PES Environmental, Inc.
Engineering & Environmental Services

March 21, 2003

167.002.01.006

Mr. Don Hwang
Alameda County Environmental Health Services
1131 Harbor Parkway, Suite 250
Alameda, California 94502

QUARTERLY MONITORING REPORT
FIRST QUARTER 2003
FORMER COX CADILLAC FACILITY
230 BAY PLACE
OAKLAND, CALIFORNIA
LOP CASE RO-0000148

Dear Mr. Hwang:

This report presents the results of groundwater monitoring conducted on January 27, 2003 at the former Bill Cox Cadillac facility at 230 Bay Place, Oakland, California (Site, Plate 1). The groundwater monitoring was performed by PES Environmental, Inc. (PES) on behalf of the former property owner, Greater Bay Trust Company, trustee for the Robert Shepard Trust, Brian F. Shepard Trust, Douglas C. Shepard Trust, and Lisa C. Shepard Trust. The current owner of the Site is Avalon Bay Communities. Groundwater monitoring has been conducted in accordance with the requirements presented in letters from Alameda County Environmental Health Services (ACEHS) to Greater Bay Trust dated April 6, 2001 and July 31, 2002.

Seven monitoring wells are currently located at and adjacent to the Site (Plate 2). The monitoring wells were installed to investigate subsurface conditions related to a former 10,000-gallon gasoline underground storage tank (UST) on the Site. The gasoline UST and associated piping were removed in January 1994. Additional excavation of soil in the vicinity of the gasoline UST pump and piping was conducted in July 1997.

QUARTERLY MONITORING ACTIVITIES

Depth to groundwater measurements, groundwater sampling activities, and dissolved oxygen measurements were performed by Blaine Tech Services, Inc. (Blaine Tech) on January 27, 2003. Blaine Tech's field data forms are presented in Appendix A.

Groundwater Elevation Measurements

Blaine Tech measured water levels in the seven site monitoring wells (MW-1, MW-2, TW-2, TW-4, TW-5, TW-6, and TW-7) on January 27, 2003. Depth-to-groundwater measurements were obtained using an electronic water-level indicator and recorded to the nearest 0.01-foot. The water-level indicator was cleaned with a solution of non-phosphate detergent and de-ionized water, and rinsed before each use. Groundwater elevation data (referenced to Site datum) are presented in Table 1 and inferred groundwater elevation contours are presented on Plate 3. Groundwater elevations ranged from 91.77 feet in well MW-2 to 97.73 feet in well MW-1. Groundwater flow direction is to the west, at a hydraulic gradient of approximately 0.056-foot per foot. No separate-phase free product or hydrocarbon sheen were observed in the wells.

Groundwater Sampling and Analysis

Five groundwater-monitoring wells (MW-1, MW-2, TW-2, TW-6, and TW-7) were sampled on January 27, 2003. Samples from these wells were analyzed for total petroleum hydrocarbons quantified as gasoline (TPHg) using EPA Test Method 8015 modified; benzene, toluene, ethylbenzene and total xylenes (BTEX) as well as fuel oxygenates including methyl tert-butyl ether (MTBE), tert-butanol (TBA), di-isopropyl ether (DIPE), ethyl-t-butyl ether (ETBE), tert-amyl methyl ether (TAME), 1,2-dichloroethane (1,2-DCA), and 1,2-dibromomethane (EDB) using EPA Test Method 8260B. Entech Analytical Labs, Inc. (Entech) of Santa Clara, California, a California state-certified laboratory, performed the chemical analyses. The analytical laboratory report, including chain-of-custody documentation, is included as Appendix B. Analytical results are presented in Table 2 and on Plate 4.

Dissolved Oxygen Measurements

Total dissolved oxygen was measured in five of the monitoring wells (MW-1, MW-2, TW-2, TW-6, and TW-7) prior to measuring groundwater levels or sampling the wells. The measurements were collected from each well within the middle portion of the water column using a YSI, Inc., Model 51B Dissolved Oxygen (DO) Meter. The equipment was calibrated according to the manufacturer's specifications before use. Prior to each measurement, the portion of the equipment submerged in the well was cleaned with a solution of non-phosphate detergent and de-ionized water then rinsed with de-ionized water. Total dissolved oxygen measurements through January 27, 2003 are summarized in Table 3 and are included with the well sampling documentation presented in Appendix A.

SUMMARY

Groundwater monitoring of the former Cox Cadillac facility was conducted in the first quarter of 2003 on January 27, 2003. The monitoring was performed consistent with the monitoring program for the Site. The next quarterly sampling event is scheduled for April 2003.

Please contact us at (415) 899-1600 should you have questions regarding this letter report.

Very truly yours,

PES ENVIRONMENTAL, INC.

François A. Bush
Senior Geologist

Robert S. Creps, P. E.
Principal Engineer

Attachments: Table 1 - Groundwater Elevation Data Through January 27, 2003
Table 2 - Groundwater Sample Analytical Results Through January 27, 2003
Table 3 - Summary of Dissolved Oxygen Measurements
Plate 1 - Site Location Map
Plate 2 - Site Plan and Well Location Map
Plate 3 - Groundwater Elevation Contours on January 27, 2003
Plate 4 - Distribution of Dissolved Hydrocarbons in Groundwater - January 27, 2003
Appendix A - Well Sampling Documentation
Appendix B - Laboratory Analytical Reports and Chain of Custody Documentation

cc: Ms. Cheryl Howell - Greater Bay Trust Company
Rory Campbell, Esq. - Hanson Bridgett
Mr. Mark Owens - California UST Cleanup Fund
Ms. Lita Freeman - LFR

Table 1
Groundwater Elevation Data Through January 27, 2003
Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
Oakland, California

Well Number	Date Measured	Top-of-Casing Reference Elevation (feet*)	Depth to Water (feet BTOC)	Groundwater Elevation (feet*)
MW-1	12/22/1994	100.00	2.96	97.04
	3/24/1995		2.21	97.79
	6/29/1995		2.44	97.56
	9/29/1995		3.00	97.00
	2/23/1996		2.18	97.82
	1/12/1999		2.79	97.21
	4/13/1999		2.00	98.00
	7/7/1999		2.60	97.40
	10/6/1999		2.94	97.06
	1/11/2000		2.69	97.31
	4/6/2001		2.99	97.01
	7/25/2001		6.00	94.00
	11/20/2001		3.32	96.68
	1/23/2002		2.47	97.53
	4/26/2002		2.25	97.75
	7/25/2002		3.04	96.96
	10/22/2002		3.02	96.98
	1/27/2003		**2.27**	**97.73**
MW-2	1/12/1999	97.48	5.62	91.86
	4/13/1999		5.30	92.18
	7/7/1999		5.80	91.68
	10/6/1999		5.99	91.49
	1/11/2000		5.73	91.75
	4/6/2001		5.65	91.83
	7/25/2001		6.41	92.07
	11/20/2001		5.89	92.59
	1/23/2002		5.68	91.80
	4/26/2002		5.85	91.63
	7/25/2002		6.15	91.33
	10/22/2002		6.25	91.23
	1/27/2003		**5.71**	**91.77**
TW-2	12/22/1994	100.43	2.88	97.55
	3/24/1995		1.87	98.56
	6/29/1995		2.10	98.33
	9/29/1995		3.02	97.41
	2/23/1996		2.13	98.30
	1/12/1999		1.91	98.52
	4/13/1999		2.51	97.92
	7/7/1999		1.89	98.54
	10/6/1999		1.97	98.46
	1/11/2000		1.79	98.64
	4/6/2001		3.46	96.97

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Former Cox Cadillac, 230 Bay Place
Oakland, California

Well Number	Date Measured	Top-of-Casing Reference Elevation (feet*)	Depth to Water (feet BTOC)	Groundwater Elevation (feet*)
TW-2 cont.	7/25/2001		2.60	98.83
	11/20/2001		1.85	99.58
	1/23/2002		3.21	97.22
	4/26/2002		4.30	96.13
	7/25/2002		1.89	98.54
	10/22/2002		1.97	98.46
	1/27/2003		**3.15**	**97.28**
TW-4	4/13/1999	99.35	1.82	97.53
	7/7/1999		2.36	96.99
	1/11/2000		2.63	96.72
	4/6/2001		3.97	95.38
	7/25/2001		2.55	96.80
	11/20/2001		2.33	97.02
	1/23/2002		2.26	97.09
	4/26/2002		2.20	97.15
	7/25/2002		2.24	97.11
	10/22/2002		2.60	96.75
	1/27/2003		**2.03**	**97.32**
TW-5	4/13/1999	99.40	1.96	97.44
	7/7/1999		3.12	92.28
	1/11/2000		1.03	98.37
	4/6/2001		3.04	96.36
	7/25/2001		3.90	95.50
	11/20/2001		2.55	96.85
	1/23/2002		2.64	96.76
	4/26/2002		2.50	96.90
	7/25/2002		3.15	96.25
	10/22/2002		3.69	95.71
	1/27/2003		**2.38**	**97.02**
TW-6	12/22/1994	98.75	4.66	94.09
	3/24/1995		3.81	94.94
	6/29/1995		5.25	93.50
	9/29/1995		6.12	92.63
	2/23/1996		3.66	95.09
	1/12/1999		5.52	93.23
	4/13/1999		4.91	93.84
	7/7/1999		6.04	92.71
	10/6/1999		6.64	92.11
	1/11/2000		6.41	92.34
	4/6/2001		4.93	93.82
	7/25/2001		6.72	92.03
	11/20/2001		5.44	93.31
	1/23/2002		3.25	95.50

