P & D ENVIRONMENTAL
A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

March 30, 1999
Report 0047.R22

Mr. L.B. Patel
Mr. P. Gupta
VIP Service
385 Century Circle
Danville, CA 94526

SUBJECT: **QUARTERLY GROUNDWATER MONITORING AND SAMPLING REPORT**
VIP Service
3889 Castro Valley Blvd.
Castro Valley, CA

Gentlemen:

P&D Environmental a division of Paul H. King, Inc. (P&D) is pleased to present this report documenting the results of the quarterly monitoring and sampling of groundwater monitoring wells MW1, MW2, and MW3 at the subject site. This work was performed in accordance with P&D's proposal 030998.P1 dated March 3, 1998 and requirements set forth in a letter from Mr. Scott Seery of the Alameda County Department of Environmental Health (ACDEH) dated March 18, 1994 for the subject site. Based upon a telephone conversation with Mr. Seery on July 31, 1995, the sampling of monitoring wells MW1 and MW2 was reduced to semi-annually. In addition, no further analysis for TPH-D will be performed for well MW3. All three wells were monitored and sampled during this quarter.

The monitoring and sampling was performed on February 10, 1999. The reporting period is for March, 1998 through February, 1999. A Site Location Map (Figure 1) and Site Plan (Figure 2) are attached with this report.

BACKGROUND

It is P&D's understanding that the site was purchased by VIP Service in December, 1984. Prior to purchase of the property by VIP Service, the site was operated as a retail gasoline station for an undetermined period of time. The site was operated as a retail gasoline station from the time of purchase by VIP Service until the tanks were removed by Accutite on April 26, 1993. The underground tank system consisted of three 10,000 gallon capacity gasoline tanks, two dispenser islands, and one 550 gallon waste oil tank. It is P&D's understanding that the fuel tanks contained leaded and unleaded gasoline while in use by VIP Service. In addition, VIP Service reported that diesel fuel was not stored at the site at any time.

It is P&D's understanding that at the time of tank removal, eight soil samples were collected from the sidewalls of the fuel tank pit, and one soil sample was collected from the waste oil tank pit. Groundwater was reported to have been encountered in the fuel tank pit at a depth of approximately 11 feet. One water sample was collected from the water in the fuel tank pit. On April 28, 1993 Accutite returned to the site and collected seven soil samples from beneath the dispenser islands.

All of the samples were analyzed at Sequoia Analytical in Redwood City, California for Total Petroleum Hydrocarbons as Gasoline (TPH-G); Benzene, Toluene, Ethylbenzene and Xylenes (BTEX); and for Total Lead. In addition, the samples from the waste oil tank were analyzed for Total Petroleum Hydrocarbons as Diesel (TPH-D); Total Oil and Grease (TOG); Halogenated Volatile Organic Compounds using EPA Method 8010; Semi-Volatile Organic Compounds using EPA Method 8270; and for the metals Cadmium, Chromium, Lead, Nickel and Zinc.

The results of the soil samples collected from the fuel tank pit showed TPH-G concentrations ranging from 120 to 6,200 parts per million (ppm), and total

lead results ranging from not detected to 13 ppm. The results of the water sample from the fuel tank pit showed 140 ppm TPH-G, and 0.095 ppm total lead.

The results of the soil samples collected from beneath the fuel dispensers showed TPH-G values ranging from not detected to 4.7 ppm, and total lead values ranging from not detected to 7.6 ppm.

The results of the sample collected from the waste oil tank pit showed 670 ppm TPH-G; 410 ppm TPH-D; 1,300 ppm TOG; 0.023 ppm 1,2-Dichloroethane and 0.0094 ppm Tetrachloroethylene in the EPA Method 8010 analysis; 2.7 ppm 2-Methylnapthalene and 3.8 ppm Naphthalene in the EPA Method 8270 analysis; and various metals concentrations, none of which exceeded ten times their respective STLC values. The laboratory identified the TPH-D results as being a "non-diesel mix," and indicated that the compounds reported as diesel were diesel-range gasoline and diesel-range oil compounds.

Between August 27 and November 1, 1993 P&D personnel collected stockpiled soil samples for stockpiled soil disposal characterization and oversaw the excavation of approximately 680 cubic yards of soil from the vicinity of the fuel tank pit in an effort to remove petroleum hydrocarbon-impacted soil. In addition, during this time the soil which was stockpiled by Accutite during the tank removal activities and during the subsequent soil excavation activities was disposed of at an appropriate disposal facility, and the tank pit backfilled and compacted. A total of eight confirmation soil samples were collected from the sidewalls of the tank pit on November 19, 1993 at a depth of 10 feet after over-excavation and prior to backfilling. The analytical results of the samples ranged from 33 to 3,200 ppm TPH-G. Documentation of excavation, stockpiled soil characterization and disposal, and backfilling of the pit are provided in P&D's report 0047.R1 dated January 24, 1994. The samples results associated with the removal of the tanks by Accutite are also summarized in P&D's report 0047.R1.

On November 10, 1993 P&D personnel oversaw the installation of three groundwater monitoring wells, designated as MW1 through MW3, and one exploratory soil boring, designated as B1, at the subject site. The wells were developed on November 12 and sampled on November 16, 1993. The results of the water samples showed that TPH-G was not detected in wells MW1 and MW2, and that BTEX was not detected in MW2. In well MW1, 0.0022 ppm of benzene was detected. In well MW3, TPH-G was detected at 12 ppm; BTEX was detected with benzene detected at 3.3 ppm; TRPH was not detected; EPA Method 8010 compounds were not detected except for 0.027 ppm 1,2-Dichloroethane; and EPA Method 8270 compounds were not detected except for 0.009 ppm Phenol, 0.006 ppm Benzyl Alcohol, 0.006 2-Methylphenol, 0.007 ppm 2,4-Dimethylphenol, 0.088 ppm Benzoic Acid, 0.042 ppm Naphthalene, and 0.015 2-Methylnapthalene.

