EOA, Inc.

Eisenberg, Olivieri, & Associates
Environmental and Public Health Engineering

July 25, 1995

Mr. Bill Cox
232 E. 14th St.
San Leandro, CA 94577

SUBJECT: Third Quarterly Monitoring Report

Dear Mr. Cox:

This letter report summarizes the results of monitoring of wells during the period April through June 1995 (third quarter of monitoring) at the property located at 230 Bay Place, Oakland, California. Monitoring activities during this quarter include measuring depth to groundwater monthly and sampling groundwater for analyses in June. The report was completed according to Task III of the approved *Work Plan for Further Investigation, 230 Bay Place, Oakland, California* (Work Plan), dated March 1994. The Work Plan was approved by the Alameda County Department of Environmental Health, Environmental Protection Division (County) with two exceptions. The County suggested using well TW-2 as an upgradient well, if needed, and the County suggested sampling well TW-6 for groundwater analyses.

Two main tasks were completed for this report; 1) on a monthly basis, wells MW-1, TW-2, TW-6, and TW-7 were checked for free product, then depth to groundwater was measured in them and 2) on June 29, wells MW-1, TW-6, and TW-7 were purged and sampled for groundwater analyses. As subcontractors to EOA, Inc., Subsurface Consultants, Inc. (SCI) performed the field tasks and Curtis and Tompkins Laboratory, a California-Certified Laboratory, performed the groundwater analyses.

Methodology

The April and May groundwater surface contour maps (SCI, May 2, 1995 and SCI, June 7, 1995) are included in this report in Attachments 1 and 2. The June groundwater surface contour map and the field methods used to perform the tasks listed above are included in Attachment 3, "Quarterly Groundwater Monitoring" Report (SCI, July 20, 1995). The depth to groundwater was measured and contoured for April, May, and June (see Figures 1-3). For the groundwater surface contour maps, the data points were referenced to an arbitrary datum of 100' for the top of casing (TOC) in MW-1. The wells have not been surveyed to date and this methodology is consistent with that used by PES in a prior report.

In June, wells MW-1, TW-6, and TW-7 were purged and samples were collected for the following analyses: 1) Total Volatile Hydrocarbons as gasoline and Benzene, Toluene, Ethylbenzene, and total Xylenes (TVH/BTEX) (by California DOHS Method and LUFT Manual methodology, and by EPA 5030/8020), 2) 1,1-, and 1,2-dichloroethane (DCA) (by

1410 Jackson Street • Oakland, CA 94612 • (510) 832-2852 • Fax 832-2856

EPA Method 8010) and 3) soluble lead (by EPA 6010A). Locations of the sampled wells with groundwater analyses results are indicated on Figure 4.

Results

Table 1A summarizes the quarterly groundwater elevation data for December 1994, March 1995, and June 1995. Table 1B summarizes the monthly groundwater elevation data for the April, May, and June 1995 monitoring events. Based on data collected during this quarter, the general direction of groundwater flow is in a southwesterly direction, toward Lake Merritt; this result is similar to previous observations at this site. The groundwater level in June is lower than the March levels.

No free product was observed in any of the wells that were monitored. The results of the groundwater analyses are summarized in Table 2, "Summary of Groundwater Analyses". A copy of the original laboratory analytical report is in Attachment 4. Historical groundwater analyses are summarized in Table 3. The concentrations in groundwater of TVH, benzene, toluene, ethyl benzene, and total xylenes have generally decreased in value over time; however, for the June monitoring event, the concentrations increased slightly. The concentration of 1,2-DCA in MW-1 decreased slightly. Soluble lead in well MW-1 decreased slightly, and was detected at concentrations near the detection limits in wells TW-6 and TW-7 for the first time.

Interpretation

This quarterly sampling report is intended as a data report only. A more complete interpretation is planned for inclusion in the annual report, when the full year of monitoring data is available. However, at the County's request, some limited and preliminary interpretation can be provided regarding the limited data collected to date.

Regarding groundwater flow, the data appears to confirm that, at least during the wet season (in which most existing elevation measurements have been collected), the gradient across the property is consistently towards the southwest. There is some indication from the two most recent quarter's measurements that the flow may shift to a more southerly direction near the Bay St. property boundary (near well TW-7). With the available data, it cannot be determined whether this is actually a change of flow direction, or some localized effect, or even a problem with the construction of wells TW-6 or TW-7).

Regarding analytical results, the highest concentrations of TVH and BTEX were found in well TW-7, which is located adjacent to, and downgradient from, the former underground storage tank location. 1,2-DCA was detected only in well MW-1, and soluble lead was detected in well MW-1. Lower concentrations of soluble lead were also detected in wells TW-6 and TW-7. MW-1 is located next to the former waste oil tank location. The presence of TVH and BTEX is consistent with the confirmed release of unleaded gas from the underground fuel tank which was removed last year. Both dissolved lead and

chlorinated solvents are more commonly associated with releases from waste oil tanks than with unleaded gasoline. The detection of soluble lead and 1,2-DCA, and their presence primarily in MW-1, tend to indicate that their source was more likely the former waste oil tank than the former fuel tank. Their extent in groundwater is probably relatively limited, but soluble lead was detected over a larger area in this quarter's sampling than in previous quarters. The relatively low concentrations of soluble lead in wells TW-6 and TW-7 are consistent with a source near well MW-1.

Concentrations of TVH and BTEX have increased slightly since the last quarterly monitoring event; this apparent increase in concentrations may be due to the accompanying fluctuation in groundwater levels.

Please call me or Sherris Ragsdale if you have any questions concerning this report.

Sincerely,
EOA, Inc.

Don Eisenberg, PhD., P.E.
President

Attachments

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Limitations

The services performed by EOA, Inc. for this report have been performed using that degree of care and skill ordinarily exercised by reputable professionals practicing under similar circumstances in this or similar localities. No other warranty, expressed or implied, is made by providing these consulting services. This report has been prepared by EOA, Inc. for Mr. Cox for submittal to Alameda County Health Department and other regulatory agencies. This report has not been prepared for use by other parties, and may not contain sufficient information for the purposes of other parties or uses.

It should be recognized that subsurface conditions may vary from those encountered at the location where samples are collected. The data, interpretation and recommendations of EOA, Inc. are based solely on the information available to EOA, Inc. during the project. EOA, Inc. will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed.

Because of the limitations inherent in sampling, and the variability of natural materials, determining the absence of any chemical except in the immediate vicinity of a sample can rarely be done with complete certainty. The only way to determine that a site is absolutely free of chemicals of concern is to sample and analyze all the soil and groundwater at the site, which is impractical and costly. Balancing the level of confidence required against the budgetary constraints is difficult. The sampling and analysis in this investigation were approved by the Alameda County Health Department and are consistent with State regulations and guidelines.

Table 1A
Quarterly Groundwater Elevation Data
December 1994, March 1995, and June 1995

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-2	12/22/94 3/24/95 6/29/95	100.43	2.88 1.87 2.10	97.55 98.56 98.33
TW-6	12/22/94 3/24/95 6/29/95	98.75	4.66 3.81 5.25	94.09 94.94 93.50
TW-7	12/22/94 3/24/95 6/29/95	97.96	4.50 2.98 4.30	93.46 94.98 93.66
MW-1	12/22/94 3/24/95 6/29/95	100.00	2.96 2.21 2.44	97.04 97.79 97.56

Depths are measured below Top of Casing (TOC)
* Elevations are referenced to the TOC for MW-1, which was assumed (by PES) to have an elevation of 100.00 feet

Table 1B
Monthly Groundwater Elevation Data
April, May, and June 1995

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-2	4/25/95 5/26/95 6/29/95	100.43	2.86 1.90 2.10	97.57 98.53 98.33
TW-6	4/25/95 5/26/95 6/29/95	98.75	6.03 5.07 5.25	92.72 93.68 93.50
TW-7	4/25/95 5/26/95 6/29/95	97.96	5.23 3.93 4.30	92.73 94.03 93.66
MW-1	4/25/95 5/26/95 6/29/95	100.00	3.69 2.32 2.44	96.31 97.68 97.56

Depths are measured below Top of Casing (TOC)
* Elevations are referenced to the TOC for MW-1, which was assumed (by PES) to have an elevation of 100.00 feet

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Table 2
Summary of Groundwater Analyses
Cox Cadillac
June 29, 1995

Well	TVH as gasoline	benzene	toluene	ethyl benzene	total xylenes	1,1 DCA	1,2 DCA	soluble lead
MW-1	28	5.3	2.1	3.2	7.5	ND at .002	.110	.014
TW-6	28	12	6.6	1	3	ND at .001	ND at .001	.0042
TW-7	100	39	8.1	3	8.3	ND at .001	ND at .001	.0035

All values in milligrams per liter (ppm).