Table 1
Groundwater Elevation Data Through January 27, 2003
Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
Oakland, California

Well Number	Date Measured	Top-of-Casing Reference Elevation (feet*)	Depth to Water (feet BTOC)	Groundwater Elevation (feet*)
TW-6 cont.	4/26/2002		3.40	95.35
	7/25/2002		6.54	92.21
	10/22/2002		7.06	91.69
	1/27/2003		**2.56**	**96.19**
TW-7	12/22/1994	97.96	4.50	93.46
	3/24/1995		2.98	94.98
	6/29/1995		4.30	93.66
	9/29/1995		5.19	92.77
	2/23/1996		3.45	94.51
	1/12/1999		4.81	93.15
	4/13/1999		4.73	93.23
	7/7/1999		5.17	92.79
	10/6/1999		5.70	92.26
	1/11/2000		5.42	92.54
	4/6/2001		4.63	93.33
	7/25/2001		6.80	91.16
	11/20/2001		4.75	93.21
	1/23/2002		5.68	92.28
	4/26/2002		4.80	93.16
	7/25/2002		5.61	92.35
	10/22/2002		6.11	91.85
	1/27/2003		**4.38**	**93.58**

Notes:

* = Referenced to site datum
BTOC = Below top of casing

Table 2
Groundwater Sample Analytical Results Through January 27, 2003
Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
Oakland, California

Well Number	Sample Date	TPH as Gasoline (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	Lead (µg/L)	1,1-DCA (µg/L)
MW-1	3/3/1993	110,000	NA	8,500	7,500	4,400	15,000	350	NA	NA	NA	NA	NA	NA	NA
	10/13/1993	74,000	NA	6,100	4,800	4,000	11,000	350	80	NA	NA	NA	NA	NA	NA
	12/22/1994	110,000	NA	18,000	11,000	2,800	16,000	130	NA	NA	NA	NA	NA	NA	<1.0
	3/24/1995	25,000	NA	3,700	1,800	2,200	4,700	130	NA	NA	NA	NA	NA	23	<5.0
	6/29/1995	28,000	NA	5,300	2,100	3,200	7,500	110	NA	NA	NA	NA	NA	14	<2.0
	9/29/1995	43,000	NA	5,600	2,200	3,800	7,400	98	NA	NA	NA	NA	NA	16	<1.0
	2/23/1996	46,000	NA	4,800	3,000	3,400	7,700	96	NA	NA	NA	NA	NA	24	<1.0
	1/12/1999	39,000	800	2,600	970	2,900	5,700	NA	NA	NA	NA	NA	NA	NA	NA
	4/13/1999	29,000	520	1,500	500	<50	4,000	NA	NA	NA	NA	NA	NA	NA	NA
	7/7/1999	31,000	<250	1,900	870	1,600	3,900	NA	NA	NA	NA	NA	NA	NA	NA
	10/6/1999	32,000	<250*	2,100	910	1,800	4,400	NA	NA	NA	NA	NA	NA	NA	NA
	1/11/2000	2,400	<5.0*	52	3.9	63	12	NA	NA	NA	NA	NA	NA	NA	NA
	4/6/2001	32,000	<10*	4,300	3,200	2,600	7,300	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2001	24,000	<25*	2,300	1,300	2,500	6,200	NA	NA	NA	NA	NA	NA	NA	NA
	11/20/2001	33,000	<100*	2,100	890	2,500	3,600	NA	NA	NA	NA	NA	NA	NA	NA
	1/23/2002	28,000	350	2,400	1,400	2,500	5,900	NA	NA	NA	NA	NA	NA	NA	NA
	4/26/2002	39,000	2,800	3,200	2,400	2,700	6,300	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2002	26,000	<500	2,300	1,300	2,500	4,700	NA	NA	NA	NA	NA	NA	NA	NA
	10/22/2002	42,000	<10	2,800	1,300	4,300	8,600	<50	<50	<100	<50	<50	<50	NA	NA
	1/27/2003	**20,000**	**<20**	**1,600**	**660**	**2,100**	**3,100**	**<100**	**<100**	**<200**	**<100**	**<100**	**<100**	**NA**	**NA**
MW-2	1/12/1999	<50	2,900	1.5	<0.50	<0.50	<0.50	NA	NA	NA	NA	NA	NA	NA	NA
	4/13/1999	<50	3,800	0.76	<0.50	<0.50	<0.50	NA	NA	NA	NA	NA	NA	NA	NA
	7/7/1999	<2,500	7000*	<25	<25	<25	<25	NA	NA	NA	NA	NA	NA	NA	NA
	10/6/1999	2,800	300*	73	<25	<25	<25	NA	NA	NA	NA	NA	NA	NA	NA
	1/11/2000	11,000	8,400*	890	<100	<100	<100	NA	NA	NA	NA	NA	NA	NA	NA
	4/6/2001	2,800	3,800	210	<25	<25	<25	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2001	3,400	4,200*	250	<12.5	<12.5	<12.5	NA	NA	NA	NA	NA	NA	NA	NA
	11/20/2001	12,000	8,700	870	<100	<100	200	NA	NA	NA	NA	NA	NA	NA	NA
	1/23/2002	3,900	3,300	100	<25	<25	<25	NA	NA	NA	NA	NA	NA	NA	NA
	4/26/2002	90	6,900	13	<0.5	<0.5	<1.5	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2002	<5,000	6,600	<50	<50	<50	<100	NA	NA	NA	NA	NA	NA	NA	NA
	10/22/2002	7,800	7,000	<5	<5	<5	<10	<250	<250	<500	<250	<250	<250	NA	NA
	1/27/2003	**6,100**	**6,400**	**90**	**100**	**60**	**78**	**<250**	**<250**	**<500**	**<250**	**<250**	**<250**	**NA**	**NA**
TW-1	10/13/1993	<50	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA
TW-2	10/13/1993	<50	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA
	1/12/1999	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	4/13/1999	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	7/7/1999	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	10/6/1999	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	1/11/2000	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	4/6/2001	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2001	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	11/20/2001	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	1/23/2002	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
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Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
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Well Number	Sample Date	TPH as Gasoline (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	Lead (µg/L)	1,1-DCA (µg/L)
TW-2 cont.	4/26/2002	<50	<5	<0.5	<0.5	<0.5	<1.5	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2002	<50	<5	<0.5	<0.5	<0.5	<1	NA	NA	NA	NA	NA	NA	NA	NA
	10/22/2002	<50	<1	<0.5	<0.5	<0.5	<1	<5	<5	<10	<5	<5	<5	NA	NA
	1/27/2003	**<50**	**<1**	**<0.5**	**<0.5**	**<0.5**	**<1**	**<5**	**<5**	**<10**	**<5**	**<5**	**<5**	**NA**	**NA**
TW-3	10/13/1993	<50	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA
TW-4	10/13/1993	2,000	NA	65	18	49	33	<5.0	<5.0	NA	NA	NA	NA	NA	NA
TW-5	10/13/1993	140,000	NA	20,000	25,000	3,800	23,000	<100	<100	NA	NA	NA	NA	NA	NA
TW-6	10/14/1993	4,100	NA	3,800	1,600	110	540	<1.0	<1.0	NA	NA	NA	NA	NA	NA
	12/22/1994	24,000	NA	5,400	2,700	3,100	6,800	<1.0	NA	NA	NA	NA	NA	NA	<1.0
	3/24/1995	10,000	NA	4,900	530	270	380	<2.0	NA	NA	NA	NA	NA	<3.0	<2.0
	6/29/1995	28,000	NA	12,000	6,600	1,000	3,000	<1.0	NA	NA	NA	NA	NA	4.2	<1.0
	9/29/1995	47,000	NA	19,000	5,200	1,500	4,000	<1.0	NA	NA	NA	NA	NA	3.3	<1.0
	2/23/1996	25,000	NA	13,000	5,200	1,100	2,770	<1.0	NA	NA	NA	NA	NA	5.2	<1.0
	1/12/1999	29,000	210	9,900	4,100	1,000	4,000	NA	NA	NA	NA	NA	NA	NA	NA
	4/13/1999	<50	22	0.70	<0.5	<0.5	0.62	NA	NA	NA	NA	NA	NA	NA	NA
	7/7/1999	55	8.1*	13	<0.5	<0.5	2.2	NA	NA	NA	NA	NA	NA	NA	NA
	10/6/1999	<50	<5	0.59	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	1/11/2000	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	4/6/2001	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2001	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	11/20/2001	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	1/23/2002	<50	<5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA
	4/26/2002	<50	<5	<0.5	<0.5	<0.5	<1.5	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2002	<50	<5	0.60	<0.5	<0.5	<1	NA	NA	NA	NA	NA	NA	NA	NA
	10/22/2002	<50	<1	<0.5	<0.5	<0.5	<1	<5	<5	<10	<5	<5	<5	NA	NA
	1/27/2003	**<50**	**<1**	**<0.5**	**<0.5**	**<0.5**	**<1**	**<5**	**<5**	**<10**	**<5**	**<5**	**<5**	**NA**	**NA**
TW-7	10/14/1993	100,000	NA	48,000	15,000	3,400	16,000	<50	<50	NA	NA	NA	NA	NA	NA
	12/22/1994	210,000	NA	49,000	33,000	7,300	28,000	<1.0	NA	NA	NA	NA	NA	NA	<1.0
	3/24/1995	56,000	NA	13,000	7,000	1,500	5,600	<2.0	NA	NA	NA	NA	NA	<3.0	<2.0
	6/29/1995	100,000	NA	39,000	8,100	3,000	8,300	<1.0	NA	NA	NA	NA	NA	3.5	<1.0
	9/29/1995	74,000	NA	32,000	8,700	2,900	8,600	<1.0	NA	NA	NA	NA	NA	3.5	<1.0
	2/23/1996	50,000	NA	22,000	8,400	2,700	6,900	<5.0	NA	NA	NA	NA	NA	3.8	<5.0
	1/12/1999	29,000	<100	7,300	670	2,700	960	NA	NA	NA	NA	NA	NA	NA	NA
	4/13/1999	54,000	1,200	4,500	1,800	180	8,200	NA	NA	NA	NA	NA	NA	NA	NA
	7/7/1999	42,000	2200*	8,000	4,500	1,200	3,500	NA	NA	NA	NA	NA	NA	NA	NA
	10/6/1999	29,000	580*	9,700	1,600	1,600	2,100	NA	NA	NA	NA	NA	NA	NA	NA
	1/11/2000	52,000	2,600*	8,500	7,100	1,600	6,700	NA	NA	NA	NA	NA	NA	NA	NA
	4/6/2001	22,000	690	4,800	1,800	2,200	3,400	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2001	20,000	1,100*	5,100	660	1,400	2,100	NA	NA	NA	NA	NA	NA	NA	NA
	11/20/2001	26,000	1,600	6,400	1,100	1,000	2,400	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
Groundwater Sample Analytical Results Through January 27, 2003
Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
Oakland, California

