April 28, 1998

QST ENVIRONMENTAL

Mr. Ondrej Kojnok
Tri Star Partnership
2 North Second Street, #1390
San Jose, CA 95113

SUBJECT: FIRST QUARTER 1998 GROUNDWATER MONITORING REPORT
AUTOPRO FACILITY
5200 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA
QST PROJECT NO. 65-95-219

Dear Mr. Kojnok:

QST Environmental Inc. (QST) is pleased to present the results of first quarter 1998 groundwater monitoring activities for the Autopro Facility (site) located at 5200 Telegraph Avenue in Oakland, California (Figure 1 - Location Map). These activities were mandated by the Alameda County Health Care Services Agency (ACHCSA) in a letter dated September 13, 1995. Groundwater monitoring activities were completed at the downgradient former Chevron site on February 18, 1998 by Blaine Tech Services, Inc. (Blaine). The following report describes the activities completed and the results.

FIELD ACTIVITIES

On March 23, 1998, QST personnel performed groundwater monitoring activities at the site. Depths to groundwater were measured using an electronic water level meter in four on-site ground water monitoring wells (Figure 2 - Site Map). No evidence of free-product was found in any of the four on-site wells. A minimum of three volumes of groundwater was removed from each well using a pre-cleaned disposable bailer and new nylon cord. Temperature, pH, and electrical conductivity parameters were recorded during the well purging process. Groundwater samples were collected from the well following the purge process. Groundwater sample collection logs, documenting the collected parameters and other information, are presented as an attachment. Groundwater was decanted from the disposable bailer into laboratory-supplied glassware. The samples were then labeled and placed in a cooler on ice under proper chain-of-custody documentation for transport to a State-certified analytical laboratory.

The samples were analyzed by McCampbell Analytical Inc. (McCampbell) for Total Petroleum Hydrocarbons as gasoline (TPH-G), as diesel (TPH-D), and as motor oil (TPH-MO); benzene, toluene, ethylbenzene, and total xylenes (BTEX); and methyl tertiary butyl ether (MTBE) by

1340 Arnold Dr., Suite 126, Martinez, CA 94553, Phone 510•313•0840, FAX 510•313•0844
A CILCORP COMPANY
Formerly Environmental Science & Engineering, Inc.

Environmental Protection Agency (EPA) methods 8015, 8015M, 8015M, 8020, and 8020, respectively. Laboratory reports and chain-of-custody documentation are included as an attachment.

Purge water and equipment rinseate was stored on-site in properly labeled Department of Transportation (DOT)-rated 55-gallon drums pending analysis and proper disposal/recycling.

RESULTS

Depth to groundwater in the four on-site wells from the most current sampling event, ranged from 3.49 feet to 5.12 feet below top of casing. Groundwater elevations were calculated and are presented in Table 1 - Historical Groundwater Data. Groundwater elevation contours were plotted on Figure 3 - Groundwater Elevation Contour Map, March 23, 1998. Groundwater onsite was found to flow generally towards the south at an approximate gradient of 0.012 foot per foot.

- TPH-G was detected in wells MW-2, MW-3, and MW-4 at concentrations of 200 µg/L, 2,500 µg/L, and 950 µg/L, respectively.
- TPH-D was detected in wells MW-1, MW-2, MW-3, and MW-4 at concentrations of 96 µg/L, 200 µg/L, 1,900 µg/L and 740 µg/L, respectively.
- TPH-MO was detected in well MW-4 at a concentration of 500 µg/L.
- Benzene was not detected above reporting limits in any well.
- Toluene was detected in wells MW-2, MW-3, and MW-4 at concentrations of 0.09 µg/L, 3.2 µg/L, and 2.7 µg/L, respectively.
- Ethybenzene was detected in wells MW-3 and MW-4 at concentrations of 3.5 µg/L, and 1.0 µg/L, respectively.
- Total Xylenes was detected in wells MW-3 and MW-4 at concentrations of 7.7 µg/L, and 1.3 µg/L, respectively.
- MTBE was not detected above reporting limits in any well.

Table 2 - Historical Groundwater Analytical Data is a tabular summary of the laboratory report for this quarter and previous quarters. Figures 4 through 7 graphically depict the estimated extent of TPH-G, TPH-D, Benzene, and MTBE in groundwater for the site during this quarter.

CONCLUSIONS

Based on the results of the first quarter 1998 groundwater monitoring activities, QST concludes the following:

- Groundwater flow direction generally (to the south at a gradient of 0.012 ft/ft) compares with previously obtained data for the site.

CLOSURE

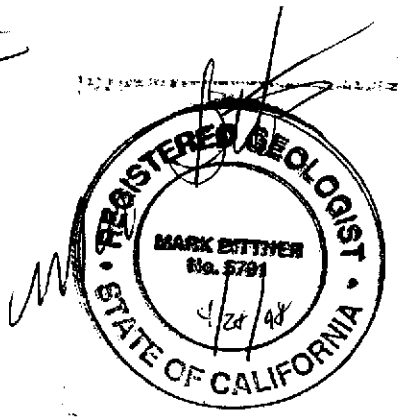
This report has been prepared by QST for the exclusive use by Mr. Ondrej M. Kojnok, Attorney at Law, and Mr. George Tuma of Autopro, as it pertains to their site located at 5200 Telegraph Avenue in Oakland, California. Our professional services have been performed using that degree of care and skill ordinarily exercised under similar circumstances by other geologists and engineers practicing in this field. No other warranty, expressed or implied, is made as to professional advice in this report.

Sincerely,
QST ENVIRONMENTAL INC.

Micah S. Rapoport
Senior Staff Scientist

Thomas D. Dalzell
Project Manager

Mark F. Bittner, R.G.
Senior Geologist
California R.G. No. 5701



Attachments: Table 1 - Historical Groundwater Elevation Data
Table 2 - Historical Groundwater Analytical Data
Figure 1 - Location Map
Figure 2 - Site Map
Figure 3 - Groundwater Elevation Contour Map, March 23, 1998
Figure 4 - Estimated Extent of TPH-G in Groundwater, March 23, 1998
Figure 5 - Estimated Extent of TPH-D in Groundwater, March 23, 1998
Figure 6 - Estimated Extent of Benzene in Groundwater, March 23, 1998
Figure 7 - Estimated Extent of MTBE in Groundwater, March 23, 1998
Groundwater Sample Collection Logs
Laboratory Reports and Chain-of-Custody Documentation

cc w/attachments: Mr. George Tuma, Autopro
Ms. Susan Hugo, ACHCSA
Mr. Kevin Graves, RWQCB-SF Bay Region

TABLE 1

HISTORICAL GROUND WATER ELEVATION DATA

Tri-Star Partnership
Autopro Facility
5200 Telegraph Avenue
Oakland, California

Well I.D.	Date	Datum	Depth to Water (feet)	Ground Water Elevation (ft AMSL)
MW-1	04/26/94	115.44	12.69	102.75
	07/20/94		12.39	103.05
	10/21/94		13.06	102.38
	01/18/95		10.14	105.30
	06/26/96		11.90	103.54
	09/24/96		12.53	102.91
	12/11/96		9.95	105.49
	12/12/97		10.28	105.16
	3/23/98		5.12	95.44
MW-2	04/26/94	114.62	11.15	103.47
	07/20/94		11.44	103.18
	10/21/94		12.30	102.32
	01/18/95		9.21	105.41
	06/26/96		11.16	103.46
	09/24/96		11.81	102.81
	12/11/96		9.17	105.45
	12/12/97		9.39	105.23
	03/23/98		4.32	110.30
MW-3	04/26/94	113.90	10.97	102.93
	07/20/94		11.21	102.69
	10/21/94		11.92	101.98
	01/18/95		8.90	105.00
	06/26/96		10.88	103.02
	09/24/96		12.53	101.37
	12/11/96		8.17	105.73
	12/12/97		8.81	105.09
	03/23/98		3.65	110.25
MW-4	04/26/94	114.25	10.97	103.28
	07/20/94		11.16	103.09
	10/21/94		11.68	102.57
	01/18/95		9.02	105.23
	06/26/96		10.77	103.48
	09/24/96		11.51	102.74
	12/11/96		8.85	105.40
	12/12/97		8.95	105.30
	3/23/98		3.49	110.76

Note:
ft AMSL = feet above mean sea level.