100,000 39,000

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Table 3
Summary of Historical Groundwater Analytical Results
Cox Cadillac

Well	Date	TVH as gasoline	benzene	toluene	ethyl benzene	total xylenes	1,1-DCA	1,2-DCA	ethylene dibromide	soluble lead
MW-1	3/3/93	110	8.5	7.5	4.4	15	NA	0.35	NA	NA
	10/13/93	74	6.1	4.8	4	11	NA	0.35	0.08	NA
	12/22/94	110	18	11	2	16	<.001	0.13	NA	NA
	3/24/95	25	3.7	1.8	2.2	4.7	<.005	0.13	NA	.023
	6/29/95	28	5.3	2.1	3.2	7.5	<.002	0.110	NA	.014
TW-1	10/13/93	<0.05	<.0005	<.0005	<.0005	<.0005	NA	<.0005	<.0005	NA
TW-2	10/13/93	<.05	<.0005	<.0005	<.0005	<.0005	NA	<.0005	<.0005	NA
TW-3	10/13/93	<.05	<.0005	<.0005	<.0005	<.0005	NA	<.0005	<.0005	NA
TW-4	10/13/93	2	.065	.018	.049	.033	NA	<.005	<.005	NA
TW-5	10/13/93	140	20	25	3.8	23	NA	<.01	<.01	NA
TW-6	10/14/93	4.1	3.8	1.6	0.11	0.54	NA	<.001	<.001	NA
	12/22/94	24	5	2	3	6	<.001	<.001	NA	NA
	3/24/95	10	4.9	0.53	0.27	0.38	<.002	<.002	NA	<.003
	6/29/95	28	12	6.6	1	3	<.001	<.001	NA	.0042
TW-7	10/14/93	100	48	15	3.4	16	NA	<.05	<.05	NA
	12/22/94	210	49	33	7	28	<.001	<.001	NA	NA
	3/24/95	56	13	7	1.5	5.6	<.002	<.002	NA	<.003
	6/29/95	100	39	8.1	3	8.3	<.001	<.001	NA	.0035

All values in milligrams per liter (ppm).
NA - Not Analyzed

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Moderate → high

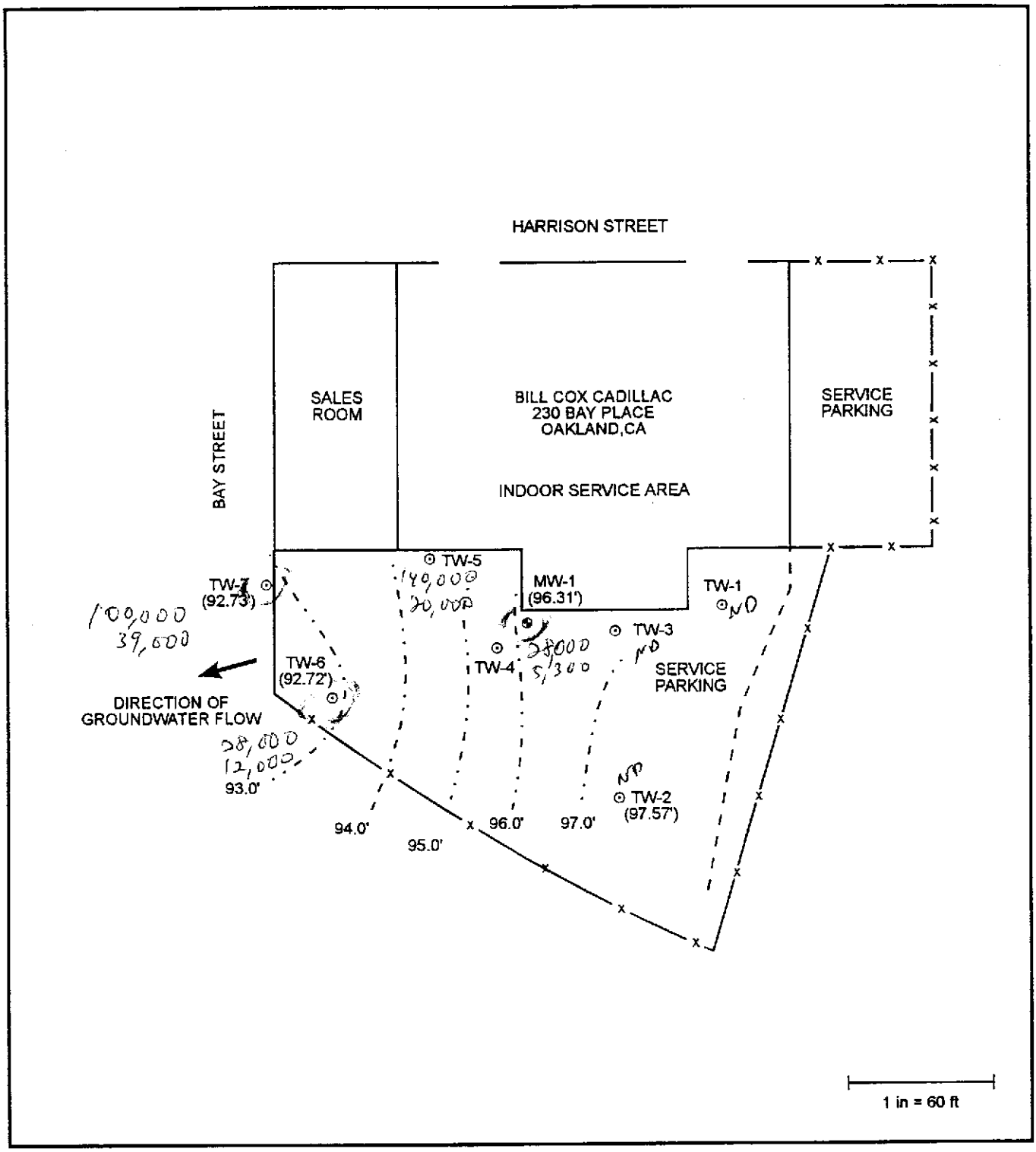

Figure 1: GROUNDWATER GRADIENT APRIL 1995

ALL ELEVATIONS RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

Sources: SCI (Jan '95)
PES (Nov '93)

Monitoring Well
Temporary Welll Location
Fence
Retaining Wall

N

EOA, Inc.

July 1995

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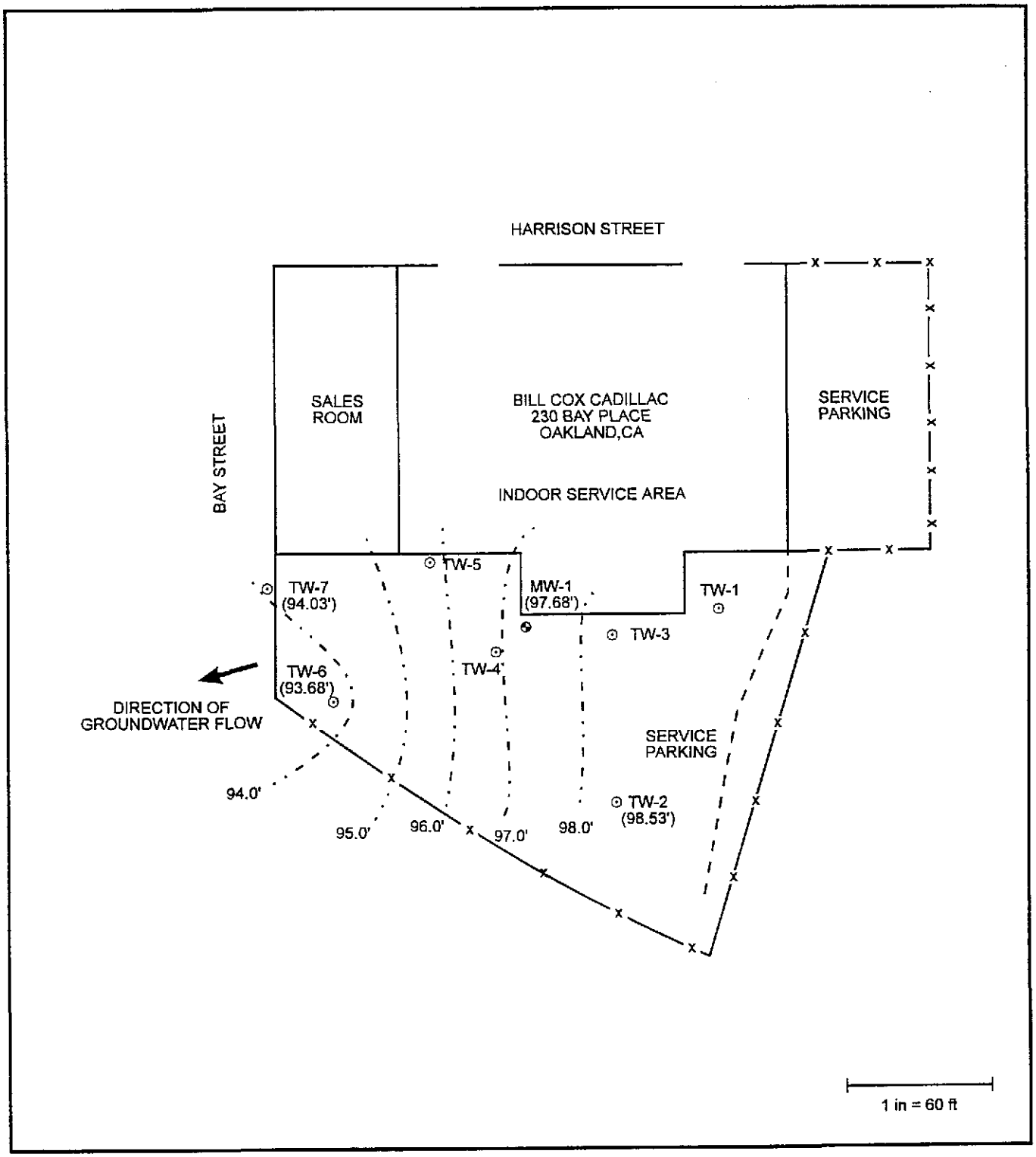

Figure 2: GROUNDWATER GRADIENT MAY 1995

ALL ELEVATIONS RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

Sources: SCI (Jan '95)
PES (Nov '93)

Monitoring Well
Temporary Weill Location
Fence
Retaining Wall

EOA, Inc.

