ADVANCED ENVIRONMENTAL CONCEPTS INC

December 21, 1997

Mr. Warren Dodson
Dodson Ltd.
Los Angeles, California 90015

Regarding: **First Quarterly Groundwater Sampling Report**
Former Vogue Tyres Facility
240 West MacArthur Boulevard
Oakland, California

Dear Mr. Dodson:

Advanced Environmental Concepts, Inc. (AEC) is pleased to present this First Quarter of groundwater sampling performed at the former Vogue Tyres facility, 240 West MacArthur Boulevard, Oakland, California **(Attachment A, Figure 1)**.

Background

The Gulf Service Station originally operated three 10,000 gallon gasoline underground storage tanks (USTs), and one 350 gallon waste oil UST. Historical records indicate that the service station existed since at least 1950. The current location of the Shell Service Station, located adjacent to, and south of the subject site was a fueling station since at least 1952. The three gasoline USTs were located at the northern portion of the property, (underneath the current building), and the waste oil UST was west of the service bays. The two pump islands were west of the northern portion of the existing building. According to previous historical research there are no records documenting the removal of the three 10,000 gallon gasoline USTs. The 350 gallon waste oil UST was removed in October 1996 by All Environmental, Inc (AEi).

On October 3, 1996, AEI removed the previously identified 350 gallon waste oil UST located west of the service bays. Visual staining of waste oil range hydrocarbons was identified on the floor and sidewalls of the excavation. Confirmation soil samples collected from the excavation indicated that soil beneath the former UST emplacement were impacted with minor concentrations of petroleum hydrocarbons. At the request of ACHCS, AEI expanded the size of the excavation, then collected additional confirmation soil samples which indicated the successful removal of the contamination. Groundwater was not encountered during this excavation phase, however, due to the estimated proximity of the contamination to groundwater, a subsurface investigation was required by the County.

On January 8, 1997 AEI conducted a subsurface investigation consisting of six borings using a Geoprobe. Borings BH-1, BH-2, BH-4, and BH-6 were advanced to 20 feet below grade level (BGL), and BH-3 and BH-5 were probed to 16 feet BGL. Soil samples were collected at intervals of 5 feet, and "grab" groundwater samples were collected from inside the borings. Groundwater was identified at approximately 16 feet BGL.

The soil samples were analyzed in accordance with California Department of Health Services (CA DHS) method for total petroleum hydrocarbons as gasoline and diesel (TPH-g,d) and EPA Method 8020 for volatile aromatics (BTXE), and methyl tertiary butyl ether (MTBE). The soil samples were also analyzed for total lead, oil and grease, and poly nuclear aromatics (PNAs). Results of the laboratory analyses are summarized below. Units are in milligrams per kilograms (mg/kg) which are equivalent to parts per million (ppm). Results of these analyses are listed in **Table 1**.

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TABLE 1
Analytical Results of Soil Samples
January 10, 1997

Sample I.D.	TPH-d	TPH-g	Benzene	Toluene	Xylenes	Ethylbenzene
BH-1-15'	ND	ND	ND	ND	ND	ND
BH-2-15'	ND	ND	ND	ND	ND	ND
BH-3-15'	ND	ND	ND	ND	ND	ND
BH-4-15'	370	1100	ND	ND	14	4.4
BH-5-15'	1.9	2.1	0.009	0.006	0.016	ND
BH-6-15'	140	190	0.25	0.5	3.6	0.84
Detection Limits (mg/kg)	**1.0**		**0.005**	**0.005**	**0.005**	**0.005**

ND: Non-detected at indicated level of detection.

Total lead concentrations ranged from 4.6 mg/kg to 23 mg/kg which is below the recommended action level of 50 mg/kg. MTBE was non-detect for all samples analyzed, oil and grease was only run on BH-2 and BH-3 and was less than 50 mg/kg, and the PNAs exhibited trace concentrations ranging between 1.1 and 41 mg/kg.

