



May 3, 2005

Mr. Amir Gholami
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94501

Subject: 796 66th Avenue
Oakland, CA
AEI Project No. 5526
ACHCSA Case No. RO0002449

ALAMEDA COUNTY
MAY 10 2005
ENVIRONMENTAL SERVICES

Dear Mr. Gholami:

Enclosed is the Groundwater Monitoring Report prepared by AEI on behalf of Cruise America, Inc. for the 2nd Quarter 2005 monitoring at the above referenced property.

I can be reached at (925) 283-6000, extension 104, or at pmcintyre@aeiconsultants.com if you have any questions or would like to discuss this site.

Sincerely,
AEI Consultants


Peter McIntyre, PG
Project Manager

May 3, 2005

Alameda County
MAY 06 2005
Environmental Health

GROUNDWATER MONITORING REPORT
2nd Quarter, 2005

796 66th Avenue
Oakland, California

AEI Project No. 8262
ACHCSA No. RO0002449

Prepared For

Cruise America, Inc.
11 West Hampton Avenue
Mesa, AZ 85210

Prepared By

AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597
(925) 283-6000

AEI



May 3, 2005

Mr. Cory Kauffman
Cruise America, Inc.
11 West Hampton Avenue
Mesa, AZ 85210

**Subject: Quarterly Groundwater Monitoring Report
2nd Quarter, 2005
796 66th Avenue
Oakland, California
AEI Project No. 8262
ACHCSA No. RO0002449**

Dear Mr. Kauffman:

AEI Consultants (AEI) has prepared this report on behalf of Cruise America, Inc. to document to groundwater monitoring activities performed at the above referenced site (Figure 1: Site Location Map). The mitigation and monitoring has been required by the Alameda County Health Care Services Agency (ACHCSA) to document groundwater quality associated with the release of gasoline fuel from the former underground storage tank (UST) located on the property. This report documents the monitoring and sampling event conducted during the 2nd Quarter 2005 on April 13, 2005.

I Background

The site is currently occupied by Cruise America, a recreational vehicle rental facility. The property is approximately 5 acres in size. Currently, two buildings exist on the site, surrounded by paved vehicle storage areas. The buildings consist of an office building located on the eastern side of the property and a service building located centrally on the property. Cruise America acquired the property from McGuire Huster in August 1988.

In July 2001, AEI performed a Phase II investigation on the site that included advancing six (6) soil borings (labeled SB-1 through SB-6). The investigation was performed to assess whether the soil or groundwater beneath the site was impacted by two former UST locations on the property (Figure 2). Although low concentrations of TPH as gasoline (TPH-g) and TPH as diesel (TPH-d) were reported in the groundwater beneath the site, high levels of methyl tertiary butyl ether (MTBE) were detected in boring SB-1.

In September of 2001, AEI advanced five (5) additional soil borings (labeled SB-7 through SB-11) in order to determine the source of the high levels of MTBE found in SB-1. Samples collected from SB-7 and SB-8 did not contain MTBE above laboratory reporting limits. MTBE

concentrations varied from 630 µg/L in SB-9 to 13,000 µg/L in SB-10. These data indicated a leak in the remaining 10,000-gallon gasoline UST on the southern portion of the property as the most likely source of the MTBE.

AEI removed the 10,000-gallon gasoline UST in November of 2001. Concentrations of TPH-g in four of the five soil samples ranged from 4.1 mg/kg to 280 mg/kg. Concentrations of MTBE and benzene, toluene, ethyl benzene, and xylenes (BTEX) were also detected in the five soil samples. The highest concentrations of MTBE and benzene detected in the soil during the tank removal were 53 mg/kg and 13 mg/kg, respectively detected along the southern and eastern sidewalls of the excavation at approximately 6.5 feet bgs. Elevated concentrations of TPH as gasoline and MTBE were present in the groundwater sample at 44,000 µg/L and 42,000 µg/L, respectively.

Following removal of the tank, the ACHCSA requested further investigation of the release from the 10,000 gallon UST. On September 6, 2002, six (6) borings (labeled SB-12 through SB-17) were advanced. The data from these soil borings was used to determine the placement of five groundwater-monitoring wells, which were installed on September 19, 2002. The wells have been monitored on a quarterly basis since installation.

Based on the findings of the investigation and monitoring activities, the ACHCSA required that corrective action be undertaken. AEI prepared and submitted *Interim Corrective Action Plan*, April 5, 2004 outlining an evaluation and scope of work to implement a treatment program for the release. A sparging system was installed around the release area in July 2004, major features of which are shown on Figure 4. Implementation of the plan was documented in the *Interim Corrective Action Progress Report*, February 11, 2005, to which the reader is referred for details.

II Summary of Activities

AEI measured depth to groundwater in five (5) wells (MW-1 to MW-5) on April 13, 2005. Wells were first opened and water levels allowed to equilibrate with atmospheric pressure. The depth to water from the top of the well casings was measured prior to sampling with an electric water level indicator. The wells were then purged of at least three well volumes using a battery powered submersible pump.

Temperature, pH, specific conductivity, dissolved oxygen, and oxidation-reduction potential (ORP) were measured and the turbidity was visually noted during the purging of the wells. Once the wells were allowed to recharge to a minimum of 90% of their original water volume, a water sample was collected. Groundwater samples were collected from each well using clean, disposable bailers.

From each well, groundwater samples were collected into three 40-ml volatile organic analysis (VOA) vials. The samples were capped so that neither head space nor air bubbles were visible within the sample containers. Samples were labeled with unique identifiers, stored over water

ice, and placed under chain of custody. The samples were transported to McCampbell Analytical, Inc. of Pacheco, California (Department of Health Services Certification #1644).

The five (5) groundwater samples were analyzed for TPH-g by EPA Method 8015Cm; benzene, toluene, ethyl-benzene, and xylenes (BTEX) and methyl tert butyl ether by EPA Method 8021B; and MTBE and tert butyl alcohol (TBA) by EPA method 8260B.

III Field Results

No sheen or free product was encountered during monitoring activities. Groundwater levels for the current monitoring episode ranged from 4.11 to 6.44 feet above mean sea level (msl). These groundwater elevations were an average of 0.28 feet higher than the previous episode; however, water levels increased in MW-2 and MW-3 since the previous episode, but dropped in the other three wells. The direction of the groundwater flow at the time of measurement was towards east. Based on these measurements, hydraulic gradient is estimated at 0.02 feet per foot. This flow direction and gradient are generally consistent with previous monitoring events.

Groundwater elevation data is summarized in Table 1. The groundwater elevation contours and the groundwater flow direction are shown in Figure 5. A summary of historical average water table elevations and hydraulic gradients is presented in Table 2. Refer to Appendix A for the Groundwater Monitoring Well Field Sampling Forms.

IV Groundwater Quality

TPH-g was only detected in one sample above laboratory reporting limits (50 µg/l), in MW-1 at 230 µg/l. No concentrations of benzene, ethyl benzene, and xylenes were detected above laboratory reporting limits of 0.5 µg/l in any of the samples analyzed. Toluene was only detected in one sample, MW-1 at 9.0 µg/l. MTBE was detected in three samples; MW-1 at 100 µg/l, MW-4 at 200 µg/l; and MW-5 at 320 µg/l. TBA was detected in two samples, MW-1 and MW-5, both at 2,600 µg/l.

A summary of groundwater quality data is presented in Table 2 and on Figure 6. Laboratory results and chain of custody documents are included in Appendix B.

V Sparging Operations

The ozone generator and sparging unit have operated at 100% of the system's programmed up-time, which is set at 80%. System components and safety features are operational and sparge pressures are normal. Programming may be adjusted to focus on residual hotspot areas as treatment progresses.

