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DUBLIN TOYOTA

January 19, 2005

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Robert Schultz

Subject: Revised SWI Workplan for Dublin Toyota UST Site, 6450 Dublin Court, Dublin, California, Alameda County LOP Site ID No. 699, GA Project No. 147-01-03

Ladies and Gentlemen:

Attached please find a copy of the Revised SWI Workplan for Dublin Toyota for the underground storage tank (UST) site located at 6450 Dublin Court in Dublin, California prepared by Gribi Associates. I declare under penalty of perjury that to the best of my knowledge and belief the statements and information provided in this report are correct and true.

Very truly yours,

Scott F. Anderson
Chief Financial Officer
Dublin Toyota

Doin' It Right!

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www.dublintoyota.com

January 3, 2005

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Robert Schultz

Subject: Revised SWI Workplan
Dublin Toyota UST Site
6450 Dublin Court, Dublin, California
Alameda County LOP Site ID No. 699
GA Project No. 147-01-03

Ladies and Gentlemen:

Gribi Associates is pleased to submit this revised soil and water investigation (SWI) workplan on behalf of Dublin Toyota for the underground storage tank (UST) site located at 6450 Dublin Court in Dublin, California (see Figure 1 and Figure 2). This letter provides additional information requested in the December 3, 2004 letter from your office, and provides a revised SWI workplan to attempt to adequately define the full lateral and vertical extent of MTBE impacts.

SITE BACKGROUND

The Dublin Toyota UST site consisted of three USTs located in a common tank farm which was located outside near the northeast corner of the maintenance garage (see Figure 2). The USTs included two 2,000-gallon steel gasoline tanks and one 1,000-gallon steel waste oil tank. The three USTs were removed from a common excavation by Scott Company on June 10, 1998. Based on soil and grab groundwater sampling results, which showed elevated levels of gasoline- and diesel-range hydrocarbons, the UST excavation cavity was overexcavated, and approximately 500 gallons of groundwater was pumped from the excavation cavity. Approximately 93 tons of hydrocarbon-impacted soil was disposed of offsite, and the UST excavation cavity was backfilled with 162 tons of clean imported fill material.

In December 1998, Gribi Associates drilled and sampled four investigative soil borings, IB-1 through IB-4, and drilled, installed, and sampled two groundwater monitoring wells, MW-1 and MW-2, at the site. Soil and groundwater samples collected from the borings and wells contained no significant levels of hydrocarbons, except for the groundwater sample from well MW-1, located about 15 feet southwest from the former UST cavity. Groundwater samples from this well contained elevated levels of Methyl-t-butyl Ether (MTBE).

Mr. Wyman Hong of Zone 7 verbally provided the following well identification key to us:

Red ◆ = Groundwater Monitoring Well
Blue ▲ = Water Supply Well
Blue ● = Cathodic Protection Well
Yellow ✚ = Abandoned Well

Note that all of the wells within a 1,500-foot radius on the Zone 7 Well Location Map are either groundwater monitoring wells or abandoned wells. The closest water supply well is located about 1,600 feet west from the site near the Dublin Library.

Proposed SWI Workplan

In order to attempt to fully characterize site geology, hydrology, and MTBE impacts, we propose conducting a more comprehensive investigation that will include a greater number of borings and wells and more detailed data collection. Specifically, the SWI will include: (1) The drilling and sampling of 12 investigative soil borings to approximately 50 feet in depth using direct-push coring equipment; and (2) The drilling, installation, and sampling of approximately four groundwater monitoring wells. The 12 borings will be sited along three separate MTBE plume transect lines. The three transects will be aligned approximately northwest-southeast and will extend successively south-southwest, from the UST source area to the south-southwest property line.

In order to optimize data collection from the borings, we propose to collect field data using a two-person team, to include at least one registered geologist. In addition, rather than simply cutting off a six-inch section of an acetate core tube and preserving for lab analysis, we propose to, first, slice open the full length of the acetate tube core for examination and logging, and then, collect soil samples from specific zones of interest in glass jars with teflon-lined septums. These measures will, we believe, allow for the identification and sampling of specific zones as each boring progresses.

The SWI will include the following workplan elements. All activities will be conducted in accordance with applicable local, State, and Federal guidelines and statutes.