TABLE 2

HISTORICAL GROUND WATER ANALYTICAL DATA

Tri-Star Partnership
Autopro Facility
5200 Telegraph Avenue
Oakland, California

Well I.D.	Date Sampled	TPH-D (µg/L)	TPH-MO (µg/L)	TPH-G (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	VOCs (µg/L)	Metals (mg/L)				
											cadmium	chromium	lead	nickel	zinc
MW-1	04/26/94	<50	--	1,400	<0.50	<0.50	4.5	2.1	--	<0.50	0.001	<0.05	<0.005	0.120	<0.10
	07/20/94	100	--	1,200	19	2.5	2.4	1.6	--	--	<0.010	0.220	0.044	0.360	0.350
	10/21/94	130	--	560	8.4	1.1	0.90	1.8	--	--	<0.010	<0.010	<0.020	0.041	0.077
	01/18/95	240	--	620	8.5	2.1	1.3	2.3	--	--	<0.010	0.026	<0.020	0.024	0.067
	06/26/96	56[b,d]	<250	180[a]	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	09/24/96	150[d]	<250	170[c,b]	3.7	0.92	0.54	0.63	6.5	--	--	--	--	--	--
	12/11/96	300[d]	<250	520[j]	<0.50	0.8	0.59	0.81	<5.0	--	--	--	--	--	--
	12/12/97	280	<250	360	<0.50	0.8	0.82	0.9	<5.0	--	--	--	--	--	--
	03/23/98	96[g,d]	<250	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
MW-2	04/26/94	<50	--	<50	<0.50	<0.50	<0.50	<0.50	--	<0.50	<0.001	<0.05	<0.005	0.060	<0.10
	07/20/94	<50	--	<50	<0.50	<0.50	<0.50	<0.50	--	--	<0.010	0.022	<0.020	0.045	0.068
	10/21/94	<50	--	<50	<0.50	<0.50	<0.50	<0.50	--	--	<0.010	0.031	<0.020	0.027	0.044
	01/18/95	<50	--	<50	<0.50	<0.50	<0.50	<0.50	--	--	<0.010	0.014	<0.020	0.023	0.045
	06/26/96	<50	<250	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	09/24/96	<50	<250	<50	<0.50	<0.50	<0.50	<0.50	9.6	--	--	--	--	--	--
	12/11/96	<50	<250	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	12/12/97	58	<250	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
(Dup)	12/12/97	<50	<250	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	03/23/98	200[b,j]	<250	200[j]	<0.50	0.09	<0.50	<0.50	<5.0	--	--	--	--	--	--
MW-3	04/26/94	<3,000	--	10,000	70	40	40	50	--	<30	<0.001	<0.05	0.043	0.100	0.100
	07/20/94	1,400	--	7,500	120	38	36	39	--	--	<0.010	0.099	0.140	0.120	0.250
	10/21/94	1,200	--	6,300	69	37	29	38	--	--	<0.010	<0.010	<0.020	0.036	0.140
	01/18/95	1,600	--	8,000	84	16	48	49	--	--	<0.010	0.046	0.049	0.040	0.110
	06/26/96	2,800[d,f]	<250	6,600[a]	15	17	23	40	53	--	--	--	--	--	--
(Dup)	06/26/96	2,700[d,f]	<250	6,600[a]	14	16	21	37	49	--	--	--	--	--	--
	09/24/96	2,600[b,d]	290	4,800[b,d]	12	11	18	43	42	--	--	--	--	--	--
	12/11/96	2,900[d]	<250	6,700[j]	20	19	32	44	70	--	--	--	--	--	--
	12/12/97	3,300	<250	7,400	32	37	46	90	<160	--	--	--	--	--	--
	03/23/98	1900[d]	<250	2500[b,j]	<0.50	3.2	3.5	7.7	<20	--	--	--	--	--	--
(Dup)	3/23/98	1600[d]	<250	2400[b,j]	<0.50	4.0	3.4	4.4	<18	--	--	--	--	--	--

TABLE 2

HISTORICAL GROUND WATER ANALYTICAL DATA

Tri-Star Partnership
Autopro Facility
5200 Telegraph Avenue
Oakland, California

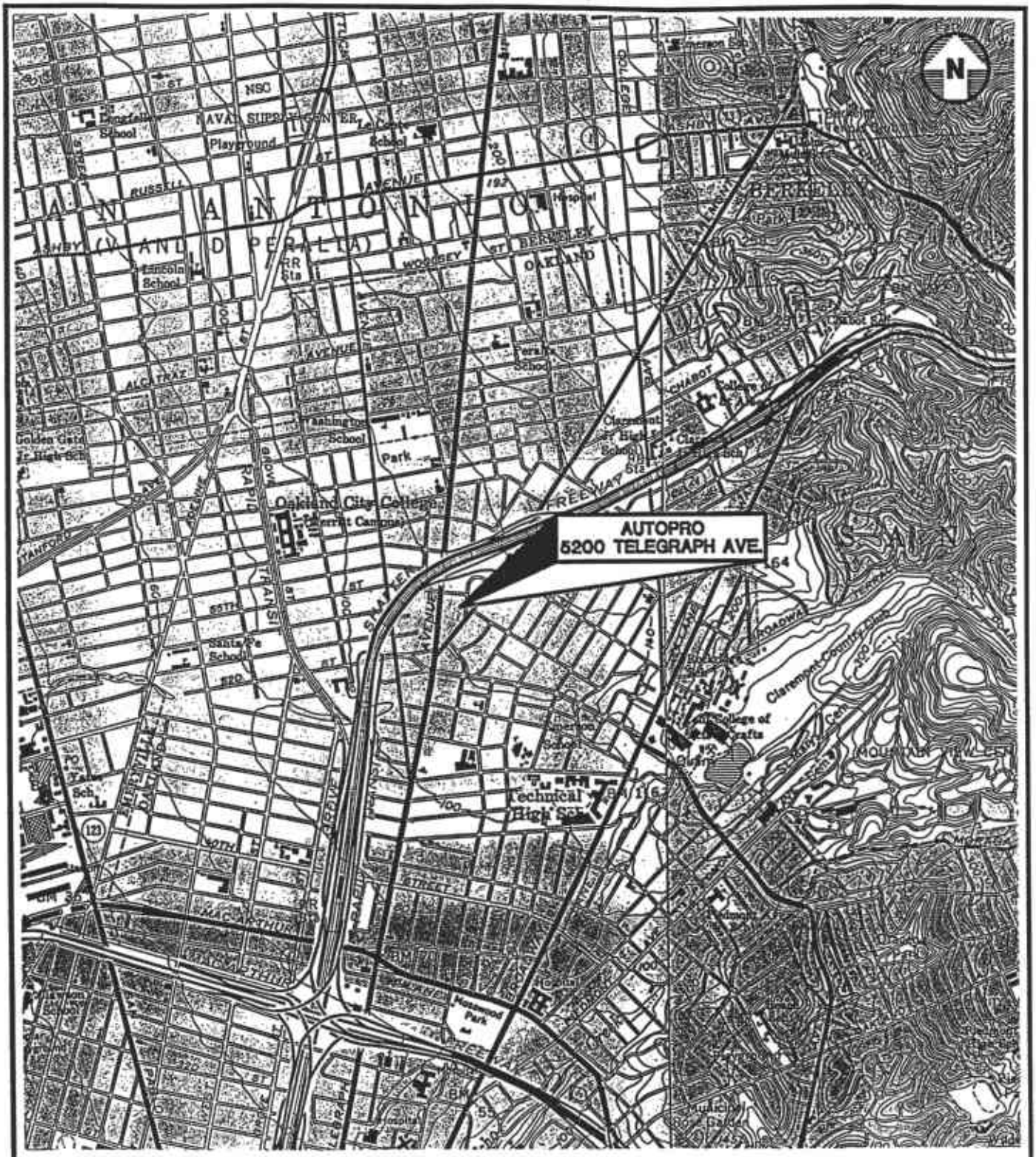
Well I.D.	Date Sampled	TPH-D (µg/L)	TPH-MO (µg/L)	TPH-G (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	MTBE (µg/L)	VOCs (µg/L)	Metals (mg/L)				
											cadmium	chromium	lead	nickel	zinc
MW-4	04/26/94	<300	--	6,800	<3.0	<3.0	3.0	4.0	--	<3.0	<0.001	<0.05	0.007	0.060	<0.10
	07/20/94	1,500	--	5,600	35	11	12	17	--	--	<0.010	0.023	<0.020	0.048	0.060
	10/21/94	870	--	4,300	26	19	12	20	--	--	<0.010	0.013	<0.020	<0.020	0.092
	01/18/95	1,300	--	5,700	19	15	13	16	--	--	<0.010	0.020	<0.020	0.021	0.036
	06/26/96	2,500[d,f]	<250	4,700[b,d]	<0.25	4.8	11	19	30	--	--	--	--	--	--
	09/24/96	2,200[b]	<250	5,300[b,d]	<1.0	5.3	8.2	8.3	<35	--	--	--	--	--	--
(Dup)	09/24/96	2,200[b]	<250	5,500[b,d]	<1.0	6.6	9.4	8.4	<35	--	--	--	--	--	--
	12/11/96	2,400[d]	<250	4,000[j]	<0.25	4	7.6	9.2	22	--	--	--	--	--	--
(Dup)	12/11/96	2,800[d]	<250	7,000[j]	18	20	34	49	73	--	--	--	--	--	--
	12/12/97	2,700	<250	3,100	<0.5	3.3	7.6	8.9	<41	--	--	--	--	--	--
	03/23/98	740[d,g]	500	950[j]	<0.50	2.7	1.0	1.3	<17	--	--	--	--	--	--
TRIP	06/26/96	--	--	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	09/24/96	--	--	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	12/11/96	--	--	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	12/12/97	--	--	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
	3/23/98	--	--	<50	<0.50	<0.50	<0.50	<0.50	<5.0	--	--	--	--	--	--
MCL	--	--	--	--	1	150	700	1,750	35*	--	0.005	0.05	0**	0.1	5***

