

GOOD CHEVROLET

1630 Park Street • Phone 510/522-9221
ALAMEDA, CA 94501

Alameda County
APR 23 2003
Environmental Health

RO 8

April 18, 2003

Ms. Eva Chu
Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94501

RE: Good Chevrolet – 1630 Park Street, Alameda, CA

Dear Ms. Chu:

Enclosed is a copy of Geo Plexus, Inc. monitoring report for February 2003,
which was dropped off yesterday

Thank you,

GOOD CHEVROLET

JoAnn Stewart

JKS:js

Enclosure



GeoPlexus, Inc.

Health & Safety Training • Geo/Environmental Personnel • Engineering Geology Consultants • Environmental Management Consultants
March 27, 2003

Ms. Jo Ann Stewart
General Manager
Good Chevrolet
1630 Park Street
Alameda, California 94501

Alameda County
APR 23 2003
Environmental Health

**Subject: February, 2003 Ground Water Monitoring Report for
Good Chevrolet, 1630 Park Street, Alameda, CA**

Dear Ms. Stewart:

Geo Plexus, Incorporated is pleased to present this February, 2003 Ground Water Monitoring Report to further support site closure.

The monitoring wells continue to exhibit low to moderate concentrations of Total Petroleum Hydrocarbons as gasoline and Volatile Aromatic Compounds (Benzene, Toluene, Ethyl Benzene, and Xylene) suggesting that the source of these compounds is the former underground storage tanks. However, the concentrations reduce significantly with distance from the source area and there is no detectable presence of MTBE in the ground water.

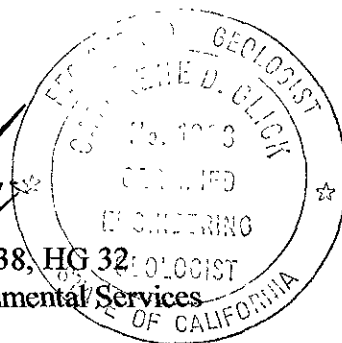
One copy of this Report should be forwarded to:

Ms. Eva Chu
Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

It has been a pleasure to be of service to you on this project. Questions or comments regarding the attached Report should be addressed to the undersigned.

Respectfully submitted,
Geo Plexus, Incorporated


Cathrene Diane Glick, CFG 1338, HG 32
Director, Geologic and Environmental Services



Geo Plexus, Incorporated

683 McCarty Avenue, Mountain View, California 94041 Phone 650/314-0494 Fax 650/314-0493

FEBRUARY, 2003 GROUND WATER MONITORING REPORT

FOR

GOOD CHEVROLET

1630 PARK STREET, ALAMEDA, CA

Prepared for:

Good Chevrolet
1630 Park Street
Alameda, California 94501

March 27, 2003

**FEBRUARY, 2003 GROUND WATER MONITORING REPORT
FOR
GOOD CHEVROLET
1630 PARK STREET, ALAMEDA, CA**

1.0 SITE DATA REVIEW

The project site is an automobile dealership and service center located at 1630 Park Street in the City of Alameda, in Alameda County, California as indicated on Figure 1.

A 300 gallon waste oil storage tank and a 500 gallon underground gasoline storage tank were reportedly removed from the property by Petroleum Engineering, Inc. in October, 1986. A subsurface investigation including installation of three ground water monitoring wells (see Figure 2) was performed by Groundwater Technology, Inc. in January, 1987 (Groundwater Technology, Inc. Report Dated April 29, 1987). The three monitoring wells were monitored to evaluate the ground water conditions and to establish the direction(s) of ground water flow at the project site. The monitoring determined that the direction of flow beneath the site varies from a northwesterly direction to a northeasterly direction throughout the year. The quarterly sampling has also detected Total Petroleum Hydrocarbons as gasoline and Volatile Aromatic Compounds at various concentrations throughout the year.

A supplemental investigation was performed by Geo Plexus which included advancing 7 soil borings across the parking area of the property (see Figure 2). This investigation identified high concentrations of Total Petroleum Hydrocarbons as gasoline and Volatile Aromatic Compounds (Benzene, Toluene, Ethyl Benzene, and Xylene) in the immediate vicinity of the former underground storage tanks at depths of 5-12 feet below the ground surface. The borings identified concentrations of Total Petroleum Hydrocarbons as gasoline as high as 15,000 parts per million (ppm) decreasing to 1,000 ppm within 30-feet from the former tanks (lateral direction) and decreasing to 1,800 ppm at the down-gradient property boundary.

Two additional ground water monitoring wells were installed by Geo Plexus in April, 1994 to further characterize the down-gradient water conditions. The findings of the initial ground water samples indicated a significant increase in concentrations of Total Petroleum Hydrocarbons as gasoline and Volatile Aromatic Compounds down-gradient of the property. The ground water levels recorded to date reflect fluctuations ranging from 3 to 13 feet below the ground surface and indicate that ground water generally flows in a northwest direction.

A Remedial Investigation was performed by Geo Plexus in April, 1997 which included advancing eight (8) subsurface exploratory geo-probes at locations which were immediately "up-", "down", and "cross-gradient" from the former underground storage tanks (see Figure 3). Grab ground water samples were also obtained from the probes for analytical testing.

The findings of the investigation indicated that gasoline contaminated soil remain in-place at the project site and is confined to depths ranging from 7- to 11-feet below the ground surface and is of limited extent.

The concentrations of Benzene in the soil exceed the ASTM RBCA Tier-1 RBSL's for contaminant leaching to ground water and gas migration to indoor air. Similarly, the concentrations of Benzene in the ground water exceed the Tier-1 RBSL's for ground water ingestion and gas migration to indoor air; however, the concentrations are below the Tier-1 RBSL's for gas migration to outdoor air. It was concluded that the site conditions did not warrant active ground water remediation.

2.0 RISK ASSESSMENT INVESTIGATION

A Risk Assessment Investigation was performed in November, 1998 which included: advancing three (3) gas collection probes at the site to obtain soil gas measurements within and exterior to the existing building; collection of summa canister gas samples from each probe from depths of 3-feet; performing analytical testing of the air bag samples for gasoline, volatile aromatic, and volatile organic compounds; collection of ground water samples from the existing monitoring wells for analytical testing; performing analytical testing of the ground water samples for gasoline, volatile aromatic, and volatile organic compounds; and performing a Tier-II ASTM Risk-Based Corrective Action (RBCA) assessment for the project site.

Three (3) gas collection probes were advanced at the locations indicated on Figure 4 by Precision Sampling, a licensed C-57 drilling contractor. The probes were advanced using a portable pneumatic drive assembly. Drilling and sampling equipment used for advancing the exploratory probes was thoroughly steam cleaned before and between each boring to prevent the introduction of off-site contamination and cross contamination between borings. Soil gas samples were obtained at depths of 3-feet below the ground surface through the use of summa canisters.

Analytical testing of the soil gas probe samples did not indicate the presence of significant volatile organic vapors within the upper 3-feet of soil at the "source area". This confirmed that, although some soil and ground water contaminants remains, the extent of off-gassing through the upper soils is very low and does not represent a significant health risk.

3.0 CURRENT GROUND WATER MONITORING

3.1 GRADIENT SURVEY

The elevation of the top of the casing of the monitoring wells at the site were established during previous investigations with reported vertical control of 0.01 foot. Ground water elevations were measured in each well to the nearest 0.01 foot with an electronic water level meter (prior to purging) to monitor the variations in the direction and gradient of ground water flow beneath the site.

Ground water elevations recorded (see Table 1) suggest that the ground water flow is to the northwest as indicated on Figure 5. The ground water gradient was determined to be 0.015 ft/ft (see Figure 5). The direction of ground water is consistent with previously observed flow directions.

3.2 MONITORING WELL SAMPLING

Free product measurements were obtained for each monitoring well at the time of sample acquisition utilizing a teflon bailer lowered into the well to obtain a water sample. The traffic/well box for MW-4 has been depressed into the pavement of Park Street and could not be accessed without jeopardizing the existing integrity of the well box. As such, the monitoring well was not sampled during this event. The bailer was used to collect a water sample to observe the presence of hydrocarbon odors, visible sheen, or free product. Free product or visible sheens were not observed in the water samples.

