples were collected within the former dry cleaning area and near the sanitary sewer lateral, and at the northeast corner of the Site approximately 14 feet from the former dry

cleaning area, down-gradient of the Site within the Alley way, and up-gradient of the Site within Jackson Street.

PCE was detected in seven of the eight grab groundwater samples collected. PCE was detected at a minimum concentration of 63.8 µg/L in the on-Site boring GC-2 and at a maximum concentration of 2,180 µg/L in the up-gradient boring GER-B2. CVOCs were not detected above the laboratory detection limit in the on-Site grab groundwater sample collected from boring GC-2 at a depth of 10 feet-bgs. PCE concentrations detected in the on-Site grab groundwater sample collected within the former dry cleaning area were approximately 50% less than PCE concentrations observed at up-gradient grab groundwater sample GER-B-2. Results indicate that the source of CVOCs observed in groundwater beneath the Site originated up-gradient of the Site near grab groundwater sample GER-B-2.

PROPOSED INVESTIGATION ACTIVITIES

As discussed during our recent discussions, the purpose of this investigation is to determine if a source of CVOCs is present at the Site. As described above, groundwater is typically observed within 5 feet-bgs, a known source of CVOCs is located upgradient of the Site, and PCE plume core with concentrations exceeding 1,000 µg/L from the upgradient source appears to be present beneath the Site. To distinguish between potential on-Site and off-Site sources, soil and soil vapor sampling is proposed.

The proposed scope of work includes the advancement of five soil borings for the collection of soil samples and the installation and sampling of temporary soil vapor points. Proposed soil boring locations are shown on Figure 6 and are designed to further investigate potential sources of CVOCs within the former dry cleaning area, along the sanitary sewer lateral and beneath the building. A brief summary of pre-field activities are provided including permitting, utility clearances, followed by a detailed description of each investigation activity, along with the rationale and objective for each activity.

Pre-Field Activities

Prior to soil sampling and soil vapor point installation at the Site, the following activities will be completed:

- Approval of this Work Plan will be obtained from the CRWQCB;
- The site-specific health and safety plan (HASP) will be completed in accordance with OSHA regulations 29 CFR 1910.120;

- The proposed drilling locations will be marked with white paint on the Site and Underground Services Alert will be notified at least 48 hours prior to drilling to clear underground utilities in the proposed drilling location;
- Permits will be obtained from the Solano County Department of Resource Management – Environmental Health Services (SCDRM-EHS), if necessary;
- SGI will retain a private utility locator to clear the proposed drilling locations of underground utilities and other possible subsurface obstructions; and,
- The SCDRM-EHS, CRWQCB, and other necessary parties will be notified of proposed field activities at least three days prior to initiating field work.

Proposed Boring Completion

Proposed soil samples will be collected to identify potential CVOCs in soil directly below the on-Site building (Figure 2). Specifically, the investigation will include the completion of five soil borings advanced to approximately 2-3 feet-bgs utilizing hand auger and post hole digger to facilitate the collection of soil samples. The exact sampling depth will be chosen based on conditions encountered in the field; and will target coarse-grained material located above groundwater.

Proposed Soil Sampling

Soil cuttings derived during boring advancement will be visually screened and classified in accordance with the Unified Soil Classification System (USCS) and screened for volatile organic vapors using a hand-held photoionization detector (PID). Once total depth has been reached, a slide hammer equipped with a 6-inch sampler loaded with stainless steel sleeves will be used to collect undisturbed soil samples. Upon retrieval, the ends of each sample sleeve will be covered with Teflon™ sheeting and capped with plastic end caps, and the sample will be labeled with a unique sample number, date of collection and sample location and depth, and placed in an ice-filled cooler. One soil sample is proposed to be collected from each boring, submitted to a certified laboratory, and analyzed for halogenated VOCs (8010-list) by Environmental Protection Agency (EPA) Method 8260B, and total petroleum hydrocarbons as stoddard solvent by modified EPA Method 8015. The proposed soil boring locations are shown on Figure 2.

Proposed Temporary Soil Vapor Point Installation

SGI proposes to install and sample five temporary soil vapor points to further investigate potential sources of VOCs at the Site. The boreholes used for the soil sampling described above will be converted into five temporary soil vapor points. Methodologies used for the soil vapor monitoring

will be consistent with the *Department of Toxic Substances Control (DTSC) Advisory – Active Soil Gas Investigation*, dated April 2012.

At each location, a probe tip connected to Teflon tubing will be placed between the top and bottom of the sampling interval within a sand pack extending 6 inches above and below the sampling interval. The sand pack will be appropriately sized and installed to minimize disruption of airflow to the sampling tip. At least one foot of dry granular bentonite will be placed on top of the sand pack to preclude the infiltration of hydrated bentonite grout into the sand pack. The borehole will be grouted to the surface with hydrated bentonite. It will be very important to adequately seal the soil vapor sampling probes to minimize the exchange of atmospheric air with soil vapor and to maximize the representativeness of the samples. Tubing will be marked at the surface to identify the probe location and depth.

Upon completion, probes will be properly secured and capped, to prevent infiltration of water or ambient air into the subsurface and to prevent accidental damage or vandalism. During the probe installation, subsurface conditions are unavoidably disturbed. Therefore, prior to sampling, the subsurface soil vapor profile will be allowed to equilibrate for at least 48 hours following probe installation.

Proposed Temporary Soil Vapor Point Sampling

A total of five soil vapor samples will be collected through the Teflon tubing connected to a purge manifold. Prior to sampling, sample locations will be purged to ensure that stagnant or ambient air is removed from the sampling system and to ensure samples collected are representative of subsurface conditions. The appropriate volumes of soil gas will be purged through the manifold using purge canister or pump. Following purging, the valves to the purge line will be closed and the manifold valve to the sample canister will be opened. The canister valve on the sample canister will then be opened, and the sample will be collected in a 1-liter Summa canister. Samples will be collected at a flow rate between 100 and 200 milliliters per minute and never exceeding a vacuum of more than 100 inches of water. Laboratory certification of 10% of the canisters will be specified to the laboratory. Clean laboratory-provided sampling manifolds, flow controllers, and canisters will be used at each sample location. Following collection of each sample, the canister valve will be closed and the sample canister prepared for shipping back to the laboratory. The sample containers will be labeled with sample-point identification, date, and time of collection. Soil vapor samples will be analyzed for PCE, TCE, cis-1,2-DCE, and vinyl chloride by USEPA Method TO-15.

Quality Assurance / Quality Control

A shut-in test and a leak test will be conducted each time a soil gas sample is collected to determine whether leakage has occurred. A leak check compound, or tracer, such as isopropanol

Mr. Kent Aue
February 15, 2013
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will be used. Immediately before sampling, the leak check compound will be placed at each location where ambient air could enter the sampling system or where cross-contamination may occur. The leak check compound will be included in the list of analytes during laboratory analysis of each sample.

Equipment Decontamination / Waste Removal

Non-dedicated sampling equipment will be cleaned in an aqueous solution of a non-phosphate cleanser, rinsed with tap water, and rinsed a second time with deionized water to prevent cross-contamination between sample intervals. Soil cuttings produced during hand auguring and decontamination water will be placed in Department of Transportation (DOT)- approved 55-gallon steel drums, and stored on-site pending receipt of the analytical results. This investigation-derived waste (IDW) will be properly disposed in accordance with the applicable Federal, State, and local regulations.

Project Reporting and Schedule

Results of the CVOC source investigation, including methodologies used for boring advancement, data collection, soil sampling, and IDW disposition, will be included in an investigation report (Report). The Report will also include a summary of field activities, analytical results presented in tables and figures, and recommendations. The Report will be reviewed in its entirety and signed by a California Professional Geologist. SGI plans to commence work immediately following the approval of this Work Plan by CRWQCB. SGI estimates investigation activities will be completed over a one-week period, and anticipates submittal of the Report to the CRWQCB by May 10, 2013.

CLOSING

Please feel free to call the undersigned at SGI's Grass Valley office at (530) 272-4200, if you have any questions or comments.

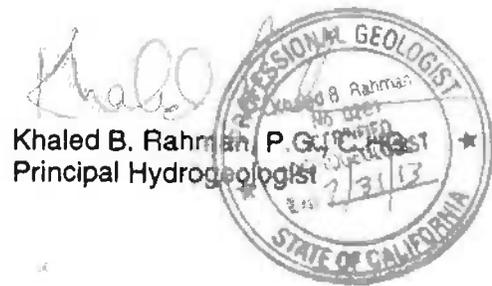
Sincerely,

The Source Group, Inc.



Greg McIver
Project Manager

cc: Terry Duree



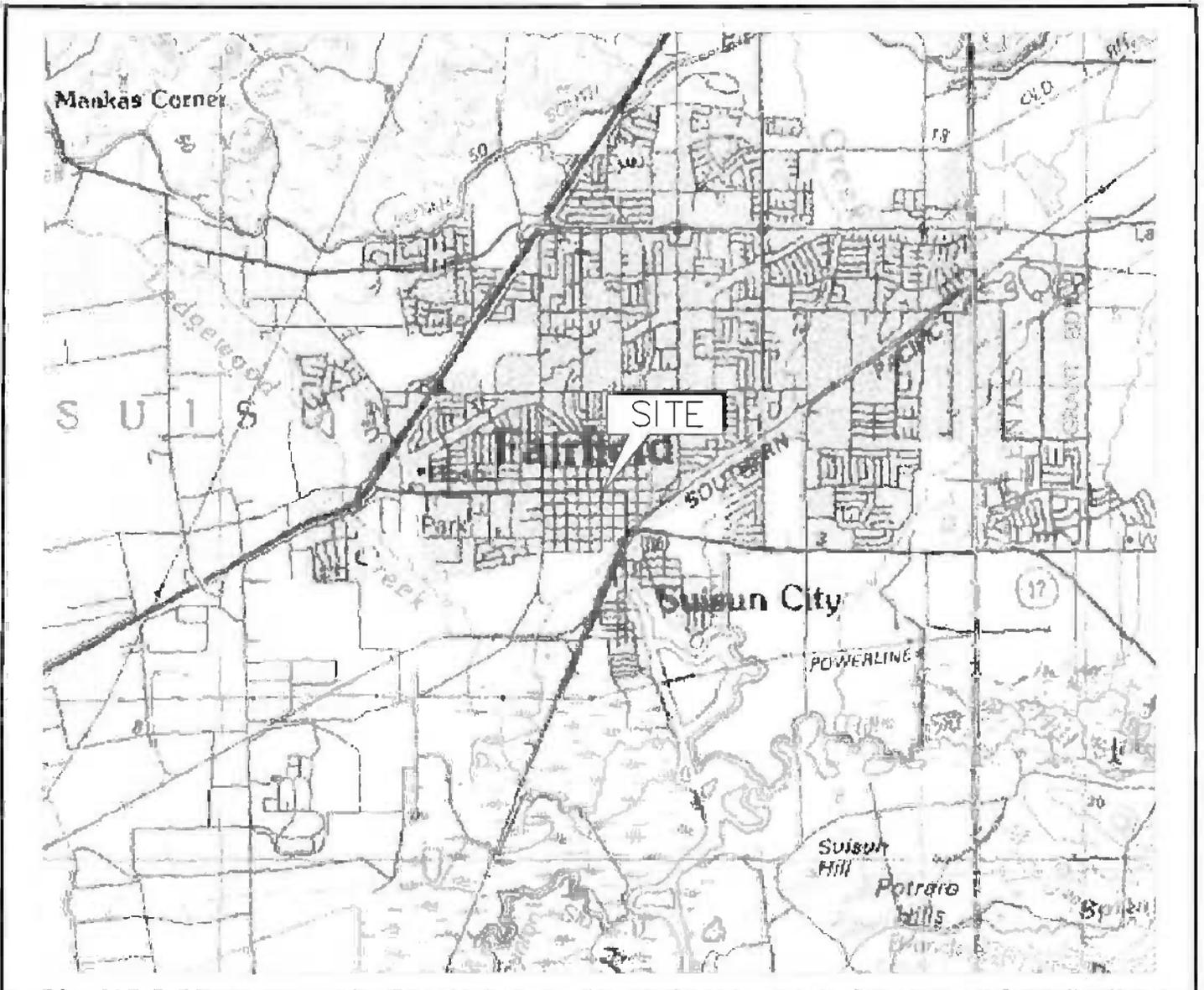
Mr. Kent Aue
February 15, 2013
Page 10 of 10

Attached:

- Figure 1: Site Location Map
- Figure 2: Site Plan
- Figure 3: Chemical Concentration Map - Soil
- Figure 4: Chemical Concentration Map - Soil Gas
- Figure 5: Chemical Concentration Map – Groundwater
- Figure 6: Proposed Soil Boring Locations

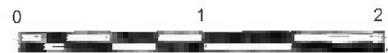
- Attachment A: RWQCB Correspondence
- Attachment B: Law Office of Terry Duree, Inc. Correspondence
- Attachment C: Historical Tables

FIGURES



BASE MAP: USGS 1:100,000 TOPOGRAPHIC MAP, NAPA, 1983

LEGEND



HORIZONTAL SCALE IN MILES

SGI environmental
THE SOURCE GROUP, Inc.
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 GRASS VALLEY, CA 95949

FORMER GILLESPIE CLEANERS
 622 JACKSON STREET
 FAIRFIELD, CALIFORNIA

PROJECT NO.	DATE	DR. BY:	APP. BY:
06-GC-001	07/01/2012	AB	GM

SITE LOCATION MAP

FIGURE 1



FIGURE
2

SITE PLAN

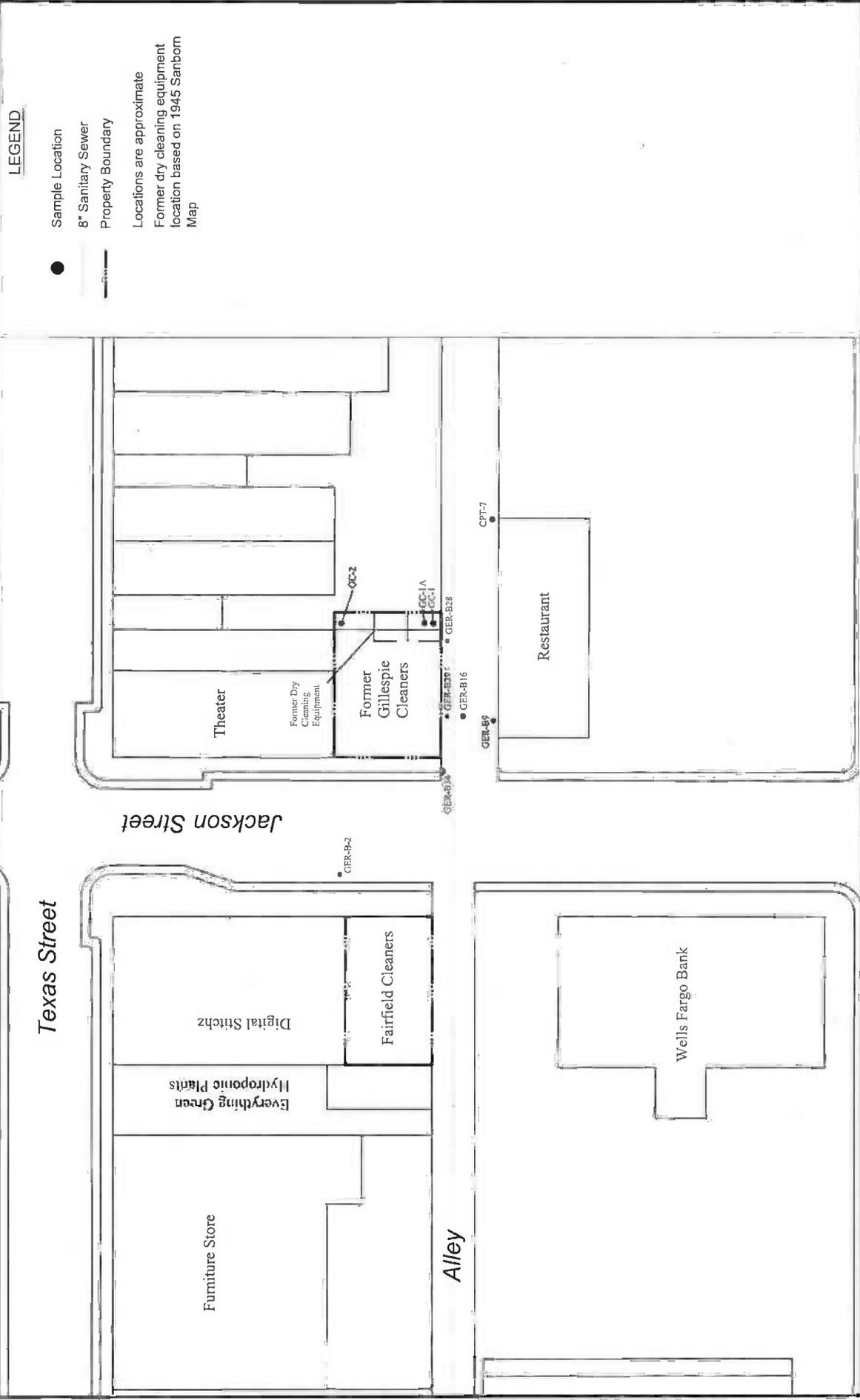


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622 JACKSON STREET
FAIRFIELD, CALIFORNIA

PROJECT NO. 06-GC-001	DATE 09/01/2012	DR. BY: AB	APP. BY: GM
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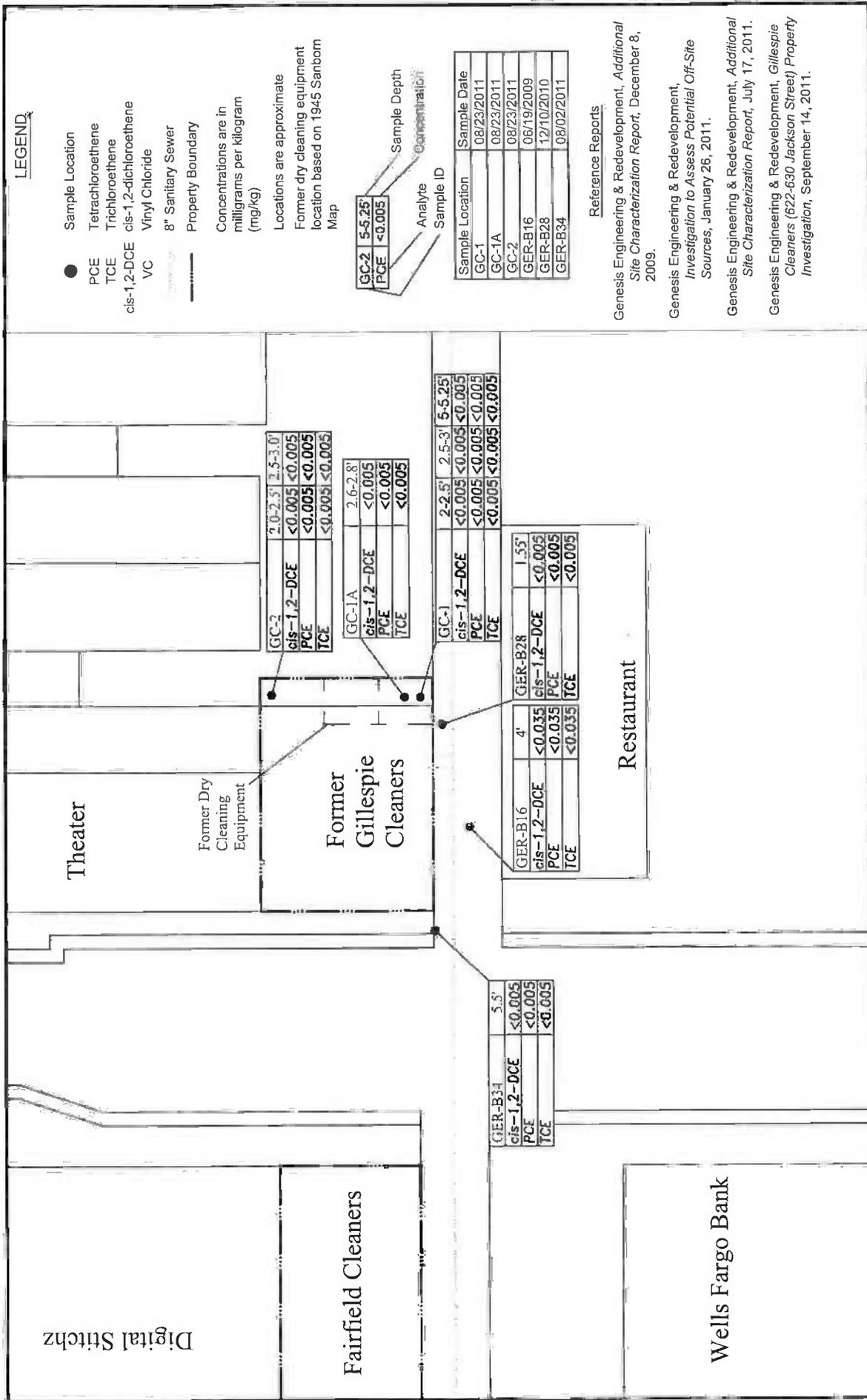
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**CHEMICAL CONCENTRATION
 MAP - SOIL**



- LEGEND**
- Sample Location
 - PCE Tetrachloroethene
 - TCE Trichloroethene
 - cis-1,2-DCE cis-1,2-dichloroethene
 - VC Vinyl Chloride
 - 8" Sanitary Sewer
 - Property Boundary
- Concentrations are in milligrams per kilogram (mg/kg)
- Locations are approximate Former dry cleaning equipment location based on 1945 Sanborn Map

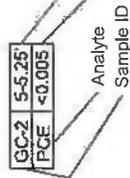
GC-2	2.0-2.3'	2.5-3.0'
cis-1,2-DCE	<0.005	<0.005
PCE	<0.005	<0.005
TCE	<0.005	<0.005

GC-1A	2.6-2.8'
cis-1,2-DCE	<0.005
PCE	<0.005
TCE	<0.005

GC-1	2-2.5'	2.5-3'	5-5.25'
cis-1,2-DCE	<0.005	<0.005	<0.005
PCE	<0.005	<0.005	<0.005
TCE	<0.005	<0.005	<0.005

GER-B34	5.5'
cis-1,2-DCE	<0.005
PCE	<0.005
TCE	<0.005

GER-B16	4'	GER-B28	1.55'
cis-1,2-DCE	<0.035	cis-1,2-DCE	<0.005
PCE	<0.035	PCE	<0.005
TCE	<0.035	TCE	<0.005



Sample Location	Sample Date
GC-1	08/23/2011
GC-1A	08/23/2011
GC-2	08/23/2011
GER-B16	06/19/2009
GER-B28	12/10/2010
GER-B34	08/02/2011

Reference Reports

Genesis Engineering & Redevelopment, Additional Site Characterization Report, December 8, 2009.