Notes:

TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
MTBE = methyl tertiary butyl ether.

VOCs = Volatile Organic Compounds.
µg/L = micrograms per liter or parts per billion (ppb).
mg/L = milligrams per liter or parts per million (ppm).
< = less than listed detection limits.
-- = not applicable.

[a] = unmodified or weakly modified is significant.
[b] = heavier gasoline range compounds are significant (aged gasoline?).
[c] = lighter gasoline range compounds (the most mobile fraction) are significant.
[d] = gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?
[g] = oil range compounds are significant.
[f] = one to a few isolated peaks present.
[j] = no recognizable pattern.
MCL = primary Maximum Contaminant Limit as defined by the California Department of Health Services (DHS) Drinking Water Standards.
* = DHS Action Level.
** = regulated by the Federal Lead and Copper Rule.
*** = secondary MCL.



SCALE 1:24,000

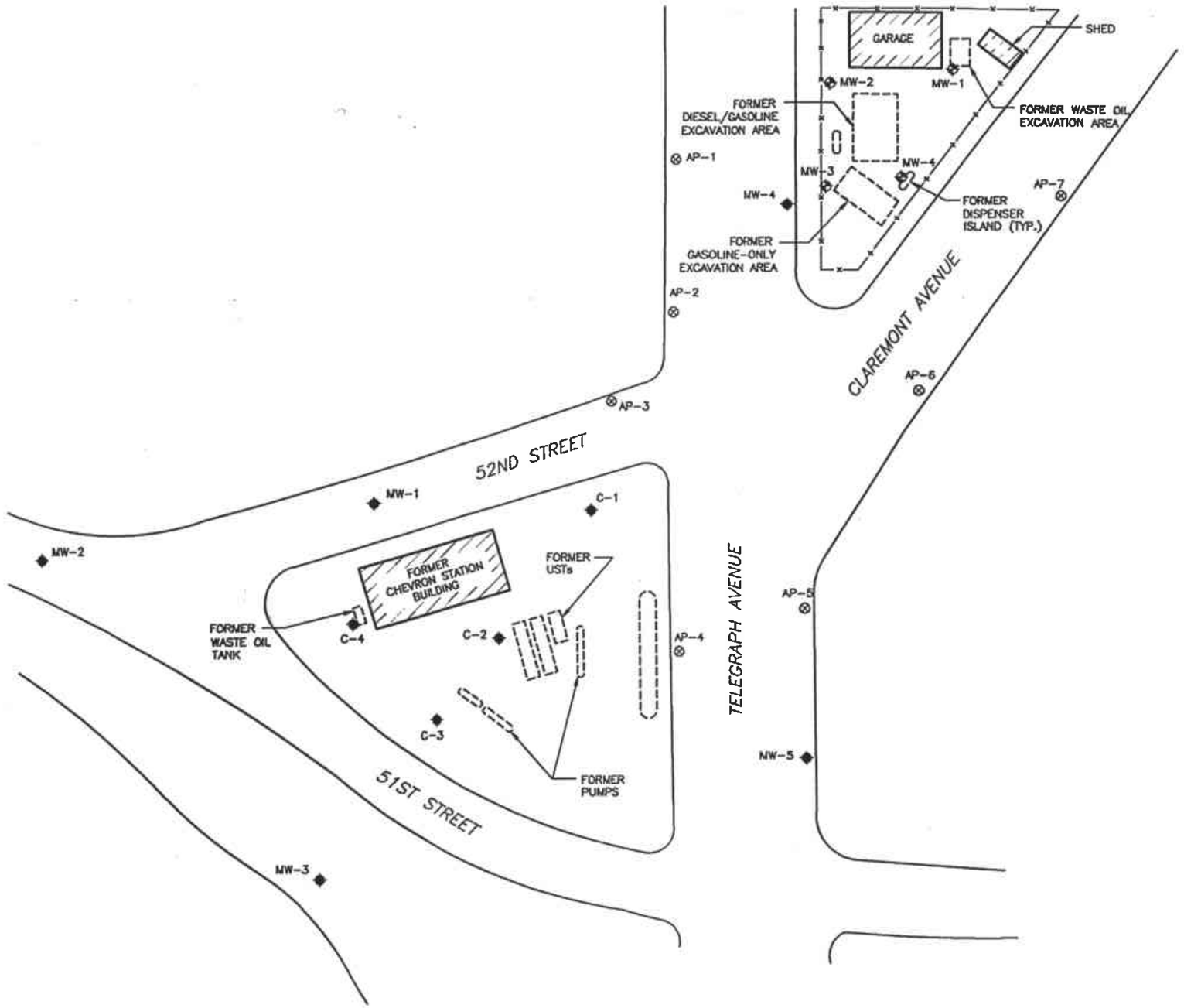
1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

ADAPTED FROM U.S.G.S. OAKLAND EAST AND OAKLAND WEST 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAPS, 1959, PHOTOREVISED 1980.

QST Environmental	DATE 3/94	LOCATION MAP	FIGURE NO. 1
	REVISED 2/6/95	AUTOPRO 5200 TELEGRAPH AVENUE OAKLAND, CALIFORNIA	
1340 ARNOLD # 126 MARTINEZ, CA 94553	CAD FILE 52191001		PROJ. NO. 6-94-5219