The groundwater samples were analyzed in accordance with California Department of Health Services (CA DHS) method for total petroleum hydrocarbons as gasoline and diesel (TPH-g,d) and EPA Method 8020 for volatile aromatics (BTXE), and methyl tertiary butyl ether (MTBE). Groundwater samples were also analyzed for total lead, oil and grease, and poly nuclear aromatics (PNAs). Results of the laboratory analyses are summarized below. Units are in micrograms per Liter (ug/L) which are equivalent to parts per billion (ppb). Results of these analyses are listed in **Table 2**.

TABLE 2
Analytical Results of Groundwater Samples
January 10, 1997

Sample I.D.	TPH-d	TPH-g	Benzene	Toluene	Xylenes	Ethylbenzene
BH1W	490	330	2.0	0.72	1.3	ND
BH2W	320	ND	ND	ND	ND	ND
BH4W	NA	6600	58	13	270	110
BH6W	450K	13,000	870	65	570	130
Detection Limits (mg/kg)	**1.0**		**0.005**	**0.005**	**0.005**	**0.005**

ND: Non-detected at indicated level of detection.
NA: Not analyzed

Soluble lead concentrations were below detection limits, MTBE ranged from below detection limits to 320 ug/L in BH6W, oil and grease was only run on BH2W and was less than 5 mg/L, and the PNAs exhibited non detectable concentrations.

On August 7, 1997, three Geoprobe soil borings (BH-7, BH-8, and BH-9), and four groundwater monitoring wells (MW-1, MW-2, MW-3, and MW-4) were drilled proximal to the western dispenser islands, and south, west, and north of the former UST emplacement. The investigative groundwater wells and Geoprobe borings were positioned to assess the vertical and lateral migration of hydrocarbons in the subsurface and to evaluate groundwater quality.

Soil analyses were performed by Associated Laboratories, Inc. to determine the presence and concentrations of hydrocarbons at the subject site by EPA methods and 8015M and 8020. Analytical results for soil samples are presented in **Table 3** and laboratory data sheets and chain-of-custody documents are contained in **Appendix D**. Units are in milligrams per kilogram (mg/kg) which are equivalent to parts per million (ppm).

TABLE 3
Analytical Results - Soil Boring
August 7, 1997
(ppm)

Sample I.D.	TPH-d	TPH-g	Benzene	Toluene	Xylenes	Ethlbenzene
BH-7-12'	ND	ND	ND	ND	ND	ND
BH-7-16'	ND	ND	ND	ND	ND	ND
BH-8-8'	ND	ND	ND	ND	ND	ND
BH-8-12'	ND	168	0.02	ND	5.1	0.45
BH-8-16'	ND	21	0.027	0.07	0.75	ND
BH-9-8'	ND	ND	ND	0.032	0.28	0.029
BH-9-12'	ND	ND	ND	0.012	ND	ND
BH-9-16'	ND	ND	ND	ND	ND	ND
MW-1-10'	ND	ND	ND	ND	ND	ND
MW-1-17'	ND	ND	ND	0.031	ND	ND
MW-2-10'	ND	ND	ND	ND	ND	ND
MW-2-17'	ND	16	0.035	0.037	0.15	0.018
MW-3-10'	ND	ND	ND	ND	ND	ND
MW-3-15'	ND	ND	0.027	ND	ND	ND
MW-4-10'	ND	ND	ND	ND	ND	ND
MW-4-17'	ND	ND	ND	ND	ND	ND
Detection limits (mg/kg)		:5.00	.0050	0.0050	0.0050	0.0050

ND: Non Detected at indicated limit of detection

Water analyses were performed by Associated Laboratories, Inc. to determine the presence and concentrations of hydrocarbons at the subject site by EPA methods and 8015M and 8020. Analytical results for soil samples are presented in **Table 4** and laboratory data sheets and chain-of-custody documents are contained in **Appendix D**. Units are in micrograms per Liter (ug/L) which are equivalent to parts per billion (ppb).