VI Summary

MTBE concentrations have decreased significantly since inception of the ozone and oxygen sparging program, with a 90% or greater reduction from each well's highest concentrations. TPH-g and BTEX concentrations have been reduced to non-detect or nearly so in all wells. The presence of TBA, an intermediary oxidation by-product of MTBE, further supports MTBE destruction. TBA concentrations are expected to decrease rapidly as oxidation progresses. The next quarterly monitoring episode is scheduled to occur in July 2005, although interim sampling of selected wells may occur prior to this time. Operation of the sparging system should continue to reduce TBA concentrations and ensure adequate treatment of the source area.

VII Report Limitation

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the required information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work.

If you have any questions regarding our investigation, please do not hesitate to contact Mr. McIntyre at (925) 283-6000, extension 104.

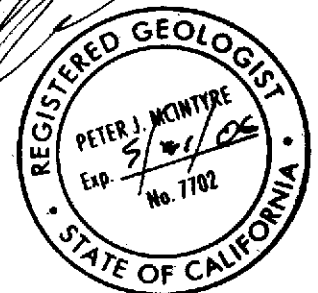
Sincerely,
AEI Consultants



Adrian Angel
Staff Geologist



Peter McIntyre, P.G.
Project Manager



Figures

- Figure 1: Site Location Map*
- Figure 2: Property Map*
- Figure 3: Site Plan*
- Figure 4: Sparge Well Locations*
- Figure 5: Water Table Contours*
- Figure 6: Groundwater Sample Analytical Data*

Tables

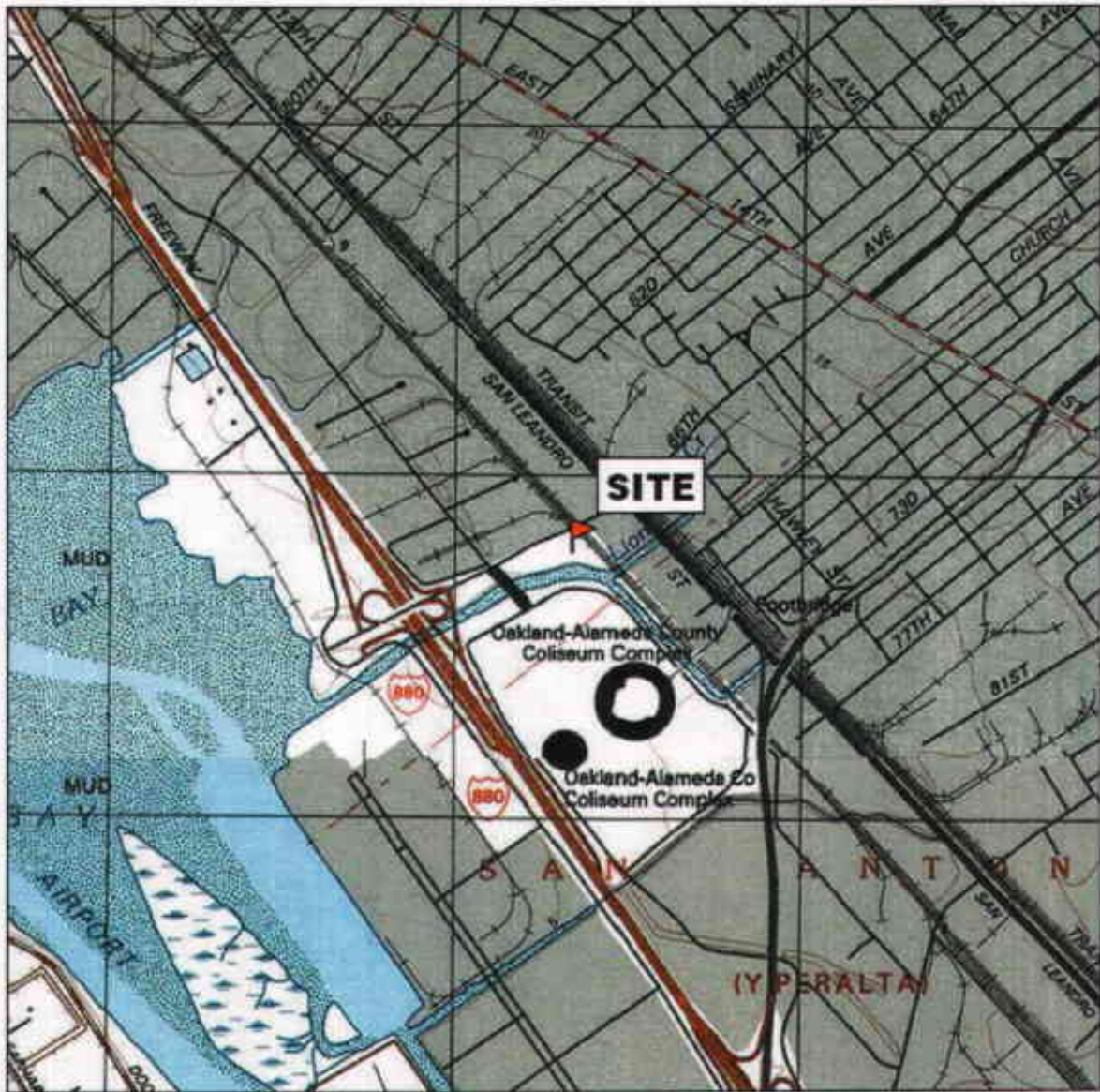
- Table 1: Groundwater Monitoring Data*
- Table 2: Water Table Elevation Summary*

Attachments

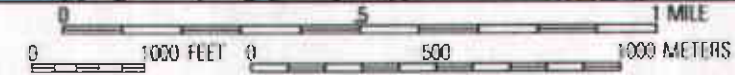
- Appendix A: Groundwater Monitoring Well Field Sampling Forms*
- Appendix B: Laboratory Report and Chain of Custody*

Distribution: Cruise America, Inc.
11 West Hampton Avenue
Mesa, AZ 85210

Mr. Amir Gholami
ACHCSA
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94501