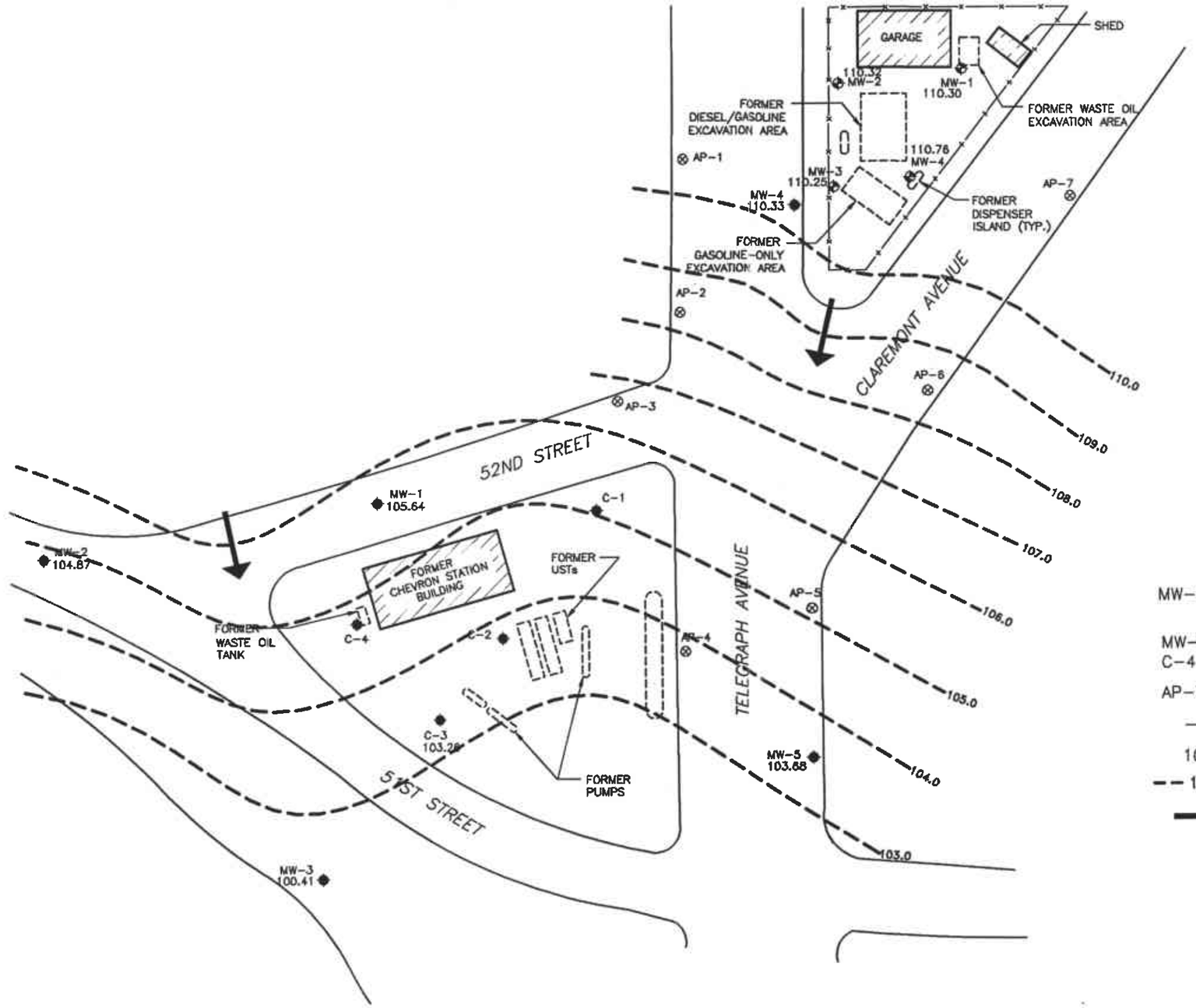
LEGEND

MW-3 ◆	GROUND WATER MONITORING WELLS INSTALLED BY ESE
MW-5 ◆ C-4	GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
AP-7 ⊗	SOIL BORING
—x—	FENCE

APPROX. SCALE
0 60 FEET

CHEVRON SITE BASE MAP FROM CAMBRIA ENVIRONMENTAL TECHNOLOGY, INC.

ESE Environmental Science & Engineering, Inc.	DATE 2/12/96	SITE MAP	FIGURE NO. 2
	REVISED 8/29/96	AUTOPRO 5200 TELEGRAPH AVENUE OAKLAND, CALIFORNIA	
4090 NELSON AVENUE, SUITE J CONCORD, CA 94520	CAD FILE 65521902		PROJ. NO. 65-95-219



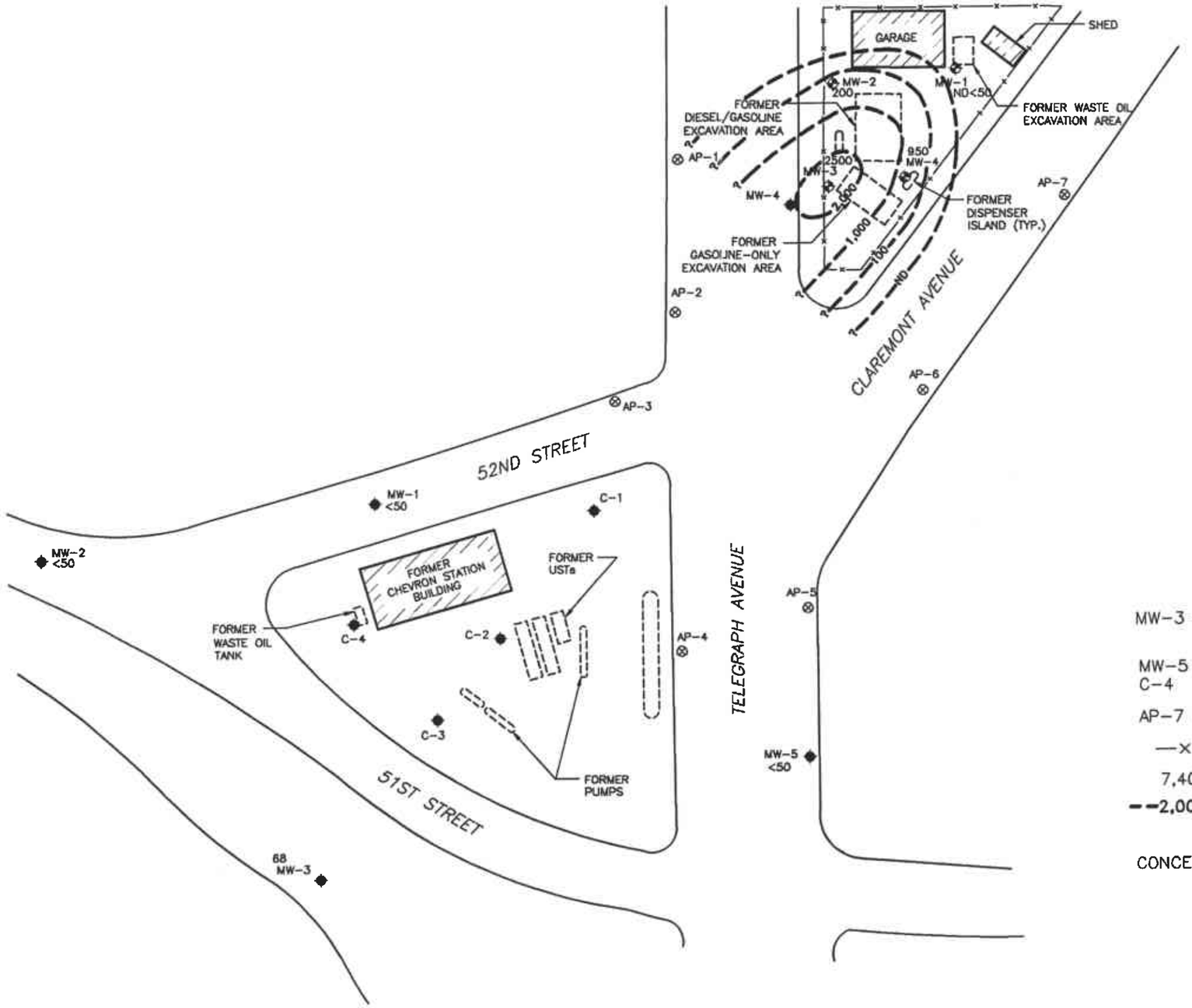
LEGEND

MW-3 ⊕	GROUND WATER MONITORING WELLS INSTALLED BY ESE/QST
MW-5 ◆ C-4	GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
AP-7 ⊗	SOIL BORING
—×—	FENCE
109.93	GROUND WATER ELEVATION
--105.0--	GROUND WATER ELEVATION CONTOUR
→	ESTIMATED GROUND WATER FLOW DIRECTION

APPROX. SCALE
0 60 FEET

CHEVRON SITE BASE MAP FROM CAMBRIA ENVIRONMENTAL TECHNOLOGY, INC.
CHEVRON SITE GROUND WATER ELEVATIONS FROM BLAINE TECH SERVICES, INC.
GROUND WATER ELEVATIONS FOR AUTOPRO SITE ARE DERIVED FROM AN ASSUMED DATUM.