Well Number	Sample Date	TPH as Gasoline (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	1,2-DCA (µg/L)	EDB (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	Lead (µg/L)	1,1-DCA (µg/L)
TW-7 cont.	1/23/2002	25,000	1,200	5,100	510	2,200	3,900	NA	NA	NA	NA	NA	NA	NA	NA
	4/26/2002	29,000	1,600	4,400	1,300	2,900	2,370	NA	NA	NA	NA	NA	NA	NA	NA
	7/25/2002	21,000	1,900	4,900	470	1,600	1,700	NA	NA	NA	NA	NA	NA	NA	NA
	10/22/2002	31,000	1700*	6,700	410	1,100	1,500	<100	<100	<200	<100	<100	<100	NA	NA
	1/27/2003	**17,000**	**680**	**2,700**	**710**	**1,900**	**1,100**	**<100**	**<100**	**<200**	**<100**	**<100**	**<100**	**NA**	**NA**

Notes:
TPH - Total Petroleum Hydrocarbons
TBA - tert-Butanol
MTBE - Methyl tert-butyl ether
1,1-DCA and 1,2-DCA - Dichloroethane
EDB - Ethylene dibromide
DIPE - Diisopropyl Ether
ETBE - Ethyl-t-butyl Ether
TAME - tert-Amyl Methyl Ether
µg/L = Micrograms per liter.
<0.50 = Not detected at or above indicated laboratory reporting limit.
Samples analyzed for BTEX and MTBE by EPA Method 8020.
Samples analyzed for TPHgas by EPA Methods 8015 Modified and 8260B.
Samples analyzed for 1,1-DCA and 1,2-DCA by EPA Method 8010 or EPA Method 8240.
Samples analyzed for dissolved lead by EPA Method 6010A. Samples filtered through a 0.45 micron filter prior to analysis.
*MTBE confirmation by EPA Method 8260.
NA= Not Analyzed
TW-1, TW-3, TW-4 and TW-5 only sampled one time (October 13, 1993)
Samples collected in 1993 and 1999 to 2003 were collected by PES Environmental, Inc.
Samples collected in 1994, 1995, and 1996 collected by Eisenberg, Olivieri & Associates, Inc.
Samples collected in 2003 were analyzed by EPA Method 8260B.

Table 3
Summary of Total Dissolved Oxygen Measurements
Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
Oakland, California

Well Number	Date Measured	Time of Day	Total Dissolved Oxygen (mg/L)	Notes
MW-1	1/12/1999	15:30	3.4	(1)
	3/11/1999	15:46	0.72	(1)
	3/17/1999	12:30	14.1	(2)
	3/17/1999	18:13	>15.0	(3)
	4/13/1999	9:44	8.9	(2)
	6/1/1999	14:59	6.2	(2)
	6/1/1999	18:46	>15.0	(3)
	7/7/1999	9:20	3.55	(2)
	7/7/1999	19:38	>18.0	(3)
	8/19/1999	10:45	1.0	(2)
	8/19/1999	18:48	>15.0	(3)
	10/6/1999	10:42	10.3	(2)
	10/6/1999	17:11	>15.0	(3)
	11/17/1999	11:13	4.4	(2)
	11/17/1999	17:34	>15.0	(3)
	1/11/2000	NA	4.0	(2)
	4/6/2001	10:55	0.45	(4)
	7/25/2001	11:25	3.60	(4)
	11/20/2001	12:30	10.3	(4)
	1/23/2002	12:05	0.5	(4)
	4/26/2002	10:20	0.5	(4)
	7/25/2002	10:15	1.0	(4)
	10/22/2002	11:30	0.4	(4)
	1/27/2003	**13:30**	**0.6**	**(4)**
MW-2	1/12/1999	12:30	3	(1)
	4/13/1999	9:17	0.2	(2)
	4/13/1999	19:11	0.6	(3)
	7/7/1999	8:56	1.03	(2)
	7/7/1999	19:13	7.22	(3)
	10/6/1999	10:10	1.2	(2)
	10/6/1999	16:58	0.5	(3)
	1/11/2000	NA	3.9	(2)
	4/6/2001	10:21	0.69	(4)
	7/25/2001	11:25	3.10	(4)
	11/20/2001	13:20	5.00	(4)
	1/23/2002	11:46	0.30	(4)
	4/26/2002	9:40	0.40	(4)
	7/25/2002	11:10	0.8	(4)
	10/22/2002	11:02	0.70	(4)
	1/27/2003	**13:00**	**0.5**	**(4)**
TW-2	1/12/1999	15:03	5.5	(1)
	4/13/1999	9:10	2.6	(2)
	4/13/1999	19:06	5.8	(3)
	7/7/1999	8:50	0.65	(2)
	7/7/1999	19:01	5.14	(3)
	10/6/1999	9:59	3.2	(2)
	10/6/1999	16:48	2.6	(3)
	1/11/2000	NA	4.6	(2)
	4/6/2001	9:45	2.9	(4)
	7/25/2001	11:25	3.0	(4)
	11/20/2001	11:00	10.3	(4)
	1/23/2002	10:54	2.6	(4)
	4/26/2002	10:40	2.00	(4)
	7/25/2002	9:55	1.8	(4)
	10/22/2002	10:15	1.3	(4)
	1/27/2003	**13:55**	**2.4**	**(4)**

Table 3
Summary of Total Dissolved Oxygen Measurements
Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
Oakland, California