TABLE 4
Analytical Results - Monitoring Wells
August 8, 1997
(ppb)

Sample I.D.	TPH-d	TPH-g	Benzene	Toluene	Xylenes	Ethlbenzene
MW-1	ND	1,140	110	16	112	15
MW-2	ND	5,350	108	36	144	33

TABLE 4 (continued)
Analytical Results - Monitoring Wells
August 8, 1997
(ppb)

Sample I.D.	TPH-d	TPH-g	Benzene	Toluene	Xylenes	Ethlbenzene
MW-3	ND	8,500	450	30	106	53
MW-4	ND	ND	ND	ND	ND	ND
Detection limits (mg/L):		5.00	.0050	0.0050	0.0050	0.0050

ND: Non Detected at indicated limit of detection

TABLE 5
Biological Factors
August 8, 1997
(ppb)

Sample I.D.	2580 B	300.0 (Nitrate)	300.0 Sulfate	310.1	3500 FED	360.1
MW-1	311	7.1	92	238	0.10	8.2
MW-2	331	0	43	398	0.50	6.3
MW-3	330	0	56	368	ND	7.9
MW-4	307	19.5	87	140	ND	7.8
Detection Limits (mg/kg)		5	5	5.0	0.10	

2580B: Redox Potential @ Temp
300.0: Nitrate As NO3 by Ion Chromatograph
310.1 Alkalinity
3500FED: Ferrous Iron
360.1: Dissolved Oxygen, Membrane Electrode

On December 3, 1997 AEC returned to the site to conduct the first round of quarterly groundwater sampling.

Groundwater Sampling

The groundwater samples were collected in accordance with the following protocol.

1) Depth to ground water was measured in each of the wells;

2) A bailer was used to collect a water sample from the potentiometric surface to visually determine whether free hydrocarbons or a sheen can be identified;

3) Initial readings of pH, Temperature, and Conductivity were obtained (**Attachment B**);

4) A minimum of three (3) casing volumes of water (approximately 10-gallons) was purged from each well. Readings of pH, Temperature, and Conductivity were measured at 3-gallon intervals;

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5) Once stabilization to 90% of original aquifer parameters was achieved, the groundwater samples were collected. The sampling equipment was washed in an Alconox solution and double-rinsed with clean deionized water;

6) The water samples were collected in a clean, stainless steel bailer, then transferred to 40-ml. glass VOA vials with Teflon septa. Care was exercised to ensure that no air bubbles were present in the vials;

7) The VOA vials were labeled, sealed with tape, wrapped in a protective covering, and placed in an ice chest chilled with frozen Blue Ice with two (2) bailer blanks for transport to the laboratory. Chain-of-custody protocol was followed to ensure sample integrity and traceability;

8) The samples were analyzed by Associated Laboratories, a California-certified laboratory in Orange, California, for total petroleum hydrocarbons as gasoline (TPH-g), volatile aromatics (BTXE), and MTBE by EPA methods 8015-modified and 8020, respectively. The laboratory reports and chain-of-custody documentation are presented in **Attachment C**.

The following table summarizes the analytical results for **AEC**'s groundwater sampling program. Units are in micrograms per liter (µg/L) which are equivalent to parts per billion (ppb).

TABLE 6
Analytical Results - Monitoring Wells
(ppb)

Sample I.D.	TPH-g CA DHS	Benzene EPA 602	Toluene EPA 602	Xylenes, Total EPA 602	Ethylbenzene EPA 602
December 3, 1997					
MW-1	ND	ND	ND	31	ND
MW-2	**1,600**	**73**	ND	ND	ND
MW-3	**5,200**	**180**	**6**	**9.3**	**5**
MW-4	ND	ND	ND	ND	ND
Bailer Blank	ND	ND	ND	ND	ND
Detection Limit (µgm/L)	500	0.3	0.3	0.6	0.3

ND: Not detected at the indicated level of detection
TPH-g: Total Petroleum Hydrocarbons as gasoline

The samples were also analyzed for MTBE. Monitoring wells MW-1 and MW-4 exhibited non-detectable concentrations for MTBE, well MW-2 exhibited 410 ppb and well MW-3 exhibited 130 ppb.

The current state action levels for drinking water set by the California Department of Health Services, Title 22 are as follows:

Benzene.....	1 µg/L
Toluene.....	100 µg/L
Ethylbenzene.....	680 µg/L
Total Xylenes.....	1750 µg/L

Conclusions

The groundwater sampling results indicate significantly decreased TPH-gasoline and benzene concentrations in the water samples collected from the monitoring wells in comparison to the previous sampling event. The current flow direction is northwest with a hydraulic gradient of 0.51'/100'. The monitoring wells yielded adequate water volume and could not be bailed dry. Recharge was good in all four wells and the depth to groundwater has decreased approximately 1 foot during the past four months.