To evaluate the stabilized ground water conditions across the property established by the vapor extraction system, it was determined to comply with recent Regional Water Quality Control Board "No-Purge" guidelines, the wells were not purged and the ground water grab samples were collected from each well through the use of a dedicated teflon bailer. Water samples for analytical testing were obtained through the use of dedicated teflon bailers and were collected in sterilized glass vials with Teflon lined screw caps. The samples were immediately sealed in the vials and properly labeled including: the date, time, sample location, project number, and indication of any preservatives (HCl) added to the sample. The samples were placed on ice immediately for transport to the laboratory under chain-of-custody documentation.

3.3 GROUND WATER ANALYTICAL TESTING

The ground water samples were submitted to and tested by McCampbell Analytical, a State of California, Department of Health Services certified testing laboratory. Analytical testing was scheduled and performed in accordance with the State of California, Regional Water Quality Control Board, and Alameda County Department of Environmental Health guidelines. The samples were tested for the following:

- Total Petroleum Hydrocarbons as gasoline by RWQCB Method GCFID 5030/8015;
- Volatile Aromatics (BTEX) by EPA Method 8020/602;
- Fuel Oxygenates by EPA Method 8260; and
- EDB and EDC by EPA Method 8260.

The Chain-of-Custody Form and analytical test data are attached in Appendix A. Table 2 summarizes the current analytical test results for the monitoring well samples, along with the results of the previous analytical testing.

TABLE 1
SUMMARY OF DEPTH TO GROUND WATER DATA

| | Jul-89 | Apr-91 | Jul-92 | Aug-92 | Sep-92 | Oct-92 | Nov-92 | Dec-92 | Jan-93 | Feb-93 | Mar-93 | Apr-93 | May-93 | Jul-93 |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| DEPTH | | | | | | | | | | | | | | |
| MW-1 | -8.93 | -7.59 | -8.72 | -9.09 | -9.25 | -9.34 | -9.21 | -9.26 | -7.81 | -7.32 | -7.20 | -7.31 | -8.29 | -8.30 |
| MW-2 | -9.24 | -8.01 | -9.03 | -9.34 | -9.46 | -9.52 | -9.42 | -9.47 | -8.25 | -7.85 | -7.77 | -7.86 | -8.20 | -8.72 |
| MW-3 | -9.00 | -8.06 | -8.82 | -9.05 | -9.09 | -9.15 | -9.05 | -9.12 | -8.18 | -7.98 | -7.94 | -8.02 | -7.69 | -8.65 |
| MW-4 | | | | | | | | | | | | | | |
| MW-5 | | | | | | | | | | | | | | |
| ELEVATION | | | | | | | | | | | | | | |
| MW-1 | 95.83 | 97.17 | 96.04 | 95.67 | 95.51 | 95.42 | 95.55 | 95.50 | 96.95 | 97.44 | 97.56 | 97.45 | 97.07 | 96.46 |
| MW-2 | 95.62 | 96.85 | 95.83 | 95.52 | 95.40 | 95.34 | 95.44 | 95.39 | 96.61 | 97.01 | 96.99 | 97.00 | 96.66 | 96.14 |
| MW-3 | 95.52 | 96.46 | 95.72 | 95.47 | 95.43 | 95.37 | 95.47 | 95.40 | 96.34 | 96.54 | 96.58 | 96.50 | 96.23 | 95.87 |
| MW-4 | | | | | | | | | | | | | | |
| MW-5 | | | | | | | | | | | | | | |
| | Oct-93 | Jan-94 | Apr-94 | Jul-94 | Oct-94 | Jan-95 | Apr-95 | Jan-97 | Nov-98 | Jan-01 | Jun-02 | Nov-02 | Feb-03 | |
| DEPTH | | | | | | | | | | | | | | |
| MW-1 | -9.38 | -8.80 | -8.15 | -8.70 | -9.37 | -7.18 | -6.76 | -7.03 | -8.10 | -7.70 | -7.30 | -8.14 | -6.87 | |
| MW-2 | -9.64 | -9.12 | -8.56 | -9.02 | -9.59 | -7.71 | -7.40 | -7.55 | -8.49 | -8.08 | -7.77 | -8.50 | -7.38 | |
| MW-3 | -9.32 | -8.93 | -8.52 | -8.86 | -9.25 | -7.85 | -7.64 | -7.75 | -8.38 | -8.00 | -7.81 | -8.37 | -7.48 | |
| MW-4 | | | -9.29 | -9.55 | -9.83 | -8.88 | -8.80 | ---- | ---- | ---- | ---- | ---- | ---- | |
| MW-5 | | | -8.27 | -8.50 | -8.92 | -7.61 | -8.48 | -6.79 | -8.12 | -7.67 | -7.61 | -8.01 | -7.22 | |
| ELEVATION | | | | | | | | | | | | | | |
| MW-1 | 95.22 | 95.74 | 96.61 | 96.06 | 95.39 | 97.58 | 98.00 | 97.73 | 96.66 | 97.06 | 97.46 | 96.62 | 97.89 | |
| MW-2 | 95.20 | 95.59 | 96.30 | 95.84 | 95.27 | 97.15 | 97.46 | 97.31 | 96.37 | 96.78 | 97.09 | 96.36 | 97.48 | |
| MW-3 | | | 96.00 | 95.66 | 95.27 | 96.67 | 96.88 | 96.77 | 96.14 | 96.52 | 96.71 | 96.15 | 97.04 | |
| MW-4 | | | 95.57 | 95.31 | 95.03 | 95.98 | 96.06 | ---- | ---- | ---- | ---- | ---- | ---- | |
| MW-5 | | | 95.35 | 95.12 | 94.70 | 96.01 | 95.14 | 96.83 | 95.50 | 95.95 | 96.01 | 95.61 | 96.40 | |

TABLE 2
SUMMARY OF GROUND WATER ANALYTICAL TEST DATA

| <u>Date Sample</u> | <u>Total Petroleum Hydrocarbons</u> | <u>Benzene</u> | <u>Toluene</u> | <u>Ethyl-Benzene</u> | <u>Total Xylenes</u> | <u>MTBE</u> |
|-----------------------------|-------------------------------------|----------------|----------------|----------------------|----------------------|-------------|
| Monitoring Well MW-1 | | | | | | |
| 1-21-87 ⁽¹⁾ | 21,020 | 1,148 | 8,627 | 1,792 | 6,012 | |
| 1-11-89 ⁽¹⁾ | 1,400 | 74 | 10 | 13 | 5 | |
| 7-12-89 ⁽¹⁾ | 1,200 | 470 | 49 | 45 | 33 | |
| 4-09-91 ⁽²⁾ | 850 | 260 | 10 | 15 | 12 | |
| 7-14-92 ⁽³⁾ | 13,000 | 2,300 | 1,200 | 1,200 | 1,200 | |
| 10-7-92 ⁽³⁾ | 3,600 | 1,600 | 80 | 120 | 120 | |
| 1-11-93 ⁽³⁾ | 1,200 | 410 | 16 | 23 | 19 | |
| 4-23-93 ⁽³⁾ | 2,200 | 720 | 180 | 82 | 150 | |
| 7-08-93 ⁽³⁾ | 3,200 | 1,200 | 110 | 97 | 100 | |
| 10-15-93 ⁽³⁾ | 3,700 | 1,400 | 43 | 94 | 36 | |
| 1-25-94 ⁽³⁾ | 1,600 | 680 | 16 | 41 | 35 | |
| 4-28-94 ⁽³⁾ | 6,100 | 1,900 | 380 | 250 | 340 | |
| 7-27-94 ⁽³⁾ | 6,000 | 1,800 | 510 | 220 | 450 | |
| 10-27-94 ⁽³⁾ | 3,000 | 1,100 | 79 | 82 | 87 | |
| 1-26-95 ⁽³⁾ | 1,600 | 660 | 100 | 82 | 87 | |
| 4-13-95 ⁽³⁾ | 3,800 | 1,200 | 270 | 120 | 260 | |
| 7-21-95 ⁽³⁾ | 5,200 | 1,500 | 450 | 190 | 400 | |
| 10-25-95 ⁽³⁾ | 5,900 | 1,800 | 450 | 210 | 400 | |
| 1-21-97 ⁽³⁾ | 3,100 | 1,100 | 87 | 160 | 180 | ND<7.3 |
| 11-12-98 ⁽³⁾ | 1,000 | 280 | 3.0 | 3.3 | 7.9 | ND<30 |
| 1-16-01 ⁽³⁾ | 4,700 | 1,200 | 18 | 150 | 49 | ND<5 |
| 6-27-02 ⁽³⁾ | 5,900 | 230 | 7.7 | ND<5 | 1,500 | ND<5 |
| 11-18-02 ⁽³⁾ | 3,100 | 890 | 12 | 310 | 28 | ND<2.5 |
| 2-20-03 ⁽³⁾ | 260 | 100 | 0.72 | ND<5 | ND<5 | ND<2.5 |

