File No. 2-00-706-ST

FIRST QUARTER OF 2001 GROUNDWATER MONITORING AND SAMPLING AT THE PROPERTY LOCATED AT 20570 STANTON AVENUE CASTRO VALLEY, CALIFORNIA JANUARY 19, 2001

PREPARED FOR:
MR. SEAN KAPOOR
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BY:
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ENVIRO SOIL TECH CONSULTANTS

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January 19, 2001

File No. 2-00-706-ST

Mr. Sean Kapoor
Stop 'N Save, Inc.
25064 Viking Street
Hayward, California 94545

SUBJECT: FIRST QUARTER OF 2001 GROUNDWATER MONITORING & SAMPLING AT THE PROPERTY
Located at 20570 Stanton Avenue, in
Castro Valley, California

Dear Mr. Kapoor:

This report presents the first quarter of 2001 groundwater monitoring and sampling conducted by Enviro Soil Tech Consultants (ESTC), on January 4, 2001, at the subject site (Figure 1).

Three monitoring wells (STMW-1, STMW-2 and STMW-3) are located on-site. The locations of the wells are shown on Figure 2. This quarterly monitoring and sampling was conducted in accordance with ESTC's recommendations made in "Preliminary Soil and Groundwater Assessment at the Property…", dated October 13, 2000.

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If you have any questions or require additional information, please feel free to contact our office at (408) 297-1500.

Sincerely,

ENVIRO SOIL TECH CONSULTANTS

FRANK HAMEDI-FARD
GENERAL MANAGER

LAWRENCE KOO
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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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PURPOSE:

The purpose of this investigation was to determine the direction of groundwater flow and the extent of subsurface hydrocarbon contamination at the subject site.

The groundwater monitoring and sampling was conducted in accordance with ESTC's Standard Operation Procedure (SOP) and Alameda County Health Care Services Agency (ACHCSA) guidelines.

SITE DESCRIPTION:

The site is located at the southeast corner of San Carlos Avenue and Stanton Avenue, in Castro Valley, California (Figure 1). The site is currently used as a quick stop mini mart. The site is relatively flat, and the surrounding properties are primarily residential and light commercial businesses.

BACKGROUND:

On February 24, 2000, two 10,000gallon underground storage gasoline tanks were removed by Johnson Tank Testing and Maintenance.

During tanks removal activities, ESTC was retained by Mr. Randy Johnson of Johnson Tank Testing and Maintenance to conduct soil sampling from the tanks excavations. In addition, at the request of Mr. Robert Weston of ACHCSA-EHS, soil sampling was also conducted on the stockpiled soil and between the two removed underground storage tank areas. All soil sampling activities were conducted under the supervision of Mr. Robert Weston of ACHCSA-EHS.

The soil samples from the tanks and from between the tanks area were collected at approximately 2 feet below the excavation areas.

The four soil samples from the two 10,000 gallon UST excavations areas detected TPHg upto 11 milligram per kilogram (mg/Kg), and the maximum levels detected BTEX were (0.07 mg/Kg; 0.26 mg/Kg; 0.15 mg/Kg and 1.1 mg/Kg), respectively. MTBE in this area ranged between 0.11 mg/Kg to a maximum of 3.8 mg/Kg.

The soil samples between the two USTs area detected TPHg at 71 mg/Kg; BTEX at (0.22 mg/Kg; 0.47 mg/Kg; 0.49 mg/Kg and 3.7 mg/Kg, respectively) and MTBE at 1.2 mg/Kg.

The stockpiled soil samples detected TPHg upto 1,100 mg/Kg; BTEX at (4.2 mg/Kg; 22 mg/Kg; 12 mg/Kg and 110 mg/Kg); MTBE at 12 mg/Kg and Total lead at 11 mg/Kg.

The details of soil sampling are described in ESTC's report entitled "Soil Sampling Beneath Removed USTs at the Property…", dated March 8, 2000.

Since concentrations of TPHg, BTEX and MTBE were detected in the soil samples collected during USTs removal, further investigation was verbally requested by the Alameda County Health Care Services Agency (ACHCSA).