TN* / MN
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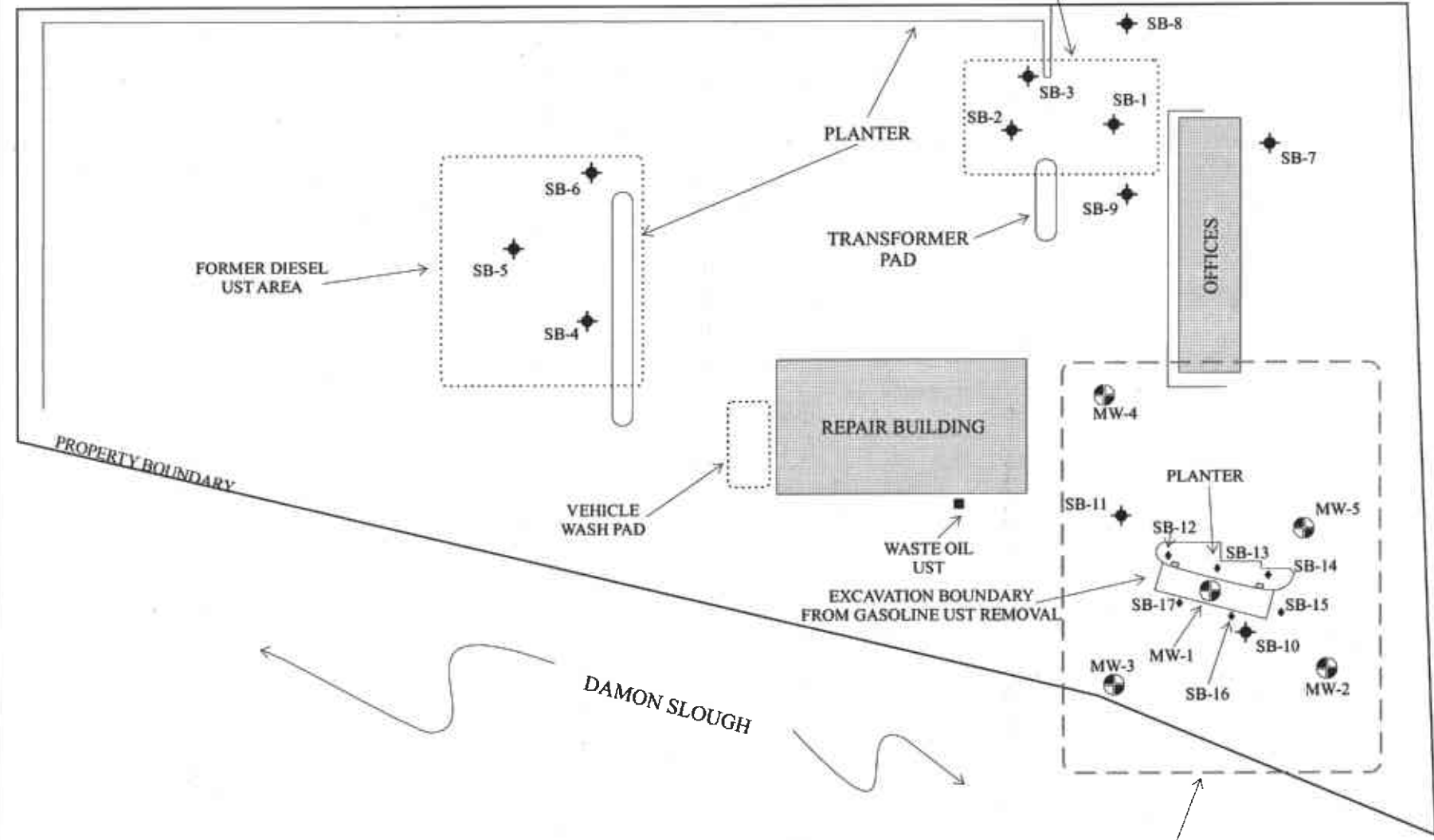


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AEI CONSULTANTS	
SITE LOCATION MAP	
796 66 th AVENUE OAKLAND, CALIFORNIA	FIGURE 1 PROJECT NO. 8262

66TH AVENUE

FORMER GASOLINE
UST AREA



RAILROAD EASEMENT

PROPERTY BOUNDARY

DAMON SLOUGH

REPAIR BUILDING

OFFICES

PLANTER

TRANSFORMER
PAD

FORMER DIESEL
UST AREA

EXCAVATION BOUNDARY
FROM GASOLINE UST REMOVAL

WASTE OIL
UST

VEHICLE
WASH PAD

PLANTER

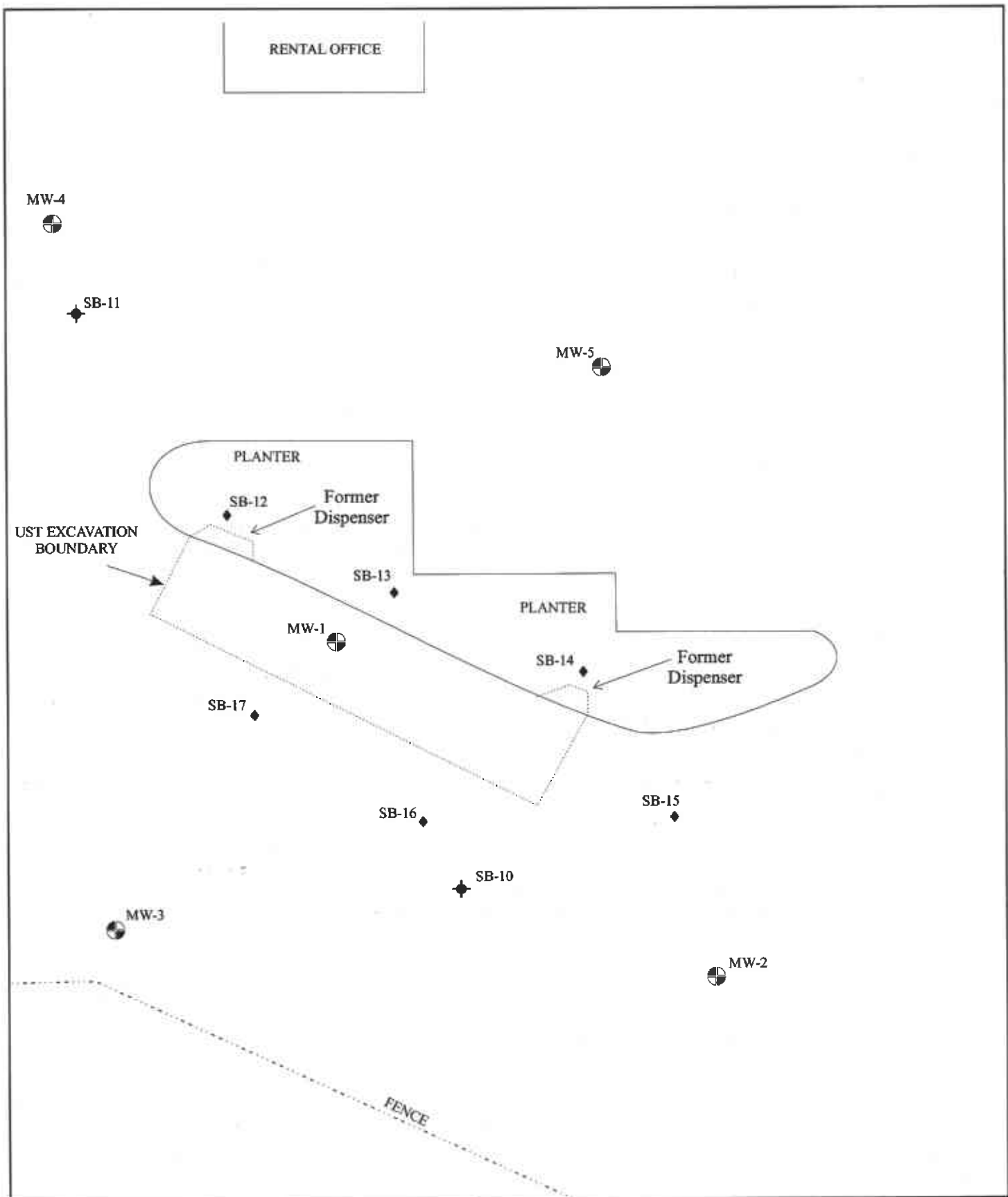
INSET AREA FOR FIGURES 2 & 3

AEI Consultants	
2500 CAMINO DIABLO BLVD, STE 200, WALNUT CREEK, CA	
PROPERTY MAP	
796 66th AVENUE OAKLAND, CALIFORNIA	FIGURE 2 AEI PROJECT No 5526

- SB-X ◆ LOCATION OF BORINGS
ADVANCED 7-9/2001
- MW-1 ● LOCATION OF MONITORING
WELLS INSTALLED 9/2002
- SB-X ◆ LOCATION OF BORINGS
ADVANCED 9/2002

0' 25' 50' 75'





