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February 15, 2006

SEMI-ANNUAL GROUNDWATER MONITORING REPORT
JANUARY 2006 GROUNDWATER SAMPLING
ASE JOB NO. 3411
at
Hutch's Carwash
17945 Hesperian Boulevard
San Lorenzo, California

Submitted by:
AQUA SCIENCE ENGINEERS, INC.
208 West El Pintado Road, Suite C
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1.0 INTRODUCTION

The following is a report detailing the results of the January 25, 2006 semi-annual groundwater sampling at the Hutch's Carwash property located at 17945 Hesperian Boulevard in San Lorenzo, California (Figures 1 and 2).

2.0 GROUNDWATER FLOW DIRECTION AND GRADIENT

On January 25, 2006, ASE measured the depth to water in each site monitoring well using an electric water level sounder. The surface of the groundwater was also checked for the presence of free-floating hydrocarbons or sheen. No free-floating hydrocarbons or sheen were observed in any of the monitoring wells. Groundwater elevation data is presented in Table One.

The groundwater flow is to the west-southwest at a gradient of 0.0029-feet/foot. Groundwater elevation (potentiometric surface) contours are plotted on Figure 2.

3.0 GROUNDWATER SAMPLE COLLECTION AND ANALYSIS

On January 25, 2006, ASE collected a groundwater sample from monitoring well MW-1 for analyses. Monitoring well MW-3 is no longer being sampled because hydrocarbons have not been detected since its installation. Monitoring well MW-2 is also no longer being sampled in accordance with a letter from the Alameda County Health Care Services Agency (ACHCSA) dated August 12, 2002 stating MW-2 may be excluded from further sampling events until further notice. Prior to sampling, monitoring well MW-1 was purged of three well casing volumes of groundwater. The pH, temperature, and conductivity of the purge water were monitored during evacuation, and samples were not collected until these parameters stabilized. Samples were collected using a disposable polyethylene bailer. The groundwater samples were decanted from the bottom of the bailer using a low-flow emptying device into 40-ml volatile organic analysis (VOA) vials, preserved with hydrochloric acid, labeled, and stored on ice for transport to Severn Trent Laboratories (STL) San Francisco, Inc. of Pleasanton, California under appropriate chain of custody documentation.

The well sampling purge water was contained in a sealed and labeled 55-gallon steel drum. The well sampling field logs are included as Appendix A.

The groundwater samples were analyzed by STL San Francisco for total petroleum hydrocarbons as gasoline (TPH-G) by modified EPA Method 5030/8015 and benzene, toluene, ethyl benzene, and total xylenes (collectively known as BTEX) and methyl tertiary butyl ether (MTBE) by EPA Method 8260B.

The analytical results are tabulated in Table Two, and copies of the certified analytical report and chain of custody form are included in Appendix B.

4.0 RESULTS AND CONCLUSIONS

Monitoring well MW-2 was removed from the sampling schedule in October 2002 in accordance with a letter from the ACHCSA dated August 12. 2002. Monitoring well MW-3 was removed from the sampling schedule in January 2001 because hydrocarbons had not been detected in it since its installation.

The groundwater sample collected from monitoring well MW-1 contained 250 parts per billion (ppb) total petroleum hydrocarbons as gasoline (TPH-G), 1.2 ppb benzene, 3.3 ppb ethyl-benzene and 220 ppb MTBE. Concentrations of TPH-G, benzene, ethyl-benzene decreased slightly relative to last quarters sampling; MTBE concentrations increased slightly.

The MTBE and benzene concentrations in the groundwater sample collected from monitoring well MW-1 exceeded the California Department of Health Services (DHS) maximum contaminant levels (MCLs) for drinking water. However, all concentrations were below the California Regional Water Quality Control Board, San Francisco Bay Region (CRWQCB) Environmental Screening Levels (ESLs) presented in the "Screening For Environmental Concerns at Sites With Contaminated Soil and Groundwater" document dated February 2005 where water is not a current or potential source of drinking water.

5.0 RECOMMENDATIONS

ASE recommends continued semi-annual monitoring of the site. The next sampling event is scheduled for July 2006. ASE will also complete the area well survey requested by the ACHCSA, once we receive a signed letter from the agency requesting it. The signed letter is required to access state records.

