TANK PROTECT ENGINEERING
of Northern California, Inc.

February 22, 1996

Mrs. Mary Petsas
16518 Toledo Street
San Leandro, CA 94578

Re: Report of Gradient Determination and Groundwater Sampling for Fourth Quarter, 1995, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578

Dear Mrs. Petsas:

Tank Protect Engineering of Northern California, Inc. (TPE) is pleased to submit this quarterly letter report of environmental services conducted at the subject site. Previous work conducted at the site is summarized and work conducted during the subject quarter is presented in detail.

BACKGROUND

Work conducted by TPE during first quarter, 1992:

- February 4, 1992 - Removed two 1,000-gallon and one 750-gallon steel, single-walled, underground, unleaded gasoline storage tanks and waste oil tank, respectively, from the subject site.

- February 5, 1992 - Collected 5 soil samples from the tank excavations. One soil sample was also collected from native soil beneath the piping and 1 composite soil sample consisting of 4 discrete soil samples was collected from the stockpile. All samples were submitted for chemical analysis for total petroleum hydrocarbons as gasoline (TPHG) and for benzene, toluene, ethylbenzene, and xylenes (BTEX). One soil sample was additionally analyzed for total petroleum hydrocarbons as diesel (TPHD), oil and grease (O&G), volatile organics, and selected metals.

- March 2 and 3, 1992 - Conducted horizontal and vertical excavation of contaminated soil from the gasoline and waste oil tank excavations. Approximately 40 cubic yards (cyds) of gasoline-contaminated soil and 50 cyds of waste oil-contaminated soil were excavated and stockpiled separately on site. Seven verification soil samples were collected to document cleanup of the excavation sidewalls; and 2 composite soil samples, consisting of 4 discrete samples each, were collected to document excavation of contaminated soil. All soil samples were analyzed for TPHG and BTEX with 3 soil samples being additionally analyzed for TPHD, O&G, and selected metals. One verification soil sample was also analyzed for semi-volatile organics, and 1 stockpile composite sample was also analyzed for organic lead.

- March 3 and 4, 1992 - Alviso Independent Oil, Inc. removed about 420 gallons of drummed water and about 1,000 gallons of groundwater from the excavation.

- March 6, 1992 - Submitted to the client a Tank Closure Report and Workplan for Overexcavation of Contaminated Soil and Installation of Groundwater Monitoring Wells (TCR/WP) that documented tank closure activities and proposed a workplan to: (1) investigate the horizontal and vertical extent of contaminated vadose zone soil, (2) overexcavate and remediate contaminated vadose zone soil for onsite reuse or disposal to an appropriate landfill, and (3) install up to 3 groundwater monitoring wells as an initial investigation of groundwater contamination.

- March 18, 1992 - Backfilled the excavation with imported pea gravel and aggregate base material.

- March 24 and 26, 1992 - Sealed the former excavation with a 3- to 5-inch layer of asphalt and applied an asphalt sealer to the surface.

- March 25 and 26, 1992 - Disposed of the gasoline-contaminated stockpiled soil at Redwood Landfill, Inc. located in Novato, California.

- March 31, 1992 - Conducted a file review at the California Regional Water Quality Control Board-San Francisco Bay Region's office to

determine if any documented, off-site contamination may be impacting the subject site and to investigate vicinity and site groundwater flow direction.

Work conducted by TPE during second quarter, 1992:

- April 9, 1992 - Attended a meeting with Mr. Scott O. Seery of the Alameda County Health Care Services Agency (ACHCSA) to modify and addend the March 6, 1992 TCR/WP.

- April 13, 1992 - Submitted to ACHCSA a letter titled April 9, 1992, Meeting Regarding Addenda to March 6, 1992, Workplan for Mrs. Mary Petsas, 16035 East 14th Street, San Leandro, CA 94578.

- April 14, 1992 - Aerated about 65 cyds of waste oil-contaminated soil stockpile. Collected 4 discrete samples for laboratory compositing and analyses according to landfill requirements for total petroleum hydrocarbons as motor oil, waste extraction test for California 17 metals, and Toxicity Characteristic Leaching Procedure for TPHG and BTEX.

- May 20, 1992 - Disposed of the waste oil-contaminated stockpiled soil at Vasco Road Sanitary Landfill located in Livermore, California.

Work conducted by TPE during second quarter, 1993:

- April 8 and 13, 1993 - Filed well installation permits with the Alameda County Flood Control and Water Conservation District, Water Resources Management Zone 7 and filed notices of intent with the California Department of Water Resources.

- April 16, 1993 - Drilled 3 soil borings for the construction of groundwater monitoring wells MW-1 through MW-3; collected soil samples at approximately 5-foot depth intervals, or less, in the vadose zone; sampled continuously through the saturated zone to profile the aquifer; converted the above soil borings into groundwater monitoring wells; and analyzed 1 vadose zone soil sample from each of the borings for wells MW-1 and

MW-3 for TPHD, TPHG, BTEX, and O&G, and for well MW-2 for TPHG and BTEX.

- April 21 and 22, 1993 - Surveyed tops-of-casings (TOC) to the nearest .01 foot above mean sea level (MSL) and developed each monitoring well.

- May 5, 1993 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, and BTEX; and analyzed the groundwater sample from MW-2 and 1 trip blank sample for TPHG and BTEX.

- May 7, 1993 - Sampled wells MW-1 and MW-3 for analysis for O&G.