LEGEND

- ◆ Soil Boring: July & Sept. 2001
- ◆ Soil Boring: Sept. 2002
- ⊕ Monitoring Wells



0' 10' 20'
SCALE: 1 in = 20 ft

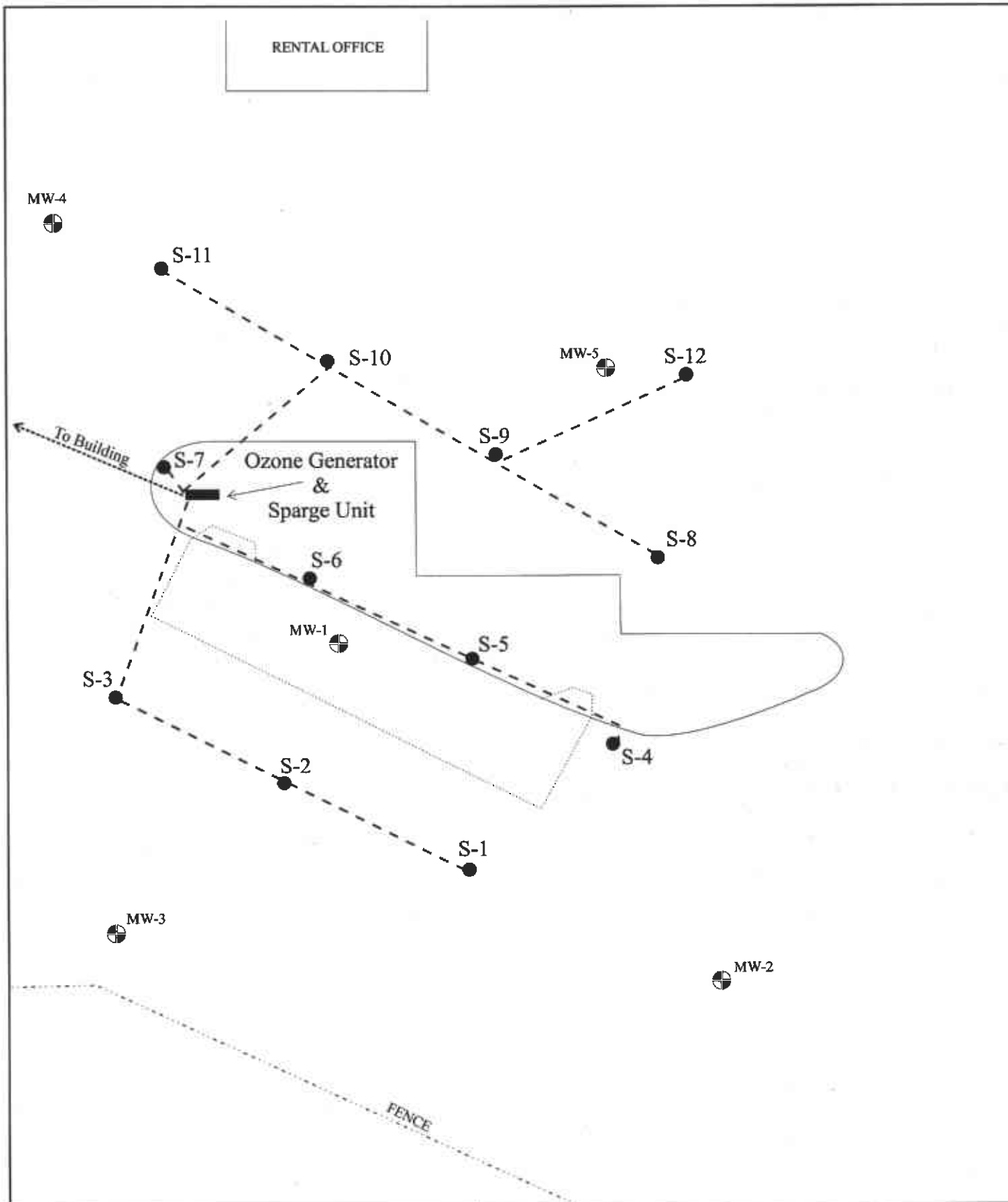
AEI Consultants

2500 CAMINO DIABLO, SUITE 200, WALNUT CREEK, CA

SITE PLAN

796 66TH AVENUE
OAKLAND, CALIFORNIA

FIGURE 3
AEI PROJECT NO 8262



LEGEND

- ⊕ Monitoring Wells
- Sparge Well Points
- - - Sparge Lines and Conduit
- ⋯ Electrical Conduit