6.0 REPORT LIMITATIONS

The results presented in this report represent conditions at the time of groundwater sampling, at the specific locations where the samples were collected, and for the specific parameters analyzed by the laboratory.

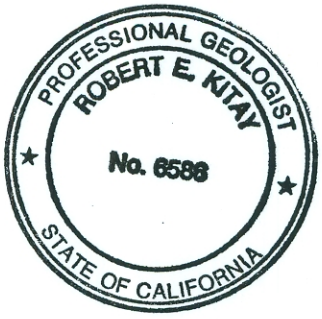
It does not fully characterize the site for contamination resulting from unknown sources, or for parameters not analyzed by the laboratory. All of the laboratory work cited in this report was prepared under the direction of an independent CAL-DHS certified laboratory. The independent laboratory is solely responsible for the contents and conclusions of the chemical analysis data.

Aqua Science Engineers appreciates the opportunity to provide environmental consulting services for this project. Should you have any questions or comments, please feel free to call us at (925) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

David Rains
Project Geologist



Robert E. Kitay, P.G., R.E.A.
Senior Geologist

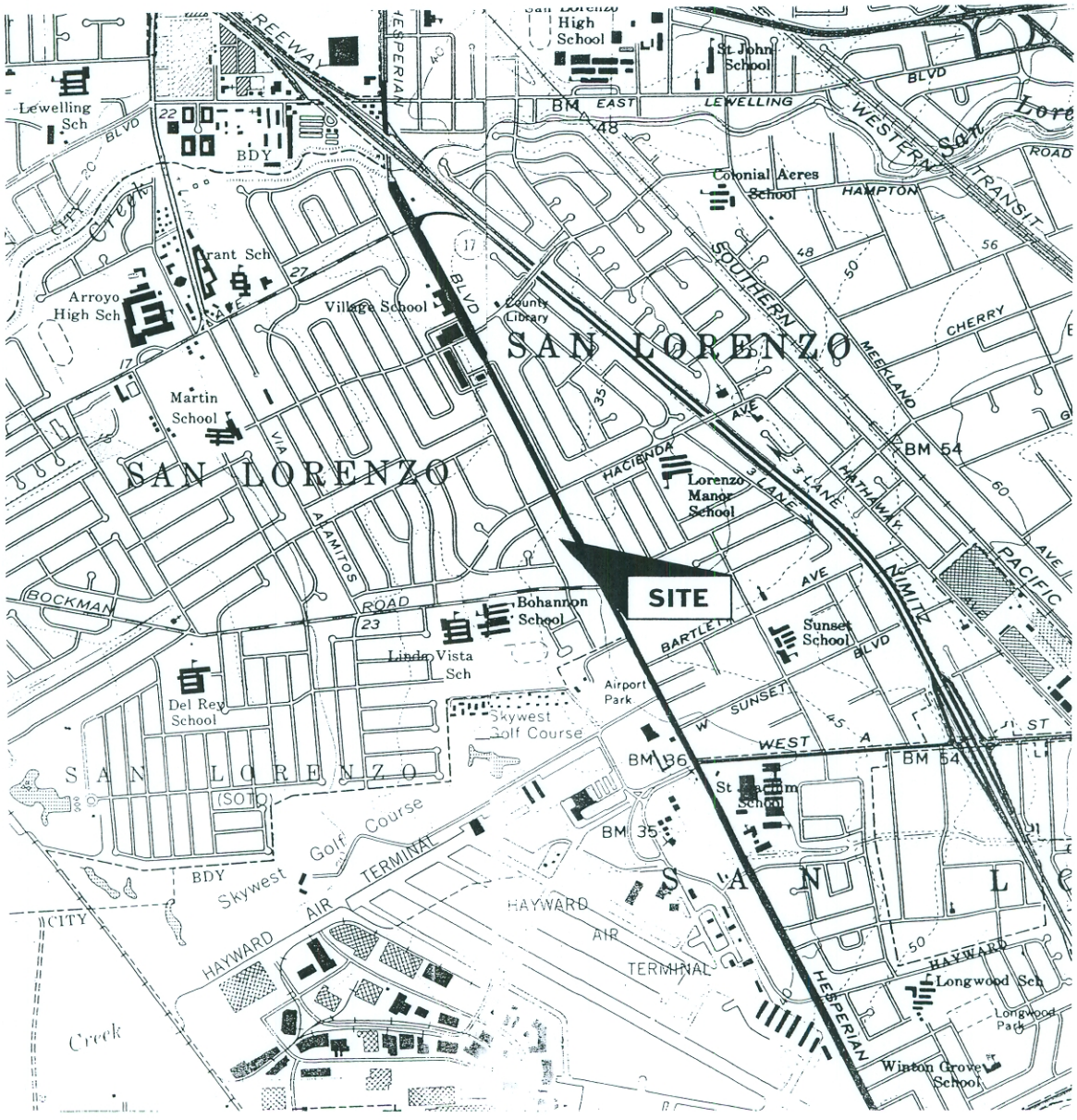
Attachments: Figures 1 and 2
Appendices A and B

