

ENVIRONMENTAL AUDIT, INC.

1000-A ORTEGA WAY • PLACENTIA, CA 92670-7125

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April 21, 1995

Project No. 1233

Ms. Eva Chu
Hazardous Materials Specialist
Alameda County Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

**RE: FIRST QUARTER 1995 GROUND WATER MONITORING REPORT
Montgomery Ward Auto Service Center
7575 Dublin Boulevard, Dublin, California**

Dear Ms. Chu:

Enclosed herewith is a copy of our work plan entitled, "Work Plan-Focused Subsurface Investigation, Montgomery Ward Auto Service Center, 7575 Dublin Boulevard, Dublin, California," dated April 21, 1995.

Please call the undersigned if you have any questions or need additional information.

Sincerely,

ENVIRONMENTAL AUDIT, INC.

Frank S. Muramoto, R.G.
Senior Geologist

FSM:RJM:shm

enclosure

cc: C. West, Montgomery Ward (w/enclosure)
G. Jonas, Montgomery Ward (w/enclosure)
M. Gilmartin, Straw & Gilmartin (w/enclosure)
R. Enea, Enea Properties (w/enclosure)
R. Arulanatham, Bay Area RWQCB

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ENVIRONMENTAL
PLACEMENT
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**WORK PLAN FOR
FOCUSED SUBSURFACE INVESTIGATION
7575 Dublin Boulevard
Dublin, California**

Prepared for:

Montgomery Ward & Co., Incorporated
39201 Fremont Boulevard
Fremont, CA 94538

Submitted to:

ALAMEDA COUNTY
Environmental Health Division
1131 Harbor Bay Parkway, Room 250
Alameda, CA 94502-6577

April 21, 1995

Project No. 1233

ENVIRONMENTAL AUDIT, INC.®

Planning, Environmental Analyses and Hazardous
Substances Management and Remediation

1000-A ORTEGA WAY
PLACENTIA, CA 92670-7125
714/632-8521

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1.0 INTRODUCTION

This document comprises a Work Plan for a focused subsurface investigation (Work Plan) for the Montgomery Ward Auto Service Center, 7575 Dublin Boulevard, Dublin, California (Site) (see Figures 1 and 2). The general scope of work relating to this focused subsurface investigation was discussed in a meeting held at the offices of Alameda County, Department of Environmental Health (County) between representatives of the County, the California Regional Water Quality Control Board, Bay Area Region (RWQCB), and Montgomery Ward & Co., Incorporated (Montgomery Ward). The purpose of this Work Plan is to provide additional soil contaminant concentration data at and below the ground water table in the immediate vicinity of the former location of the underground storage tanks (USTs). These data are needed to determine if remediation of soil is necessary. This Work Plan outlines in detail the proposed sampling locations, sample collection method, equipment decontamination protocol, effluent management protocol, quality assurance/quality control procedures, and so forth which will be used in completing the subsurface investigation.

1.1 BACKGROUND

In or about November 1988, it was determined that one of the three 10,000-gallon capacity USTs located at the Montgomery Ward Site did not have integrity (see Figure 2). These USTs were located in a common excavation and stored unleaded, premium and regular gasoline. Montgomery Ward ceased using the USTs in November 1988 and retained A.D. Selditch & Associates, Inc. (ADS) to assist them in assessing the extent of petroleum hydrocarbons in the soil and ground water.

1.2 INITIAL SITE ASSESSMENT

Between December 1, 1988 and February 8, 1989, ADS drilled and sampled eight borings on the Montgomery Ward Site, i.e., borings 5, 6, 7, 8, 9, 10, 12 and 13. These borings were converted into ground water monitoring wells B-5, B-6, B-7, B-8, B-9, B-10, B-12 and B-13, respectively. These borings/wells were installed prior to the removal of the USTs; however, there is no drawing in the ADS report which shows the location of all these wells. Figure 2 shows the location of the wells presently situated on the Montgomery Ward Site.

Selected soil samples from each boring were analytically tested for total petroleum hydrocarbons (TPH) using EPA Method 8015, and benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Method 8020. TPH concentrations ranging from below laboratory detection limits to 2,180 milligrams per kilogram (mg/kg) were detected in the soil samples. Benzene was detected in the soil samples and ranged in concentration from 0.18 to 55 mg/kg. Toluene, xylenes and ethylbenzene also were detected. Water samples collected from the wells contained dissolved concentrations of TPH and BTEX. Lead was detected at 2.6 milligrams per liter (mg/l) in the sample collected from well B-13, and well B-12 reportedly contained free-product (see ADS, 1989).