Work conducted by TPE during third quarter, 1993:

- August 10, 1993 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, BTEX and O&G; and analyzed the groundwater sample from MW-2 and 1 trip blank sample for TPHG and BTEX.

- August 13, 1993 - Submitted to the client a Preliminary Site Assessment Report that reviewed site history and documented: overexcavation of contaminated soil, verification soil sampling, installation of 3 groundwater monitoring wells, sampling of soil and groundwater, results of chemical analyses, disposal of contaminated soil, determination of groundwater gradient, closure of excavation, and TPE's conclusions and recommendations.

- September 10, 1993 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for Third Quarter, 1993, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578 documenting work performed and analytical results with conclusions and recommendations.

Work conducted by TPE during fourth quarter, 1993:

- November 18, 1993 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, BTEX, and O&G; and analyzed the groundwater sample from well MW-2 and 1 trip blank sample for TPHG and BTEX.

Work conducted by TPE during first quarter, 1994:

- January 7, 1994 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for Fourth Quarter, 1993, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578 documenting work performed and analytical results with conclusions and recommendations.

- March 4, 1994 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, BTEX, and O&G; and analyzed the groundwater sample from well MW-2 and 1 trip blank sample for TPHG and BTEX.

Work conducted by TPE during second quarter, 1994:

- April 14, 1994 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for First Quarter, 1994, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578 documenting work performed and analytical results with conclusions and recommendations.

Work conducted by TPE during third quarter, 1994:

- September 16, 1994 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for

TPHD, TPHG, BTEX, and O&G; and analyzed the groundwater sample from well MW-2 and 1 trip blank sample for TPHG and BTEX.

Work conducted by TPE during fourth quarter, 1994:

- October 12, 1994 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for Third Quarter, 1994, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578 documenting work performed and analytical results with conclusions and recommendations.

- December 9, 1994 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, and BTEX; and analyzed the groundwater sample from well MW-2 and 1 trip blank sample for TPHG and BTEX.

Work conducted by TPE during first quarter, 1995:

- January 6, 1995 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for Fourth Quarter, 1994, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578 documenting work performed and analytical results with conclusions and recommendations.

- March 10, 1995 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, and BTEX; and analyzed the groundwater sample from well MW-2 and 1 trip blank sample for TPHG and BTEX.

Work conducted by TPE during second quarter, 1995:

- April 6, 1995 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for First Quarter, 1995, Mrs.

Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578 documenting work performed and analytical results with conclusions and recommendations.

- June 15, 1995 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, and BTEX; and analyzed the groundwater sample from well MW-2 and 1 trip blank sample for TPHG and BTEX.

Work Conducted by TPE During Third Quarter, 1995:

- July 13, 1995 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for Second Quarter, 1995, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578 documenting work performed and analytical results with conclusions and recommendations.

- September 20, 1995 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled each well; analyzed groundwater samples from wells MW-1 and MW-3 for TPHD, TPHG, Methyl t-Butyl Ether (MTBE) and BTEX; and analyzed the groundwater sample from well MW-2 and 1 trip blank sample for TPHG, MTBE and BTEX.

WORK CONDUCTED BY TPE DURING FOURTH QUARTER, 1995:

- October 20, 1995 - Submitted to the client a Report of Gradient Determination and Groundwater Sampling for Third Quarter, 1995, Mrs. Mary Petsas, 16035 E. 14th Street, San Leandro, CA 94578

- December 13, 1995 - TPE recommended to Mr. Scott Seery of ACHCSA to discontinue the quarterly sampling of monitoring well MW-2. Static water level will continue to be measured. Mr. Seery concurred with this recommendation.

- December 18, 1995 - Measured depth to stabilized groundwater in each well; calculated direction and gradient of groundwater flow; sampled MW-1 and MW-3 and analyzed groundwater samples for TPHD, TPHG, MTBE, and BTEX. Analyzed one trip blank for TPHG, MTBE, and BTEX.

Details of the work performed during the subject quarter are presented below.

Groundwater Gradient

On December 18, 1995 depth-to-groundwater was measured from TOC in wells MW-1, MW-2, and MW-3 to the nearest 0.01 foot using an electronic Solinst water level meter. A minimum of 3 repetitive measurements were made for each level determination to ensure accuracy. Depth-to-groundwater was subtracted from the TOC elevation, measured relative to MSL, to calculate the elevation of the stabilized water level for each well (see attached Table 1).

Attached Figure 1 is a groundwater gradient map constructed from the data collected on December 18,. 1995. Groundwater flow direction was to the north-northeast with a gradient of about .009 feet per foot. Attached Table 2 presents cumulative information for average groundwater elevations, changes in average groundwater elevations, groundwater gradients, and groundwater flow directions for the site.

Based on the above groundwater flow direction, well MW-1 is down and crossgradient, well MW-3 is upgradient, and well MW-2 is crossgradient of the former fuel tank complex.

Groundwater Sampling and Analytical Results

On December 18, 1995 groundwater samples were collected from groundwater monitoring wells MW-1 and MW-3 for chemical analysis. Before sampling, each well was checked for floating product using a dedicated, disposable polyethylene bailer. A gasoline odor was noted in well MW-1; no floating product or sheen was observed in either of the wells. Wells MW-1 and MW-3 were purged of about 15 to 20 liters of groundwater, with dedicated polyethylene bailers. Temperature, conductivity, and pH of the water in the wells were recorded (see attached Records of Water Sampling).

