TANK PROTECT ENGINEERING
of Northern California, Inc.

July 30, 1996

Messrs. Aaron and Stanley Wong
2200 E. 12th Street
Oakland, CA 94606

Re: Second Quarter Report, 1996, Credit World Auto Sales, 2345 E. 14th Street, Oakland, CA 94601

Dear Messrs. Wong:

Tank Protect Engineering of Northern California, Inc. (TPE) is pleased to submit this quarterly letter report of environmental services conducted at the subject site. Previous work conducted prior to January 1, 1996 is summarized in TPE's Fourth Quarter Report, 1995, Credit World Auto Sales, 2345 E. 14th Street, Oakland, CA 94601. Work conducted after January 1, 1996 is summarized, and work conducted during the subject quarter is presented in detail below.

Work performed by TPE during first quarter, 1996:

- February 14, 1996 - Submitted a Fourth Quarter Report, 1995, Credit World Auto Sales, 2345 E. 14th Street, Oakland, CA 94601 to Messrs. Wong for their approval and delivery to the Alameda County Health Care Services Agency (ACHCSA).

- March 20, 1996 - Loosened well caps on all wells to allow depth-to groundwater to stabilize to atmospheric pressure for groundwater gradient determination.

- March 22, 1996 - Measured depth-to-groundwater and free product thickness in wells MW-1 through TMW-5 for evaluation of groundwater flow direction and gradient and collected 5 groundwater samples for analysis for total petroleum hydrocarbons as gasoline (TPHG), and methyl

t-butyl ether, benzene, toluene, ethylbenzene, and xylenes (MBTEX). Additionally, a trip blank was analyzed for TPHG and MBTEX.

WORK PERFORMED BY TPE DURING SECOND QUARTER, 1996:

- May 6, 1996 - Submitted a First Quarter Report, 1996, Credit World Auto Sales, 2345 E. 14th Street, Oakland, CA 94601 to Messrs. Wong for their approval and delivery to the ACHCSA.

- May 21, 1996 through June 7, 1996 - Backfilled excavation with remediated onsite material, overexcavation of contaminated soil and remediation of stockpiled soil.

- June 18, 1996 - Loosened well caps on all wells to allow depth-to groundwater to stabilize to atmospheric pressure for groundwater gradient determination.

- June 20, 1996 - Measured depth-to-groundwater and free product thickness in wells MW-1 through TMW-4 for evaluation of groundwater flow direction and gradient and collected groundwater samples from wells MW-1 through TMW-4 for analysis for TPHG and MBTEX. Additionally, a trip blank was analyzed for TPHG and MBTEX.

- June 24, 1996 - Redeveloped well TMW-5 for sampling.

- June 26, 1996 - Sampled well MW-5 for analysis for TPHG and MBTEX.

Details of work conducted during the fourth quarter are presented below.

Monitoring Well TMW-5 Redevelopment

Monitoring well TMW-5 was damaged during backfill activities that took place in May, 1996. About 3 feet of the well was sheared off and repeated attempts to remove about 5 feet of backfilled material from the well failed. TPE will continue to attempt to clear out backfilled material to restore TW-5. The well was redeveloped. Onsite groundwater gradient was determined by the remaining existing monitoring wells as shown in Figure 1.

Groundwater Gradient

On June 18, 1996 a TPE representative loosened all well caps to allow groundwater levels to stabilize to atmospheric pressure within the wells prior to making depth-to-groundwater measurements for evaluation of groundwater flow direction and gradient.

On June 20, 1996 depth-to-groundwater was measured from the top of casing (TOC) in wells MW-1 through TMW-4 to the nearest 0.01 foot using an electronic Keck Instrument, Inc., KIR-89 interface probe. A minimum of 3 repetitive measurements were made for each level determination to ensure accuracy. Depth-to-groundwater was subtracted from the TOC elevation, measured relative to mean sea level, to calculate the elevation of the groundwater level in each well (see attached Table 1). When floating product was present, the groundwater elevation was corrected by multiplying the floating product thickness by a density of .75 and adding the resultant value to the groundwater elevation.

Attached Figure 1 is a groundwater gradient map constructed from the data collected on June 20, 1996. Groundwater flow direction was to the northwest with a gradient about .016 feet per foot. Average groundwater elevations, changes in average groundwater elevations, groundwater gradients, and groundwater flow directions are tabulated in attached Table 2.

Groundwater Sampling and Analytical Results

On June 20, 1996 groundwater samples were collected from groundwater monitoring wells MW-1 through TMW-4. On June 26, 1996 a groundwater sample was collected from well TMW-5. Before sampling, the wells were purged of about 15 to 40 liters of water with dedicated polyethylene bailers and until the temperature, conductivity, and pH of the water in the wells had stabilized (see attached Records of Water Sampling). Since dedicated bailers were used for each well sampled, no decontamination was necessary between sampling events. The water samples were collected in laboratory provided, sterilized, 40-milliliter glass vials having Teflon-lined screw caps; measured for turbidity and labeled with project name, date, time collected, sample number, and sampler name. The samples were immediately stored in an iced-cooler for transport to California State Department of Health Services (DHS) certified Trace Analysis Laboratory, Inc. (TAL), located in Hayward, California accompanied by

chain-of-custody documentation. All groundwater samples and a trip blank sample, MW-6, were analyzed for TPHG by the United States Environmental Protection Agency (EPA) Method 8015M and for MBTEX by the Modified EPA Method 8020.

Floating product was observed in wells MW-1, MW-2, and MW-3; with thicknesses of .89 feet, .37 feet, and .07 feet respectively. Attached Table 3 summarizes the thickness of floating product measured in each well. The floating product was removed by purging at the time of sampling. Hydrocarbon odor and sheen was observed in all wells except TMW-4.

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

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

Chemical analyses detected TPHG and BTEX chemicals in all wells except well TMW-4. TPHG was detected in wells MW-1, MW-2, MW-3, and TMW-5 at concentrations of 15,000 parts per billion (ppb), 35,000 ppb, 8,500 ppb and 30,000 ppb, respectively. The reader is referred to attached Table 4 for a summary of MBTEX concentrations detected in the wells.