Genesis Engineering & Redevelopment, Investigation to Assess Potential Off-Site Sources, January 26, 2011.

Genesis Engineering & Redevelopment, Additional Site Characterization Report, July 17, 2011.

Genesis Engineering & Redevelopment, Gillespie Cleaners (622-630 Jackson Street) Property Investigation, September 14, 2011.



FIGURE
4

**CHEMICAL CONCENTRATION
MAP - SOIL GAS**



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DATE
07/01/2012

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AB

APP. BY:
GM



944 MCCOURTNEY ROAD, SUITE H
GRASS VALLEY, CA 95949

Wells Fargo Bank

Alley

Restaurant

Former
Gillespie
Cleaners

Former Dry
Cleaning
Equipment

Theater

Fairfield Cleaners

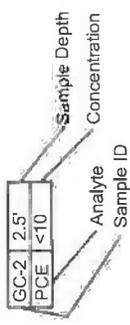
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LEGEND

- Sample Location
- PCE Tetrachloroethene
- TCE Trichloroethene
- cis-1,2-DCE cis-1,2-dichloroethene
- 8" Sanitary Sewer
- Property Boundary

Concentrations are in
micrograms per meters
cubed (ug/m³)

Locations are approximate
Former dry cleaning equipment
location based on 1945 Sanborn
Map



Sample Location	Sample Date
GC-1	08/23/2011
GC-2	08/23/2011

Reference Reports

Genesis Engineering & Redevelopment, *Gillespie Cleaners (622-630 Jackson Street) Property Investigation*, September 14, 2011.

GC-2	2.5'	2.5'
cis-1,2-DCE	<10	<100
PCE	<10	<100
TCE	<100	<100
GC-1	2.5'	2.5'
cis-1,2-DCE	<100	<100
PCE	<100	<100
TCE	<100	<100



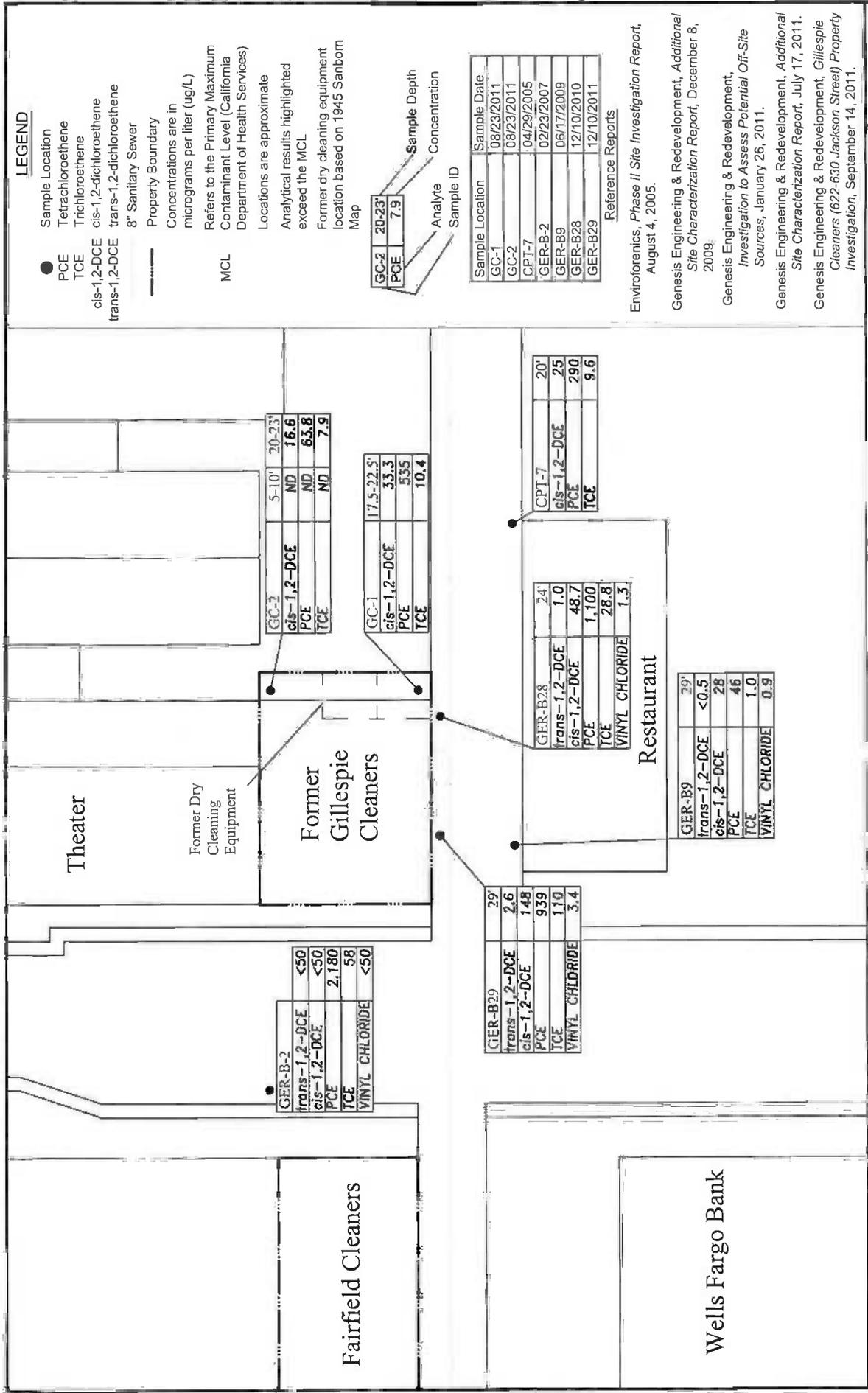
944 McCOURTNEY ROAD, SUITE H
GRASS VALLEY, CA 95949

FORMER GILLESPIE CLEANERS
622 JACKSON STREET
FAIRFIELD, CALIFORNIA

CHEMICAL CONCENTRATION MAP - GROUNDWATER



FIGURE
5

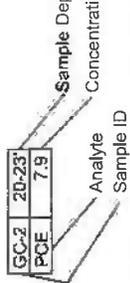


LEGEND

- Sample Location
- Tetrachloroethene
- Trichloroethene
- cis-1,2-DCE
- trans-1,2-DCE
- 8" Sanitary Sewer
- Property Boundary
- Concentrations are in micrograms per liter (ug/L)
- Refers to the Primary Maximum Contaminant Level (California Department of Health Services)

MCL

Locations are approximate
Analytical results highlighted
exceed the MCL
Former dry cleaning equipment
location based on 1945 Sanborn
Map



Sample Location	Sample Date
GC-1	08/23/2011
GC-2	08/23/2011
CPT-7	04/29/2005
GER-B-2	02/23/2007
GER-B9	06/17/2009
GER-B28	12/10/2010
GER-B29	12/10/2011

Reference Reports

- Enviroforensics, Phase II Site Investigation Report, August 4, 2005.
- Genesis Engineering & Redevelopment, Additional Site Characterization Report, December 8, 2009.
- Genesis Engineering & Redevelopment, Investigation to Assess Potential Off-Site Sources, January 26, 2011.
- Genesis Engineering & Redevelopment, Additional Site Characterization Report, July 17, 2011.
- Genesis Engineering & Redevelopment, Gillespie Cleaners (622-630 Jackson Street) Property Investigation, September 14, 2011.

GER-B-2

trans-1,2-DCE	<50
cis-1,2-DCE	<50
PCE	2,180
TCE	58
VINYL CHLORIDE	<50

GER-B29

trans-1,2-DCE	29
cis-1,2-DCE	2.6
PCE	148
TCE	939
VINYL CHLORIDE	110
VINYL CHLORIDE	3.4

GC-1

trans-1,2-DCE	17.5-22.5'
cis-1,2-DCE	53.3
PCE	535
TCE	10.4

GC-2

trans-1,2-DCE	5-10'
cis-1,2-DCE	20-23'
PCE	ND
TCE	16.6
PCE	ND
TCE	63.8
PCE	ND
TCE	7.9

GER-B28

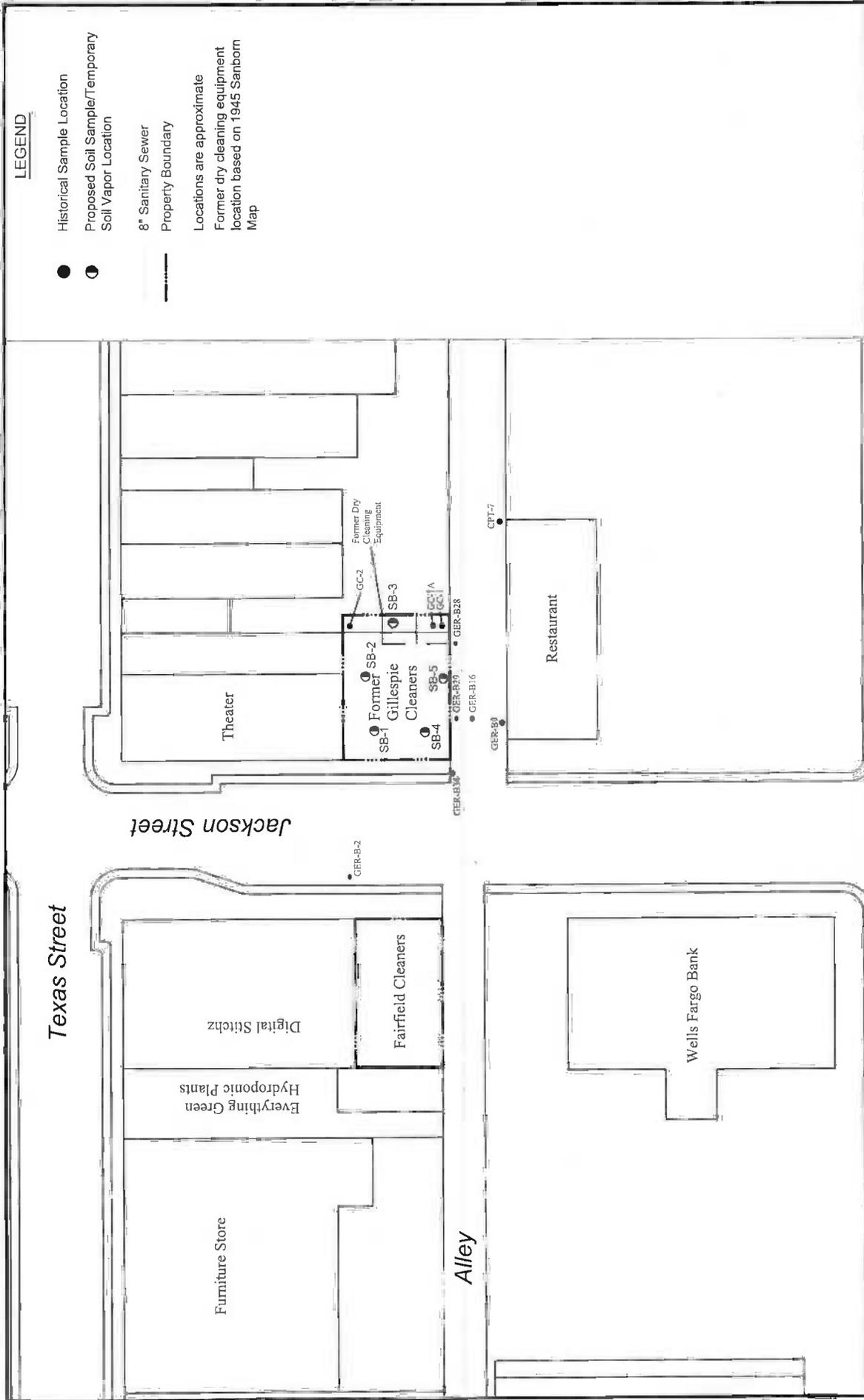
trans-1,2-DCE	2.4'
cis-1,2-DCE	1.0
PCE	48.7
TCE	1,100
VINYL CHLORIDE	28.8
VINYL CHLORIDE	1.3

GER-B9

trans-1,2-DCE	29'
cis-1,2-DCE	<0.5
PCE	28
TCE	46
VINYL CHLORIDE	1.0
VINYL CHLORIDE	0.9

CPT-7

trans-1,2-DCE	20'
cis-1,2-DCE	25
PCE	290
TCE	9.6



	PROPOSED SOIL BORING LOCATIONS		FIGURE 6
FORMER GILLESPIE CLEANERS 622 JACKSON STREET FAIRFIELD, CALIFORNIA	PROJECT NO. 06-GC-001	DATE 02/01/2013	DR. BY: AB
APP. BY: GM			

THE SOURCE GROUP, INC.
 944 McCOURTNEY ROAD, SUITE H
 GRASS VALLEY, CA 95949

ATTACHMENT A
RWQCB CORRESPONDENCE

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

WATER CODE SECTION 13267 ORDER

**STEPHEN SPENCER
RONALD WASLOHN
TERRY A. DUREE, INC.
TEGTMEIER ASSOCIATES, INC.**

**For the property located at 622-630 JACKSON STREET
FAIRFIELD, SOLANO COUNTY**

The California Regional Water Quality Control Board, San Francisco Bay Region's Cleanup Team (Water Board Cleanup Team) finds that:

1. **Legal Authority:** This Order is issued under Water Code Section 13267 and requires submittal of technical reports. Water Code section 13267 provides that the Water Board may require any person who has discharged, discharges, or is suspected of having discharged or discharging waste to furnish, under the penalty of perjury, technical or monitoring reports, provided that the burden, including costs, of these reports, shall bear a reasonable relationship to the need for the reports and the benefits to be obtained from the reports. In requiring the reports, the Regional Water Board must provide a written explanation with regard to the need for the reports, and identify the evidence that supports requiring the reports.
2. **13267 Parties:** Mr. Stephen Spencer, Mr. Ronald Waslohn, and Mr. Terry A. Duree, Inc. are suspected dischargers because they are co-owners of the property located at 622-630 Jackson Street in Fairfield (hereafter, "Property" or "Site;" Site # 1 on the site location map (Attachment 1)) from which there has been and continues to be a discharge of waste.

Tegtmeier Associates, Inc. is named as a suspected discharger because it is the continuing entity of Moore and Tegtmeier, the owner of the Property (starting in February 1945) at the time a dry cleaning business called Gillespie Cleaners was operating at this location. Moore and Tegtmeier, as the Property owner, is suspected of having permitted discharges on the Property by Gillespie Cleaners. Gillespie Cleaners operated at the Property from about 1933 to early 1947 when it moved to another location. A newspaper ad from January 1946 indicates Gillespie Cleaners was doing dry cleaning during Moore and Tegtmeier's ownership. Shallow soil and groundwater samples collected at the property show that Stoddard solvent was discharged at the Property. Soil gas and groundwater samples collected here contain tetrachloroethylene (PCE), a dry cleaning solvent, and other volatile organic compounds (VOCs). Gillespie Cleaners apparently used and discharged Stoddard solvent or PCE, or both, during the period when it was common practice to improperly dispose of used solvent. Current information is insufficient to determine if both Stoddard

solvent and PCE were discharged as a result of dry cleaning operations. Gillespie Cleaners was a large operation and employed as many as 21 people before it moved elsewhere to a new 7500 square feet plant with new state-of-the art dry cleaning equipment . Tegtmeier Associates, Inc., is the continuation of Moore & Tegtmeier. According to the grant deed transferring the property from Moore & Tegtmeier to Tegtmeier Associates, Inc., Moore & Tegtmeier sought permission to transfer from a partnership to a corporation.

Stephen Spencer, Ronald Waslohn, Terry A. Duree, Inc., and Tegtmeier Associates, Inc. are herein collectively referred to as "13267 Parties".

- 3. Discharges of Stoddard Solvent to Soil and Groundwater:** Soil and groundwater at and in the vicinity of the Property are impacted by the dry cleaning chemicals Stoddard solvent and tetrachloroethylene (PCE), and related volatile organic compounds (VOCs). The presence of Stoddard solvent in shallow soil and groundwater suggests a discharge of this chemical at the Property. The occurrence of PCE and related VOCs only in deeper soil and groundwater, along with information from business records and other sources, suggests that these chemicals may not have been used at the Site and may originate from other sources. Common release mechanisms at dry cleaners include surface spillage of solvent and disposal of used solvent on the ground. Spillage may also occur during delivery of fresh solvent or removal of contaminated solvent. Spilled solvent can enter soil and groundwater through cracks and expansion joints in floors or by permeating through concrete or other porous floors.

To investigate the potential presence of contamination at this Site, the current property owners for the nearby 625 Jackson Street property conducted two limited environmental assessments immediately adjacent to 622-630 Jackson Street and in the alley next to the building on the Site. Shallow soil gas, shallow soil, and grab groundwater samples from the shallow and intermediate zones were collected and submitted for laboratory analysis. Laboratory analytical reports for soil gas, soil, and shallow zone groundwater samples indicate that VOCs were not detected in these samples. However, high concentrations of Stoddard solvent were found in shallow groundwater samples. Laboratory reports for intermediate groundwater zone samples show significant concentrations of the VOCs PCE, trichloroethylene (TCE), and dichloroethylene (DCE), and detectable concentrations of vinyl chloride. Groundwater samples collected from the intermediate zone contained PCE at concentrations approximately one order of magnitude above the California maximum contaminant level (MCL).

The laboratory analytical data for soil, soil gas, and groundwater samples collected at this Site do not provide substantial evidence of a VOC release. However, the possibility of a release exists due to uncertainty regarding the type of solvent or solvents used by Gillespie Cleaners during their operations at this location. VOCs present in soil and groundwater may have originated from the adjacent sanitary sewer line or an upgradient source, but this cannot be determined with certainty because significant data gaps remain. Further investigation is needed to identify the source(s) of Stoddard solvent and VOC contamination, delineate contaminant pathways, identify and evaluate potential sensitive receptors, and characterize the vertical and lateral extent of contamination in soil and groundwater at and downgradient of the Site. The 13267 Parties to this Order will only be responsible for these tasks with

respect to VOC contamination if onsite investigation provides substantial evidence that there is an onsite source of VOC contamination.

4. **Adjacent Sites:** A dry cleaning business (Fairfield Cleaners) previously operated at 625 Jackson Street (Site #2 on Figure 1) for about 30 years. About one block northwest at 712 Madison Street, One Hour Martinizing Dry Cleaners, One Hour Cleaners, and other dry cleaners (Site #3 on Figure 1) conducted dry cleaning for about 40 years.

The current owners of the 625 Jackson Street property have conducted soil, soil gas, and/or groundwater investigations at and near their property, and limited soil, soil gas, and/or groundwater assessments at the 712 Madison Street and the 622-630 Jackson Street properties. The current property owners for 712 Madison Street have also conducted a soil and groundwater investigation at and near their property, and are currently conducting a second investigation. A release of contaminants has been confirmed at all three of these locations; however, the timing, nature, and relative significance of these releases and the degree to which contaminant plumes from the individual properties may be comingled or may have impacted other properties has not been determined. Corresponding Water Code section 13267 orders are being developed for the properties identified above. The Water Board encourages all the 13267 parties to work cooperatively in their efforts to comply with the 13267 orders.

5. **Need for and Benefit of Technical Reports; Evidence Supporting Requirement:** The technical reports required by this Order are needed to provide information to the Water Board regarding (a) the nature and extent of discharge at and from 622-630 Jackson Street, (b) the nature and extent of pollution conditions in waters of the State and United States created by the discharges, (c) the threat to public health and the environment posed by the discharges, and (d) the appropriate cleanup measures necessary to clean up and abate the pollution. Given the soil and groundwater contamination at and near the Property and its threats to public health and the environment, the burden of providing the reports required by this Order bears a reasonable relationship to the need for the reports, costs, and benefits to be obtained from the reports. The benefits include providing technical information necessary to determine what measures are appropriate and necessary to clean up contaminated property and groundwater, bring the Property into compliance with applicable water quality standards, and protect beneficial uses of groundwater, including human health and the environment. The evidence that supports requiring the 13267 Parties to provide the reports is contained in the Regional Water Board's files for 622-630 Jackson Street, Fairfield.

IT IS HEREBY ORDERED, pursuant to California Water Code section 13267 that the 13267 Parties shall comply with the following tasks and provisions:

TASKS:

1. **WORKPLAN TO DELINEATE VOC SOURCES**

COMPLIANCE DATE: February 15, 2013

Submit a workplan acceptable to the Assistant Executive Officer to identify and laterally and vertically delineate any sources of VOC pollution at the Site. The workplan shall specify objectives, investigation methods and rationale, and a proposed time schedule.