Because dedicated bailers were used for each well sampled, no decontamination was necessary between sampling events. Water samples were collected in laboratory-provided, sterilized, 40-milliliter glass vials and/or 1-liter amber bottles having Teflon-lined screw caps and labeled with project name, date, time collected, sample number, and sampler name. The samples were immediately stored in an iced-cooler for transport to California State Department of Health Services certified Trace Analysis Laboratory, Inc., located in Hayward, California accompanied by chain-of-custody documentation.

Groundwater samples from wells MW-1 and MW-3 were analyzed for TPHD and TPHG by the DHS Method and for MTBE and BTEX by the Modified United States Environmental Protection Agency Method 8020. One trip blank sample (MW-4) was analyzed for TPHG, MTBE and BTEX.

TPHD and TPHG were detected in the groundwater sample from well MW-1 at a concentration of 140 parts per billion (ppb) and 330 ppb, respectively. Benzene and ethylbenzene were detected in the groundwater sample from well MW-1 at concentrations of 13 ppb and 6.2 ppb, respectively. Benzene and xylenes were detected in the groundwater sample from well MW-3 at concentrations of 2.1 ppb and 1.7 ppb, respectively. All other chemical analyses were nondetectable. TPHG, MTBE and BTEX chemicals were nondetectable in the trip blank, MW-4.

Analytical results are summarized in attached Table 3 and documented in an attached certified analytical report and a chain-of-custody.

Purge water is stored on site in 55-gallon drums labeled to show material stored, known or suspected chemical contaminant, date filled, expected removal date, company name, contact person, and telephone number.

See attached protocols for TPE's sample handling, groundwater monitoring well sampling, and quality assurance and quality control procedures.

DISCUSSION AND RECOMMENDATIONS

Chemical concentrations in well MW-1 were consistent with third quarter results. Chemical analyses for well MW-3 showed an increase in benzene and xylenes concentrations compared to third quarter results, which were nondetectable for all

analyses. TPE recommends continued quarterly groundwater sampling and gradient determinations of MW-1 and MW-3 until all BTEX chemicals are detected below California Drinking Water Standards for 4 consecutive quarters. Groundwater samples from wells MW-1 and MW-3 are proposed to be analyzed for TPHD, TPHG, MTBE and BTEX.

The next sampling event is due on about March 15, 1996.

An additional copy of this letter report has been included for your delivery to:

Mr. Scott O. Seery
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Material Program
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502-6577

TPE recommends that this quarterly letter report be submitted with a cover letter from Mrs. Mary Petsas.

If you have any questions, please call TPE at (510) 429-8088.

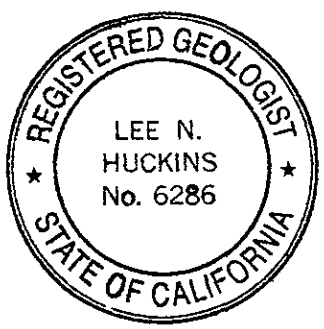
Sincerely,

Lee Huckins

Lee Huckins
Registered Geologist

Jeff Farhoomand

Jeff Farhoomand, M.S.
Principal Engineer



Expiration Date 5/31/97

TABLE 1
GROUNDWATER ELEVATION

Well Name	Date	Elevation TOC[1] (Feet MSL[2])	Depth-to-Water From TOC (Feet)	Groundwater Elevation (Feet MSL)
MW-1	04/19/93	32.72	6.82	25.90
	05/05/93		7.04	25.68
	08/10/93		7.40	25.32
	11/18/93		7.47	25.25
	03/04/94		6.93	25.79
	09/16/94		7.52	25.20
	12/09/94		6.95	25.77
	03/10/95		6.07	26.65
	06/15/95		6.94	25.78
	09/20/95		7.18	25.54
	12/18/95		6.54	26.18
MW-2	04/19/93	32.40	6.42	25.98
	05/05/93		6.62	25.78
	08/10/93		6.99	25.41
	11/18/93		7.06	25.34
	03/04/94		6.53	25.87
	09/16/94		7.10	25.30
	12/09/94		6.59	25.81
	03/10/95		5.63	26.77
	06/15/95		6.61	25.79
	09/20/95		6.76	25.64
	12/18/95		6.18	26.22
MW-3	04/19/93	32.56	6.58	25.98
	05/05/93		6.82	25.74
	08/10/93		7.23	25.33
	11/18/93		7.31	25.25
	03/04/94		6.75	25.81
	09/16/94		7.34	25.22

TABLE 1
GROUNDWATER ELEVATION

Well Name	Date	Elevation TOC[1] (Feet MSL[2])	Depth-to-Water From TOC (Feet)	Groundwater Elevation (Feet MSL)
MW-3	12/09/94	32.56	6.82	25.74
	03/10/95		5.66	26.90
	06/15/95		6.78	25.78
	09/20/95		6.97	25.59
	12/18/95		6.24	26.32