cc: Mr. Kirk Hutchison, Hutch's Car Wash
Mr. Scott Seery, Alameda County Health Care Services Agency
Mr. Chuck Headlee, California Regional Water Quality Control Board

FIGURES

NORTH

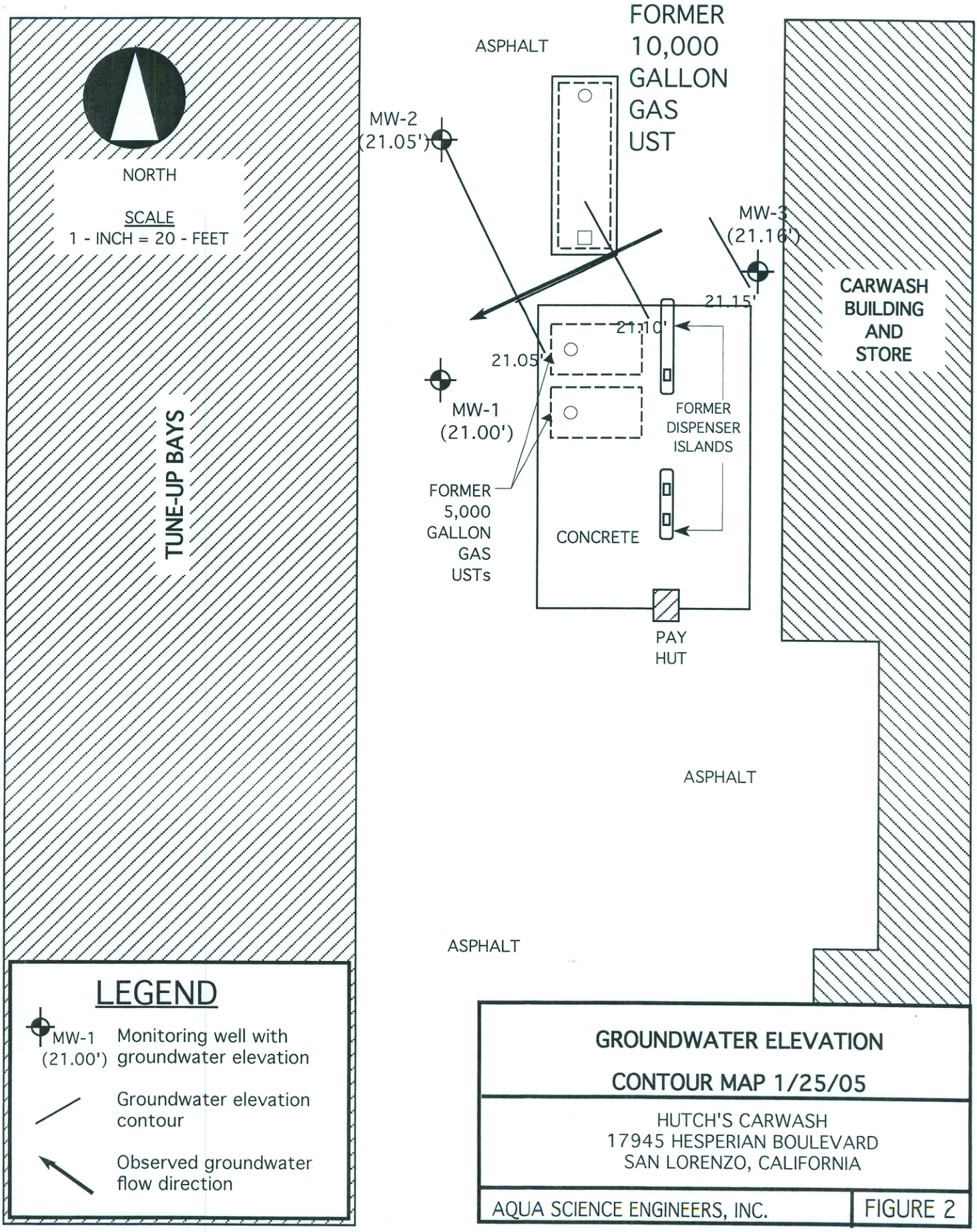
NOT TO SCALE



LOCATION MAP

Hutch's Carwash
17945 Hesperian Boulevard
San Lorenzo, California

AQUA SCIENCE ENGINEERS, INC. | Figure 1


NORTH
SCALE
1 - INCH = 20 - FEET
TUNE-UP BAYS
ASPHALT
FORMER
10,000
GALLON
GAS
UST
MW-2
(21.05')
MW-3
(21.16')
21.15'
21.10'
21.05'
MW-1
(21.00')
FORMER
DISPENSER
ISLANDS
CARWASH
BUILDING
AND
STORE
FORMER
5,000
GALLON
GAS
USTs
CONCRETE
PAY
HUT
ASPHALT
ASPHALT
LEGEND
MW-1
(21.00')
Monitoring well with
groundwater elevation
Groundwater elevation
contour
Observed groundwater
flow direction
GROUNDWATER ELEVATION
CONTOUR MAP 1/25/05
HUTCH'S CARWASH
17945 HESPERIAN BOULEVARD
SAN LORENZO, CALIFORNIA
AQUA SCIENCE ENGINEERS, INC.
FIGURE 2

TABLES

TABLE ONE

Groundwater Elevation Data

Hutch's Carwash

17945 Hesperian Blvd., San Lorenzo, CA