Prefield Activities

Prior to implementing this workplan, written approval will be obtained from the Alameda County Department of Environmental Health. Also, soil boring and monitoring well installation permits will be obtained from Alameda County Zone 7 Water Agency, and 48-hour notification will be given to Alameda County Department of Environmental Health prior to implementing field activities. In addition, proposed boring and well locations will be marked with white paint, and Underground Services Alert (USA) will be notified at least 48 hours prior to drilling. Also, a private underground utility locator will clear proposed boring locations. Prior to initiating drilling activities, a Site Safety Plan will be prepared, and a tailgate safety meeting will be conducted with all site workers.

Location of Borings

Proposed soil boring locations are shown on Figure 3. The 12 proposed borings will include one boring (B-1) in the source area, one four-boring transect (B-2 through B-5) about 60 feet south-southwest from the former UST excavation, a second four-boring transect (B-6 through B-9) about 150 feet south-southwest from the former UST excavation, and one three-boring transect (B-10, B-11, and B-12) near the south-southwest project site property line, approximately 240 feet distant from the former UST excavation. Based on the currently-identified MTBE groundwater plume shape and the expected south-southwesterly groundwater flow beneath the site, we believe that the proposed boring transects will adequately define the groundwater MTBE plume.

Drilling and Sampling of Borings

The investigative soil borings will be drilled to approximately 50 feet in depth using direct-push hydraulically-driven soil coring equipment. For each boring, continuos soil cores will be collected to total depth in each boring in a clear plastic acetate tube, nested inside a stainless steel core barrel. After each four-foot core barrel is brought to the surface and exposed, the core will be sliced lengthwise to expose the soil core, examined, logged, and field screened for hydrocarbons by a qualified geologist using sight, smell, and an organic vapor monitor (OVM). Following completion, the investigative borings will be grouted to match existing grade using a cement\sand slurry. Soil cuttings generated during this investigation will be stored onsite in sealed DOT-approved containers.

Field data will be collected using a two-person team, to include at least one registered geologist. In addition, each soil core will first be sliced open lengthwise along the length of the acetate tube, allowing full examination and logging of the soil core prior to sampling. Soil samples will then be collected from specific zones of interest using glass jars with teflon-lined septums as follows: (1) The selected soil interval will be packed tightly into the jar, making sure that air pockets are minimized; (2) The jar will be tightly sealed with a teflon-lined cap; and (3) The sealed soil sample will be labeled and immediately placed in cold storage for transport to the analytical laboratory under formal chain-of-custody. All coring and sampling equipment will be thoroughly cleaned and decontaminated between each sample collection by triple rinsing first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water. Cleaning rinseate will be contained onsite in a sealed drum pending laboratory results.

Approximately two grab groundwater samples will be collected from each boring. In the absence of specific zones of interest identified during lithologic logging, the two grab groundwater samples will include one at first available groundwater (expected to be no deeper that 20 feet), and another at about 45 to 50 feet in depth. The first grab groundwater sample will be collected from the open boring, and the second grab groundwater sample will be collected using a hydropunch-type sampler. The open hole grab groundwater sample will be collected by placing 1-1/4-inch diameter well casing in the boring. The hydropunch-type groundwater sampling method involves pushing a four-foot screened section sheathed in an outer casing to the desired depth, and then retracting the outer casing to expose the screened interval. With both sampling methods, groundwater will then be sampled

using a clean small diameter bailer, and poured directly into laboratory-supplied containers. Each sample container will then be tightly sealed, labeled, and placed in cold storage for transport to the laboratory under formal chain-of-custody.

Note that if specific permeable aquifer zones (gravels, sands or sandy silts) are encountered during lithologic logging, then a hydropunch groundwater sample will be attempted in a separate boring located directly adjacent to the lithologic boring.

Installation and Sampling of Groundwater Monitoring Wells

Approximately four groundwater monitoring wells will be installed following completion and evaluation of the soil boring investigation. The wells will be installed in accordance with standard well installation protocols using hollow stem auger equipment. Key considerations will include the following:

- Following completion of the soil boring investigation, summary maps and tables will be submitted to Mr. Robert Schultz of your office. A map showing proposed well locations and screened intervals will also be submitted.