Well TMW-4 and the trip blank sample (MW-6) were nondetectable for TPHG and MBTEX.

All analytical results are summarized in attached Table 4 and documented in an attached certified analytical report and a chain-of-custody.

RECOMMENDATIONS

Chemical analyses detected TPHG and BTEX chemicals in all wells except well TMW-4. TPHG was detected in wells MW-1, MW-2, MW-3, and TMW-5 at concentrations of 15,000 parts per billion (ppb), 35,000 ppb, 8,500 ppb and 30,000 ppb, respectively.

TPE recommends that quarterly groundwater sampling of all 5 groundwater monitoring wells be continued to evaluate gradient, monitor contaminant concentrations and continue removal of free product from the wells. Concentrations of TPHG and benzene decreased during the subject quarter in all wells except TMW-2.

The next sampling event is due on about September 20, 1996.

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

Mr. Barney Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

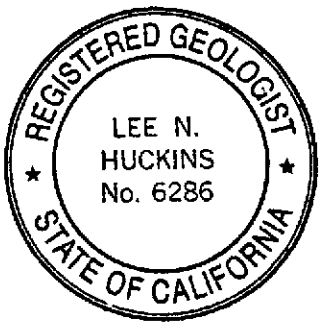
TPE recommends that this quarterly report be submitted with a signed cover letter from Messrs. Aaron and Stanley Wong.

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

Sincerely,

Lee Huckins

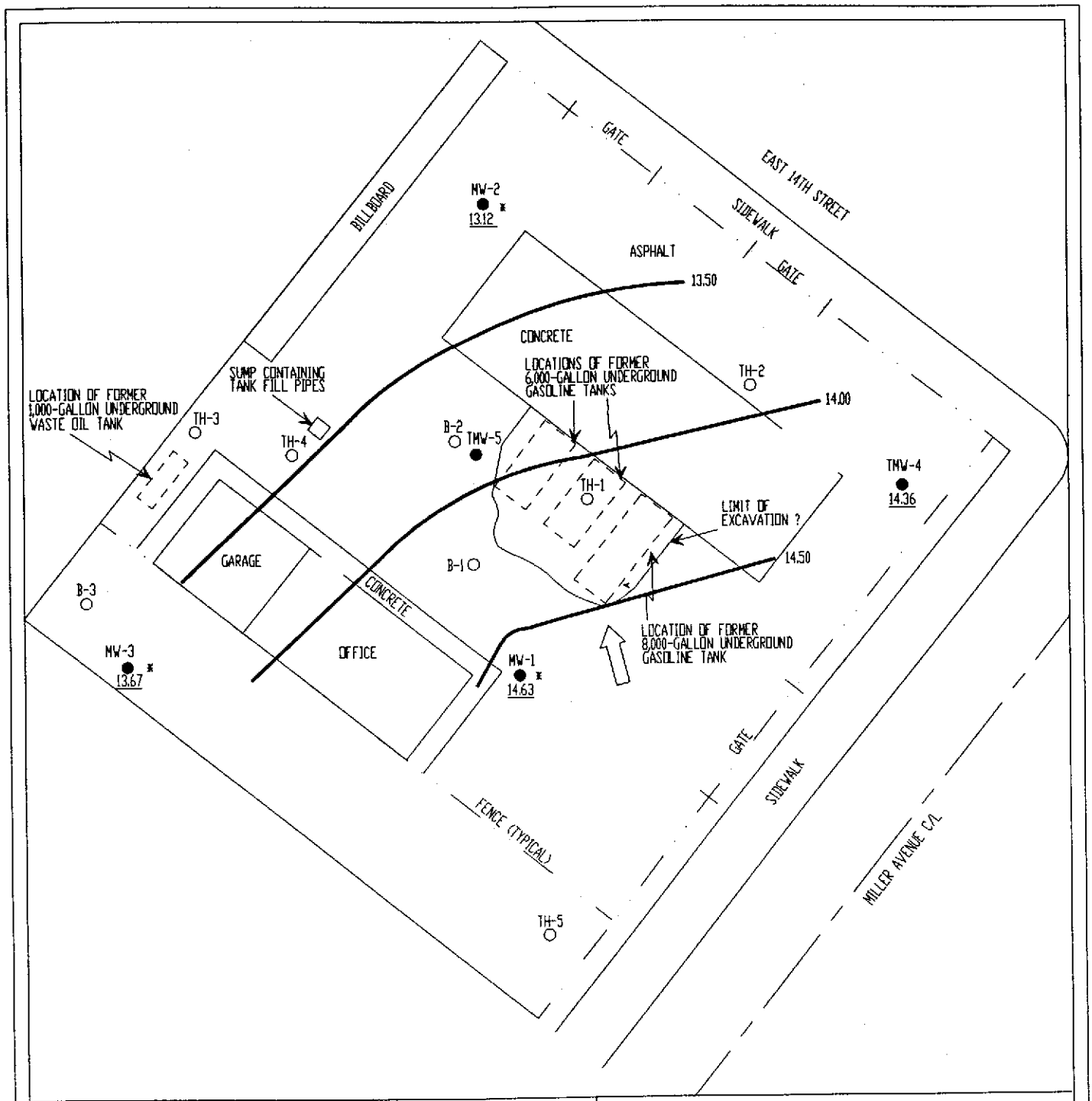
Lee Huckins
Registered Geologist



Expiration Date 5/31/97

Jeff Farhoomand

Jeff Farhoomand, M.S.
Principal Engineer



LEGEND

- TMW-4 ● — NAME AND LOCATION OF MONITORING WELL INSTALLED BY TPE
- MW-1 ● — NAME AND LOCATION OF MONITORING WELL INSTALLED BY OTHERS
- B-1 ○ — NAME AND APPROXIMATE LOCATION OF SOIL BORING DRILLED BY OTHERS
- 14.63 — POTENTIOMETRIC ELEVATION
- * — WATER LEVEL ADJUSTED FOR FLOATING PRODUCT
- —14.0— POTENTIOMETRIC CONTOUR
- GROUNDWATER FLOW DIRECTION