July 1995

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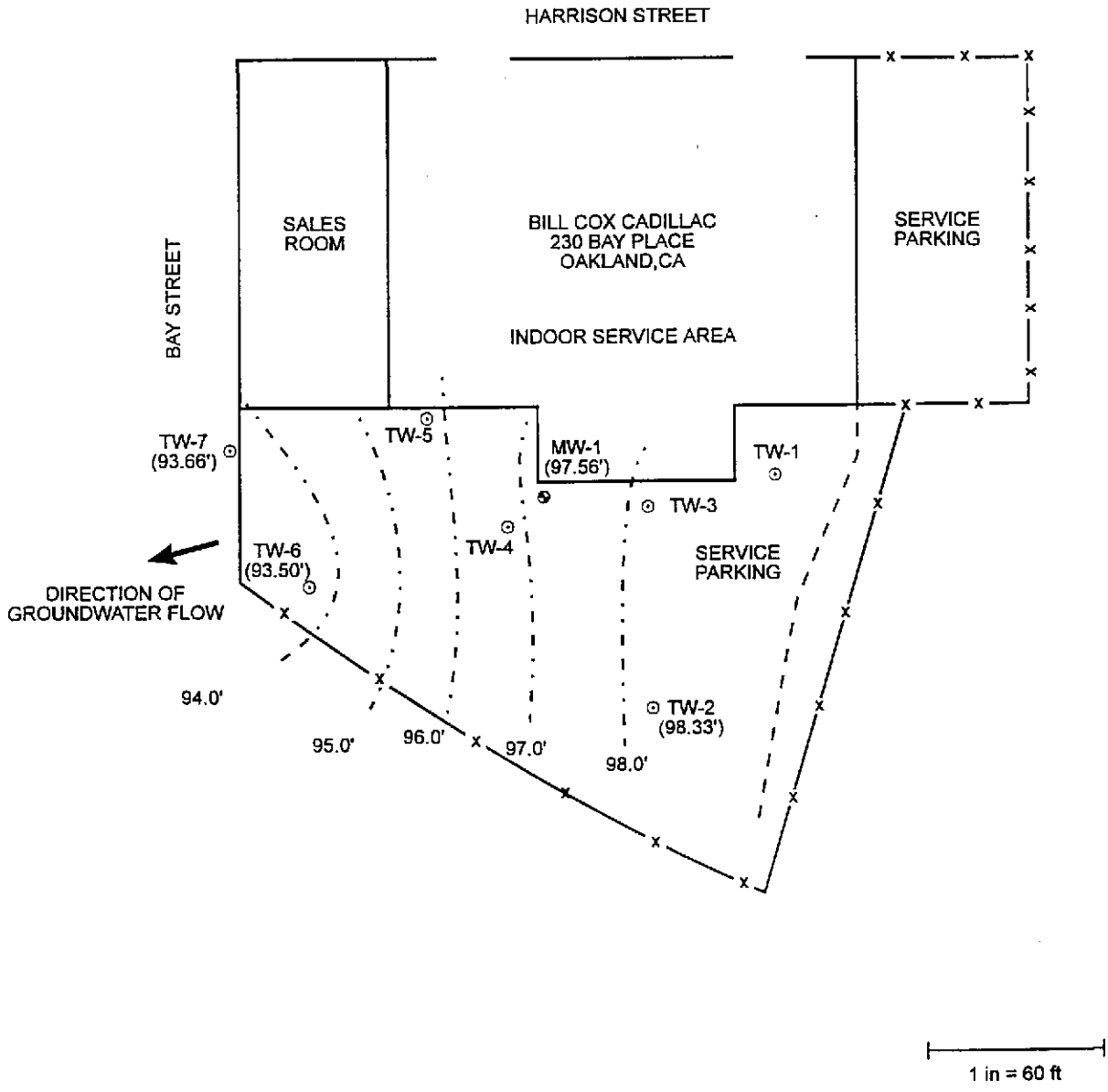

Figure 3: GROUNDWATER GRADIENT JUNE 1995

ALL ELEVATIONS RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

Sources: SCI (Jan '95)
PES (Nov '93)

Monitoring Well
Temporary Welll Location
Fence
Retaining Wall

N

EOA, Inc.

July 1995

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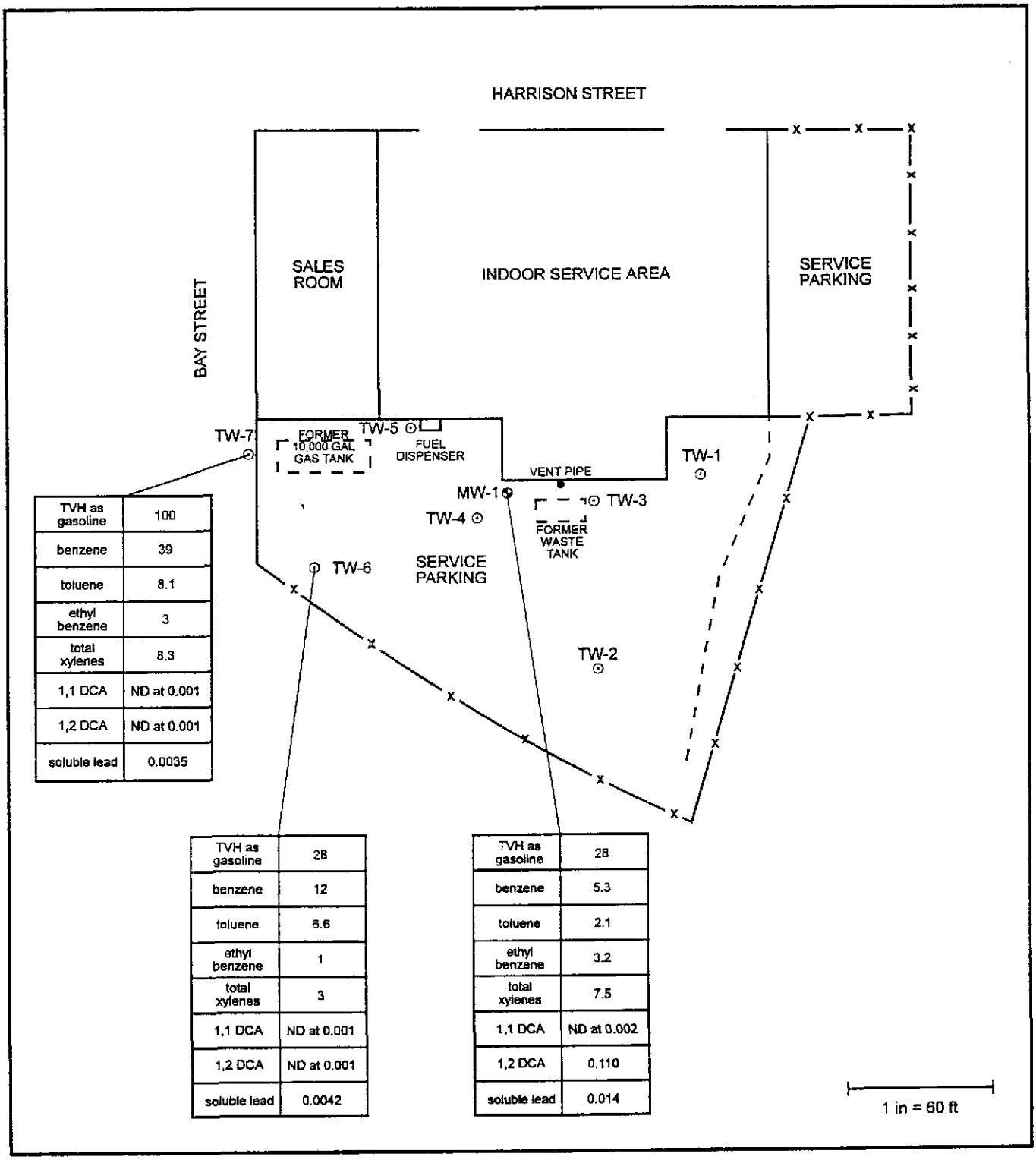

TVH as gasoline	100
benzene	39
toluene	8.1
ethyl benzene	3
total xylenes	8.3
1,1 DCA	ND at 0.001
1,2 DCA	ND at 0.001
soluble lead	0.0035

TVH as gasoline	28
benzene	12
toluene	6.6
ethyl benzene	1
total xylenes	3
1,1 DCA	ND at 0.001
1,2 DCA	ND at 0.001
soluble lead	0.0042

TVH as gasoline	28
benzene	5.3
toluene	2.1
ethyl benzene	3.2
total xylenes	7.5
1,1 DCA	ND at 0.002
1,2 DCA	0.110
soluble lead	0.014

Figure 4: Results of Groundwater Analyses
June 29, 1995

Monitoring Well
Temporary Welll Location
Fence
Retaining Wall

Note: Results in mg/l (ppm)
Source: PES Environmental Inc. 11/93

EOA, Inc.