Documentation of the monitoring well and soil boring installation and associated sample results are presented in P&D's report 0047.R2 dated January 24, 1994. The locations of the monitoring wells are shown in Figure 2.

In response to a letter dated March 18, 1994 from Mr. Scott Seery ACDEH which commented upon the results of the initial groundwater sampling associated with the installation of the monitoring wells at the subject site, a quarterly groundwater monitoring and sampling program was initiated.

FIELD ACTIVITIES

On February 10, 1999 all three of the monitoring wells at the site were monitored and sampled by P&D personnel. The wells were monitored for depth to water and the presence of free product or sheen. Depth to water was measured to the nearest 0.01 foot using an electric water level indicator. The presence of free product or sheen was evaluated using a transparent bailer. No free product or sheen was observed in any of the wells. However, moderate petroleum

hydrocarbon odors were detected in well MW3. Depth to water level measurements are presented in Table 1.

Prior to sampling, the monitoring wells were purged of a minimum of three casing volumes of water. During purging operations, the field parameters of electrical conductivity, temperature and pH were monitored. Once the field parameters were observed to stabilize, and a minimum of three casing volumes had been purged, a water sample was collected using a clean Teflon bailer.

The water samples were transferred to 40-milliliter glass Volatile Organic Analysis (VOA) vials and 1-liter amber glass bottles, as appropriate, which were sealed with Teflon-lined screw caps. The VOA vials were overturned and tapped to assure that no air bubbles were present.

The VOA vials and bottles were labeled and then transferred to a cooler with ice, until they were transported to McCampbell Analytical, Inc. in Pacheco, California. McCampbell Analytical, Inc. is a State-certified hazardous waste testing laboratory. Chain of custody documentation accompanied the samples to the laboratory. Records of the field parameters measured during well purging are attached with this report. Water purged from the wells during purging operations was stored in a DOT-approved 55-gallon drum at the site pending appropriate disposal.

HYDROGEOLOGY

Water levels were measured in the monitoring wells once during the report period. The measured depth to water at the site on February 10, 1999 ranged from 7.05 to 7.72 feet. Groundwater levels have decreased in wells MW1, MW2, and MW3 by 1.11, 0.85 and 0.57 feet, respectively, since the previous monitoring on February 24, 1998. The calculated groundwater flow direction at the site on February 10, 1999 was to the west-northwest with a gradient of 0.011. The groundwater gradient has decreased, and the groundwater flow direction has remained relatively unchanged since the previous quarterly monitoring on February 24, 1998.

Groundwater level data collected during the quarter are presented in Table 1. The groundwater flow direction at the site on February 10, 1999 is shown on Figure 2.

LABORATORY RESULTS

The groundwater samples from monitoring wells MW1, MW2, and MW3 were analyzed for TPH-G using EPA Method 5030 in conjunction with Modified EPA Method 8015 (GCFID), BTEX and MTBE using EPA Method 8020. In addition, the groundwater sample from MW3 (near the former waste oil tank) was analyzed for Halogenated Volatile Organic Compounds using EPA Method 8010 and for Semi-volatile Organic Compounds using EPA Method 8270.

The laboratory analytical results of the groundwater samples collected from wells MW1 and MW2 show that TPH-G, BTEX and MTBE were not detected. The laboratory analytical results of the groundwater sample collected from monitoring well MW3 show that TPH-G was detected at a concentration of 4.1 ppm; benzene was detected at a concentration of 1.7 ppm; toluene was detected at a concentration of 0.096 ppm; ethylbenzene was detected at a concentration of 0.27 ppm; total xylenes were detected at a concentration of 0.42 ppm; MTBE was not detected; EPA Method 8010 compounds were not detected except for 0.0028 ppm 1,2-Dichloroethane; and EPA Method 8270 compounds were not detected except for 0.021 ppm Naphthalene.

DISCUSSION AND RECOMMENDATIONS

Based upon recent conversations with Mr. Scott Seery at the Alameda County Department of Environmental Health, monitoring and sampling of all three of the wells will be reduced to a semi-annual basis.

DISTRIBUTION

Copies of this report should be distributed to Mr. Scott Seery at the Alameda County Department of Environmental Health, and to Mr. Kevin Graves at the San Francisco Bay Regional Water Quality Control Board. Copies of the report should be accompanied by a transmittal letter signed by the principal executive officer of VIP Service.

LIMITATIONS

This report was prepared solely for the use of VIP Service. The content and conclusions provided by P&D in this assessment are based on information collected during our investigation, which may include, but not be limited to, visual site inspections; interviews with site owner, regulatory agencies and other pertinent individuals; review of available public documents; subsurface exploration and our professional judgement based on said information at the 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 findings 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 or hazardous wastes 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. P&D 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 judgement based upon data and findings identified in this report and 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 us at (510) 658-6916.

Sincerely,

P&D Environmental

Paul H. King

Paul H. King
Hydrogeologist

Don R. Braun
Certified Engineering Geologist
Registration No.: 1310
Expiration Date: 6/30/00

PHK/gmb
0047.R22

Attachments:
Tables 1 & 2
Site Location Map (Figure 1)
Site Plan (Figure 2)
Groundwater Monitoring/Well Purging Data Sheets
Laboratory Analytical Reports
Chain of Custody Documentation

TABLE 1
WELL MONITORING DATA

Well No.	Date Monitored	Top of Casing Elev. (ft.)	Depth to Water (ft.)	Water Table Elev. (ft.)
MW1	02/10/99	180.83	7.72	173.11
	02/24/98		6.61	174.22
	11/18/97		9.71	171.12
	08/12/97		9.39	171.44
	04/25/97		8.37	172.46
	01/31/97		7.62	173.21
	07/19/96		8.81	172.02
	04/23/96		8.17	172.66
	01/17/96		9.66	171.17
	10/26/95		10.00	170.83
	08/15/95		9.23	171.60
	05/02/95		8.56	172.27
	01/30/95		9.50	171.33
	10/31/94		11.55	169.28
	07/29/94		10.86	169.97
	04/25/94		10.70	170.13
	11/16/93		11.63	169.20
	11/12/93*		11.53	169.30
MW2	02/10/99	179.70	7.05	172.65
	02/24/98		6.20	173.50
	11/18/97		9.26	170.44
	08/12/97		9.06	170.64
	04/25/97		8.10	171.60
	01/31/97		7.22	172.48
	07/19/96		8.57	171.13
	04/23/96		7.85	171.85
	01/17/96		8.94	170.76
	10/26/95		9.68	170.02
	08/15/95		8.91	170.79
	05/02/95		8.17	171.53
	01/30/95		8.68	171.02
	10/31/94		10.99	168.71
	07/29/94		10.34	169.36
	04/25/94		10.04	169.66
	11/16/93		11.10	168.60
	11/12/93*		10.95	168.75

NOTES:

Elevations are in feet Mean Sea Level.
ft. = Feet.
* = Depth to water measurements prior to groundwater monitoring well development.