0' 10' 20'
SCALE: 1 in = 20 ft

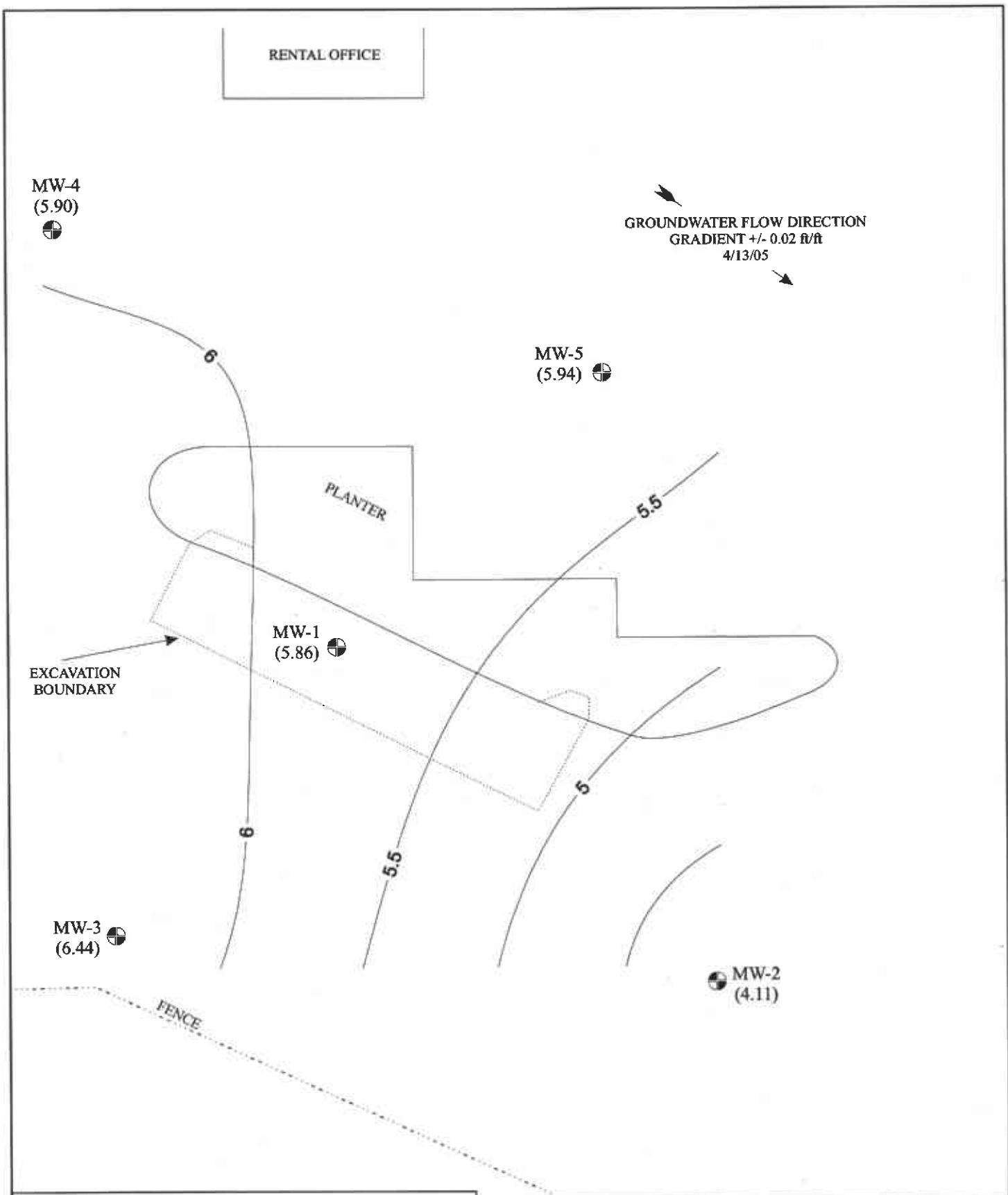
AEI Consultants

2500 CAMINO DIABLO, SUITE 200, WALNUT CREEK, CA

SPARGE WELL LOCATIONS

796 66TH AVENUE
OAKLAND, CALIFORNIA

FIGURE 4
AEI PROJECT NO 8262

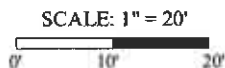


LEGEND

⊕ MONITORING WELL LOCATION



Water level elevation data as of 4/13/05 in feet above msl
 Contour drawn in Surfer (R) v. 7.0
 Contour interval = 0.5 ft above msl
 See Table 1 for details



AEI Consultants

2500 CAMINO DIABLO, STE 200, WALNUT CREEK, CA

WATER TABLE CONTOURS: 4/13/05

796 66TH AVENUE
OAKLAND, CALIFORNIA

FIGURE 5
AEI PROJECT NO 8262

RENTAL OFFICE

MW-4	
TPH-g	<50
MTBE	200
BENZ.	<0.5

MW-5	
TPH-g	<50
MTBE	320
BENZ.	<0.5

GROUNDWATER FLOW DIRECTION
GRADIENT +/- 0.02 ft/R
4/13/05

EXCAVATION
BOUNDARY

PLANTER

MW-1	
TPH-g	230
MTBE	100
BENZ.	<0.5

MW-3	
TPH-g	<50
MTBE	<0.5
BENZ.	<0.5

MW-2	
TPH-g	<50
MTBE	<0.5
BENZ.	<0.5

FENCE

LEGEND

 MONITORING WELL LOCATION

Analytical data from 4/13/05 event
with results in $\mu\text{g/L}$.
See Table 1 for details



SCALE: 1" = 20'



AEI Consultants

2500 CAMINO DIABLO, STE 200, WALNUT CREEK, CA

GROUNDWATER SAMPLE
ANALYTICAL DATA: 4/13/05

796 66TH AVENUE
OAKLAND, CALIFORNIA

FIGURE 6
AEI PROJECT NO 8262

Table 1
Groundwater Monitoring Data

Well ID (screen interval in ft bgs)	Date	Well Elevation ft (amsl)	Depth to Water ft (TOC)	Water Table Elevation ft (amsl)	TPH-g µg/L (8015Cm)	Benzene µg/L	Toluene µg/L (EPA method 8021B)	Ethylbenzene µg/L	Xylenes µg/L	MTBE		TBA
										µg/L (8021B)	µg/L (8260B)	µg/L (8260B)
MW-1 (4-14)	9/30/2002	10.88	5.41	5.47	1,800	50	15	16	18	19,000	13,000	<5000
	1/2/2003	10.88	4.77	6.11	660	24	6.4	<2.5	<2.5	7,800	8,900	-
	3/31/2003	10.88	4.95	5.93	660	11	6.4	<5.0	<5.0	16,000	20,000	-
	6/30/2003	10.88	4.54	6.34	830	<5.0	6.8	<5.0	<5.0	16,000	17,000	-
	10/1/2003	10.88	4.66	6.22	720	<5.0	<5.0	<5.0	<5.0	14,000	13,000	-
	1/5/2004	10.88	4.07	6.81	<300	7.8	2.9	<3.0	<3.0	-	8,700	-
	4/5/2004	10.88	4.33	6.55	100	2.8	3.0	<1.0	<1.0	2,300	3,000	<500
	7/7/2004	10.88	4.97	5.91	190	<1.7	2.0	<1.7	<1.7	4,900	5,500	<1000
	7/19/2004	10.88	5.12	5.76	340	<2.5	4.0	<2.5	<2.5	8,000	9,200	<1700
	8/6/2004	10.88	5.13	5.75	280	<0.5	5.6	<0.5	<0.5	7,200	5,900	<1000
	8/20/2004	10.88	5.31	5.57	<250	<2.5	<2.5	<2.5	<2.5	4,600	-	-
	9/3/2004	10.88	5.22	5.66	<250	<2.5	<2.5	<2.5	<2.5	5,700	4,700	<1000
	10/13/2004	10.88	5.23	5.65	170	<0.5	4.8	<0.5	<0.5	3,700	4,400	-
	1/11/2005	10.88	4.69	6.19	110	8.8	4.2	<0.5	<0.5	880	990	910
4/13/2005	10.88	5.02	5.86	230	<0.5	9.0	<0.5	<0.5	140	100	2600	
MW-2 (4-14)	9/30/2002	10.77	8.00	2.77	<50	<0.5	<0.5	<0.5	<0.5	<5.0	0.84	<5.0
	1/2/2003	10.77	5.91	4.86	<50	<0.5	<0.5	<0.5	<0.5	19	20	-
	3/31/2003	10.77	5.15	5.62	<50	<0.5	<0.5	<0.5	<0.5	<5.0	3.9	-
	6/30/2003	10.77	5.91	4.86	<50	<0.5	<0.5	<0.5	<0.5	7.0	9.6	-
	10/1/2003	10.77	6.69	4.08	<50	<0.5	<0.5	<0.5	<0.5	7.7	6.7	-
	1/5/2004	10.77	6.18	4.59	71	4.7	13	2.7	12	-	7.8	-
	4/5/2004	10.77	7.22	3.55	210	14	39	6.6	27	16	13	<5.0
	7/7/2004	10.77	6.83	3.94	<50	<0.5	<0.5	<0.5	<0.5	5.7	5.6	<5.0
	10/13/2004	10.77	7.18	3.59	<50	<0.5	<0.5	<0.5	<0.5	<5.0	2.6	-
	1/11/2005	10.77	7.27	3.50	74	2.6	11	2.1	10	<5.0	4.4	<5.0
	4/13/2005	10.77	6.66	4.11	<50	<0.5	<0.5	<0.5	<0.5	<5.0	<0.5	<5.0
MW-3 (4-14)	9/30/2002	10.20	5.21	4.99	<50	<0.5	<0.5	<0.5	<0.5	<5.0	<0.5	<5.0
	1/2/2003	10.20	5.31	4.89	<50	0.89	0.50	<0.5	0.72	15	14	-
	3/31/2003	10.20	4.58	5.62	<50	<0.5	<0.5	<0.5	<0.5	<5.0	0.62	-
	6/30/2003	10.20	3.83	6.37	<50	<0.5	<0.5	<0.5	<0.5	<5.0	1.6	-
	10/1/2003	10.20	4.02	6.18	<50	<0.5	<0.5	<0.5	<0.5	<5.0	<0.5	-
	1/5/2004	10.77	6.18	4.59	71	4.7	13	2.7	12	-	7.8	-
4/5/2004	10.20	3.79	6.41	120	8.8	22	3.2	13	<5.0	<0.5	<5.0	