1.3 REMOVAL OF THE USTs

On or about May 18, 1989, the three gasoline USTs and two associated fueling islands were removed from the Montgomery Ward Site. Soils containing petroleum hydrocarbons

reportedly were present throughout most of the excavation. The soil excavated in association with removal of the USTs was disposed of off-site and the excavation backfilled with gravel. Wells B-6, B-7, B-8, B-9 and B-13 were destroyed during removal of the USTs (see ADS, 1989).

1.4 ADDITIONAL SITE ASSESSMENT

In August 1989, ADS supervised the installation of two additional ground water monitoring wells (B-15 and B-16) at the Montgomery Ward Site (see Figure 2). A composite soil sample from each boring (i.e., the soil samples collected from each boring at 5, 10, 15 and 20 feet were composited) was tested for TPH and BTEX. TPH concentrations ranged from 6.3 to 10.2 mg/kg and the BTEX concentrations ranged from 0.26 to 6.5 mg/kg. TPH and BTEX also were detected in ground water samples collected from wells B-15 and B-16 (see ADS, 1989).

1.5 GROUND WATER EXTRACTION/TREATMENT SYSTEM

In or about the early part of 1990, an ADS designed extraction system began to control the migration of petroleum hydrocarbons in the ground water using a 15-inch diameter ground water extraction well (well B-12) (see Figure 2). The extracted ground water was filtered to remove suspended particles, treated using two 2,500-pound activated carbon canisters connected in series, and discharged to the sanitary sewer system pursuant to a permit issued by the Dublin-San Ramon Services District (see ADS, 1989).

Changes to the ground water extraction and treatment system were made in February 1992. These changes consisted of installing an eight gallon per minute (gpm) rated oil/water separator, product and surge tanks, transfer pump, and filter system.

1.6 GROUND WATER PUMPING TESTS

Environmental Audit, Inc. (EAI) was retained in 1991 to conduct ground water pumping tests on wells located on the Montgomery Ward Site to determine whether the existing extraction rate was sufficient to capture contaminated ground water located beneath the site. The results of the pumping tests revealed that extraction at a rate of eight gallons per minute from extraction well B-12 should be sufficient to contain ground water beneath the Montgomery Ward Site (see EAI, 1991). However, the hydraulic response of the shallow ground water encountered in the wells on the Montgomery Ward Site was more indicative of a silty sand and sand type lithology rather than the silty clays and clays which were actually encountered during investigation activities.

1.7 QUARTERLY GROUND WATER MONITORING

Quarterly ground water monitoring activities were initiated by EAI at the Montgomery Ward Site in April 1992. Quarterly ground water monitoring consists of the gauging and sampling of the wells associated with the Montgomery Ward Site, and the analytical testing of the obtained samples (see Table 1).

1.8 SUPPLEMENTAL OFF-SITE ASSESSMENT

In May 1993, EAI installed three off-site ground water monitoring wells (MW-100, MW-101 and MW-102) and advanced and sampled eight hydropunches (HP-1 through HP-

8) (see Figure 3) (see EAI, 1993). Soil and ground water samples were tested for total petroleum hydrocarbons as gasoline (TPH-G) and BTEX. Table 1 shows the results for ground water samples, and Table 2 the results for soil samples.

1.9 CONE PENETROMETER TESTING

Cone penetrometer testing (CPT) was conducted on the Montgomery Ward and adjacent Enea Properties sites in July 1994 (see EAI, 1994). On the Montgomery Ward site, six CPT soundings which included pore pressure measurements, pore pressure dissipation tests, and soil vapor and soil sampling were conducted (see Figure 3). The testing showed that the predominant lithologies present to the depth explored (maximum 52 feet below ground surface [bgs]) were clayey silt, silty clays, and clays. These soils were soft and unconsolidated.