[1] TOP OF CASING
[2] MEAN SEA LEVEL

TABLE 2
GROUNDWATER ELEVATIONS, GRADIENTS, AND FLOW DIRECTIONS

Date	Average Groundwater Elevation (Feet MSL[1])	Change in Average Groundwater Elevation (Feet)	Groundwater Gradient	Groundwater Flow Direction
04/19/93	25.95		0.0031	N
05/05/93	25.73	-0.22	0.0025	NW
08/10/93	25.35	-0.38	0.0018	NW
11/18/93	25.28	-0.07	0.0021	NW
03/04/94	25.82	+0.54	0.0017	NW
09/16/94	25.24	-0.58	0.0021	NW
12/09/94	25.77	+.53	0.0017	WSW
03/10/95	26.77	+1.00	0.0093	NNE
06/15/95	25.78	+0.01	0.0002	WNW
09/20/95	25.59	-1.18	0.0023	NNW
12/18/95	26.24	+0.65	0.0097	NNE

[1] MEAN SEA LEVEL

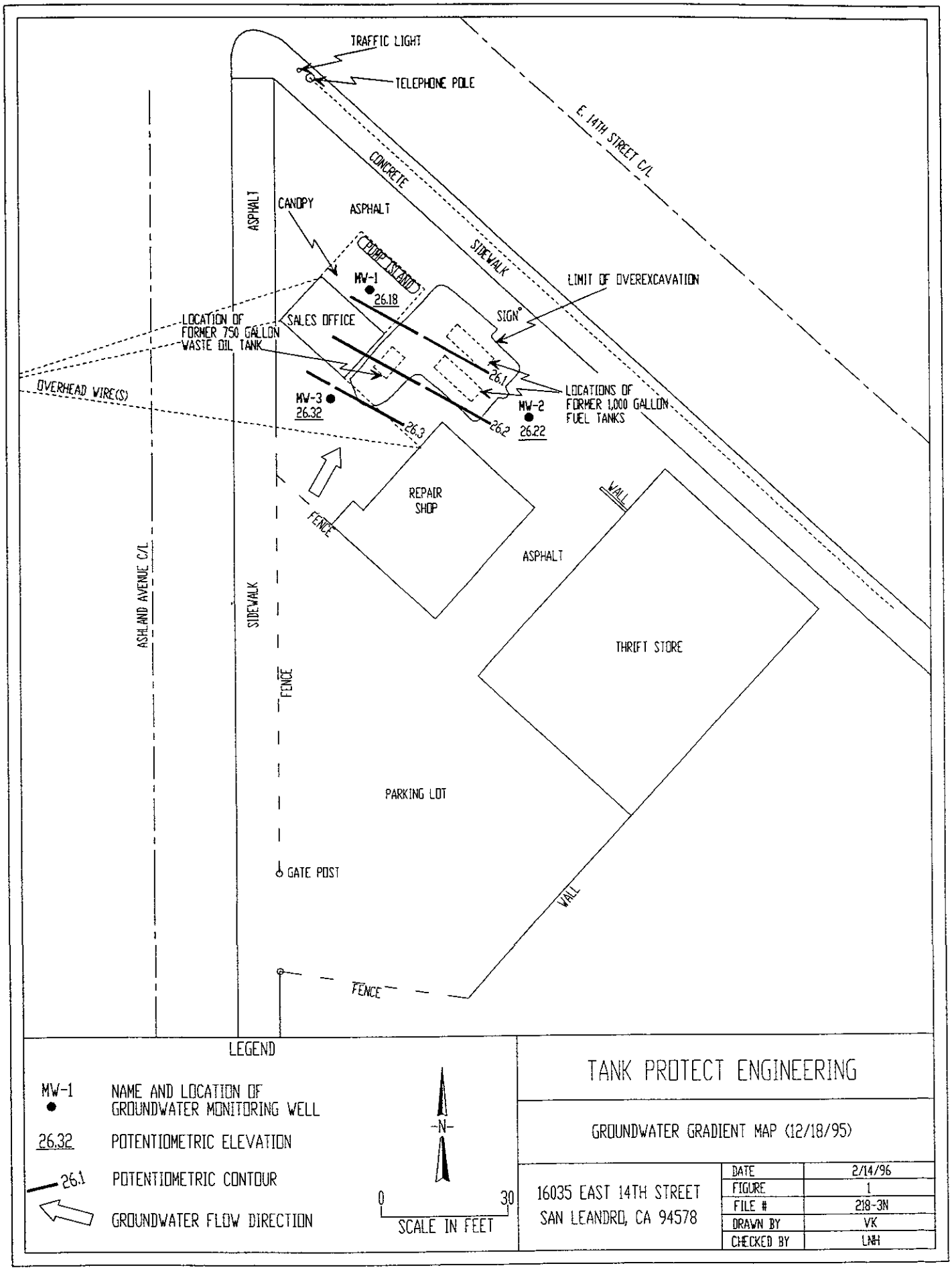
TABLE 3
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
(ppb[1])