TABLE 1
WELL MONITORING DATA
(Continued)

Well No.	Date Monitored	Top of Casing Elev. (ft.)	Depth to Water (ft.)	Water Table Elev. (ft.)
MW3	02/10/99	178.98	7.12	171.86
	02/24/98		6.55	172.43
	11/18/97		8.97	170.01
	08/12/97		8.85	170.13
	04/25/97		7.99	170.99
	01/31/97		7.30	171.68
	07/19/96		8.42	170.56
	04/23/96		7.76	171.22
	01/17/96		8.61	170.37
	10/26/95		9.39	169.59
	08/15/95		8.62	170.36
	05/02/95		8.04	170.94
	01/30/95		8.46	170.52
	10/31/94		10.58	168.40
	07/29/94		10.03	168.95
	04/25/94		9.64	169.34
	11/16/93		10.63	168.35
	11/12/93*		10.66	168.32

NOTES:

Elevations are in feet Mean Sea Level.
ft. = Feet.
* = Depth to water measurements prior to groundwater monitoring well development.

TABLE 2
GROUNDWATER
LABORATORY ANALYTICAL RESULTS

Sample Location	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Xylenes
			Samples Collected on February 10, 1999			
MW1	NA	ND	ND	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3$	NA	4.1	1.7	0.96	0.27	0.42
			Samples Collected on February 24, 1998			
MW1	ND	ND	ND	ND	ND	ND
MW2	ND	ND	ND	ND	ND	ND
MW3+	NA	19	4.6	0.33	0.65	1.8
			Samples Collected on November 18, 1997			
MW1	NA	NA	NA	NA	NA	NA
MW2	NA	NA	NA	NA	NA	NA
MW3++	NA	2.1	0.48	0.052	0.071	0.19

NOTES:
TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
ND = Not Detected.
NA = Not Analyzed.
$ = In MW3, MTBE was not detected; EPA Method 8010 compounds were not detected except for 0.0028 ppm 1,2-Dichloroethane; and EPA Method 8270 compounds were not detected except for 0.021 ppm Naphthalene.
+ = In MW3, MTBE was not detected; EPA Method 8010 compounds were not detected except for 0.011 ppm 1,2-Dichloroethane; and EPA Method 8270 compounds were not detected except for Naphthalene, 2-Methylnaphthalene and Phenol which were detected at concentrations of 0.083, 0.019, and 0.023 ppm, respectively.
++ = In MW3, MTBE was not detected; EPA Method 8010 compounds were not detected except for 0.0021 ppm 1,2 Dichloroethane; and EPA Method 8270 compounds were not detected except for Naphthalene and 2-Methylnaphthalene which were detected at concentrations of 0.058 and 0.026 ppm, respectively.
Results are in parts per million (ppm), unless otherwise specified.

TABLE 2
GROUNDWATER
LABORATORY ANALYTICAL RESULTS
(Continued)

Sample Location	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Xylenes
			Samples Collected on August 12, 1997			
MW1	ND	ND	ND	ND	ND	ND
MW2	ND	ND	ND	ND	ND	ND
MW3+++	NA	16	4.2	0.45	0.54	1.9
			Samples Collected on April 25, 1997			
MW1	NA	NA	NA	NA	NA	NA
MW2	NA	NA	NA	NA	NA	NA
MW3++++	NA	30	5.3	0.52	0.95	3.0
			Samples Collected on January 31, 1997			
MW1	NA	ND	ND	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3+++++	NA	5.5	1.6	0.10	0.19	0.41

NOTES:
TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
ND = Not Detected.
NA = Not Analyzed.
+++ = In MW3, MTBE was not detected; EPA Method 8010 compounds were not detected except for 0.0091 ppm 1,2-Dichloroethane; and EPA Method 8270 compounds were not detected except for Bis(2-ethylhexyl) Phthalate, Naphthalene, and 2-Methylnaphthalene which were detected at concentrations of 0.021, 0.087, and 0.024 ppm, respectively.
++++ =In MW3, MTBE was not detected; EPA Method 8010 compounds were not detected except for 0.012 ppm 1,2 Dichloroethane; and EPA Method 8270 compounds were not detected except for Phenol, 4-Methylphenol, 2,4-Dimethylphenol, Naphthalene, and 2-Methylnaphthalene which were detected at concentrations of 0.0028, 0.0024, 0.0028, 0.066 ppm, and 0.015 ppm, respectively.
+++++ =In MW3, MTBE was detected at a concentration of 0.063 ppm; EPA Method 8010 compounds were not detected except for 0.014 ppm 1,2 Dichloroethane; and EPA Method 8270 compounds were not detected except for Phenol, 2,4-Dimethylphenol, Naphthalene, and 2-Methylnaphthalene which were detected at concentrations of 0.0094, 0.0028, 0.031, and 0.0048 ppm, respectively.
Results are in parts per million (ppm), unless otherwise specified.