Vapor and soil sampling also were conducted as part of this CPT investigation. The vapor sampling was inconclusive at depths of nine and eleven feet bgs. Analytical testing of soil samples obtained at approximately 13 and 15 feet bgs showed that TPH-G and BTEX were detected in the soil samples. The TPH-G ranged from below laboratory detection limits to 290 ppm, and the total BTEX ranged from below laboratory detection limits to 52.2 mg/kg. The samples obtained at about 13 feet bgs were believed to be near the top of the water table; the samples obtained at approximately 15 feet were in the water table.

1.10 EFFICACY OF GROUND WATER EXTRACTION SYSTEM

A ground water extraction system is operating at the Montgomery Ward Site to control the migration of dissolved petroleum hydrocarbons in the ground water. The ground water extraction system pump is currently recovering on average of about four gallons per minute which appears to be the long term yield of the extraction well (see EAI, 1995).

1.11 PETROLEUM HYDROCARBON DISTRIBUTION IN SOIL

Cross sections A-A' and B-B' show the geologic interpretation of the shallow soils encountered at the Montgomery Ward Site (see Figures 3 through 5). Also shown on the cross sections are the analytical testing results of soil samples obtained to date. These data show that petroleum hydrocarbons were detected in unsaturated and saturated zone soils in borings/wells B-10, B-12, B-15, B-16, and SBCP1 through SBCP4 (see Table 2 and Figures 4 and 5).

2.0 PROPOSED FIELD WORK

All work will be completed under the supervision of an EAI California registered geologist or registered civil engineer experienced in conducting subsurface contaminant investigations.

2.1 DRILLING AND SOIL SAMPLING

Ten borings are proposed for the Montgomery Ward site as approximately shown on Figure 6. The borings will be advanced using direct push and/or percussion technology such as a Geoprobe or Strataprobe Systems. Direct push technology uses hydraulics to

force a probe-drive sampler into the soil. Unlike split-spoon samplers used in hollow stem auger drilling, the probe-drive sampler (containing plastic, brass or stainless steel sample liners) remains sealed while it is pushed into the soil to the desired sampling depth. A piston stop-pin at the trailing end of the probe-drive sampler is removed by means of extension rods inserted down the inside diameter of the probe rods after the sampler has been driven to depth. This enables the piston to retract into the sample tube and liner as it is displaced by soil while the sample is being taken. The probe rods are then retracted from the hole to recover the soil sample contained in the sample liner. One benefit of this sampling technique is that no soil cuttings are generated. All borings will be logged in accordance with the Unified Soil Classification System.

It is proposed that soil samples be collected at approximately 10, 13, and 15 feet bgs. The samples will be collected from each boring using brass rings mounted within the probe-drive sampler. After sample recovery, the lowermost brass ring will be retained for delivery to a mobile analytical laboratory which will be on-site for testing (see Section 3.0), and the upper half will be used for lithology determination and vapor sampling. The ends of the sample liner containing the sample for analytical testing will be covered with plastic caps and secured with tape. The samples will be labeled with the sample point identification, EAI project number, depth interval, time and date, and immediately placed into an ice chest chilled using frozen blue ice. The samples will be kept chilled until delivered to the laboratory for analytical testing. All samples will be logged on a chain-of-custody record form (see Form 1).

A HNU Model DL-101 Photoionizer (PID) calibrated against an isobutylene gas standard and a flame ionizer (FID) will be used on the soil contained in the upper half of the sample liner, at each sampling interval within the borings, to determine if volatile hydrocarbon vapors are emanating from the soil. Each sample will be placed in an air tight "Ziploc" plastic bag. The soil samples will be allowed to sit in the sun and then the head space in the bags will be analyzed using the PID and FID. The results of this field testing will be recorded on the boring logs.

All borings will be backfilled from termination depth to approximately four inches bgs using 1/4-inch bentonite pellets which are then hydrated with tap water, and the remaining annular space sealed to the surface using asphalt.

2.2 SAMPLING EQUIPMENT CLEANING PROTOCOL

The drive sampler will be disassembled and decontaminated prior to each sampling using the following procedure:

- All excess soil will be scraped off the sampler parts;
- The sampler will be washed in a solution of Alconox detergent and tap water; and
- The sampler will be rinsed with distilled water.

2.3 EFFLUENT MANAGEMENT

All effluent generated during the course of the investigation, e.g., equipment decontamination fluids, will be sealed in labeled 55-gallon drums, the contents of which will be transferred to the ground water treatment system for processing and discharge to the sanitary sewerage system.