-N-

0 30

SCALE IN FEET

TANK PROTECT ENGINEERING

GROUNDWATER GRADIENT MAP (3/22/96)

CREDIT WORLD AUTO SALES
2345 E. 14TH STREET
OAKLAND, CA 94601

DATE	7/19/96
FIGURE	1
FILE #	267-19N
DRAWN BY	VK
CHECKED BY	LNH

TABLE 1
GROUNDWATER ELEVATION

Well Name	Date	TOC[1] Elevation (Feet MSL[4])	Depth-to-Water From TOC (Feet)	Depth to Product From TOC (Feet)	Corrected[3] Groundwater Elevation (Feet MSL)
MW-1	08/23/91[5]	100.00[2]	15.42	NA[9]	84.58
	04/16/92[6]	27.33[7]	16.66	11.54	14.51[8]
	06/11/93		12.61	12.60	14.73
	08/17/93		14.40	13.63	13.50[7]
	03/31/94		12.64	ND	14.69
	06/27/94		14.32	13.16	13.88
	09/16/94		15.86	13.64	13.14
	03/31/95		11.82	9.48	17.27
	06/28/95		13.50	12.60	14.51
	09/28/95		14.27	13.96	13.29
	12/26/95		11.77	11.62	15.67
	03/22/96		10.52	10.44	16.87
	06/20/96		13.38	12.49	14.63
MW-2	08/23/91[5]	98.585[2]	13.77	NA	84.815
	04/16/92[6]	25.92[7]	15.38	12.57	12.65[8]
	06/11/93		13.185	ND[10]	12.74
	08/17/93		14.04	14.03	11.89
	03/31/94		13.61	13.07	12.72[8]
	06/27/94		14.24	13.44	12.28
	09/16/94		17.82	13.36	11.45
	03/31/95		16.72	9.28	14.78
	06/28/95		13.50	12.77	12.97
	09/28/95		14.63	14.09	11.70
	12/26/95		12.58	11.68	14.01
	03/22/96		11.46	11.31	14.57
	06/20/96		13.08	12.71	13.12
MW-3	08/23/91[5]	99.25[2]	15.07	NA	84.18
	04/16/92[6]	27.57[7]	14.14	13.98	13.55[8]

TABLE 1
GROUNDWATER ELEVATION

Well Name	Date	TOC[1] Elevation (Feet MSL[4])	Depth-to-Water From TOC (Feet)	Depth to Product From TOC (Feet)	Corrected[3] Groundwater Elevation (Feet MSL)
MW-3	06/11/93		14.275	ND	13.30
	08/17/93		15.77	ND	11.80
	03/31/94	27.57[7]	14.35	ND	13.22
	06/27/94		14.77	ND	12.80
	09/16/94		15.42	15.37	12.19
	03/31/95		12.98	12.52	14.94
	06/28/95		14.20	14.15	13.41
	09/28/95		15.17	ND	12.40
	12/26/95		13.33	13.27	14.28
	03/22/96		12.81	12.77	14.79
	06/20/96		13.95	13.88	13.67
TMW-4	08/17/93	26.50[7]	13.26	ND	13.24
	03/31/94		12.40	ND	14.10
	06/27/94		12.84	ND	13.66
	09/16/94		13.58	ND	12.92
	03/31/95		10.23	ND	16.27
	06/28/95		12.21	ND	14.29
	09/28/95		13.38	ND	13.12
	12/26/95		11.32	ND	15.18
	03/22/96		10.54	ND	15.96
	06/20/96		12.14	ND	14.36
TMW-5	08/17/93	26.51[7]	12.98	12.95	13.55

TABLE 1
GROUNDWATER ELEVATION

Well Name	Date	TOC[1] Elevation (Feet MSL[4])	Depth-to-Water From TOC (Feet)	Depth to Product From TOC (Feet)	Corrected[3] Groundwater Elevation (Feet MSL)
TMW-5	03/31/94		11.39	ND	15.12
	06/27/94		12.24	ND	14.27
	09/16/94		13.02	12.97	13.53
	03/31/95		7.38	ND	19.13
	06/28/95		11.31	11.25	15.25
	09/28/95		14.42	ND	12.09
	12/26/95		10.16	10.11	16.38
	03/22/96		7.59	7.54	18.96
	06/26/96[11]		7.12	ND	NA

[1] TOP-OF-CASING.
[2] RELATIVE TO SITE DATUM ESTABLISHED BY ESE.
[3] ELEVATION CORRECTED FOR FLOATING PRODUCT USING 0.75 DENSITY FOR GASOLINE.
[4] MEAN SEA LEVEL.
[5] WATER LEVEL MEASUREMENTS BY ESE.
[6] WATER LEVEL MEASUREMENTS BY NKJ.
[7] TOC SURVEYED 8/10/93 BY PROFESSIONAL ENGINEER.
[8] CORRECTED GROUNDWATER ELEVATION BY TANK PROTECT ENGINEERING
[8] CORRECTED GROUNDWATER ELEVATION BY TANK PROTECT ENGINEERING.
[9] NOT AVAILABLE.
[10] NOT DETECTED.
[11] WELL TOP DESTROYED DURING REMEDIATION

TABLE 2
GROUNDWATER GRADIENTS, FLOW DIRECTIONS, AND ELEVATION DATA

Date	Average Groundwater Elevation (Feet-MSL[1])	Change in Average Groundwater Elevation (Feet)	Groundwater Gradient	Groundwater Flow Direction
04/16/92	13.57	---	.021	NW
06/11/93	13.59	0.02	.026	NW
08/17/93	12.80	-0.79	.029	RADIAL
03/31/94	13.97	+1.17	.050	RADIAL
06/27/94	13.38	-0.59	.020	RADIAL
09/16/94	12.65	-0.73	.0179-.0411	RADIAL
03/31/95	16.48	+3.83	.075	RADIAL
06/28/95	14.09	-2.39	.025-.053	RADIAL
09/28/95	12.52	-1.57	.025	NW
12/26/95	15.09	+2.57	.048	RADIAL
03/22/96	16.23	+1.14	.034-.132	RADIAL
06/20/96[2]	13.95	-2.28	.016	NW

[1] MEAN SEA LEVEL.