Monitoring Well MW-2

| | | | | | | |
|------------------------|--------|--------|-------|-------|-------|--|
| 1-21-87 ⁽¹⁾ | 5,018 | 386 | 1,981 | 285 | 1,432 | |
| 1-11-89 ⁽¹⁾ | 10,000 | 3,000 | 410 | 240 | 190 | |
| 7-12-89 ⁽¹⁾ | 7,600 | 2,700 | 540 | 250 | 320 | |
| 4-09-91 ⁽²⁾ | 4,900 | 910 | 210 | 130 | 200 | |
| 7-14-92 ⁽³⁾ | 13,000 | 4,400 | 1,500 | 610 | 1,100 | |
| 10-7-92 ⁽³⁾ | 11,000 | 5,200 | 1,500 | 500 | 1,200 | |
| 1-11-93 ⁽³⁾ | 17,000 | 940 | 1,100 | 480 | 930 | |
| 4-23-93 ⁽³⁾ | 52,000 | 13,000 | 8,400 | 1,700 | 5,300 | |
| 7-08-93 ⁽³⁾ | 6,400 | 2,500 | 470 | 280 | 530 | |

TABLE 2 (cont'd)
SUMMARY OF GROUND WATER ANALYTICAL TEST DATA

| <u>Date Sample</u> | <u>Total Petroleum Hydrocarbons</u> | <u>Benzene</u> | <u>Toluene</u> | <u>Ethyl-Benzene</u> | <u>Total Xylenes</u> | <u>MTBE</u> |
|--------------------------------------|-------------------------------------|----------------|----------------|----------------------|----------------------|-------------|
| Monitoring Well MW-2 (cont'd) | | | | | | |
| 10-15-93 ⁽³⁾ | 17,000 | 3,900 | 870 | 500 | 940 | |
| 1-25-94 ⁽³⁾ | 16,000 | 5,400 | 1,140 | 640 | 1,500 | |
| 4-28-94 ⁽³⁾ | 15,000 | 4,000 | 910 | 480 | 1,200 | |
| 7-27-94 ⁽³⁾ | 18,000 | 6,000 | 760 | 630 | 1,600 | |
| 10-27-94 ⁽³⁾ | 9,500 | 2,700 | 230 | 320 | 640 | |
| 1-26-95 ⁽³⁾ | 5,900 | 1,900 | 290 | 230 | 500 | |
| 4-13-95 ⁽³⁾ | 10,000 | 3,300 | 620 | 360 | 930 | |
| 7-21-95 ⁽³⁾ | 9,900 | 3,300 | 320 | 390 | 830 | |
| 10-25-95 ⁽³⁾ | 13,000 | 4,900 | 400 | 580 | 990 | |
| 1-21-97 ⁽³⁾ | 7,600 | 2,600 | 310 | 330 | 660 | ND<20 |
| 11-12-98 ⁽³⁾ | 31,000 | 11,000 | 750 | 1,500 | 2,300 | ND<900 |
| 1-16-01 ⁽³⁾ | 23,000 | 8,200 | 260 | 1,000 | 820 | ND<30 |
| 6-27-02 ⁽³⁾ | 39,000 | 7,000 | 1,800 | 690 | 4,000 | ND<5 |
| 11-18-02 ⁽³⁾ | 15,000 | 5,700 | 76 | 1,000 | 150 | ND<12 |
| 2-20-03 ⁽³⁾ | 26,000 | 6,300 | 1,100 | 1,300 | 1,900 | ND<12 |

Monitoring Well MW-3

| | | | | | | |
|-------------------------|--------|-------|-------|-----|-------|--|
| 1-21-87 ⁽¹⁾ | 10,287 | 1,428 | 3,281 | 610 | 2,761 | |
| 1-11-89 ⁽¹⁾ | 5,300 | 1,800 | 340 | 150 | 160 | |
| 7-12-89 ⁽¹⁾ | 7,800 | 3,100 | 900 | 300 | 480 | |
| 4-09-91 ⁽²⁾ | 9,400 | 1,400 | 730 | 200 | 510 | |
| 7-14-92 ⁽³⁾ | 17,000 | 3,500 | 390 | 390 | 260 | |
| 10-7-92 ⁽³⁾ | 9,200 | 4,300 | 470 | 390 | 610 | |
| 1-11-93 ⁽³⁾ | 2,000 | 740 | 29 | 58 | 28 | |
| 4-23-93 ⁽³⁾ | 6,500 | 2,600 | 280 | 260 | 190 | |
| 7-08-93 ⁽³⁾ | 5,200 | 2,100 | 260 | 250 | 180 | |
| 10-15-93 ⁽³⁾ | 11,000 | 3,500 | 580 | 430 | 370 | |
| 1-25-94 ⁽³⁾ | 6,200 | 2,500 | 270 | 160 | 28 | |
| 4-28-94 ⁽³⁾ | 5,300 | 1,700 | 190 | 210 | 180 | |
| 7-27-94 ⁽³⁾ | 5,900 | 2,000 | 360 | 260 | 330 | |
| 10-27-94 ⁽³⁾ | 8,000 | 2,200 | 580 | 260 | 470 | |
| 1-26-95 ⁽³⁾ | 3,700 | 1,200 | 150 | 150 | 190 | |
| 4-13-95 ⁽³⁾ | 4,000 | 1,400 | 200 | 180 | 210 | |
| 7-21-95 ⁽³⁾ | 5,700 | 2,000 | 280 | 270 | 280 | |

TABLE 2 (cont'd)
SUMMARY OF GROUND WATER ANALYTICAL TEST DATA

| <u>Date Sample</u> | <u>Total Petroleum Hydrocarbons</u> | <u>Benzene</u> | <u>Toluene</u> | <u>Ethyl-Benzene</u> | <u>Total Xylenes</u> | <u>MTBE</u> |
|-------------------------------------|-------------------------------------|----------------|----------------|----------------------|----------------------|-------------|
| Monitoring Well MW-3(cont'd) | | | | | | |
| 10-25-95 ⁽³⁾ | 11,000 | 3,500 | 1,100 | 460 | 680 | |
| 1-21-97 ⁽³⁾ | 2,200 | 860 | 63 | 71 | 80 | ND |
| 11-12-98 ⁽³⁾ | 180 | 44 | 0.51 | ND | 0.92 | ND<20 |
| 1-16-01 ⁽³⁾ | 64 | 11 | 0.77 | ND | ND | ND<5 |
| 6-27-02 ⁽³⁾ | ND | ND | ND | ND | ND | ND<1 |
| 11-18-02 ⁽³⁾ | 110 | 21 | 1.0 | ND | ND | ND<1 |
| 2-20-03 ⁽³⁾ | ND | 2.5 | ND | ND | ND | ND<1 |
| Monitoring Well MW-4 | | | | | | |
| 4-28-94 ⁽³⁾ | 190 | 3.8 | 2.9 | 2.1 | 3.1 | |
| 7-27-94 ⁽³⁾ | 180 | 15 | 9.2 | 7.6 | 28 | |
| 10-27-94 ⁽³⁾ | 130 | 8.6 | 6.6 | 4.5 | 17 | |
| 1-26-95 ⁽³⁾ | 110 | 6.5 | 1.2 | 1.8 | 11 | |
| 4-13-95 ⁽³⁾ | 82 | 3.9 | N.D. | N.D. | 2.5 | |
| 7-21-95 ⁽³⁾ | 130 | 8.8 | 1.3 | 4.5 | 7.6 | |
| 10-25-95 ⁽³⁾ | 95 | 6.6 | 1.7 | 4.3 | 7.0 | |
| 1-21-97 ⁽³⁾ | not sampled | | | | | |
| 11-12-98 ⁽³⁾ | not sampled | | | | | |
| 1-16-01 ⁽³⁾ | not accessible | | | | | |
| 6-27-02 ⁽³⁾ | not accessible | | | | | |
| 11-18-02 ⁽³⁾ | not accessible | | | | | |
| 2-20-03 ⁽³⁾ | not accessible | | | | | |
| Monitoring Well MW-5 | | | | | | |
| 4-28-94 ⁽³⁾ | 30,000 | 4,000 | 3,000 | 810 | 3,500 | |
| 7-27-94 ⁽³⁾ | 9,300 | 2,000 | 800 | 290 | 940 | |
| 10-27-94 ⁽³⁾ | 15,000 | 2,700 | 1,300 | 420 | 1,100 | |
| 1-26-95 ⁽³⁾ | 7,900 | 2,100 | 680 | 240 | 860 | |
| 4-13-95 ⁽³⁾ | 7,900 | 2,400 | 580 | 340 | 630 | |
| 7-21-95 ⁽³⁾ | 11,000 | 3,400 | 760 | 610 | 1,200 | |
| 10-25-95 ⁽³⁾ | 13,000 | 2,900 | 830 | 570 | 1,100 | |
| 1-21-97 ⁽³⁾ | 2,600 | 750 | 65 | 1860 | 280 | ND |
| 11-12-98 ⁽³⁾ | ND | 2.2 | ND | ND | ND | ND |