Well ID	Date of Measurement	Top of Casing Elevation (Relative to Mean Sea Level)	Depth to Water (feet)	Groundwater Elevation (project data)
MW-1	10/6/99	35.00	15.58	19.42
	1/13/00		15.58	19.42
	4/12/00		14.75	20.25
	7/19/00		15.29	19.71
	10/25/00		15.56	19.44
	1/16/01		15.22	19.78
	4/4/01		15.05	19.95
	7/6/01		15.49	19.51
	10/1/01		15.78	19.22
	1/7/02		13.83	21.17
	4/2/02		14.83	20.17
	7/9/02		15.41	19.59
	10/1/02		15.70	19.3
	1/24/03		14.69	20.31
	7/25/03		15.41	19.59
	1/16/04		14.73	20.27
	7/14/04		15.54	19.46
	1/29/05		14.38	20.62
	7/22/05		15.23	19.77
	1/25/06		**14.00**	**21.00**
MW-2	10/6/99	35.21	15.84	19.37
	1/13/00		15.78	19.43
	4/12/00		14.94	20.27
	7/19/00		15.54	19.67
	10/25/00		15.81	19.4
	1/16/01		15.50	19.71
	4/4/01		15.28	19.93
	7/6/01		15.73	19.48
	10/1/01		16.06	19.15
	1/7/02		14.08	21.13
	4/2/02		15.04	20.17
	7/9/02		15.66	19.55
	10/1/02		15.96	19.25
	1/24/03		14.90	20.31
	7/25/03		15.68	19.53
	1/16/04		14.93	20.28
	7/14/04		15.81	19.40
	1/29/05		14.90	20.31
	7/22/05		15.46	19.75
	1/25/06		**14.16**	**21.05**