Table 1 Continued

Well ID (screen interval in ft bgs)	Date	Well	Depth to	Water Table	TPH-g µg/L (8015Cm)	Benzene µg/L	Toluene µg/L (EPA method 8021B)	Ethylbenzene µg/L	Xylenes µg/L	MTBE		TBA
		Elevation ft (amsl)	Water ft (TOC)	Elevation ft (amsl)						µg/L (8021B)	µg/L (8260B)	µg/L (8260B)
MW-3 (cont)	7/7/2004	10.88	3.76	7.12	<50	<0.5	<0.5	<0.5	<0.5	<5.0	4.0	<5.0
	10/13/2004	10.88	4.45	6.43	<50	<0.5	<0.5	<0.5	<0.5	<5.0	<0.5	-
	1/11/2005	10.88	5.21	5.67	68	2.2	9.0	1.7	8.5	<5.0	<0.5	<5.0
	4/13/2005	10.88	4.44	6.44	<50	<0.5	<0.5	<0.5	<0.5	<5.0	<0.5	<5.0
MW-4 (4-14)	9/30/2002	11.07	5.50	5.57	<100	<0.5	<0.5	<0.5	<0.5	790	750	<100
	1/2/2003	11.07	4.90	6.17	<50	<0.5	<0.5	<0.5	<0.5	420	460	-
	3/31/2003	11.07	4.81	6.26	<50	<0.5	<0.5	<0.5	<0.5	1,500	1,400	-
	6/30/2003	11.07	4.61	6.46	<50	<0.5	<0.5	<0.5	<0.5	1,600	1,200	-
	10/1/2003	11.07	4.76	6.31	<50	<0.5	<0.5	<0.5	<0.5	1,800	1,400	-
	1/5/2004	11.07	4.32	6.75	<50	3.0	6.7	1.4	6.1	-	1,200	-
	4/5/2004	11.07	4.43	6.64	<50	0.79	2.0	<0.5	2.2	800	840	<250
	7/7/2004	11.07	5.08	5.99	<50	<0.5	<0.5	<0.5	<0.5	1,400	2,100	<250
	7/19/2004	11.07	5.19	5.88	<50	<0.5	<0.5	<0.5	<0.5	1,200	1,300	<500
	8/6/2004	11.07	5.20	5.87	<50	0.76	<0.5	<0.5	<0.5	1,300	1,200	<500
	8/20/2004	11.07	5.37	5.70	<50	<0.5	<0.5	<0.5	<0.5	460	-	-
	9/3/2004	11.07	5.35	5.72	<50	<0.5	<0.5	<0.5	<0.5	440	370	<50
	10/13/2004	11.07	5.35	5.72	<50	<0.5	<0.5	<0.5	<0.5	330	360	-
	1/11/2005	11.07	4.99	6.08	<50	1.0	2.1	<0.5	1.8	450	430	<100
4/13/2005	11.07	5.17	5.90	<50	<0.5	<0.5	<0.5	<0.5	340	200	<50	
MW-5 (4-14)	9/30/2002	11.18	5.62	5.56	<2,000	<5.0	<5.0	<5.0	<5.0	19,000	18,000	<2,500
	1/2/2003	11.18	5.12	6.06	<50	<0.5	<0.5	<0.5	<0.5	7,000	7,000	-
	3/31/2003	11.18	4.93	6.25	<500	<5.0	<5.0	<5.0	<5.0	14,000	12,000	-
	6/30/2003	11.18	4.75	6.43	<500	<5.0	<5.0	<5.0	<5.0	13,000	15,000	-
	10/1/2003	11.18	4.88	6.30	<500	<5.0	<5.0	<5.0	<5.0	12,000	11,000	-
	1/5/2004	11.18	4.19	6.99	<1000	<10	<10	<10	<10	-	11,000	-
	4/5/2004	11.18	4.57	6.61	<250	<2.5	<2.5	<2.5	<2.5	9,400	13,000	<2,500
	7/7/2004	11.18	5.19	5.99	<500	<5.0	<5.0	<5.0	<5.0	15,000	19,000	<2,000
	7/19/2004	11.18	5.32	5.86	<500	<5.0	<5.0	<5.0	<5.0	16,000	14,000	<2,500
	8/6/2004	11.18	5.33	5.85	110	<0.5	<0.5	<0.5	<0.5	12,000	11,000	<2,500
	8/20/2004	11.18	5.49	5.69	<500	<5.0	<5.0	<5.0	<5.0	7,200	-	-
	9/3/2004	11.18	5.48	5.70	<500	<2.5	<2.5	<2.5	<2.5	8,500	7,200	<1,700
	10/13/2004	11.18	5.49	5.69	<250	<2.5	<2.5	<2.5	<2.5	6,700	7,700	-
	1/11/2005	11.18	5.08	6.10	<100	1.5	3.3	<1.0	2.3	3,000	4,800	1,200
4/13/2005	11.18	5.24	5.94	<50	<0.5	<0.5	<0.5	<0.5	510	320	2,600	

ND = Not detected above the Method Detection Limit (unless otherwise noted)

$\mu\text{g/L}$ = micrograms per liter (ppb)

mg/L = milligrams per liter (ppm)

- = Sample not analyzed by this method

Table 2
Water Table Elevation Summary

Episode	Date	Average Water Table Elevation	Change From Previous	Gradient (direction)
1	9/30/2002	4.87	-	0.005 (S)
2	1/2/2003	5.62	0.75	0.022 (SSE)
3	3/31/2003	6.12	0.50	0.006 (SSE)
4	6/30/2003	6.09	-0.03	0.020 (SE)
5	10/1/2003	5.82	-0.27	0.029-0.001 (SE)
6	1/5/2004	6.06	0.24	0.03 (SE)
7	4/5/2004	5.95	-0.11	0.02 (E)
8	7/7/2004	5.65	-0.30	0.02 (E)
9	7/19/2004	5.83	0.18	nc
10	8/6/2004	5.82	-0.01	nc
11	8/20/2004	5.65	-0.17	nc
12	9/3/2004	5.69	0.04	nc
13	10/13/2004	5.28	-0.41	0.02 (E)
14	1/11/2005	5.37	0.09	0.02 (E)
15	4/13/2005	5.65	0.28	0.02 (E)

All well elevations and depths to water are measured from the top of the casing (TOC)
ft (amsl) = feet above mean sea level
Average Water Table calculated in Excel
nc = not calculated

APPENDIX A

MONITORING WELL FIELD SAMPLING FORMS

AEI CONSULTANTS
GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-1

Project Name:	Cruise America	Date of Sampling:	4/13/2005
Job Number:	5526	Name of Sampler:	A Nieto
Project Address:	796 66th Avenue, Oakland		

MONITORING WELL DATA

Well Casing Diameter (2"/4"/6")	4		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	10.88		
Depth of Well	14.00		
Depth to Water (from top of casing)	5.02		
Water Elevation (feet above msl)	5.86		
Well Volumes Purged	3		
Calculated Gallons Purged: formula valid only for casing sizes of 2" (.16 gal/ft), 4" (.65 gal/ft), and 6" (1.44 gal/ft)	17.5		
Actual Volume Purged (gallons)	18.0		
Appearance of Purge Water	clears quickly		
Free Product Present?	No	Thickness (ft):	na

GROUNDWATER SAMPLES

Number of Samples/Container Size				4 40-ml VOA vials			
Time	Vol Removed (gal)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	3	19.37	7.03	4626	0.24	390.8	
	6	19.36	7.04	4148	0.12	395.6	
	9	19.39	6.81	4004	0.07	396.9	
	12	19.40	7.19	3982	0.06	364.2	
	15	19.41	7.13	4001	0.05	328.4	
	18	19.41	7.09	4010	0.05	305.5	