June 1995

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LIST OF ATTACHMENTS

LETTER OF TRANSMITTAL

TO:

Ms. Sherris Ragsdale
E O A
1410 Jackson Street
Oakland, CA 94612

DATE: May 2, 1995
PROJECT 230 Bay Place, Oakland
SCI JOB NUMBER: 805.007

WE ARE SENDING YOU:

- 1 copies
- ☐ of our final report
- ☐ a draft of our report
- ☐ a Service Agreement
- ☐ a proposed scope of services
- ☐ specifications
- ☐ grading/foundation plans
- ☐ soil samples/groundwater samples
- ☐ an executed contract
- ☒ Data from April Water Level Measurement event

- ☐ if you have any questions, please call
- ☐ for your review and comment
- ☐ please return an executed copy
- ☐ for geotechnical services
- ☐ with our comments
- ☐ with Chain of Custody documents
- ☒ for your use
- ☐ _____
- ☐ _____

REMARKS:

COPIES TO:

BY: Jeriann Alexander
Jeriann N. Alexander

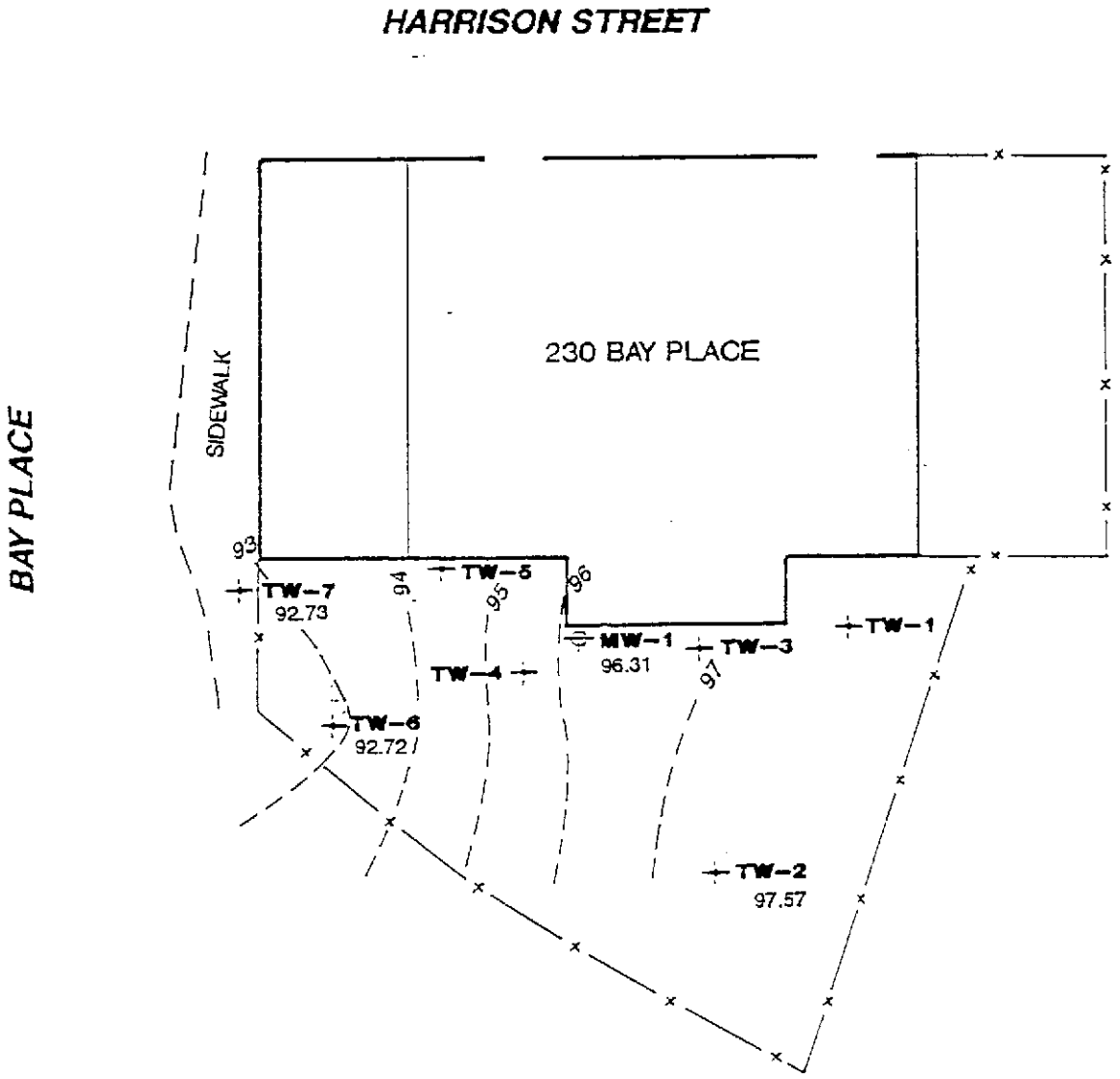
Subsurface Consultants, Inc.
171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 • FAX 510-268-0137

Table 1. Groundwater Elevation Data

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-1	10/13/93	100.91	0.06	100.85
TW-2	10/13/93	100.43	2.32	98.11
	12/22/94		2.88	97.55
	1/24/95		1.95	98.48
	2/22/95		1.87	98.56
	3/24/95		1.87	98.56
	4/25/95		2.86	97.57
TW-3	10/13/93	100.46	4.43	96.03
TW-4	10/13/93	99.35	2.73	96.62
TW-5	10/13/93	99.40	4.84	94.56
TW-6	10/13/93	98.75	5.40	93.35
	12/22/94		4.66	94.09
	1/24/95		4.10	94.65
	2/22/95		4.14	94.61
	3/24/95		3.81	94.94
	4/25/95		6.03	92.72
TW-7	10/14/93	97.96	5.40	92.56
	12/22/94		4.50	93.46
	1/24/95		3.10	94.86
	2/22/95		4.15	93.81
	3/24/95		2.98	94.98
	4/25/95		5.23	92.73
MW-1	10/13/93	100.00	3.55	96.45
	12/22/94		2.96	97.04
	1/24/95		3.62	96.38
	2/22/95		2.65	97.35
	3/24/95		2.21	97.79
	4/25/95		3.69	96.31

Depths are measured below Top of Casing (TOC)

* Elevations are referenced to the TOC for MW-1, which was assumed by others to have an elevation 100.00 feet



+	TEMPORARY WELL BY OTHERS
⊕	MONITORING WELL BY OTHERS
— x —	FENCE
- - - -	GROUNDWATER CONTOURS
92.72	GROUNDWATER ELEVATION APRIL 25, 1995

APPROXIMATE SCALE (feet)

0 60 120

NOTE: ALL ELEVATION RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

SITE PLAN

Subsurface Consultants

230 BAY PLACE – OAKLAND, CA

JOB NUMBER	DATE	APPROVED
805.007	5/2/95	

PLATE 1

Subsurface Consultants
FIELD REPORT

Sheet ___ of ___

REPORT NO. [ ]

PROJECT: Cox Cadillac [illegible] JOB NO: 805.007

PERSONNEL PRESENT: SCT DATE: 4/25/95

HOURS - From: ____ To: ____ From: ____ To: ____ TOTAL HRS: 2.0

EQUIPMENT IN USE: ____

TYPE OF SERVICES PROVIDED: ☐ Exploration ☐ Field Density Testing

☐ Site Meeting ☐ Construction Observation ☐ ____

After removing caps from wells, pressure released & water levels began to rise. Allowed water levels to stabilize (approx 40 mins) then measured water levels. Had to remove water from above top of pipe & [illegible] in wells TW-1a and TW-2. Replaced well covers & bolts & re-locked gate. Called EPA earlier in day to inform Sherri's Ragsdale of our intention to measure water levels. Left a message at [illegible]

Prepared by: [signature] Reviewed by: ____

GROUNDWATER DEPTHS

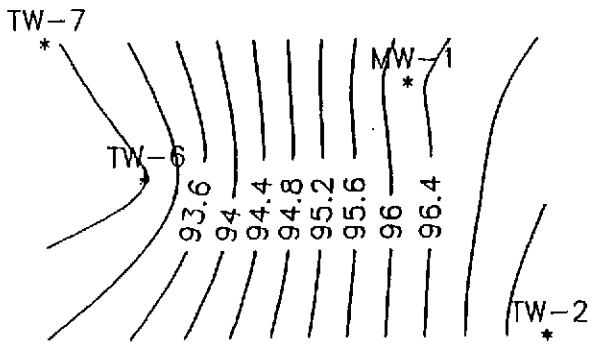
Project Name: Cox Cadillac

Job No.: 805.007

Measured by: COlea

Well	Date	Time	Groundwater Depth (feet)	Comments
MW-1				strong sewage odor when opened
MW-1	4/25/95	2:20 PM	3.69	Let stabilize appx 45 min
TW-2	4/25/95	"	2.86	" " "
TW-6	4/25/95	"	6.03	Water level did not rise
TW-7	4/25/95	↓	5.23	