TABLE 2 (cont'd)
SUMMARY OF GROUND WATER ANALYTICAL TEST DATA

| <u>Date Sample</u> | <u>Total Petroleum Hydrocarbons</u> | <u>Benzene</u> | <u>Toluene</u> | <u>Ethyl-Benzene</u> | <u>Total Xylenes</u> | <u>MTBE</u> |
|-------------------------------------|-------------------------------------|----------------|----------------|----------------------|----------------------|-------------|
| Monitoring Well MW-5(cont'd) | | | | | | |
| 1-16-01 ⁽³⁾ | ND | 11 | ND | ND | 0.82 | ND<5 |
| 6-27-02 ⁽³⁾ | ND | ND | ND | ND | ND | ND<1 |
| 11-18-02 ⁽³⁾ | 130 | 17 | 3.8 | 2.1 | 16 | ND<1 |
| 2-20-03 ⁽³⁾ | ND | 5.6 | 0.51 | ND | 0.68 | ND<1 |

- Note: (1) Concentrations reported by Groundwater Technology, Inc.
(2) Concentrations reported by Environmental Science & Engineering, Inc.
(3) Samples obtained and reported by Geo Plexus, Inc.

Figures 6 and 7 indicate the concentration distribution maps for Total Petroleum Hydrocarbons as gasoline and Benzene, respectively.

7.0 SUMMARY OF FINDINGS

The analytical test data from the previous investigation activities indicate that low to moderate concentrations of Total Petroleum Hydrocarbons as gasoline and Volatile Aromatic Compounds (BTEX) remain in the soil in the immediate vicinity of the former tanks; however, the extent of soil contamination is limited. There is no significant presence of MTBE in the soil. The highest concentrations of gasoline were detected in Borings EB-9, 10, and 11 which are located down-gradient of the former tanks and dispenser pump. The remaining samples indicate that the soil contamination extends in a radial pattern (cross- and down-gradient) from the former tank area.

The monitoring wells continue to exhibit low to moderate concentrations of Total Petroleum Hydrocarbons as gasoline and Volatile Aromatic Compounds (Benzene, Toluene, Ethyl Benzene, and Xylene) suggesting that the source of these compounds is the former underground storage tanks. However, the concentrations reduce significantly with distance from the source area and there is no detectable presence of MTBE in the ground water.

LIMITATIONS

This report has been prepared for the exclusive use of Good Chevrolet and their authorized representatives. No reliance on this report shall be made by anyone other than the client for whom it was prepared.

We have only observed a small portion of the pertinent subsurface and ground water conditions present at the site. The conclusions and recommendations made herein are based on the assumption that subsurface and ground water conditions do not deviate appreciably from those described in the reports and observed during the field investigation.

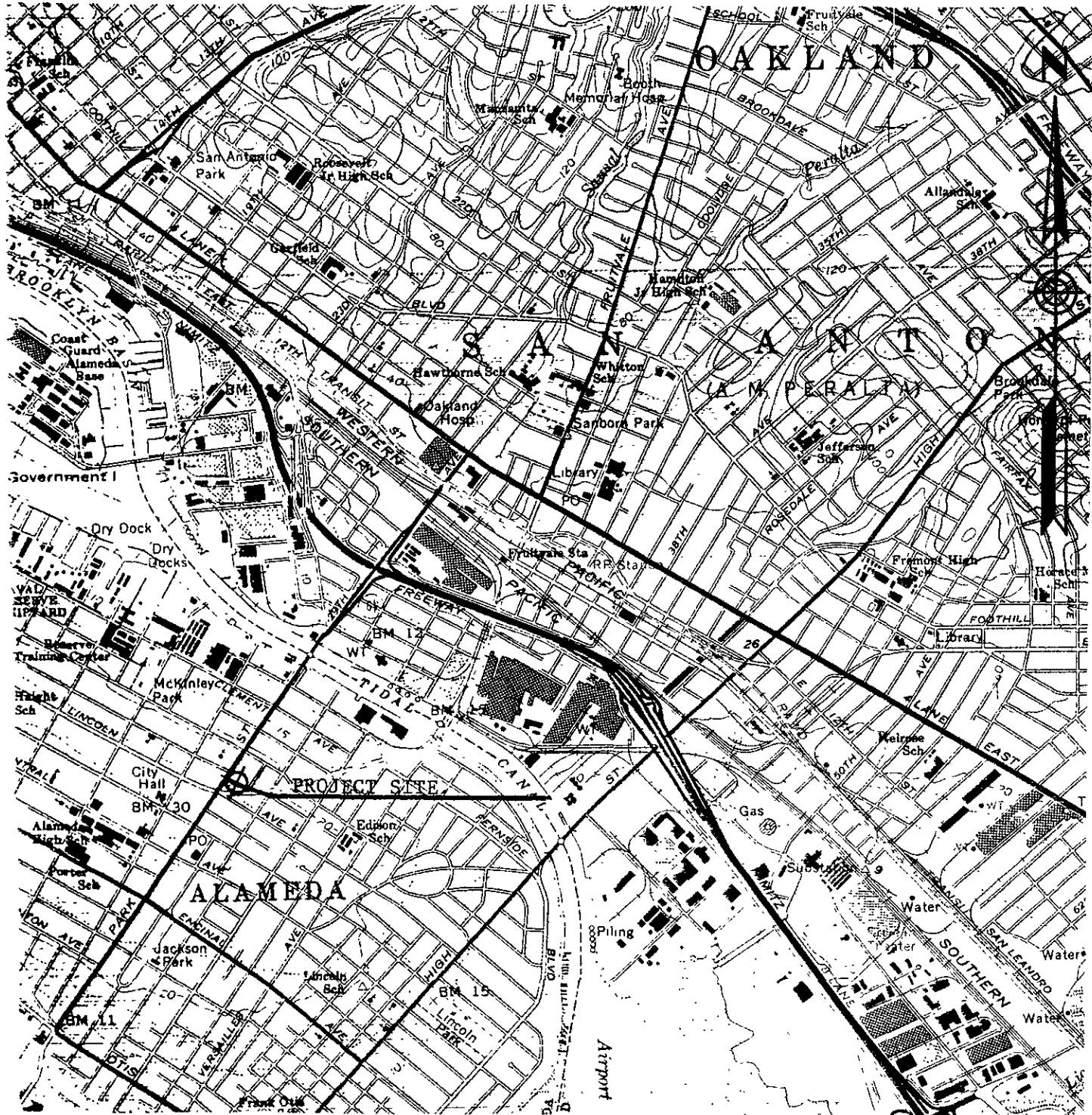
This report provides neither certification nor guarantee that the property is free of hazardous substance contamination.