QST Environmental 1340 ARNOLD #126 MARTINEZ, CA 94553	DATE 8/8/96 REVISED 04/22/98 CAD FILE 65521903	GROUND WATER ELEVATION CONTOUR MAP, MARCH 23, 1998 AUTOPRO 5200 TELEGRAPH AVENUE OAKLAND, CALIFORNIA	FIGURE NO. 3 PROJ. NO. 65-95-219



LEGEND

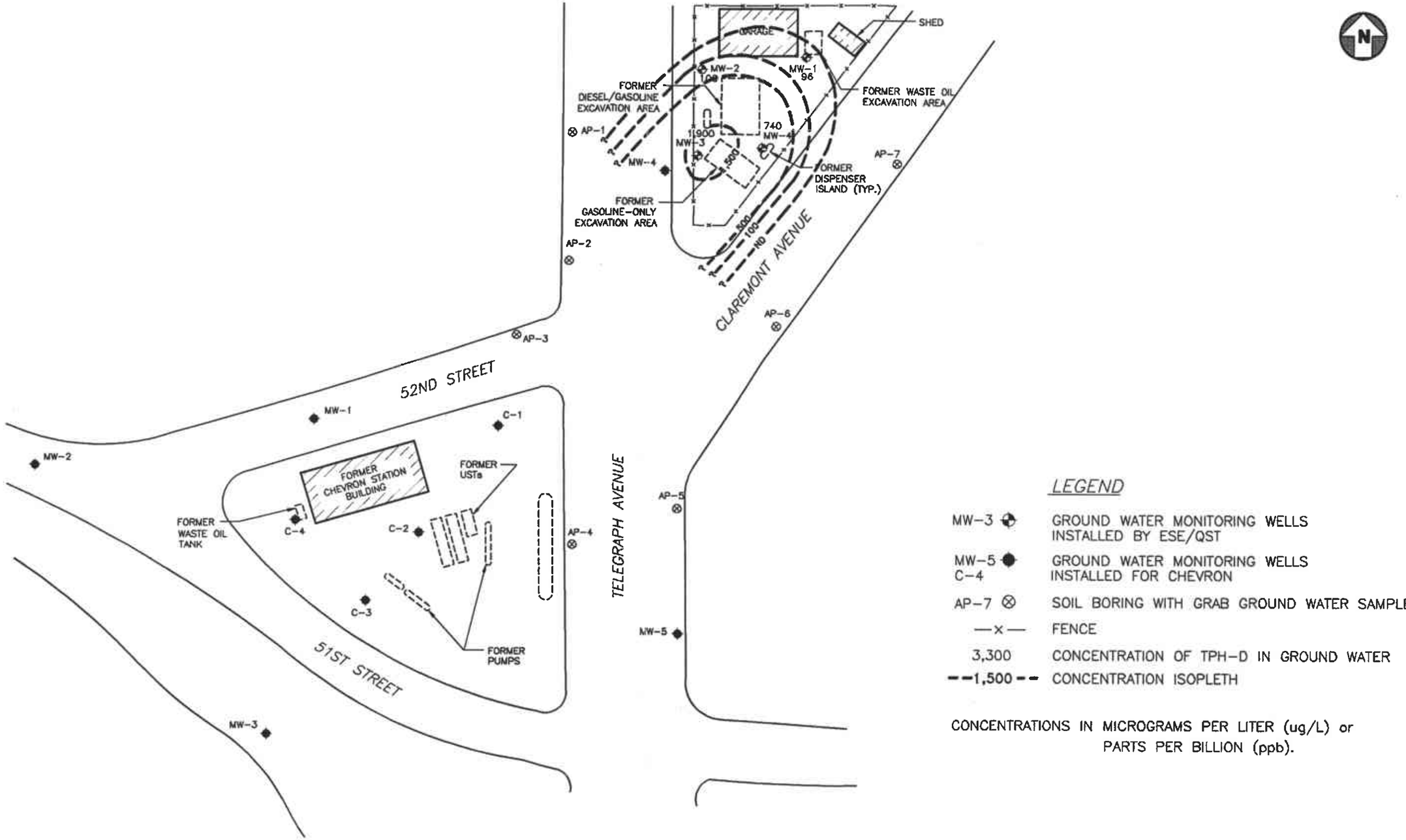
MW-3 ⊕	GROUND WATER MONITORING WELLS INSTALLED BY ESE/QST
MW-5 ◆ C-4	GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
AP-7 ⊗	SOIL BORING WITH GRAB GROUND WATER SAMPLE
—x—	FENCE
7,400	CONCENTRATION OF TPH-G IN GROUND WATER
--2,000 --	CONCENTRATION ISOPLETH

CONCENTRATIONS IN MICROGRAMS PER LITER (ug/L) or PARTS PER BILLION (ppb).

APPROX. SCALE
0 60 FEET

CHEVRON SITE BASE MAP FROM CAMBRIA ENVIRONMENTAL TECHNOLOGY, INC.
CHEVRON WELLS ANALYTICAL DATA FROM BLAINE TECH SERVICES, INC. DATED 12/11/96
AUTOPRO WELLS ANALYTICAL DATA DATED 12/11/96

QST Environmental 1340 ARNOLD #126 MARTINEZ, CA 94553	DATE 8/8/96 REVISED 04/21/98 CAD FILE 65521904	ESTIMATED EXTENT OF TPH-G IN GROUND WATER, MARCH 23, 1998 AUTOPRO 5200 TELEGRAPH AVENUE OAKLAND, CALIFORNIA	FIGURE NO. 4 PROJ. NO. 65-95-219



LEGEND

MW-3	GROUND WATER MONITORING WELLS INSTALLED BY ESE/QST
MW-5 C-4	GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
AP-7	SOIL BORING WITH GRAB GROUND WATER SAMPLE
—x—	FENCE
3,300	CONCENTRATION OF TPH-D IN GROUND WATER
--1,500--	CONCENTRATION ISOPLETH

CONCENTRATIONS IN MICROGRAMS PER LITER (ug/L) or PARTS PER BILLION (ppb).

APPROX. SCALE
0 60 FEET

CHEVRON SITE BASE MAP FROM CAMBRIA ENVIRONMENTAL TECHNOLOGY, INC.
CHEVRON WELLS ANALYTICAL DATA FROM BLAINE TECH SERVICES, INC. DATED 12/11/96
AUTOPRO WELLS ANALYTICAL DATA DATED 12/11/96

QST Environmental
1340 ARNOLD # 126
MARTINEZ, CA 94553

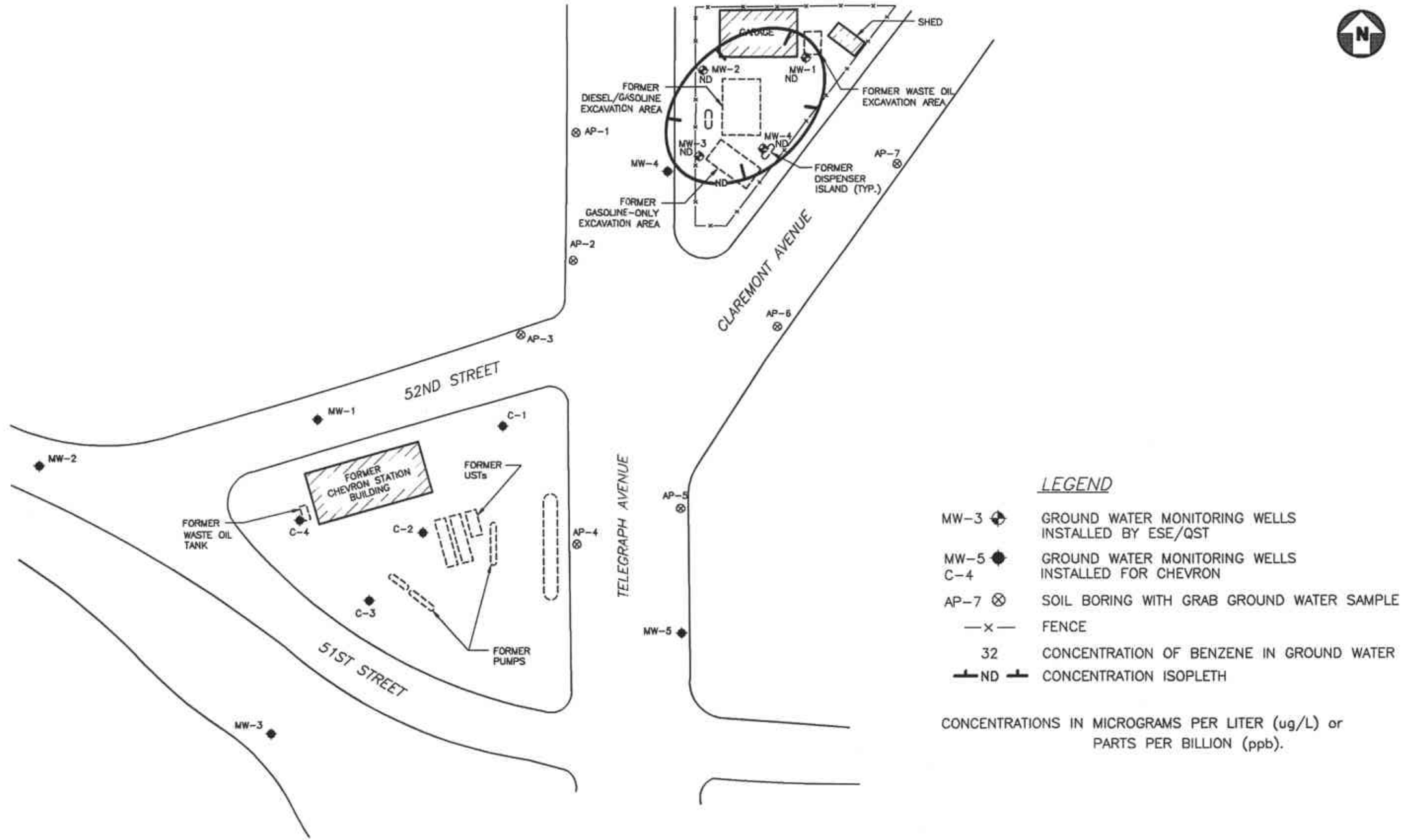
DATE 8/8/96
REVISED 04/21/98
CAD FILE 65521905