EST was retained by Mr. Sean Kapoor to conduct further investigation as requested by ACHCSA. A detailed proposed work plan, which was prepared by ESTC for the further investigation of the property, is described in a report entitled "Proposed Work Plan for Preliminary Site Assessment for the Property…", dated May 18, 2000.

On July 25 and 26, 2000, ESTC over-excavated the contaminated soil in the vicinity of former gasoline tanks areas to a practical extent. Approximately 150 cubic yards of contaminated soil was over-excavated.

Excavated soil from the removed USTs and over-excavation activities were stored on-site, sampled prior to treatment and treated by bio-remediation on a weekly basis. The details of the bio-remediation activities of the stockpiled soil is described in ESTC's report entitled "Interim Corrective Action for the Property…", dated August 17, 2000.

ESTC sampled the stockpiled soil to confirm if bio-treatment of the stockpiled soil was successful in reducing the contamination levels in the stockpiled soil. Upon approval of acceptance from Republic Services Vasco Road Landfill (former BFI Landfill), approximately 500 yards of soil were disposed at Republic Services Landfill in the City of Livermore. The details of sampling and disposal activities is described in ESTC's report entitled "Soil Sampling, Treatment and Disposal of Contaminated Stockpiled Soil from the Property…", dated August 21, 2000.

After ESTC's work plan (dated May 18, 2000) was approved by the Alameda County Health Cares Services Agency (ACHCSA), ESTC performed a preliminary soil and groundwater assessment of the subject property in September 2000.

The details of the preliminary soil and groundwater assessment are described in ESTC's report entitled "Preliminary Soil and Groundwater Assessment at the Property…", dated October 13, 2000. The report recommended quarterly monitoring and sampling of the on-site wells for at least one year.

SCOPE OF PRESENT WORK:

- Measured depth-to-water table in the three on-site wells STMW-1, STMW-2 and STMW-3 and monitored for presence of any floating product and/or odor.
- Purged each monitoring well prior to sampling.
- Sampled monitoring wells STMW-1, STMW-2 and STMW-3 for laboratory analyses.
- Submitted water samples to a State-Certified laboratory for analyses of Total Petroleum Hydrocarbons as gasoline (TPHg), BTEX, MTBE and other hydrocarbon fuel oxygenated constituents per EPA Method 8260B.
- Reviewed results and prepared a report of the investigation.

FIELD ACTIVITIES:

The three monitoring wells (STMW-1 through STMW-3) were monitored for the presence of floating product(s) and/or any distinctive odor. Groundwater samples were collected and submitted to a state-certified laboratory for analyses.

GROUNDWATER MONITORING:

On January 4, 2001, ESTC's staff monitored three on-site wells to measure water depth and check for the presence of sheen and/or odor. During monitoring of the wells, only light sewerage odor was detected in groundwater from monitoring well STMW-1. No sheen or odor was noted in groundwater from monitoring wells STMW-2 and STMW-3.

GROUNDWATER SAMPLING:

Water samples from the three monitoring wells (STMW-1, STMW-2 and STMW-3) were collected and analyzed for TPHg and petroleum hydrocarbons constituents using EPA Method 8260B. Approximately four to five well volumes of water was purged from each well using a bailer before the sample was collected in order to assure that the sample was representative of surrounding groundwater. A stainless steel bailer was used for sample collection. Water sampling equipment was decontaminated before and after each well sampling using Tri-sodium Phosphate (TSP) and water wash, followed by double rinsing. Groundwater samples were contained in 40-milliliter glass vials with Teflon-lined septa. After labeling, they were immediately stored in a cold ice chest. Strict chain-of-custody procedures were maintained during sample acquisition, storage and transport. The sampling was conducted in accordance with ESTC's Standard Operation Procedures (Appendix "C").

ANALYTICAL RESULTS:

The water samples from the monitoring wells were submitted to Entech Analytical Labs, in Sunnyvale, California to be analyzed for TPHg and petroleum hydrocarbons constituents (per EPA Method 8260B).

Groundwater samples from monitoring well STMW-1 detected low levels of TPHg at 71 milligram per liter (mg/L) and MTBE at 89 mg/L. Water sample from monitoring well STMW-2 detected low levels of TPHg at 0.11 mg/L and MTBE at 0.12 mg/L. Groundwater sample from monitoring well STMW-3 detected TPHg and petroleum hydrocarbons constituents below laboratory detection limit. A summary of groundwater monitoring data and analytical results are presented in Table 1 (Appendix "A"). The laboratory analytical report is included in Appendix "D".