2. COMPLETION OF VOC SOURCE DELINEATION

COMPLIANCE DATE: May 10, 2013

Submit a technical report acceptable to the Assistant Executive Officer documenting all work performed to implement the approved Task 1 workplan. The technical report shall identify and describe any confirmed and potential on-Site sources of VOC pollution.

3. WORKPLAN TO DELINEATE STODDARD SOLVENT SOURCES

COMPLIANCE DATE: June 21, 2013

Submit a workplan acceptable to the Assistant Executive Officer to identify and laterally and vertically delineate all the sources of Stoddard solvent pollution at the Site. The workplan shall specify objectives, investigation methods and rationale, and a proposed time schedule.

4. COMPLETION OF STODDARD SOLVENT SOURCE DELINEATION

COMPLIANCE DATE: October 25, 2013

Submit a comprehensive technical report acceptable to the Assistant Executive Officer documenting all work performed to implement the approved Task 3 workplan. The technical report shall identify and describe confirmed and potential on-Site sources of pollution and shall include a site conceptual model based on data developed for the Site.

5. RISK EVALUATION AND REMEDIAL INVESTIGATION WORKPLAN

COMPLIANCE DATE: 90 days following a requirement from the Assistant Executive Officer to submit a risk evaluation and remedial investigation workplan.

Submit a workplan acceptable to the Assistant Executive Officer: 1) to identify, evaluate, and quantify site-specific human health risk and ecological risk; 2) to delineate and describe the lateral and vertical extent of soil and groundwater pollution on and extending downgradient of the Site in the shallow, intermediate, and deep groundwater zones, to the applicable MCL for PCE and its breakdown products; 3) to identify, delineate, and map potential contaminant migration pathways in three dimensions; and 4) to quantify, to the fullest extent practicable,

the relative importance of individual migration pathways to contaminant migration in the area of the Site and downgradient. The workplan shall incorporate relevant information from the Site conceptual model (i.e., identify pathways and receptors where Site contaminants pose a potential threat to human health or the environment). The workplan shall propose and describe methods and procedures for evaluating risk that incorporate current standards of practice. The workplan shall also specify objectives, investigation methods and rationale, and a proposed time schedule.

The Assistant Executive Officer will only require this task if he/she concludes that there is an onsite source of VOC contamination, based on the Task 2 report and any other relevant evidence.

6. COMPLETION OF RISK EVALUATION AND REMEDIAL INVESTIGATION

COMPLIANCE DATE: 120 days following Assistant Executive Officer approval of the Task 5 workplan

Submit a technical report acceptable to the Assistant Executive Officer documenting all work performed to implement the approved Task 5 workplan. The technical report shall include a well-documented conceptual site model supported by hydrogeological and chemical data developed during the investigation. The report shall also delineate and describe the lateral and vertical extent of pollution down to concentrations at or below typical cleanup levels for soil and groundwater. The results of this report shall be used to establish acceptable exposure levels and remedial alternatives as described in Task 7, below.

Based on the results of the remedial investigation and risk evaluation, the Assistant Executive Officer may determine that additional work under Tasks 5 and 6 of this 13267 Order is necessary to complete the remedial investigation.

7. REMEDIAL ACTION PLAN INCLUDING PROPOSED CLEANUP LEVELS

COMPLIANCE DATE: 60 days following Assistant Executive Officer approval of the Task 6 report

Submit a technical report acceptable to the Assistant Executive Officer containing:

- a. Summary of remedial investigation
- b. Summary of risk evaluation
- c. Feasibility study evaluating alternative final remedial actions
- d. Recommended final remedial actions and cleanup levels

e. Implementation tasks and time schedule

Item c. above, shall include projections of cost, effectiveness, benefits, and impact on public health, welfare, and the environment, for each remedial action alternative evaluated.

Items a. through c. above, shall be consistent with the guidance provided by Subpart F of the National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR Part 300), CERCLA guidance documents with respect to remedial investigations and feasibility studies, Health and Safety Code Section 25356.1(c), and State Water Board Resolution No. 92-49 as amended ("Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304").

8. **GROUNDWATER MONITORING AND REPORTING**

COMPLIANCE DATE: As specified in Self-Monitoring Program

Submit routine groundwater monitoring reports as described in the Self-Monitoring Program for this Property (Attachment 2).

PROVISIONS:

1. **Qualified Professionals:** Professionals acting on the 13267 Parties' behalf shall be qualified, licensed, and competent and proficient in the fields pertinent to the required activities. California Business and Professions Code sections 6735, 7835, and 7835.1 require that engineering and geologic evaluations and judgments be performed by or under the direction of licensed professionals.
2. **Lab Qualifications:** All samples shall be analyzed by State-certified laboratories or laboratories accepted by the Regional Water Board using approved EPA methods for the type of analysis to be performed. All laboratories shall maintain quality assurance/quality control (QA/QC) records for Regional Water Board review. This provision does not apply to analyses that can only reasonably be performed on-site (e.g., temperature).
3. **Uploading Documents to the GeoTracker Database:** Electronic copies of all correspondence, technical reports, and other documents pertaining to compliance with this 13267 Order shall be uploaded to the State Water Board's GeoTracker database within five business days after submittal to the Regional Water Board. Guidance for electronic information submittal is available at: http://www.waterboards.ca.gov/cwphome/ust/cleanup/electronic_reporting/index.html
4. **Document Distribution:** An electronic copy and one paper copy of all correspondence, technical reports, and other documents pertaining to compliance with this 13267 Order shall be provided to the Regional Water Board. An

electronic copy of all documents submitted to the Regional Water Board shall also be provided to the following agency:

County of Solano, Department of Resource Management,
Environmental Health Division

The Assistant Executive Officer may modify this distribution list.

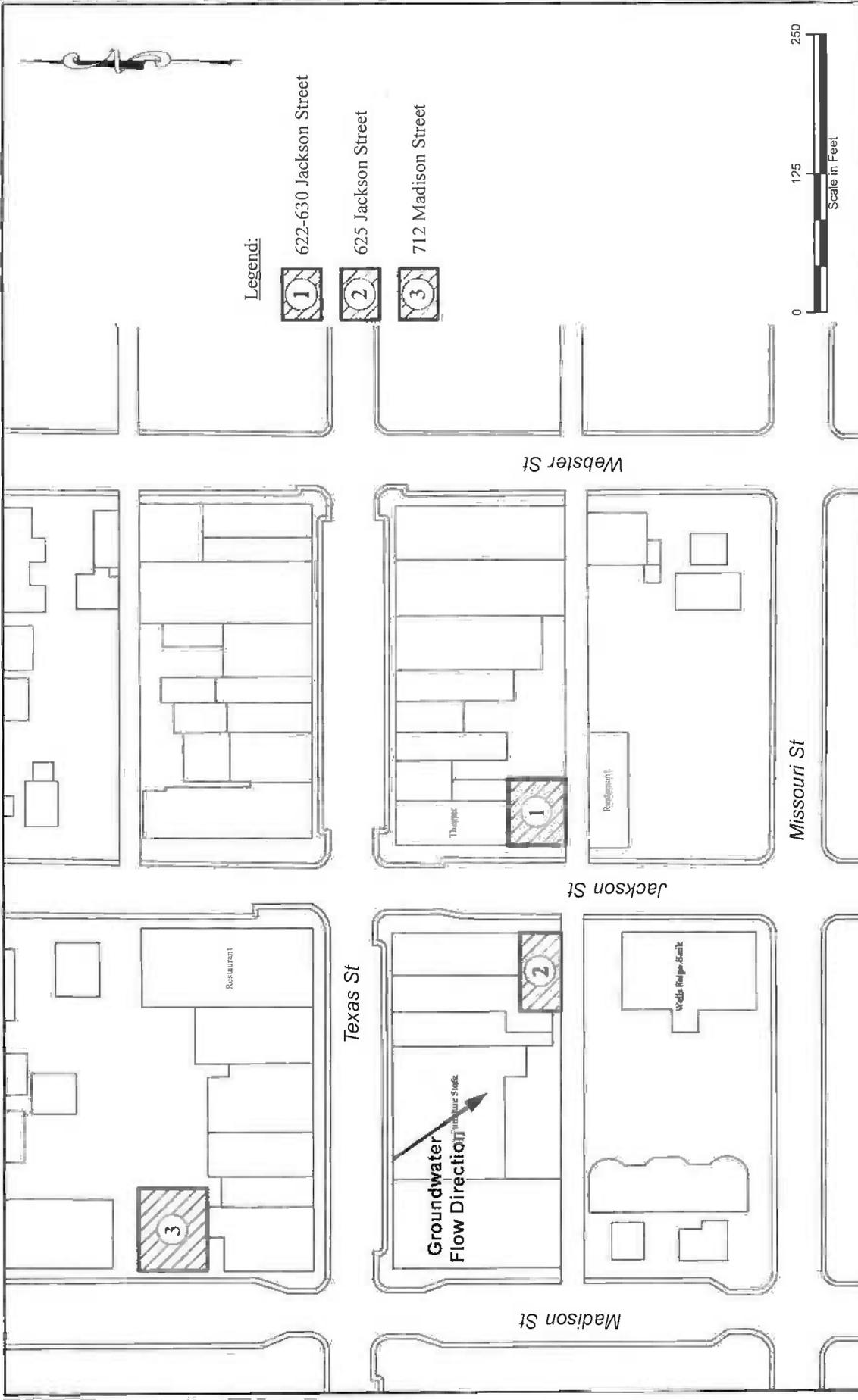
Attachments:

1. Site Location Map
2. Self-Monitoring Program

12/13/12

Dyan C. Whyte
Assistant Executive Officer
Cleanup Team Lead

Date



SITE LOCATION MAP
Fairfield, California

Checked by:	SV	Project Number:	138A_3	Figure:	1
Drawn:	DH	DATE:	138A_3		
Checked:	SV	Revised:		ASSN:	DATE: 1/13/04

Figure Prepared By

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SELF-MONITORING PROGRAM for the property located at

622-630 JACKSON STREET
FAIRFIELD, SOLANO COUNTY

1. **Monitoring:** The 13267 Parties shall measure groundwater elevations in all monitoring wells, and shall collect and analyze representative samples of groundwater according to the following schedule:

Well Interval	Sampling Frequency	Analyses EPA Method
Shallow	Quarterly	8260, 8015
Intermediate	Quarterly	8260, 8015

The 13267 Parties shall sample monitoring wells quarterly, as shown in the table. New monitoring and extraction wells installed shall be monitored quarterly for at least the first year following installation; then quarterly or semi-annually as directed by the Assistant Executive Officer. Groundwater samples from new wells in the shallow and intermediate groundwater zones shall be analyzed by EPA Method 8260 and EPA Method 8015. The EPA Method 8015 shall include a full range analysis quantified as gas, diesel, motor oil, and Stoddard solvent, unless otherwise directed by the Assistant Executive Officer. Chromatograms shall be included with all reports that include laboratory results.

Monitoring well gauging and sampling at this Site shall be coordinated with gauging and sampling at the 625 Jackson Street and 712 Madison Street sites so that groundwater data collection occurs optimally on the same day. In no case shall these data be collected more than three days apart. Groundwater samples shall be analyzed using the USEPA method(s) shown in the above table. The 13267 Parties may propose changes in the sampling and analytical program; any proposed changes are subject to Assistant Executive Officer approval.

2. **Groundwater Monitoring Reports:** The 13267 Parties shall submit routine monitoring reports to the Regional Water Board no later than 30 days following the end of the quarter (e.g., report for first quarter of the year due April 30) in which the monitoring event occurred. The first semi-annual monitoring report required under this 13267 Order shall be due within 30 days following the end of either the first or third quarter after this 13267 Order is issued; whichever occurs first. As noted above, new wells shall initially be sampled each quarter for the first year, and a monitoring report shall be submitted within 30 days following the end of each quarter. Each report shall be a stand-alone document and shall include, at a minimum:
 - a. Transmittal Letter: The transmittal letter shall discuss any deviations or violations during the reporting period and actions taken or planned to correct the problem.

The letter shall be signed by the 13267 Parties or his/her duly authorized representative, and shall include a statement by the official, under penalty of perjury, that the report is true and correct to the best of the official's knowledge. The report shall be signed and stamped by a California-licensed geologist or California-licensed engineer.

- b. Groundwater Elevations: Groundwater elevation data shall be presented in tabular form, and a groundwater elevation contour map shall be prepared for each monitored water-bearing zone. A graph and a table showing historical groundwater elevations shall be included in the last monitoring report each year. Groundwater elevations shall be measured from a surveyed point at each well established by a California licensed surveyor. All wells installed by the 13267 Parties for 622-630 Jackson Street, 625 Jackson Street, and 712 Madison Street shall be surveyed to a common datum point, and all 13267 Parties shall provide access to their wells for this purpose. All 13267 Parties shall provide complete groundwater and well elevation data to the 13267 Parties for 622-630 Jackson Street, 625 Jackson Street, and 712 Madison Street within 10 working days following each well gauging and/or sampling event.
- c. Groundwater Analyses: Groundwater elevation and analytical data shall be presented in tabular form, and isoconcentration maps shall be prepared for one or more key contaminants for each monitored water-bearing zone, as deemed appropriate by the Assistant Executive Officer. The report shall indicate the analytical method(s) used, detection limits obtained for each reported constituent, and a summary of QA/QC data. A graph and a table showing historical groundwater sampling results shall be included in the final monitoring report each year. The report shall describe any significant changes in contaminant concentration or changes in groundwater elevation since the last report, and any measures proposed to address any increases observed. Supporting data, such as lab data sheets, need not be included in the hard copy of the report but shall be included in electronic copies of the report and uploaded to the Geotracker database (see record keeping - below).
- d. Groundwater Extraction: If applicable, the report shall include groundwater extraction results in tabular form, for each extraction well and for the Site as a whole, expressed in gallons per minute and total groundwater volume for the quarter. The report shall also include contaminant removal results, from groundwater extraction wells and from other remediation systems (e.g., soil vapor extraction), expressed in units of chemical mass per unit of groundwater extracted, mass per day and mass for the quarter or reporting interval. Historical mass removal results shall be included in the final report each year. Mass removal results shall also be displayed graphically.
- e. Project Status Report: The monitoring report shall describe relevant work completed during the reporting period (e.g., Site investigation, interim remedial measures) and work planned for the following reporting period.

3. **Violation Reports:** If the 13267 Parties violate requirements in the 13267 Order, then the 13267 Parties shall notify the Regional Water Board case manager by telephone and email as soon as practicable once the 13267 Parties have knowledge of the violation. Regional Water Board staff may, depending on violation severity, require the 13267 Parties to submit a separate technical report on the violation within five working days of notification. Regional Water Board staff shall specify the content and scope of this report.
4. **Other Reports:** The 13267 Parties shall notify the Regional Water Board in writing a minimum of five business days prior to any Site activities, such as well construction, soil, soil gas, or groundwater sampling, soil excavation, or other activities which could have the potential to cause further migration of contaminants or which would provide new opportunities for Site investigation.
5. **Record Keeping:** The 13267 Parties or their agents shall retain data generated for the above reports, including lab results and QA/QC data, for a minimum of six years after origination and shall submit copies of these documents to the Regional Water Board upon request.
6. **SMP Revisions:** Revisions to the Self-Monitoring Program may be ordered by the Assistant Executive Officer, either on his/her own initiative or at the request of the dischargers. Prior to making SMP revisions, the Assistant Executive Officer will consider the burden, including costs, of associated self-monitoring reports relative to the benefits to be obtained from these reports.
7. **Uploading Reports to the Geotracker database:** All monitoring reports and laboratory data shall be uploaded to the State Water Board's Geotracker database within five business days of submittal to the Regional Water Board. An electronic copy and one paper copy of all reports shall be submitted to the Regional Water Board, and an electronic copy submitted to the Solano County Department of Resource Management, Environmental Health Division.

ATTACHMENT B

LAW OFFICE OF TERRY DURRE INC. CORRESPONDENCE

LAW OFFICES OF
TERRY A. DUREE, INC.

TERRY A. DUREE

A PROFESSIONAL CORPORATION

622 JACKSON STREET
FAIRFIELD, CA 94533

TELEPHONE:

707-422-8933

TELECOPIER:

707-422-1520

March 1, 2012

Kent Aue
California Regional Water Control Board
1515 Clay Street
Oakland, CA 94612

VIA E-MAIL: kaue@waterboards.ca.gov

RE: Subject property: 622-630 Jackson Street,
Fairfield, Solano County, California
Technical Report on Site History

Dear Mr. Aue:

The following information is provided to you pursuant to your
letter dated December 28, 2011.

I. CURRENT OWNERSHIP OF THE PROPERTY

622 Jackson Street is currently owned by:

1. Terry A. Duree, Inc., a Professional Corporation,
Thirty three and one third percent (33 1/3%)
2. Stephen Spencer: Thirty three and one third percent (33 1/3%)
3. Ronald Waslohn: Thirty three and one third percent (33 1/3%)

Terry A. Duree, Inc., has owned a thirty three and one third percent (33 1/3%) interest in the property since November 8, 2005. Stephen Spencer and Ronald Waslohn acquired an interest in the property on April 16, 2004. Prior to the purchase of the property on April 16, 2004 there was a fire on the property, which was then occupied by a carpet store. Spencer and Waslohn purchased the property in it's dilapidated condition following the fire.

Thereafter, Spencer, Waslohn and Terry A. Duree Inc rehabilitated the property and since late 2005 it has been operated as a law office and has been occupied by Terry A. Duree, Inc. and various

subtenants, all of whom have been lawyers, except one who is a process server. Terry A. Duree, Inc., continues to occupy the premises, and operate the premises as a law office.

II. PERSON FROM WHOM THE PROPERTY WAS PURCHASED

The property was purchased by Spencer and Waslohn from Sudha Raghu Sawkar, who purchased the property in 1999 from Tegtmeier Associates, Inc., as a married woman, as her sole and separate property. So far as is known to Spencer, Waslohn and Terry A. Duree, Inc., Sawkar rented the property during her period of ownership to a carpet store whose lease terminated with the fire described above.

Between at least 1945 and 1999 the property was owned successively by G.R. Moore and Homer I. Tegtmeier, Moore and Tegtmeier, and Tegtmeier Associates, Inc. Copies of the deeds of these transactions are enclosed for your reference. The address for Sudha Sawkar, so far that is known to the current owner is 160 Sage Way, Napa, California, 94559. Tegtmeier's address is C/O Nossman Associates, Attorneys at Law, Christopher A. Nedeau, 50 California St. 34th Floor, San Francisco, CA 94111.

In 1945 the property was acquired through a probate proceeding by Nellie Jewett, Anna Fleming, and Catherine Mariano as to a thirty three and one third Percent (33 1/3%) interest. They acquired the property through a distribution from a trust of Sophia N. McEniry in 1945. Thereafter, the property was conveyed by Jewett, Fleming and Mariano to G.R. Moore and Homer I. Tegtmeier, on or about February 5, 1945. A copy of the probate proceeding and the 1945 deed to Moore and Tegtmeier are enclosed for your reference. We have no information on Jewett, Fleming or Marino.

III. A DESCRIPTION OF THE OPERATIONS OR ACTIVITIES CONDUCTED AT THE PROPERTY DURING THE PERIOD OF OWNERSHIP BY THE ABOVE NAMED PERSONS

A. Gillespie's Cleaners:

We have attempted to locate business licenses and other information from City of Fairfield records regarding Gillespie's

Cleaners. No such records exist. We have also consulted Sanborn Maps, the Polk Directory, and perhaps, most importantly, the Fairfield newspaper, The Solano Republican, which was publishing in Fairfield, in Solano County, during the thirties and forties.

We started the search through the Solano Republican in 1935 to determine whether or not there was any news or information regarding Gillespie's Cleaners, or whether there was any advertising placed by Gillespie's Cleaners in the newspaper. The first advertising discovered by us during our search of the Solano Republican was an ad on December 24, 1935 advertising the existence of Gillespie's Cleaners with its location as Fairfield. In 1935 the population of Fairfield was somewhere between 1,131 and 1,312 people. (Census figures provided this information.)

In 1935 Gillespie's Cleaners described itself in advertising as Gillespie's Cleaners and Dyers, and indicated their location as being on Jackson St. in Fairfield. In 1935 they had two more ads with the same information, the last one being on March 1, 1935.

Because the city was so small we noted in looking through the newspapers at the time that most businesses simply gave a street as their address and more often than not left out the exact number in their business address. The next add discovered placed by Gillespie's Cleaners was December 30, 1937 advertising Gillespie's Cleaners at 630 Jackson Street, Fairfield.

No adds were found in 1938, probably because we were unable to view the last two weeks of December 1938 on the newspaper microfiche. In December 1939 Gillespie's Cleaners had an ad describing themselves as "cleaners."

Throughout 1940, 1941, 1942 and the first four months of 1943 Gillespie's Cleaners placed various ads in the newspaper describing itself as either Gillespie's Cleaners or Gillespie's Cleaners and Dyers. In April 1943 Gillespie's Cleaners placed an ad, "Be relieved of laundry worries." (emphasis supplied) It was not until May 1943 that there is an ad where Gillespie's Cleaners states, "We dry clean and process."

Gillespie's Cleaners continued to place ads in the local newspaper throughout 1943, 1944 and 1945 variously listing it's location as Jackson Street or 630 Jackson Street in Fairfield.

