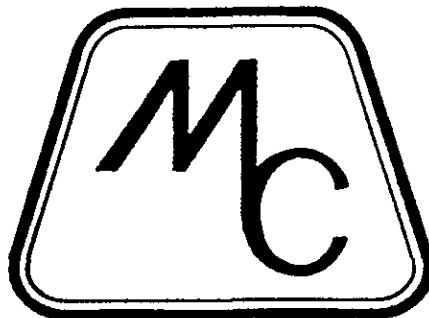


**FIRST QUARTER 1992
QUARTERLY MONITORING
AND SAMPLING REPORT
GOLDEN GATE DRIVE
DUBLIN, CALIFORNIA**

Prepared for:
**BEDFORD PROPERTIES, INC.
SAN RAMON, CALIFORNIA**

Prepared by:
**MITTELHAUSER CORPORATION
PLEASANTON, CALIFORNIA**



APRIL 1992

MITTELHAUSER corporation

7901 Stoneridge Drive, Suite 123
Pleasanton, California 94588
Bus: (510) 416-2900
Fax: (510) 416-0957

April 14, 1992

Ms. Gina DiMatteo
Bedford Properties, Inc.
2000 Crow Canyon Place, Suite 120
San Ramon, California 94583

Subject: Quarterly Monitoring and Sampling Report -
First Quarter 1992
6700 Golden Gate Drive
Dublin, California

Dear Gina:

Mittelhauser Corporation (Mittelhauser) is pleased to present this report documenting the results of monitoring and sampling the groundwater during the first quarter of 1992 at the subject site, in accordance with our proposal dated January 22, 1992. This report discusses work performed at the site on March 6, 1992. A Site Location Map (Figure 1) and Site Plan (Figure 2) are attached.

BACKGROUND

It is Mittelhauser's understanding that one diesel fuel and one unleaded gasoline underground storage tank (UST) were removed from the subject site by W.A. Craig Contractors. After the tank removal, contaminated soil was encountered on the floor of the tank pit. According to a report by Uriah, Inc., approximately 82 cubic yards of soil was subsequently excavated from the pit. Laboratory analysis of the stockpiled soil detected up to 360 ppm of total oil and grease (TOG) and minimal gasoline components.

On August 14, 1991, Mittelhauser observed additional soil removal from the tank pit near the juncture of the two USTs until no visual contamination was evident, and the photoionization detector (PID) did not detect any organic volatiles. Laboratory analyses of soil samples collected from the floor of the excavation did not detect any total petroleum hydrocarbons as gasoline (TPH-G) or diesel (TPH-D), benzene, toluene, ethylbenzene, and xylenes (BTEX), TOG, and organic lead.

The excavated soils were added to the previous stockpile which was flattened to an average height of approximately 5 feet

for composite sampling purposes. The stockpiled soil was sampled, analyzed, and disposed of properly.

On November 20, 1991 Mittelhauser personnel observed the installation of one 2-inch-diameter monitoring well designated as MW1. The monitoring well was installed in the area of the tank juncture which was identified in the Uriah report as the main area of contamination. The location of the monitoring well is shown on the attached Site Plan.

A quarterly monitoring and sampling program was initiated at the site on March 6, 1992. The results of the first quarter of monitoring and sampling are presented in this report.

FIELD ACTIVITIES

Monitoring well MW1 was monitored for depth to water and the presence of free product or sheen. No free product or sheen were observed in this well during this sampling episode.

On March 6, 1992 the well MW1 was sampled. Prior to sampling, the well was purged of a minimum of four casing volumes of water. During purging operations, the field parameters of electrical conductivity, pH, and temperature were monitored. Once the field parameters were observed to stabilize and a minimum of three casing volumes had been purged, groundwater samples were collected using a Teflon bailer. The water sample was transferred to 40 milliliter glass Volatile Organic Analysis (VOA) vials and 1-liter amber glass bottles, which were sealed with Teflon-lined screw caps. The VOA vial was overturned and tapped to assure that no air bubbles were present. The VOA vial was then transferred to a cooler with ice until it was transported to ChromaLab in San Ramon, California, a state-certified laboratory. Chain-of-custody documentation accompanied the samples to the laboratory. A summary of the field parameters recorded during well purging is presented in Table 2.

HYDROLOGY

The measured depth to water at the site on March 6, 1992 was 12.61 feet below top of casing. The water level rose 3.75 feet in the well during this quarter.

LABORATORY RESULTS

The groundwater sample collected from well MW1 was analyzed for TPH-G using EPA Method 5030 in conjunction with modified EPA Method 8015, and for benzene, toluene, ethylbenzene, and BTEX using EPA Method 602. In addition, the water sample from MW1 was analyzed for TPH-D using EPA Method 3510 in conjunction with modified EPA Method 8015.