- The wells will be installed with a minimum amount of well screen (no more than ten feet in water), such that multiple aquifer zones are not screened in a single well. If necessary, multiple wells will be installed to test multiple zones.

Laboratory Analysis of Soil and Water Samples

Approximately 24 soil samples and 24 grab groundwater samples will be analyzed for the following parameters:

USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
USEPA 8260B Oxygenates & Lead Scavengers (TBA, MTBE, DIPE, ETBE, TAME, EDB, & 1,2-DCA)

All analyses will be conducted by a State-certified analytical laboratory with two-week turnaround on results.

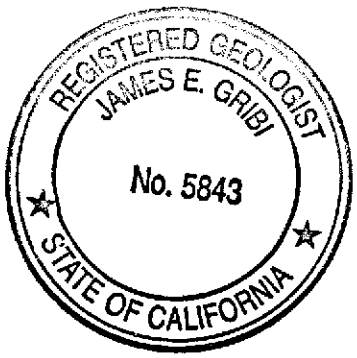
Preparation of Summary Report

A final SWI report of findings will be prepared for submittal to Alameda County Department of Environmental Health. This report will describe all investigative methods and results, and will include tabulated laboratory analytical results, as well as laboratory reports and chain-of-custody records. The site plan will also comply with SWI report specifications contained in the December 3, 2004 letter from ACDEH.

We appreciate this opportunity to provide this report for your review. Please contact us if there are questions or if additional information is required.