On January 31, 1946 Gillespie's Cleaners announced in the local newspaper that it was moving to a new home. The ground was being cleared at the corner of Texas Street and Pennsylvania Avenue on lots purchased by Gillespie's Cleaners several years before. The new building was to measure fifty by eighty five (50 X 85) feet with all new appliances. Gillespie expected the business would be open by April and described the new location as being the most complete cleaners between Sacramento and Oakland.

In October 1946 there was an article indicating that due to a shortage of materials the new Gillespie's Cleaners would not open until December, 1946. In an ad placed January 23, 1947 Gillespie's announced that its new building had the "latest Cleaning Equipment". In an ad placed on February 6, 1947 Gillespie's Cleaners announced its new building was open for inspection.

B. Singh's BMW Motors

According to the Polk Directory there was a business located at 622 Jackson Street in 1970 by the name of Singh's Imported Car Service. There is some speculation that Singh's Imported Car Service was an auto repair business, however, we have located a sign application for Singh's, which application was heard on April 8, 1969 at the Architectural Approval Committee wherein the applicant, Solano Signs, asked for approval of a sign at 622 Jackson Street on behalf of Singh Motors BMW.

It is believed that rather than an auto repair shop Singh's was an automobile broker, and that no repair services of any kind were performed on automobiles at 622 Jackson Street. Moreover, the city ordinance in effect in 1970, according to Rick Hancock city planner for the City of Fairfield, was the same as the city zoning ordinance currently in effect for downtown Fairfield. That ordinance prohibits any automobile repair business to be located in the downtown area of Fairfield. Singh could not have operated an automobile repair business in downtown Fairfield in 1970 because the city zoning ordinance would have prohibited issuing a

license to operate such a business. Moreover, the elevation of the front of the building in the sign application is the same as it presently exists. There are no bay doors at 622 Jackson Street so auto repair on the premises would be impossible. A copy of the sign application is enclosed with this letter.

C. Boiler Explosion:

There has been some talk by some parties and others of a boiler explosion having taken place in downtown Fairfield some time in the past. In reviewing each and every edition of the Solano Republican between 1935 and March 1947 there were two (2) explosions reported in downtown Fairfield. One was in an edition dated February 4, 1937 in which it was reported that a furnace explosion had taken place at the Solano Title Company at 740 Texas Street, Fairfield. The second explosion that was reported in the newspapers during that period of time was on May 2, 1946 where there was a huge fire at the new John Campos building on Texas Street causing \$37,000.00 in damages to the \$50,000.00 building that was being constructed. The cause of the fire was reported as being an explosion of the coal oil heater used to melt tar being used in insulating the huge refrigerator at the rear of the building. The fire was described as the worst since the high school was destroyed in 1929. That building was near the corner of Texas and Jefferson Street.

D. Adjoining Businesses:

The Regional Water Quality Control Board is of course aware of the fact that a dry cleaning business existed at 625 Jackson Street for approximately fifty (50) years, which dry cleaning business is directly across the street from 622 Jackson Street. Immediately adjacent to 625 Jackson Street property is a property located at the corner of Texas and Jackson Street which is also owned by the same owners as the owners of 625 Jackson Street.

In 1937 the Solano Republican carried an article stating that a new Richfield gasoline station would be located at the corner of Jackson Street and Texas Street at the location of the old Solano Garage. The Richfield station would also include automobile repairs. In July 1945 the Richfield Station at Texas and Jackson

Street was still in existence and advertised itself as under new management and selling oil and gas.

In May 1936 a new gas station was established at Texas and Madison Street, according to an article in the Solano Republican.

In 1940 a Union Oil Service Station announced it's grand opening after being remodeled and was located at Texas and Great Jones Street.

IV. CONCLUSION:

There is no evidence that any business that was ever located at 622 Jackson Street improperly disposed of hazardous materials at the site. There is little evidence that Gillespie's Cleaners engaged in dry cleaning activity until the middle of the year 1943, and Gillespie's Cleaners vacated the premises within three (3) years thereafter. There is no evidence as to what process Gillespie's Cleaners used to dry clean clothing. At that time there were several methods used by dry cleaners used across the United States. Machines during that period of time were vented. Their fumes and drying exhaust were expelled into the atmosphere in the same way as with the modern tumble drier exhaust. The cleaning solvent was lost into the atmosphere, not the ground. Later, (including after the time Gillespie's Cleaners was located at 622 Jackson Street) much stricter controls of emissions have insured that all dry cleaning machines in the western world are fully enclosed and no solvent fumes are vented in the atmosphere. In enclosed machines solvents recovered during the drying processes were returned condensed and distilled so it can be reused to clean further loads or safely be disposed of. These machines were not available until the late 1940's. At the time Gillespie's Cleaners operated at 622 Jackson Street such machines were not in existence so that cleaning solvent used at 622 Jackson Street would have been vented into the atmosphere. There is no evidence of any improper disposal by Gillespie's Cleaners, nor any explosion that took place at 622 Jackson Street that would cause the release of hazardous chemicals. The information provided above regarding the dry cleaning history was obtained from an article found on Wikipedia, a copy of the article is enclosed with this correspondence.

Historical data used herein may also be found at:

http://www.swrcb.ca.gov/sanfranciscobay/publications_forms/documents/SCVWD_Study/Study.pdf and
<http://www.drycleancoalition.org/chemicals/ChemicalsUsedInDrycleaningOperations.pdf>

From the late 1920s until the late 1950s Stoddard solvent was the predominant dry cleaning solvent in the United States. Most commonly during the time Gillespie's Cleaners was at 630 Jackson Street dry cleaners used Stoddard solvents. Moreover, Perc was not in general use in dry cleaning until the mid to late forties after World War II. There were shortages of Perc during the war and it was expensive.

The other business causing concern to the regional board was Singh's Imported Car Service which was assumed to be an auto repair shop, but most certainly was not since that would have violated the existing zoning code at the time Singh's was located at 622 Jackson Street. Moreover, the name in the Polk directory is suspect since the sign application made by Singh was Singh Motors BMW. Finally, the building at 622 Jackson Street could not accommodate a car repair service.

I declare under penalty of perjury that the information provided in response to your request for a technical report under §6132 of the California Water Code is full, true and correct and that this declaration was made on March 1, 2012 at Fairfield, Solano County, California.

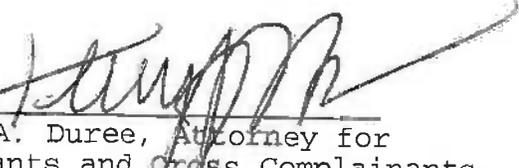

Terry A. Duree, Attorney for
Defendants and Cross Complainants
Stephen Spencer, Ronald Waslohn and
Terry A. Duree, Inc.

Exhibit "A"

Chart

<u>DATE</u>	<u>PROPERTY OWNER</u>	<u>BUSINESS</u>	<u>CHEMICALS USED</u>
1935	Sophia M. McEniry Trust	Gillespie's Cleaners and Dryers	Unknown-Soap and Detergents
May 1943	Sophia M. McEniry Trust	Gillespie's (First ad for dry cleaning)	Unknown- carbon tetrachloride and Stoddard solvent most commonly used
1945	Nellie Jewett, Anna Fleming Catherine Mariano- Sold to G.R. Moore and Homer I. Tegtmeier seven (7) days After acquiring title.	Gillespie's Cleaners	Unknown- carbon tetrachloride and Stoddard solvent most commonly used
Feb 1947	G.R. Moore and Homer I. Tegtmeier	Gillespie's Cleaners Moves to Texas and Pennsylvania	
1948	G.R. Moore and Homer I. Tegtmeier	Rowe's Insurance and Solano Shoe Repair	Unknown
1961	Moore and Tegtmeier, A Partnership	Solano Printers and Stationers	Alcohol based solvents
1965	Moore and Tegtmeier	Solano Printers and Lithographers	Alcohol based solvents
1970	Moore and Tegtmeier	Singh's Imported Car Service aka Singh BMW Motors	None, car dealer

<u>DATE</u>	<u>PROPERTY OWNER</u>	<u>BUSINESS</u>	<u>CHEMICALS USED</u>
1971-1972	Moore and Tegtmeier	Al's Auto Supply	None- Retail store
April 1972	Tegtmeier Associates, Inc. from Moore and Tegtmeier		
1973	Tegtmeier Associates, Inc.	Fairfield Printing Co.	Unknown
1973-1999	Tegtmeier Associates, Inc.	Various retail uses, Restaurant, video store	None
1999	Tegtmeier Associates, Inc., conveys Sudha Raghu Sawkar	Carpet store	None
2004	Sawkar	Carpet store, vacates After fire	None
2004	Sawkar to Stephen C. Spencer and Ronald W. Waslohn and Billey Hawkins-Waslohn	Vacant	None
2005	Spencer to Terry Duree, Inc.	Vacant until September, 2005 Law office	None
2006	Billey Hawkins-Waslohn to Ronald Waslohn	Law Office	None
2006 to Present	Stephens Spencer, Ronald Waslohn, and Terry Duree, Inc	Law Offices	None

Exhibit "B"

Deeds and documents referred to in the letter

1945 PROBATE PROPERTY TO
JEWETT, FLEMING + MARIANO

STATE OF CALIFORNIA
COUNTY OF SAN MATEO ss

~~On this 29th day of January, 1945, before me, I. J. Cooper, a Notary Public in and for said County of San Mateo, State of California, personally appeared JEAN TEESON, known to me to be the person whose name is subscribed to the foregoing instrument as Administratrix of the Estate of Annie Kuhland, deceased, and acknowledged to me that she executed the same as such administratrix.~~

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the County of San Mateo, the day and year in this certificate first above written:

I. J. COOPER (Seal)

Notary Public in and for the County of San Mateo,
State of California.

Recorded at the request of Title Guar Co. at 26 min past 10 o'clock A. M. Jan 29, 1945.

#893

Copied-RK

Compared-

\$1.00

M. E. BUCKINGHAM, RECORDER

323-503

"Endorsed"

Filed Jan 29 1945

Lewis Merrill, Clerk

by Hope Erwin, Deputy Clerk

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF SOLANO

In the Matter of the Estate

of

SOPHIA N. McENIRY

Deceased.

No. 6265

DECREE OF SETTLEMENT OF FINAL ACCOUNT AND
TERMINATION OF TRUST

D. C. JEWETT, as Trustee of that certain trust created by the last will and Testament of SOPHIA N. McENIRY, deceased, and as decreed and declared in the Decree of Final Distribution heretofore made and entered in the Matter of the Estate of SOPHIA N. McENIRY, deceased, in favor of MARY FRANCIS JOHNSON, beneficiary of said Trust, having heretofore filed herein his Final Account and Report of his administration of said Trust, together with a Petition for the settlement thereof, and for the termination of said trust estate, and for distribution of said trust property; and said Final Account, Report and Petition for Distribution thereof, coming on this day regularly to be heard, said Trustee appearing in person and with his Attorney, and no person interested in said Trust or otherwise having appeared to object to said Account or Report of any item thereof, or objected to the settlement thereof, and proof having been made to the satisfaction of this Court that all parties interested in said trust estate have been served with notice, and proof having been made to the satisfaction of this Court that Notice of Hearing of said Final Account Report and said Petition for Settlement thereof, and for termination of said Trust has been duly given by the Clerk of said Court as required by law and by the Order of this Court and after a Final Hearing in Open Court, the Court so finds:

That said Final Account is in all respects just, true and correct and shows that at the time of filing said account there was cash on hand of Five Hundred Seventy One and Sixty-one (\$571.61) Dollars for distribution.

That since the filing of said account nothing has been received and that the sum of Fifty One (\$51.00) Dollars was paid the Internal Revenue Department on account of income tax, and the sum of Seven and fifty one hundredths (\$7.50) has been paid out to Harry W. Mitchell in preparation of said income tax, and that the estimated cost of closing said estate is Three (\$3.00) Dollars, and that the sum of Five Hundred Ten and eleven hundredths (\$510.11) Dollars is on hand for distribution in cash.

That all of the allegations as stated and contained in the Petition for Settlement of said Account and for termination of said Trust are true; and that all the expenses of costs of administration have been paid except the allowance to said Trustee for his services and the allowance of said Trustee for the services of his attorney.

The Court finds that the sum of Two Hundred (\$200.00) Dollars is a reasonable compensation to be allowed said Trustee for his services herein, and the Court further finds that the sum of Two Hundred Fifty (\$250.00) Dollars is a reasonable compensation to be allowed said Trustee for the services of his Attorney so rendered in said matter.

That pursuant to the terms of the said last Will and Testament of Sophia N. McEniry, deceased and as declared and decreed in the said Decree of Final Distribution heretofore made and entered in the matter of said decedent's estate, there was distributed to D. C. JEWETT, Trustee, certain personal property consisting of cash in the sum of One Hundred Thirty Eight and thirty three one hundredths, and certain real property described as follows:

All that certain real property situate in the Town of Fairfield, County of Solano, State of California and described as follows, to-wit:

Commencing at the northwesterly corner of Lot 1 in Block 37, Town of Fairfield, running thence Easterly along the Northerly line of said lot 1, forty feet; thence at right angles Southerly 100 feet; thence at right angles Easterly 26.50 feet to the easterly line of Parcel No. 2 conveyed to Francis C. McInnis, by Deed dated March 11, 1929 and recorded March 16, 1929 in Book 29 of Official Records, Page 205; thence southerly along said westerly line, 50 feet to an alley; thence Westerly along the Northerly line of said alley, 66.50 feet; thence Northerly along the westerly line of said Lot 1, 150 feet to the point of beginning. Being a portion of Lots 1 and 2 in Block 37, as the same are shown on the Official Map of the Town of Fairfield, which Map is on file in the Recorder's Office of Solano County, California.

Excepting from the above described property that certain parcel of land conveyed to Francis C. McInnis, by Deed dated February 25, 1930 and recorded in Book 51 of Official Records, Page 385.

in trust for the following uses and purposes, that is to say, to have and hold the same in trust during the lifetime of Mary Frances Johnson, sister of said decedent, and during said period of time to hold, manage and control said trust property and estate and to pay over the net income derived therefrom to Mary Frances Johnson, during her lifetime; said trust property further provided that said property or any other property acquired by the sale of said property or the re-investment thereof, on the death of Mary Frances Johnson would go to invest in the following persons in the following proportions to-wit:

An undivided one-third thereof to Nellie Jewett, sister of said decedent; an undivided one third thereof to Anna Fleming, sister of said decedent; and an undivided one third thereof to Catherine Mariano, of Fairfield, California, all of whom are now living and residents of the State of California.

That said beneficiary, Mary Frances Johnson, died in the City of Vallejo, County of Solano, State of California, on Friday December 22nd, 1944, and by reason thereof said trust terminated, and as decreed in the last Will and Testament of said decedent and as declared and decreed in the Decree of Final Distribution heretofore made and entered in the Matter of the Estate of SOPHIA N. McENIRY, deceased, the residue of said trust estate is to be distributed as follows, to-wit: An undivided one third thereof to Nellie Jewett; an undivided one third thereof to Anna Fleming; and an undivided one third thereof to Catherine Mariano.

NOW THEREFORE, in consideration of the premises and foregoing facts, it is hereby Ordered, Adjudged and Decreed that due and legal notice of the hearing of said Final Account of said Trustee, and Petition for Settlement of same and for termination of said trust and for distribution of said trust estate, has been duly given as required by law.

That said Final Account be and the same is hereby settled, allowed and approved as rendered.

The Court finds there is no Inheritance Tax due upon said trust property, either to the State of California or to the United States Government.

That said Trustee be, and he is hereby authorized, empowered and directed to withdraw and deduct from the assets of said trust estate, the sum of Two Hundred (\$200.00) for compensation of his services rendered in the administration of said trust, and that said Trustee be and he is further hereby authorized, empowered and directed to withdraw and deduct from the assets of said trust estate the sum of Two Hundred and Fifty (\$250.00) for compensation of his Attorney for services rendered in the administration of said trust.

That each and all of the acts and proceedings taken by said Trustee, during the period covered by said account and during the course of his administration of said trust estate, be and the same are hereby ratified, approved and confirmed.

It is further Ordered, Adjudged and Decreed that said trust terminated by reason of the death of said beneficiary, MARY FRANCES JOHNSON, on Friday, December 22nd, 1944, at the City of Vallejo, County of Solano, State of California, pursuant to the terms of said trust.

It is further Ordered, Adjudged and Decreed that Nellie Jewett, Anna Fleming, and Catherine Mariano, pursuant to the terms of said trust, are entitled to have distributed to them in fee, share and share alike, that is to say to each of them an undivided one third interest of all of the assets and residue of said trust estate.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that all property remaining in the hands of said Trustee after making the payments above authorized and directed, together with all other property not now known or discovered, which may belong to said trust estate or in which it may have any right, title, interest, lien or estate, be and the same is hereby distributed as follows, to-wit:

An undivided one third thereof to Nellie Jewett; an undivided one third to Anna Fleming, and an undivided one third to Catherine Mariano.

The Assets of said trust and said property so distributed is described as follows:

Cash \$510.11

Real Property:

All that certain real property situate in the Town of Fairfield, County of Solano, State of California and described as follows, to-wit:

Commencing at the Northwesterly corner of Lot 1 in Block 37, Town of Fairfield, running thence Easterly along the Northerly line of said Lot 1, forty feet; thence at right angles southerly 100 feet; thence at right angles Easterly 26.50 feet to the easterly line of Parcel No. 2 conveyed to Francis C. McInnis, by Deed dated March 15, 1929 and recorded March 16, 1929 in Book 29 of Official Records, Page 205; thence Southerly along said Westerly line, 50 feet to an alley; thence Westerly along the Northerly line of said alley, 66.50 feet; thence northerly along the westerly line of said Lot 1, 150 feet to the point of beginning. Being a portion of Lots 1 and 2 in Block 37, as the same are shown on the Official Map of the Town of Fairfield, which Map is on file in the Recorder's Office of Solano County, Cal.

Excepting from the above described property that certain parcel of land conveyed to Francis C. McInnis, by Deed dated February 25, 1930 and recorded in Book 51 of Official Records, page 385.

Done in Open Court this 29th day of January, 1945.

HARLOW V. GREENWOOD

Judge of the above entitled Court.

The foregoing instrument is a correct copy of the original on file in this office.

Attest Jan 29 1945

Lewis Morrill (Seal)

Clerk and ex-officio Clerk of the Superior Court of the State of California in and for the County of Solano

By Hope Erwin, Deputy Clerk

Recorded at the request of F. C. McInnis at 5 min past 11 o'clock A. M. Jan 29, 1945.

#895

M. E. BUCKINGHAM, RECORDER

Copied-RK

Compared-

\$2.50

District	County	Route	Section
X	SOL	74	BEN

BAY COUNTIES HOMES CO.

GRANT DEED
(Corporation)

BAY COUNTIES HOMES CO., a corporation organized and existing under and by virtue of the laws of the State of , in consideration of Ten 00/100 Dollars (\$10.00), to it in hand paid, receipt of which is hereby acknowledged, does hereby GRANT to the STATE OF CALIFORNIA all that real property in the City of , County of Solano, State of California, described as:

A portion of Block 63 of the City of Benicia, according to the Official Map thereof filed for record April 21, 1874, in Book of Maps, at page 128, Solano County Records, more particularly described as follows, to-wit:

Commencing at a point marking the intersection of the center line of L Street and West Sixth Street, according to the aforesaid map, said point bearing S. 29° 55' 30" W., 2.41 feet from Engineer's Station 359/34.44 of the center line of the Department of Public Works' survey between 0.5 mile east of Vallejo and Benicia Arsenal, road X-Sol-74-B, Ben; thence along the center of said L Street, N. 60° 04' 30" W., 415.39 feet to a point in the southwesterly extension of the northwesterly line of the southeasterly one-half of Lot 3 in said Block 63; thence, along last said line N. 29° 55' 30" E., 178.47 feet; thence, S. 33° 54' 30" E., 13.33 feet; thence, S. 32° 12' E., 158.83 feet; thence, S. 34° 48' W., 14.96 feet; thence, along a curve to the left with a radius of 20.00 feet, through an angle of 89° 46' 03", a distance of 31.33 feet; thence, from a tangent that bears S. 55° 26' 04" E., along a curve to the left with a radius of 4950 feet, through an angle of 2° 50' 13", a distance of 245.10 feet to the center line of said West Sixth Street; thence, along last said line S. 29° 55' 30" W., 52.46 feet to the point of commencement.

Containing 0.815 of an acre, more or less.

The grantor understands that the present intention of the grantees of the lands hereby conveyed in fee is to construct and maintain thereon a State highway. The grantor hereby waives any claim for any and all damages to any other real property owned by the grantor contiguous to the lands hereby conveyed by reason of the location, construction or maintenance of said highway.

JAN. 1945
Jewett et al. to GR MOORE + HOMER L. TEGTMEIER

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act, deed, matter, and thing whatsoever in and about my estate, property, and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present, the above specially enumerated powers being in aid and exemplification of the full, complete, and general power herein granted and not in limitation or definition thereof; and hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

And I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself, and my heirs, legal and personal representatives, and assigns whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by my said attorney; and whether or not I, the grantor of this instrument, shall have been reported or listed, either officially or otherwise, as "missing in action" as that phrase is used in military parlance, it being the intent and purpose of this instrument that such status designation shall not bar my attorney from fully and completely exercising and continuing to exercise my and all powers and rights herein granted, and that such report of "missing in action" shall neither constitute or be interpreted as constituting notice of my death nor operate to revoke this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 18 day of October, nineteen hundred and forty four.

WITNESSES:

JOHN G. WALTON (Seal)

Henry Schneider, 1666-48th St., Brooklyn, N. Y.

Ronald E. Hinkle, Horse Shoe Run, W. Va.