COX 4/25/95



LETTER OF TRANSMITTAL

TO: Ms. Sherris Ragsdale
EOA
1410 Jackson Street
Oakland, California 94612

DATE: June 7, 1995
PROJECT: 230 Bay Place, Oakland
SCI JOB NUMBER: 805.007

WE ARE SENDING YOU:

__1__ copies

_____ of our final report
_____ a draft of our report
_____ a Service Agreement
_____ a proposed scope of services
_____ specifications
_____ grading/foundation plans
_____ soil samples/groundwater samples
_____ an executed contract

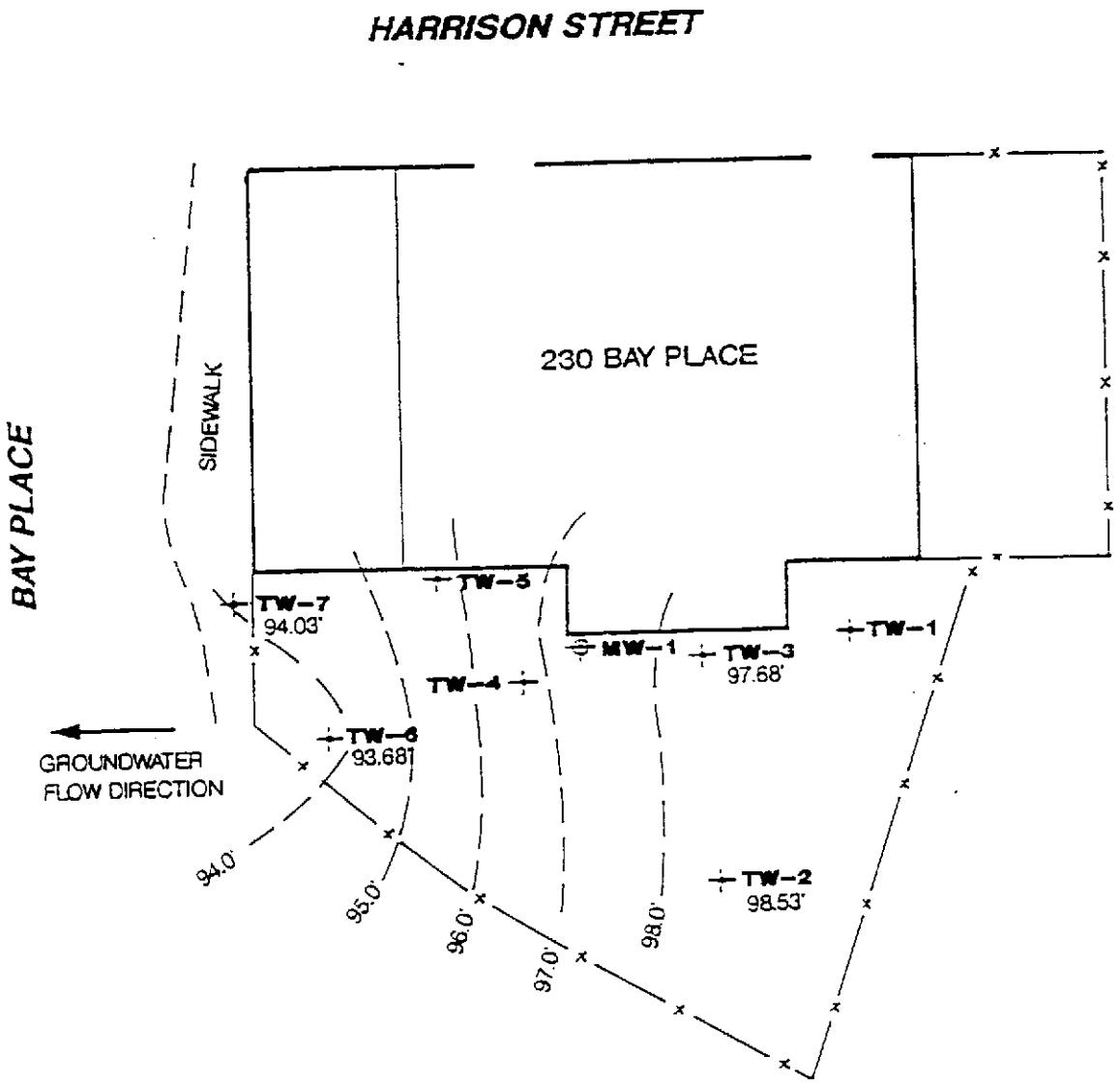
_____ if you have any questions, please call
_____ for your review and comment
_____ please return an executed copy
_____ for geotechnical services
_____ with our comments
_____ with Chain of Custody documents
_____ for your use
__X__ **Data from May Water Level Measurement Event**

REMARKS:

COPIES TO:

BY: Jeriann Alexander
Jeriann N. Alexander

Subsurface Consultants, Inc.
171 12th Street - Suite 201 - Oakland, California 94607 - 510-268-0461 - Fax 510-268-0137



+	TEMPORARY WELL BY OTHERS
⊕	MONITORING WELL BY OTHERS
— x —	FENCE
— —	GROUNDWATER CONTOURS
94.03'	GROUNDWATER ELEVATION MAY 26, 1995

APPROXIMATE SCALE (feet)

0 60 120

NOTE: ALL ELEVATION RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

SITE PLAN

Subsurface Consultants

230 BAY PLACE – OAKLAND, CA

JOB NUMBER 805.007 | DATE 6/7/95 | APPROVED

PLATE 1

Table 1. Groundwater Elevation Data

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-1	10/13/93	100.91	0.06	100.85
TW-2	10/13/93	100.43	2.32	98.11
	12/22/94		2.88	97.55
	1/24/95		1.95	98.48
	2/22/95		1.87	98.56
	3/24/95		1.87	98.56
	4/25/95		2.86	97.57
	5/26/95		1.90	98.53
TW-3	10/13/93	100.46	4.43	96.03
TW-4	10/13/93	99.35	2.73	96.62
TW-5	10/13/93	99.40	4.84	94.56
TW-6	10/13/93	98.75	5.40	93.35
	12/22/94		4.66	94.09
	1/24/95		4.10	94.65
	2/22/95		4.14	94.61
	3/24/95		3.81	94.94
	4/25/95		6.03	92.72
	5/26/95		5.07	93.68
TW-7	10/14/93	97.96	5.40	92.56
	12/22/94		4.50	93.46
	1/24/95		3.10	94.86
	2/22/95		4.15	93.81
	3/24/95		2.98	94.98
	4/25/95		5.23	92.73
	5/26/95		3.93	94.03
MW-1	10/13/93	100.00	3.55	96.45
	12/22/94		2.96	97.04
	1/24/95		3.62	96.38
	2/22/95		2.65	97.35
	3/24/95		2.21	97.79
	4/25/95		3.69	96.31
	5/26/95		2.32	97.68

Depths are measured below Top of Casing (TOC)

* Elevations are referenced to the TOC for MW-1, which was assumed by others to have an elevation 100.00 feet

Subsurface Consultants

FIELD REPORT

Sheet ____ of ____

REPORT NO. ____

PROJECT: Cox Cadillac JOB NO: 805.007

PERSONNEL PRESENT: _____ DATE: 5/26/95

HOURS - From: ____ To: ____ From: ____ To: ____ TOTAL HRS: 2

EQUIPMENT IN USE: _____

TYPE OF SERVICES PROVIDED: ☐ Exploration ☐ Field Density Testing

☐ Site Meeting ☐ Construction Observation ☐ _____

Arrived Site & open the wells & let water stabilize. Measured water levels & recorded. Then measured distances in street & sidewalk areas for future work plan

Prepared by: _____ Reviewed by: _____

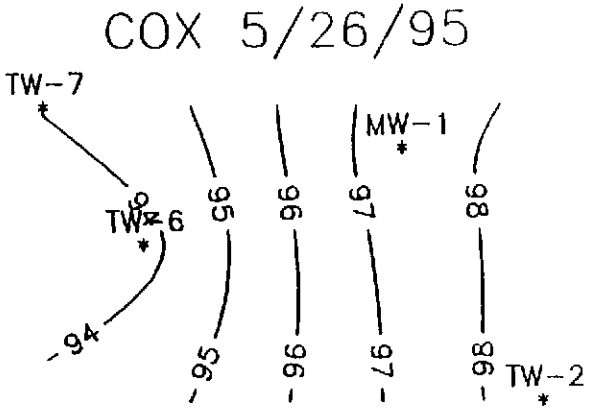
GROUNDWATER DEPTHS

Project Name: COX CADILLAC

Job No.: 805.007

Measured by: CHRIS O'DEA

Well	Date	Time	Groundwater Depth (feet)	TOC ELEV	GW ELEV	Comments
TW7	5/26/05		3.93	97.96	94.03	
TW6	5/26/05		5.07	98.75	93.68	
TW2	5/26/05		1.90	100.43	98.53	
MW1	5/26/05		2.32	100	97.68	


COX 5/26/95
TW-7
TW-6
MW-1
TW-2
-94
-95
-96
-97
-98
95
96
97
98

R. William Rudolph, Jr., PE
Thomas E. Cundey, PE
Jeriann N. Alexander, PE

July 20, 1995
SCI 805.007

Ms. Sherris Ragsdale
Eisenberg, Olivieri, and Associates
1410 Jackson Street
Oakland, California 94612

Quarterly Groundwater Monitoring
June 1995 Event
Cox Cadillac Facility
230 Bay Street
Oakland, California

Dear Ms. Ragsdale:

This letter presents the results of the June 1995 groundwater monitoring event for the referenced site. Subsurface Consultants, Inc. (SCI) performed the event at the request of Eisenberg, Olivieri, and Associates (EOA). In general, SCI's services included:

1. Checking wells TW-2, TW-6, TW-7 and MW-1 for free floating product,
2. Measuring groundwater depths in wells TW-2, TW-6, TW-7 and MW-1, and
3. Purging and sampling wells TW-6, TW-7 and MW-1.