Recommendations

Advanced Environmental Concepts, Inc. recommends continued sampling of the groundwater wells for this site until mitigation of soil and groundwater has been completed.

Closing

Advanced Environmental Concepts, Inc. appreciates the opportunity of providing our professional services to Mr. Warren Dodson. Should there be any questions or additional information required, please do not hesitate to contact our office at your convenience.

Respectfully yours,

Advanced Environmental Concepts, Inc.

Jonathan L. Buck
Project Hydrogeologist

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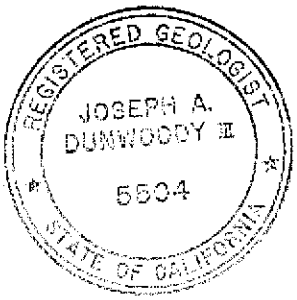
All environmental site work with which **Advanced Environmental Concepts, Inc.** was involved, was performed under my supervision to ensure proper sampling protocol and environmental assessment. This report has been technically reviewed by the undersigned.

Joseph A. Dunwoody
California Registered Geologist #5504



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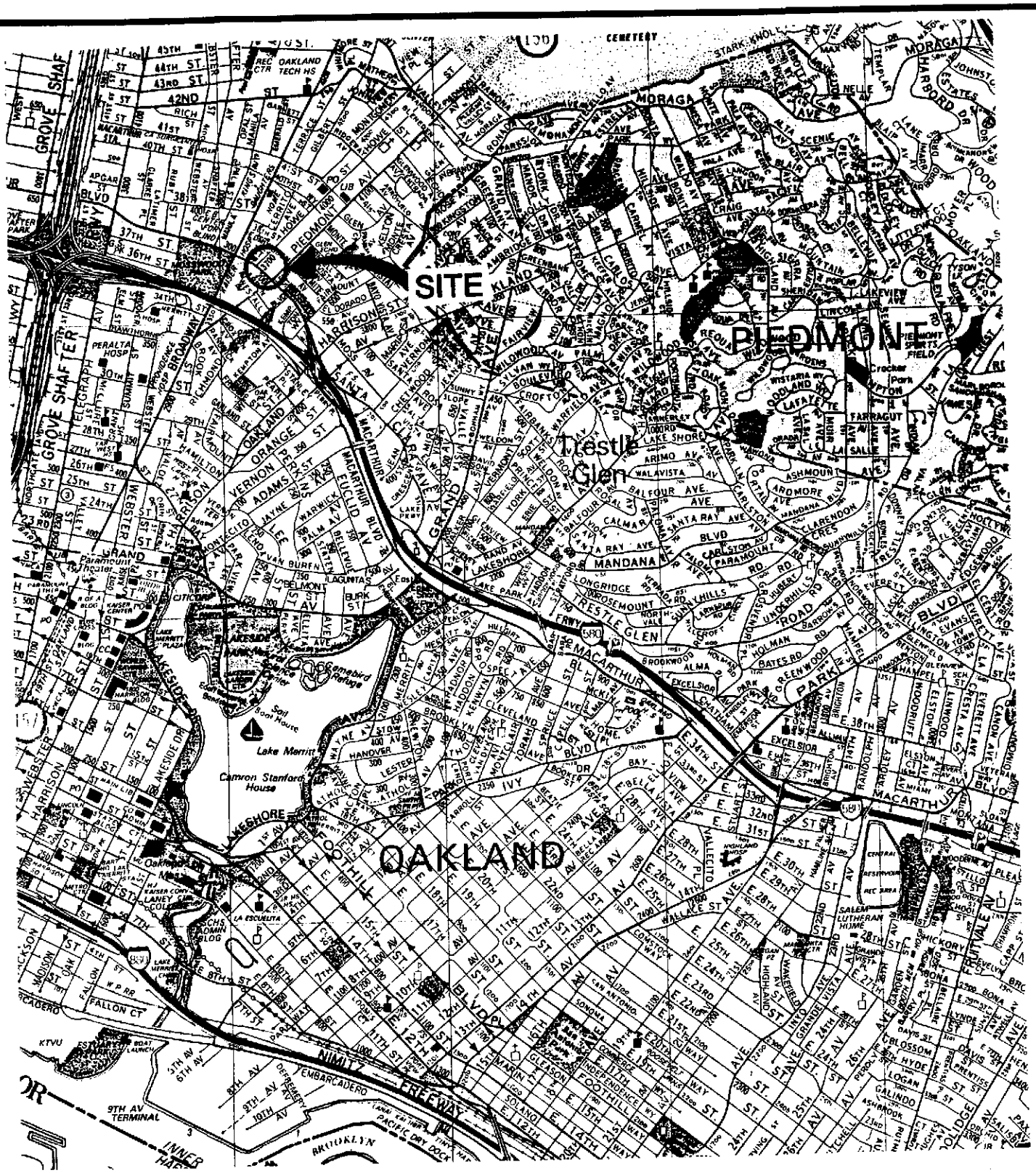