3.0 PROPOSED ANALYTICAL TESTING

All analytical testing is proposed to be completed on-site by a state of California certified mobile hazardous waste testing laboratory. The mobile laboratory will be certified for all tests proposed as part of this investigation. The mobile laboratory will be instructed to use minimum detection limits on all tests.

As noted previously, soil samples will be obtained from each boring at approximately 10, 13, and 15 feet bgs. With respect to analytical testing, it is proposed herein that the sample collected at 13 feet bgs in each boring be the first sample tested. If elevated concentrations of hydrocarbons are detected in the sample obtained at 13 feet bgs, then the sample obtained at approximately ten feet bgs will be tested. If hydrocarbons are not detected or are present in low concentrations in the sample obtained at approximately 13 feet bgs, then the sample obtained at ten feet bgs will not be tested. However, all samples obtained at 15 feet bgs will be tested.

The soil samples will be tested for TPH-G using modified EPA Method 8015 and benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Method 8020.

4.0 PROPOSED PROCEDURE

The steps to be implemented are as follows: 1) contact Underground Service Alert for utility clearance prior to drilling; 2) drill and sample the borings; 3) analytically test the samples; and 3) review data and prepare a report. It is anticipated that all site work will be completed within two days.

5.0 LIMITATION

Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities. No other warranty or representation, expressed or implied, is made as to the professional advice contained in this report.

6.0 REFERENCES

A.D. Selditch & Associates, Inc., (ADS, 1989), "Proposed Plan Groundwater Cleanup, Montgomery Ward, 7575 Dublin Blvd., Dublin, CA 94568", dated 1989.

Environmental Audit, Inc., (EAI, 1991), "Ground Water Pumping Tests and a Review of Ground Water Treatment System, 7575 Dublin Boulevard, Dublin, California," dated November 1, 1991.

_____, (EAI, 1993), "Phase II Soil and Ground Water Investigation, Montgomery Ward Auto Service Center, 7575 Dublin Boulevard, Dublin, California," dated June 16, 1993.

_____, (EAI, 1994), "Phase III Subsurface Investigation, Montgomery Ward Auto Service Center and Enea Properties Sites, Dublin, California," dated October 14, 1994 (EAI, 1994).

_____, (EAI, 1995), "Quarterly Ground Water Monitoring Report, First Quarter 1995, Montgomery Ward Auto Service Center , 7575 Dublin Boulevard, Dublin, California," dated March 10, 1995.

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TABLES

TABLE 1

ANALYTICAL TESTING RESULTS OF GROUND WATER SAMPLES

Montgomery Ward Auto Service Center

Dublin, California

Parts per billion (ppb)