GROUNDWATER FLOW DIRECTION:

In order to estimate groundwater gradient and flow direction, a level and depth survey was conducted. Depths to groundwater were measured relative to an arbitrarily established datum assumed to be 100 feet above sea level. Well casing and ground surface elevations are summarized in Table 1. The results of this investigation indicated a easterly direction of groundwater flow as of January 4, 2001.

SUMMARY:

Only light sewerage odor was noted in monitoring well STMW-1. No sheen or odor was noted in monitoring wells STMW-2 and STMW-3. Only monitoring wells STMW-1 and STMW-2 detected low levels of TPHg and MTBE in the groundwater samples.

RECOMMENDATIONS:

Since two out of three monitoring wells continued to detect dissolved hydrocarbons and oxygenates constituents in the groundwater, ESTC recommends continuation of quarterly groundwater monitoring and sampling of on-site monitoring wells.

A copy of this report should be sent to Alameda County Health Care Services Agency (ACHCSA).

LIMITATIONS:

This report and the associated work have been provided in accordance with the general principles and practices currently employed in the environmental consulting profession. The contents of this report reflect the conditions of the site at this particular time. The findings of this report are based on:

1) The observations of field personnel.
2) The results of laboratory analyses performed by a state-certified laboratory.

It is possible that variations in the soil and groundwater could exist beyond the points explored in this investigation. Also, changes in groundwater conditions of a property can occur with the passage of time due to variations in rainfall, temperature, regional water usage and other natural processes or the works of man on this property or adjacent properties.

This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are called to the attention of the Local Environmental Agency.

Services performed by ESTC have been in accordance with generally accepted environmental professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. This report is not meant to represent a legal opinion. No other warranty, express or implied is made.

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A P P E N D I X "A"

TABLES

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TABLE 1
GROUNDWATER MONITORING DATA (feet)
AND ANALYTICAL RESULTS (mg/L)

Date	Well No./ Elevation	Depth of Well	Depth to Perf.	Depth to Water	GW Elev.	Well Observation	TPHg	B	T	E	X	MTBE
10/04/00	STMW-1 (97.93)	23	14	8.34	89.59	No sheen Light petroleum odor	60	ND<2.5	ND<2.5	ND<2.5	ND<2.5	69
1/04/01				7.86	90.07	No sheen Light sewerage odor	71	ND<5	ND<5	ND<5	ND<5	89
10/04/00	STMW-2 (99.04)	22	13	8.22	90.82	No sheen or odor	0.069	ND <0.005	ND <0.005	ND <0.005	ND <0.005	0.066
1/04/01				6.70	92.34	No sheen or odor	0.11	ND <0.005	ND <0.005	ND <0.005	ND <0.005	0.12
10/04/00	STMW-3 (99.60)	22	13	8.42	91.18	No sheen or odor	ND<0.05	ND <0.005	ND <0.005	ND <0.005	ND <0.005	ND <0.005
1/04/01				6.16		No sheen or odor	ND<0.05	ND <0.005	ND <0.005	ND <0.005	ND <0.005	ND <0.005

TPHg – Total Petroleum Hydrocarbons as gasoline
MTBE – Methyl Tertiary Butyl Ether
Perf. – Perforation

BTEX – Benzene, Toluene, Ethylbenzene, Total Xylenes
GW Elev. – Groundwater Elevation
ND – Not Detected (Below Laboratory Detection Limit)

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
FOR PETROLEUM HYDROCARBONS
CONSTITUTENTS (EPA 8260B)
IN MILLIGRAM PER LITER (mg/L)

Date	Well No.	Petroleum Hydrocarbons Constituents	Detection
10/04/00	STMW-1	Methyl tert-butyl Ether	69
1/04/01		Methyl tert-butyl Ether	89
10/04/00	STMW-2	Methyl tert-butyl Ether	0.066
1/04/01		Methyl tert-butyl Ether	0.12
10/04/00	STMW-3	None Detected	<0.005
1/04/01		None Detected	<0.005