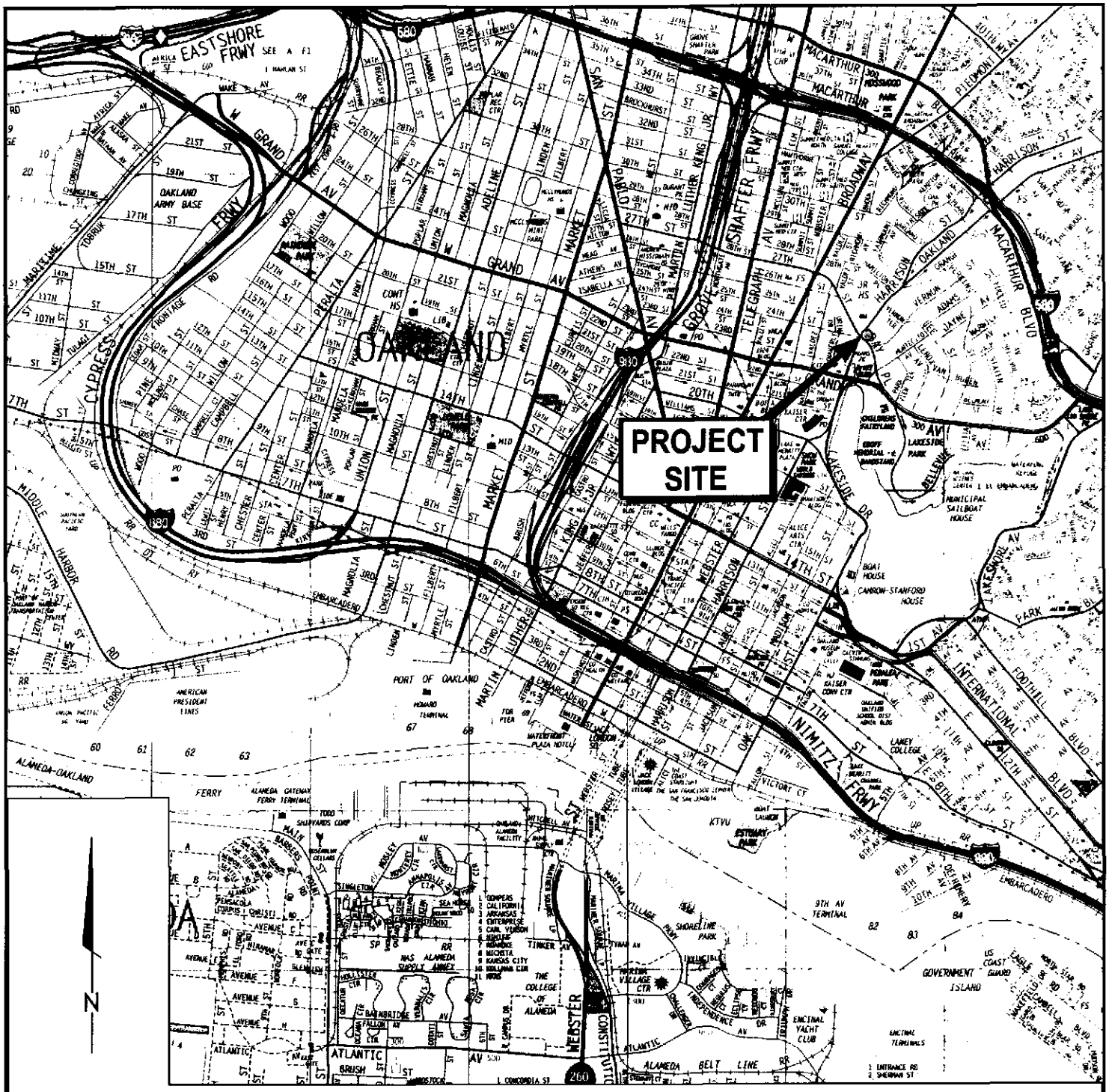
Well Number	Date Measured	Time of Day	Total Dissolved Oxygen (mg/L)	Notes
TW-4	3/11/1999	15:20	3.4	(1)
	3/17/1999	12:18	14.4	(2)
	3/17/1999	17:54	12.6	(3)
	4/13/1999	9:00	12.2	(2)
	4/13/1999	19:03	>15.0	(3)
	6/1/1999	14:29	9.3	(2)
	6/1/1999	18:33	>15.0	(3)
	7/7/1999	9:09	>18.0	(2)
	7/7/1999	19:36	>18.0	(3)
	8/19/1999	10:41	13.4	(2)
	8/19/1999	18:27	>15.0	(3)
	10/6/1999	9:50	>15.0	(2)
	10/6/1999	16:40	>15.0	(3)
	11/17/1999	11:16	10.6	(2)
	11/17/1999	17:35	>15.0	(3)
	7/25/2001	11:25	17.0*	(4)
	11/20/2001	NA	15.3*	(4)
	1/23/2002	NA	13.3	(4)
	4/26/2002	10:00	1.6	(4)
	7/25/2002	NA	5.0	(4)
	1/27/2003	**NA**	**2.5**	**(4)**
TW-5	1/12/1999	16:40	1.7	(1)
	3/11/1999	15:36	0.58	(1)
	3/17/1999	12:20	14.3	(2)
	3/17/1999	17:57	14.6	(3)
	4/13/1999	9:39	3.8	(2)
	4/13/1999	19:28	>15.0	(3)
	6/1/1999	14:40	5.4	(2)
	6/1/1999	18:38	>15.0	(3)
	7/7/1999	9:05	0.25	(2)
	7/7/1999	19:32	>18.0	(3)
	8/19/1999	10:38	1.0	(2)
	8/19/1999	18:33	>15.0	(3)
	10/6/1999	10:31	0.2	(2)
	10/6/1999	17:08	>15.0	(3)
	11/17/1999	11:22	0.8	(2)
	11/17/1999	17:37	>15.0	(3)
	7/25/2001	11:25	0.7	(4)
	11/20/2001	NA	5.0	(4)
	1/23/2002	NA	0.5	(4)
	4/26/2002	NA	0.2	(4)
	7/25/2002	NA	0.2	(4)
	1/27/2003	**NA**	**0.8**	**(4)**
TW-6	1/12/1999	15:02	3.9	(1)
	3/11/1999	15:39	0.62	(1)
	3/17/1999	12:23	14.1	(2)
	3/17/1999	18:06	>15.0	(3)
	4/13/1999	9:35	14.2	(2)
	4/13/1999	19:23	>15.0	(3)
	6/1/1999	14:48	11.1	(2)
	6/1/1999	18:40	>15.0	(3)
	7/7/1999	9:00	>18.0	(2)
	7/7/1999	19:21	>18.0	(3)
	8/19/1999	10:35	14.8	(2)

Table 3
Summary of Total Dissolved Oxygen Measurements
Quarterly Monitoring
Former Cox Cadillac, 230 Bay Place
Oakland, California

Well Number	Date Measured	Time of Day	Total Dissolved Oxygen (mg/L)	Notes
TW-6 (Cont.)	8/19/1999	18:38	>15.0	(3)
	10/6/1999	10:27	3.8	(2)
	10/6/1999	17:06	>15.0	(3)
	11/17/1999	11:24	1.5	(2)
	11/17/1999	17:39	>15.0	(3)
	1/11/2000	NA	4.9	(2)
	4/6/2001	10:00	0.78	(4)
	7/25/2001	11:25	2.70	(4)
	11/20/2001	11:30	9.40	(4)
	1/23/2002	11:22	8.60	(4)
	4/26/2002	10:00	3.9	(4)
	7/25/2002	10:30	1.1	(4)
	10/22/2002	10:45	3.1	(4)
	1/27/2003	**12:20**	**4.6**	**(4)**
TW-7	1/12/1999	13:10	2.7	(1)
	3/11/1999	15:42	0.74	(1)
	3/17/1999	12:25	6.5	(2)
	3/17/1999	18:12	14	(3)
	4/13/1999	9:25	0.4	(2)
	4/13/1999	19:16	>15.0	(3)
	6/1/1999	14:52	0.7	(2)
	6/1/1999	18:43	>15.0	(3)
	7/7/1999	9:15	0.26	(2)
	7/7/1999	19:26	>18.0	(3)
	8/19/1999	10:30	0.9	(2)
	8/19/1999	18:46	>15.0	(3)
	10/6/1999	10:19	0.5	(2)
	10/6/1999	17:03	>15.0	(3)
	11/17/1999	11:28	1.1	(2)
	11/17/1999	17:40	>15.0	(3)
	1/11/2000	NA	5.2	(2)
	4/6/2001	11:25	0.53	(4)
	7/25/2001	11:25	2.0	(4)
	11/20/2001	13:00	4.6	(4)
	1/23/2002	12:25	0.3	(4)
	4/26/2002	9:20	0.50	(4)
	7/25/2002	10:45	0.8	(4)
	10/22/2002	11:55	1.0	(4)
	1/27/2003	**14:20**	**0.5**	**(4)**

Notes:

>15 = Above indicated equipment quantification maximum
(1) = Baseline measurement taken before initial introduction of enriched water
(2) = Measured prior to enriched water introduction, and water-level measurement and well purging
(3) = Measured after enriched water introduction
(4) = Measured prior to water-level measurement and well purging
mg/L = milligrams per liter
NA = information not available
NM = Not Measured
* Concentration exceeds DO saturation concentration.



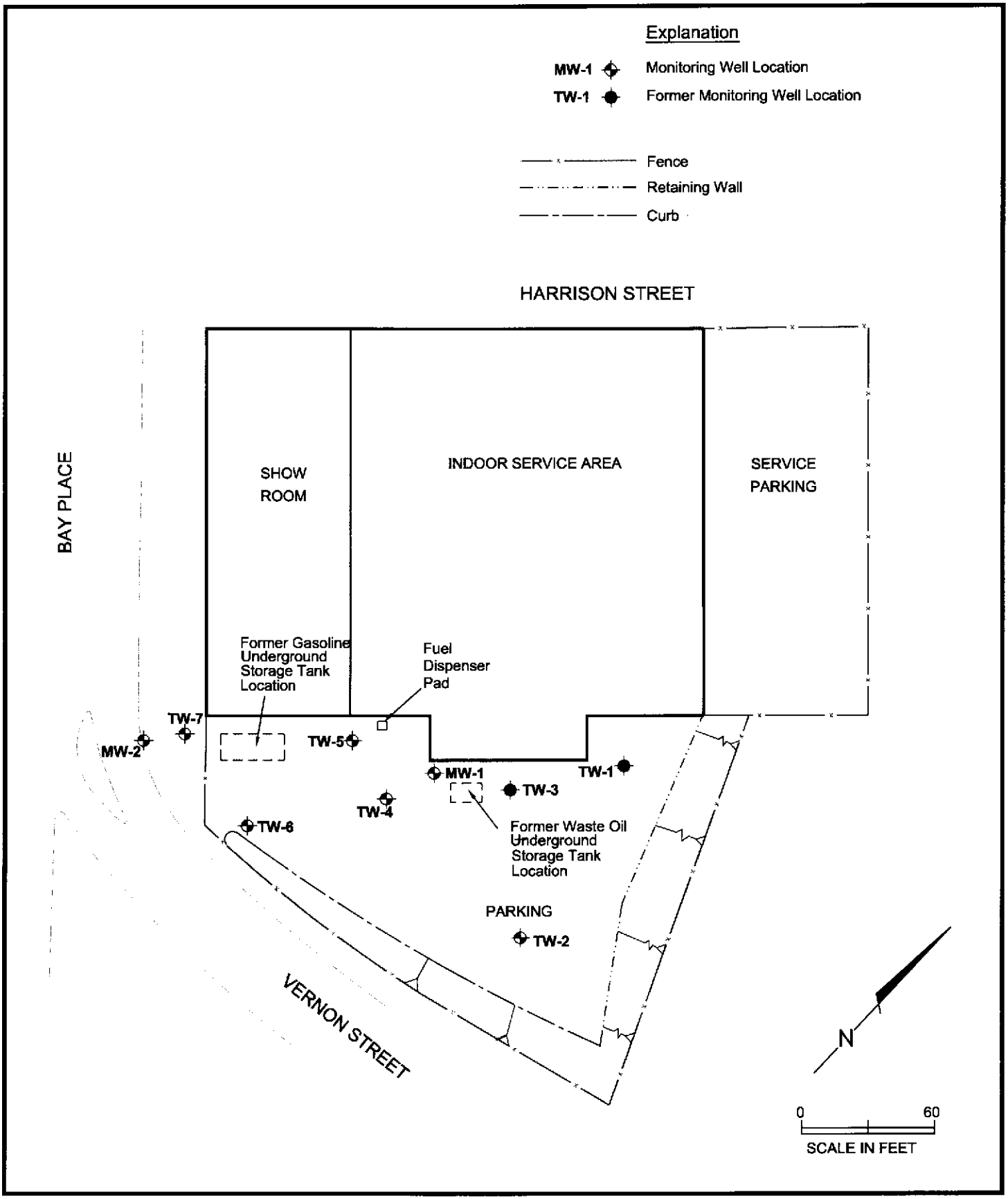
Ref: "The Thomas Guide- Alameda/Contra Costa Counties Street Guide and Directory" 1998 Edition

PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
Quarterly Groundwater Monitoring
Former Cox Cadillac-230 Bay Place
Oakland, California

PLATE
1

167.002.02.006 16700202006_2003-1QTR	FAB	3/03
JOB NUMBER DRAWING NUMBER	REVIEWED BY	DATE

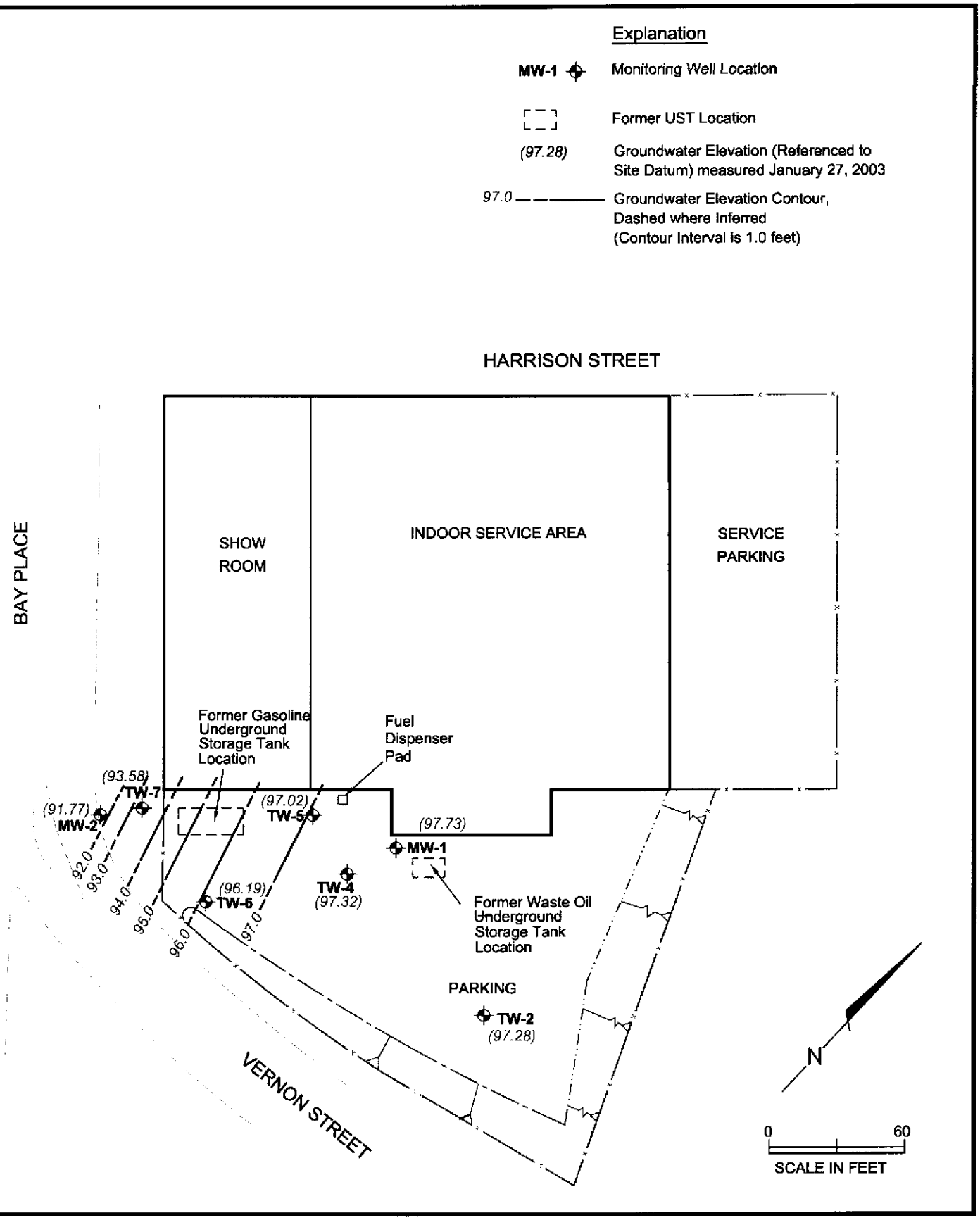


PES Environmental, Inc.
Engineering & Environmental Services

Site Plan and Well Location Map
Quarterly Groundwater Monitoring
Former Cox Cadillac-230 Bay Place
Oakland, California

PLATE 2

167.002.02.006	16700202006_2003-1QTR	*FAB*	3/03
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE



PES Environmental, Inc.
Engineering & Environmental Services

Groundwater Elevation Contours on January 27, 2003
Quarterly Groundwater Monitoring
Former Cox Cadillac-230 Bay Place
Oakland, California

PLATE 3

167.002.02.006	16700202006_2003-1QTR	FAB	3/03
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