Laboratory analytical results of the water sample from MW1 did not detect any of the tested constituents. The laboratory analytical results for the water sample are summarized in Table 3. Copies of the laboratory analytical results and chain-of-custody documentation are attached.

DISCUSSION AND RECOMMENDATIONS

This is the first sampling episode with laboratory analytical results showing non-detect for all tested constituents. This program will be continued for three more quarters. If the groundwater analytical results continue to remain non-detect for 4 consecutive quarters, site closure can be requested from the agency.

DISTRIBUTION

We recommend that copies of this report be sent to Mr. Ravi Arulanatham at the Alameda County Department of Health Services.

LIMITATIONS

This report was prepared solely for the use of Bedford Properties, Inc. The content and conclusions provided by Mittelhauser in this assessment are based on information collected during our investigation, which may include, but is not limited to, visual site inspections, interviews with site owner, regulatory agencies and other pertinent individuals, a review of available public documents, subsurface exploration and laboratory testing of soil and groundwater samples and our professional judgment based on said information at time of preparation of this document. Any subsurface sample results and observations presented herein are considered to be representative of the area of investigation; however, geological conditions may vary between borings and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the conclusions of this report.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the owner to properly dispose of any hazardous materials left onsite, in accordance with existing laws and regulations.

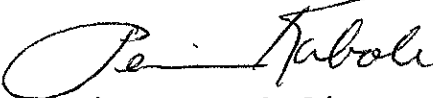
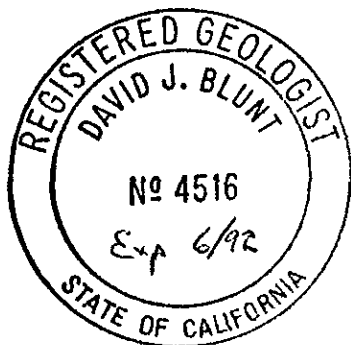
This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing

services of a similar nature. Mittelhauser is not responsible for the accuracy or completeness of information provided by other individuals or entities which is used in this report. This report presents our professional judgment based upon data and findings identified in this report and the interpretation of such data based upon our experience and background, and no warranty, either express or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

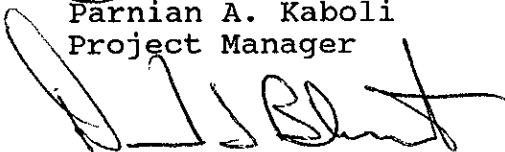
Should you have any questions, please do not hesitate to contact Parnian Kaboli at (510) 743-0335.