Sample ID Name	Date	TPHD	TPHG	Methyl t-butyl ether	Benzene	Toluene	Ethyl-benzene	Xylenes	Oil & Grease
MW-1	05/05/93	460	720	NA[3]	54	<1.5	19	13	<1,000[2]
	08/10/93	640	540	NA	37	<0.50	79	8.9	<1,000
	11/18/93	250	370	NA	38	<0.50	0.57	4.1	<5,000
	03/04/94	620	240	NA	6.0	<0.50	22	<1.5	<5,000
	09/16/94	62	210	NA	<0.50	<0.50	10	<1.5	<5,000
	12/09/94	<50	490	NA	<0.50	<0.50	22	<1.5	NA
	03/10/95	90	280	NA	21	<0.50	11	<1.5	NA
	06/15/95	420	480	NA	20	<0.50	14	<1.5	NA
	09/20/95	120	680	<5.0	18	<0.50	15	<1.5	NA
	12/18/95	140	330	<5.0	13	<0.50	6.2	<1.5	NA
MW-2	05/05/93	NA	<50	NA	47	<0.50	<0.87	<1.5	NA
	08/10/93	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	11/18/93	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	03/04/94	NA	<61	NA	<0.50	<0.50	<0.50	<1.5	NA
	09/16/94	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	12/09/94	NA	53	NA	<0.50	<0.50	<0.50	<1.5	NA
	03/10/95	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	06/15/95	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	09/20/95	NA	<50	<5.0	<0.50	<0.50	<0.50	<1.5	NA
	12/18/95	NA	NA	NA	NA	NA	NA	NA	NA
MW-3	05/05/93	130	73	NA	22	<0.50	<0.87	<1.5	<1,000[2]
	08/10/93	160	53	NA	<0.50	<0.50	0.73	<1.5	<1,000
	11/18/93	<50	75	NA	<0.50	<0.50	1.5	<1.5	<5,000
	03/04/94	130	110	NA	<0.50	<0.50	2.1	<1.5	<5,000
	09/16/94	<50	<50	NA	<0.50	<0.50	<0.50	<1.5	<5,000
	12/09/94	<50	50	NA	<0.50	<0.50	<0.50	<1.5	NA
	03/10/95	<50	<50	NA	<0.50	<0.50	0.53	<1.5	NA
	06/15/95	<50	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	09/20/95	<50	<50	<5.0	<0.50	<0.50	<0.50	<1.5	NA

TABLE 3
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
(ppb[1])

Sample ID Name	Date	TPHD	TPHG	Methyl t-butyl ether	Benzene	Toluene	Ethyl-benzene	Xylenes	Oil & Grease
MW-3	12/18/95	<50	<50	<5.0	2.1	<0.50	<0.50	1.7	NA
MW-4[4]	05/05/93	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	08/10/93	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	11/18/93	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	03/04/94	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	09/16/94	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	12/09/94	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	03/10/95	NA	<50	NA	<0.50	<0.50	0.77	<1.5	NA
	06/15/95	NA	<50	NA	<0.50	<0.50	<0.50	<1.5	NA
	09/20/95	NA	<50	<5.0	<0.50	<0.50	<0.50	<1.5	NA
	12/18/95	NA	<50	<5.0	<0.50	<0.50	<0.50	<1.5	NA

[1] PARTS PER BILLION
[2] WELL SAMPLED ON 5/7/93
[3] NOT ANALYZED
[4] TRIP BLANK


TRAFFIC LIGHT
TELEPHONE POLE
E. 14TH STREET C/L
CONCRETE
SIDEWALK
ASPHALT
CANOPY
ASPHALT
PUMP ISLAND
MW-1
26.18
LIMIT OF OVEREXCAVATION
SIGN
LOCATION OF FORMER 750 GALLON WASTE OIL TANK
SALES OFFICE
OVERHEAD WIRE(S)
MW-3
26.32
26.1
26.3
26.2
MW-2
26.22
LOCATIONS OF FORMER 1,000 GALLON FUEL TANKS
REPAIR SHOP
FENCE
WALL
ASPHALT
ASHLAND AVENUE C/L
SIDEWALK
FENCE
THRIFT STORE
PARKING LOT
GATE POST
WALL
FENCE
LEGEND
MW-1 NAME AND LOCATION OF GROUNDWATER MONITORING WELL
26.32 POTENTIOMETRIC ELEVATION
26.1 POTENTIOMETRIC CONTOUR
GROUNDWATER FLOW DIRECTION
-N-
0
30
SCALE IN FEET
TANK PROTECT ENGINEERING
GROUNDWATER GRADIENT MAP (12/18/95)
16035 EAST 14TH STREET
SAN LEANDRO, CA 94578
DATE 2/14/96
FIGURE 1
FILE # 218-3N
DRAWN BY VK
CHECKED BY LNH

RECORD OF WATER SAMPLING

PROJECT NO.: 218 DATE: 12-18-95 WELL NO.: MW-1

PROJECT NAME: Pelcos WELL DIAMETER: 2"

PROJECT LOCATION: 16035 E 14th TOC ELEV: _____

SAMPLER: LNH LOCK NO.: 60

ANALYSES: TPAD TPHG BTEX

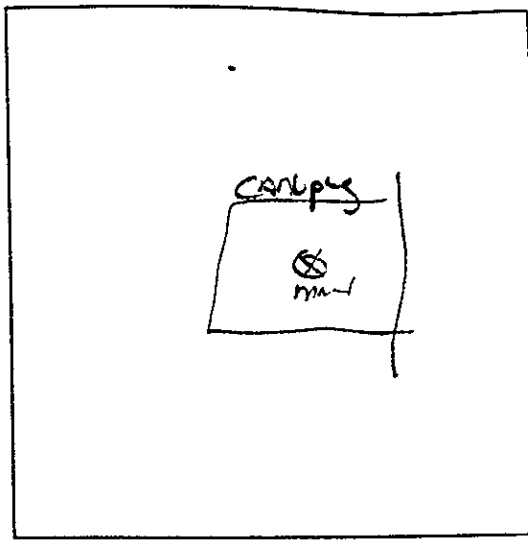
WELL DEPTH (from construction detail): _____

WELL DEPTH (measured): 14.32 SOFT BOTTOM?: NO

DEPTH TO WATER: 6.54 TIME: 1140

PRESSURE (circle one)?: YES OR NO

IF YES, WAS PRESSURE (circle one): POSITIVE OR NEGATIVE?