Francis S. Brown 3rd, 6809 Creasle Rd., Philadelphia, Pa.

Forrest

(County or district)

Miss

SS.

(State or County)

I, James L. Rogers, do hereby certify, that I am a duly commissioned, qualified and authorized notary public in and for the Forrest Miss. ; and

(County or district, State or Country),

that John G. Walton, grantor in the foregoing Power of Attorney, dated 19 Oct. 1944, and hereto annexed, who is personally well known to me as the person who executed the foregoing Power of Attorney appeared before me this day within the territorial limits of my authority, and being duly sworn (executed) (acknowledged) said instrument after the contents thereof had been read and duly explained to him, and acknowledged that the execution of said instrument by him was his free and voluntary act and deed for the uses and purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal on the 19th day of Oct. 1944.

JAMES L. ROGERS, Notary Public (Seal)

My commission expires July 10, 1948

Recorded at the request of Jim H. Walton at 3 min past 1 o'clock P. M. Feb 5, 1945.

M. E. RUCKINGHAM, RECORDER

EDNA WRIGHT, DEPUTY

#1135

Copied-RK

Compared-

\$1.00

3230R588

\$22.00 U. S. I. R. STAMPS CANCELLED

DEED

For value received Nellie Jewett, of the City of Vallejo, County of Solano, State of California; Anna Fleming of the City and County of San Francisco, State of California; and Catherine Mariano, of the City of Fairfield, County of Solano, State of California, GRANT to G. R. MOORE, of Solano County, California, and HOMER I. TEGTMEIER, of the County of San Mateo, State of California, all that real property situate in the Town of Fairfield, County of Solano, State of California, described as follows:

Commencing at the Northwestern corner of Lot 1 in Block 37, Town of Fairfield, running thence Easterly along the Northernly line of said Lot 1, forty feet; thence at right angle Southerly 100 feet; thence at right angles Easterly 26.50 feet to the easterly line of Parcel No. 2 conveyed to Francis C. McInnis, by Deed dated March 15, 1929 and recorded March 16, 1929 in Book 29 of Official Records, Page 205; thence southerly along said Westerly line, 50 feet to an alley; thence Westerly along the Northernly line of said alley, 66.50 feet; thence Northernly along the Westerly line of said Lot 1, 150 feet to the point of beginning. Being a portion of Lots 1 and 2 in Block 37, as the same are shown on the Official Map of the Town of Fairfield, which Map is on file in the Recorder's Office of Solano County, California.

STATE OF CALIFORNIA,
County of Solano ss.

On this 25th day of January, in the year one thousand nine hundred and forty five, before me, Rolland L. Pope, a Notary Public in and for said Solano County, residing therein, duly commissioned and sworn, personally appeared Moses A. Lang, also known as Moses Aaron Lang known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, in said County of Solano, the day and year in this Certificate first above written.

ROLLAND L. POPE (Seal)

Notary Public in and for said County of Solano
State of California

Recorded at the request of Taft & Wright at 25 min past 12 o'clock P. M. Feb 5, 1945.

M. E. HUCKINGHAM, RECORDER

#1134

Copied-KK

Compared-

\$1.00

POWER OF ATTORNEY
GENERAL

KNOW ALL MEN BY THESE PRESENTS: That, I, JOHN G. WALTON a legal resident of 646 Grant St., Vallejo, State of California, United States of America, now in the military service as a Pfc. (Army serial No. 39147106) in the Army of the United States, and anticipating that I may be required to go overseas in said military service, have made, constituted and appointed, and by these presents do make, constitute and appoint JIM H. WALTON, whose address is 646 Grant St., my true and lawful attorney to act in, manage, and conduct all my estate and all my affairs, and for that purpose for me and in my name, place, and stead, and for my use and benefit, and as my act and deed to do and execute, or to consent with persons jointly interested with myself herein in the doing or executing of all or any of the following acts, deeds, and things, that is to say:

- (1) To buy, receive, lease, accept, or otherwise acquire; to sell, convey, mortgage, hypothecate, pledge, quit claim, or otherwise encumber or dispose of; or to contract or agree for the acquisition, disposal or encumbrance of; any property whatsoever and wheresoever situated, be it real, personal, or mixed, or any custody, possession, interest or right therein or pertaining thereto, upon such terms as my said attorney shall think proper; (2) to take, hold, possess, invest, lease, or let, or otherwise manage any or all of my real, personal, or mixed property, or any interest therein; to eject, remove, or relieve tenants or other persons from, and recover possession of, such property by all lawful means; and to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify, or improve the same or any part thereof; (3) To make, do, and execute, the receipt, recovery, collection, payment, compromise, settlement and adjustment of, and to transact all and every kind of business of what nature or kind soever, including of all accounts, legacies, bequests, interests, dividends, annuities, demands, debts, taxes, and obligations, which may now or hereafter be due, owing, or payable by or to me; (4) To make, indorse, accept, receive, sign, seal, execute, acknowledge, and deliver deeds, assignments, agreements, certificates, hypothecations, checks, notes, bonds, vouchers, receipts, and such other instruments in writing of whatever kind and nature as may be necessary, convenient, or proper in the premises; (5) To deposit and withdraw for the purposes hereof, in either my said attorney's name or my name or jointly in both our names, in or from any banking institution, any funds, negotiable paper, or moneys which may come into my said attorney's hands as such attorney or which I now or hereafter may have on deposit or be entitled to; (6) To institute, prosecute, defend, compromise, arbitrate, and dispose of legal, equitable, or administrative hearings, actions, suits, attachments, arrests, distresses, or other proceedings, or otherwise engage in litigation in connection with the premises; (7) To act as my attorney or proxy in respect to any stocks, shares, bonds, or other investments, rights, or interests, I may now or hereafter hold; (8) To engage and dismiss agents, counsel, and employees, and to appoint and remove at pleasure any substitute for, or agent of my said attorney, in respect to all or any of the matters or things herein mentioned and upon such terms as my attorney shall think fit; (9) To execute vouchers in my behalf for any and all allowances and reimbursements properly payable to me by the United States, including but not restricted to allowances and reimbursements for transportation of dependents or for shipment of household effects as authorized by law or Army regulations, and to receive, indorse, and collect the proceeds of checks payable to the order of the undersigned drawn on the Treasurer of the United States; (10) To prepare, execute, and file income and other tax returns, and other governmental reports, applications, requests and documents; (11) To take possession, and order the removal and shipment, of any of my property from any post, warehouse, depot, dock, or other place of storage or safe keeping, governmental or private; and to execute and deliver any release, voucher, receipt, shipping ticket, certificate, or other instrument necessary or convenient for such purpose.

1957 MOORE + TEGTMEIER TO MOORE
+ TEGTMEIER AS PARTNERS

Grant Deed

BOOK 1031 PAGE 3

G. R. MOORE and HOMER I. TEGTMEIER

Grant to G. R. MOORE and HOMER I. TEGTMEIER, as co-partners
doing business under the firm name and style of
MOORE and TEGTMEIER,

the real property situated in the Town of Fairfield,
of Solano County,
State of California, described as follows:

Commencing at the Northwestern corner of Lot 1 in Block 37, Town
of Fairfield, running thence Easterly along the Northerly line of said
Lot 1, forty feet; thence at right angles Southerly 100 feet; thence at
right angles Easterly 26.50 feet to the easterly line of Parcel No. 2
conveyed to Francis C. McInnis, by Deed dated March 15, 1929 and
recorded March 16, 1929 in Book 29 of Official Records, Page 205;
thence southerly along said Westerly line, 50 feet to an alley; thence
Westerly along the Northerly line of said alley, 66.50 feet; thence
Northerly along the westerly line of said Lot 1, 150 feet to the point
of beginning. Being a portion of Lots 1 and 2 in Block 37, as the
same are shown on the Official Map of the Town of Fairfield, which
Map is on file in the Recorder's Office of Solano County, California.

Excepting from the above described property that certain parcel of
land conveyed to Francis C. McInnis, by Deed dated February 25,
1930 and recorded in Book 51 of Official Records, page 385.

RECORDED AT REQUEST OF

Duerrill Herbert et al 11157

at 48 min. past 5 P.M. 1960

1031 JUN 10 1960 3

Official Records of Solano County, California

M. E. Tegtmeier

Recorder

Dated: August 12, 1957

G. R. Moore
G. R. Moore

Homer I. Tegtmeier
Homer I. Tegtmeier
Edith L. Tegtmeier
Edith L. Tegtmeier

STATE OF CALIFORNIA,

City & County of San Francisco

On this 12th day of August in the year one thousand nine hundred and fifty-seven

before me, *Edith L. Tegtmeier*, a Notary Public in and for the

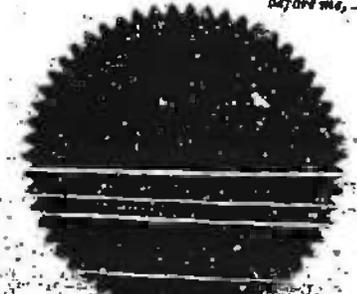
City & County of *San Francisco*, State of California,

residing therein, duly commissioned and sworn, personally appeared

Edith L. Tegtmeier

known to me to be the person whose name subscribed to the within instrument,
and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the City & County of *San Francisco* on this 12th day
of the month of *August* 1957.



Description: Solano, CA Document - Book Page (up to 1988) 1031.4 Page: 1 of 1

Order: lv Comment:

1972 MOORE & TEGTMEIER TO
TEGTMEIER ASSOCIATES, INC.,
A CA. CORP.

Solano County

988 Market St Suite 700
S.F. 94102

NAME

[Handwritten Signature]

APR 20 1972

OFFICIAL RECORDS
SOLANO COUNTY, CALIF.
[Handwritten Signature]
APR 12 1972

Computed on value of property as shown
in application to Corporation Commissioner for
permission to transfer from partnership to
corporation.

GRANT DEED

B. E. Kragen, Attorney at Law

For a valuable consideration, receipt of which is hereby
acknowledged, MOORE & TEGTMEIER, a partnership, hereby grant to
TEGTMEIER ASSOCIATES, INC., a corporation organized under the laws
of the State of California, the following described real property
in the County of Solano, State of California:

Parcel No. 1: All that real property situated in the City of
Fairfield, Solano County Irrigation District, County of
Solano, State of California, described as follows:

Beginning at a point on the Easterly line of that certain
parcel of land conveyed to the State of California by deed
recorded March 8, 1929 in Book 28, page 409, Instrument
No. 1018, Official Records of Solano County, California, said
point of beginning bearing N. 0° 18' E. a distance of 1319.20
feet from the Northwest corner of that certain 1.00 acre parcel
conveyed to Filbert Zumpano et ux by deed recorded January 7,
1952 in Book 607, page 20, Instrument No. 234, Official Records
of Solano County, California; thence from said point of
beginning and proceeding N. 0° 18' E. along the East line of
said parcel conveyed to the State of California a distance of
100.00 feet to the Southwest corner of that certain parcel of
land conveyed to Golda R. Moore et al by deed recorded,
September 8, 1954 in Book 703, page 343, Instrument No. 13827,
Official Records of Solano County, California; S. 89° 58' E.
along the South line of said parcel conveyed to Moore et al a
distance of 371.01 feet to a point on the West line of Locke-
Paddon Colony No. 7 as the same is shown on that certain map
filed for record in the Office of the County Recorder of Solano
County, California February 15, 1913 in Book 4 of Maps, page 18;
thence S. 0° 19' 30" W. along the West line of said Locke-Paddon
Colony No. 7 a distance of 100.00 feet to a point; thence leaving
the West line of said Locke-Paddon Colony No. 7 N. 89° 58' W. a
distance of 370.97 feet to the point of beginning.

Being a portion of that certain tract of land conveyed to
Helge R. Segerstrom and Vernie V. Segerstrom by deed recorded
June 2, 1952 in Book 624, page 86, Instrument No. 7597, Official
Records of Solano County, California, and containing 0.85 acres of
land.

Parcel No. 2: All that real property situated in the City of
Fairfield, Solano County Irrigation District, County of Solano,
State of California, described as follows:

Beginning at a point on the Easterly line of that certain parcel of
land conveyed to the State of California by deed recorded March 8,
1929 in Book 28, page 409, Instrument No. 1018, Official Records of

BOOK 1745 PAGE 262

Solano County

Solano County, California, said point of beginning bearing N. 0° 18' E. a distance of 1419.20 feet from the Northwest corner of that certain 1.00 acre parcel conveyed to Wilbert Zumpano et ux by deed recorded January 7, 1952 in Book 607, page 20, Instrument No. 234, Official Records of Solano County, California; thence from said point of beginning N. 0° 18' E. along the East line of the land conveyed to the State Highway as above mentioned a distance of 220.67 feet to a point in the center of a Public Road; thence N. 89° 58' E. along the center of said Public Road a distance of 371.11 feet to the Northwest corner of Lot 1 as the same is shown on that certain map entitled "Map of Locke-Paddon Colony No. 7" filed in the Office of the County Recorder of Solano County, California February 15, 1913 in Book 4 of Maps, page 18; thence S. 0° 19' 30" W. along the West line of said Locke-Paddon Colony No. 7 a distance of 220.67 feet to a point; thence leaving the West line of said Locke-Paddon Colony No. 7 S. 89° 58' W. a distance of 371.01 feet to the point of beginning.

Being a portion of that certain tract of land conveyed to Helge R. Segerstrom and Vernie V. Segerstrom by deed recorded June 2, 1952 in Book 624, page 86, Instrument No. 7597, Official Records of Solano County, California, and containing 1.88 acres or land, more or less.

Parcel No. 3: All that real property situated in the City of Fairfield, County of Solano, State of California, described as follows:

Commencing at the Northwesterly corner of Lot 1 in Block 37, Town of Fairfield, running thence Easterly along the Northerly line of said Lot 1, forty feet; thence at right angles Southerly 100 feet; thence at right angles Easterly 26.50 feet to the easterly line of Parcel No. 2 conveyed to Francis C. McInnis, by Deed dated March 15, 1929 and recorded March 16, 1929 in Book 29 of Official Records, page 205; thence southerly along said Westerly line, 50 feet to an alley; thence Westerly along the Northerly line of said alley, 66.50 feet; thence Northerly along the westerly line of said Lot 1, 150 feet to the point of beginning. Being a portion of Lots 1 and 2 in Block 37, as the same are shown on the Official Map of the Town of Fairfield, which Map is on file in the Recorder's Office of Solano County, California.

Excepting from the above described property that certain parcel of land conveyed to Francis C. McInnis by Deed dated February 25, 1930 and recorded in Book 51 of Official Records, page 385.

Parcel No. 4: All that real property situated in the City of Fairfield, County of Solano, State of California, described as follows:

Lot Ten (10) in Block Thirty-seven (37) as the same is shown on that certain map entitled: "Map of Fairfield in Solano County", made on May 4, 1859 by Em A. d'Hemecourt, County Surveyor in Solano County, which map was filed for record in the Office of the Recorder of Solano County, California, on May 16, 1859 in Book 1 of Maps, Page 46.

Solano County

Mail Tax Statements to: TEGMEIER ASSOCIATES, INC.
988 Market Street, 6th Floor
San Francisco, Ca. 94102

Parcel No. 5: All that real property situated in the Solano Irrigation District, County of Solano, State of California, described as follows:

Beginning at a point in center of County Road No. 561, also known as Old State Highway U.S. 40 as the same existed prior to the year 1949, said point being North 0° 22' 30" East 594.4 feet from the 1/4 section corner on the South line of Section 12, T. 5 N., R. 2 W., M.D.B. & M., said point of beginning also being at the Southwest corner of that certain 9.999 acre parcel of land described in deed from Rosa E. Engell and husband, to G. R. Moore, et al, dated September 29, 1949 and recorded October 6, 1949 in Book 456 of Official Records, Page 372, Instrument No. 10507; running thence from said point of beginning, N. 89° 47' 30" East and along the South line of said 9.999 acre parcel of land as aforesaid, a distance of 600.00 feet to the Southeast corner thereof; thence South 0° 22' 30" West a distance of 594.4 feet, more or less, to the South line of the Southeast 1/4 of said Section 12, T. 5 N., R. 2 W.; thence West and along said South line, a distance of 600 feet, more or less, to the 1/4 section corner of the South line of said Section 12; thence North 0° 22' 30" East, along the center line of County Road No. 561, a distance of 594.4 feet to the point of beginning; containing 8.2 acres of land, more or less.

Parcel No. 6: All that real property situated in the Solano Irrigation District, County of Solano, State of California, described as follows:

Beginning at a point in the center of County Road No. 561, also known as Old State Highway U. S. 40, as the same existed prior to the year 1949, said point being North 0° 22' 30" East, 1320.40 feet from the 1/4 Section Corner on the South line of Section 12, Township 5 North, Range 2 West, M. D. B. & M., said point of beginning being also North 89° 37' 30" West, 50.00 feet and South 0° 22' 30" West 558.95 feet from a 6 x 6 concrete monument marking station 148 + 34.76 on the Southeastly line of the California State Highway (Freeway Section X-Sol.-7-C), and from said point of beginning proceeding thence along the center of County Road No. 561, South 0° 22' 30" West 726.00 feet to a point; thence leaving said road North 89° 47' 30" East, 600.00 feet to a point; thence North 0° 22' 30" East 726.00 feet to a point; thence South 89° 47' 30" West 600.00 feet to the point of beginning; containing 9.999 acres of land, more or less, of which 0.833 acres lie within the boundaries of County Road No. 561, all a portion of that certain parcel of land conveyed to Rosa E. Engell by deed recorded July 3, 1941 in Book 242, page 22, instrument No. 6203, Official Records of Solano County and lying in the Southeast 1/4 of Section 12, Township 5 North, Range 2 West, M. D. B. & M., Solano County, California.

Dated: March 2 - 1972

MOORE & TEGMEIER

BY: John Tegmeier Partner BY: Howar I. Tegmeier Partner
BY: Josau Tegmeier Partner BY: Edith Tegmeier Partner
Duncan Partner

FORM 1745 REV 2/61

STATE OF CALIFORNIA,

City & County of San Francisco

On the 2nd day of March in the year one thousand nine

hundred and seventy-two before me, MARGARET G. RICO

a Notary Public, State of California, duly commissioned and sworn, personally appeared JOHN TEGTMEIER, HOMER I. TEGTMEIER, JOAN TEGTMEIER, DUNCAN and EDITH TEGTMEIER

known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, in the City & County of San Francisco this day and year in this certificate first above written.

Margaret G. Rico
Margaret G. Rico

BOOK 1745 PAGE 265
Notary Public State of California

Notary Public No. 20 (Addressed to the State)
(C. C. Sec. 11904) (Revised 1-30-66) 61-008

My Commission Expires 10-3-72

Description: Solano, CA Document - Book Page (up to 1988) 1745.262 Page: 4 of 4
Order: 1v Comment:

1999 TEGTMEIER ASSOCIATES INC.
TO SUDHA RAGHU SANKAR

RECORDING REQUESTED BY
NORTH AMERICAN TITLE COMPANY
Record No. 1603327 Order No. 1603327
AND WHEN RECORDED MAIL TO

Name DR. SUDHA RAGHU SANKAR
Street Address 1999 CAPRILL VALLEY ROAD
NAPA, CA 94558
City & State

1999-00087655
Recorded By: NATC
Official Records
County of Solano
Robert Blechschmidt
Assessor/Recorder
12:47 07-OCT-99
06 RecFee 7.00
SurMon
NoPCOR
IncFee
DTTAX 203.50
Check \$ 210.50
OvrSht
AR21 1 Pgs

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION GRANT DEED A.P.N. 30-243-010 (PORTION)

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 203.50 City Transfer Tax is \$
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area; (X) City of FAIRFIELD, and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
TEGTMEIER ASSOCIATES, INC.

a corporation organized under the laws of the State of CALIFORNIA hereby GRANT(S) to
SUDHA RAGHU SANKAR, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

the following described real property in the CITY OF FAIRFIELD
County of SOLANO, State of California:
PARCEL 2 AS SHOWN ON THE PARCEL MAP FILED October 7, 1999 IN BOOK
41 OF PARCEL MAPS, AT PAGE 51, SOLANO COUNTY RECORDS.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be
executed by its _____ President and _____ Secretary
thereunto duly authorized.

Dated: September 20, 1999

TEGTMEIER ASSOCIATES, INC.

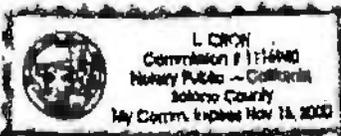
STATE OF CALIFORNIA } SS.
COUNTY OF Solano }
On Sept. 22, 1999 before me,
_____, personally appeared

By John Tegtmeier President

John S. Tegtmeier

By _____ Secretary

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature [Signature]

(This area for official notarial seal)

MAIL TAX STATEMENTS TO: SAME AS ABOVE
NAME ADDRESS CITY, STATE & ZIP

2004 SHOWN TO STEPHEN C. SPENCER & RONALD W. WASLOHN & BILLYE J. HAWKINS-WASLOHN

Recorded in Official Records, Solano County

4/16/2004
8:00 AM
AR21
06

Skip Thomson
Assessor/Recorder

07 Alliance Title Co

RECORDING REQUESTED BY
Alliance Title Company
AND WHEN RECORDED MAIL TO

Doc#: 200400048005

TRies: 1 Pages: 1

Name: Stephen Spencer
Street Address: 1700 OLIVEN RD #100
City, State: FAIRFIELD CA 94533
Zip:



Fees: 7.00
Taxes: 330.00
Other: 0.00
PAID: \$337.00

Order No. T1232169-554-TSC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
City of Fairfield
Conveyance Tax is \$0.00
Parcel No. 0030-243-170

Documentary Transfer Tax is \$330.00

computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale.