TABLE 2
GROUNDWATER
LABORATORY ANALYTICAL RESULTS
(Continued)

Sample Location	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Xylenes
			Samples Collected on July 19, 1996			
MW1	NA	NA	NA	NA	NA	NA
MW2	NA	NA	NA	NA	NA	NA
MW3@	NA	18	4.8	0.61	0.76	2.8
			Samples Collected on April 23, 1996			
MW1	NA	ND	ND	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3@@	NA	9.7	2.9	0.17	0.38	0.68
			Samples Collected on January 17, 1996			
MW1	NA	NA	NA	NA	NA	NA
MW2	NA	NA	NA	NA	NA	NA
MW3@@@	NA	21	4.1	0.37	0.52	1.5

NOTES:

TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
ND = Not Detected.
NA = Not Analyzed.
@ =In MW3, EPA Method 8010 compounds were not detected; EPA Method 8270 compounds were not detected except for 0.0022 ppm 2,4-Dimethylphenol, 0.1 ppm Naphthalene, and 0.022 ppm 2-Methylnaphthalene. The EPA Method 8020 showed that MTBE was detected in MW3 at a concentration of 0.21 ppm.
@@ = In MW3, EPA 8010 compounds were not detected except for 0.0051 ppm 1,2-Dichloroethane; EPA 8270 compounds were not detected except for Naphthalene and Phenol which were detected at concentrations of 0.056 and 0.025 ppm, respectively. The EPA Method 8020 results showed that MTBE was not detected in MW1 or MW2, and was detected in MW3 at a concentration of 0.15 ppm.
@@@ = In MW3, EPA 8010 compounds were not detected except for 0.011 ppm 1,2 Dichloroethane; EPA 8270 compounds were not detected except for 0.0022 ppm Phenol, 0.0051 ppm 4-Methylphenol, 0.0029 ppm 2,4-Dimethylphenol, 0.032 ppm Naphthalene, and 0.010 ppm 2-Methylnaphthalene.
Results are in parts per million (ppm), unless otherwise specified.

TABLE 2
GROUNDWATER
LABORATORY ANALYTICAL RESULTS
(Continued)

Sample Location	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Xylenes
			Samples Collected on October 26, 1995			
MW1	NA	ND	ND	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3@@@@	NA	19	4.0	0.48	0.64	1.8
			Samples Collected on August 15, 1995			
MW1	NA	NA	NA	NA	NA	NA
MW2	NA	NA	NA	NA	NA	NA
MW3@@@@@	NA	7.0	2.4	0.23	0.26	0.73
			Samples Collected on May 2, 1995			
MW1	NA	ND	ND	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3#	0.84	18	5.4	0.39	0.65	1.7

NOTES:
TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
ND = Not Detected.
NA = Not Analyzed.
@@@@ =In MW3, EPA 8010 compounds were not detected except for 0.011 ppm 1,2-Dichloroethane; EPA 8270 compounds were not detected except for 0.043 ppm Naphthalene. The EPA Method 8020 results showed that MTBE was not detected in MW1 or MW2, and was detected in MW3 at a concentration of 0.24 ppm.
@@@@@ = EPA 8010 compounds were not detected except for 0.0091 ppm 1,2-Dichloroethane; EPA 8270 compounds were not detected except for 0.003 ppm 4-Methylphenol, 0.005 ppm 2,4-Dimethyl Phenol, 0.019 ppm Naphthalene, and 0.003 ppm 2-Methylnaphthalene.
#= Review of the laboratory report and discussions with the laboratory indicate that the results reported as TPH-D are gasoline-range compounds. EPA 8010 compounds not detected except for 0.014 ppm 1,2-Dichloroethane; EPA 8270 compounds were not detected except for 0.010 ppm 2-Methyl naphthalene and 0.062 ppm Naphthalene.
Results are in parts per million (ppm), unless otherwise specified.

TABLE 2
GROUNDWATER
LABORATORY ANALYTICAL RESULTS
(Continued)

Sample Location	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Xylenes
			Samples Collected on January 30, 1995			
MW1	NA	ND	ND	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3##	0.70	24	7.6	0.35	0.90	2.2
			Samples Collected on October 31, 1994			
MW1	NA	ND	ND	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3###	0.60	8.7	2.6	0.26	0.32	0.92
			Samples Collected on July 29, 1994			
MW1	NA	ND	0.0012	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3####	0.67	6.3	2.0	0.13	0.22	0.52

NOTES:

TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
ND = Not Detected.
NA = Not Analyzed.
= Review of the laboratory report and discussions with the laboratory indicate that the results reported as TPH-D are gasoline-range compounds. EPA 8010 compounds not detected except for 0.018 ppm 1,2-Dichloroethane; EPA 8270 compounds were not detected except for 0.014 ppm 2-Methyl naphthalene and 0.11 ppm Naphthalene.
= Review of the laboratory report and discussions with the laboratory indicate that the results reported as TPH-D are gasoline-range compounds. EPA 8010 compounds not detected except for 0.019 ppm 1,2-Dichloroethane; EPA 8270 compounds were not detected except for 0.008 ppm 2-Methyl naphthalene, 0.047 ppm Naphthalene, and 0.002 ppm Bis(2-Ethylhexyl) Phthalate.
= Review of the laboratory report and discussions with the laboratory indicate that the results reported as TPH-D are gasoline-range compounds. EPA 8010 compounds not detected except for 0.0077 ppm 1,2-Dichloroethane; EPA 8270 compounds not detected except for 0.008 ppm 2-Methylnaphthalene and 0.044 ppm Naphthalene.
Results are in parts per million (ppm), unless otherwise specified.