Map Source: Thomas Maps

ADVANCED ENVIRONMENTAL CONCEPTS INC

ADVANCED ENVIRONMENTAL CONCEPTS
P.O. BOX 40672 BAKERSFIELD, CA 93384

- SITE AREA -

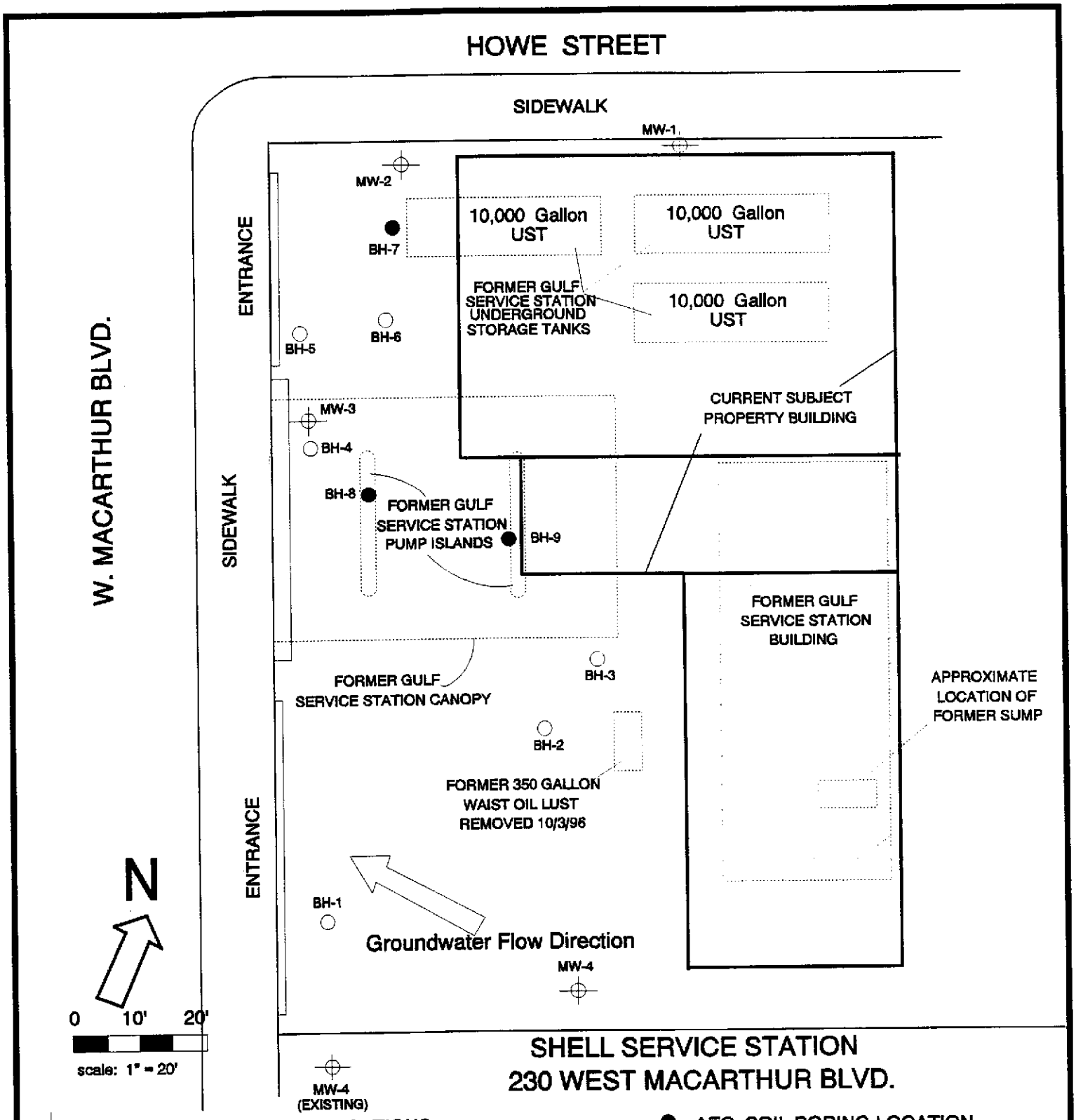
Prestige Products Corporation

240 West MacArthur Blvd.

County of Alameda - Oakland, California

FIGURE

1



ADVANCED ENVIRONMENTAL CONCEPTS INC

ADVANCED ENVIRONMENTAL CONCEPTS
P.O. BOX 40672 BAKERSFIELD, CA 93384

- SITE LOCATION -

VOGUE TYRES

Prestige Products Corporation

240 West MacArthur Blvd.

County of Alameda - Oakland, California

FIGURE

2

Groundwater Parameters

Site Name: Vogue Tyres AEC P.O. #: _____

Location: 240 West MacArthur Project #: _____

Oakland, CA Date: December 3, 1997

TIME	GALLONS PURGED	CONDUCTIVITY	TEMPERATURE	pH
	MONITORING WELL # 1			
	3 gallons	2040	68.8	7.28
	6 gallons	1960	68.7	7.21
	9 gallons	1910	68.7	7.23
	MONITORING WELL # 2			
	3 gallons	1710	68.7	7.09
	6 gallons	1690	68.6	7.01
	9 gallons	1670	68.7	7
	MONITORING WELL # 3			