Sincerely,

MITTELHAUSER CORPORATION



Parnian A. Kaboli
Project Manager



David J. Blunt
Geoscience Manager RG 4516

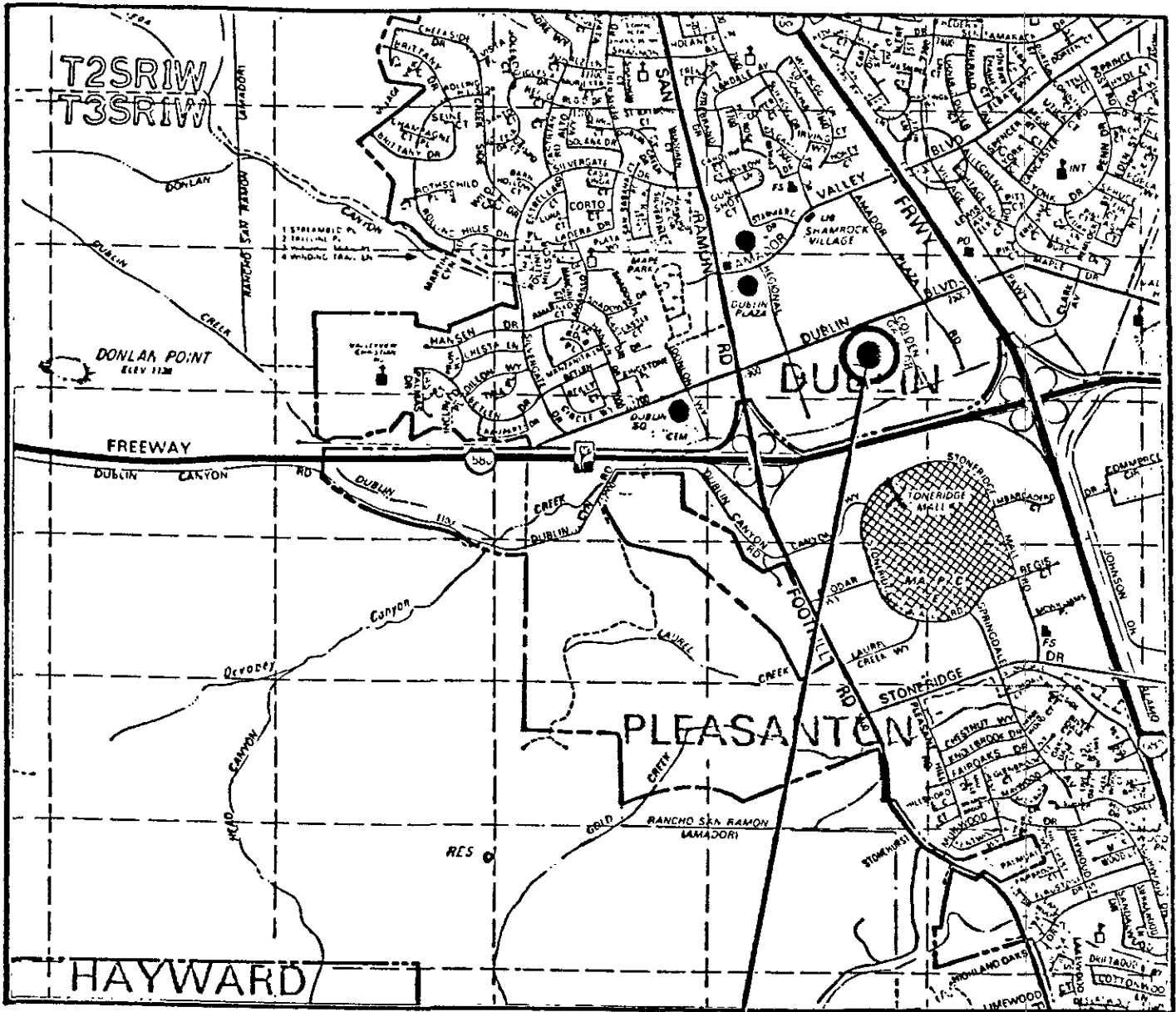
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P1753R01.WP

- Attachments:
- Figure 1: Site Location Map
 - Figure 2: Site Plan
 - Table 1: Well Monitoring Data
 - Table 2: Summary of Field Parameter Data
 - Table 3: Summary of Water Sample Analytical Results
 - Laboratory Analytical Report
 - Chain-of-Custody Documentation

Ms. Gina DiMatteo

April 14, 1992

FIGURES



SITE

BASE MAP
 - ALAMEDA AND CONTRA COSTA
 THE THOMAS GUIDE
 1989 UPDATED EDITION

ENG	RWP
CHK BY	RWP
DRAWN	DLP
DATE	12/18/91
SCALE	
CAD NO	17530002
PRJ NO	P1753



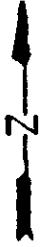
MITTELHAUSER
 CORPORATION

SITE LOCATION MAP

BEDFORD PROPERTIES, INC.
 6700 GOLDEN GATE DRIVE
 DUBLIN, CALIFORNIA

DRWG NO

REV



ORCHARD SUPPLY

DRIVEWAY

CHAIN LINK FENCE

DOUBLE GATE

TEMPORARY CHAIN LINK FENCE

CHAIN LINK FENCE

SITE OF FORMER 10,000-GALLON DIESEL UST

SITE OF FORMER 3,500-GALLON UNLEADED GASOLINE UST

MW-1

PAVED AREA

FIELD

CHAIN LINK FENCE

UNISOURCE BUILDING

0 10 20 30

DRG	URIAH, INC.
CHK BY	MWB
INT BY	
PLANN	SKM
DATE	12/18/91
SCALE	AS SHOWN
CAD NO	17530001
PLN NO	P1753



SITE PLAN

BEDFORD PROPERTIES, INC.
6700 GOLDEN GATE DRIVE
DUBLIN, CALIFORNIA

MITTELHAUSER CORPORATION

DRWG NO

REV

FIGURE 2 D

Ms. Gina DiMatteo

April 14, 1992

TABLES

Bedford Properties, Inc.
Quarterly Monitoring and Sampling Report
Dublin, California

April 1992
Rev.: 1
1753T01.WK1

TABLE 1
WELL MONITORING DATA

WELL NUMBER	DEPTH TO WATER * (FEET)	FREE PRODUCT THICKNESS (FEET)	SHEEN PRESENCE	WATER REMOVED (GALLONS)
March 6, 1992				
MW-1	12.61	-0-	None	12.5
December 5, 1991				
MW-1	16.36	-0-	None	8.5
* Measured from Top of Casing				