Page 1 of 3

| Compounds | TPH-G | Benzene | Toluene | Ethylbenzene | Xylenes | Lead |
|------------------|--------|---------|---------|--------------|---------|------|
| Well B-5 | | | | | | |
| 04-16-92 | 4400 | 670 | 160 | 280 | 320 | ND |
| 07-24-92 | 31000 | 5400 | 2600 | 2200 | 5800 | ND |
| 10-22-92 | 9100 | 1100 | 190 | 520 | 740 | ND |
| 01-15-93 | 2300 | 530 | 160 | 300 | 470 | 7.9 |
| 04-15-93 | 4900 | 600 | 160 | 470 | 390 | ND |
| 07-14-93 | 8800 | 590 | 210 | 840 | 1100 | 9.9 |
| 10-14-93 | 4500 | 530 | 46 | 490 | 350 | ND |
| 01-13-94 | 120 | 15 | 1.9 | 12 | 11 | ND |
| 04-04-94 | 5700 | 450 | 39 | 350 | 400 | ND |
| 07-05-94 | 2200 | 69 | 13 | 150 | 95 | ND |
| 10-03-94 | 4700 | 190 | 38 | 510 | 570 | ND |
| 01-18-95 | 2200 | 53 | 27 | 120 | 280 | ND |
| Well B-10 | | | | | | |
| 04-16-92 | 7300 | 1400 | 640 | 880 | 1100 | ND |
| 07-24-92 | 27000 | 3800 | 1600 | 2000 | 4000 | ND |
| 10-22-92 | 16000 | 2300 | 340 | 1100 | 1200 | ND |
| 01-15-93 | 10000 | 1400 | 310 | 730 | 1100 | 13 |
| 04-15-93 | 8100 | 580 | 270 | 810 | 580 | 19 |
| 07-14-93 | 6400 | 840 | 120 | 750 | 800 | 7.1 |
| 10-14-93 | 100000 | 720 | 120 | 930 | 1100 | ND |
| 01-13-94 | 18000 | 990 | 180 | 1300 | 2400 | ND |
| 04-04-94 | 12000 | 370 | 96 | 900 | 1800 | ND |
| 07-05-94 | 7800 | 170 | 50 | 550 | 810 | ND |
| 10-03-94 | 6300 | 120 | 33 | 480 | 630 | ND |
| 01-18-95 | 3300 | 38 | 28 | 160 | 450 | 2.9 |
| Well B-12 | | | | | | |
| 04-16-92 | 12000 | 1300 | 1100 | 510 | 1200 | ND |
| 07-24-92 | 12000 | 1000 | 630 | 520 | 1000 | ND |
| 10-22-92 | 11000 | 370 | 230 | 400 | 940 | ND |
| 01-15-93 | 120 | 2.8 | ND | 1.6 | 3.6 | 11 |
| 04-15-93 | 7100 | 730 | 240 | 350 | 570 | ND |
| 07-14-93 | 4500 | 540 | 97 | 380 | 610 | ND |
| 10-14-93 | 11000 | 710 | 170 | 650 | 1600 | ND |
| 01-13-94 | 6000 | 330 | 100 | 330 | 620 | 24 |
| 04-04-94 | 8700 | 350 | 58 | 350 | 660 | ND |
| 07-05-94 | 8800 | 250 | 340 | 370 | 920 | ND |
| 10-03-94 | 1300 | 63 | 42 | 110 | 140 | ND |
| 01-18-95 | 5000 | 93 | 65 | 190 | 510 | ND |

TABLE 1

ANALYTICAL TESTING RESULTS OF GROUND WATER SAMPLES

Montgomery Ward Auto Service Center
 Dublin, California
 Parts per billion (ppb)

| Compounds | TPH-G | Benzene | Toluene | Ethylbenzene | Xylenes | Lead |
|--------------------|-------|---------|---------|--------------|---------|------|
| Well B-15 | | | | | | |
| 04-16-92 | 65 | 4.4 | 2.4 | 6.1 | 2.8 | ND |
| 07-24-92 | ND | 3.6 | 1.5 | 3.1 | 1.6 | ND |
| 10-22-92 | ND | 1.7 | 0.89 | 0.78 | 0.88 | ND |
| 01-15-93 | ND | ND | ND | ND | ND | 13 |
| 04-15-93 | ND | 2.8 | ND | 3.0 | 1.5 | ND |
| 07-14-93 | ND | ND | ND | 0.57 | 0.74 | 7.8 |
| 10-14-93 | ND | 0.96 | 2.6 | 1.3 | 3.6 | 25 |
| 01-13-94 | ND | ND | 0.92 | 0.70 | 2 | ND |
| 04-04-94 | ND | ND | ND | 0.56 | 1 | ND |
| 07-05-94 | ND | ND | ND | ND | ND | ND |
| 10-03-94 | ND | ND | ND | ND | ND | ND |
| 01-18-95 | ND | ND | 0.69 | ND | 2.2 | ND |
| Well B-16 | | | | | | |
| 04-16-92 | 1300 | 390 | 1.7 | 35 | 9.3 | ND |
| 07-24-92 | 1600 | 120 | 5.7 | 120 | 410 | ND |
| 10-22-92 | 1000 | 76 | ND | 55 | 130 | ND |
| 01-15-93 | 160 | 6.5 | 0.86 | 2.3 | 2.6 | 5.5 |
| 04-15-93 | 300 | 65 | ND | 13 | 2 | ND |
| 07-14-93 | 170 | 5.9 | ND | 4.6 | 12 | ND |
| 10-14-93 | 390 | 11 | 2.4 | 16 | 45 | 21 |
| 01-13-94 | 350 | 8.7 | 0.62 | 25 | 68 | ND |
| 04-04-94 | 550 | 8.7 | ND | 35 | 81 | ND |
| 07-05-94 | 850 | 14 | 5.6 | 52 | 130 | ND |
| 10-03-94 | 210 | 5.3 | ND | 26 | 5.8 | ND |
| 01-18-95 | ND | ND | 0.94 | ND | 1.3 | 2.7 |
| Well MW-100 | | | | | | |
| 05-13-93 | 13000 | 83 | ND | 960 | 820 | NA |
| 07-14-93 | 13000 | 32 | ND | 1400 | 790 | 8 |
| 10-14-93 | 7500 | 48 | 16 | 900 | 520 | 22 |
| 01-13-94 | 7000 | 51 | ND | 590 | 330 | ND |
| 04-04-94 | 9800 | 69 | ND | 540 | 410 | ND |
| 07-05-94 | 5900 | 31 | 8.7 | 190 | 190 | ND |
| 10-03-94 | 3900 | ND | ND | 220 | 200 | ND |
| 01-18-95 | 3700 | 48 | 31 | 190 | 120 | 2.8 |
| Well MW-101 | | | | | | |
| 05-13-93 | ND | ND | ND | ND | ND | NA |
| 07-14-93 | ND | ND | ND | ND | ND | 11 |
| 10-14-93 | ND | 0.65 | 0.89 | ND | 1.1 | ND |
| 01-13-94 | ND | ND | ND | ND | ND | 28 |
| 04-04-94 | ND | ND | ND | ND | ND | ND |
| 07-05-94 | ND | ND | ND | ND | ND | ND |
| 10-03-94 | ND | ND | ND | ND | ND | ND |
| 01-18-95 | ND | ND | ND | ND | ND | 2.6 |