	3 gallons	1720	68.9	8.01
	6 gallons	1680	68.7	8
	9 gallons	1670	68.6	7.91

3 Casing Volumes

4" Screen = (.66 gal/ft) (_____ ft) = _____ 2" Screen = (.17 gal/ft) (_____ ft) = _____

MW # 1 Depth to Groundwater = 16.32' Corrected Depth: 16.32' Survey: 4.39'

MW # 2 Depth to Groundwater = 15.82' Corrected Depth: 16.52' Survey: 5.09'

MW # 3 Depth to Groundwater = 14.85' Corrected Depth: 16.40' Survey: 5.94'

Groundwater Parameters

Site Name: Vogue Tyres AEC P.O. #: _____

Location: 240 West MacArthur Project #: _____

Oakland, CA Date: December 3, 1997

TIME	GALLONS PURGED	CONDUCTIVITY	TEMPERATURE	pH
	MONITORING WELL # 4			
	3 gallons	2040	68.7	8.36
07:14	6 gallons	1910	68.5	8.32
07:19	9 gallons	1900	68.5	8.22
	MONITORING WELL # ___			
	MONITORING WELL # ___			

3 Casing Volumes

4" Screen = (.66 gal/ft) (_____ ft) = _____ 2" Screen = (.17 gal/ft) (_____ ft) = _____

MW # 4 Depth to Groundwater = 14.82' Corrected Depth: 16.15' Survey: 5.72'