LOCATION MAP

WATER VOLUME IN WELL: 1.24

[2-INCH CASING = 0.16 GAL/FT] [4-INCH CASING = 0.65 GAL/FT]

[6-INCH CASING = 1.47 GAL/FT] [1 GAL = 3.78 L]

CALCULATED PURGE VOL. (GAL): 3.75 (L): 15 ACTUAL PURGE VOL. (GAL): _____ (L): 15

PURGE METHOD: Poly SAMPLE METHOD: Poly

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (L)	Temp (Deg. F)	pH	EC	Clarity	Turbidity (NTU)	Remarks
1141		3	58.6	7.45	1350			odor
1146		6	61.1	7.08	1330			"
1146		9	62.8	7.07	1320			odor
1150		12	62.5	7.11	1350			odor
1152		15	63.8	7.14	1350			"
1155	well sampled						2.47	

SIGNATURE: Lee Huckins

WATER VOL. IN DRUM: 10

NEED NEW DRUM?: NO

RECORD OF WATER SAMPLING

mw-2 6.18 1050

PROJECT NO.: 218 DATE: 12-18-95

PROJECT NAME: Petsas

PROJECT LOCATION: 1635 E 14th

SAMPLER: LNH

ANALYSES: TPHD, TPHG, BTEX

WELL DEPTH (from construction detail):

WELL DEPTH (measured): 17.69 SOFT BOTTOM?: No

DEPTH TO WATER: 6.24 TIME: 1056

PRESSURE (circle one)?: YES OR NO

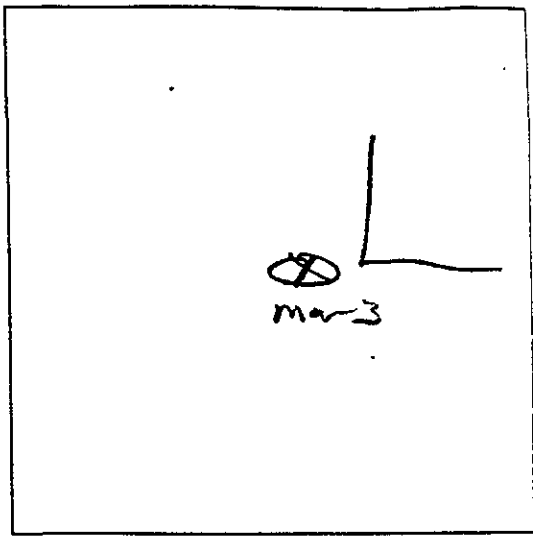
IF YES, WAS PRESSURE (circle one): POSITIVE OR NEGATIVE?

WELL NO.: mw-3

WELL DIAMETER: 2"

TOC ELEV:

LOCK NO.: 605



LOCATION MAP

WATER VOLUME IN WELL: 1.82

[2-INCH CASING = 0.16 GAL/FT] [4-INCH CASING = 0.65 GAL/FT]

[6-INCH CASING = 1.47 GAL/FT] [1 GAL = 3.78 L]

CALCULATED PURGE VOL. (GAL): 5.47 (L): 20.2 ACTUAL PURGE VOL. (GAL): (L): 20

PURGE METHOD: Poly SAMPLE METHOD: Poly

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (L)	Temp (Deg. F)	pH	EC	Clarity	Turbidity (NTU)	Remarks
1102		4	61.1	7.45	1590			no odor
1105		8	61.9	7.36	1330			no odor
1107		12	62.4	7.26	1260			No odor
1110		16	62.8	7.3	1300			No odor
1113		20	63.1	7.33	1200			" "
1120	well sampled						11.60	

SIGNATURE: Lee Hucker

WATER VOL. IN DRUM: 10

NEED NEW DRUM?: NO

SAMPLE HANDLING PROCEDURES

Soil and groundwater samples will be packaged carefully to avoid breakage or contamination and will be delivered to the laboratory in an iced-cooler. The following sample packaging requirements will be followed.

- Sample bottle/sleeve lids will not be mixed. All sample lids will stay with the original containers and have custody seals affixed to them.

- Samples will be secured in coolers to maintain custody, control temperature and prevent breakage during transportation to the laboratory.

- A chain-of-custody form will be completed for all samples and accompany the sample cooler to the laboratory.

- Ice, blue ice or dry ice (dry ice will be used for preserving soil samples collected for the Alameda County Water District) will be used to cool samples during transport to the laboratory.

- Water samples will be cooled with crushed ice. In the Alameda County Water District, water samples will be buried in the crushed ice with a thermometer, and the laboratory will be requested to record thermometer temperature at the time of receipt.

- Each sample will be identified by affixing a pressure sensitive, gummed label or standardized tag on the container(s). This label will contain the site identification, sample identification number, date and time of sample collection and the collector's initials.

- Soil samples collected in brass tubes will be preserved by covering the ends with Teflon tape and capping with plastic end-caps. The tubes will be labeled, sealed in quart size bags and placed in an iced-cooler for transport to the laboratory.

All groundwater sample containers will be precleaned and will be obtained from a State Department of Health Services certified analytical laboratory.