Groundwater Sampling

On June 29, 1995, wells TW-2, TW-6, TW-7 and MW-1 were monitored. Initially, the wells were checked for free product and the depth to groundwater using a steel tape and water and petroleum sensitive pastes. No free product was observed. Groundwater level data is summarized in Table 1. Groundwater surface contours are shown on the Site Plan, Plate 1.

Prior to sampling, the wells were each purged of at least three well volumes of water by using a new disposable bailer. Once the wells had recovered to at least 80 percent of their initial levels, they were sampled with new disposable bailers. Purge water was placed in 55-gallon drums which were labeled and left on-site for later disposal by others.

Samples were retained in glass containers pre-cleaned by the supplier in accordance with EPA protocol. The containers were placed in an ice filled cooler and remained iced until delivered to EOA. Well sampling forms are attached.

On-going Services

Groundwater levels in wells TW-2, TW-6, TW-7 and MW-1 will be measured on a monthly basis and wells TW-6, TW-7 and MW-1 will be sampled on a quarterly basis through December 1995. As a result, the next monthly event will be performed during the week of July 24, 1995 and the next quarterly event will be performed during the week of September 25, 1995.

If you have any questions, please call.

Yours very truly,

Subsurface Consultants, Inc.

Jeriann N. Alexander
Civil Engineer 40469 (expires 3/31/99)

JNA:RWR:sld

Attachments: Table 1. Groundwater Elevation Data
Plate 1. Site Plan
Well Sampling Forms

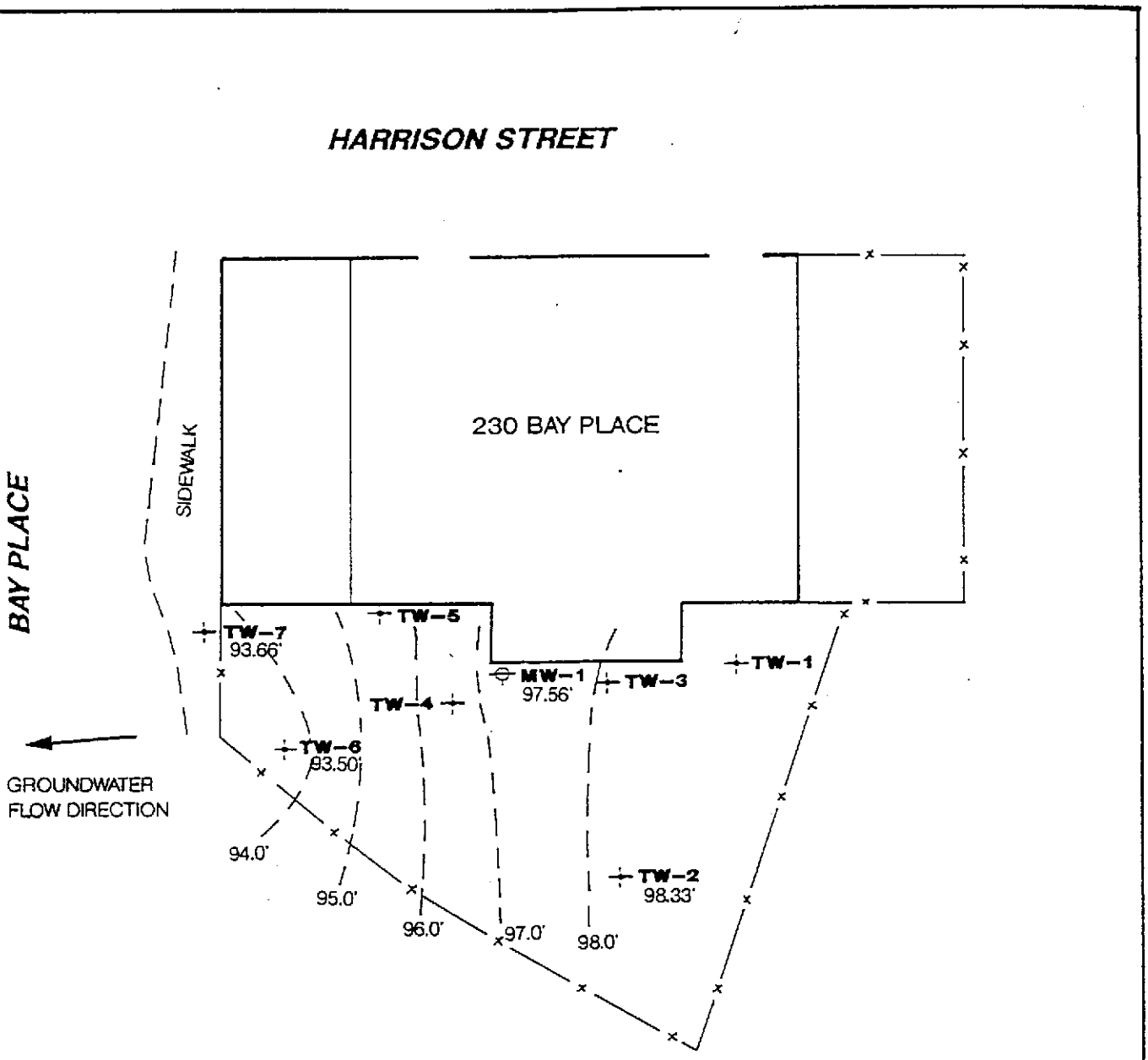
2 copies submitted

Table 1. Groundwater Elevation Data

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-1	10/13/93	100.91	0.06	100.85
TW-2	10/13/93	100.43	2.32	98.11
	12/22/94		2.88	97.55
	1/24/95		1.95	98.48
	2/22/95		1.87	98.56
	3/24/95		1.87	98.56
	4/25/95		2.86	97.57
	5/26/95		1.90	98.53
	6/29/95		2.10	98.33
TW-3	10/13/93	100.46	4.43	96.03
TW-4	10/13/93	99.35	2.73	96.62
TW-5	10/13/93	99.40	4.84	94.56
TW-6	10/13/93	98.75	5.40	93.35
	12/22/94		4.66	94.09
	1/24/95		4.10	94.65
	2/22/95		4.14	94.61
	3/24/95		3.81	94.94
	4/25/95		6.03	92.72
	5/26/95		5.07	93.68
	6/29/95		5.25	93.50
TW-7	10/14/93	97.96	5.40	92.56
	12/22/94		4.50	93.46
	1/24/95		3.10	94.86
	2/22/95		4.15	93.81
	3/24/95		2.98	94.98
	4/25/95		5.23	92.73
	5/26/95		3.93	94.03
	6/29/95		4.30	93.66
MW-1	10/13/93	100.00	3.55	96.45
	12/22/94		2.96	97.04
	1/24/95		3.62	96.38
	2/22/95		2.65	97.35
	3/24/95		2.21	97.79
	4/25/95		3.69	96.31
	5/26/95		2.32	97.68
	6/29/95		2.44	97.56

Depths are measured below Top of Casing (TOC)

* Elevations are referenced to the TOC for MW-1, which was assumed by others to have an elevation 100.00 feet



+	TEMPORARY WELL BY OTHERS
⊕	MONITORING WELL BY OTHERS
— x —	FENCE
—— ——	GROUNDWATER CONTOURS
97.56'	GROUNDWATER ELEVATION JUNE 1995

APPROXIMATE SCALE (feet)

0 60 120

NOTE: ALL ELEVATION RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

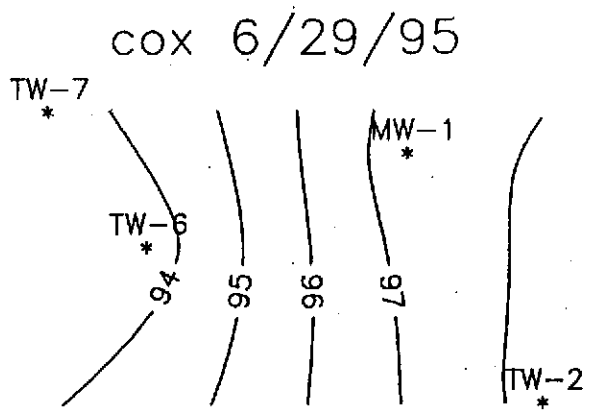
SITE PLAN

Subsurface Consultants

230 BAY PLACE – OAKLAND, CA

JOB NUMBER	DATE	APPROVED
805.007	7/20/95	

PLATE 1


cox 6/29/95
TW-7
MW-1
TW-6
94
95
96
97
TW-2

GROUNDWATER DEPTHS

Project Name: Cox Cadillac

Job No.: 805.007

Measured by: DWA

Well	Date	Time	Groundwater Depth (feet)	TOC ELEV	Comments GW ELEV.
MW-1	6/29/95	1:15 p.m.	2.44	100.00	97.56
TW-2	↓	1:20 p.m	2.10'	100.43	98.33
TW-6	↓	1:25 p.m.	5.25'	98.75	93.50
TW-7.	↓	1:10 p.m.	4.30'	97.96	93.66