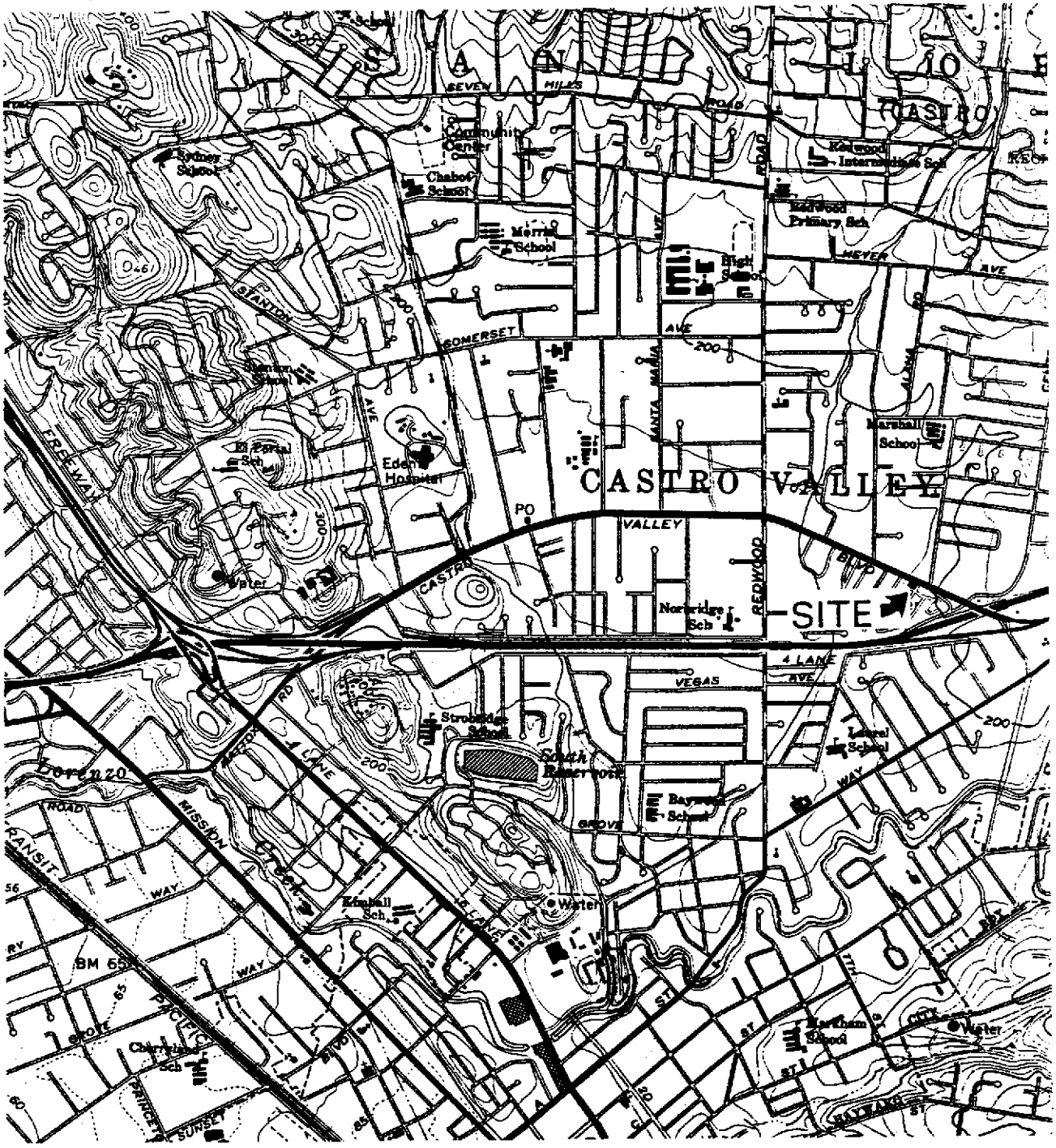
TABLE 2
GROUNDWATER
LABORATORY ANALYTICAL RESULTS
(Continued)

Sample Location	TPH-D	TPH-G	Benzene	Toluene	Ethyl-benzene	Xylenes
			Samples Collected on April 25, 1994			
MW1	ND	ND	ND	ND	ND	ND
MW2	ND	ND	ND	ND	ND	ND
MW3#####	2.1	17	4.8	0.47	0.29	1.6
			Samples Collected on November 16, 1993			
MW1	NA	ND	0.0022	ND	ND	ND
MW2	NA	ND	ND	ND	ND	ND
MW3^	NA	12	3.3	0.66	0.24	1.6

NOTES:

TPH-D = Total Petroleum Hydrocarbons as Diesel.
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
ND = Not Detected.
NA = Not Analyzed.
= Review of the laboratory report and discussions with the laboratory indicate that the results reported as TPH-D are gasoline-range compounds. EPA 8010 compounds not detected except for 0.28 ppm 1,2-Dichloroethane; EPA 8270 compounds not detected except for 0.013 ppm 2-Methylnapthalene and 0.084 ppm Naphthalene.
^ = TRPH not detected; EPA 8010 compounds not detected except for 0.027 ppm 1,2-Dichloroethane; EPA 8270 compounds not detected except for 0.009 ppm Phenol, 0.006 ppm Benzyl Alcohol, 0.006 2-Methylphenol, 0.007 ppm 2,4-Dimethylphenol, 0.088 ppm Benzoic Acid, 0.042 ppm Naphthalene, and 0.015 ppm 2-Methylnapthalene.
Results are in parts per million (ppm), unless otherwise specified.