Geo Plexus, Incorporated provides consulting services in the fields of Geology and Engineering Geology performed in accordance with presently accepted professional practices. Professional judgments presented herein are based partly on information obtained from review of published documents, partly on evaluations of the technical information gathered, and partly on general experience in the fields of geology and engineering geology.

No attempt was made to verify the accuracy of the published information prepared by others used in preparation of this assessment report.

If you have questions regarding the findings, conclusions, or recommendations contained in this report, please contact us. We appreciate the opportunity to serve you.

Geo Plexus, Incorporated



| | | |
|----------------|----------|----------|
| GOOD CHEVROLET | | |
| DATE | SCALE | DRAWN BY |
| 10-9-92 | 1"=2000' | deg |
| LOCATION MAP | | |
| | | Figure 1 |

PARK STREET

SIDEWALK

GOOD CHEVROLET
SHOW ROOM

APPROXIMATE
LIMITS OF
PREVIOUS
EXCAVATION

APPROXIMATE
LOCATION OF
FORMER
STORAGE
TANKS

SERVICE CENTER

MW-3

EB5

MW-2

EB4

SB4

EB6

EB3

MW-1

EB2

PROPERTY FENCE LINE

EB1

EB7

GOOD CHEVROLET

DATE
10/25/93

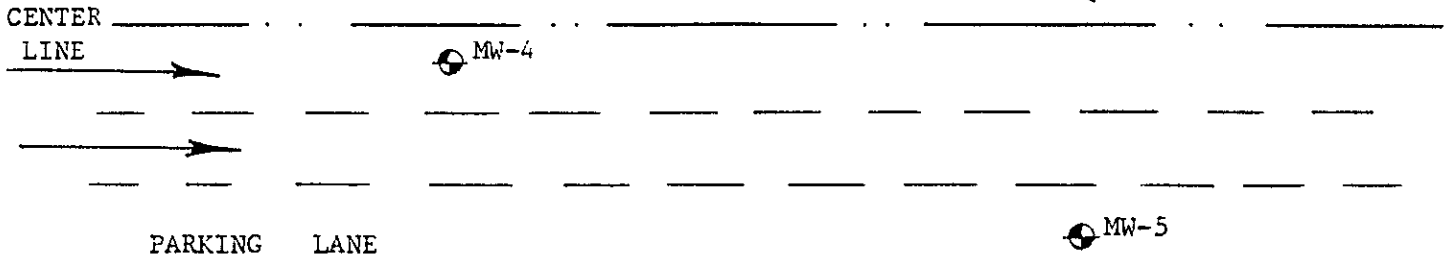
SCALE
1"=10'

DRAWN BY
dcg

SITE PLAN

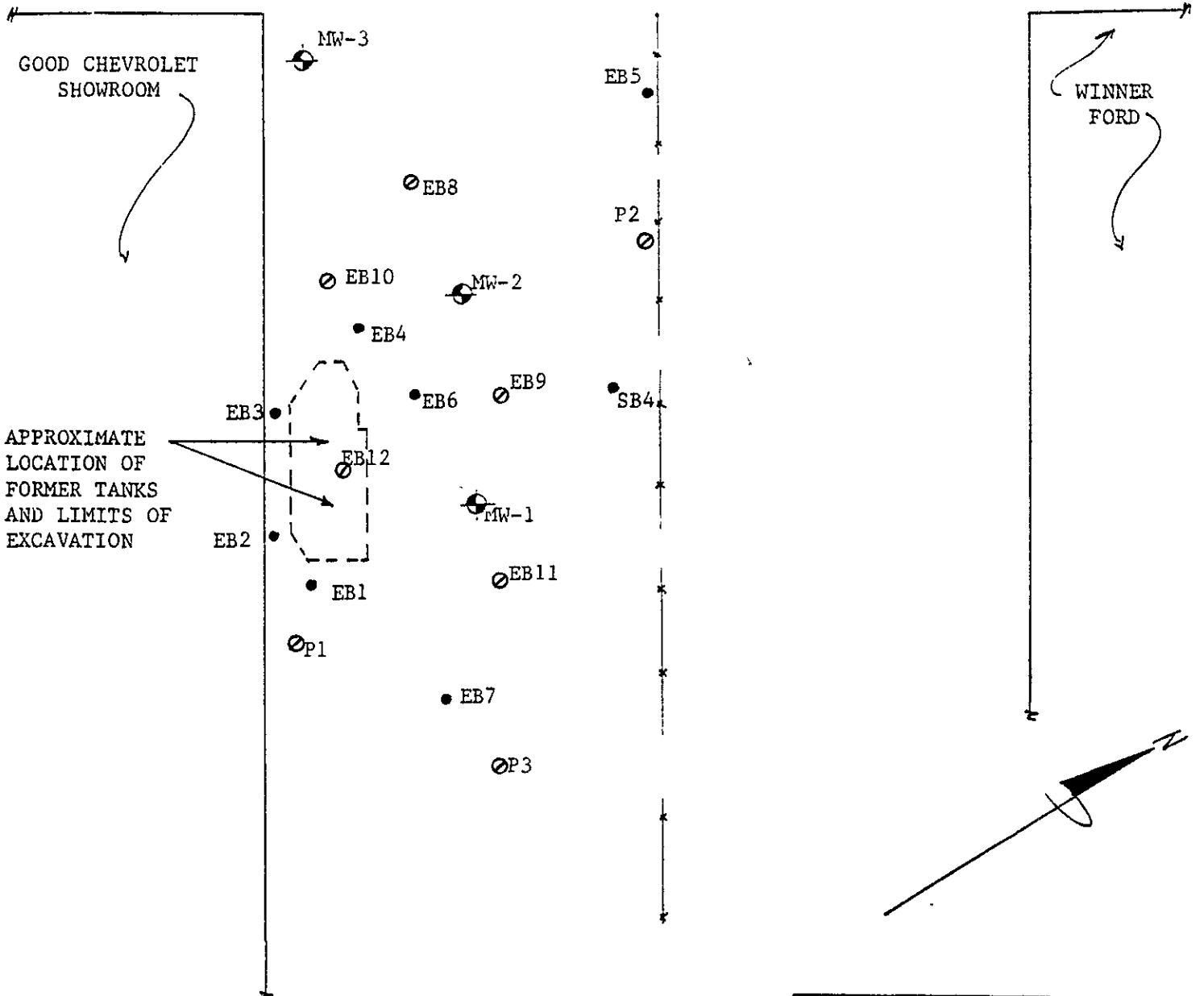
Figure 2

ARROW INDICATES DIRECTION OF TRAFFIC FLOW



SIDEWALK

SIDEWALK



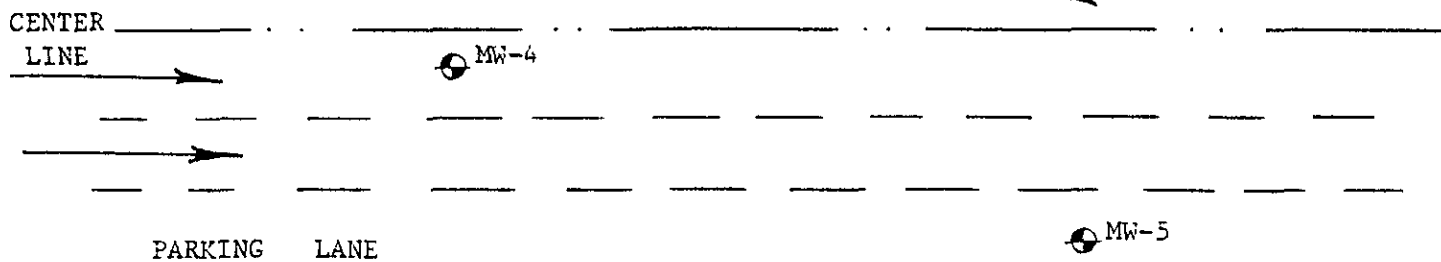
APPROXIMATE LOCATION OF FORMER TANKS AND LIMITS OF EXCAVATION

- ⊕ Monitoring Wells
- Borings Previous Studies
- Borings Previous Study 1/97

GeoPlexus, Inc.