[2] DOSE NOT INCLUDE DATE FOR TMW-5. WELL TOP DESTROYED DURING REMEDIATION ACTIVITIES.

TABLE 3
SUMMARY OF FLOATING PRODUCT THICKNESS

Well Name	Date	Depth-to-Water From TOC[1] (Feet)	Depth-to-Product From TOC (Feet)	Product Thickness (Feet)
MW-1	04/16/92[2]	16.66	11.54	5.12
	06/11/93	12.61	12.60	0.01
	08/17/93	14.40	13.63	0.77
	03/31/94	12.64	ND	---
	06/27/94	14.32	13.16	1.16
	09/16/94	15.86	13.64	2.22
	03/31/95	11.82	9.48	2.34
	06/28/95	13.50	12.60	0.90
	09/28/95	14.27	13.96	0.31
	12/26/95	11.77	11.62	0.15
	03/22/96	10.52	10.44	0.08
	06/20/96	13.38	12.49	0.089
MW-2	04/16/92[2]	15.38	12.57	2.81
	06/11/93	13.185	ND[3]	---
	08/17/93	14.04	14.03	0.01
	03/31/94	13.61	13.07	0.54
	06/27/94	14.24	13.44	0.80
	09/16/94	17.82	13.36	4.46
	03/31/95	16.72	9.28	7.44
	06/28/95	13.50	12.77	0.73
	09/28/95	14.63	14.09	0.54
	12/26/95	12.58	11.68	0.90
	03/22/96	11.46	11.31	0.15
	06/20/96	13.08	12.71	0.37

TABLE 3
SUMMARY OF FLOATING PRODUCT THICKNESS

Well Name	Date	Depth-to-Water From TOC[1] (Feet)	Depth-to-Product From TOC (Feet)	Product Thickness (Feet)
MW-3	04/16/92[2]	14.14	13.98	0.16
	06/11/93	14.275	ND	---
	08/17/93	15.77	ND	---
	03/31/94	14.35	ND	---
	06/27/94	14.77	ND	
	09/16/94	15.42	15.37	
	03/31/95	12.98	12.52	0.46
	06/28/95	14.20	14.15	0.05
	09/28/95	15.7	ND	--
	12/26/95	13.33	13.27	0.06
	03/22/96	12.81	12.77	0.04
	06/20/96	13.95	13.88	0.07
TMW-4	08/17/93	13.26	ND	---
	03/31/94	12.40	ND	---
	06/27/94	12.84	ND	---
	09/16/94	13.58	ND	---
	03/31/95	10.23	ND	---
	06/28/95	12.21	ND	---
	09/28/95	13.38	ND	---
	12/26/95	11.32	ND	---
	03/22/96	10.54	ND	---
	06/20/96	12.14	ND	---
TMW-5	08/17/93	12.98	12.95	0.03
	03/31/94	11.39	ND	---
	06/27/94	12.24	ND	---
	09/16/94	13.02	12.97	0.05
	03/31/95	7.38	ND	---
	06/28/95	11.31	11.25	0.06

TABLE 3
SUMMARY OF FLOATING PRODUCT THICKNESS

Well Name	Date	Depth-to-Water From TOC[1] (Feet)	Depth-to-Product From TOC (Feet)	Product Thickness (Feet)
TMW-5	09/28/95	14.42	ND	---
	12/26/95	10.16	10.11	0.05
	03/22/96	7.59	7.54	0.05
	06/20/96	7.12	ND	---

[1] TOP-OF-CASING.
[2] RELATIVE TO SITE DATUM ESTABLISHED BY ESE.
[3] ELEVATION CORRECTED FOR FLOATING PRODUCT USING 0.75 DENSITY FOR GASOLINE.
[4] MEAN SEA LEVEL
[5] WATER LEVEL MEASUREMENTS BY ESE.
[6] WATER LEVEL MEASUREMENTS BY NKJ.
[7] TOC SURVEYED 8/10/93 BY PROFESSIONAL ENGINEER.
[8] CORRECTED GROUNDWATER ELEVATION BY TANK PROTECT ENGINEERING.
[9] NOT AVAILABLE.
[10] NOT DETECTED.

TABLE 4
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
(ppb[1])

Sample ID Name	Date	TPHG	Methyl t-Butyl Ether	Benzene	Toluene	Ethyl-benzene	Xylenes
MW-1	08/17/93	110,000	NA[2]	270	690	730	3,100
	03/28/94	34,000	NA	4,900	1,800	1,200	4,000
	06/27/94	21,000	NA	12,000	810	760	2,500
	09/16/94	37,000	NA	7,900	2,400	1,300	3,300
	03/31/95	43,000	NA	8,100	1,900	1,000	4,200
	06/28/95	80,000	NA	7,900	3,200	1,800	7,300
	09/28/95	24,000	<1,200	4,900	470	470	1,700
	12/26/95	61,000	<1,200	12,000	4,200	1,500	5,500
	03/22/96	19,000	<2,500	6,000	47	260	<750
	06/20/96	15,000	910	2,900	100	240	98
MW-2	08/17/93	49,000	NA	94	240	250	980
	03/28/94	14,000	NA	4,200	<250	910	1,400
	06/27/94	24,000	NA	4,400	72	1,100	1,700
	09/16/94	40,000	NA	2,300	250	2,000	4,100
	03/31/95	28,000	NA	4,000	<120	1,100	1,400
	06/28/95	40,000	NA	2,700	130	1,700	2,900
	09/28/95	7,500	<62	420	14	250	190
	12/26/95	22,000	<250	1,300	88	950	1,800
	03/22/96	9,800	<1,200	2,200	<120	400	<380
	06/20/96	35,000	550	770	<0.5	240	<0.5
MW-3	08/17/93	9,600	NA	4.1	17	28	54
	03/28/94	8,400	NA	2,400	56	67	200
	06/27/94	9,900	NA	3,300	<22	<25	73
	09/16/94	16,000	NA	2,300	80	620	240
	03/31/95	16,000	NA	2,800	70	<25	920