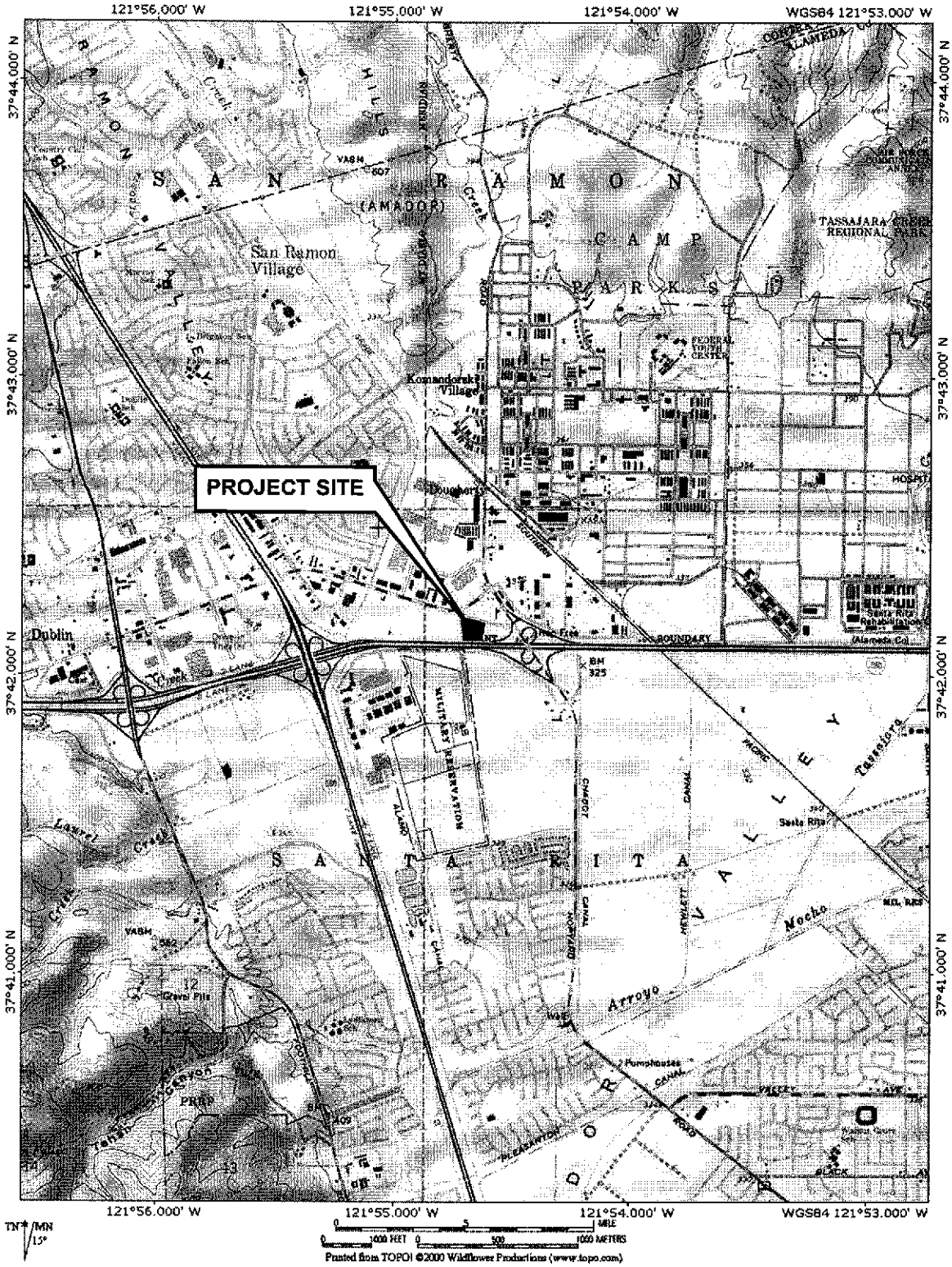
Very truly yours,

James E. Gribi
Registered Geologist
California No. 5843

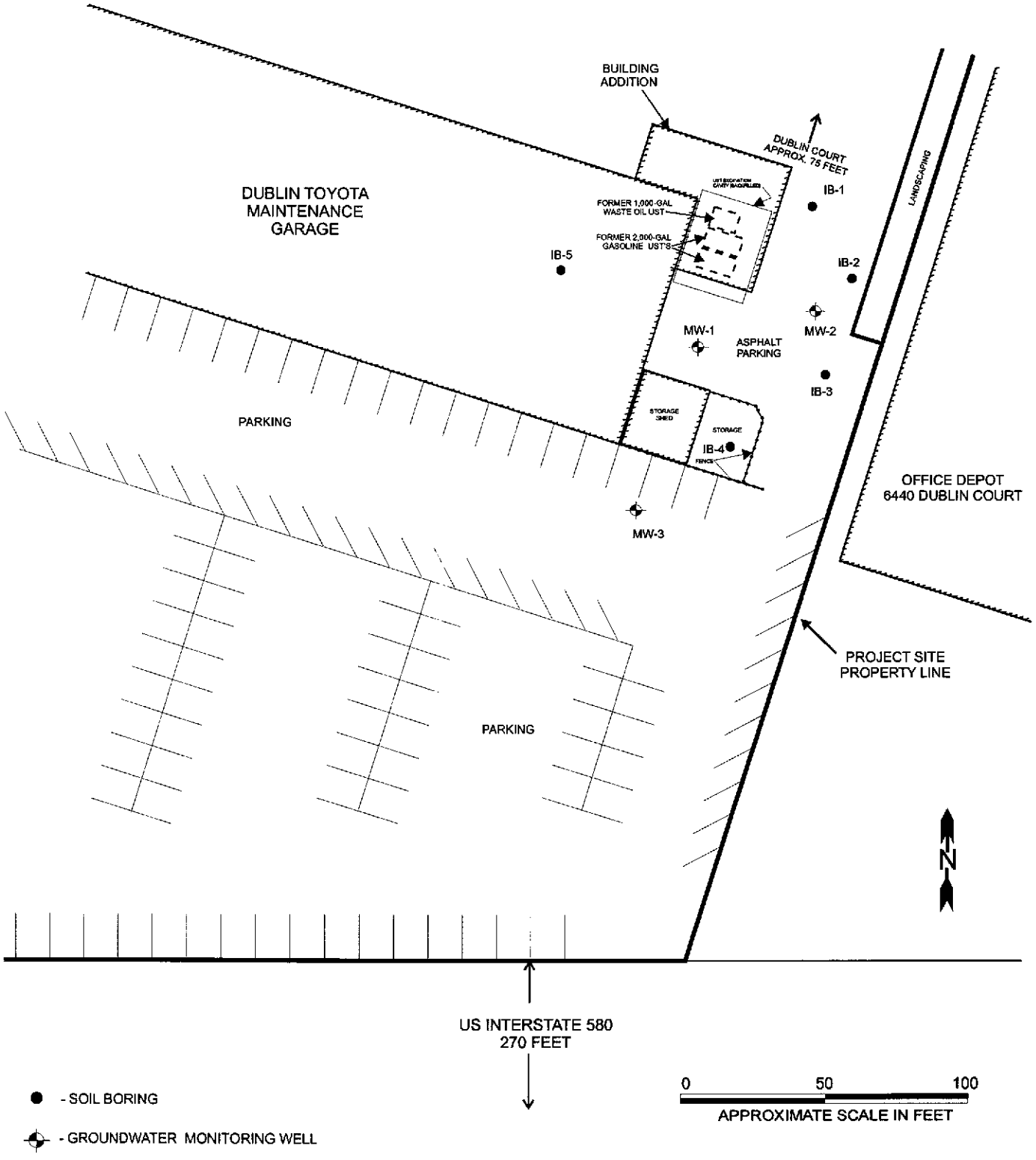


Enclosure

cc: Mr. Scott Anderson, Dublin Toyota



DESIGNED BY:	CHECKED BY:	**SITE VICINITY MAP**	DATE: 01/03/05	FIGURE: 1
DRAWN BY: EGH	SCALE:	DUBLIN TOYOTA 6450 DUBLIN COURT DUBLIN, CALIFORNIA	**GRIBI Associates**	
PROJECT NO: 147-01-01				



DESIGNED BY:	CHECKED BY:	**SITE PLAN**	DATE: 01/02/05	FIGURE: 2
DRAWN BY: JG	SCALE:	DUBLIN TOYOTA UST SITE 6450 DUBLIN COURT DUBLIN, CALIFORNIA	**GRIBI Associates**	
PROJECT NO: 147-01-03				

APPENDIX A

HAND-COPIED DWR LOGS

Zone 7 well Log Notes EG

Fluor Daniel GTI
2341 Scarlett Ct. 3S 1E 6F 31
CPT-1 & CPT-2
Silt & Clay to 35'

Lew Dority Cadillac 3S 1E 6G5
5981 Scarlett Ct
0-4 Fill
4-25 Yellow Clay
25-42 sdy yellow Clay
42-64 Yellow Clay
64-72 Yellow sd
72-82 yellow clay
82-103 Sdy blue Clay
103-106 sd w/ gravel
106-130 yellow Clay

6085 Scarlett Ct 3S 1E 6G6
0-50 grey Clay
62 brn "
64 FN brn Sd
70 brn Clay
74 fn brn Sd
85 brn Clay 85-116 grey Clay 116-120 Sd/Gravel

Dublin SR Services Dist Test Hole #3
3S/1W 1B9 to 1B11

0-34 Silty CLAY, tr fN-med sd, grey brn
34-64 Same yellow brn
64-104 Sandy silty CLAY, low plast, fN-med sd yellowish brn
105-154 Silty SAND w/ interbedded sdy silty clays fN-med SD w/ some CSE