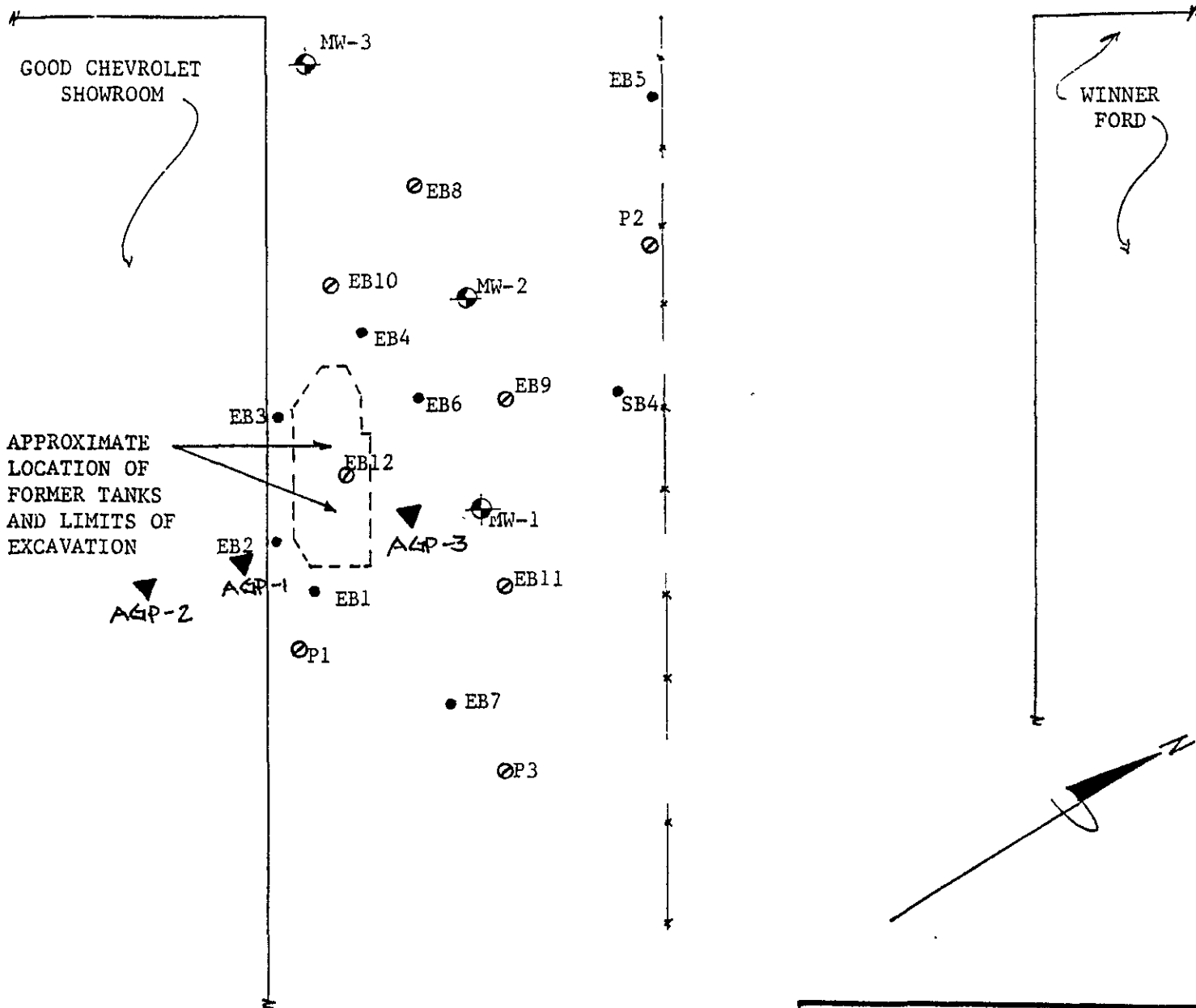
| | | |
|----------------------|-----------------|-----------------|
| GOOD CHEVROLET | | |
| DATE 12/5/98 | SCALE 1"=20' | DRAWN BY dcg |
| BORING LOCATION PLAN | | |
| | | Figure 3 |

ARROW INDICATES DIRECTION OF TRAFFIC FLOW



SIDEWALK

SIDEWALK



- ⊕ Monitoring Wells
- Borings Previous Studies
- ⊙ Borings Previous Study 1/97

GeoPlexus, Inc.

| | | |
|------------------------------|-----------------|-----------------|
| GOOD CHEVROLET | | |
| DATE 12/5/98 | SCALE 1"=20' | DRAWN BY dgc |
| SOIL GAS PROBE LOCATION PLAN | | |
| | | Figure 4 |

ARROW INDICATES DIRECTION OF TRAFFIC FLOW

CENTER LINE

PARKING LANE

SIDEWALK

SIDEWALK

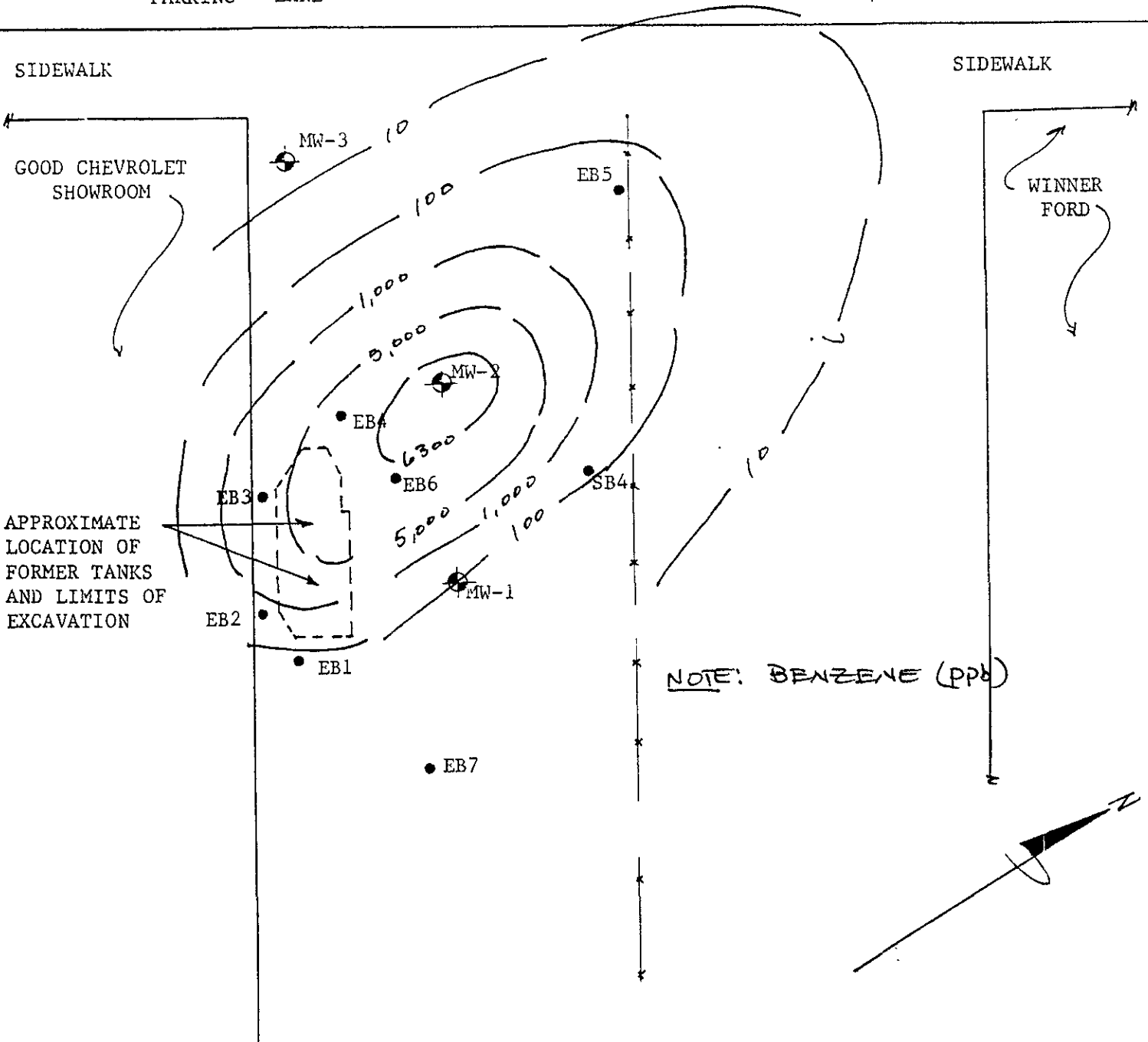
GOOD CHEVROLET SHOWROOM

WINNER FORD

APPROXIMATE LOCATION OF FORMER TANKS AND LIMITS OF EXCAVATION

NOTE: BENZENE (PPB)

| | | |
|------------------------|-----------------|-----------------|
| GOOD CHEVROLET | | |
| DATE 2/28/03 | SCALE 1"=20' | DRAWN BY dcb |
| BENZENE IN GROUNDWATER | | |
| | | Figure 7 |