TABLE 1

ANALYTICAL TESTING RESULTS OF GROUND WATER SAMPLES

Montgomery Ward Auto Service Center

Dublin, California

Parts per billion (ppb)

Page 3 of 3

| Compounds | TPH-G | Benzene | Toluene | Ethylbenzene | Xylenes | Lead |
|--------------------|-------|---------|---------|--------------|---------|------|
| Well MW-102 | | | | | | |
| 05-13-93 | 3600 | 17 | ND | 130 | 63 | NA |
| 07-14-93 | 1500 | 13 | ND | 64 | 4.9 | ND |
| 10-14-93 | 24000 | 9.6 | 5.2 | 60 | 60 | ND |
| 01-13-94 | 2000 | 22 | ND | 26 | 55 | ND |
| 04-04-94 | 2100 | 16 | 2.5 | 15 | 35 | ND |
| 07-05-94 | 1300 | 7 | 2.9 | 10 | 23 | ND |
| 10-03-94 | 620 | 5.1 | ND | 5.2 | 11 | ND |
| 01-18-95 | 440 | ND | ND | 3.0 | 5.3 | 3.7 |

NOTE:

ND Not Detected
 NA Not Analyzed

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TABLE 2
ANALYTICAL TESTING RESULTS FOR SOIL SAMPLES
COLLECTED BY EAI

Montgomery Ward Site

Parts per Million (ppm)