Alam Co Flood Control Well
S side Mable, E side Flood Cntr Channel

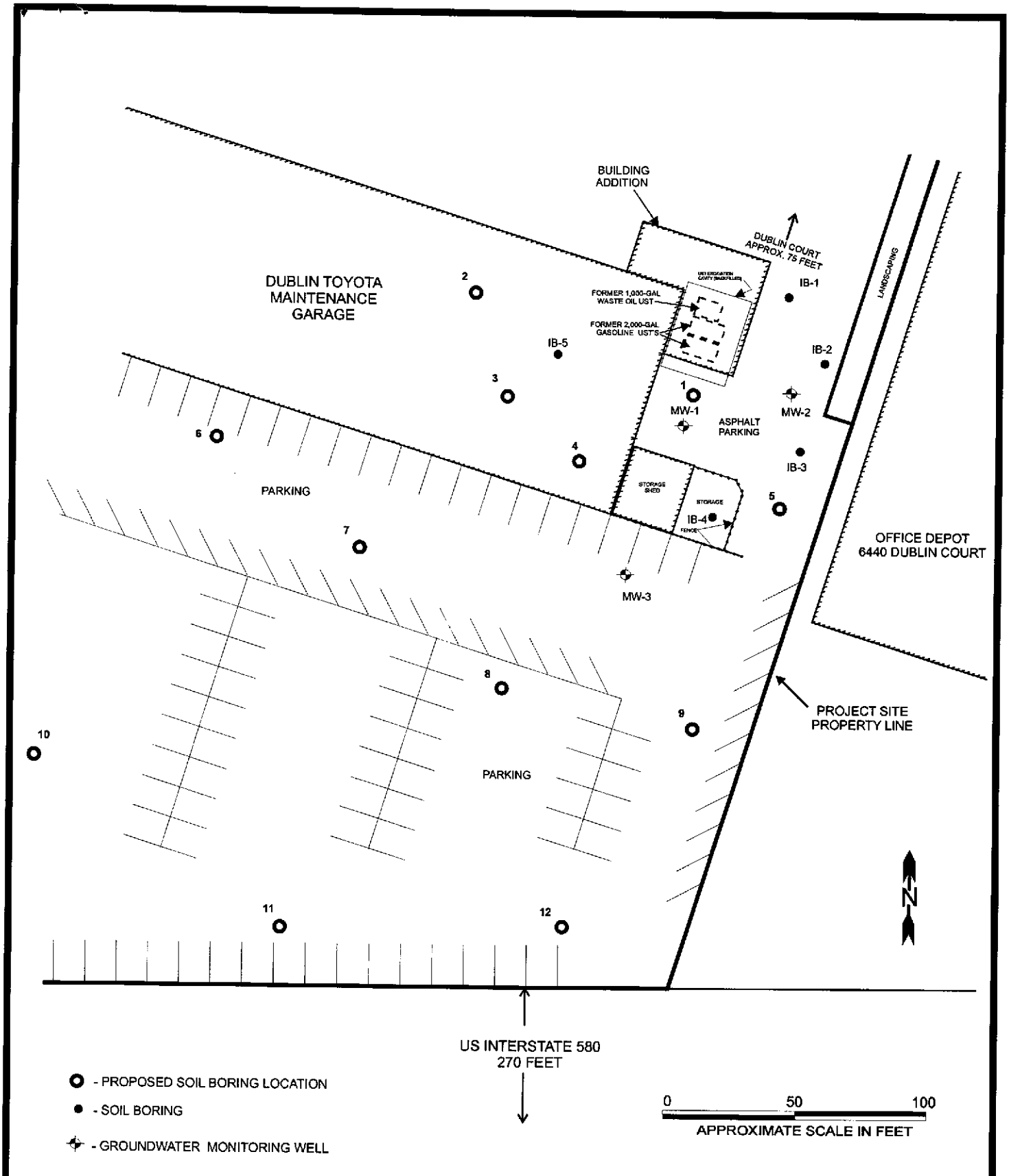
0-3' Fill
10 BLK CLAY
16' yellow clay
20 yellow sdy CLAY w/ gravel
28 Brown-blue clayey SD
40 Blue Clay, Some sd, salt Nodules @ 37'
54 Brn sdy CLAY
56 Gravel 1/4-1/2", little Clay
60 Brown dyy SD w/ some gravel
62 Brn sdy clay
82 Blue CLAY, grav sdy in parts wtr bearing gravel @ 73'
85 Brn clyy SD
90 Brn sdy clay
100 Blue sdy clay w/ fine gravel
105 Brn sdy clay

1977 Dublin Library 3S/1W-1DZ

0-3 Fill
3-24 Grey brn CLAY stiff
24-29 Lt brn sdy CLAY stiff
29-30 brn sd, fN-cse
30-39 brn silty clay w/ sd lenses
39-42 brn clyy sdy fN-cse some gravel
42-47 Grey CLAY, calcareous
47-50 dK Grey SD, fN-med, some silt

Dub SR Serv Dist 3S/1W 1J1

0-4 Fill
4-8 Clay
8-14 SD
14-40 Clay
40-44 Sd sdy clay-clyy sd
44-47 Clay
47-56 SD, fN
56-57 clay
57-70 SD w/ clay interbeds



DESIGNED BY:	CHECKED BY:	**PROPOSED SOIL BORING LOCATIONS** DUBLIN TOYOTA UST SITE 6450 DUBLIN COURT DUBLIN, CALIFORNIA	DATE: 01/02/05	FIGURE: 3
DRAWN BY: JG	SCALE:		**GRIBI Associates**	
PROJECT NO: 147-01-03				