ARROW INDICATES DIRECTION OF TRAFFIC FLOW

CENTER LINE

PARKING LANE

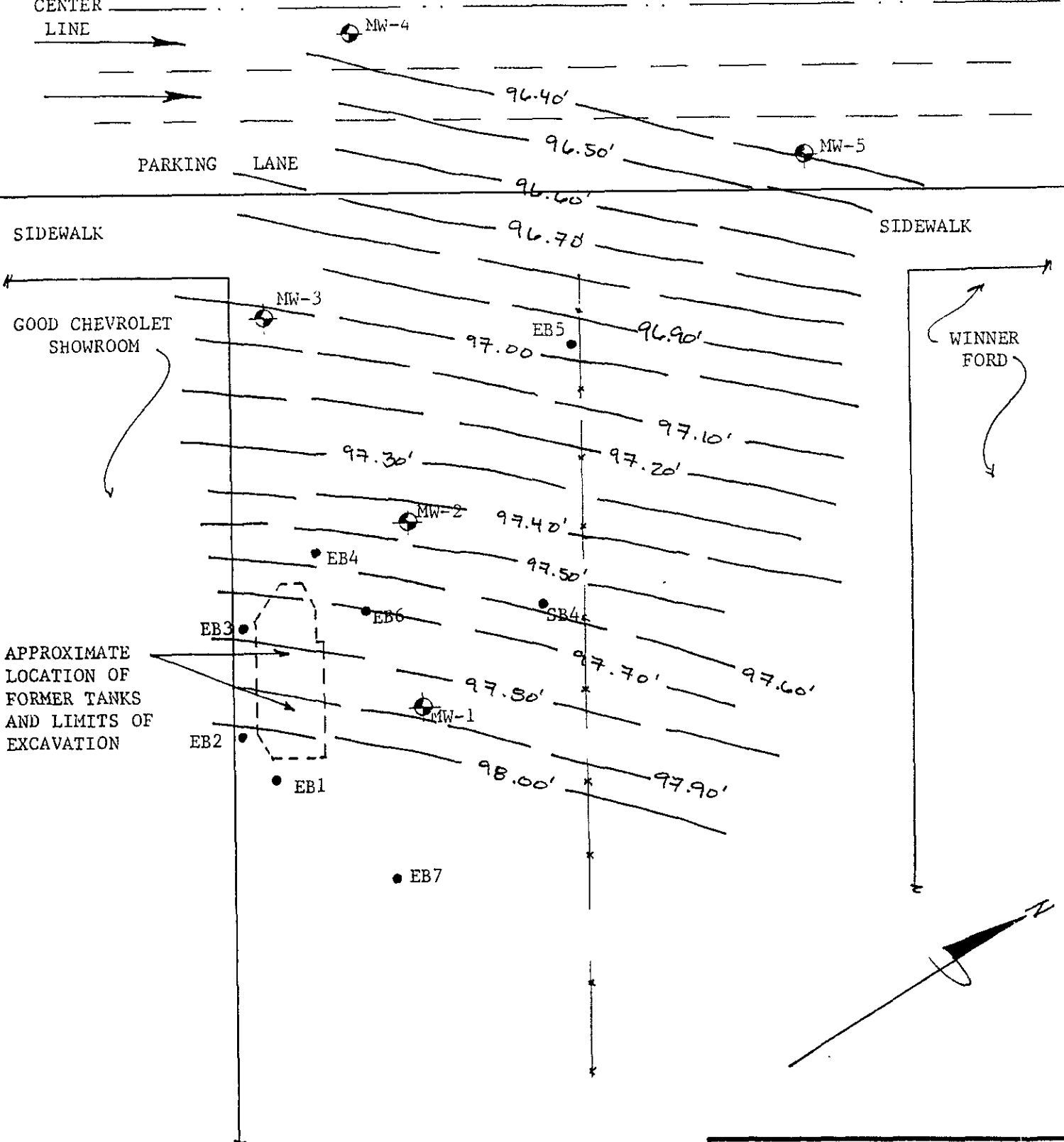
SIDEWALK

SIDEWALK

GOOD CHEVROLET SHOWROOM

WINNER FORD

APPROXIMATE LOCATION OF FORMER TANKS AND LIMITS OF EXCAVATION



| | | |
|----------------------|-----------------|-----------------|
| GOOD CHEVROLET | | |
| DATE 2/20/03 | SCALE 1"=20' | DRAWN BY dcg |
| GROUNDWATER GRADIENT | | |
| | | Figure 5 |