X

Declarant or Agent Determining Tax

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Sudha Raghv Sawkar, a married woman as her sole and separate property
hereby GRANT(s) to

Stephen C. Spencer, a married man, as to an
undivided 50% interest and Ronald W. Waslohn and Billye J. Hawkins-Waslohn, husband and wife as community property
with right of survivorship as to an undivided 50% interest
the following real property in the City of Fairfield
County of Solano, State of California:

All that certain real property situate in the City of Fairfield, County of Solano, State of California, described as follows:

Parcel 2 as shown on the Parcel Map filed October 7, 1999 in Book 41 of Parcel Maps, at Page 58, Solano County Records.

Dated: April 6, 2004

STATE OF CALIFORNIA
COUNTY OF Solano

} s.s.

Sudha Raghv Sawkar
Sudha Raghv Sawkar

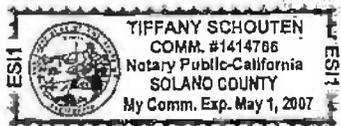
on April 14, 2004 before me,

Tiffany Schouten

a Notary Public in and for said County and State, personally appeared

Sudha Raghv Sawkar

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.



WITNESS my hand and official seal.

(This area for official notarial seal)

Signature: Tiffany Schouten

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

2005 SPENCER TO TERRY A DUREE, INC.
A CA CORP.

NOV-04-2005 02:07PM FROM-

707-422-1620 T-724 P.002/002 F-925

Recorded in Official Records, Solano County

11/08/2005
3:24 PM
AR21
06

Skip Thomson
Assessor/Recorder

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO

P TERRY A. DUREE INC

NAME TERRY A. DUREE, INC.
ADDRESS 622 JACKSON STREET
CITY FAIRFIELD CA 94533
STATE & ZIP
Title Order No.

Doc#: 200500173659

Titles: 1 Pages: 1
Fees 7.00
Taxes 146.30
Other 0.00
PAID \$153.30



ENCLOSURE NO.

APN: 0030-243-170

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$146.30 and is

- Computed on the full value of the interest or property conveyed, or is
- Computed on the full value less the value of liens or encumbrances remaining at time of sale. The land, tenements realty is located in
- Unincorporated area of: _____ City of: _____ and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

STEPHEN C. SPENCER, a married man

hereby GRANT(S) to TERRY A. DUREE, INC., a California corporation
AS TO AN UNDIVIDED THIRTY-THREE AND ONE-THIRD PERCENT

the following described real property in the CITY OF FAIRFIELD

County of: SOLANO, State of: CALIFORNIA

PARCEL 3 AS SHOWN ON THE PARCEL MAP FILED OCTOBER 7, 1999 IN BOOK 41 OF PARCEL MAPS,
AT PAGE 58, SOLANO COUNTY RECORDS.

Dated: November 4, 2005

STATE OF: CALIFORNIA

COUNTY OF: SOLANO

}SS

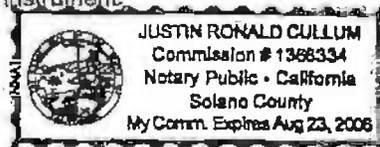
STEPHEN C. SPENCER

On November 4, 2005 before me, the undersigned, a Notary Public in and for State, personally appeared

STEPHEN C. SPENCER

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal



Signature

(This area for official notary seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

#1368334

Aug 23, 2006

2006 BILLYE J. HAWKINS-WASLOHN TO
RONALD W. WASLOHN

Recorded In Official Records, Solano County

11/21/2006
3:00 PM
AR23
06

Marc C. Tonnesen
Assessor/Recorder

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

P Ronald Waslohn

LAW OFFICE OF KATHLEEN BOCK STEWAR
1300 Oliver Road, Suite 390
Fairfield, CA 94534

Doc#: 200600148611

Titles: 1 Pages: 7



Fees 10.00
Taxes 0.00
Other 0.00
PAID \$10.00

INTERSPOUSAL TRANSFER DEED

622 Jackson Street, Fairfield, California

Documentary Transfer Tax is \$0.00.

APN: 0030-243-170

The Grantors, BILLYE J. HAWKINS-WASLOHN and RONALD W. WASLOHN, hereby declare:

1. This transfer is to divide community property assets between spouses for the purpose of effecting a division of community property as required by a written agreement between the parties and the transfer is therefore exempt from Documentary Transfer Tax. (Revenue and Taxation Code Section 11927).

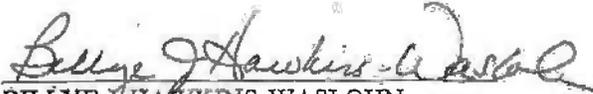
2. This transfer is an "interspousal transfer" under Section 63(c) of the Revenue and Taxation Code, i.e., a transfer in connection with a property settlement agreement, and does not constitute a "change in ownership" for property tax purposes.

NOW THEREFORE, BILLYE J. HAWKINS-WASLOHN and RONALD W. WASLOHN hereby grant to RONALD W. WASLOHN, as his sole and separate property, any and all interest in that certain real property in the City of Fairfield, County of Solano, State of California, commonly known as 622 Jackson Street, and more particularly described as follows:

Parcel 2, as shown on the Parcel Map filed, October 7, 1999 in Book 41 of Parcel Maps, at Page 58, Solano County Records.

Dated: Nov. 15, 2006

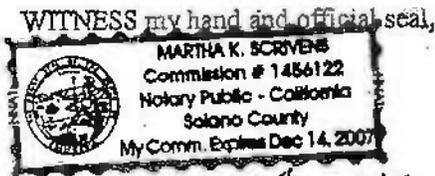

RONALD W. WASLOHN


BILLYE J. HAWKINS-WASLOHN

MAIL TAX STATEMENTS TO: RONALD W. WASLOHN, 1300 OLIVER ROAD, SUITE 300,
FAIRFIELD, CA 94534

STATE OF CALIFORNIA)
) ss.
COUNTY OF SOLANO)

On 11/21/, 2006, before me, Martha K. Scrivens, Notary Public, the undersigned notary public, personally appeared RONALD W. WASLOHN, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that the person executed the same in his or her authorized capacity, and that by his or her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



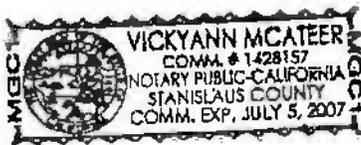
Martha K. Scrivens
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF SOLANO)

Commission Expires - Dec 14, 2007

On 11-15, 2006, before me, Vicki Ann McAttee - Notary Public, the undersigned notary public, personally appeared BILLYE J. HAWKINS-WASLOHN, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that the person executed the same in his or her authorized capacity, and that by his or her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal,



Vicki Ann McAttee
Notary Public

END OF DOCUMENT

MAIL TAX STATEMENTS TO: RONALD W. WASLOHN, 1300 OLIVER ROAD, SUITE 300,
FAIRFIELD, CA 94534

CITY OF FAIRFIELD
CALIFORNIA

ARCHITECTURAL APPROVAL COMMITTEE MINUTES
Regular Meeting - April 8, 1969 - City Hall

I. ROLL CALL

Members Present: C. Burgan, G. L. Gouvea, R. Thierry, W. Letterman
Members Absent: D. Lillis (excused)
Also Present: J. Facchino

II. REVIEW OF PLANS SUBMITTED:

File G.A.215

Applicant: Solano Signs
Location: 622 Jackson Street
Request: SIGN/Singh Motors BMW

Elmer Duckett was present representing the applicant.

The committee noted that the proposed sign would have a better appearance if it were located on the fascia instead of on the roof, thus eliminating the supporting members.

Mr. Duckett agreed to this suggestion.

The committee then approved the sign subject to compliance with the following conditions:

1. Sign to be mounted flush on fascia and not to extend above parapet wall.

File G.A.214

Applicant: Solano Signs
Location: 915 Texas Street
Request: SIGN/Tigress Shop

Elmer Duckett was present representing the applicant.

The committee noted that the sign was appropriate for the location and in scale with the store frontage and approved the sign as submitted.

File G.A.162

Applicant: Lewis & Assoc.
Location: 651 E. Travis Blvd.
Request: Review of Amendments to Planned Unit Development

Leonard Hogue was present representing the applicant.

Mr. Gouvea explained to the committee that the applicant had proposed changes in the Planned Unit Development because of economic reasons.

The committee then noted that the basic requirements of the Planned Unit Development had been retained and that the changes were mainly in the landscaping and recreational concepts.

The Planning Director then pointed out to Mr. Hogue that the revised plan showed an expansive area in the center and that it was the purpose of the committee to avoid these "parade grounds" and create areas which were in a "human scale".

The committee then noted that by a re-arrangement of the recreation room and laundry buildings, as noted on the plot plan, would serve to enclose the space into smaller areas as well as serve as an attractive focal point for the entrances.

Mr. Hogue then suggested that the laundry facilities be located adjacent to the apartment building which would in effect serve the same purpose.

The committee noted that this would be acceptable.

The Planning Director also noted that the large driveway area located on the southwest portion of the property would be hazardous in respect to the drive-

SIGN TO BE LOCATED ON FACIA

Top of wall Elev +18: 0

Spandrel Beam - Sec. 517

ARCHITECTURAL APPROVAL

is hereby granted in accordance with Sec. 20 of

4567

Planning Commission

Planning Commission

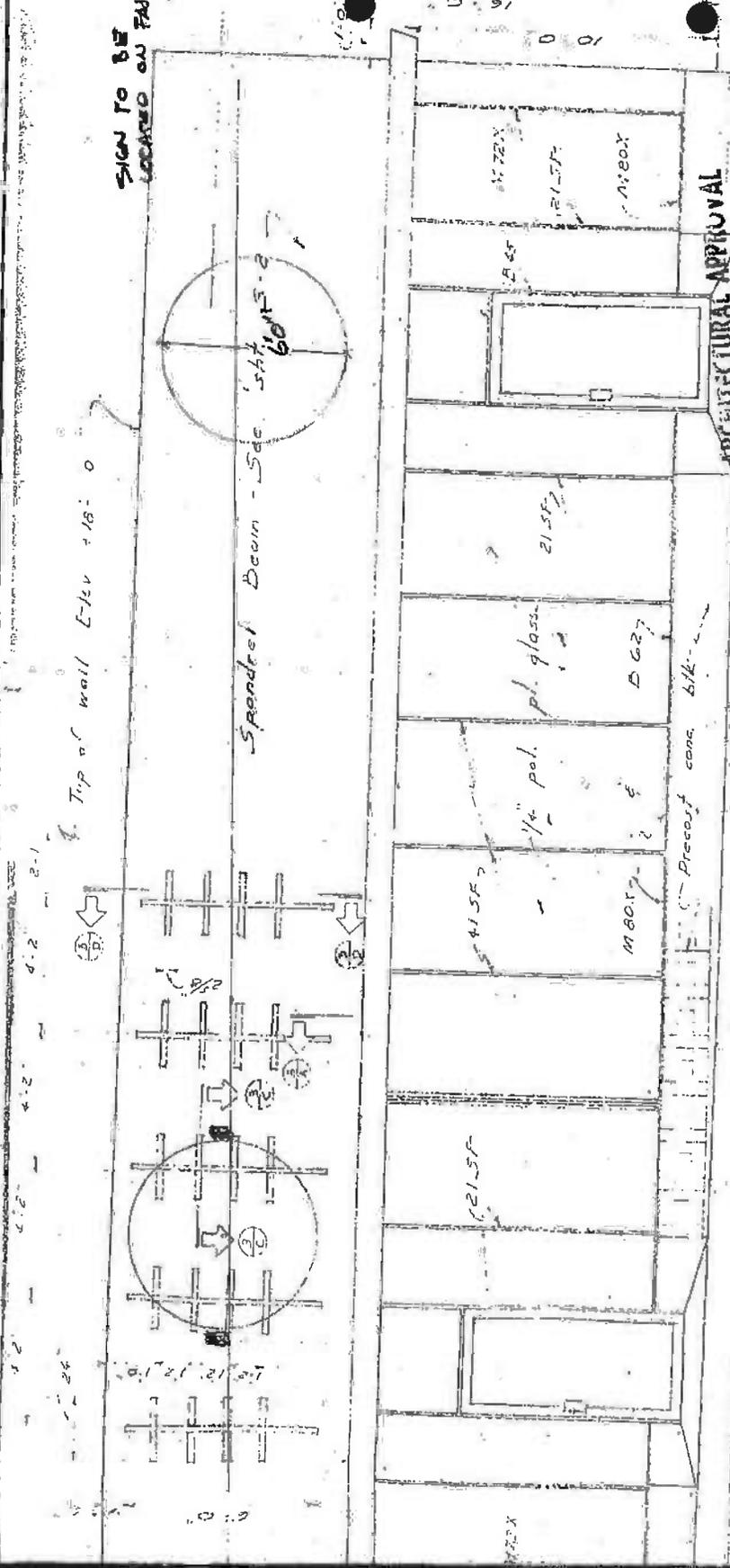
Planning Director

Approval is given subject to the following conditions:

1. To be mounted flush against the wall.

2. To be mounted not higher than 7'4" above ground level.

FRONT ELEVATION



Dry cleaning

From Wikipedia, the free encyclopedia

Dry cleaning (or **dry-cleaning**) is any cleaning process for clothing and textiles using a chemical solvent other than water. The solvent used is typically tetrachloroethylene (perchloroethylene), abbreviated "perc" in the industry and "dry-cleaning fluid" by the public. It is often used instead of hand washing delicate fabrics, which can be excessively laborious.

Contents

- 1 History
- 2 Process
- 3 Solvent processing
- 4 Symbols
- 5 Dry-cleaning wastes
 - 5.1 Cooked muck
 - 5.2 Sludge
- 6 Environment
- 7 Solvents used
 - 7.1 Modern
 - 7.2 Historical
- 8 Home dry cleaning
- 9 See also
- 10 References
- 11 External links



Many dry cleaners place cleaned clothes inside thin clear plastic garment bags.

History

The ancient Romans used ammonia (derived from urine) and fuller's earth to launder their woolen togas. *Fullonicae* were very prominent industrial facilities, with at least one in every town of any notability, and frequently the largest employer in a district. These laundries obtained urine from farm animals, or from special pots situated at public latrines. The industry was so profitable that fuller's guilds were an important political constituency, and the government taxed the collection of urine.^[1]

Modern dry cleaning uses non-water-based solvents to remove soil and stains from clothes. The potential for using petroleum-based solvents in this manner was discovered in the mid-19th century by French dye-works owner Jean Baptiste Jolly, who noticed that his tablecloth became cleaner after his maid spilled kerosene on it. He subsequently developed a service cleaning people's clothes in this



Pompeii - Fullonica of Veranius Hypsaesus. Employees of a *fullonica*

manner, which became known as "nettoyage à sec," or "dry cleaning".^[2]

and a customer (1), with garments hanging overhead

Early dry cleaners used petroleum-based solvents, such as gasoline (petrol) and kerosene. Flammability concerns led William Joseph Stoddard, a dry cleaner from Atlanta, to develop Stoddard solvent as a slightly less flammable alternative to gasoline-based solvents. The use of highly flammable petroleum solvents caused many fires and explosions, resulting in government regulation of dry cleaners.

After World War I, dry cleaners began using chlorinated solvents. These solvents were much less flammable than petroleum solvents and had improved cleaning power. By the mid-1930s, the dry cleaning industry had adopted tetrachloroethylene (perchloroethylene), colloquially called "perc," as the ideal solvent. It has excellent cleaning power and is stable, nonflammable, and gentle to most garments. However, perc was also the first chemical to be classified as a carcinogen by the Consumer Product Safety Commission (a classification later withdrawn). In 1993, the California Air Resources Board adopted regulations to reduce perc emissions from dry cleaning operations. The dry cleaning industry is in the process of replacing perc with other chemicals and/or methods.

Traditionally, the actual cleaning process was carried out at centralized "factories"; high street cleaners shops received garments from customers, sent them to the factory, and then had them returned to the shop, where the customer could collect them. This was due mainly to the risk of fire or dangerous fumes created by the cleaning process. At this time, dry-cleaning was carried out in two different machines — one for the cleaning process itself and the second to dry the garments.

Machines of this era were called *vented*; their fumes and drying exhausts were expelled to the atmosphere, in the same way as with modern tumble dryer exhausts. This not only contributed to environmental contamination, but also much potentially reusable perc was lost to the atmosphere. Much stricter controls on solvent emissions have ensured that all dry cleaning machines in the western world are now fully enclosed, and no solvent fumes are vented to the atmosphere. In enclosed machines, solvent recovered during the drying process is returned condensed and distilled, so it can be reused to clean further loads, or safely disposed of. The majority of modern enclosed machines also incorporate a computer-controlled drying sensor, which will automatically sense when all possible traces of perc have been removed from the load during the drying process. This system ensures that only the smallest amount of perc fumes will be released when opening the door at the end of the cycle.

Process

A dry-cleaning machine is similar to a combination of a domestic washing machine, and clothes dryer. Garments are placed into a washing/extraction chamber (referred to as the basket, or drum), which is the core of the machine. The washing chamber contains a horizontal, perforated drum that rotates within an outer shell. The shell holds the solvent while the rotating drum holds the garment load. The basket capacity is between about 10 and 40 kg (20 to 80 lb).

During the wash cycle, the chamber is filled approximately one-third full of solvent and begins to rotate, agitating the clothing. The solvent temperature is maintained at 30 degrees Celsius (86 degrees Fahrenheit), as a higher temperature may damage it. During the wash cycle, the solvent in the chamber (commonly known as the 'cage' or 'tackle box') is passed through a filtration chamber and then fed back into the 'cage'. This is known as the cycle and is continued for the wash duration. The solvent is then removed and sent to

a distillation unit comprising a boiler and condenser. The condensed solvent is fed into a separator unit where any remaining water is separated from the solvent and then fed into the 'clean solvent' tank. The ideal flow rate is one gallon of solvent per pound of garments (roughly 8 litres of solvent per kilogram of garments) per minute, depending on the size of the machine.

Garments are also checked for foreign objects. Items such as plastic pens will dissolve in the solvent bath and may damage textiles beyond recovery. Some textile dyes are "loose" (red being the main culprit), and will shed dye during solvent immersion. These will not be included in a load along with lighter-color textiles to avoid color transfer. The solvent used must be distilled to remove impurities that may transfer to clothing. Garments are checked for dry-cleaning compatibility, including fasteners. Many decorative fasteners either are not dry cleaning solvent proof or will not withstand the mechanical action of cleaning. These will be removed and restitched after the cleaning, or protected with a small padded protector. Fragile items, such as feather bedspreads or tasseled rugs or hangings, may be enclosed in a loose mesh bag. The density of perchloroethylene is around 1.7 g/cm^3 at room temperature (70% heavier than water), and the sheer weight of absorbed solvent may cause the textile to fail under normal force during the extraction cycle unless the mesh bag provides mechanical support.



Modern dry clean machine

Many people believe that marks or stains can be removed by dry cleaning. Not every stain can be cleaned just by dry cleaning. Some need to be treated with spotting solvents; sometimes by steam jet or by soaking in special stain remover liquids before garments are washed or dry cleaned. Also, garments stored in soiled condition for a long time are difficult to bring back to their original color and texture. Natural fibers such as wool, cotton, and silk of lighter colors should not be left in dirty or soiled condition for long amounts of time as they absorb dirt in their texture and are unlikely to be restored to their original color and finish.

A typical wash cycle lasts for 8–15 minutes depending on the type of garments and degree of soiling. During the first three minutes, solvent-soluble soils dissolve into the perchloroethylene and loose, insoluble soil comes off. It takes approximately ten to twelve minutes after the loose soil has come off to remove the ground-in insoluble soil from garments. Machines using hydrocarbon solvents require a wash cycle of at least 25 minutes because of the much slower rate of solvation of solvent-soluble soils. A dry-cleaning surfactant "soap" may also be added.

At the end of the wash cycle, the machine starts a rinse cycle wherein the garment load is rinsed with fresh distilled solvent from the pure solvent tank. This pure solvent rinse prevents discoloration caused by soil particles being absorbed back onto the garment surface from the "dirty" working solvent.

After the rinse cycle, the machine begins the extraction process, which recovers dry-cleaning solvent for reuse. Modern machines recover approximately 99.99% of the solvent employed. The extraction cycle begins by draining the solvent from the washing chamber and accelerating the basket to 350 to 450 rpm, causing much of the solvent to spin free of the fabric. Until this time the cleaning is done in normal temperature, the solvent is never heated in dry cleaning process. When no more solvent can be spun out, the machine starts the drying cycle.

During the drying cycle, the garments are tumbled in a stream of warm air (60-63°C/140-145°F) that circulates through the basket, evaporating any traces of solvent left after the spin cycle. The air temperature is controlled to prevent heat damage to the garments. The exhausted warm air from the machine then passes through a chiller unit where solvent vapors are condensed and returned to the distilled solvent tank. Modern dry cleaning machines use a closed-loop system in which the chilled air is reheated and recirculated. This results in high solvent recovery rates and reduced air pollution. In the early days of dry cleaning, large amounts of perchloroethylene were vented to the atmosphere because it was regarded as cheap and believed to be harmless.

After the drying cycle is complete, a deodorizing (aeration) cycle cools the garments and removes the last traces of solvent, by circulating cool outside air over the garments and then through a vapor recovery filter made from activated carbon and polymer resins. After the aeration cycle, the garments are clean and ready for pressing/finishing.

Solvent processing

Working solvent from the washing chamber passes through several filtration steps before it is returned to the washing chamber. The first step is a button trap, which prevents small objects such as lint, fasteners, buttons, and coins from entering the solvent pump.