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A P P E N D I X "B"

FIGURES

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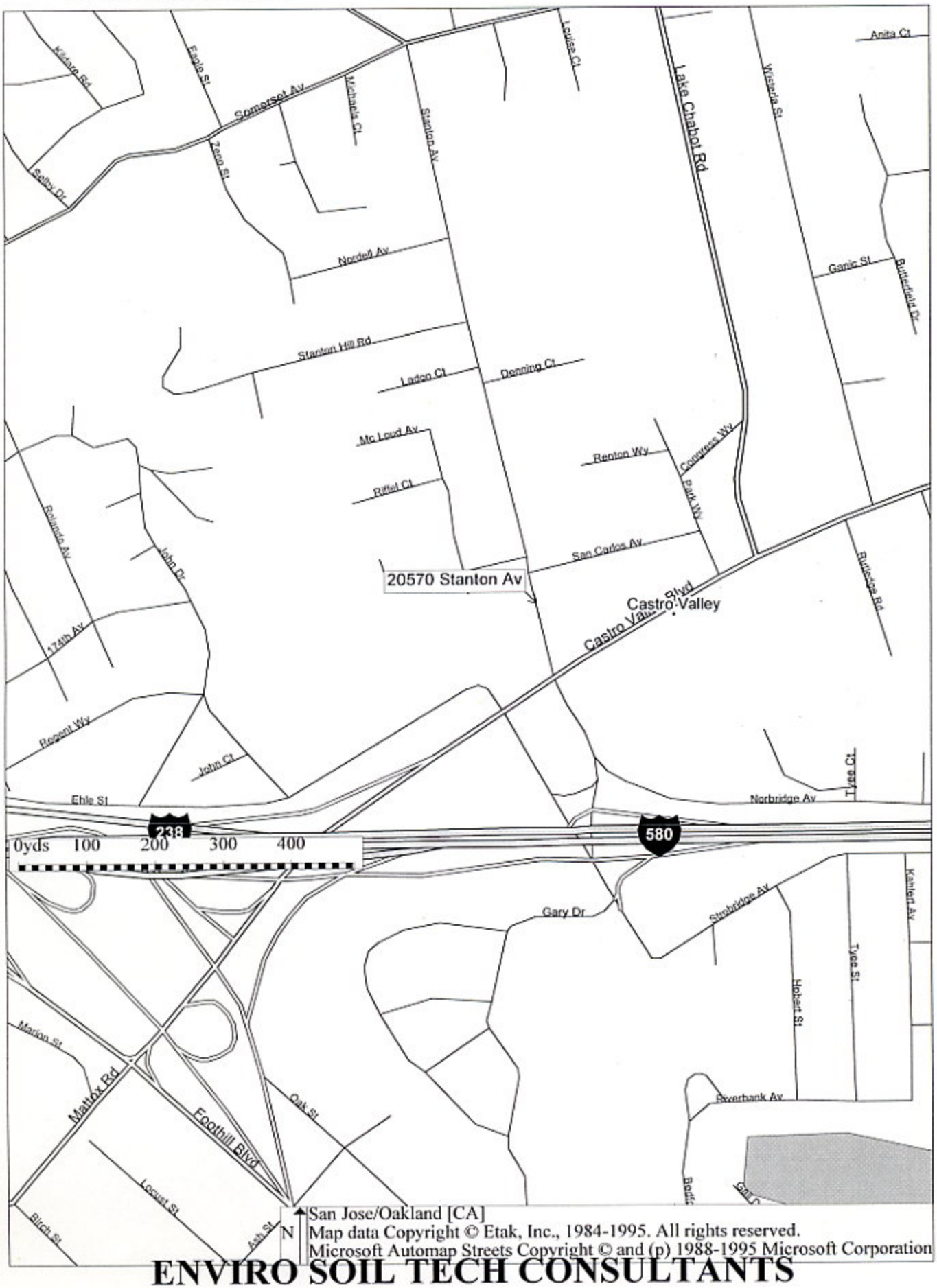

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Figure 1

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A P P E N D I X "C"

STANDARD OPERATION PROCEDURES

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GROUNDWATER SAMPLING

Prior to collection of groundwater samples, all of the sampling equipment (i.e. bailer, cables, bladder pump, discharge lines and etc.) was cleaned by pumping TSP water solution followed by distilled water.