ESTIMATED EXTENT OF TPH-D IN GROUND WATER, MARCH 23, 1998

AUTOPRO
5200 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA

FIGURE NO. 5

PROJ. NO. 65-95-219



LEGEND

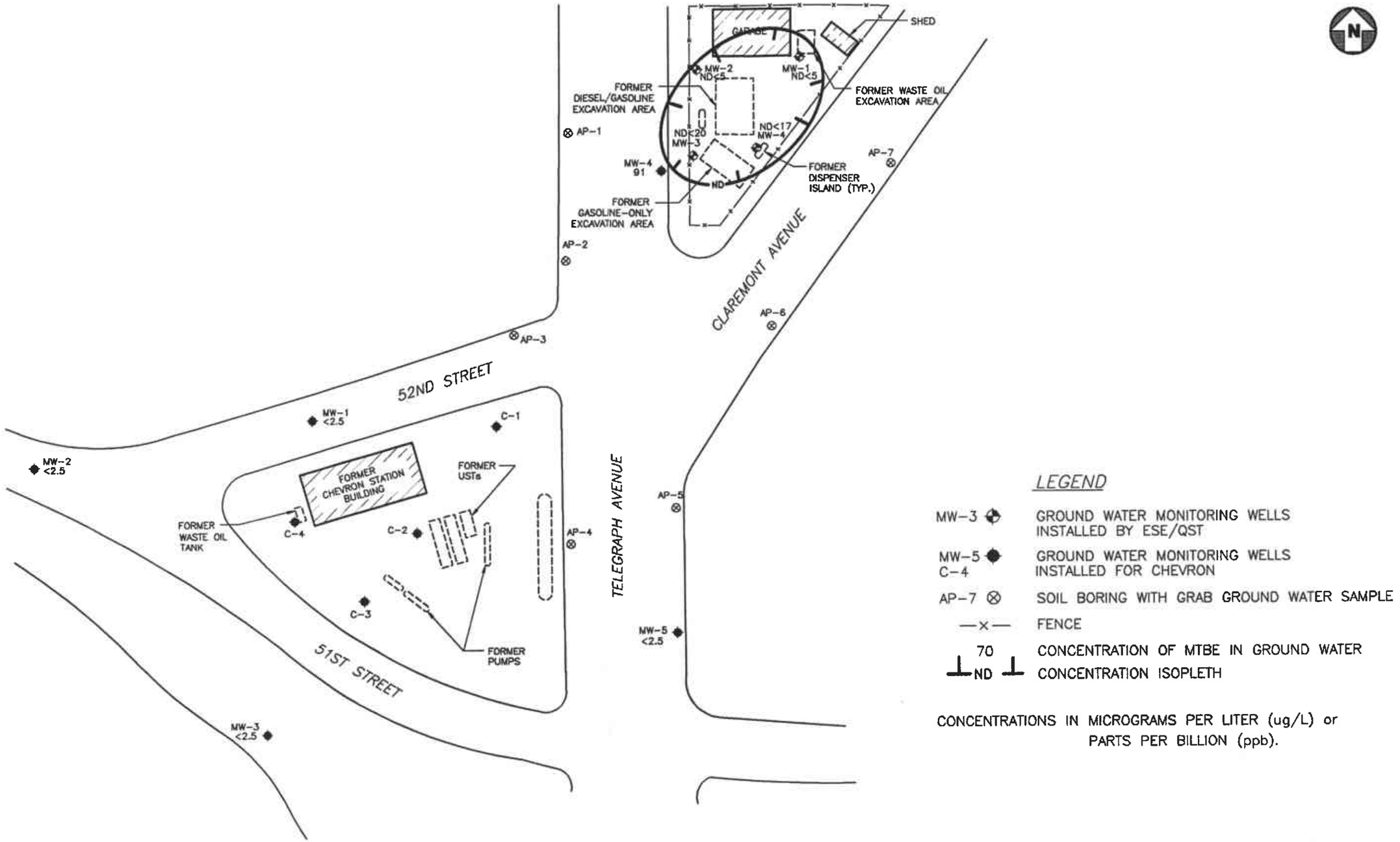
MW-3 ⊕	GROUND WATER MONITORING WELLS INSTALLED BY ESE/QST
MW-5 ◆ C-4	GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
AP-7 ⊗	SOIL BORING WITH GRAB GROUND WATER SAMPLE
—x—	FENCE
32	CONCENTRATION OF BENZENE IN GROUND WATER
—ND—	CONCENTRATION ISOPLETH

CONCENTRATIONS IN MICROGRAMS PER LITER (ug/L) or PARTS PER BILLION (ppb).

APPROX. SCALE
0 60 FEET

CHEVRON SITE BASE MAP FROM CAMBRIA ENVIRONMENTAL TECHNOLOGY, INC.
CHEVRON WELLS ANALYTICAL DATA FROM BLAINE TECH SERVICES, INC. DATED 12/11/96
AUTOPRO WELLS ANALYTICAL DATA DATED 12/11/96

QST Environmental 1340 ARNOLD # 126 MARTINEZ, CA 94553	DATE 8/8/96 REVISED 04/21/98 CAD FILE 65521906	ESTIMATED EXTENT OF BENZENE IN GROUND WATER, MARCH 23, 1998 AUTOPRO 5200 TELEGRAPH AVENUE OAKLAND, CALIFORNIA	FIGURE NO. 6 PROJ. NO. 65-95-219



LEGEND

MW-3 ⊕	GROUND WATER MONITORING WELLS INSTALLED BY ESE/QST
MW-5 ◆ C-4	GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
AP-7 ⊗	SOIL BORING WITH GRAB GROUND WATER SAMPLE
—x—	FENCE
70 ⊥ ND ⊥	CONCENTRATION OF MTBE IN GROUND WATER CONCENTRATION ISOPLETH

CONCENTRATIONS IN MICROGRAMS PER LITER (ug/L) or PARTS PER BILLION (ppb).