TABLE ONE

Groundwater Elevation Data

Hutch's Carwash

17945 Hesperian Blvd., San Lorenzo, CA

Well ID	Date of Measurement	Top of Casing Elevation (Relative to Mean Sea Level)	Depth to Water (feet)	Groundwater Elevation (project data)
MW-3	10/6/99	34.47	14.98	19.49
	1/13/00		14.98	19.49
	4/12/00		14.09	20.38
	7/19/00		14.70	19.77
	10/25/00		14.98	19.49
	1/16/01		14.58	19.89
	4/4/01		14.43	20.04
	7/6/01		14.85	19.62
	10/1/01		15.21	19.26
	1/7/02		13.24	21.23
	4/2/02		14.20	20.27
	7/9/02		14.81	19.66
	10/1/02		15.12	19.35
	1/24/03		14.05	20.42
	7/25/03		14.82	19.65
	1/16/04		14.08	20.39
	7/14/04		14.94	19.53
	1/29/05		14.03	20.44
	7/22/05		14.59	19.88
	1/25/06		**13.31**	**21.16**

TABLE TWO

Summary of Analytical Results for GROUNDWATER Samples
Hutch's Carwash
17945 Hesperian Blvd., San Lorenzo, CA
All results are in parts per billion (ppb)

Well ID & Dates Sampled	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE
MW-1						
10/6/99	1,500	3.3	2.3	27	72	120
1/13/00	1,500	15	19	19	33	650
4/12/00	1,700	18	13	45	79	2,600
7/19/00	2,200	31	< 5.0	81	100	2,000
10/25/00	3,300	20	< 5.0	98	9.4	3,300
1/16/01	4,100	34	14	60	120	1,300
4/4/01	2,900	14	< 0.5	34	32	2,000
7/6/01	1,300	4.4	< 0.5	12	13	700
10/1/01	1,100	4.1	< 0.5	18	19	520
1/7/02	1,400	34	< 0.5	13	15	1,300
4/2/02	1,900	30	6.7	24	30	1,000
7/9/02	1,500	26	< 5.0	12	8.6	820
10/1/02	830	3.6	< 2.5	7.4	2.9	520
1/24/03	1,300	6.2	< 5.0	12	< 5.0	680
7/25/03	520	15	< 1.0	11	1.0	250
1/16/04	540	3.9	< 2.5	8.3	3.1	290
7/14/04	220	< 1.0	< 1.0	8.1	< 1.0	140
1/29/05	160	1.0	< 0.5	2.5	< 1.0	60
7/22/05	380	2.5	< 1.0	9.1	< 2.0	210
1/25/06	**250**	**1.2**	**< 1.0**	**3.3**	**< 2.0**	**220**

TABLE TWO

Summary of Analytical Results for GROUNDWATER Samples
Hutch's Carwash
17945 Hesperian Blvd., San Lorenzo, CA
All results are in parts per billion (ppb)

Well ID & Dates Sampled	TPH-G	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE
MW-2						
10/6/99	< 50	< 0.5	< 0.5	< 0.5	< 0.5	18
1/13/00	< 50	< 0.5	< 0.5	< 0.5	< 0.5	16
4/12/00	< 100	< 1.0	< 1.0	< 1.0	< 1.0	240
7/19/00	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
10/25/00	< 50	< 0.5	< 0.5	< 0.5	< 0.5	6
1/16/01	< 50	< 0.5	< 0.5	< 0.5	< 0.5	8
4/4/01	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
7/6/01	< 50	< 0.5	< 0.5	< 0.5	< 0.5	6
10/1/01	< 50	< 0.5	< 0.5	< 0.5	< 0.5	21
1/7/02	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
4/2/02	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
7/9/02	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
10/1/02	No longer sampled					
MW-3						
10/6/99	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
1/13/00	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
4/12/00	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
7/19/00	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
10/25/00	< 50	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0
1/16/01	No longer sampled					
DHS MCL	NE	1	150	700	1,750	13
ESL	400	46	130	290	13	1,800

Notes:

* EPA Method 8020/EPA Method 8260 (MTBE confirmation)

** Hydrocarbon reported in the gasoline range does not match the laboratory gasoline standard

*** Sample contains a discrete peak in addition to gasoline

ESL = Environmental screening levels presented in the "Screening For Environmental Concerns at Sites With Contaminated Soil and Groundwater (February 2005)" document prepared by the California Regional Water Quality Control Board, San Francisco Bay Region.