Explanation

MW-1 ⊕ Monitoring Well Location

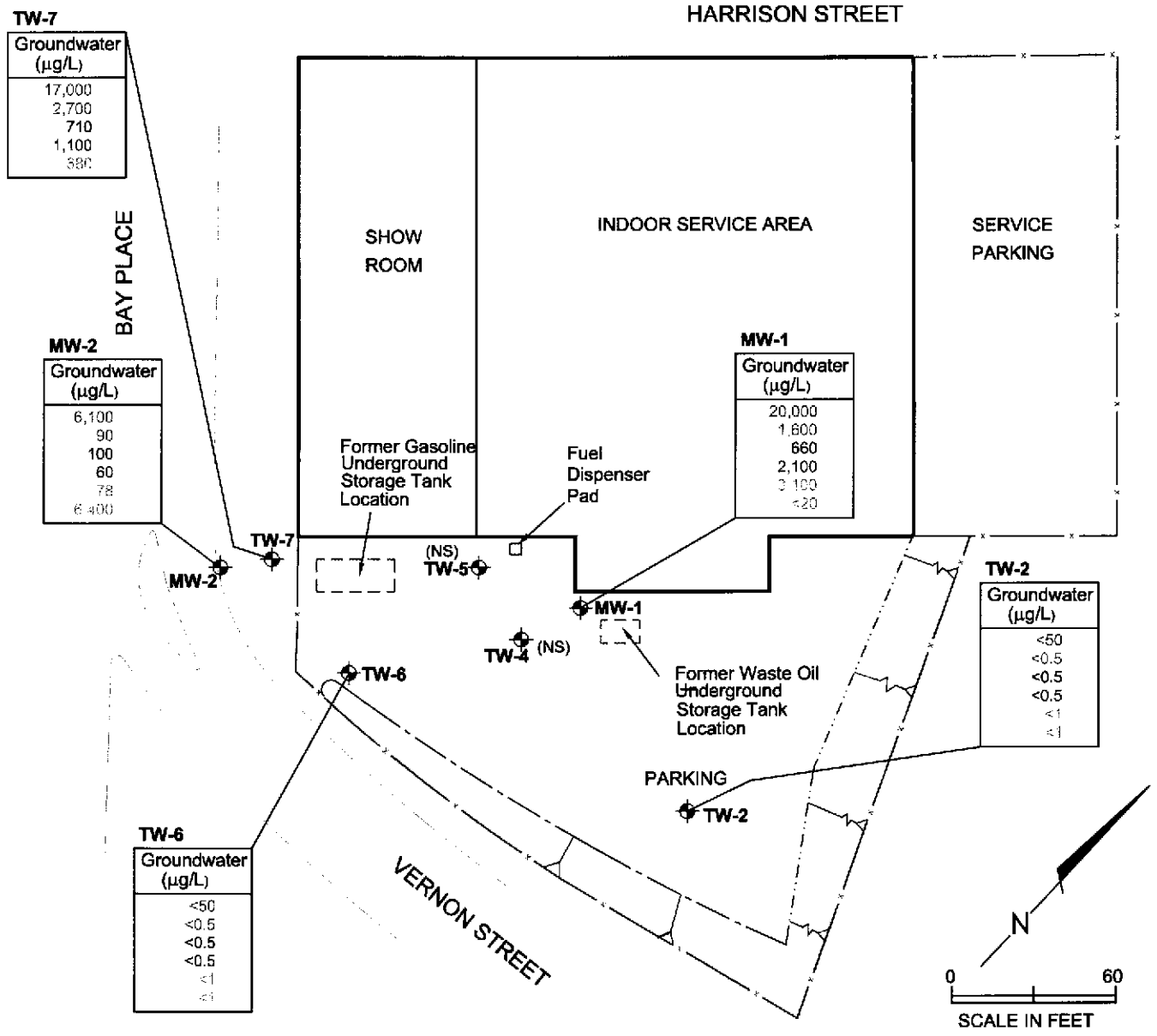
Former UST Location

(NS) Not Sampled

Concentrations of Dissolved Hydrocarbons in Micrograms per liter (µg/l) in Groundwater

Groundwater (µg/L)
Total Petroleum Hydrocarbons as Gasoline
Benzene
Toluene
Ethylbenzene
Total Xylenes
Methyl Tert Butyl Ether

<0.50 Not detected at or above indicated laboratory reporting limit



PES Environmental, Inc.
Engineering & Environmental Services

Distribution of Dissolved Hydrocarbons in Groundwater - January 27, 2003
Quarterly Groundwater Monitoring
Former Cox Cadillac-230 Bay Place
Oakland, California

PLATE 4

167.002.02.006	16700202006_2003-1QTR	*FAB*	3/03
JOB NUMBER	DRAWING NUMBER	REVIEWED BY	DATE

APPENDIX A

BLAINE TECH SERVICES
FIELD DATA SHEETS

WELL GAUGING DATA

Project # 030127-BA1 Date 1/27/03 Client PES ENVIRONMENTAL

Site 230 BAY PLACE, OAKLAND

Well ID	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	*** initial // @ purge Depth to water (ft.)	// Depth to well bottom (ft.)	Survey Point: TOB or TOC	
MW-1	2					2.39*** / 2.27	20.10	TOC	ORCs
MW-2	2					5.71 / 5.71	19.95		
TW-2	2					3.15 / 1.60	7.81		
TW-4	2					2.03* / 2.03	8.71		ORCs DO = 2.5 mg/L
TW-5	2					2.48** / 2.38	7.66		ORCs DO = 0.8 mg/L
TW-6	2					2.50** / 2.56	7.78		ORCs
TW-7	2					4.43*** / ~~4.38~~	9.88		ORCs

* guaged w/ ORCs in well

** removed orcs to guage

*** kept guaging wells at approx. 10 min intervals until I received the same reading twice. (±.05ft) "// @ purge" reflects this reading.

WELL MONITORING DATA SHEET

Project #: 030127-BA1	Client: PES ENVIRONMENTAL
Sampler: BRIAN ALCORN	Start Date: 1/27/03
Well I.D.: MW-1	Well Diameter: (2) 3 4 6 8 ____
Total Well Depth: 20.10	Depth to Water: 2.27
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH

Purge Method:

- Bailer
- Disposable Bailer
- (Middleburg)
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other ____

Sampling Method: Bailer

- (Disposable Bailer)
- Extraction Port
- Dedicated Tubing
- Other: ____

2.9 (Gals.) X 3 = 8.7 Gals.

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or (µS))	Turbidity (NTU)	Gals. Removed	Observations
1338	64.7	7.7	2028	243	3.0	cloudy gray odor
1343	65.0	7.0	2211	121	6.0	semi-cloudy gray odor
1348	66.5	7.3	3381	215	9.0	cloudy gray odor

Did well dewater? Yes (No)		Gallons actually evacuated: 9	
Sampling Time: 1351		Sampling Date: 1/27/03	
Sample I.D.: MW-1		Laboratory: ENTECH	
Analyzed for: TPH-G (8260 BTEX) MTBE TPH-D		Other: Oxys (7) by 8260	
Equipment Blank I.D.: @ Time		Duplicate I.D.:	
Analyzed for: TPH-G BTEX MTBE TPH-D		Other:	
D.O. (if req'd): PRIOR TO GRAVING	Pre-purge: 0.6 mg/L	Post-purge:	mg/L
ORP (if req'd):	Pre-purge: mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 030127-BA1	Client: PES ENVIRONMENTAL
Sampler: BRIAN ALLORN	Start Date: 1/27/03
Well I.D.: MW-2	Well Diameter: (2) 3 4 6 8 ____
Total Well Depth: 19.95	Depth to Water: 5.71
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH

Purge Method:

Bailer
Disposable Bailer
(Middleburg)
Electric Submersible
Waterra
Peristaltic
Extraction Pump
Other ____

Sampling Method: Bailer
(Disposable Bailer)
Extraction Port
Dedicated Tubing
Other: ____

2.3 (Gals.) X 3 = 6.9 Gals.

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or (µS))	Turbidity (NTU)	Gals. Removed	Observations
1310	66.0	6.4	4232	>1000	2.25	very cloudy brown mild odor
1312	66.1	6.6	4139	>1000	4.5	"
1314	66.6	6.6	3797	668	6.75	"

Did well dewater? Yes (No) Gallons actually evacuated: 7

Sampling Time: 1317 Sampling Date: 1/27/03

Sample I.D.: MW-2 Laboratory: ENTECH

Analyzed for: (TPH-G 8260 BTEX) MTBE TPH-D Other: Oxys by 8260 (7)

Equipment Blank I.D.: @ Time Duplicate I.D.:

Analyzed for: TPH-G BTEX MTBE TPH-D Other:

D.O. (if req'd): PRIOR TO GAUGING	(Pre-purge):	0.5 mg/L	Post-purge:		mg/L
ORP (if req'd):	Pre-purge:	mV	Post-purge:		mV

WELL MONITORING DATA SHEET

Project #: 030127-BA1	Client: PES ENVIRONMENTAL
Sampler: BRIAN ALCORN	Start Date: 1/27/03
Well I.D.: TW-2	Well Diameter: (2) 3 4 6 8 ____
Total Well Depth: 7.81	Depth to Water: 1.6
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH

Purge Method:

- Bailer
- (Disposable Bailer)
- Middleburg
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other_____

Sampling Method: Bailer

- (Disposable Bailer)
- Extraction Port
- Dedicated Tubing
- Other: _____

1.0 (Gals.) X 3 = 3.0 Gals.

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or µS)	Turbidity (NTU)	Gals. Removed	Observations
1405	62.1	6.9	4349	~~86.7~~ 87	1.0	clear
1409	61.4	6.8	4022	507	2.0	cloudy brown
1413	61.9	6.8	8945	>1000	3.0	very cloudy brown

Did well dewater? Yes (No)		Gallons actually evacuated: 3	
Sampling Time: 1416		Sampling Date: 1/27/03	
Sample I.D.: TW-2		Laboratory: ENTECH	
Analyzed for: TPH-G (8260) BTEX MTBE TPH-D		Other: Oxys by 8260 (7)	
Equipment Blank I.D.:	@ Time	Duplicate I.D.:	
Analyzed for: TPH-G BTEX MTBE TPH-D		Other:	
D.O. (if req'd): PRIOR TO SAMPLING (Pre-purge):	2.4 mg/L	Post-purge:	mg/L
ORP (if req'd): Pre-purge:	mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 030127-BA1	Client: PES ENVIRONMENTAL
Sampler: BRIAN ALLORD	Start Date: 1/27/03
Well I.D.: TW-6	Well Diameter: (2) 3 4 6 8 ____
Total Well Depth: 7.78	Depth to Water: 2.56
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH

Purge Method:

- Bailer
- (Disposable Bailer)
- Middleburg
- Electric Submersible
- Waterra
- Peristaltic
- Extraction Pump
- Other_____

Sampling Method:

- Bailer
- (Disposable Bailer)
- Extraction Port
- Dedicated Tubing
- Other: _____

0.8 (Gals.) X 3 = 2.4 Gals.