WELL SAMPLING FORM

Project Name: Cox Cadillac
Well Number: MW-1
Job No.: 805.007
Well Casing Diameter: 2 inch
Sampled By: DWA
Date: 6/29/95
TOC Elevation:
Weather: Sunny

Depth to Casing Bottom (below TOC) 20.00 feet
Depth to Groundwater (below TOC) 2.44 feet
Feet of Water in Well 17.56 feet
Depth to Groundwater When 80% Recovered 5.90 feet
Casing Volume (feet of water x Casing DIA ² x 0.0408) 2.94 gallons
Depth Measurement Method Tape & Paste (Electronic Sounder) / Other
Free Product
Purge Method disposable bailer

FIELD MEASUREMENTS

Gallons Removed	pH	Temp (°F)	Conductivity (micromhos/cm)	Salinity S%	Comments
1	7.19	73.7	1640		clear/mod. odor
3	7.37	71.9	1765		semi-clear
5	7.33	70.7	1925		
7	7.07	70.9	2100		
9	6.98	69.5	2300		

Total Gallons Purged 9 gallons
Depth to Groundwater Before Sampling (below TOC) 11.50 feet
Sampling Method disposable bailer
Containers Used 4 (40 ml) ____ (liter) 1-250ml poly (pint)

Subsurface Consultants

JOB NUMBER | DATE | APPROVED | PLATE

WELL SAMPLING FORM

Project Name: Cox Cadillac
Well Number: TW-6
Job No.: 805.007
Well Casing Diameter: 2 inch
Sampled By: DWA
Date: 6/29/95
TOC Elevation:
Weather: sunny

Depth to Casing Bottom (below TOC) 8.00 feet
Depth to Groundwater (below TOC) 5.25 feet
Feet of Water in Well 2.75 feet
Depth to Groundwater When 80% Recovered 5.80 feet
Casing Volume (feet of water x Casing DIA ^{2} x 0.0408) .5 gallons
Depth Measurement Method Tape & Paste / Electronic Sounder / Other
Free Product non?
Purge Method disposable bailer

FIELD MEASUREMENTS

Gallons Removed	pH	Temp (°F)	Conductivity (micromhos/cm)	Salinity S%	Comments
1	7.68	75.2	1420		Semi-clear/mod. odor
1.5	7.48	71.7	1270		murky
2	7.22	70.0	1250		dry @ 2 gallons

Total Gallons Purged 2 gallons
Depth to Groundwater Before Sampling (below TOC) 6.50 feet
Sampling Method disposable bailer
Containers Used 4 (40 ml) ____ (liter) 1-250 ml poly (pint)

Subsurface Consultants

JOB NUMBER | DATE | APPROVED | PLATE

WELL SAMPLING FORM

Project Name: Cox Cadillac
Well Number: TW-7
Job No.: 805.007
Well Casing Diameter: 2 inch
Sampled By: DWA
Date: 6/29/95
TOC Elevation:
Weather: Sunny

Depth to Casing Bottom (below TOC) 10.00 feet
Depth to Groundwater (below TOC) 4.30 feet
Feet of Water in Well 5.70 feet
Depth to Groundwater When 80% Recovered 5.44 feet
Casing Volume (feet of water x Casing DIA ^{2} x 0.0408) 1.0 gallons
Depth Measurement Method Tape & Paste / (Electronic Sounder) / Other
Free Product none
Purge Method disposable bailer

FIELD MEASUREMENTS

Gallons Removed	pH	Temp (F)	Conductivity (micromhos/cm)	Salinity S%	Comments
1	7.48	74.4	590		semi-clear/mod. odor
2	7.01	71.2	620		
3	6.92	73.0	650		murky

Total Gallons Purged 3 gallons
Depth to Groundwater Before Sampling (below TOC) 6.00 feet
Sampling Method disposable bailer
Containers Used 4 (40 ml) ____ (liter) 1 250 ml poly (pint)

Subsurface Consultants

JOB NUMBER | DATE | APPROVED | PLATE

Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878
2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

A N A L Y T I C A L R E P O R T

Prepared for:

EOA, Inc.
1410 Jackson Street
Oakland, CA 94612

Date: 13-JUL-95
Lab Job Number: 121595
Project ID: CC03
Location: Cox Cadillac

Reviewed by: _____

Reviewed by: _____

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 121595
CLIENT: EOA, INC.
PROJECT ID: CCO3
LOCATION: COX CADILLAC

DATE SAMPLED: 06/29/95
DATE RECEIVED: 06/29/95
DATE ANALYZED: 07/07,08/95
DATE REPORTED: 07/13/95
BATCH NO.: 21734

Total Volatile Hydrocarbons with BTXE in Aqueous Solutions
TVH by California DOHS Method/LUFT Manual October 1989
BTXE by EPA 5030/8020

LAB ID	SAMPLE ID	TVH AS GASOLINE (ug/L)	BENZENE (ug/L)	TOLUENE (ug/L)	ETHYL BENZENE (ug/L)	TOTAL XYLENES (ug/L)
121595-001	MW-1	28,000	5,300	2,100	3,200	7,500
121595-002	TW-6	28,000	12,000*	6,600	1,000	3,000
121595-003	TW-7	100,000	39,000+	8,100**	3,000**	8,300**
METHOD BLANK	N/A	ND(50)	ND(0.5)	ND(0.5)	ND(0.5)	ND(0.5)

* Result obtained from a 1:200 dilution (Batch No: 21772).
** Result obtained from a 1:300 dilution (Batch No: 21772).
+ Result obtained from a 1:600 dilution (Batch No: 21772).

ND = Not detected at or above reporting limit; Reporting limit indicated in parentheses.

QA/QC SUMMARY: MS/MSD of 121561-003

RPD, %	15
RECOVERY, %	94

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 121595-001
CLIENT: EOA, INC.
PROJECT ID: CC03
LOCATION: COX CADILLAC
SAMPLE ID: MW-1

DATE SAMPLED: 06/29/95
DATE RECEIVED: 06/29/95
DATE ANALYZED: 07/04/95
DATE REPORTED: 07/13/95
BATCH NO: 21643

EPA 8010
Purgeable Halocarbons in Water

Compound	Result ug/L	Reporting Limit ug/L
Chloromethane	ND	4.0
Bromomethane	ND	4.0
Vinyl chloride	ND	4.0
Chloroethane	ND	4.0
Methylene chloride	ND	20
Trichlorofluoromethane	ND	2.0
1,1-Dichloroethene	ND	2.0
1,1-Dichloroethane	ND	2.0
cis-1,2-Dichloroethene	ND	2.0
trans-1,2-Dichloroethene	ND	2.0
Chloroform	ND	2.0
Freon 113	ND	2.0
1,2-Dichloroethane	110	2.0
1,1,1-Trichloroethane	ND	2.0
Carbon tetrachloride	ND	2.0
Bromodichloromethane	ND	2.0
1,2-Dichloropropane	ND	2.0
cis-1,3-Dichloropropene	ND	2.0
Trichloroethene	ND	2.0
1,1,2-Trichloroethane	ND	2.0
trans-1,3-Dichloropropene	ND	2.0
Dibromochloromethane	ND	2.0
Bromoform	ND	4.0
Tetrachloroethene	ND	2.0
1,1,2,2-Tetrachloroethane	ND	2.0
Chlorobenzene	ND	2.0
1,3-Dichlorobenzene	ND	2.0
1,4-Dichlorobenzene	ND	2.0
1,2-Dichlorobenzene	ND	2.0

ND = Not detected at or above reporting limit.

Surrogate Recovery	
Bromobenzene	104 %

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 121595-002
CLIENT: EOA, INC.
PROJECT ID: CC03
LOCATION: COX CADILLAC
SAMPLE ID: TW-6

DATE SAMPLED: 06/29/95
DATE RECEIVED: 06/29/95
DATE ANALYZED: 07/04/95
DATE REPORTED: 07/13/95
BATCH NO: 21643

EPA 8010
Purgeable Halocarbons in Water

Compound	Result ug/L	Reporting Limit ug/L
Chloromethane	ND	2.0
Bromomethane	ND	2.0
Vinyl chloride	ND	2.0
Chloroethane	ND	2.0
Methylene chloride	ND	20
Trichlorofluoromethane	ND	1.0
1,1-Dichloroethene	ND	1.0
1,1-Dichloroethane	ND	1.0
cis-1,2-Dichloroethene	ND	1.0
trans-1,2-Dichloroethene	ND	1.0
Chloroform	ND	1.0
Freon 113	ND	1.0
1,2-Dichloroethane	ND	1.0
1,1,1-Trichloroethane	ND	1.0
Carbon tetrachloride	ND	1.0
Bromodichloromethane	ND	1.0
1,2-Dichloropropane	ND	1.0
cis-1,3-Dichloropropene	ND	1.0
Trichloroethene	ND	1.0
1,1,2-Trichloroethane	ND	1.0
trans-1,3-Dichloropropene	ND	1.0
Dibromochloromethane	ND	1.0
Bromoform	ND	2.0
Tetrachloroethene	ND	1.0
1,1,2,2-Tetrachloroethane	ND	1.0
Chlorobenzene	ND	1.0
1,3-Dichlorobenzene	ND	1.0
1,4-Dichlorobenzene	ND	1.0
1,2-Dichlorobenzene	ND	1.0

ND = Not detected at or above reporting limit.