Prior to purging, the well "Water Sampling Field Survey Forms" were filled out (depth to water and total depth of water column were measured and recorded). The well was then bailed or pumped to remove four to ten well volumes or until the discharged water temperature, conductivity and pH stabilized. "Stabilized" is defined as three consecutive readings within 15% of one another.

The groundwater sample was collected when the water level in the well recovered to 80% of its static level.

Forty milliliter (ml.), glass volatile organic analysis (VOA) vials with Teflon septa were used as sample containers. The groundwater sample was decanted into each VOA vial in such a manner that there was a meniscus at the top. The cap was quickly placed over the top of the vials and securely tightened. The VOA vials were then inverted and tapped to see if air bubbles were present. If none were present, the sample was labeled and refrigerated for delivery under chain-of-custody to the laboratory. The label information would include a sample identification number, job identification number, date, time, type of analysis requested, and the sampler's name.

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A P P E N D I X "D"

LABORATORY REPORT

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A P P E N D I X "E"

FIELD NOTES

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131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111

Tel: (408) 297-1500 Fax: (408) 292-2116

90.07

FILE NO.: 2-00-706-ST

DATE: 1-04-01

DEPTH TO WELL: _____

DEPTH TO WATER: 9 FT .86

HEIGHT OF WATER COLUMN: _____

WELL NO.: STMW-1

SAMPLER: Richard Manly

1 WELL VOLUME: 2.5

5 WELL VOLUME: 12.5

ACTUAL PURGED VOLUME: _____

CASING DIAMETER: ✓ 2" _____ 4"

CALCULATIONS:

2" x 0.1632 15.14

4" x 0.653 _____

PURGE METHOD: _____ BAILER ✓ DISPLACEMENT PUMP _____ OTHER

SAMPLE METHOD: ✓ BAILER _____ OTHER

SHEEN: ✓ NO _____ YES, DESCRIBE: _____

ODOR: _____ NO ✓ YES, DESCRIBE: Light SEWAGE

FIELD MEASUREMENTS

TIME	VOLUME	Ph	TEMP.	E.C.

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92.34

FILE NO.: 2-00-706-ST
DATE: 1-04-01
DEPTH TO WELL: _____
DEPTH TO WATER: 6.70
HEIGHT OF WATER COLUMN: _____

WELL NO.: STMW-2
SAMPLER: Richard Manley
1 WELL VOLUME: 2.5
5 WELL VOLUME: 12.5
ACTUAL PURGED VOLUME: _____

CASING DIAMETER: ✓ 2" _____ 4"

CALCULATIONS:

2" x 0.1632 15.3

4" x 0.653 _____

PURGE METHOD: _____ BAILER ✓ DISPLACEMENT PUMP _____ OTHER

SAMPLE METHOD: ✓ BAILER _____ OTHER

SHEEN: ✓ NO _____ YES, DESCRIBE: _____

ODOR: ✓ NO _____ YES, DESCRIBE: _____

FIELD MEASUREMENTS

TIME	VOLUME	Ph	TEMP.	E.C.

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93.44

FILE NO.: 2-00-706-ST

WELL NO.: STMW-3

DATE: 1-04-01

SAMPLER: Richard Mandy

DEPTH TO WELL: _____

1 WELL VOLUME: 2.6

DEPTH TO WATER: 6ft .16

5 WELL VOLUME: 13

HEIGHT OF WATER COLUMN: _____

ACTUAL PURGED VOLUME: _____

CASING DIAMETER: ✓ 2" _____ 4"

CALCULATIONS:

2" x 0.1632 15.84

4" x 0.653 _____

PURGE METHOD: _____ BAILER ✓ DISPLACEMENT PUMP _____ OTHER

SAMPLE METHOD: ✓ BAILER _____ OTHER

SHEEN: ✓ NO _____ YES, DESCRIBE: _____

ODOR: ✓ NO _____ YES, DESCRIBE: _____

FIELD MEASUREMENTS

TIME	VOLUME	Ph	TEMP.	E.C.