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Clears quickly, moderate HC odor

AEI CONSULTANTS
GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-2

Project Name:	Cruise America	Date of Sampling:	4/13/2005
Job Number:	5526	Name of Sampler:	A Nieto
Project Address:	796 66th Avenue, Oakland		

MONITORING WELL DATA

Well Casing Diameter (2" / 4" / 6")	2		
Wellhead Condition	OK		▼
Elevation of Top of Casing (feet above msl)	10.77		
Depth of Well	14.00		
Depth to Water (from top of casing)	6.66		
Water Elevation (feet above msl)	4.11		
Well Volumes Purged	3		
Calculated Gallons Purged: formula valid only for casing sizes of 2" (.16 gal/ft), 4" (.65 gal/ft), and 6" (1.44 gal/ft)	3.5		
Actual Volume Purged (gallons)	4.0		
Appearance of Purge Water	light yellow color		
Free Product Present?	No	Thickness (ft):	na

GROUNDWATER SAMPLES

Number of Samples/Container Size				4 40-ml VOA vials			
Time	Vol Removed (gal)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	2	18.49	7.31	8723	0.39	196.9	
	4	19.05	6.8	10303	0.19	208.9	

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

AEI CONSULTANTS
GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-3

Project Name:	Cruise America	Date of Sampling:	4/13/2005
Job Number:	5526	Name of Sampler:	A Nieto
Project Address:	796 66th Avenue, Oakland		

MONITORING WELL DATA

Well Casing Diameter (2" / 4" / 6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	10.88		
Depth of Well	14.00		
Depth to Water (from top of casing)	4.44		
Water Elevation (feet above msl)	6.44		
Well Volumes Purged	3		
Calculated Gallons Purged: formula valid only for casing sizes of 2" (.16 gal/ft), 4" (.65 gal/ft), and 6" (1.44 gal/ft)	4.6		
Actual Volume Purged (gallons)	5.0		
Appearance of Purge Water	Clears		
Free Product Present?	No	Thickness (ft):	na

GROUNDWATER SAMPLES

Number of Samples/Container Size				4 40-ml VOA vials			
Time	Vol Removed (gal)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1	18.97	6.19	5461	0.32	217.8	
	3	19.09	6.17	6229	0.19	217.3	
	5	19.47	6.13	8156	0.08	217.6	

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Yellowish, clears, no HC odor

AEI CONSULTANTS
GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-4

Project Name:	Cruise America	Date of Sampling:	4/13/2005
Job Number:	5526	Name of Sampler:	A Nieto
Project Address:	796 66th Avenue, Oakland		

MONITORING WELL DATA

Well Casing Diameter (2"4"/6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	11.07		
Depth of Well	14.00		
Depth to Water (from top of casing)	5.17		
Water Elevation (feet above msl)	5.90		
Well Volumes Purged	3		
Calculated Gallons Purged: formula valid only for casing sizes of 2" (.16 gal/ft), 4" (.65 gal/ft), and 6" (1.44 gal/ft)	4.2		
Actual Volume Purged (gallons)	5.0		
Appearance of Purge Water	clears at 1 gallons		
Free Product Present?	No	Thickness (ft):	na

GROUNDWATER SAMPLES

Number of Samples/Container Size				4 40-ml VOA vials			
Time	Vol Removed (gal)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1	18.87	7.45	2131	0.12	129.9	
	3	18.93	7.69	2293	0.09	157.0	
	5	18.94	7.61	2147	0.07	158.9	

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Initially dark grey, clears, HC odor noted

AEI CONSULTANTS
GROUNDWATER MONITORING WELL FIELD SAMPLING FORM

Monitoring Well Number: MW-5

Project Name:	Cruise America	Date of Sampling:	4/13/2005
Job Number:	5526	Name of Sampler:	A Nieto
Project Address:	796 66th Avenue, Oakland		

MONITORING WELL DATA			
Well Casing Diameter (2" / 4" / 6")	2		
Wellhead Condition	OK		
Elevation of Top of Casing (feet above msl)	11.18		
Depth of Well	14.00		
Depth to Water (from top of casing)	5.24		
Water Elevation (feet above msl)	5.94		
Well Volumes Purged	3		
Calculated Gallons Purged: formula valid only for casing sizes of 2" (.16 gal/ft), 4" (.65 gal/ft), and 6" (1.44 gal/ft)	4.2		
Actual Volume Purged (gallons)	5.0		
Appearance of Purge Water	clears at 1.5 gallons		
Free Product Present?	No	Thickness (ft):	na

GROUNDWATER SAMPLES							
Number of Samples/Container Size				4 40-ml VOA vials			
Time	Vol Removed (gal)	Temperature (deg C)	pH	Conductivity (µS/cm)	DO (mg/L)	ORP (meV)	Comments
	1	19.22	7.10	4442	0.14	183.9	
	3	19.21	6.91	4273	0.10	185.3	
	5	19.25	6.88	4117	0.08	186.0	

COMMENTS (i.e., sample odor, well recharge time & percent, etc.)

Initially grey, clears, hydrocarbon odor noted

APPENDIX B

**LABORATORY ANALYTICAL AND
CHAIN OF CUSTODY**



McC Campbell Analytical, Inc.

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Website: www.mcccampbell.com E-mail: main@mcccampbell.com

AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #5526; Cruise America	Date Sampled: 04/13/05
		Date Received: 04/13/05
	Client Contact: Peter McIntyre	Date Reported: 04/19/05
	Client P.O.:	Date Completed: 04/19/05

WorkOrder: 0504191

April 19, 2005

Dear Peter:

Enclosed are:

- 1). the results of **5** analyzed samples from your **#5526; Cruise America 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. McC Campbell 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,

Angela Rydelius, Lab Manager



McC Campbell Analytical, Inc.

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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #5526; Cruise America	Date Sampled: 04/13/05
		Date Received: 04/13/05
	Client Contact: Peter McIntyre	Date Extracted: 04/14/05-04/16/05
	Client P.O.:	Date Analyzed: 04/14/05-04/16/05

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method: SW5030B

Analytical methods: SW8021B/8015Cm

Work Order: 0504191


Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	MW-1	W	230,m	140	ND	9.0	ND	ND	1	101
002A	MW-2	W	ND	ND	ND	ND	ND	ND	1	113
003A	MW-3	W	ND	ND	ND	ND	ND	ND	1	112
004A	MW-4	W	ND	340	ND	ND	ND	ND	1	113
005A	MW-5	W	ND	510	ND	ND	ND	ND	1	112

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	50	5.0	0.5	0.5	0.5	0.5	0.5	1	µg/L
	S	NA	NA	NA	NA	NA	NA	NA	1	mg/Kg

* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, product/oil/non-aqueous liquid samples in mg/L.

cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline 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?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent / mineral spirit?); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas). m) no recognizable pattern; n) TPH(g) range non-target isolated peaks subtracted out of the TPH(g) concentration at the client's request.