Over time, a thin layer of filter cake (called **muck**) accumulates on the lint filter. The muck is removed regularly (commonly once per day) and then processed to recover solvent trapped in the muck. Many machines use "spin disc filters," which remove the muck from the filter by centrifugal force while it is back washed with solvent.

After the lint filter, the solvent passes through an absorptive cartridge filter. This filter is made from activated clays and charcoal and removes fine insoluble soil and non-volatile residues, along with dyes from the solvent. Finally, the solvent passes through a polishing filter, which removes any soil not previously removed. The clean solvent is then returned to the working solvent tank.

To enhance cleaning power, small amounts of detergent (0.5%-1.5%) are added to the working solvent and are essential to its functionality. These detergents help dissolve hydrophilic soils and keep soil from redepositing on garments. Depending on the machine's design, either an anionic or a cationic detergent is used.

Since the solvent recovery is less than 100%, and because dry-cleaning does not remove water-based stains well, entrepreneurs have developed the wet cleaning process, which is, in essence, cold-water washing and air drying, using a computer-controlled washer and dryer. In general, wet cleaning is regarded as being in its infancy, although low-tech versions of it have been used for centuries.

Symbols

The international GINETEX laundry symbol for dry cleaning is a circle. It may have a letter P inside to indicate perchloroethylene solvent, or a letter F inside to indicate a hydrocarbon solvent. A bar underneath the circle indicates that only mild cleaning processes should be used. A crossed-out empty circle indicates that no dry cleaning is permitted. ^[3]

Dry-cleaning wastes

Cooked muck

Cooked Powder Residue — the waste material generated by cooking down or distilling muck. Cooked powder residue is a hazardous waste and will contain solvent, powdered filter material (diatomite), carbon, non-volatile residues, lint, dyes, grease, soils, and water. This material should then be disposed of in accordance with local law.

Sludge

The waste sludge or solid residue from the still contains solvent, water, soils, carbon, and other non-volatile residues. Still bottoms from chlorinated solvent dry cleaning operations are hazardous wastes.

Environment

Perc is classified as carcinogenic to humans by the United States Environmental Protection Agency^[4] and must be handled as a hazardous waste. To prevent it from getting into drinking water, dry cleaners that use perc must take special precautions against site contamination. Landlords are becoming increasingly reluctant to allow dry cleaners to operate in their buildings. When released into the air, perc can contribute to smog when it reacts with other volatile organic carbon substances.^[5] California declared perchloroethylene a toxic chemical in 1991, and its use will become illegal in that state in 2023.^[6] A recent study conducted at Georgetown University shows Perc is retained in dry-cleaned clothes and that levels increase with repeat cleanings.^[7]

Some alternatives such as CO₂ offers a solution to perc, however CO₂ is inferior in removing some forms of grime^[8].

Solvents used

Modern

- **Glycol ethers** (dipropylene glycol tertiary-butyl ether) (Rynex) (Solvair) — In many cases more effective than perchloroethylene (perc) and in all cases more environmentally friendly. Dipropylene glycol tertiary butyl ether (DPTB) has a flashpoint far above current industry standards, yet at the same time possesses a degree of solvency for water-soluble stains that is at least equivalent to, and in most cases better than, perc and the other glycol ether dry cleaning solvents presently in commercial use. A particular advantage of the DPTB-water solutions of the Rynex product in dry cleaning is that they do not behave like a typical mixture, but, rather, the behavior is the same as a single substance. This permits a better-defined separation upon azeotropic distillation at a lower boiling point and also facilitates reclamation more effectively, at a level of 99% or greater, and also enhances purification using conventional distillation techniques.^[9]
- **Hydrocarbon** — This is most like standard dry cleaning, but the processes use hydrocarbon solvents such as Exxon-Mobil's DF-2000 or Chevron Phillips' EcoSolv. These petroleum-based

solvents are less aggressive than perc and require a longer cleaning cycle. While flammable, these solvents do not present a high risk of fire or explosion when used properly. Hydrocarbon also contains volatile organic compounds (VOCs) that contribute to smog.^[10]

- **Liquid silicone** (decamethylcyclopentasiloxane or D5) — gentler on garments than Perc and does not cause color loss. Requires a license be obtained to utilize the property of GreenEarth Cleaning. Though considerably more environmentally friendly, the price of it is more than double that of perc, and GreenEarth charges an annual affiliation fee.^[11] Degrades within days in the environment to silica and trace amounts of water and CO₂. Produces nontoxic, nonhazardous waste. Toxicity tests by Dow Corning shows the solvent to increase the incidence of tumors in female rats (no effects were seen in male rats), but further research concluded that the effects observed in rats are not relevant to humans because the biological pathway that results in tumor formation is unique to rats.^[12] (170.6 °F/77 °C flash point).
- **Modified hydrocarbon blends** (Pure Dry)
- **Perchloroethylene** — In use since the 1940s, perc is the most common solvent, the "standard" for cleaning performance, and most aggressive cleaner. It can cause color bleeding/loss, especially at higher temperatures, and may destroy special trims, buttons, and beads on some garments. Better for oil-based stains (which account for about 10% of stains) than more common water-soluble stains (coffee, wine, blood, etc.). Known for leaving a characteristic chemical smell on garments. Nonflammable. A recent study conducted at Georgetown University shows perc, classified as carcinogenic to humans by the EPA, is retained in dry-cleaned clothes and that levels increase with repeat cleanings.^[13]
- **Liquid CO₂** — Consumer Reports rated this method superior to conventional methods, but the Drycleaning and Laundry Institute commented on its "fairly low cleaning ability" in a 2007 report.^[14] Another industry certification group, America's Best Cleaners, counts CO₂ cleaners among its members. Machinery is expensive—up to \$90,000 more than a perc machine, making affordability difficult for small businesses. Some cleaners with these machines keep traditional machines on-site for the heavier soiled textiles, but others find plant enzymes to be equally effective and more environmentally sustainable. CO₂-cleaned clothing does not off-gas volatile compounds. CO₂ cleaning is also used for fire- and water-damage restoration due to its effectiveness in removing toxic residues, soot and associated odors of fire. The environmental impact is very low; Carbon dioxide is almost entirely nontoxic, it does not persist in clothing or in the environment, and its greenhouse gas potential is lower than that of many organic solvents.
- **Wet cleaning** — A system that uses water and biodegradable soap. Computer-controlled dryers and stretching machines ensure that the fabric retains its natural size and shape. Wet cleaning is claimed to clean a majority of "dry clean only" garments safely, including leather, suede, most tailored woolens, silk, and rayon. (Neckties seem to be the one exception.) Most perc cleaners use wet cleaning on some garments, but there are only about 20 exclusive wetcleaners in the U.S.

Historical

- Carbon tetrachloride — Highly toxic.
- Trichloroethane — Overly aggressive and harsh.
- Stoddard solvent — Very flammable and explosive, 100°F/38°C flash point.
- CFC-113 - Freon — Ozone destroying CFC.

Home dry cleaning

Various commercial products on the marketplace today, such as Procter & Gamble's Dryel, allow elements of the dry cleaning process to be performed in the household using home laundry machines. Though not the complete process that would be performed by a professional dry cleaner, they allow the convenience of home laundry and work for certain types of garments.

See also

- Fabric restoration
- GreenEarth Cleaning
- Wet cleaning

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External links

- Dry clean only? (<http://www.stretcher.com/stories/970303a.cfm>) Article about exceptions to "dry clean only" labels.
- Hazard Summary (<http://www.epa.gov/ttn/atw/hlthef/tet-ethy.html>) provided by the United States Environmental Protection Agency.
- How stuff works article (<http://science.howstuffworks.com/dry-cleaning.htm>) on how dry cleaning works.
- How stuff works article (<http://science.howstuffworks.com/home-dry-cleaning.htm>) on how

home dry cleaning works.

- NIOSH Safety and Health Topic: Drycleaning (<http://www.cdc.gov/niosh/topics/dryclean/>)
- Perchloroethylene (<http://www.ph.ucla.edu/ehs/student%20hazards/perchloroethylene.pdf>) on PERC and environmental issues.
- Solvents in Europe (<http://www.esig.org>)
- Chemicals used in Dry Cleaning (<http://www.drycleancoalition.org/chemicals/ChemicalsUsedInDrycleaningOperations.pdf>)
- Professional Laundry Systems Wet Cleaning system - Lagoon (<http://www.laundrysystems.electrolux.com/node84.aspx>)
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Categories: Laundry | Garment industry | Occupational safety and health

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ATTACHMENT C
HISTORICAL TABLES

Table 3
Fairfield Cleaners
Additional Site Investigation
Volatile Organic Compound Concentrations
Soil Samples

Boring	Sampling Date	Sample Depth (feet)	PCE (mg/kg)	TCE (mg/kg)	cis-1,2-DCE (mg/kg)	trans-1,2-DCE (mg/kg)	VC (mg/kg)	Other VOCs detected
GER-B5	6/17/09	1	0.134	0.028	<0.005	<0.005	<0.005	
	6/17/09	3	0.097	<0.004	<0.004	<0.004	<0.004	
	6/17/09	5	0.052	<0.004	<0.004	<0.004	<0.004	
GER-B6	6/18/09	1	<0.038	<0.038	<0.038	<0.038	<0.038	a,b,c
	6/18/09	3	<0.036	<0.036	<0.036	<0.036	<0.036	a,b,c
	6/18/09	5	<0.036	<0.036	<0.036	<0.036	<0.036	a,b,c
GER-B12	6/18/09	4	<0.035	<0.035	<0.035	<0.035	<0.035	a,b,c
GER-B13	6/18/09	4	<0.038	<0.038	<0.038	<0.038	<0.038	a,b,c
GER-B14	6/17/09	12	0.018	<0.005	0.009	<0.005	<0.005	
GER-B15	6/18/09	4	<0.040	<0.040	<0.040	<0.040	<0.040	a,b,c
GER-B16	6/19/09	4	<0.035	<0.035	<0.035	<0.035	<0.035	a,b,c
GER-B17	6/17/09	12	0.027	<0.004	0.011	<0.004	<0.004	
GER-B18	6/17/09	1	0.007	<0.004	<0.004	<0.004	<0.004	
	6/17/09	3	0.006	<0.005	<0.005	<0.005	<0.005	
GER-B19	6/18/09	1	1.96	0.121	0.036	<0.005	<0.005	
	6/18/09	3	0.127	0.009	0.014	<0.004	<0.004	
	6/18/09	5	0.045	0.004	0.016	<0.004	<0.004	
GER-B20	6/18/09	1	0.016	<0.005	<0.005	<0.005	<0.005	
	6/18/09	3	0.005	<0.004	<0.004	<0.004	<0.004	
	6/18/09	5	<0.036	<0.036	<0.036	<0.036	<0.036	a,b,c
GER-B21	6/18/09	1	<0.039	<0.039	<0.039	<0.039	<0.039	a,b,c
	6/18/09	3	<0.034	<0.034	<0.034	<0.034	<0.034	a,b,c
ESLs			0.70	0.46	0.19	0.67	0.047	

NOTES:

- PCE - Tetrachloroethene
- TCE - Trichloroethene
- cis-1,2-DCE - cis-1,2-Dichloroethene
- trans-1,2-DCE - trans-1,2-Dichloroethene
- VC - Vinyl Chloride

- "<" Indicates the analyte was less than the listed Analytical Laboratory reporting limit
- ESL - refers to Environmental Screening Levels for Commercial/Industrial Land Use - shallow soil where groundwater is a potential drinking water source (California Water Quality Control Board)

Other VOCs Detected:

- (a) Toluene
- (b) Acetone
- (c) 2-Butanone

3.2 VOC Results Along the Sewer Line

As is shown on the table below, PCE was detected at concentrations near the method detection limit in soil samples from two of the three borings (see Figure 6 for locations). TCE and acetone were detected at concentrations below the method detection limit in soil samples from one boring each. For PCE and TCE, the reported concentrations are at least two orders of magnitude less than the RSL for industrial soil.

The purpose of these samples was to evaluate whether the offsets in the sewer line served as points of release for VOC. The concentrations detected in these samples are close to detection limits, and do not support a release from the sewer lines.

Data Along the Sewer Line

Boring ID	Sampling Date	Sample Depth (feet)	PCE (mg/kg)	TCE (mg/kg)	Acetone (mg/kg)
GER-B32	8/2/11	5.5	0.081	0.001J	<0.050
GER-B33	8/2/11	5.5	0.014	<0.005	<0.050
GER-B34	8/2/11	5.5	<0.005	<0.005	0.017J
		RSL	2.6	140	NA

J – detected below the reporting limit
 NA – not applicable

3.3 Shallow Monitoring Wells

As is shown on the table below, PCE, TCE, cis-1,2-DCE, trans-1,2-DCE, 1,1-dichloroethene (“1,1-DCE”), and VC were detected in all three new monitoring wells in the shallow water bearing zone. Concentrations of PCE, TCE, cis-1,2-DCE and VC were detected above their California Department of Public Health Service’s Maximum Contaminant Levels (“MCL”). Detections of trans-1,2-DCE and 1,1-DCE were below their respective MCL.

Shallow Monitoring Well Data

Monitoring Well	Sampling Date	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	1,1-DCE (µg/L)	VC (µg/L)
MW-19	8/10/11	118	20.8	34.2	1.2	<0.5	5.1
MW-20	8/10/11	871	61.2	151	3.8	0.5	22.2
MW-21	8/10/11	1,330	48.7	128	2.9	0.5	10.6
	MCL	5	5	6	10	6	0.5

Bold denotes detection above the MCL.

Kent Ave, P.G., C.E.G.
 September 14, 2011
 Page 2

Soil and groundwater samples were analyzed for volatile organic compounds (“VOC”) by EPA Method 8260B and TPH-Stoddard Solvent by EPA Method 8015m. Soil vapor samples were analyzed for VOC using EPA Method TO-15.

Findings

The samples were collected on August 23, 2011 following the procedures specified in the Work Plan with modifications based on conditions encountered in the field. The Field Activity Logs documenting sampling information and field measurements are included as Attachment 1. The boring logs are included as Attachment 2. The laboratory analytical reports and chain of custody forms are included as Attachment 3.

Soil Samples

There were no chlorinated VOC detected in the soil samples collected on the Property. Compounds that were detected, as shown on the following table included acetone, four benzene compounds, and TPH-Stoddard Solvent.

Soil Data

Analyte	Boring ID					
	GC-1	GC-1	GC-1	GC-1A	GC-2	GC-2
Sampling Interval (feet)	2.0-2.5	2.5-3.0	5.0-5.25	2.6-2.8	2.0-2.5	2.5-3.0
Acetone	0.075	0.084	<0.250	<0.025	<0.005	<0.005
sec-butyl benzene	0.021	0.041	0.502	1.13	<0.005	<0.005
Isopropyl benzene	<0.005	<0.005	0.235	0.471	<0.005	<0.005
n-propyl benzene	<0.005	<0.005	0.097	1.25	<0.005	<0.005
n-butyl benzene	<0.005	<0.005	<0.005	0.427	<0.005	<0.005
TPH-Stoddard Solvent	36.6	188	434	1500	<1.0	<1.0

Concentrations are in units of mg/kg.

Soil Vapor Samples

There were no chlorinated VOC were detected in the two soil vapor samples. However, a number of other petroleum hydrocarbon VOC were detected, and are shown on the table below.



Table 3
Fairfield Cleaners
Additional Site Investigation
Volatile Organic Compound Concentrations
Soil Samples

Boring	Sampling Date	Sample Depth (feet)	PCE (mg/kg)	TCE (mg/kg)	cis-1,2-DCE (mg/kg)	trans-1,2-DCE (mg/kg)	VC (mg/kg)	Other VOCs detected
GER-B5	6/17/09	1	0.134	0.028	<0.005	<0.005	<0.005	
	6/17/09	3	0.097	<0.004	<0.004	<0.004	<0.004	
	6/17/09	5	0.052	<0.004	<0.004	<0.004	<0.004	
GER-B6	6/18/09	1	<0.038	<0.038	<0.038	<0.038	<0.038	a,b,c
	6/18/09	3	<0.036	<0.036	<0.036	<0.036	<0.036	a,b,c
	6/18/09	5	<0.036	<0.036	<0.036	<0.036	<0.036	a,b,c
GER-B12	6/18/09	4	<0.035	<0.035	<0.035	<0.035	<0.035	a,b,c
GER-B13	6/18/09	4	<0.038	<0.038	<0.038	<0.038	<0.038	a,b,c
GER-B14	6/17/09	12	0.018	<0.005	0.009	<0.005	<0.005	
GER-B15	6/18/09	4	<0.040	<0.040	<0.040	<0.040	<0.040	a,b,c
GER-B16	6/19/09	4	<0.035	<0.035	<0.035	<0.035	<0.035	a,b,c
GER-B17	6/17/09	12	0.027	<0.004	0.011	<0.004	<0.004	
GER-B18	6/17/09	1	0.007	<0.004	<0.004	<0.004	<0.004	
	6/17/09	3	0.006	<0.005	<0.005	<0.005	<0.005	
GER-B19	6/18/09	1	1.96	0.121	0.036	<0.005	<0.005	
	6/18/09	3	0.127	0.009	0.014	<0.004	<0.004	
	6/18/09	5	0.045	0.004	0.016	<0.004	<0.004	
GER-B20	6/18/09	1	0.016	<0.005	<0.005	<0.005	<0.005	
	6/18/09	3	0.005	<0.004	<0.004	<0.004	<0.004	
	6/18/09	5	<0.036	<0.036	<0.036	<0.036	<0.036	a,b,c
GER-B21	6/18/09	1	<0.039	<0.039	<0.039	<0.039	<0.039	a,b,c
	6/18/09	3	<0.034	<0.034	<0.034	<0.034	<0.034	a,b,c
ESLs			0.70	0.46	0.19	0.67	0.047	

NOTES:

- PCE - Tetrachloroethene
- TCE - Trichloroethene
- cis-1,2-DCE - cis-1,2-Dichloroethene
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- VC - Vinyl Chloride
- "<" Indicates the analyte was less than the listed Analytical Laboratory reporting limit
- ESL - refers to Environmental Screening Levels for Commercial/Industrial Land Use - shallow soil where groundwater is a potential drinking water source (California Water Quality Control Board)

Other VOCs Detected:

- (a) Toluene
- (b) Acetone
- (c) 2-Butanone

Soil Vapor Data

Analyte	Boring ID	
	GC-1	GC-2
Sample Depth <i>(feet)</i>	2.5	2.5
Propene	310	38
1,3-butadiene	<100	19
Hexane	100	130
Benzene	<100	49
Cyclohexane	<100	56
2,2,4-trimethylpentane	390	120
Heptane	<100	67
4-methyl-2-pentanone	<100	31
Toluene	200	130
Ethylbenzene	<100	21
m,p-Xylenes	110	74
o-Xylene	<100	26
1,2,4-trimethylbenzene	<100	19

Concentrations are in units of $\mu\text{g}/\text{m}^3$.

The leak detection compound 1,1-difluoroethane was not detected in any sample.

Groundwater Samples

As shown on the following table, tetrachloroethene (“PCE”), trichloroethene (“TCE”), cis-1,2 dichloroethene (“cis-1,2-DCE”), and vinyl chloride (“VC”) were detected in two of the three groundwater samples collected beneath the Property.



Kent Ave, P.G., C.E.G.
September 13, 2011
Page 4

Groundwater Data

Analyte	Boring ID			
	GC-1	GC-2	GC-2	DUP-1*
Sampling Interval (feet)	17.5-22.5	5-10	20-23	20-23
PCE	535	<1.0	63.8	81.2
TCE	10.4	<1.0	7.9	9.2
cis-1,2-DCE	33.3	<1.0	16.6	16.9
VC	<1.0	<1.0	0.5	0.5
Carbon disulfide	<0.5	1.4	<0.5	<0.5
Isopropylbenzene	<0.5	14.8	<0.5	<0.5
n-propylbenzene	<0.5	23.4	<0.5	<0.5
sec-Butylbenzene	<0.5	30.6	<0.5	<0.5
TPH-Stoddard Solvent	<50	25,700	<50	<50

Concentrations are in units of µg/L.
* DUP-1 was collected from GC-2 (20-23 ft).

Please do not hesitate to contact me at any time should you have questions regarding this investigation.

Respectfully submitted,
Genesis Engineering & Redevelopment, Inc.