P & D ENVIRONMENTAL
A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916



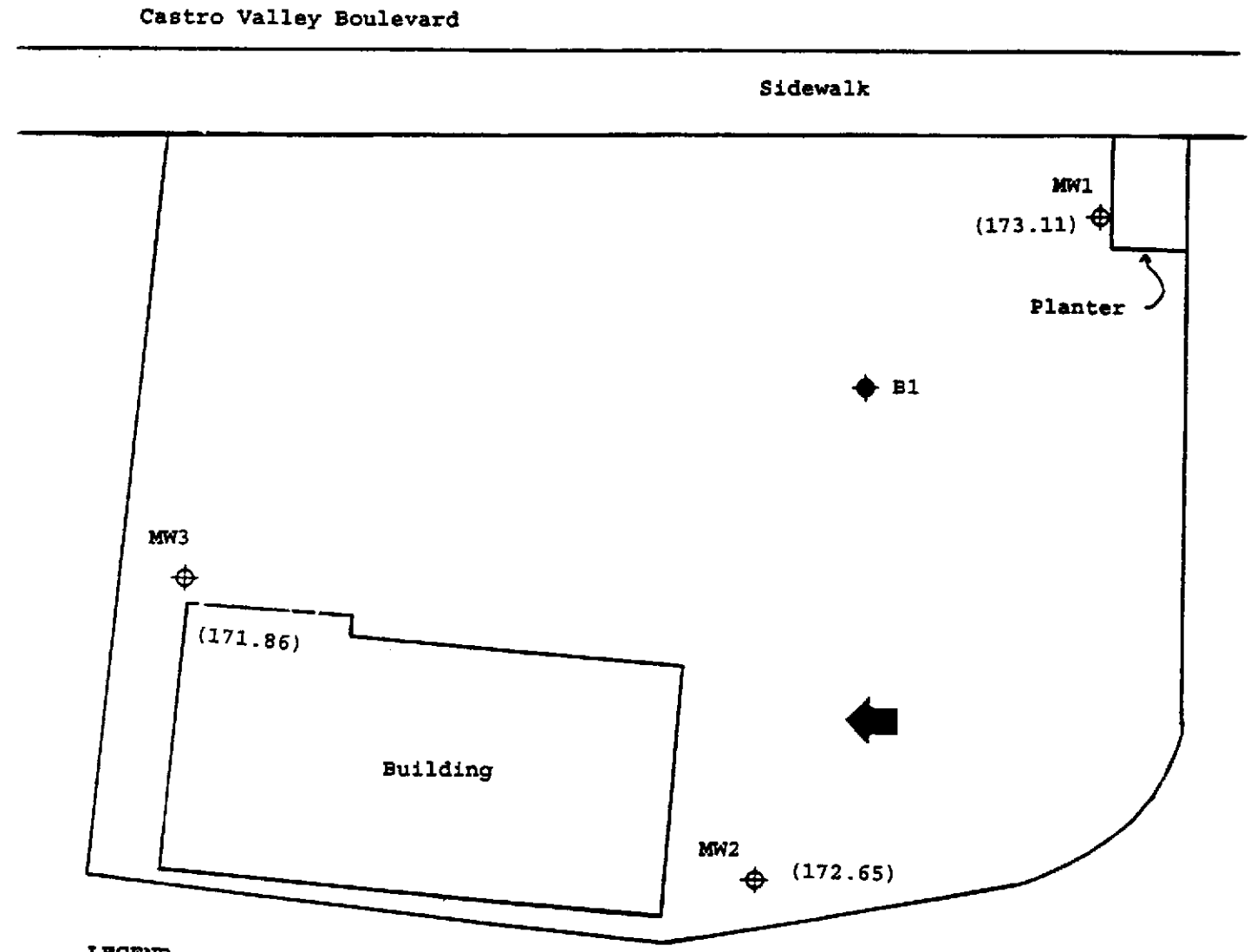
Base Map From
U.S. Geological Survey
Hayward, Calif.
7.5 Minute Quadrangle
Photorevised 1980

N

Scale in Feet
0 1000 2000 3000

Figure 1
SITE LOCATION MAP
VIP Service
3889 Castro Valley Blvd.
Castro Valley, California

P & D ENVIRONMENTAL
A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916



Base Map From
P&D Environmental
October, 1993

Figure 2
SITE PLAN
VIP Service
3889 Castro Valley Blvd.
Castro Valley, California

P&D ENVIRONMENTAL
GROUNDWATER MONITORING/WELL PURGING
DATA SHEET

Site Name VIP SERVICE - CASTRO VALLEY
Well No. MW1
Job No. 0047
Date 2/10/99
TOC to Water (ft.) 7.72'
Sheen NONE
Well Depth (ft.) 19.1'
Free Product Thickness Ø
Well Diameter 2" ID
Sample Collection Method
Gal./Casing Vol. 1.86
TEFLON BAILER
Σ = 5.58 GAL

TIME	GAL. PURGED	pH	TEMPERATURE	ELECTRICAL CONDUCTIVITY
2:19	0.1	8.53	64.7	15.20
2:20	1	8.19	66.2	17.42
2:21	2	8.02	66.4	17.94
2:22	3	7.92	66.5	17.73
2:23	4	7.81	66.4	17.34
2:24	5	7.69	66.7	18.60
2:25	6	7.60	66.8	17.60
2:26	7	7.55	66.9	17.81
2:27	8	7.48	66.9	17.54
~~2:28~~	8	SAMPLES COLLECTED		

NOTES: PURGE WATER IS INITIALLY VERY TURBID, CLEARING OUT AFTER 4-5 GALLONS

PURGE10.92 GMS

P&D ENVIRONMENTAL
GROUNDWATER MONITORING/WELL PURGING
DATA SHEET

Site Name VIP Service - Castro Valley
Well No. MW2
Job No. 0047
Date 2/~~2~~ 10/99
TOC to Water (ft.) 7.05
Sheen NONE
Well Depth (ft.) 19.4
Free Product Thickness Ø
Well Diameter 2" ID
Sample Collection Method TEFLON BAILER
Gal./Casing Vol. 2.02
Σ = 6.06 GAL

TIME	GAL. PURGED	pH	TEMPERATURE	ELECTRICAL CONDUCTIVITY
2:58	0.1	7.77	65.1	16.82
2:59	1	7.67	66.5	18.44
3:00	2	7.62	66.7	18.52
3:02	3	7.56	65.7	18.44
3:03	4	7.54	66.6	18.14
3:04	5	7.54	67.0	18.83
3:05	6	7.52	67.1	18.22
3:06	7	7.49	66.8	18.65
3:07	7.5	SAMPLE		

NOTES: GMS - PURGE WATER IS INITALLY VERY TURBID; EVENTUALLY ~~IT~~ CLEARS UP.