Sample Control/Chain-of-Custody: All field personnel will refer to this workplan to verify the methods to be employed during sample collection. All sample gathering activities will be recorded in the site file; all sample transfers will be documented in the chain-of-custody; samples will be identified with labels; all sample bottles will be custody-sealed. All information is to be recorded in waterproof ink. All TPE field personnel are personally responsible for sample collection and the care and custody of collected samples until the samples are transferred or properly dispatched.

The custody record will be completed by the field technician or professional who has been designated by the TPE project manager as being responsible for sample shipment to the appropriate laboratory. The custody record will include, among other things, the following information: site identification, name of person collecting the samples, date and time samples were collected, type of sampling conducted (composite/grab), location of sampling station, number and type of containers used and signature of the TPE person relinquishing samples to a non-TPE person with the date and time of transfer noted. The relinquishing individual will also put all the specific shipping data on the custody record.

Records will be maintained by a designated TPE field employee for each sample: site identification, sampling location, station number, date, time, sampler's name, designation of the sample as a grab or composite, notation of the type of sample (e.g., groundwater, soil boring, etc.), preservatives used, onsite measurement data and other observations or remarks.

GROUNDWATER MONITORING WELL SAMPLING PROCEDURES

Groundwater monitoring wells will not be sampled until at least 24 to 72 hours (according to local regulatory guidelines) after well development. Groundwater samples will be obtained using a bladder pump, clear Teflon bailer or dedicated polyethylene bailer. Prior to collecting samples, the sampling equipment will be thoroughly decontaminated to prevent introduction of contaminants into the well and to avoid cross-contamination. Monitoring wells will be sampled after 3 to 10 wetted casing volumes of groundwater have been evacuated and pH, electrical conductivity and temperature have stabilized as measured with a Hydac Digital Tester. If the well is emptied before 3 to 10 well volumes are removed, the sample will be taken when the water level in the well recovers to 80% or more of its initial water level.

When a water sample is collected, turbidity of the water will be measured and recorded with a digital turbidimeter. Degree of turbidity will be measured and recorded in nephelometric turbidity units (NTU).

TPE will also measure the thickness of any floating product in the monitoring wells using an interface probe or clear Teflon or polyethylene bailer. The floating product will be measured after well development but prior to the collection of groundwater samples. If floating product is present in the well, TPE will recommend to the client that product removal be commenced immediately and reported to the appropriate regulatory agency.

Unless specifically waived or changed by the local, prevailing regulatory agency, water samples will be handled and preserved according to the latest United States Environmental Protection Agency methods as described in the Federal Register (Volume 44, No. 233, Page 69544, Table ll) for the type of analysis to be performed.

Development and/or purge water will be stored on site in labeled containers. The disposal of the containers and development and/or purge water is the responsibility of the client.

MEASUREMENTS

Purged Water Parameter: During purging, discharged water will be measured for the following parameters.

Parameter	Units of Measurement
pH	None
Electrical Conductivity	Micromhos
Temperature	Degrees F or C
Depth to Water	Feet/Hundredths
Volume of Water Discharged	Gallons
Turbidity	NTU

Documentation: All parameter measurements will be documented in writing on TPE development logs.

QUALITY ASSURANCE AND QUALITY CONTROL PROCEDURES

The overall objectives of the field sampling program include generation of reliable data that will support development of a remedial action plan. Sample quality will be checked by the use of proper sampling, handling and testing methods. Additional sample quality control methods may include the use of background samples, equipment rinsate samples and trip and field blanks. Chain-of-custody forms, use of a qualified laboratory, acceptable detection limits and proper sample preservation and holding times also provide assurance of accurate analytical data.

TPE will follow a quality assurance and quality control (QA/QC) program in the field to ensure that all samples collected and field measurements taken are representative of actual field and environmental conditions and that data obtained are accurate and reproducible. These activities and laboratory QA/QC procedures are described below.

Field Samples: Additional samples may be taken in the field to evaluate both sampling and analytical methods. Three basic categories of QA/QC samples that may be collected are trip blanks, field blanks and duplicate samples.

Trip blanks are a check for cross-contamination during sample collection, shipment, and laboratory analysis. They are water samples that remain with the collected samples during transportation and are analyzed along with the field samples to check for residual contamination. Analytically confirmed organic-free water will be used for organic parameters and deionized water for metal parameters. Blanks will be prepared by the laboratory supplying the sample containers. The blanks will be numbered, packaged and sealed in the same manner as the other samples. One trip blank will be used for each sample set of less than 20 samples. At least 5% blanks will be used for sets greater than 20 samples. The trip blank is not to be opened by either the sample collectors or the handlers.

The field blank is a water sample that is taken into the field and is opened and exposed at the sampling point to detect contamination from air exposure. The water

sample is poured into appropriate containers to simulate actual sampling conditions. Contamination due to air exposure can vary considerably from site to site.

The laboratory will not be informed about the presence of trip and field blanks, and false identifying numbers will be put on the labels. Full documentation of these collection and decoy procedures will be made in the site log book.

Duplicate samples are identical sample pairs (collected in the same place and at the same time), placed in identical containers. For soils, adjacent sample liners will be analyzed. For the purpose of data reporting, one is arbitrarily designated the sample, and the other is designated as a duplicate sample. Both sets of results are reported to give an indication of the precision of sampling and analytical methods.

The laboratory's precision will be assessed without the laboratory's knowledge by labeling one of the duplicates with false identifying information. Data quality will be evaluated on the basis of the duplicate results.