Stephen J. Van der Hoven, Ph.D.
Senior Project Manager

Victor Fisher, Ph.D., P.G., C.E.G.
Principal Geologist

Attachments: as noted



Table 1
Fairfield Cleaners
Additional Site Characterization Report
Volatile Organic Compound Concentrations
Reconnaissance Groundwater Samples

Monitoring Well	Sampling Date	PCE (μ g/L)	TCE (μ g/L)	cis-1,2-DCE (μ g/L)	trans-1,2-DCE (μ g/L)	1,1-DCE (μ g/L)	VC (μ g/L)	Other VOCs Detected
B-1	2/23/2007	2,310	24.3	6.5	<0.5	<0.5	<0.5	a,b
	Duplicate	2,630	<50.0	<50.0	<50.0	<50.0	<50.0	
B-2	2/23/2007	2,180	58.0	<50.0	<50.0	<50.0	<50.0	
CPT-14-20	2/23/2007	2.2	0.6	<0.5	<0.5	<0.5	<0.5	
CPT-15-20	2/23/2007	1,240	22.4	42.8	2.7	<0.5	2.3	
CPT-16-20	2/23/2007	953	31.4	41.7	2.8	<0.5	1.3	
MCL		5	5	6	10	6	0.5	

Notes:

PCE - Tetrachloroethene
TCE - Trichloroethene
cis-1,2-DCE - cis-1,2-Dichloroethene
trans-1,2-DCE - trans-1,2-Dichloroethene
1,1-DCE - 1,1-Dichloroethene
VC - Vinyl Chloride
< = Less than Method Reporting Limit
- "MCL" refers to the Primary Maximum Contaminant Level (California Department of Health Services)

Other VOCs detected:

(a) 1,2-Dichloropropane
(b) 1,2-Dichlorobenzene



TABLE 2
 RECONNAISSANCE GROUNDWATER ANALYTICAL RESULTS
 Additional Site Investigation Report
 Fairfield Cleaners & Laundry
 62.5 Jackson Street and 901-915 Texas Street
 Fairfield, California

Sampling Location	Sampling Date	PCE (ug/L)	TCE (ug/L)	cis-1,2-DCE (ug/L)	trans-1,2-DCE (ug/L)	1,1-DCE (ug/L)	VC (ug/L)	GRO/TPH (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylene (ug/L)	Other VOCs Detected **
CPT-1@5F	28-Apr-2005	57	1.5	3	<0.5	<0.5	<0.5	47	<0.5	<0.5	<0.5	<0.5	—
CPT-2@21'	28-Apr-2005	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	—
CPT-3@20'	28-Apr-2005	7.3	0.72	1.7	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	—
CPT-4@7'	28-Apr-2005	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	—
CPT-5@4'	29-Apr-2005	0.77	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	—
CPT-6@20'	29-Apr-2005	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	a
CPT-7@20'	29-Apr-2005	290	9.6	25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	—
CPT-8@35'	31-Dec-2005	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	—
CPT-11@82'	31-Dec-2005	12	7.1	1.2	<0.5	<0.5	<0.5	—	<0.5	<0.5	<0.5	<0.5	b
CPT-12@15'	29-Dec-2005	7.8	1.8	1.6	<0.5	<0.5	<0.5	—	<0.5	<0.5	<0.5	<0.5	—
CPT-12@5F	29-Dec-2005	250	150	19	<0.5	<0.5	<0.5	—	<0.5	<0.5	<0.5	<0.5	a

Other VOCs Detected
 (a) 1,2-Dichloropropane
 (b) Acetone

NOTES:
 PCE - Tetrachloroethene
 TCE - Trichloroethene
 cis-1,2-DCE - cis-1,2-Dichloroethene
 trans-1,2-DCE - trans-1,2-Dichloroethene
 1,1-DCE - 1,1-Dichloroethene
 VC - Vinyl Chloride
 1,1,1,2-PCA - 1,1,1,2-Tetrachloroethane
 GRO - Gasoline Range Organics
 TPHg - Total Petroleum Hydrocarbons as gasoline
 < = Less than reporting limit
 Current Investigation
 * Atypical pattern. No indication of gasoline

Table 1
Fairfield Cleaners
Off-Site Investigation
Volatile Organic Compound Concentrations
Reconnaissance Groundwater Samples

Boring	Sampling Date	Sample Depth (feet bgs)	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	VC (µg/L)	Other VOCs Detected
GER-B22	12/6/10	6	18.4	1.0	<0.5	<0.5	<0.5	a
GER-B22	12/6/10	43	87.5	1.9	0.5	<0.5	<0.5	--
GER-B23	12/7/10	5	0.6	0.8	<0.5	<0.5	<0.5	--
GER-B23	12/7/10	22.5	930	8.7	<1.4	<1.4	<1.4	■
GER-B23	12/7/10 Duplicate	42.5 42.5	10.6 11.2	<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	-- --
GER-B25	12/8/10 Duplicate	28 28	1.7 1.7	0.5 0.5	0.8 0.8	<0.5 <0.5	<0.5 <0.5	b b
GER-B26	12/9/10	25	0.5	<0.5	<0.5	<0.5	<0.5	b
GER-B26	12/9/10	46	<0.5	<0.5	<0.5	<0.5	<0.5	b
GER-B27	12/9/10	28	<0.5	<0.5	<0.5	<0.5	<0.5	b
GER-B27	12/9/10	47	<0.5	<0.5	<0.5	<0.5	<0.5	b
GER-B28	12/10/10 Duplicate	24 24	1,100 1,090	28.8 28.8	48.7 49.0	1.0 1.0	1.3 1.3	-- --
GER-B28	12/10/10	48	296	23.4	92.4	1.3	3.6	--
GER-B29	12/10/10	48	939	110	148	2.6	3.4	b,c,d
MCL			5	5	6	10	0.5	

NOTES:

- bgs - below ground surface
- PCE - Tetrachloroethene
- TCE - Trichloroethene
- cis-1,2-DCE - cis-1,2-Dichloroethene
- trans-1,2-DCE - trans-1,2-Dichloroethene
- VC - Vinyl Chloride
- "<" Indicates the analyte was less than the listed Analytical Laboratory reporting limit
- MCL - Refers to the Primary Maximum Contaminant Level (California Department of Health Services)
- Bold font denotes detections exceeding the MCL

Other VOCs Detected:

- (a) 1,1-Dichloroethane
- (b) Chloroform
- (c) 1,2-Dichloropropane
- (d) 1,1-Dichloroethene



Table 2
Fairfield Cleaners
Off-Site Investigation
Volatile Organic Compound Concentrations
Reconnaissance Soil Samples

Boring	Sampling Date	Sample Depth (feet bgs)	PCE (mg/kg)	TCE (mg/kg)	cis-1,2-DCE (mg/kg)	trans-1,2-DCE (mg/kg)	VC (mg/kg)	Other VOCs Detected
GER-B26-1.6S	12/10/10	1.55	<0.005	<0.005	<0.005	<0.005	<0.005	b
ESLs			0.70	0.46	0.19	0.67	0.047	

NOTES:

- PCE - Tetrachloroethene
- TCE - Trichloroethene
- cis-1,2-DCE - cis-1,2-Dichloroethene
- trans-1,2-DCE - trans-1,2-Dichloroethene
- VC - Vinyl Chloride
- "*b*" indicates the analyte was less than the listed Analytical Laboratory reporting limit
- ESL refers to Environmental Screening Levels for Commercial/Industrial Land Use - shallow soil where groundwater is a potential drinking water source (California Water Quality Control Board)

Other VOCs Detected:

- (a) Toluene
- (b) Acetone
- (c) 2-Butanone



GENESIS ENGINEERING & REDEVELOPMENT

Findings

Property 1

Reconnaissance groundwater exploratory borings were advanced in two locations, GER-B28 and GER-B29, adjacent to the property building. The laboratory data are summarized on Figure 3 and tabulated in Table 1.

PCE – was detected in the shallow and intermediate groundwater samples ranging in concentration from 296 to 1,100 µg/L.

Boring ID	PCE Concentration (µg/L)		
	Shallow Interval		Intermediate Interval (48 feet bgs)
	Mid-Point	Base (24 feet bgs)	
GER-B28	--	1,100	296
GER-B29	--	--	939

TCE – was detected in the shallow and intermediate groundwater samples ranging in concentration from 23.8 to 110 µg/L.

Boring ID	TCE Concentration (µg/L)		
	Shallow Interval		Intermediate Interval (48 feet bgs)
	Mid-Point	Base (24 feet bgs)	
GER-B28	--	28.8	23.4
GER-B29	--	--	110



Table 4

Fairfield Cleaners
Additional Site Investigation

Volatile Organic Compound Concentrations
Reconnaissance Groundwater Samples

Boring	Sampling Date	Sample Depth (feet)	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	VC (µg/L)	1,4-Dioxane	Other VOCs Detected
GER-B5	6/17/09	28	174	11.9	6.0	<0.5	<0.5	<29.4	a,b,c
GER-B6	6/18/09	29	111	9.0	4.7	<0.5	<0.5	<26.3	c
GER-B8	6/18/09	30	2.0	0.8	<0.5	<0.5	<0.5	<27.0	a,b
GER-B9	6/17/09	30	4.6	1.0	2.8	<0.5	0.9	<26.3	a,b,d,e,f
GER-B11	6/19/09	25	<0.5	<0.5	<0.5	<0.5	<0.5	<26.3	
GER-B18	6/17/09	29	20.9	2.3	1.9	<0.5	<0.5	<25.6	a,b,c,e,f
GER-B19	6/18/09	29	136	15.3	15.0	<0.5	<0.5	<26.3	a,c
GER-B20	6/18/09	24	173	8.5	4.4	<0.5	<0.5	<26.3	a,b,c,g
GER-B21	6/18/09	24	87.4	9.6	4.3	<0.5	<0.5	<50.0	a,c
MCL			5	5	6	10	0.5		

NOTES:

- PCE - Tetrachloroethene
- TCE - Trichloroethene
- cis-1,2-DCE - cis-1,2-Dichloroethene
- trans-1,2-DCE - trans-1,2-Dichloroethene
- VC - Vinyl Chloride
- "<" Indicates the analyte was less than the listed Analytical Laboratory reporting limit
- MCL - Refers to the Primary Maximum Contaminant Level (California Department of Health Services)

Other VOCs Detected:

- (a) Bromomethane
- (b) Acetone
- (c) 1,2 - Dichlorobenzene
- (d) Chloromethane
- (e) Carbon disulfide
- (f) Toluene
- (g) 1,2-Dichloropropane

EXHIBIT D



ATTORNEYS AT LAW

50 California Street
34th Floor
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T 415.398.3600
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James A. Nickovich
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jnickovich@nossaman.com

Refer To File #: 400718-0001

VIA E-MAIL AND U.S. MAIL

February 15, 2013

Mr. Kent Aue
Engineering Geologist
California Water Quality Control Board
San Francisco Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Re: Final 13267 Order for 622-630 Jackson Street

Dear Mr. Aue:

We write on behalf of Tegtmeier Associates Inc. in response to the December 13, 2012 Water Code § 13267 Order for 622-630 Jackson Street.¹

We do not agree with the clean up staff's finding that Tegtmeier Associates Inc. is a continuing entity of Moore & Tegtmeier. See Water Code § 13267 Order at Section 2; Clean Up Staff's Response to Comments at page 3-4.

The clean up staff also makes unclear comments that are potentially prejudicial to Tegtmeier Associates Inc.. See e.g. Water Code § 13267 Order at 2 and 3 ("soil and groundwater at and in the vicinity of the Property are impacted by the dry cleaning chemicals Stoddard solvent and tetrachloroethylene (PCE), and related volatile organic compounds (VOCs)"); Clean Up Staff's Response to Comments at page 2 ("PCE and related VOCs have been documented in soil gas"). To the extent that such comments in the Water Code § 13267 Order and Response to Comments regarding same are intended to convey that data and historical use of 622 Jackson Street demonstrate that PCE and related VOCs were discharged at the property, such comments are wrong. The Water Code § 13267 Order goes on to clarify that "laboratory analytical reports for soil gas, soil, and shallow groundwater samples indicate that VOCs were not detected." See Water Code § 13267 Order at 2 and 3. Clean-up staff comments also clarify, "the Order has been revised to clarify that currently there is no substantial evidence that PCE was discharged at this property...". Based on the evidence considered by the clean up staff and interested parties to the investigation, there can be no dispute that PCE and related VOCs were not discharged at 622 Jackson Street.

Nevertheless, the clean up staff has ordered Tegtmeier Associates Inc. to perform extensive work at significant expense. See Clean Up Staff's Response to Comments at page 4 ("Regional Water Board Cleanup Staff estimate that the cost for compliance with Task 2 of the Order (completion of VOC Source

¹ We preserve for appeal all points raised in our prior written and verbal communications with your office regarding this matter.

Mr. Kent Aue
February 15, 2013
Page 2



Delineation) should not exceed \$50,000"). This \$50,000 estimate does not include the cost for complying with Tasks 1, and 3-8. Compliance with these additional tasks will cost considerably more.

Tegtmeier Associates Inc. is a sole proprietorship comprised only of 75 year old John Tegtmeier. Mr. Tegtmeier does not have insurance and must pay for all work, and his legal fees, out of his own pocket. The legislative mandate to reasonably control for expense and to avoid overburdening a party is applicable: "The burden, including costs, of these reports shall bear a reasonable relationship to the need for the report and the benefits to be obtained from the report." Water Code § 13267 (b)(1). Here, there is not sufficient "need for the report" and any "benefits to be obtained" are cumulative. The clean up staff has already directed a multi-year investigation into the 622 Jackson Street property. Document retrieval and review, deposition testimony, and eyewitness interviews have established that no business at 622 Jackson Street discharged PCE or related VOCs. Data obtained from the site has corroborated that finding.

The foregoing objections notwithstanding, Mr. Tegtmeier will attempt to comply with the clean up staff's directives. He is working with the current owner of 622 Jackson Street, Mr. Terry Duree, to conduct further testing of the soil and soil gas at the property. To that end, Tegtmeier Associates Inc. intends to join in the work plan submitted by Mr. Terry Duree and his consultant, the Source Group, Inc..

If the additional testing of the soil and soil gas at 622 Jackson Street demonstrates no PCE and related VOCs, it follows that the property cannot have been a discharger of those chemicals. It would be unduly burdensome, costly, harassing, and confuse the issues to compel the current or former owners of 622 Jackson Street to conduct further testing of the groundwater at the property. The only purpose of such testing would be to determine the extent to which PCE and VOCs may have flowed from the upgradient admitted dischargers of these chemicals at 625 Jackson Street and 712 Madison Street. This would be in contravention of the mandate against undue burden to a party outlined in Water Code § 13267 (b)(1).

We look forward to working together with you to bring the matter of 622 Jackson Street's purported discharge of PCE and related VOCs to closure.

Very truly yours,

James A. Nickovich
Nossaman LLP

JAN/

EXHIBIT E

Nickovich, James A

From: Aue, Kent@Waterboards [Kent.Aue@waterboards.ca.gov]
Sent: Tuesday, March 05, 2013 4:25 PM
To: Greg McIver
Subject: RE: 13267 Order Requirements for 622-630 Jackson Street, Fairfield, Solano County

Thanks, Greg. As I mentioned on the phone, please move forward with implementation of the work plan. We'll get an approval letter out soon.

From: Greg McIver [mailto:gmciver@thesourcegroup.net]
Sent: Tuesday, March 05, 2013 3:47 PM
To: Aue, Kent@Waterboards; Terry A. Duree (tad2348@aol.com); Christopher A. Nedeau; James Nickovich
Cc: Cassa, MaryRose@Waterboards
Subject: Re: 13267 Order Requirements for 622-630 Jackson Street, Fairfield, Solano County

Hi Kent,

The Workplan has been uploaded to Geotracker. Thank you for your patience and feel free to contact me with any questions.

Greg

Greg McIver
 Senior Scientist
The Source Group, Inc.
 Environmental Engineering, Hydrogeologic & Management
 944 McCourtney Rd. Ste H
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 530.272.4200
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Reduce, Reuse, Recycle.

From: "Aue, Kent@Waterboards" <Kent.Aue@waterboards.ca.gov>
Date: Tue, 5 Mar 2013 23:07:23 +0000
To: "Terry A. Duree (tad2348@aol.com)" <tad2348@aol.com>, "Christopher A. Nedeau" <cnedeau@nossaman.com>, James Nickovich <jnickovich@nossaman.com>
Cc: Greg McIver <gmciver@thesourcegroup.net>, "Cassa, MaryRose@Waterboards" <MaryRose.Cassa@waterboards.ca.gov>
Subject: 13267 Order Requirements for 622-630 Jackson Street, Fairfield, Solano County

Dear Messrs. Duree, Nedeau, and Nickovich,
 This email serves as a reminder that Provision #3. of the 13267 Order (Order) issued in December 2012 for the property referenced above requires that electronic copies of all correspondence, technical

7/18/2013

reports, and other documents pertaining to compliance with the Order be uploaded to the State Water Board's GeoTracker database (GeoTracker) within five business days after submittal to the Regional Water Board.

The *CVOC Source Investigation Work Plan* (Work Plan), dated February 15, 2013, that was submitted by your consultant has not been uploaded to GeoTracker as of today. Please upload this document promptly. Provision #3. also provides the following link for guidance about electronic information submittal to GeoTracker:

http://www.waterboards.ca.gov/cwphome/ust/cleanup/electronic_reporting/index.html

Regional Water Board staff has received several inquiries about the absence of the Work Plan in GeoTracker from interested parties. Given that the Work Plan has not been uploaded to GeoTracker in a timely manner as required by the Order, we request that you make it available to the representatives of the Suspected Dischargers for the 625 Jackson Street and 712 Madison Street properties by promptly distributing it electronically. Email contact information for these individuals was provided to you when the 13267 Orders for 622-630 Jackson Street, 625 Jackson Street, and 712 Madison Street were issued in December 2012. Please upload the Work Plan to GeoTracker as soon as possible.

If you have any questions regarding the requirements of the Order, uploading documents to Geotracker, or our request to electronically distribute the Work Plan, please contact me.

Kent Aue, PG, CEG, CHg
Regional Water Quality Control Board
Toxics Cleanup Division
1515 Clay Street, Suite 1400
Oakland, CA 94612
510-622-2446
kaue@waterboards.ca.gov

7/18/2013

EXHIBIT F



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jnickovich@nossaman.com

Refer To File #: 400718-0001

VIA E-MAIL AND U.S. MAIL

July 12, 2013

Mr. Bruce H. Wolfe
Executive Officer
California Water Quality Control Board
San Francisco Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Re: Conditional Approval of Source Investigation Work Plan and Requirement for
Technical Reports, 622-630 Jackson Street, Fairfield, Solano County

Dear Mr. Wolfe:

We represent Tegtmeier Associates Inc. in the above referenced matter initiated by the California Regional Water Quality Control Board (the "Regional Board"). We have reviewed Kent Aue's March 5, 2013 email which approved the February 15, 2013 CVOC Source Investigation Work Plan (the "Work Plan") submitted by the consultants for the property owner at 622-630 Jackson Street, Fairfield, CA, and promised to "get an approval letter out soon." As you know, our client joined the Work Plan on February 15, 2013.¹

We were surprised by your June 26, 2013 letter because it unilaterally changed the terms of the Work Plan, which was accepted by the Regional Board on behalf of Mr. Aue. Had we been advised of this unilateral change, we would have pointed out the following:

- (1) The request for soil gas sampling along the sanitary sewer line fails to account for the fact that such testing has been proposed by way of Boring SB-5 of the Work Plan.
- (2) The request for additional soil gas testing in the location where Gillespie Cleaners purportedly operated discounts the fact that testing has already been conducted at that footprint. No tetrachloroethylene ("PCE") and related volatile organic compounds ("VOCs") were detected in that testing.

¹ The Work Plan was submitted in response to the December 18, 2012 Water Code § 13267 Order for 622-630 Jackson Street (the "13267 Order").

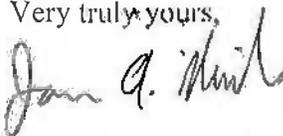


(3) The request for additional groundwater testing will not determine whether or not 622-630 Jackson Street was a source of PCE and related VOCs. Instead, it will unfairly inject 622-630 Jackson Street into the dispute between the 625 Jackson Street and 712 Madison Street properties, admitted dischargers of PCE and VOCs in downtown Fairfield. The Work Plan that Kent Aue approved was designed to determine whether or not 622-630 Jackson Street could have been a source of PCE and related VOCs on its own.

We do not dispute that Stoddard Solvents—not PCE and related VOCs—were used in dry cleaning establishments in the 1930s and 1940s. This is corroborated by the test results on record from 622-630 Jackson Street, which show significant concentrations of Stoddard Solvent—not PCE and related VOCs—in the soil and soil gas at the footprint where Gillespie Cleaners purportedly conducted dry cleaning operations in the mid-1940s. *See* 13267 Order at 2.

We have recently received Mr. Aue's July 11, 2013 email, requesting a meeting to further discuss the Work Plan. While we do not object to further discussion, our deadline of July 19, 2013 to provide a supplemental work plan has not been extended by Mr. Aue. Furthermore, our last date to file a Petition for Review with the State Board is July 26, 2013. Under these circumstances, we suggest that you agree to extend the July 19th deadline and that the proposed meeting be held next week.

Please advise of your intentions at your earliest convenience.

Very truly yours,

James A. Nickovich
Nossaman LLP

JAN:os
cc: Mr. Kent Aue

PROOF OF SERVICE

The undersigned declares:

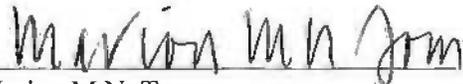
I am employed in the County of San Francisco, State of California. I am over the age of 18 and am not a party to the within action; my business address is c/o Nossaman LLP, 50 California Street, 34th Floor, San Francisco, CA 94111.

On July 19, 2013, I served copies of the foregoing **PETITION FOR REVIEW** on parties on the attached Service List as follows:

(By U.S. Mail) On the same date, at my said place of business, an original enclosed in a sealed envelope, addressed as shown on the attached service list was placed for collection and mailing following the usual business practice of my said employer. I am readily familiar with my said employer's business practice for collection and processing of correspondence for mailing with the United States Postal Service, and, pursuant to that practice, the correspondence would be deposited with the United States Postal Service, with postage thereon fully prepaid, on the same date at San Francisco, California.

(By Electronic Service) By emailing true and correct copies to the persons at the electronic notification address(es) shown on the accompanying Service List. The document(s) was/were served electronically and the transmission was reported as complete and without error.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on July 19, 2013.


Marion M.N. Tom

SERVICE LIST

Michael McInnis and Robert Dittmer v. Jewel Hirsch, et al.
(Ann Lewszyk as Personal Representative of the Estate of McInnis and Dittmer)
Solano Superior Court Case No. FCS 033636

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