TABLE 2

SUMMARY OF FIELD PARAMETER DATA

WELL NUMBER	TIME	GALLONS PURGED	TEMPERATURE (DEGREES F)	ELECTRICAL CONDUCTIVITY (MICROMHOS PER CM) X 100	pH
MW-1	15:46	0.25	61.9	*	6.75
	15:52	1.25	62.1	*	6.95
	15:56	2.5	62.4	19.66	7.23
	16:00	4.0	62.4	19.16	7.26
	16:05	5.5	61.3	18.29	7.43
	16:09	7.0	62.0	19.00	7.58
	16:13	8.25	63.1	19.09	7.53
	16:17	9.50	62.3	18.93	7.54
	16:20	10.75	63.1	19.62	7.36
	16:22	11.00	63.3	19.69	7.27
	16:24	11.25	63.1	19.32	7.26
	16:26	11.75	63.3	19.22	*
	16:28	12.00	63.5	19.10	*

* Instrument not operational.

TABLE 3

SUMMARY OF WATER SAMPLE ANALYTICAL RESULTS
 Results are in ug/L

SAMPLE NUMBER	TPH-D	TPH-G	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES
March 6, 1992						
MW-1	0.660	ND	ND	ND	ND	ND
December 5, 1991						
	ND	ND	ND	ND	ND	ND
DETECTION LIMITS:	50	50	0.5	0.5	0.5	0.5

NOTES:

ND = Non detectable at detection limit

TPH-D = Total Petroleum Hydrocarbons as diesel.

TPH-G = Total Petroleum Hydrocarbons as gasoline.

Results are in micrograms per liter (ug/L) and are reported as parts per billion (ppb) in the text.

Ms. Gina DiMatteo

April 14, 1992

LABORATORY ANALYTICAL REPORT

CHROMALAB, INC.

5 DAYS TURNAROUND

Analytical Laboratory (E694)

March 16, 1992

ChromaLab File No.: 0392079

MITTELHAUSER CORPORATION

Attn: Parnian Kaboli

RE: One water sample for Gas/BTEX and Diesel analyses

Project Name: BEDFORD/DUBLIN

Project Number: 1753.06

Date Sampled: Mar. 6, 1991

Date Submitted: Mar. 6, 1992

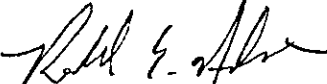
Date Extracted: Mar. 11, 1992


Date Analyzed: Mar. 12, 1992

RESULTS:

Sample I.D.	Gasoline ($\mu\text{g/L}$)	Diesel ($\mu\text{g/L}$)	Benzene ($\mu\text{g/L}$)	Toluene ($\mu\text{g/L}$)	Ethyl Benzene ($\mu\text{g/L}$)	Total Xylenes ($\mu\text{g/L}$)
1753-MW1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE REC.	90%	100%	97%	108%	91%	103%
DET. LIMIT	50	50	0.5	0.5	0.5	0.5
METHOD OF ANALYSIS	5030/ 8015	3510/ 8015	602	602	602	602

ChromaLab, Inc.


Ronald Halsne
Analytical Chemist


Eric Tam
Laboratory Director

MITTELHAUSER
corporation

Ms. Gina DiMatteo

April 14, 1992

CHAIN-OF-CUSTODY DOCUMENTATION

CHAIN OF CUSTC

PROJECT NUMBER: 1753.06		PROJECT NAME: Bedford/Dublin			NUMBER OF CONTAINERS	ANALYSIS(ES): TPH-U, BTEX TPH-D	PRESERVATIVE	REMARKS	
SAMPLED BY: (PRINTED AND SIGNATURE) Roger W. Papler <i>Roger W. Papler</i>									
SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION					
1753-MW1	6/20/92		WATER	MW-1 @ Unisource Perry lot	5	X	X	W	Normal TAT
RELINQUISHED BY: (SIGNATURE) <i>Roger W. Papler</i>	DATE 6/20/92	TIME 1750	RECEIVED BY: (SIGNATURE) <i>Gary Cook</i>	TOTAL NO. OF SAMPLES (THIS SHIPMENT) 1	LABORATORY: Chroma Lab				
RELINQUISHED BY: (SIGNATURE) <i>Roger W. Papler</i>	DATE	TIME	RECEIVED BY: (SIGNATURE) <i>Gary Cook</i>	TOTAL NO. OF CONTAINERS (THIS SHIPMENT) 5	LABORATORY CONTACT: Eric Tam LABORATORY PHONE NUMBER: (510) 831-1788				
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)	SAMPLE ANALYSIS REQUEST SHEET ATTACHED: () YES (X) NO					
DISTRIBUTION: WHITE, MITTELHAUSER CORPORATION CANARY, LABORATORY PINK, CLIENT GOLD, PROJECT FILE			REMARKS: REPORT RESULTS TO: Parnian Kaboli						