Most current data is in **Bold**

Non-detectable concentrations noted by the less than sign (<) followed by the laboratory method reporting limit.

APPENDIX A

Well Sampling Field Logs

AQUA SCIENCE ENGINEERS

WELL SAMPLING FIELD LOG

PROJECT NAME	~~Dura Art Stone~~ Antech		
JOB NUMBER	3852	DATE OF SAMPLING	12/13/05
WELL ID.	MW-1	SAMPLER	dr
TOTAL DEPTH OF WELL	26.6	WELL DIAMETER	2
DEPTH TO WATER PRIOR TO PURGING	14.00		
PRODUCT THICKNESS	0		
DEPTH OF WELL CASING IN WATER	12.6		
NUMBER OF GALLONS PER WELL CASING VOLUME	2.14		
NUMBER OF WELL CASING VOLUMES TO BE REMOVE	3		
REQUIRED VOLUME OF GROUNDWATER TO BE PURGED PRIOR TO SAMPLING	6.43		
EQUIPMENT USED TO PURGE WELL	disposable bailer		
TIME EVACUATION STARTED	9:00	TIME EVACUATION COMPLETED	10:14
TIME SAMPLES WERE COLLECTED	10:15		
DID WELL GO DRY	no	AFTER HOW MANY GALLONS	n/a
VOLUME OF GROUNDWATER PURGED	6.43		
SAMPLING DEVICE	disposable bailer		
SAMPLE COLOR	clear	ODOR/SEDIMENT	no

CHEMICAL DATA

VOLUME PURGED	TEMPERATURE	PH	CONDUCTIVITY
1	66.2	7.24	745
2	67.0	6.99	715
3	67.1	6.93	708

SAMPLES COLLECTED

SAMPLE	# OF CONTAINERS	SIZE AND TYPE OF CONTAINER	ANALYSIS	PRESERVED
MW-1	5	40ml VOA		Y

MW-1 14.00
2 14.16
3 13.31

APPENDIX B

Certified Analytical Report
and
Chain of Custody Documentation

ANALYTICAL REPORT

Job Number: 720-1416-1

Job Description: Hutchs

For:

Aqua Science Engineers Inc
208 West El Pintado Road
Danville, CA 94526

Attention: Dave Allen

Surinder Sidhu

Surinder Sidhu
Project Manager I
ssidhu@stl-inc.com
01/30/2006

METHOD SUMMARY

Client: Aqua Science Engineers Inc

Job Number: 720-1416-1

Description	Lab Location	Method	Preparation Method
Matrix: Water			
Volatile Organic Compounds by GC/MS	STL-SF	SW846 8260B	
Purge-and-Trap	STL-SF		SW846 5030B

LAB REFERENCES:

STL-SF = STL-San Francisco

METHOD REFERENCES:

SW846 - "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

SAMPLE SUMMARY

Client: Aqua Science Engineers Inc

Job Number: 720-1416-1

Lab Sample ID	Client Sample ID	Client Matrix	Date/Time Sampled	Date/Time Received
720-1416-1	MW-1	Water	01/12/2006 1015	01/12/2006 1435

Client: Aqua Science Engineers Inc

Job Number: 720-1416-1

Client Sample ID: **MW-1**

Lab Sample ID: 720-1416-1
Client Matrix: Water

Date Sampled: 01/12/2006 1015
Date Received: 01/12/2006 1435

8260B Volatile Organic Compounds by GC/MS

Method: 8260B
Preparation: 5030B
Dilution: 2.0
Date Analyzed: 01/25/2006 2158
Date Prepared: 01/25/2006 2158

Analysis Batch: 720-4851

Instrument ID: Saturn 3900B
Lab File ID: c:\saturnws\data\012506\72
Initial Weight/Volume: 10 mL
Final Weight/Volume: 10 mL

Analyte	Result (ug/L)	Qualifier	RL
Benzene	1.2		1.0
Ethylbenzene	3.3		1.0
MTBE	220		1.0
Toluene	ND		1.0
Xylenes, Total	ND		2.0
Gasoline Range Organics (GRO)-C5-C12	250		100