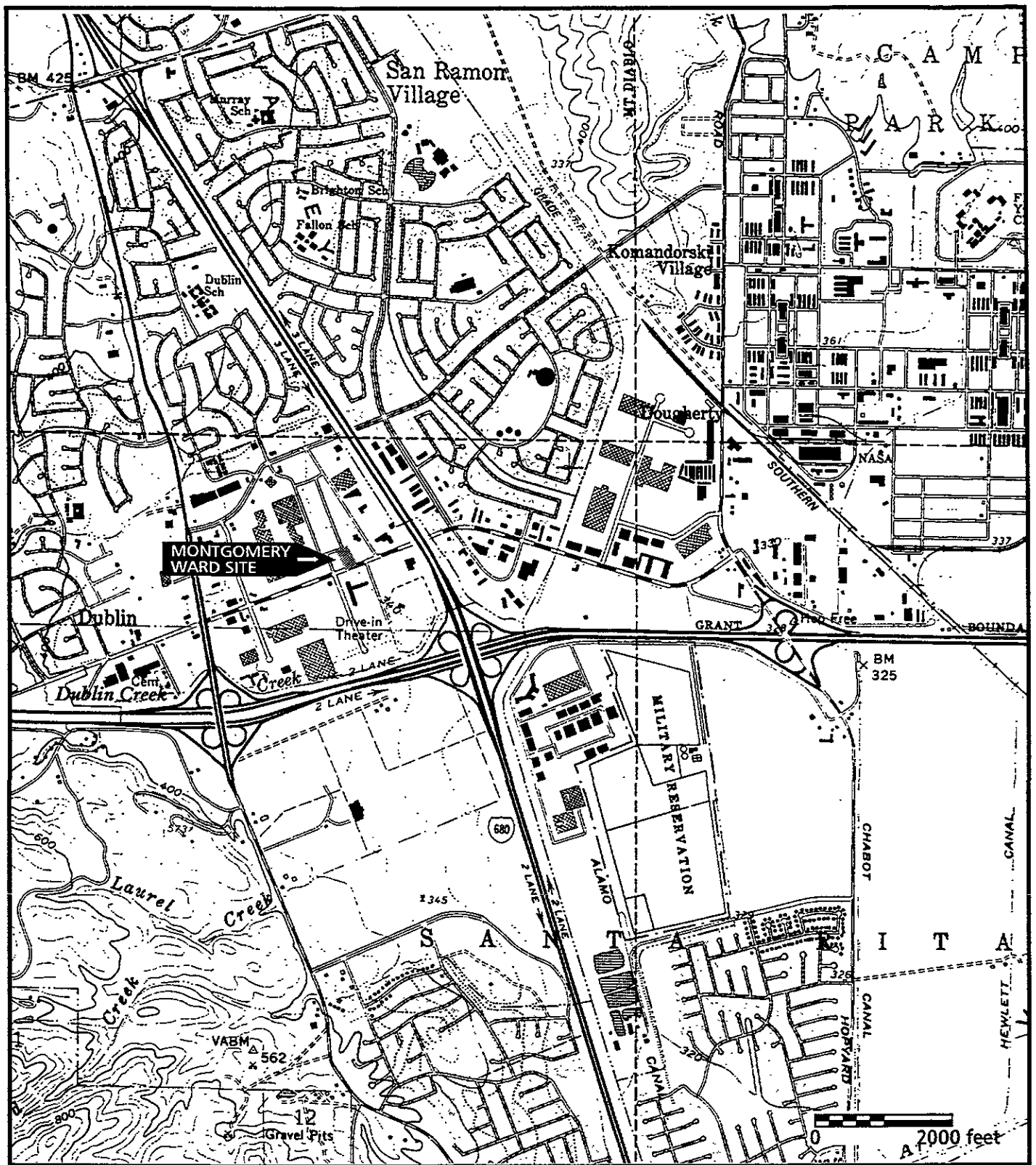
Page 1 of 1

| Sample Number | TPH-G | Benzene | Toluene | Ethyl-Benzene | Total Xylenes |
|-------------------|-------|---------|---------|---------------|---------------|
| B-100 @ 5' | ND | ND | ND | ND | ND |
| B-100 @ 9' | ND | ND | 0.007 | ND | ND |
| B-101 @ 5' | ND | ND | 0.68 | ND | ND |
| B-101 @ 9' | ND | ND | 0.048 | ND | ND |
| B-102 @ 5' | ND | ND | 0.0078 | ND | 0.006 |
| B-102 @ 9' | ND | ND | ND | ND | ND |
| SBCP-1 @ 9-9.5' | ND | ND | ND | ND | ND |
| SBCP-1 @ 13-13.5' | 290 | 2.0 | 6.2 | 7.0 | 37 |
| SBCP-2 @ 13-13.5' | 230 | 1.7 | 1.1 | 4.4 | 23 |
| SBCP-2 @ 15-15.5' | 5.3 | 0.065 | 0.030 | 0.19 | 0.41 |
| SBCP-3 @ 13-13.5' | 71 | 0.68 | 4.8 | 1.7 | 8.9 |
| SBCP-3 @ 15-15.5 | 1.9 | 0.012 | 0.037 | 0.027 | 0.11 |
| SBCP-4 @ 12' | 81 | 0.29 | 0.20 | 0.91 | 4.3 |

ND Not Detected

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FIGURES



Environmental Audit, Inc.