TABLE 4
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
(ppb[1])

Sample ID Name	Date	TPHG	Methyl t-butyl ether	Benzene	Toluene	Ethyl-benzene	Xylenes
MW-3	06/28/95	11,000	NA	2,300	32	81	240
	09/28/95	6,300	<420	1,900	<42	200	<120
	12/26/95	25,000	<250	3,800	97	94	1,600
	03/22/96	16,000	250	3,100	75	69	350
	06/20/96	8,500	220	1,400	28	140	15
TMW-4	08/17/93	150	NA	<0.50	0.8	1.4	3.7
	03/28/94	<50	NA	<0.50	<0.50	<0.50	<1.5
	06/27/94	<50	NA	<0.50	<0.50	<0.50	<1.5
	09/16/94	<50	NA	<0.50	<0.50	<0.50	<1.5
	03/31/95	<50	NA	<0.50	<0.50	<0.50	<1.5
	06/28/95	<50	NA	<0.50	<0.50	<0.50	<1.5
	09/28/95	<50	<5.0	<0.50	<0.50	<0.50	<1.5
	12/26/95	<50	<5.0	<0.50	<0.50	<0.50	<1.5
	03/22/96	<50	<5.0	<0.50	<0.50	<0.50	<1.5
	06/20/96	<50	<5.0	<0.50	<0.50	<0.50	<0.50
TMW-5	08/17/93	120,000	NA	340	730	790	3,600
	03/28/94	70,000	NA	23,000	1,500	4,100	15,000
	06/28/94	56,000	NA	26,000	940	5,500	26,000
	09/16/94	96,000	NA	17,000	720	3,500	12,000
	03/31/95	64,000	NA	13,000	470	2,800	6,100
	06/28/95	65,000	NA	9,000	240	2,600	5,300
	09/28/95	79,000	<1,200	17,000	1,800	2,700	7,000
	12/26/95	110,000	<1,200	24,000	2,300	4,100	10,000
	03/22/96	56,000	<2,500	11,000	800	2,300	4,500
	06/26/96	30,000	830	4,000	180	1,500	2,500

TABLE 4
SUMMARY OF GROUNDWATER SAMPLE ANALYTICAL RESULTS
(ppb[1])

Sample ID Name	Date	TPHG	Methyl t-butyl ether	Benzene	Toluene	Ethyl-benzene	Xylenes
MW-6[4]	03/22/96	<50	<5.0	<0.50	<0.50	<0.50	<1.5
	06/20/96	<50	<5.0	<0.5	<0.5	<0.5	<0.50

[1] PARTS PER BILLION.
[2] NOT ANALYZED.
[3] TRIP BLANK.
[4] SAME AS TMW-6 (TRIP BLANK).

SAMPLE HANDLING PROCEDURES

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

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

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

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

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

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

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

- Soil samples collected in brass tubes will be preserved by covering the ends with Teflon tape and capping with plastic end-caps. The tubes will

be labeled, sealed in quart size bags and placed in an iced-cooler for transport to the laboratory.

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

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

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

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

GROUNDWATER MONITORING WELL SAMPLING PROCEDURES

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

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

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

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

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

MEASUREMENTS

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

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

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

QUALITY ASSURANCE AND QUALITY CONTROL PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

RECORD OF WATER SAMPLING

PROJECT NO.:_____ DATE: 6/20/96

WELL NO.: MW-1

PROJECT NAME: CWAS

WELL DIAMETER: 2"

PROJECT LOCATION: 2345 E. 14th, OAKLAND

TOC ELEV: 27.33

SAMPLER: MRV

LOCK NO.:_____

ANALYSES: TPHG / MBTEX

WELL DEPTH (from construction detail):_____

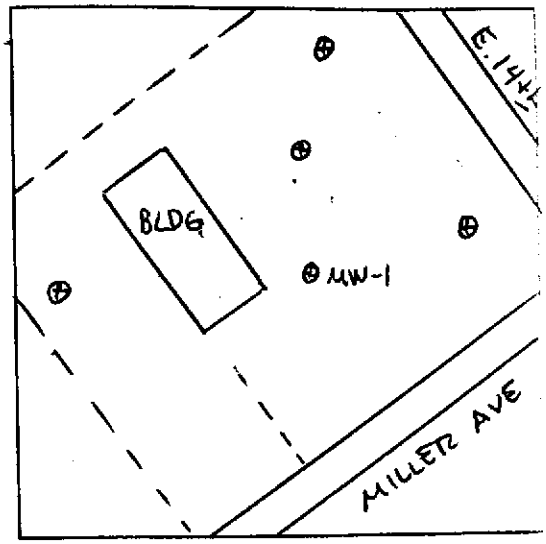
WELL DEPTH (measured): 34.65 SOFT BOTTOM?: YES

DEPTH TO PRODUCT 12.49

DEPTH TO WATER: 13.38 TIME: 8:15

PRESSURE (circle one)?: YES OR (NO)

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



LOCATION MAP

WATER VOLUME IN WELL: 3.5

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

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

CALCULATED PURGE VOL. (GAL): 10.5 (L): 39.6 ACTUAL PURGE VOL. (GAL):_____ (L): 40

PURGE METHOD: POLY BAILER SAMPLE METHOD: POLY BAILER

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (L)	Temp (Deg. F)	pH	EC	Clarity	Turbidity (NTU)	Remarks
11:22		1	66.2	6.17	1.30	CLR		7 7/8" PRODUCT IN BAILER
11:43		34	68.3	6.04	1.44	SLIGHTLY TURBID		
11:44		35	67.0	6.04	1.41	"		
11:45		36	66.7	6.05	1.40	"		
11:46		37	66.7	6.06	1.42	"		
11:47		38	66.7	6.07	1.38	"		
11:48		39	66.6	6.06	1.38	"		
11:49		40	66.4	6.05	1.40	"		
11:51							121.4	SAMPLES TAKEN

SIGNATURE: [signature]