Surrogate	%Rec	Acceptance Limits
Toluene-d8	93	77 - 121
1,2-Dichloroethane-d4	82	73 - 130

Client: Aqua Science Engineers Inc

Job Number: 720-1416-1

QC Association Summary

Lab Sample ID	Client Sample ID	Client Matrix	Method	Prep Batch
GC/MS VOA				
Analysis Batch:720-4851				
LCS 720-4851/19	Lab Control Spike	Water	8260B	
LCSD 720-4851/7	Lab Control Spike Duplicate	Water	8260B	
MB 720-4851/8	Method Blank	Water	8260B	
720-1416-1	MW-1	Water	8260B	

Client: Aqua Science Engineers Inc

Job Number: 720-1416-1

Method Blank - Batch: 720-4851

Method: 8260B
Preparation: 5030B

Lab Sample ID: MB 720-4851/8
Client Matrix: Water
Dilution: 1.0
Date Analyzed: 01/25/2006 2036
Date Prepared: 01/25/2006 2036

Analysis Batch: 720-4851
Prep Batch: N/A
Units: ug/L

Instrument ID: Saturn 3900B
Lab File ID: c:\saturnws\data\012506\m
Initial Weight/Volume: 10 mL
Final Weight/Volume: 10 mL

Analyte	Result	Qual	RL
Benzene	ND		0.50
Ethylbenzene	ND		0.50
MTBE	ND		0.50
Toluene	ND		0.50
Xylenes, Total	ND		1.0
Gasoline Range Organics (GRO)-C5-C12	ND		50

Surrogate	% Rec	Acceptance Limits
Toluene-d8	93	77 - 121
1,2-Dichloroethane-d4	84	73 - 130

Calculations are performed before rounding to avoid round-off errors in calculated results.

Client: Aqua Science Engineers Inc

Job Number: 720-1416-1

Laboratory Control/
Laboratory Control Duplicate Recovery Report - Batch: 720-4851

Method: 8260B
Preparation: 5030B

LCS Lab Sample ID: LCS 720-4851/19
Client Matrix: Water
Dilution: 1.0
Date Analyzed: 01/25/2006 1944
Date Prepared: 01/25/2006 1944

Analysis Batch: 720-4851
Prep Batch: N/A
Units: ug/L

Instrument ID: Saturn 3900B
Lab File ID: c:\saturnws\data\012506\ls
Initial Weight/Volume: 10 mL
Final Weight/Volume: 10 mL

LCSD Lab Sample ID: LCSD 720-4851/7
Client Matrix: Water
Dilution: 1.0
Date Analyzed: 01/25/2006 2010
Date Prepared: 01/25/2006 2010

Analysis Batch: 720-4851
Prep Batch: N/A
Units: ug/L

Instrument ID: Saturn 3900B
Lab File ID: c:\saturnws\data\012506\ld-v
Initial Weight/Volume: 10 mL
Final Weight/Volume: 10 mL

	% Rec.						
Analyte	LCS	LCSD	Limit	RPD	RPD Limit	LCS Qual	LCSD Qual
Benzene	104	106	69 - 129	2	25		
MTBE	115	114	65 - 165	2	25		
Toluene	102	102	70 - 130	0	25		

Surrogate	LCS % Rec	LCSD % Rec	Acceptance Limits
Toluene-d8	92	94	77 - 121
1,2-Dichloroethane-d4	86	85	73 - 130

Calculations are performed before rounding to avoid round-off errors in calculated results.

720-1416

Date 1/13/05 Page

Analysis Request

Date	Time	Matrix	Pres.

Sample Receipt

14:35

SHAWN APOSTOL 1/4/06

LOGIN SAMPLE RECEIPT CHECK LIST

Client: Aqua Science Engineers Inc

Job Number: 720-1416-1

Login Number: 1416

Question	T/F/NA	Comment
Radioactivity either was not measured or, if measured, is at or below background	NA	
The cooler's custody seal, if present, is intact.	NA	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
There are no discrepancies between the sample IDs on the containers and the COC.	True	
Samples are received within Holding Time.	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
VOA sample vials do not have headspace or bubble is <6mm (1/4") in diameter.	True	
If necessary, staff have been informed of any short hold time or quick TAT needs	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	