MW # ___ Depth to Groundwater = _____ Corrected Depth: _____ Survey: _____

MW # ___ Depth to Groundwater = _____ Corrected Depth: _____ Survey: _____

Order #: 49152 **Client Sample ID:** MW-4
Matrix: WATER
Date Sampled: 12/ 3/97

Analyte	Result	DLR	Units	Date/Analyst
8020A BTEX + MTBE				
Benzene	ND	0.3	ug/L	12/10/97 DC
Ethyl benzene	ND	0.3	ug/L	12/10/97 DC
Methyl t - butyl ether	ND	20	ug/L	12/10/97 DC
Toluene	ND	0.3	ug/L	12/10/97 DC
Xylene (total)	ND	0.6	ug/L	12/10/97 DC
8015 - Total Petroleum Hydrocarbons				
Gasoline	ND	500	ug/L	12/10/97 DC

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit

Order #: 49153 **Client Sample ID:** MW-1
Matrix: WATER
Date Sampled: 12/ 3/97

Analyte	Result	DLR	Units	Date/Analyst
8020A BTEX + MTBE				
Benzene	ND	0.3	ug/L	12/10/97 DC
Ethyl benzene	ND	0.3	ug/L	12/10/97 DC
Methyl t - butyl ether	ND	20	ug/L	12/10/97 DC
Toluene	ND	0.3	ug/L	12/10/97 DC
Xylene (total)	31	0.6	ug/L	12/10/97 DC
8015 - Total Petroleum Hydrocarbons				
Gasoline	ND	500	ug/L	12/10/97 DC

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limi

Order #: 49154 **Client Sample ID:** MW-2
Matrix: WATER
Date Sampled: 12/ 3/97

Analyte	Result	DLR	Units	Date/Analyst
8020A BTEX + MTBE				
Benzene	73	0.3	ug/L	12/10/97 DC
Ethyl benzene	ND	0.3	ug/L	12/10/97 DC
Methyl t - butyl ether	410	20	ug/L	12/10/97 DC
Toluene	ND	0.3	ug/L	12/10/97 DC
Xylene (total)	ND	0.6	ug/L	12/10/97 DC
8015 - Total Petroleum Hydrocarbons				
Gasoline	1,600	500	ug/L	12/10/97 DC

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limi

Order #: 49155 **Client Sample ID:** MW-3
Matrix: WATER
Date Sampled: 12/ 3/97

Analyte	Result	DLR	Units	Date/Analyst
8020A BTEX + MTBE				
Benzene	180	0.3	ug/L	12/10/97 DC
Ethyl benzene	5	0.3	ug/L	12/10/97 DC
Methyl t - butyl ether	130	20	ug/L	12/10/97 DC
Toluene	6	0.3	ug/L	12/10/97 DC
Xylene (total)	9.3	0.6	ug/L	12/10/97 DC
8015 - Total Petroleum Hydrocarbons				
Gasoline	5,200	500	ug/L	12/10/97 DC

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limit

Order #: 49156 **Client Sample ID:** Bailer Blank

Matrix: WATER

Date Sampled: 12/ 3/97

Analyte	Result	DLR	Units	Date/Analyst
8020A BTEX + MTBE				
Benzene	ND	0.3	ug/L	12/10/97 DC
Ethyl benzene	ND	0.3	ug/L	12/10/97 DC
Methyl t - butyl ether	ND	20	ug/L	12/10/97 DC
Toluene	ND	0.3	ug/L	12/10/97 DC
Xylene (total)	ND	0.6	ug/L	12/10/97 DC
8015 - Total Petroleum Hydrocarbons				
Gasoline	ND	500	ug/L	12/10/97 DC

DLR = Detection limit for reporting purposes, ND = Not Detected below indicated detection limi

ASSOCIATED LABORATORIES
QA REPORT FORM - ORGANICS

QC Sample: LFB121297
Matrix: WATER
Prep. Date:
Analysis Date: 12/12/97
Analyst: DC

Report Date: 12/16/97
Prep. Method: 8020
File Name : S12127W
Report by : QL

LAB ID#'s in Batch: LR17357

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RESULT

REPORTING UNITS = UG/L

Test	Method	Sample Result	ND	Spike Added	Matrix Spike	Matrix Spike Dup	%Rec MS	%Rec MSD	RPD
Benzene	8020	< 0.3	U	400.00	472	509	118.0	127.3	7.5
Toluene	8020	< 0.3	U	400.00	470	512	117.5	128.0	8.6
Ethylbenzene	8020	< 0.3	U	400.00	485	522	121.2	130.5	7.3
Xylenes	8020	< 0.6	U	800.00	499	785	62.4	98.1	44.5