APPROX. SCALE
0 60 FEET

CHEVRON SITE BASE MAP FROM CAMBRIA ENVIRONMENTAL TECHNOLOGY, INC.
CHEVRON WELLS ANALYTICAL DATA FROM BLAINE TECH SERVICES, INC. DATED 12/11/96
AUTOPRO WELLS ANALYTICAL DATA DATED 12/11/96

QST Environmental 1340 ARNOLD # 126 MARTINEZ, CA 94553	DATE 01/20/98 phx REVISED 04/21/98 CAD FILE 65521907	ESTIMATED EXTENT OF MTBE IN GROUND WATER, MARCH 23, 1998 AUTOPRO 5200 TELEGRAPH AVENUE OAKLAND, CALIFORNIA	FIGURE NO. 7 PROJ. NO. 65-95-219

GROUNDWATER SAMPLE COLLECTION LOGS

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SAMPLE COLLECTION LOG

PROJECT NAME: TRISTAR PARTNERSHIP-OAKLAND
PROJECT NO.: 659519
DATE: 3/23/98

SAMPLE LOCATION I.D.: MW-1
SAMPLER: M. RAMPORT
PROJECT MANAGER: T. DALZELL

CASING DIAMETER

2" X
4"
Other

SAMPLE TYPE

Ground Water X
Surface Water
Treat. Influent
Treat. Effluent
Other

WELL VOLUMES PER UNIT

Well Casing I.D. (inches)	Gal/Ft.
2.0	0.1632
4.0	0.6528
6.0	1.4690

DEPTH TO PRODUCT: — (ft.)
DEPTH TO WATER: 5.12 (ft.)
DEPTH OF WELL: 28.92 (ft.)

PRODUCT THICKNESS: — (ft.)
WATER COLUMN: 23.80 (ft.)
WELL CASING VOLUME: 3.88 (gal)

MINIMUM PURGE VOLUME (3 or 4 WCV): 11.65 (gal)
ACTUAL VOLUME PURGED: 12 (gal)

TIME	Volume (GAL)	pH (Units)	E.C. (Micromhos)	Temperature (F°)	Turbid. (NTU)	Other
1000	0	7.24	087	64.6		
1007	6	7.26	0.90	64.8		
1015	12	7.26	0.92	64.8		

INSTRUMENT CALIBRATION

pH/COND./TEMP.:	TYPE HYDAC	UNIT# 9508	DATE: 3/23/98	TIME: 0800	BY: MW
TURBIDITY:	TYPE	UNIT#	DATE:	TIME:	BY:

PURGE METHOD

___Displacement Pump
___Bailer (Teflon/PVC/SS)
___Other
X Submersible Pump

SAMPLE METHOD

___Bailer (Teflon/PVC/SS)
X Bailer (Disposable)
___Dedicated
___Other

SAMPLES COLLECTED

	ID	TIME	DATE	LAB	ANALYSES
SAMPLE	MW-1	1300	3/23/98	MAL	BTEX/TPH-G/TPH-D/TPA-MO/MTBE
DUPLICATE					
SPLIT					
FIELD BLANK					

COMMENTS:

SAMPLER: PROJECT MANAGER

4090 Nelson Avenue, Suite J Concord, CA 94520 Phone (510) 685-4053 Fax (510) 685-5323

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SAMPLE COLLECTION LOG

PROJECT NAME: KISTAR PARTNERSHIP- OAKLAND
PROJECT NO.: 6595.219
DATE: 3/23/98

SAMPLE LOCATION I.D.: MW-2
SAMPLER: M. RAPAPORT
PROJECT MANAGER: ROBB T. DALZELL

CASING DIAMETER

2" X
4" ____
Other ____

SAMPLE TYPE

Ground Water X
Surface Water ____
Treat. Influent ____
Treat. Effluent ____
Other ____

WELL VOLUMES PER UNIT

Well Casing I.D. (inches)	Gal/Ft.
2.0	0.1632
4.0	0.6528
6.0	1.4690

DEPTH TO PRODUCT: — (ft.) PRODUCT THICKNESS: — (ft.) MINIMUM PURGE VOLUME
DEPTH TO WATER: 4.32 (ft.) WATER COLUMN: 20.04 (ft.) (3 or 4 WCV): 9.81 (gal)
DEPTH OF WELL: 24.36 (ft.) WELL CASING VOLUME: 3.27 (gal) ACTUAL VOLUME PURGED: 10 (gal)

TIME	Volume (GAL)	pH (Units)	E.C. (Micromhos)	Temperature (F°)	Turbid. (NTU)	Other
1020	0	2.20	1.01	66.2		
1030	5	2.21	1.04	66.2		
1040	10	2.21	1.04	66.2		

INSTRUMENT CALIBRATION

pH/COND./TEMP.: TYPE HYDAC UNIT# 9508 DATE: 3/23/98 TIME: 0800 BY: MAL
TURBIDITY: TYPE ____ UNIT# ____ DATE: ____ TIME: ____ BY: ____

PURGE METHOD

___Displacement Pump ___Other
___Bailer (Teflon/PVC/SS) X Submersible Pump

SAMPLE METHOD

___Bailer (Teflon/PVC/SS) ___Dedicated
X Bailer (Disposable) ___Other

SAMPLES COLLECTED

	ID	TIME	DATE	LAB	ANALYSES
SAMPLE	MW-2	1400	3/23/98	MAL	BTEX/TPH-G/TPH-D/TPH-MO/MTBE
DUPLICATE					
SPLIT					
FIELD BLANK					

COMMENTS: ____

SAMPLER: ____ PROJECT MANAGER ____

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SAMPLE COLLECTION LOG

PROJECT NAME: TRISTAR PARTNERSHIP-OAKLAND
PROJECT NO.: 6593.19
DATE: 3/23/98

SAMPLE LOCATION I.D.: MW-3
SAMPLER: M. RAPOPORT
PROJECT MANAGER: T. DALZELL

CASING DIAMETER

2" X
4" ____
Other ____

SAMPLE TYPE

Ground Water X
Surface Water ____
Treat. Influent ____
Treat. Effluent ____
Other ____

WELL VOLUMES PER UNIT

Well Casing I.D. (inches)	Gal/Ft.
2.0	0.1632
4.0	0.6528
6.0	1.4690

DEPTH TO PRODUCT: — (ft.)
DEPTH TO WATER: 3.65 (ft.)
DEPTH OF WELL: 24.08 (ft.)

PRODUCT THICKNESS: — (ft.)
WATER COLUMN: 20.43 (ft.)
WELL CASING VOLUME: 3.33 (gal)

MINIMUM PURGE VOLUME (3 or 4 WCV): 10.00 (gal)
ACTUAL VOLUME PURGED: 10 (gal)

TIME	Volume (GAL)	pH (Units)	E.C. (Micromhos)	Temperature (F°)	Turbid. (NTU)	Other
1045	0	7.18	1.04	66.8		
1055	5	7.18	1.04	66.8		
1105	10	7.18	1.04	66.8		

INSTRUMENT CALIBRATION

pH/COND./TEMP.: TYPE HYDAC UNIT# 9508 DATE: 3/23/98 TIME: 0800 BY: MMR
TURBIDITY: TYPE ____ UNIT# ____ DATE: ____ TIME: ____ BY: ____

PURGE METHOD

___ Displacement Pump
___ Bailer (Teflon/PVC/SS)
___ Other
X Submersible Pump

SAMPLE METHOD

___ Bailer (Teflon/PVC/SS)
X Bailer (Disposable)
___ Dedicated
___ Other

SAMPLES COLLECTED

	ID	TIME	DATE	LAB	ANALYSES
SAMPLE	MW-3	1500	3/23/98	NAL	BTEX/TPH-G/TPH-D/TPH-MO/MTBE
DUPLICATE					
SPLIT					
FIELD BLANK					

COMMENTS: Removed DRC's PRIOR TO WELL MEASUREMENTS & SAMPLING

SAMPLER: _____ PROJECT MANAGER

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SAMPLE COLLECTION LOG

PROJECT NAME: RISTAR PARTNERSHIP - OAKLAND
PROJECT NO.: 6595219
DATE: 3/23/98

SAMPLE LOCATION I.D.: MW-4
SAMPLER: M. RAPOPORT
PROJECT MANAGER: T. DALZELL

CASING DIAMETER

2" X
4"
Other

SAMPLE TYPE

Ground Water X
Surface Water
Treat. Influent
Treat. Effluent
Other

WELL VOLUMES PER UNIT

Well Casing I.D. (inches)	Gal/Ft.
2.0	0.1632
4.0	0.6528
6.0	1.4690

DEPTH TO PRODUCT: — (ft.)
DEPTH TO WATER: 3.49 (ft.)
DEPTH OF WELL: 24.05 (ft.)