ARROW INDICATES DIRECTION OF TRAFFIC FLOW

CENTER LINE

PARKING LANE

SIDEWALK

SIDEWALK

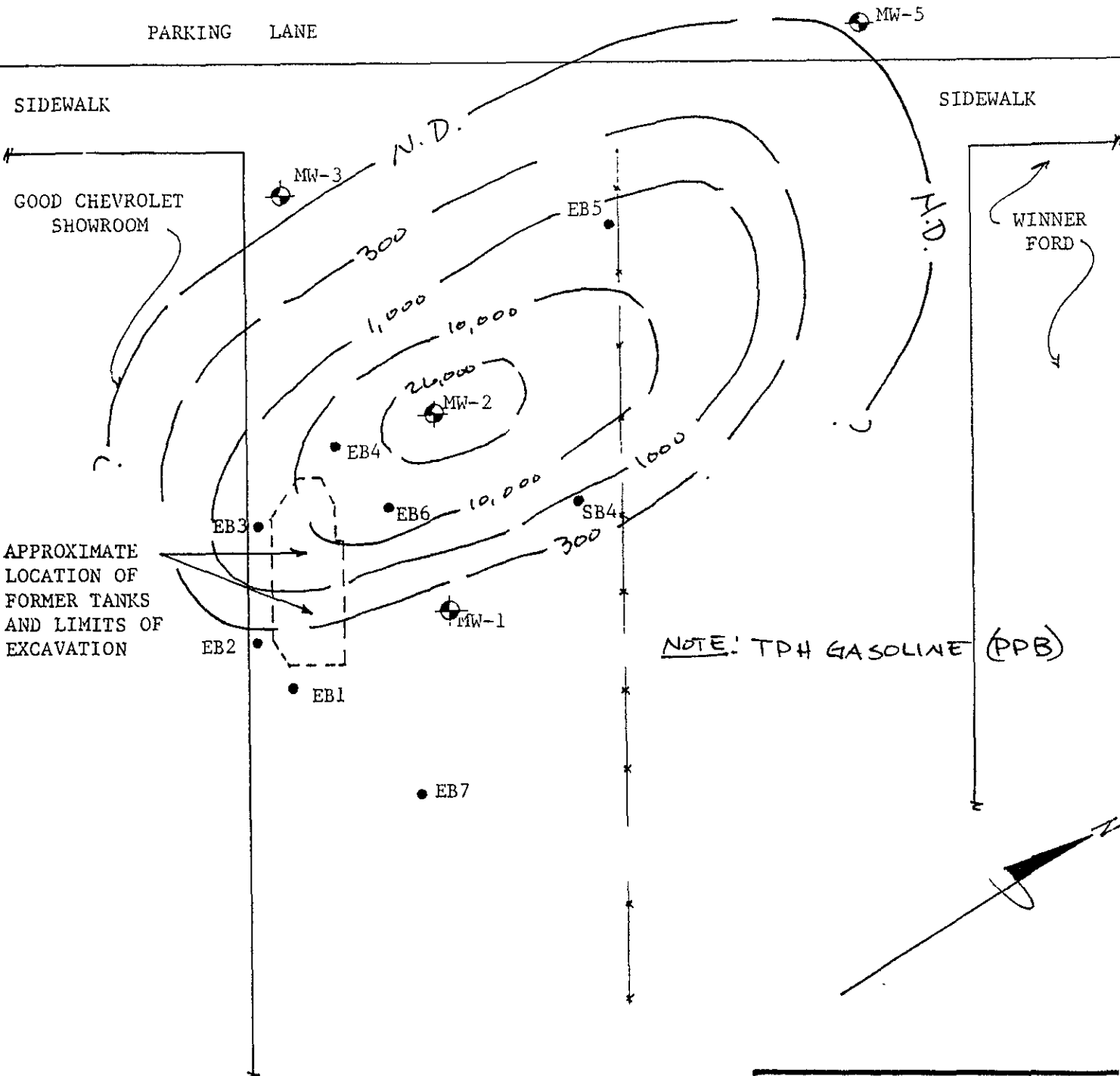
GOOD CHEVROLET SHOWROOM

WINNER FORD

APPROXIMATE LOCATION OF FORMER TANKS AND LIMITS OF EXCAVATION

NOTE: TPH GASOLINE (PPB)

| | | |
|------------------------|-----------------|-----------------|
| GOOD CHEVROLET | | |
| DATE 2/28/03 | SCALE 1"=20' | DRAWN BY dcg |
| TPH GAS IN GROUNDWATER | | |
| | | Figure 6 |



APPENDIX A
CHAIN-OF-CUSTODY FORM
AND
ANALYTICAL TEST DATA

| PROJECT NUMBER | | PROJECT NAME | | | | Number of Cntrs | Type of Containers | Type of Analysis | | | | | | Condition of Samples | Initial |
|------------------------------|---------|---------------|------|--------------------------|------------------------------|-----------------|---|------------------------|---|-------------|--|------|-----------------|----------------------|---------|
| Send Report Attention of: | | Report Due | | Verbal Due | | | | TPH-G/BIEX | MTBE | EDB, 1-2DCA | MTBE by | 8260 | (Preserved HCL) | | |
| Sample Number | Date | Time | Corp | Grab | Sample Type Station-Location | | | | | | | | | | |
| ✓ MW-1 | 2/20/03 | 1042 | | | water | 3 | VOA | X | X | X | X | ✓ | OK | | |
| ✓ 2 | ↓ | 1053 | | | ↓ | ↓ | ↓ | X | X | X | X | ✓ | OK | | |
| ✓ 3 | ↓ | 1108 | | | ↓ | ↓ | ↓ | X | X | X | X | ✓ | OK | | |
| ✓ 5 | ↓ | 1120 | | | ↓ | ↓ | ↓ | X | X | X | X | ✓ | OK | | |
| | | | | | | | <input checked="" type="checkbox"/> ICEN <input checked="" type="checkbox"/> COOL CONTAINERS <input checked="" type="checkbox"/> PRESERVED IN LAB | | <input checked="" type="checkbox"/> PRESERVATION APPROPRIATE <input checked="" type="checkbox"/> CONTAINERS PRESERVED IN LAB | | <input checked="" type="checkbox"/> VOAS <input checked="" type="checkbox"/> O&G <input type="checkbox"/> METALS <input type="checkbox"/> OTHER | | | | |
| Relinquished by: (Signature) | | Date/Time | | Received by: (Signature) | | Date/Time | | Remarks: Normal TAT | | | | | | | |
| D. J. F. | | 2/24/03 | | B. J. Smith | | 2/20/03 | | | | | | | | | |
| B. J. Smith | | 2/20/03 12:15 | | [Signature] | | [Signature] | | | | | | | | | |
| Relinquished by: (Signature) | | Date/Time | | Received by: (Signature) | | Date/Time | | | | | | | | | |



QC SUMMARY REPORT FOR SW8021B/8015Cm

Matrix: W

WorkOrder 0302271

| EPA Method: SW8021B/8015Cm | | Extraction: SW5030B | | BatchID: 5954 | | Spiked Sample ID: 0302256-004A | | | | |
|----------------------------|--------|---------------------|--------|---------------|---------|--------------------------------|--------|-------------------------|-----|------|
| Compound | Sample | Spiked | MS* | MSD* | MS-MSD* | LCS | LCSD | Acceptance Criteria (%) | | |
| | µg/L | µg/L | % Rec. | % Rec. | % RPD | % Rec. | % Rec. | % RPD | Low | High |
| TPH(gas) | ND | 60 | 111 | 109 | 2.53 | 124 | 118 | 4.17 | 70 | 130 |
| MTBE | ND | 10 | 87.5 | 85 | 2.92 | 84.4 | 83.4 | 20.5 | 70 | 130 |
| Benzene | ND | 10 | 101 | 106 | 4.76 | 102 | 104 | 3.58 | 70 | 130 |
| Toluene | ND | 10 | 93.3 | 97.3 | 4.21 | 94.5 | 95.3 | 7.26 | 70 | 130 |
| Ethylbenzene | ND | 10 | 101 | 105 | 4.15 | 104 | 93.8 | 18.8 | 70 | 130 |
| Xylenes | 0.52 | 30 | 98.3 | 102 | 3.28 | 100 | 96.7 | 12.9 | 70 | 130 |
| %SS: | 94.3 | 100 | 96.1 | 101 | 4.45 | 101 | 96.5 | 0.102 | 80 | 120 |

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
 NONE

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

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

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

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

* MS and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery.



QC SUMMARY REPORT FOR SW8260B

Matrix: W

WorkOrder: 0302271

| EPA Method: SW8260B | | Extraction: SW5030B | | BatchID: 5939 | | | Spiked Sample ID. 0302242-005B | | | |
|---------------------|--------|---------------------|--------|---------------|---------|--------|--------------------------------|-----------|-------------------------|------|
| Compound | Sample | Spiked | MS* | MSD* | MS-MSD* | LCS | LCSD | ILCS-LCSD | Acceptance Criteria (%) | |
| | µg/L | µg/L | % Rec. | % Rec. | % RPD | % Rec. | % Rec. | % RPD | Low | High |
| %SS1: | 127 | 100 | 108 | 110 | 1.63 | 106 | 96.1 | 9.38 | 70 | 130 |
| %SS2: | 113 | 100 | 116 | 116 | 0.303 | 113 | 110 | 2.62 | 70 | 130 |

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
 NONE

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

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

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

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

* MS and / or MSD spike recoveries may not be near 100% or the RPDs near 0% if: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) if that specific sample matrix interferes with spike recovery.

McC Campbell Analytical Inc.



110 Second Avenue South, #D7
Pacheco, CA 94553-5560
(925) 798-1620

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0302271

Client:

GEO Plexus, Inc.
683 McCarty Avenue
Mountain View, CA 94041

TEL: (650) 314-0494
FAX: (650) 314-0493
ProjectNo: Good Chevrolet, Alameda CA
PO:

Date Received 2/20/03

Date Printed 2/20/03

| Sample ID | ClientSampID | Matrix | Collection Date | Hold | 8021B/8015 | SW8260B | Requested Tests |
|-------------|--------------|--------|---------------------|------|------------|---------|-----------------|
| 0302271-001 | MW-1 | Water | 2/20/03 10:42:00 AM | | A | B | |
| 0302271-002 | MW-2 | Water | 2/20/03 10:53:00 AM | | A | B | |
| 0302271-003 | MW-3 | Water | 2/20/03 11:08:00 AM | | A | B | |
| 0302271-004 | MW-5 | Water | 2/20/03 11:20:00 AM | | A | B | |

Prepared by: Maria Venegas

Comments:

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