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius² * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or (µS))	Turbidity (NTU)	Gals. Removed	Observations
1227	60.3	6.3	314	558	0.75	cloudy brown-gray
1230	60.2	6.8	326	>1000	1.5	very cloudy brown gray
1232	60.5	6.9	343	>1000	2.25	"

Did well dewater? Yes (No)		Gallons actually evacuated: 2.	
Sampling Time: 1235		Sampling Date: 1/27/03	
Sample I.D.: TW-6		Laboratory: ENTECH	
Analyzed for: (TPH-G) 8260 BTEX MTBE TPH-D		Other: Oxys (7) by 8260	
Equipment Blank I.D.:	@ Time	Duplicate I.D.:	
Analyzed for: ~~TPH-G~~ 8260 ~~BTEX~~ MTBE TPH-D		Other: ~~Oxys (7) by 8260~~	
D.O. (if req'd): PRIOR TO GUAGING	Pre-purge: 4.6 mg/L	Post-purge:	mg/L
ORP (if req'd):	Pre-purge: mV	Post-purge:	mV

WELL MONITORING DATA SHEET

Project #: 030127-BA1	Client: PES ENVIRONMENTAL
Sampler: BRIAN ALCORN	Start Date: 1/27/03
Well I.D.: TW-7	Well Diameter: (2) 3 4 6 8 ____
Total Well Depth: 9.88	Depth to Water: 4.38
Before: After:	Before: After:
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH

Purge Method:

Bailer	Waterra	
(Disposable Bailer)	Peristaltic	
Middleburg	Extraction Pump	
Electric Submersible	Other_____	

Sampling Method: Bailer

(Disposable Bailer)	
Extraction Port	
Dedicated Tubing	
Other: _____	

0.9 (Gals.) X 3 = 2.7 Gals.

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp. (°F or °C)	pH	Conductivity (mS or (µS))	Turbidity (NTU)	Gals. Removed	Observations
1426	64.0	7.0	1339	503	1.0	cloudy gray odor
1429	64.3	6.9	1152	618	2.0	"
1433	65.0	6.8	1065	71000	3.0	"

Did well dewater? Yes (No)		Gallons actually evacuated: 3	
Sampling Time: 1436		Sampling Date: 1/27/03	
Sample I.D.: TW-7		Laboratory: ENTECH	
Analyzed for: TPH-G (8260 BTEX) MTBE TPH-D		Other: OXYGENATES (7) by 8260	
Equipment Blank I.D.:	@ Time	Duplicate I.D.:	
Analyzed for: TPH-G BTEX MTBE TPH-D		Other:	
D.O. (if req'd): PRIOR TO GAUGING	Pre-purge: 0.5 mg/L	Post-purge:	mg/L
ORP (if req'd):	Pre-purge: mV	Post-purge:	mV

APPENDIX B

ENTECH ANALYTICAL LABS, INC.
ANALYTICAL LABORATORY REPORT

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

February 10, 2003

Francois Bush
PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947

Order:	33064	**Date Collected:**	01/27/03
Project Name:		**Date Received:**	01/29/03
Project Number:	BTS# 030127-BAI	**P.O. Number:**	BTS# 030127-BAI
Project Notes:			

On January 29, 2003, samples were received under documentented chain of custody. Results for the following analyses are attached:

Matrix	Test	Method
Liquid	BTEX by EPA 8260B	EPA 8260B
	Oxygenates+1,2DCA+EDB	EPA 8260B
	TPH as Gasoline - GC/MS	GC-MS

Chemical analysis of these samples has been completed. Summaries of the data are contained on the following pages. USEPA protocols for sample storage and preservation were followed.

Entech Analytical Labs, Inc. is certified by the State of California (#2346). If you have any questions regarding procedures or results, please call me at 408-588-0200.

Sincerely,

Patti Sandrock
QA/QC Manager

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947
Attn: Francois Bush

Date: 2/10/03
Date Received: 01/29/03
Project Name:
Project Number: BTS# 030127-BAI
P.O. Number: BTS# 030127-BAI
Sampled By: Blaine Tech

Certified Analytical Report

Order ID: 33064 **Lab Sample ID:** 33064-001 **Client Sample ID:** MW-1

Sample Time: 1:51 PM **Sample Date:** 01/27/03 **Matrix:** Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
Benzene	1600		20	0.5	10	µg/L	02/06/03	WMS31917B	EPA 8260B
Ethyl Benzene	2100		20	0.5	10	µg/L	02/06/03	WMS31917B	EPA 8260B
Toluene	660		20	0.5	10	µg/L	02/06/03	WMS31917B	EPA 8260B
Xylenes, Total	3100		20	1	20	µg/L	02/06/03	WMS31917B	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			93.2			73 - 151		
	Dibromofluoromethane			100.0			57 - 156		
	Toluene-d8			106.8			77 - 150		
1,2-Dibromoethane (EDB)	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
1,2-Dichloroethane	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
Diisopropyl Ether	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
Ethyl-t-butyl Ether	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
Methyl-t-butyl Ether	ND		20	1	20	µg/L	02/06/03	WMS31917B	EPA 8260B
tert-Amyl Methyl Ether	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
tert-Butanol	ND		20	10	200	µg/L	02/06/03	WMS31917B	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			93.2			73 - 151		
	Dibromofluoromethane			100.0			57 - 156		
	Toluene-d8			106.8			77 - 150		
TPH as Gasoline	20000		20	50	1000	µg/L	02/06/03	WMS31917B	GC-MS
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			93.2			73 - 151		
	Dibromofluoromethane			100.0			57 - 156		
	Toluene-d8			106.8			77 - 150		

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947
Attn: Francois Bush

Date: 2/10/03
Date Received: 01/29/03
Project Name:
Project Number: BTS# 030127-BAI
P.O. Number: BTS# 030127-BAI
Sampled By: Blaine Tech

Certified Analytical Report

Order ID: 33064 **Lab Sample ID:** 33064-002 **Client Sample ID:** MW-2

Sample Time: 1:17 PM **Sample Date:** 01/27/03 **Matrix:** Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
Benzene	90		50	0.5	25	µg/L	02/06/03	WMS31917B	EPA 8260B
Ethyl Benzene	60		50	0.5	25	µg/L	02/06/03	WMS31917B	EPA 8260B
Toluene	100		50	0.5	25	µg/L	02/06/03	WMS31917B	EPA 8260B
Xylenes, Total	78		50	1	50	µg/L	02/06/03	WMS31917B	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			92.7			73 - 151		
	Dibromofluoromethane			99.8			57 - 156		
	Toluene-d8			107.3			77 - 150		
1,2-Dibromoethane (EDB)	ND		50	5	250	µg/L	02/06/03	WMS31917B	EPA 8260B
1,2-Dichloroethane	ND		50	5	250	µg/L	02/06/03	WMS31917B	EPA 8260B
Diisopropyl Ether	ND		50	5	250	µg/L	02/06/03	WMS31917B	EPA 8260B
Ethyl-t-butyl Ether	ND		50	5	250	µg/L	02/06/03	WMS31917B	EPA 8260B
Methyl-t-butyl Ether	6400		50	1	50	µg/L	02/06/03	WMS31917B	EPA 8260B
tert-Amyl Methyl Ether	ND		50	5	250	µg/L	02/06/03	WMS31917B	EPA 8260B
tert-Butanol	ND		50	10	500	µg/L	02/06/03	WMS31917B	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			92.7			73 - 151		
	Dibromofluoromethane			99.8			57 - 156		
	Toluene-d8			107.3			77 - 150		
TPH as Gasoline	6100		50	50	2500	µg/L	02/06/03	WMS31917B	GC-MS
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			92.7			73 - 151		
	Dibromofluoromethane			99.8			57 - 156		
	Toluene-d8			107.3			77 - 150		

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

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PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947
Attn: Francois Bush

Date: 2/10/03
Date Received: 01/29/03
Project Name:
Project Number: BTS# 030127-BAI
P.O. Number: BTS# 030127-BAI
Sampled By: Blaine Tech

Certified Analytical Report

Order ID: 33064 **Lab Sample ID:** 33064-003 **Client Sample ID:** TW-2

Sample Time: 2:16 PM **Sample Date:** 01/27/03 **Matrix:** Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	02/05/03	WMS31917	EPA 8260B
Ethyl Benzene	ND		1	0.5	0.5	µg/L	02/05/03	WMS31917	EPA 8260B
Toluene	ND		1	0.5	0.5	µg/L	02/05/03	WMS31917	EPA 8260B
Xylenes, Total	ND		1	1	1	µg/L	02/05/03	WMS31917	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			87.5			73 - 151		
	Dibromofluoromethane			99.4			57 - 156		
	Toluene-d8			106.1			77 - 150		
1,2-Dibromoethane (EDB)	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
1,2-Dichloroethane	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
Diisopropyl Ether	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
Ethyl-t-butyl Ether	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
Methyl-t-butyl Ether	ND		1	1	1	µg/L	02/05/03	WMS31917	EPA 8260B
tert-Amyl Methyl Ether	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
tert-Butanol	ND		1	10	10	µg/L	02/05/03	WMS31917	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			87.5			73 - 151		
	Dibromofluoromethane			99.4			57 - 156		
	Toluene-d8			106.1			77 - 150		
TPH as Gasoline	ND		1	50	50	µg/L	02/05/03	WMS31917	GC-MS
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			87.5			73 - 151		
	Dibromofluoromethane			99.4			57 - 156		
	Toluene-d8			106.1			77 - 150		

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

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PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947
Attn: Francois Bush

Date: 2/10/03
Date Received: 01/29/03
Project Name:
Project Number: BTS# 030127-BAI
P.O. Number: BTS# 030127-BAI
Sampled By: Blaine Tech