PURGE10.92

P&D ENVIRONMENTAL
GROUNDWATER MONITORING/WELL PURGING
DATA SHEET

Site Name: 76 SERVICE - CASTRO VALLEY
Well No.: MW3
Job No.: 0047
Date: 2/10/99
TOC to Water (ft.): 7.12
Sheen: NONE
Well Depth (ft.): 18.2
Free Product Thickness: 0
Well Diameter: 2" ID
Sample Collection Method: TEFLON BAILER
Gal./Casing Vol.: 1.92
5 = 5.76 GAL

TIME	GAL. PURGED	pH	TEMPERATURE	ELECTRICAL CONDUCTIVITY
3:41	~~0.1~~ / 0.1	7.92	59.9	16.50
3:42	1	7.69	63.7	16.17
3:43	2	7.59	64.1	16.20
~~3:44~~	3	7.51	63.8	16.85
3:44	4	7.46	63.8	~~16.~~ 17.03
:30	5	7.43	63.9	16.96
3:45	6	7.38	64.1	16.98
:30	7	7.34	64.5	17.55
3:46	~~SAMPLE~~ 7.5	SAMPLE		

NOTES: PURGE WATER IS INITIALLY (UP TO 5 GAL.) TURBID W/ BLACK - SEDIMENT? & SMELLS MODERATELY OF PETROLEUM HYDROCARBONS

PURGE10.92

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

P&D Environmental 4020 Panama Court Oakland, CA 94611	Client Project ID: #0047; VIP Service-Castro Valley	Date Sampled: 02/10/99
		Date Received: 02/10/99
	Client Contact: Paul King	Date Extracted: 02/14/99
	Client P.O:	Date Analyzed: 02/14/99

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

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

Lab ID	Client ID	Matrix	TPH(g)+	MTBE	Benzene	Toluene	Ethylben-zene	Xylenes	% Recovery Surrogate
03272	MW1	W	ND	ND	ND	ND	ND	ND	109
03273	MW2	W	ND	ND	ND	ND	ND	ND	109
03274	MW3	W	4100,a	ND<220	1700	96	270	420	108
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

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

cluttered chromatogram; sample peak coelutes with surrogate peak

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

DHS Certification No. 1644

Edward Hamilton, Lab Director

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P&D Environmental 4020 Panama Court Oakland, CA 94611	Client Project ID: #0047; VIP Service-Castro Valley	Date Sampled: 02/10/99
		Date Received: 02/10/99
	Client Contact: Paul King	Date Extracted: 02/11/99
	Client P.O:	Date Analyzed: 02/11/99

Volatile Halocarbons

EPA method 601 or 8010

Lab ID	03274			
Client ID	MW3			
Matrix	W			
Compound	Concentration*			
Bromodichloromethane	ND			
Bromoform[b]	ND			
Bromomethane	ND			
Carbon Tetrachloride[c]	ND			
Chlorobenzene	ND			
Chloroethane	ND			
2-Chloroethyl Vinyl Ether[d]	ND			
Chloroform[e]	ND			
Chloromethane	ND			
Dibromochloromethane	ND			
1,2-Dichlorobenzene	ND			
1,3-Dichlorobenzene	ND			
1,4-Dichlorobenzene	ND			
Dichlorodifluoromethane	ND			
1,1-Dichloroethane	ND			
1,2-Dichloroethane	2.8			
1,1-Dichloroethene	ND			
cis 1,2-Dichloroethene	ND			
trans 1,2-Dichloroethene	ND			
1,2-Dichloropropane	ND			
cis 1,3-Dichloropropene	ND			
trans 1,3-Dichloropropene	ND			
Methylene Chloride[f]	ND			
1,1,2,2-Tetrachloroethane	ND			
Tetrachloroethene	ND			
1,1,1-Trichloroethane	ND			
1,1,2-Trichloroethane	ND			
Trichloroethene	ND			
Trichlorofluoromethane	ND			
Vinyl Chloride[g]	ND			
% Recovery Surrogate	102			
Comments				

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

Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe

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

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

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P&D Environmental 4020 Panama Court Oakland, CA 94611	Client Project ID: #0047; VIP Service-Castro Valley	Date Sampled: 02/10/99
		Date Received: 02/10/99
	Client Contact: Paul King	Date Extracted: 02/12/99
	Client P.O:	Date Analyzed: 02/18/99