WATER VOL. IN DRUM:_____

NEED NEW DRUM?: YES

13.5

RECORD OF WATER SAMPLING

PROJECT NO.: 267 DATE: 6/20/96

WELL NO.: MW-2

PROJECT NAME: CWAS

WELL DIAMETER: 2"

PROJECT LOCATION: 2345 E. 14th ST, OAKLAND

TOC ELEV: 25.92

SAMPLER: MRV

LOCK NO.:

ANALYSES: TPHG / BTEX

WELL DEPTH (from construction detail):

~~DEPTH TO BOTTOM~~ ~~13.20~~ 33.95

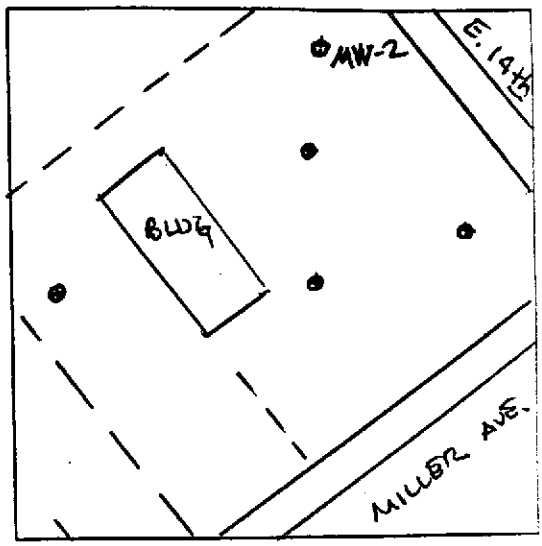
WELL DEPTH (measured): ~~13.05~~ SOFT BOTTOM?: YES

DEPTH TO PROD. 12.71

DEPTH TO WATER: 13.08 TIME: 8:30

PRESSURE (circle one)?: YES OR (NO)

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



LOCATION MAP

WATER VOLUME IN WELL: 3.4

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

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

CALCULATED PURGE VOL. (GAL): 10.1 (L): 38.1 ACTUAL PURGE VOL. (GAL): (L): 38

PURGE METHOD: POLY BAILER SAMPLE METHOD: POLY BAILER

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (L)	Temp (Deg. F)	pH	EC	Clarity	Turbidity (NTU)	Remarks
9:55		1	63.7	6.33	.96	CLR		MEASURED 1/8" PROD. IN BAILER
10:17		32	64.7	6.09	1.01	TURBID		
10:18		33	65.3	6.04	1.04	"		
10:19		34	65.6	6.05	1.05	"		
10:20		35	65.9	6.03	1.07	"		
10:21		36	66.1	6.04	1.05	"		
10:22		37	66.1	6.08	1.08	"		
10:23		38	66.1	6.08	1.07	"		
10:25							148.7	SAMPLES TAKEN

SIGNATURE:

WATER VOL. IN DRUM:

NEED NEW DRUM?: NO

RECORD OF WATER SAMPLING

PROJECT NO.: 267 DATE: 6/20/96

WELL NO.: MW-3

PROJECT NAME: CWAS

WELL DIAMETER: 2"

PROJECT LOCATION: 2345 E. 14th ST. OAKLAND

TOC ELEV: 27.57

SAMPLER: MRV

LOCK NO.:

ANALYSES: TPH6 | BTEX

WELL DEPTH (from construction detail):

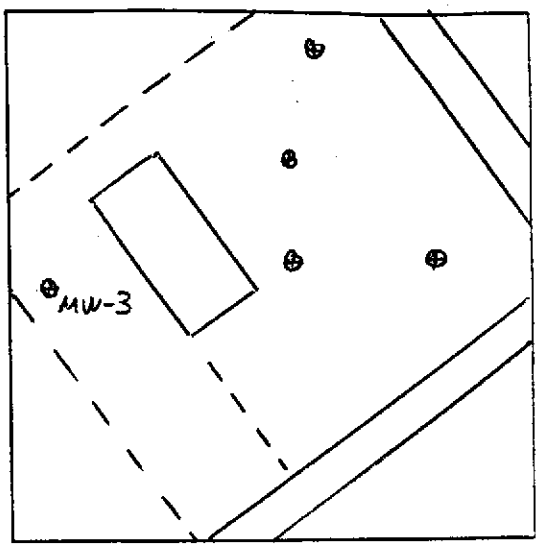
WELL DEPTH (measured): 35.14 SOFT BOTTOM?: YES

DEPTH TO PROD. 13.88

DEPTH TO WATER: 13.85 TIME: 8:48

PRESSURE (circle one)?: YES OR (NO)

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



LOCATION MAP

WATER VOLUME IN WELL: 3.4

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

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

CALCULATED PURGE VOL. (GAL): 10.2 (L): 38.5 ACTUAL PURGE VOL. (GAL): (L): 39.

PURGE METHOD: POLY BAILER SAMPLE METHOD: POLY BAILER

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (L)	Temp (Deg. F)	pH	EC	Clarity	Turbidity (NTU)	Remarks
10:37		1	63.5	6.19	1.22	CLR		THICK SHEEN, BLOBS IN
10:59		33	63.8	6.35	1.08	SLIGHTLY TURBID		BAILER
11:00		34	64.2	6.28	1.09	"		
11:01		35	64.3	6.24	1.11	"		
11:02		36	64.3	6.22	1.10	"		
11:03		37	64.3	6.21	1.11	"		
11:04		38	64.4	6.20	1.11	"		
11:05		39	64.5	6.19	1.10	"		
11:08							69.4	SAMPLES TAKEN

SIGNATURE:

WATER VOL. IN DRUM:

NEED NEW DRUM?: YES

RECORD OF WATER SAMPLING

PROJECT NO.: 267 DATE: 6/20/96

WELL NO.: TMW-4

PROJECT NAME: CWAS

WELL DIAMETER: 2"

PROJECT LOCATION: 2345 E. 14th ST OAKLAND

TOC ELEV: 26.50

SAMPLER: MRV

LOCK NO.:

ANALYSES: TPHG / BTEX

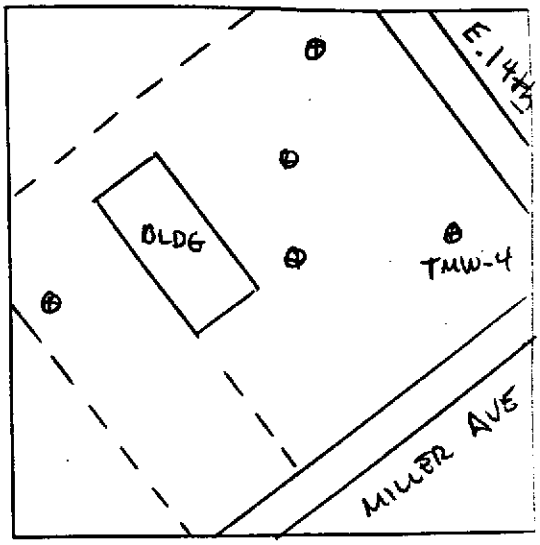
WELL DEPTH (from construction detail):

WELL DEPTH (measured): 33.98 SOFT BOTTOM?: YES

DEPTH TO WATER: 12.14 TIME: 9:01

PRESSURE (circle one)?: YES OR (NO)

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



LOCATION MAP

WATER VOLUME IN WELL: 3.5

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

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

CALCULATED PURGE VOL. (GAL): 10.5 (L): 39.6 ACTUAL PURGE VOL. (GAL): (L): 40

PURGE METHOD: POLY BAILER SAMPLE METHOD: POLY BAILER

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (L)	Temp (Deg. F)	pH	EC x1000	Clarity	Turbidity (NTU)	Remarks
9:15		1	64.3	6.93	1.17	CLR		NO ODOR OR SHEEN
9:33		34	65.3	6.47	1.18	TURBID		
9:34		35	66.2	6.38	1.22	"		
9:35		36	66.7	6.35	1.21	"		
9:36		37	66.8	6.32	1.21	"		
9:37		38	66.7	6.29	1.20	"		
9:38		39	66.6	6.27	1.21	"		
9:39		40	66.6	6.26	1.22	"		
9:42							7200	SAMPLES TAKEN

SIGNATURE:

WATER VOL. IN DRUM:

NEED NEW DRUM?: YES

RECORD OF WATER SAMPLING

PROJECT NO.: 267 DATE: 6/26/96

PROJECT NAME: CWAS

PROJECT LOCATION: 2345 E 14th ST.

SAMPLER: MARK R. VARNEY

ANALYSES: TPHG | MBTEX

WELL DEPTH (from construction detail):

WELL DEPTH (measured): 14.97 SOFT BOTTOM?: YES

DEPTH TO WATER: 7.12' TIME: 12:10 (6/29/96)

PRESSURE (circle one)?: YES OR (NO)

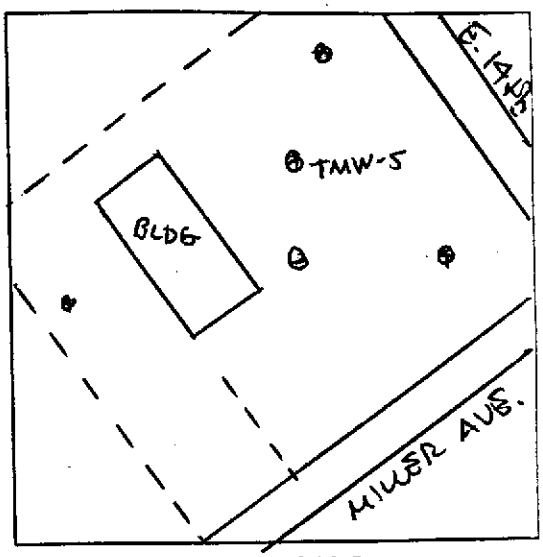
IF YES, WAS PRESSURE (circle one): POSITIVE OR NEGATIVE?

WELL NO.: TMW-5

WELL DIAMETER: 2"

TOC ELEV:

LOCK NO.:



LOCATION MAP

WATER VOLUME IN WELL: 1.3 gal

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

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

CALCULATED PURGE VOL. (GAL): 3.8 (L): 14.2 ACTUAL PURGE VOL. (GAL): (L): 15

PURGE METHOD: POLY BAILER SAMPLE METHOD: POLY BAILER

FIELD MEASUREMENTS

Time	Depth to Water (FT)	Vol (L)	Temp (Deg. F)	pH	EC	Clarity	Turbidity (NTU)	Remarks
12:26		1	67.1	7.87	1.81	CLR		ODOR & SHEEN PRESENT
12:36		9	64.9	7.45	1.09	"		
12:37		10	64.8	7.43	1.09	"		
12:38		11	64.4	7.36	1.04	"		
12:39		12	64.4	7.34	1.04	"		
12:40		13	64.4	7.24	1.04	"		
12:41		14	64.3	7.18	1.05	"		
12:42		15	64.3	7.14	1.03	"		
12:45								SAMPLES TAKEN

SIGNATURE:

WATER VOL. IN DRUM:

NEED NEW DRUM?: YES

Trace Analysis Laboratory

CA ELAP# 1199

3423 Investment Boulevard, #8 • Hayward, CA 94545 • (510) 783-6960 • Fax (408) 735-1554

Tank Protect Engineering
2821 Whipple Road
Union City, CA 94587-1233
Attn: Mark Varney

Date:	6/28/96
Date Received	6/20/96
Date Analyzed	6/25/96
Project:	062296 267
Sampled By:	Client

Certified Analytical Report

Water Sample Analysis:

Test	*MW-1*	*MW-2*	*MW-3*	*TMW-4*	*MW-6*	*Units*	*PQL*	*EPA Method #*
Sample Matrix	Water	Water	Water	Water	Water			
Sample Date	6/20/96	6/20/96	6/20/96	6/20/96	6/20/96			
Sample Time	11:51	10:25	11:08	9:42	12:25			
Lab #	HC1428	HC1429	HC1430	HC1431	HC1432			
DF-Gas/BTEX	100	200	10	1	1			
TPH-Gas	**15,000**	**35,000**	**8,500**	**ND**	**ND**	µg/liter	50.0 µg/l	8015M
MTBE	**910**	**550**	**220**	**ND**	**ND**	µg/liter	5.0 µg/l	8020
Benzene	**2,900**	**770**	**1,400**	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Toluene	**100**	**ND**	**28**	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Ethyl Benzene	**240**	**240**	**140**	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Xylenes	**98**	**ND**	**15**	**ND**	**ND**	µg/liter	0.5 µg/l	8020

1. DLR=PQL x DF
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

Michael N. Golden, Lab Director

DF=Dilution Factor
DLR=Detection Reporting Limit

PQL=Practical Quantitation Limit
ND=None Detected at or above DLR

Trace Analysis Laboratory, Inc.
3423 Investment Boulevard, #8 • Hayward, California 94545

Telephone (510) 783-6960
Facsimile (510) 783-1512

Subcontract Chain of Custody

Subcontract Lab:		Date Sent: 6/24/96	Project Name:		Due Date: 6/27		
Sample ID and Source	Matrix	Required Analysis	Date Taken	Time Taken	Containers		Pres
HC-1428 - HC-1432	Water	TPH6/MBTEX	6/20/96	08-12:25	10	VOA	HCl

Relinquished By:	Received By:	Date:	Time:
F. Russo	Jennifer Ellinger	6/24/96	8:00AM
Relinquished By:	Received By:	Date:	Time:
Relinquished By:	Received By:	Date:	Time:

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

LAB: TRACE ANALYSIS
TURNAROUND: REGULAR 10 DAY
P.O. #: 123B

CHAIN OF CUSTODY

PROJECT NO.	SITE NAME & ADDRESS
062796.247	CREDIT WORLD AUTO SALES 3344 E. MacArthur OAKLAND

SAMPLER NAME, ADDRESS AND TELEPHONE NUMBER
MARK P. VARNEY
2821 WHIPPLE ROAD, UNION CITY, CA 94587 (415) 429-8088

ID NO.	DATE	TIME	SOIL	WATER	SAMPLING LOCATION	TYPE OF CONTAINER	(1) ANALYSES REQUESTED: TOTAL LEAD	AROMATIC HC (BTEX)	TOTAL HC (GAS)	OIL & GREASE	TOC SCAN (624's)	OTHER	REMARKS
MW-1	6/24/96	11:51		X		2-40ml VOAs	X	X					DO MTBE ALSO HC1428
MW-2	"	10:25		X		"	X	X					HC1429
MW-3	"	11:08		X		"	X	X					HC1430
TMW-4	"	9:47		X		"	X	X					HC1431
MW-6	"	12:25		X		"	X	X					HC1432

Relinquished by : (Signature)	Date / Time	Received by : (Signature)	Relinquished by : (Signature)	Date / Time	Received by : (Signature)
Relinquished by : (Signature)	Date / Time	Received by : (Signature)	Relinquished by : (Signature)	Date / Time	Received by : (Signature)
Relinquished by : (Signature)	Date / Time 6/24/96 341	Received for Laboratory by: (Signature) Eduardo Rivera	Date / Time	Remarks	

DATE: 6/20/96

Trace Analysis Laboratory

CA ELAP# 1199

3423 Investment Boulevard, #8 • Hayward, CA 94545 • (510) 783-6960 • Fax (408) 735-1554

Tank Protect Engineering
2821 Whipple Road
Union City, CA 94587-1233
Attn: Mark Varney

Date:	6/28/96
Date Received:	6/26/96
Date Analyzed:	6/27/96
Project:	9606267
Sampled By:	Client

Certified Analytical Report

Water Sample Analysis:

Test	*TMW-5*	*Units*	*PQL*	*EPA Method*
Sample Matrix	Water			
Sample Date	6/26/96			
Sample Time	12:45			
Lab #	HC1437			
DF-Gas/BTEX	100			
TPH-Gas	**30,000**	µg/liter	50.0 µg/l	8015M
MTBE	**830**	µg/liter	5.0 µg/l	802
Benzene	**4,000**	µg/liter	0.5 µg/l	802
Toluene	**180**	µg/liter	0.5 µg/l	802
Ethyl Benzene	**1,500**	µg/liter	0.5 µg/l	802
Xylenes	**2,500**	µg/liter	0.5 µg/l	802

1. DLR=DF x PQL
2. Remaining analysis performed by Trace Analysis Laboratory (CAELAP #1199)

Michael N. Golden, Lab Director

DF=Dilution Factor
DLR=Detection Reporting Limit

PQL=Practical Quantitation Limit
ND=None Detected at or above DLR

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

LAB: TRACE ANALYSIS
TURNAROUND: 48 hrs.
P.O. #: 1239

PAGE 1 OF 1

CHAIN OF CUSTODY

PROJECT NO.	SITE NAME & ADDRESS	(1)
9606726267	CREDIT WORLD AUTO SALES 2395 E 14th ST.	

SAMPLER NAME, ADDRESS AND TELEPHONE NUMBER
MARK R. VARNEY
2821 WHIPPLE ROAD, UNION CITY, CA 94587 (415) 429-8088

ID NO.	DATE	TIME	SOIL	WATER	SAMPLING LOCATION	TYPE OF CONTAINER	ANALYSES REQUESTED: TOTAL LIGHT HC	AROMATIC HC (BTX)	TOTAL HEAVY HC	OIL & GREASE	POC SCAN (EPA #)	OTHER	REMARKS
TMW-5	6/26	12:19		X		2-40ml VOAs	X	X					HC1437

Relinquished by : (Signature)	Date / Time	Received by : (Signature)	Relinquished by : (Signature)	Date / Time	Received by : (Signature)
Relinquished by : (Signature)	Date / Time	Received by : (Signature)	Relinquished by : (Signature)	Date / Time	Received by : (Signature)
Relinquished by : (Signature)	Date / Time	Received for Laboratory by: (Signature)	Date / Time	Remarks	
			6/26/96 2:50		

DATE: 6/26/96