Certified Analytical Report

Order ID: 33064 **Lab Sample ID:** 33064-004 **Client Sample ID:** TW-6

Sample Time: 12:35 PM **Sample Date:** 01/27/03 **Matrix:** Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	02/05/03	WMS31917	EPA 8260B
Ethyl Benzene	ND		1	0.5	0.5	µg/L	02/05/03	WMS31917	EPA 8260B
Toluene	ND		1	0.5	0.5	µg/L	02/05/03	WMS31917	EPA 8260B
Xylenes, Total	ND		1	1	1	µg/L	02/05/03	WMS31917	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			89.7			73 - 151		
	Dibromofluoromethane			102.3			57 - 156		
	Toluene-d8			107.5			77 - 150		
1,2-Dibromoethane (EDB)	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
1,2-Dichloroethane	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
Diisopropyl Ether	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
Ethyl-t-butyl Ether	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
Methyl-t-butyl Ether	ND		1	1	1	µg/L	02/05/03	WMS31917	EPA 8260B
tert-Amyl Methyl Ether	ND		1	5	5	µg/L	02/05/03	WMS31917	EPA 8260B
tert-Butanol	ND		1	10	10	µg/L	02/05/03	WMS31917	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			89.7			73 - 151		
	Dibromofluoromethane			102.3			57 - 156		
	Toluene-d8			107.5			77 - 150		
TPH as Gasoline	ND		1	50	50	µg/L	02/05/03	WMS31917	GC-MS
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			89.7			73 - 151		
	Dibromofluoromethane			102.3			57 - 156		
	Toluene-d8			107.5			77 - 150		

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

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PES Environmental, Inc.
1682 Novato Boulevard, Suite 100
Novato, CA 94947
Attn: Francois Bush

Date: 2/10/03
Date Received: 01/29/03
Project Name:
Project Number: BTS# 030127-BAI
P.O. Number: BTS# 030127-BAI
Sampled By: Blaine Tech

Certified Analytical Report

Order ID: 33064 **Lab Sample ID:** 33064-005 **Client Sample ID:** TW-7

Sample Time: 2:36 PM **Sample Date:** 01/27/03 **Matrix:** Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
Benzene	2700		20	0.5	10	µg/L	02/06/03	WMS31917B	EPA 8260B
Ethyl Benzene	1900		20	0.5	10	µg/L	02/06/03	WMS31917B	EPA 8260B
Toluene	710		20	0.5	10	µg/L	02/06/03	WMS31917B	EPA 8260B
Xylenes, Total	1100		20	1	20	µg/L	02/06/03	WMS31917B	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			92.8			73 - 151		
	Dibromofluoromethane			101.7			57 - 156		
	Toluene-d8			106.2			77 - 150		
1,2-Dibromoethane (EDB)	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
1,2-Dichloroethane	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
Diisopropyl Ether	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
Ethyl-t-butyl Ether	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
Methyl-t-butyl Ether	680		20	1	20	µg/L	02/06/03	WMS31917B	EPA 8260B
tert-Amyl Methyl Ether	ND		20	5	100	µg/L	02/06/03	WMS31917B	EPA 8260B
tert-Butanol	ND		20	10	200	µg/L	02/06/03	WMS31917B	EPA 8260B
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			92.8			73 - 151		
	Dibromofluoromethane			101.7			57 - 156		
	Toluene-d8			106.2			77 - 150		
TPH as Gasoline	17000		20	50	1000	µg/L	02/06/03	WMS31917B	GC-MS
	Surrogate			**Surrogate Recovery**			**Control Limits (%)**		
	4-Bromofluorobenzene			92.8			73 - 151		
	Dibromofluoromethane			101.7			57 - 156		
	Toluene-d8			106.2			77 - 150		

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)

Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

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Quality Control Results Summary

QC Batch #: WMS31917 **Units:** µg/L

Matrix: Liquid **Date Analyzed:** 02/05/03

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: BTEX by EPA 8260B											
Benzene	EPA 8260B	ND		20		17.	LCS	85.0			65.0 - 135.0
Toluene	EPA 8260B	ND		20		17.7	LCS	88.5			65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	98.2	73 - 151
Dibromofluoromethane	102.3	57 - 156
Toluene-d8	112.6	77 - 150

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: Oxygenates+1,2DCA+EDB											
Methyl-t-butyl Ether	EPA 8260B	ND		20		17.1	LCS	85.5			57.7 - 108.1

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	98.2	73 - 151
Dibromofluoromethane	102.3	57 - 156
Toluene-d8	112.3	77 - 150

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Gasoline - GC-MS											
TPH as Gasoline	GC-MS	ND		250		218.6	LCS	87.4			65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	91.0	73 - 151
Dibromofluoromethane	101.7	57 - 156
Toluene-d8	106.5	77 - 150

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: BTEX by EPA 8260B											
Benzene	EPA 8260B	ND		20		16.9	LCSD	84.5	0.59	25.00	65.0 - 135.0
Toluene	EPA 8260B	ND		20		16.6	LCSD	83.0	6.41	25.00	65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	92.0	73 - 151
Dibromofluoromethane	98.9	57 - 156
Toluene-d8	105.1	77 - 150

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: Oxygenates+1,2DCA+EDB											
Methyl-t-butyl Ether	EPA 8260B	ND		20		15.9	LCSD	79.5	7.27	25.00	57.7 - 108.1

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	92.0	73 - 151
Dibromofluoromethane	98.9	57 - 156
Toluene-d8	105.1	77 - 150

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Gasoline - GC-MS											
TPH as Gasoline	GC-MS	ND		250		226.9	LCSD	90.8	3.73	30.00	65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	92.7	73 - 151
Dibromofluoromethane	99.7	57 - 156
Toluene-d8	106.3	77 - 150

Entech Analytical Labs, Inc.

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Quality Control Results Summary

QC Batch #: WMS31917B
Matrix: Liquid
Units: µg/L
Date Analyzed: 02/06/03

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: BTEX by EPA 8260B											
Benzene	EPA 8260B	ND		20		16.2	LCS	81.0			65.0 - 135.0
Toluene	EPA 8260B	ND		20		16.3	LCS	81.5			65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	97.2	73 - 151
Dibromofluoromethane	100.5	57 - 156
Toluene-d8	109.9	77 - 150

Test: Oxygenates+1,2DCA+EDB											
Methyl-t-butyl Ether	EPA 8260B	ND		20		16.1	LCS	80.5			57.7 - 108.1

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	97.2	73 - 151
Dibromofluoromethane	100.5	57 - 156
Toluene-d8	109.9	77 - 150

Test: TPH as Gasoline - GC-MS											
TPH as Gasoline	GC-MS	ND		250		233.	LCS	93.2			65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	90.8	73 - 151
Dibromofluoromethane	97.2	57 - 156
Toluene-d8	106.2	77 - 150

Test: BTEX by EPA 8260B											
Benzene	EPA 8260B	ND		20		16.	LCSD	80.0	1.24	25.00	65.0 - 135.0
Toluene	EPA 8260B	ND		20		16.1	LCSD	80.5	1.23	25.00	65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	93.8	73 - 151
Dibromofluoromethane	100.8	57 - 156
Toluene-d8	105.4	77 - 150

Test: Oxygenates+1,2DCA+EDB											
Methyl-t-butyl Ether	EPA 8260B	ND		20		16.1	LCSD	80.5	0.00	25.00	57.7 - 108.1

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	93.8	73 - 151
Dibromofluoromethane	100.8	57 - 156
Toluene-d8	105.4	77 - 150

Test: TPH as Gasoline - GC-MS											
TPH as Gasoline	GC-MS	ND		250		235.6	LCSD	94.2	1.11	30.00	65.0 - 135.0

Surrogate	Surrogate Recovery	Control Limits (%)
4-Bromofluorobenzene	89.8	73 - 151
Dibromofluoromethane	97.2	57 - 156
Toluene-d8	108.5	77 - 150

BLAINE
TECH SERVICES, INC.

1680 ROGERS AVENUE
SAN JOSE, CALIFORNIA 95112-1105
FAX (408) 573-7771
PHONE (408) 573-0555

CHAIN OF CUSTODY BTS # 030127-BA1

CLIENT: PES

SITE: 230 Bay Place
Oakland, CA

CONDUCT ANALYSIS TO DETECT

LAB: Entech DHS #

ALL ANALYSES MUST MEET SPECIFICATIONS AND DETECTION LIMITS SET BY CALIFORNIA DHS AND
☐ EPA ☐ RWQCB REGION _____
☐ LIA
☐ OTHER

SPECIAL INSTRUCTIONS

Invoice and Report to : PES

Attn: Francois Bush

Oxygenates and Lead Scavengers (8260): MTBE, TAME, ETBE, DIPE, TBA, EDB, EDC

SAMPLE I.D.	DATE	TIME	MATRIX S= SOIL W=H_2O	CONTAINERS TOTAL	C = COMPOSITE ALL CONTAINERS	TPH - Gas ~~(8015)~~ (8260)	BTEX ~~(8020)~~ (8260)	* Oxygenates and Lead Scavengers (8260)	ADD'L INFORMATION	STATUS	CONDITION	LAB SAMPLE
MW-1	1/27	1351	W	6		X	X	X	33064-001			
MW-2		1317				X	X	X	002			
TW-2		1416				X	X	X	003			
TW-6		1235				X	X	X	004			
TW-7		1436				X	X	X	005			

SAMPLING COMPLETED	DATE	TIME	SAMPLING PERFORMED BY
	1/27/03	1500	BRIAN ALLGREW

RESULTS NEEDED NO LATER THAN: As Contracted

RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME
	1/29/03	1535		1/29/03	4:35pm
RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME
RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME

SHIPPED VIA	DATE SENT	TIME SENT	COOLER #	