Laboratory QA/QC: Execution of a strict QA/QC program is an essential ingredient in high-quality analytical results. By using accredited laboratory techniques and analytical procedures, estimates of the experimental values can be very close to the actual value of the environmental sample. The experimental value is monitored for its precision and accuracy by performing QC tests designed to measure the amount of random and systematic errors and to signal when correction of these errors is needed.

The QA/QC program describes methods for performing QC tests. These methods involve analyzing method blanks, calibration standards, check standards (both independent and the United States Environmental Protection Agency-certified standards), duplicates, replicates and sample spikes. Internal QC also requires adherence to written methods, procedural documentation and the observance of good laboratory practices.

Trace Analysis Laboratory, Inc.
3423 Investment Boulevard, #8 • Hayward, California 94545
Telephone (510) 783-6960
Facsimile (510) 783-1512

LOG NUMBER: 6072
DATE SAMPLED: 12/18/95
DATE RECEIVED: 12/19/95
DATE EXTRACTED: 12/28/95
DATE ANALYZED: 01/05/96
DATE REPORTED: 01/19/96

CUSTOMER: Tank Protect Engineering

REQUESTER: Jeff Farhoomand

PROJECT: No. 218-121895, Petsas, 16035 East 14th Avenue, San Leandro, CA 94577

Sample Type: Water

Method and Constituent:	Units	MW-1 Concentration	MW-1 Reporting Limit	MW-3 Concentration	MW-3 Reporting Limit	Method Blank Concentration	Method Blank Reporting Limit
DHS Method:							
Total Petroleum Hydrocarbons as Diesel	ug/l	140	50	ND	50	ND	50

QC Summary:

% Recovery: 92
% RPD: 3.3

Concentrations reported as ND were not detected at or above the reporting limit.

Trace Analysis Laboratory, Inc.

LOG NUMBER: 6072
DATE SAMPLED: 12/18/95
DATE RECEIVED: 12/19/95
DATE ANALYZED: 12/27/95
DATE REPORTED: 01/19/96
PAGE: Two

Sample Type: Water

Method and Constituent:	Units	MW-1 Concentration	MW-1 Reporting Limit	MW-3 Concentration	MW-3 Reporting Limit	MW-4 Concentration	MW-4 Reporting Limit
DHS Method:							
Total Petroleum Hydrocarbons as Gasoline	ug/l	330	50	ND	50	ND	50
EPA Method 8020 for:							
Methyl t-Butyl Ether	ug/l	ND	5.0	ND	5.0	ND	5.0
Benzene	ug/l	13	0.50	2.1	0.50	ND	0.50
Toluene	ug/l	ND	0.50	ND	0.50	ND	0.50
Ethylbenzene	ug/l	6.2	0.50	ND	0.50	ND	0.50
Xylenes	ug/l	ND	1.5	1.7	1.5	ND	1.5

Method and Constituent:	Units	Method Blank Concentration	Method Blank Reporting Limit
DHS Method:			
Total Petroleum Hydrocarbons as Gasoline	ug/l	ND	50
EPA Method 8020 for:			
Methyl t-Butyl Ether	ug/l	ND	5.0
Benzene	ug/l	ND	0.50
Toluene	ug/l	ND	0.50
Ethylbenzene	ug/l	ND	0.50
Xylenes	ug/l	ND	1.5

QC Summary:

% Recovery: 94
% RPD: 3.2

Concentrations reported as ND were not detected at or above the reporting limit.

Louis W. DuPuis
Quality Assurance/Quality Control Manager

6072

TANK PROTECT ENGINEERING
of Northern California, Inc
2821 Whipple Rd., Union City, CA 94587-1233
(510) 429-8088 ■ (800) 523-8088 ■ Fax (510) 429-8089

LAB: TAL

TURNAROUND: 5 day

P.O. #: 1180

PAGE 1 OF 1

CHAIN OF CUSTODY

PROJECT NO.	SITE NAME & ADDRESS
218121895	Petsos 1603 E. 14th Street

SAMPLER NAME, ADDRESS AND TELEPHONE NUMBER
Lee Huckins
2821 WHIPPLE ROAD, UNION CITY, CA 94587 (415) 429-8088

ID NO.	DATE	TIME	SOIL	WATER	SAMPLING LOCATION	(1) TYPE OF CONTAINER	ANALYTES REQUESTED: TOTAL LIGHT HC	AROMATIC HC (BTX)	TOTAL HEAVY HC	OIL & GREASE	VOC SCAN (624's)	OTHER	REMARKS
mw-1	12/18	1120		X		1 glass 2-40ml	X	X	X				
mw-3	12/18	1155		X		1 glass 2-40ml	X	X	X				
mw-4	12/18	1200		X	Does not have →	1 glass 2-40ml	X	X					

Relinquished by : (Signature)	Date / Time	Received by : (Signature)	Relinquished by : (Signature)	Date / Time	Received by : (Signature)
Lee Huckins	12/19/95 11:37	Flaviano Perez			
Relinquished by : (Signature)	Date / Time	Received by : (Signature)	Relinquished by : (Signature)	Date / Time	Received by : (Signature)
Relinquished by : (Signature)	Date / Time	Received for Laboratory by: (Signature)	Date / Time	Remarks	P/U, water TPHD = 1-liter unpres. amber, BTEX = 2-40ml HCl each, white

DATE: _____

Report

TRACE ANALYSIS 5107831512 01/19/96 15:05 006