 Angela Rydelius, Lab Manager



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AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Client Project ID: #5526; Cruise America	Date Sampled: 04/13/05
		Date Received: 04/13/05
	Client Contact: Peter McIntyre	Date Extracted: 04/13/05
	Client P.O.:	Date Analyzed: 04/15/05

Methyl tert-Butyl Ether and T-Butyl Alcohol*

Extraction method: SW5030B

Analytical methods: SW8260B

Work Order: 0504191

Lab ID	Client ID	Matrix	t-Butyl alcohol (TBA)	Methyl-t-butyl ether (MTBE)	DF	% SS
0504191-001B	MW-1	W	2600	100	20	89
0504191-002B	MW-2	W	ND	ND	1	89
0504191-003B	MW-3	W	ND	ND	1	94
0504191-004B	MW-4	W	ND<50	200	10	86
0504191-005B	MW-5	W	2600	320	20	87

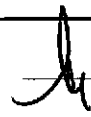
Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	5.0	0.5	µg/L
	S	NA	NA	mg/Kg

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

 Angela Rydelius, Lab Manager



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QC SUMMARY REPORT FOR SW8021B/8015Cm

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0504191

EPA Method: SW8021B/8015Cm		Extraction: SW5030B			BatchID: 15852			Spiked Sample ID: 0504189-008A		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
TPH(btex) [£]	ND	60	91.5	96.8	5.62	96.1	96.6	0.492	70 - 130	70 - 130
MTBE	ND	10	101	91.9	8.92	102	100	1.42	70 - 130	70 - 130
Benzene	0.049	10	103	108	4.78	105	110	4.39	70 - 130	70 - 130
Toluene	ND	10	101	109	7.80	99.7	109	8.94	70 - 130	70 - 130
Ethylbenzene	ND	10	101	106	5.14	103	107	4.20	70 - 130	70 - 130
Xylenes	ND	30	86	91.3	6.02	90.7	95.7	5.37	70 - 130	70 - 130
%SS:	98	10	115	117	1.22	111	113	1.71	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 15852 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0504191-001A	4/13/05	4/14/05	4/14/05 12:47 PM	0504191-002A	4/13/05	4/15/05	4/15/05 4:49 AM
0504191-003A	4/13/05	4/15/05	4/15/05 5:18 AM	0504191-004A	4/13/05	4/16/05	4/16/05 5:19 AM
0504191-005A	4/13/05	4/15/05	4/15/05 5:47 AM	0504191-005A	4/13/05	4/16/05	4/16/05 7:17 AM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).
MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
£ TPH(btex) = sum of BTEX areas from the FID.
cluttered chromatogram; sample peak coelutes with surrogate peak.
N/A = not applicable or not enough sample to perform matrix spike and matrix spike duplicate.
NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

QA/QC Officer



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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0504191

EPA Method: SW8260B		Extraction: SW5030B			BatchID: 15848			Spiked Sample ID: 0504178-003B		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Methyl-t-butyl ether (MTBE)	1.3	10	101	106	3.91	92.5	97.9	5.64	70 - 130	70 - 130
%SS1:	105	10	98	98	0	97	97	0	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 15848 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0504191-001B	4/13/05	4/15/05	4/15/05 12:59 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.
 % Recovery = $100 * (MS - Sample) / (Amount Spiked)$; $RPD = 100 * (MS - MSD) / ((MS + MSD) / 2)$.
 MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.
 N/A = not enough sample to perform matrix spike and matrix spike duplicate.
 NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.
 Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.

DHS Certification No. 1644

QA/QC Officer



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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Water

QC Matrix: Water

WorkOrder: 0504191

EPA Method: SW8260B		Extraction: SW5030B			BatchID: 15855			Spiked Sample ID: 0504191-003B		
Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)	
	µg/L	µg/L	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	LCS / LCSD
Methyl-t-butyl ether (MTBE)	ND	10	91.9	91.3	0.598	95.3	102	6.54	70 - 130	70 - 130
%SS1:	94	10	97	99	2.42	97	98	1.63	70 - 130	70 - 130

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 15855 SUMMARY

Sample ID	Date Sampled	Date Extracted	Date Analyzed	Sample ID	Date Sampled	Date Extracted	Date Analyzed
0504191-002B	4/13/05	4/15/05	4/15/05 5:22 PM	0504191-003B	4/13/05	4/15/05	4/15/05 6:05 PM
0504191-004B	4/13/05	4/15/05	4/15/05 6:48 PM	0504191-005B	4/13/05	4/15/05	4/15/05 7:31 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = $100 * (MS - Sample) / (Amount Spiked)$; RPD = $100 * (MS - MSD) / ((MS + MSD) / 2)$.

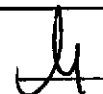
MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.

DHS Certification No. 1644

 QA/QC Officer

McC Campbell Analytical, Inc.



110 Second Avenue South, #D7
 Pacheco, CA 94553-5560
 (925) 798-1620

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0504191 ClientID: AEL

Report to: Peter McIntyre AEI Consultants 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	TEL: (925) 283-6000 FAX: (925) 283-6121 ProjectNo: #5526; Cruise America PO:	Bill to: Diane All Environmental, Inc. 2500 Camino Diablo, Ste. #200 Walnut Creek, CA 94597	Requested TAT: 5 days Date Received: 04/13/2005 Date Printed: 04/13/2005
---	---	--	---

Sample ID	ClientSampID	Matrix	Collection Date	Hold	Requested Tests (See legend below)																												
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15														
0504191-001	MW-1	Water	4/13/05	<input type="checkbox"/>	A	B	A																										
0504191-002	MW-2	Water	4/13/05	<input type="checkbox"/>	A	B																											
0504191-003	MW-3	Water	4/13/05	<input type="checkbox"/>	A	B																											
0504191-004	MW-4	Water	4/13/05	<input type="checkbox"/>	A	B																											
0504191-005	MW-5	Water	4/13/05	<input type="checkbox"/>	A	B																											

Test Legend:

1	G-MBTX_W	2	MTBE_W	3	PREF REPORT	4		5	
6		7		8		9		10	
11		12		13		14		15	

Prepared by: Melissa Valles

Comments:

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.

ael

050491

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
PACHECO, CA 94553-5560

Telephone: (925) 798-1620

Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

RUSH

24 HR

48 HR

72 HR

5 DAY

EDF Required? Yes No

Report To: Peter McIntyre Bill To: same

Company: AEI Consultants
2500 Camino Diablo, Suite 200
Walnut Creek, CA 94597 E-Mail: pmcintyre@aeiconsultants.com

Tele: (925) 944-2899 Fax: (925) 944-2895

Project #: 5576 Project Name: CRUISE AMERICA

Project Location: 796 66th Ave. Oakland, Cal

Sampler Signature: Adrian Nieto

Analysis Request										Other	Comments	
BTEX & TPH as Gas (602/8020 + 8015)/MTBE												
TPH as Diesel (8015)												
Total Petroleum Oil & Grease (5520 B&F/B&F)												
Total Petroleum Hydrocarbons (418.1)												
EPA-601 / 8010												
BTEX ONLY (EPA 602 / 8020)												
EPA 608 / 8080												
EPA 608 / 8080 PCB's ONLY												
EPA 624 / 8260												
EPA 625 / 8270												
PAH's /PNA's by EPA 625 / 8270 / 8310												
CAM-17 Metals												
LUFT 5 Metals												
Lead (7240/7421/239.2/6010)												
RCI												
											MTBE + TBA (8260)	

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SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED						
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO ₃	Other			
MW-1		4/12/9	am	3	Yes	X					X	X		X			
MW-2				3		X					X	X		X			
MW-3				3		X					X	X		X			
MW-4				3		X					X	X		X			
MW-5				3		X					X	X		X			

Relinquished By: Adrian Nieto Date: 5/13/05 Time: 5:15 pm Received By: Mal Vall

Relinquished By: Date: Time: Received By:

Relinquished By: Date: Time: Received By:

ICE/c PRESERVATION VOAS O&G METALS OTHER

GOOD CONDITION APPROPRIATE CONTAINERS

HEAD SPACE ABSENT PRESERVED IN LAB

DECLORINATED IN LAB PRESERVED IN LAB