Surrogate Recovery	
Bromobenzene	103 %

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 121595-003
CLIENT: EOA, INC.
PROJECT ID: CC03
LOCATION: COX CADILLAC
SAMPLE ID: TW-7

DATE SAMPLED: 06/29/95
DATE RECEIVED: 06/29/95
DATE ANALYZED: 07/04/95
DATE REPORTED: 07/13/95
BATCH NO: 21643

EPA 8010
Purgeable Halocarbons in Water

Compound	Result ug/L	Reporting Limit ug/L
Chloromethane	ND	2.0
Bromomethane	ND	2.0
Vinyl chloride	ND	2.0
Chloroethane	ND	2.0
Methylene chloride	ND	20
Trichlorofluoromethane	ND	1.0
1,1-Dichloroethene	ND	1.0
1,1-Dichloroethane	ND	1.0
cis-1,2-Dichloroethene	ND	1.0
trans-1,2-Dichloroethene	ND	1.0
Chloroform	ND	1.0
Freon 113	ND	1.0
1,2-Dichloroethane	ND	1.0
1,1,1-Trichloroethane	ND	1.0
Carbon tetrachloride	ND	1.0
Bromodichloromethane	ND	1.0
1,2-Dichloropropane	ND	1.0
cis-1,3-Dichloropropene	ND	1.0
Trichloroethene	ND	1.0
1,1,2-Trichloroethane	ND	1.0
trans-1,3-Dichloropropene	ND	1.0
Dibromochloromethane	ND	1.0
Bromoform	ND	2.0
Tetrachloroethene	ND	1.0
1,1,2,2-Tetrachloroethane	ND	1.0
Chlorobenzene	ND	1.0
1,3-Dichlorobenzene	ND	1.0
1,4-Dichlorobenzene	ND	1.0
1,2-Dichlorobenzene	ND	1.0

ND = Not detected at or above reporting limit.

Surrogate Recovery	
Bromobenzene	104 %

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 121595-METHOD BLANK
CLIENT: EOA, INC.
PROJECT ID: CC03
LOCATION: COX CADILLAC
SAMPLE ID: MB

DATE ANALYZED: 07/03/95
DATE REPORTED: 07/13/95
BATCH NO: 21643

EPA 8010
Purgeable Halocarbons in Water

Compound	Result ug/L	Reporting Limit ug/L
Chloromethane	ND	2.0
Bromomethane	ND	2.0
Vinyl chloride	ND	2.0
Chloroethane	ND	2.0
Methylene chloride	ND	20
Trichlorofluoromethane	ND	1.0
1,1-Dichloroethene	ND	1.0
1,1-Dichloroethane	ND	1.0
cis-1,2-Dichloroethene	ND	1.0
trans-1,2-Dichloroethene	ND	1.0
Chloroform	ND	1.0
Freon 113	ND	1.0
1,2-Dichloroethane	ND	1.0
1,1,1-Trichloroethane	ND	1.0
Carbon tetrachloride	ND	1.0
Bromodichloromethane	ND	1.0
1,2-Dichloropropane	ND	1.0
cis-1,3-Dichloropropene	ND	1.0
Trichloroethene	ND	1.0
1,1,2-Trichloroethane	ND	1.0
trans-1,3-Dichloropropene	ND	1.0
Dibromochloromethane	ND	1.0
Bromoform	ND	2.0
Tetrachloroethene	ND	1.0
1,1,2,2-Tetrachloroethane	ND	1.0
Chlorobenzene	ND	1.0
1,3-Dichlorobenzene	ND	1.0
1,4-Dichlorobenzene	ND	1.0
1,2-Dichlorobenzene	ND	1.0

ND = Not detected at or above reporting limit.

Surrogate Recovery	
Bromobenzene	102 %

Curtis & Tompkins, Ltd

Curtis & Tompkins, Ltd.

8010 BS/BSD Report

Date Analyzed: 03-JUL-95
Spike File: 184W004
Spike Dup File: 184W005

Matrix: WATER
Batch No: 21643 325184093004 325184102005 Analyst: LW

	Instrdg	SpikeAmt	% Rec	Limits
BS RESULTS				
1,1-Dichloroethene	20.7	20	103 %	68-134%
Trichloroethene	22.9	20	115 %	85-141%
Chlorobenzene	21.0	20	105 %	69-135%
Surrogate Recoveries				
Bromobenzene	101.3	100	101 %	85-119%
BSD RESULTS				
1,1-Dichloroethene	20.6	20	103 %	68-134%
Trichloroethene	23.1	20	115 %	85-141%
Chlorobenzene	21.0	20	105 %	69-135%
Surrogate Recoveries				
Bromobenzene	100.7	100	101 %	85-119%
RPD DATA				
1,1-Dichloroethene	1 %			< 14%
Trichloroethene	0 %			< 14%
Chlorobenzene	0 %			< 13%

Column: Rtx 502.2
Water Limits based on LCS Data Generated 5/95
Soil Limits based on 3/90 SOW

Results within Specifications - PASS

Curtis & Tompkins, Ltd.

SAMPLE ID: MW-1
LAB ID: 121595-001
CLIENT: EOA, Inc.
PROJECT ID: CC03
LOCATION: Cox Cadillac
MATRIX: Filtrate

DATE SAMPLED: 06/29/95
DATE RECEIVED: 06/29/95
DATE REPORTED: 07/13/95

Metals Analytical Report

Compound	Result (ug/L)	Reporting Limit (ug/L)	QC Batch	Method	Analysis Date
Lead	14	3.0	21755	EPA 6010A	07/07/95

Curtis & Tompkins, Ltd.

CLIENT: EOA, Inc.
JOB NUMBER: 121595

DATE REPORTED: 07/13/95

BATCH QC REPORT
BLANK SPIKE / BLANK SPIKE DUPLICATE

Compound	Spike Amount	BS Result	BSD Result	Units	BS % Recovery	BSD % Recovery	Average Recovery	RPD	QC Batch	Method	Analysis Date
Lead	500	463	480	ug/L	93	96	95	4	21755	EPA 6010A	07/07/95

Curtis & Tompkins, Ltd.

CLIENT: EOA, Inc.
JOB NUMBER: 121595

DATE REPORTED: 07/13/95

BATCH QC REPORT
PREP BLANK

Compound	Result	Reporting Limit	Units	QC Batch	Method	Analysis Date
Lead	ND	3	ug/L	21755	EPA 6010A	07/07/95

ND = Not Detected at or above reporting limit

CLIENT: EOA, Inc.
PROJECT ID: CC03
LOCATION: Cox Cadillac
MATRIX: Filtrate

DATE REPORTED: 07/20/95

Metals Analytical Report

				Lead				
Sample ID	Lab ID	Sample Date	Receive Date	Result (ug/L)	Reporting Limit (ug/L)	QC Batch	Method	Analysis Date
MW-1	121595-001	06/29/95	06/29/95	14	3.0	21755	EPA 6010A	07/07/95
TW-6	121595-002	06/29/95	06/29/95	4.2	3.0	21755	EPA 6010A	07/07/95
TW-7	121595-003	06/29/95	06/29/95	3.5	3.0	21755	EPA 6010A	07/07/95

Curtis & Tompkins, Ltd.

12105

EOA, Inc.

Eisenberg, Olivieri, & Associates
Environmental and Public Health Engineers
1410 Jackson Street, Oakland, CA 94612 (510) 832-2852

Project ID: CC03 Sampled By: SCT

Sampling Date: 6/29/95 Laboratory Name: CAL

NOTES TO LAB
a) Specify analytic method and detection limit.
b) Notify us if there are any anomalous peaks on GC or other scans.
c) Duplicates are listed in parentheses.
d) ANY QUESTIONS/CALIFICATIONS; CALL US

	Sample ID	Sampling Date	Sample/ Container Type (1)	Analyze/ Hold (2)	Turn-around (3)	Analyze For:	Analytic Method/ Detection Limit	Comments
-1	MW-1	6/29/95	2 VOA	A	2wk	TPH-BTEX		2:30
			2 VOA			1-1-1,2-DCA	8010	
			1 poly			soluble lead		
-2	TW-6		2 VOA					3:00
			2 VOA					
			1 poly					
-3	TW-7		2 VOA					2:45
			2 VOA					
			1 poly					

A. Released By (Signature), Date, Time — B. Released By (Signature), Date, Time

A. Received By (Signature), Date, Time 16:05 — B. Received By (Signature), Date, Time

Received By Lab Personnel, Date, Time — Lab Telephone — Shipping Carrier, Method, Date

(1) – Sample Type Codes: W = Water, S = Soil, O = Other (specify).
Container Type Codes: V = VOA Bottle, P = Plastic Bottle, G = Glass Bottle, T = Brass Tube, O = Other (specify)

(2) – Analyze/Hold: A = Analyze, HOLD (spell out) = Do not analyze unless necessary or requested.

(3) – Turnaround: N = Normal turnaround, F = 1 week turnaround, R = 24 hour turnaround.