PRODUCT THICKNESS: — (ft.)
WATER COLUMN: 20.56 (ft.)
WELL CASING VOLUME: 3.36 (gal)

MINIMUM PURGE VOLUME (3 or 4 WCV): 10.07 (gal)
ACTUAL VOLUME PURGED: 11 (gal)

TIME	Volume (GAL)	pH (Units)	E.C. (Micromhos)	Temperature (F°)	Turbid. (NTU)	Other
1105	0	7.08	1.24	64.8		
1120	5	7.10	1.24	65.0		
1140	11	7.18	1.24	65.2		

INSTRUMENT CALIBRATION

pH/COND./TEMP.: TYPE HYDAC UNIT# 9508 DATE: 3/23/98 TIME: 0800 BY: MVC
TURBIDITY: TYPE ____ UNIT# ____ DATE: ____ TIME: ____ BY: ____

PURGE METHOD

___Displacement Pump ___Other
___Bailer (Teflon/PVC/SS) X Submersible Pump

SAMPLE METHOD

___Bailer (Teflon/PVC/SS) ___Dedicated
X Bailer (Disposable) ___Other

SAMPLES COLLECTED

	ID	TIME	DATE	LAB	ANALYSES
SAMPLE	MW-4	1600	3/23/98	MAL	BTEX/TPH G/TPH-D/TPH-MO/MTBE
DUPLICATE					
SPLIT					
FIELD BLANK					

COMMENTS: REMOVED ORC'S PRIOR TO WELL MEASUREMENTS & SAMPLING

SAMPLER: [signature] PROJECT MANAGER

4090 Nelson Avenue, Suite J Concord, CA 94520 Phone (510) 685-4053 Fax (510) 685-5323

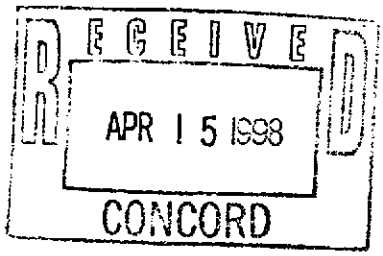
LABORATORY REPORTS AND CHAIN-OF-CUSTODY DOCUMENTATION

McCAMPBELL ANALYTICAL INC.
110 Second Avenue South, #D7, Pacheco, CA 94553
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

QST Environmental 1340 Arnold Drive, Suite 126 Martinez, CA 94553	Client Project ID: #6595219; Tristar Partnership	Date Sampled: 03/23/98
		Date Received: 04/06/98
	Client Contact: Micah Rapoport	Date Extracted: 04/06/98
	Client P.O:	Date Analyzed: 04/06/98

COPY

04/13/98



Dear Micah:

Enclosed are:

1). the results of **6 samples from your #6595219; Tristar Partnership** project,

2). a QC report for the above samples

3). a copy of the chain of custody, and

4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 Second Avenue South, #D7, Pacheco, CA 94553
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

QST Environmental 1340 Arnold Drive, Suite 126 Martinez, CA 94553	Client Project ID: #6595219; Tristar Partnership	Date Sampled: 03/23/98
		Date Received: 04/06/98
	Client Contact: Micah Rapoport	Date Extracted: 04/07-04/08/98
	Client P.O:	Date Analyzed: 04/07-04/08/98

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	MTBE	Benzene	Toluene	Ethylben-zene	Xylenes	% Recovery Surrogate
87811	MW-1	W	ND	ND	ND	ND	ND	ND	90
87812	MW-2	W	200,j	ND	ND	0.091	ND	ND	97
87813	MW-3	W	2500,b,j	ND<20	ND	3.2	3.5	7.7	104
87814	MW-4	W	950,j	ND<17	ND	2.7	1.0	1.3	105
87815	DUP	W	2400,b,j	ND<18	ND	4.0	3.4	4.4	105
87816	TRIP	W	ND	ND	ND	ND	ND	ND	103
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts in ug/L

cluttered chromatogram; sample peak coelutes with surrogate peak

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds aresignificant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
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Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

QST Environmental 1340 Arnold Drive, Suite 126 Martinez, CA 94553	Client Project ID: #6595219; Tristar Partnership	Date Sampled: 03/23/98
		Date Received: 04/06/98
	Client Contact: Micah Rapoport	Date Extracted: 04/07-04/08/98
	Client P.O:	Date Analyzed: 04/07-04/08/98

Diesel Range (C10-C23) and Oil-Range (C18+) Extractable Hydrocarbons as Diesel and Motor Oil*

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)+	TPH(mo)+	% Recovery Surrogate
87811	MW-1	W	96,g,b	ND	101
87812	MW-2	W	100,d/b	ND	101
87813	MW-3	W	1900,d	ND	100
87814	MW-4	W	740,d,g	500	101
87815	DUP	W	1600,d	ND	101
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	250 ug/L	
		S	1.0 mg/kg	5.0 mg/kg	

*water samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP / STLC / SPLP extracts in ug/L

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present;i) liquid sample that contains greater than ~5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

QC REPORT FOR HYDROCARBON ANALYSES

Date: 04/06/98-04/07/98 Matrix: WATER

Analyte	Concentration (mg/L) Sample (#87490)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	111.3	107.4	100.0	111.3	107.4	3.6
Benzene	0.0	10.2	9.9	10.0	102.0	99.0	3.0
Toluene	0.0	10.6	10.3	10.0	106.0	103.0	2.9
Ethyl Benzene	0.0	10.5	10.1	10.0	105.0	101.0	3.9
Xylenes	0.0	31.3	30.1	30.0	104.3	100.3	3.9
TPH(diesel)	0	174	168	150	116	112	3.6
TRPH (oil & grease)	0	23800	23600	23700	100	100	0.8

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

QC REPORT FOR HYDROCARBON ANALYSES

Date: 04/08/98-04/09/98 Matrix: WATER

Analyte	Concentration (mg/L) Sample (#87875)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	108.5	96.4	100.0	108.5	96.4	11.8
Benzene	0.0	9.8	9.6	10.0	98.0	96.0	2.1
Toluene	0.0	11.5	10.0	10.0	115.0	100.0	14.0
Ethyl Benzene	0.0	10.7	10.0	10.0	107.0	100.0	6.8
Xylenes	0.0	35.2	31.4	30.0	117.3	104.7	11.4
TPH(diesel)	0	162	153	150	108	102	5.9
TRPH (oil & grease)	0	25300	26200	23700	107	111	3.5

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

10413 xqst 18.doc

DATE 4/6/98 PAGE 1 OF 1

CHAIN OF CUSTODY RECORD

PROJECT NAME TRISTAR PARTNERSHIP
ADDRESS 5200 TELEGRAPH RD.
OAKLAND, CA 94609
PROJECT NO. 6595219
SAMPLED BY M. RAPOPORT
LAB NAME McCAMPBELL ANALYTICAL

QST ENVIRONMENTAL — A CILCORP COMPANY
Offering expanded products and services
1340 Arnold Drive, Suite 126, Martinez, CA 94553
Phone 510-313-0840 • Fax 510-313-0844

SAMPLE #	DATE	TIME	LOCATION	ANALYSES TO BE PERFORMED: TPH-G/BTEX/MTBE	ANALYSES TO BE PERFORMED: TPH-D, TPH-MO	MATRIX	NUMBER OF CONTAINERS	REMARKS (CONTAINER, SIZE, ETC.)
MW-1	3/23/98	1300	OAKLAND	X	X	H_2O	4	3 VOA's, 1L AMBER
MW-2	3/23/98	1400		X	X	H_2O	4	
MW-3	3/23/98	1500		X	X	H_2O	4	
MW-4	3/23/98	1600		X	X	H_2O	4	
DUP	3/23/98	-		X	X	H_2O	4	
TRIP	3/23/98	-		X		H_2O	2	2 VOA's

87811
87812
87813
87814
87815
87816

ICE/T ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
PRESERVATION APPROPRIATE ✓
CONTAINERS ✓
VOAS | O&G | METALS | OTHER

RELINQUISHED BY: (signature)	RECEIVED BY: (signature)	date	time
1.	STORAGE: QST	3/23/98	1610
2. STORAGE: QST		4/6/98	1700
3.	Alisa V MAF	4/6/98	5:25
4.			
5.			

TOTAL NUMBER OF CONTAINERS

REPORT RESULTS TO: M. RAPOPORT

SPECIAL SHIPMENT REQUIREMENTS: ICE

SAMPLE RECEIPT

CHAIN OF CUSTODY SEALS	
REC'D GOOD CONDTN/COLD	
CONFORMS TO RECORD	

INSTRUCTIONS TO LABORATORY (handling, analyses, storage, etc.):