Semi-Volatile Organics By GC/MS

EPA method 625 and 3510 or 8270 and 3550

Lab ID	03274
Client ID	MW3
Matrix	W

Compound	Concentration*	Reporting Limit W	Reporting Limit S	Compound	Concentration*	Reporting Limit W	Reporting Limit S
Acenaphthene	ND	10	0.33	Di-n-octyl Phthalate	ND	10	0.33
Acenaphthylene	ND	10	0.33	1,2-Diphenylhydrazine	ND	10	0.33
Anthracene	ND	10	0.33	Fluoranthene	ND	10	0.33
Benzidine	ND	50	1.6	Fluorene	ND	10	0.33
Benzoic Acid	ND	50	1.6	Hexachlorobenzene	ND	10	0.33
Benzo(a)anthracene	ND	10	0.33	Hexachlorobutadiene	ND	10	0.33
Benzo(b)fluoranthene	ND	10	0.33	Hexachlorocyclopentadiene	ND	50	1.6
Benzo(k)fluoranthene	ND	10	0.33	Hexachloroethane	ND	10	0.33
Benzo(g,h,i)perylene	ND	10	0.33	Indeno(1,2,3-cd)pyrene	ND	10	0.33
Benzo(a)pyrene	ND	10	0.33	Isophorone	ND	10	0.33
Benzyl Alcohol	ND	20	0.66	2-Methylnaphthalene	ND	10	0.33
Bis(2-chloroethoxy)methane	ND	10	0.33	2-Methylphenol (o-Cresol)	ND	10	0.33
Bis(2-chloroethyl) Ether	ND	10	0.33	4-Methylphenol (p-Cresol)	ND	10	0.33
Bis(2-chloroisopropyl)Ether	ND	10	0.33	Naphthalene	21	10	0.33
Bis(2-ethylhexyl) Phthalate	ND	15	0.33	2-Nitroaniline	ND	50	1.6
4-Bromophenyl Phenyl Ether	ND	10	0.33	3-Nitroaniline	ND	50	1.6
Butylbenzyl Phthalate	ND	10	0.33	4-Nitroaniline	ND	50	1.6
4-Chloroanaline	ND	20	0.66	2-Nitrophenol	ND	50	1.6
4-Chloro-3-methylpheno[1]	ND	10	0.33	4-Nitrophenol	ND	50	1.6
2-Chloronaphthalene	ND	10	0.33	Nitrobenzene	ND	10	0.33
2-Chlorophenol	ND	10	0.33	N-Nitrosodimethylamine	ND	10	0.33
4-Chlorophenyl Phenyl Ether	ND	10	0.33	N-Nitrosodiphenylamine	ND	10	0.33
Chrysene	ND	10	0.33	N-Nitrosodi-n-propylamine	ND	10	0.33
Dibenzo(a,h)anthracene	ND	10	0.33	Pentachlorophenol	ND	10	0.33
Dibenzofuran	ND	10	0.33	Phenanthrene	ND	10	0.33
Di-n-butyl Phthalate	ND	10	0.33	Phenol	ND	10	0.33
1,2-Dichlorobenzene	ND	10	0.33	Pyrene	ND	10	0.33
1,3-Dichlorobenzene	ND	10	0.33	1,2,4-Trichlorobenzene	ND	10	0.33
1,4-Dichlorobenzene	ND	10	0.33	2,4,5-Trichlorophenol	ND	10	0.33
3,3-Dichlorobenzidine	ND	20	0.66	2,4,6-Trichlorophenol	ND	10	0.33
2,4-Dichlorophenol	ND	10	0.33	Comments:			
Diethyl Phthalate	ND	10	0.33	**Surrogate Recoveries (%)**			
2,4-Dimethylphenol	ND	10	0.33	2-Fluorobiphenyl	42		
Dimethyl Phthalate	ND	10	0.33	2-Fluorophenol	40		
4,6-Dinitro-2-methylphenol	ND	50	1.6	Nitrobenzene-d5	47		
2,4-Dinitrophenol	ND	50	1.6	Phenol-d5	71		
2,4-Dinitrotoluene	ND	10	0.33	2,4,6-Tribromophenol	45		
2,6-Dinitrotoluene	ND	10	0.33	p-Terphenyl-d14	91		

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

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

h) lighter than water immiscible sheen is present; i)liquid sample that contains greater than ~5 vol. % sediment; j) sample diluted due to high organic content

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McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 925-798-1620 Fax: 925-798-1622

QC REPORT FOR HYDROCARBON ANALYSES

Date: 02/14/99-02/15/99 Matrix: WATER

Analyte	Concentration (mg/L) Sample (#03169)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	86.8	81.4	100.0	86.8	81.4	6.4
Benzene	0.0	11.1	11.0	10.0	111.0	110.0	0.9
Toluene	0.0	11.4	11.0	10.0	114.0	110.0	3.6
Ethyl Benzene	0.0	11.7	11.8	10.0	117.0	118.0	0.9
Xylenes	0.0	34.1	34.3	30.0	113.7	114.3	0.6
TPH(diesel)	0.0	153	158	150	102	105	3.1
TRPH (oil & grease)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

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110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 925-798-1620 Fax: 925-798-1622

QC REPORT FOR EPA 8010/8020/EDB

Date: 02/11/99-02/12/99 Matrix: WATER

Analyte	Concentration (ug/L) Sample (#03112)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
1,1-DCE	0.0	10.2	10.8	10.0	102	108	5.7
Trichloroethene	0.0	8.6	9.1	10.0	86	91	5.6
EDB	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobenzene	0.0	8.4	9.2	10.0	84	92	9.1
Benzene	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobz (PID)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

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QC REPORT FOR SVOCs (EPA 8270/625/525)

Date: 02/18/99-02/19/99 Matrix: WATER

Analyte	Concentration (ug/Kg) Sample (#02197)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
Phenol	0	40	32	100	40	32	44.4
2-Chlorophenol	0	44	44	100	44	44	0.0
1, 4-Dichlorobenzene	0	52	49	100	52	49	5.9
N-nitroso-di-n-propyl	0	47	46	100	47	46	2.2
1, 2, 4-Trichlorobenz	0	47	46	100	47	46	2.2
4-Chloro-3-methylphen	0	51	46	100	51	46	10.3
4-Nitrophenol	0	55	50	100	55	50	9.5
Acenaphthene	0	57	55	100	57	55	3.6
2, 4- Dinitrotoluene	0	56	56	100	56	56	0.0
Pentachlorophenol	0	32	31	100	32	31	3.2
Pyrene	0	78	75	100	78	75	3.9

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

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

P & D ENVIRONMENTAL
A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

CHAIN OF CUSTODY RECORD

E 13976 Pd309 PAGE 1 OF 1

PROJECT NUMBER:	PROJECT NAME:
0047	VEP Service - Castro Valley

SAMPLED BY: (PRINTED AND SIGNATURE) GREG BROWN

	SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION	NUMBER OF CONTAINERS	ANALYSIS(ES): TPH-Gas/BTEX/MTBE	EPA 3010	EPA 8270				PRESERVATIVE	REMARKS
+	MW1	2/10/99		water	MONITORING WELL #1	3	X						HCL	Normal Turn Around
+	MW2	"		"	" " #2	3	X						"	" " "
+	MW3	"		"	" " #3	7	X	X	X				"	" " "

[redacted]

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

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
GREG BROWN	2/10/99	9:15	Ed Parker
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
Ed. Parker	2/10	1246	Beth Rivera
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)

TOTAL NO. OF SAMPLES (THIS SHIPMENT)	3
TOTAL NO. OF CONTAINERS (THIS SHIPMENT)	13
LABORATORY:	McCampbell Analytical
LABORATORY CONTACT:	Ed Hamilton
LABORATORY PHONE NUMBER:	(925) 798-1620
SAMPLE ANALYSIS REQUEST SHEET ATTACHED: ( )YES (X)NO	

REMARKS: VOAs are preserved with HCl

TB. MV