%REC LIMITS = 70 - 130
RPD LIMITS = 30

ND = "U" - Not Detected
RPD = Relative Percent Difference of Matrix Spike and Matrix Spike Dup
%REC-MS & MSD = Percent Recovery of Matrix Spike & Matrix Spike Duplicate

PREPARATION BLANK / LAB CONTROL SAMPLE RESULTS

		PREP BLANK	LCS					
Test	Method	Value	ND	Result	True	%Rec	L.Limit	H.Limit
Benzene	8020	< 0.3	U	221.00	200	110.5	80%	120%
Toluene	8020	< 0.3	U	205.00	200	102.5	80%	120%
Ethylbenzene	8020	< 0.3	U	238.00	200	119.0	80%	120%

VALUE = Preparation Blank Value; ND = "U" for Not-Detected
LCS = Lab Control Sample Result
TRUE = True Value of LCS
L.LIMIT / H.LIMIT = LCS Control Limits

ASSOCIATED LABORATORIES
QA REPORT FORM - ORGANICS

QC Sample:	LFB121297	Report Date:	12/16/97
Matrix:	WATER	File Name:	G12127W
Prep. Date:		Analysis Date:	12/12/97
Analyst:	DC	Report by :	QL
ID#'s in Batch:	LR17357		

MATRIX SPIKE / MATRIX SPIKE DUPLICATE RESULT

Reporting Units = MG/L

Test	Method	Sample Result	ND	Spike Added	Matrix Spike	Matrix Spike Dup	%Rec MS	%Rec MSD	RPD
TPH	8015M-G	< 5	U	4000.00	3038.00	3312.00	76.0	82.8	8.6

%REC LIMITS = 70 - 130
RPD LIMITS = 30

ND = "U" - Not Detected

RPD = Relative Percent Difference of Matrix Spike and Matrix Spike Duplicate

%REC-MS & MSD = Percent Recovery of Matrix Spike & Matrix Spike Duplicate

PREPARATION BLANK / LAB CONTROL SAMPLE RESULTS

PREP BLANK		LCS				
Value	ND	Result	True	%Rec	L.Limit	H.Limit
< 5	U	8243.0	10000.0	82.4	80%	120%

Value = Preparation Blank Value; ND = "U" for Not-Detected

LCS Result = Lab Control Sample Result

True = True Value of LCS

L.Limit / H.Limit = LCS Control Limits

ASSOCIATED LABORATORIES
806 N. Batavia • Orange, CA 92868
(714) 771-6900 • FAX: (714) 538-1209

17357

CHAIN OF CUSTODY RECORD

Date 12/3/97 Page 1 of 1

CLIENT AEC
ADDRESS 4400 Ashe Rd Ave
Bakersfield CA 93313

PROJECT MANAGER Jon Buck
PHONE NUMBER (805) 831-1646

PROJECT NAME VOGUE TYRES
SAMPLERS: (Signature) [signature]

Samples Intact Yes ✓ No ___
County Seals Intact Yes ___ No ___
Sample Ambient ___ Cooled X Frozen ___
Same Day ___ 24 Hr. ___
Regular ✓ 48 Hr. ___

SAMPLE NUMBER	LOCATION DESCRIPTION	DATE	TIME	SAMPLE TYPE: WATER	SAMPLE TYPE: AIR	SAMPLE TYPE: SOLID	NO OF CNTNRS	SUSP. CONTAM	TESTS REQUIRED
MW-4		12/3/97		✓			2	GAS	TPH-g/BTX/MTBE
MW-1		"		✓			2		
MW-2		"		✓			2		
MW-3		"		✓			2		
Bailer Blank		12/3/97		✓			2		

Relinquished by: (Signature)	Received by: (Signature)	Date/Time
[signature]		
Relinquished by: (Signature)	Received by Laboratory for analysis: (Signature) [signature]	Date/Time 12-3-95

Special Instructions:

I hereby authorize the performance of the above indicated work.

DISTRIBUTION: White with report. Yellow to AL, Pink to Courier