LOCATION MAP
Montgomery Ward Auto Service Center
Dublin, California



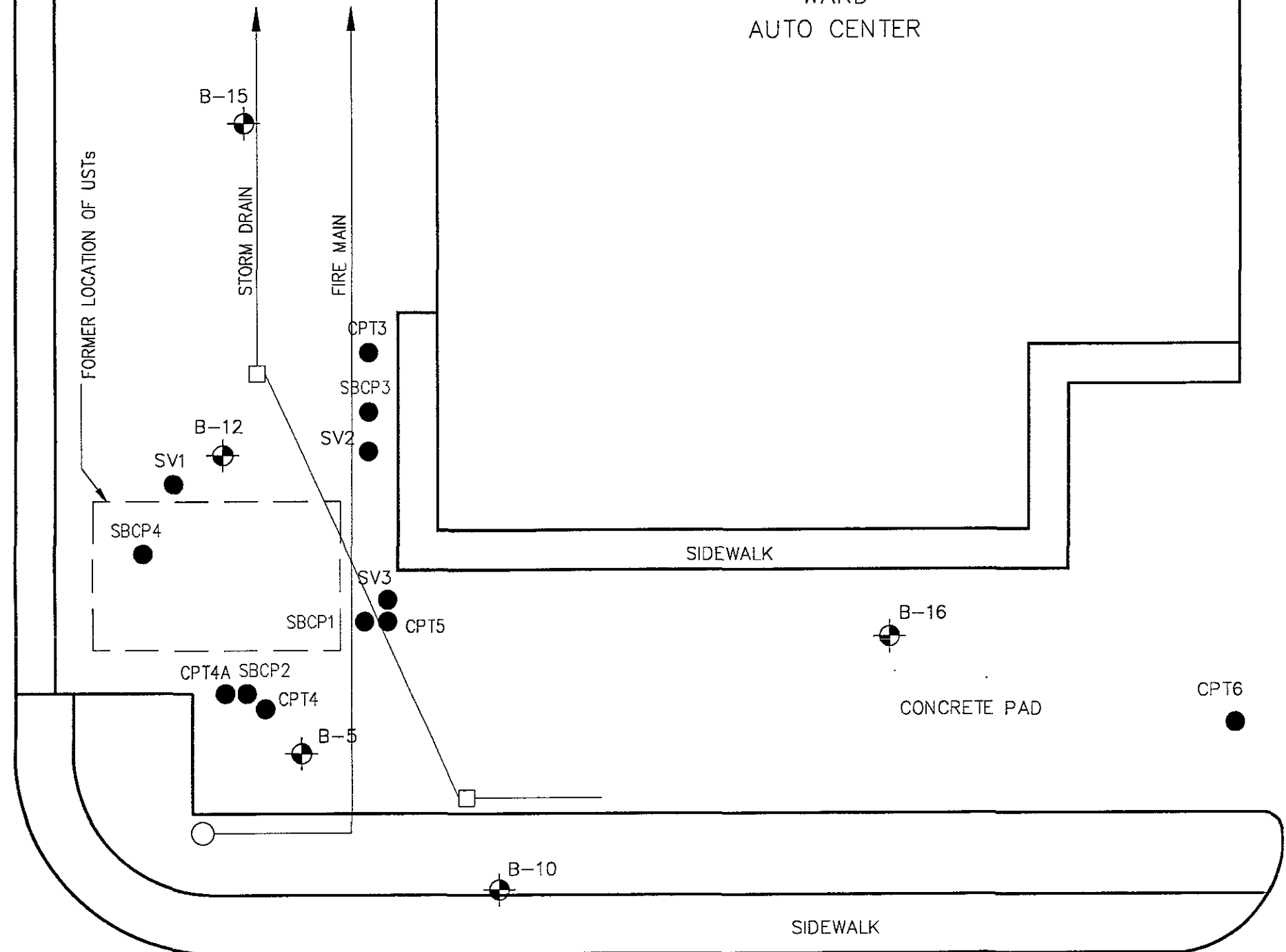
SOURCE: USGS TOPOGRAPHIC 7.5 MINUTE SERIES
 DUBLIN, CALIFORNIA QUADRANGLE

Project No. 1233
 KA1233\1233-LM1.CDR



Figure 1

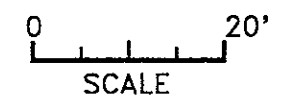


MONTGOMERY
WARD
AUTO CENTER



EXPLANATION:

-  ADS GROUND WATER MONITORING WELL LOCATION
-  EAI CPT LOCATION



ENVIRONMENTAL AUDIT, INC.

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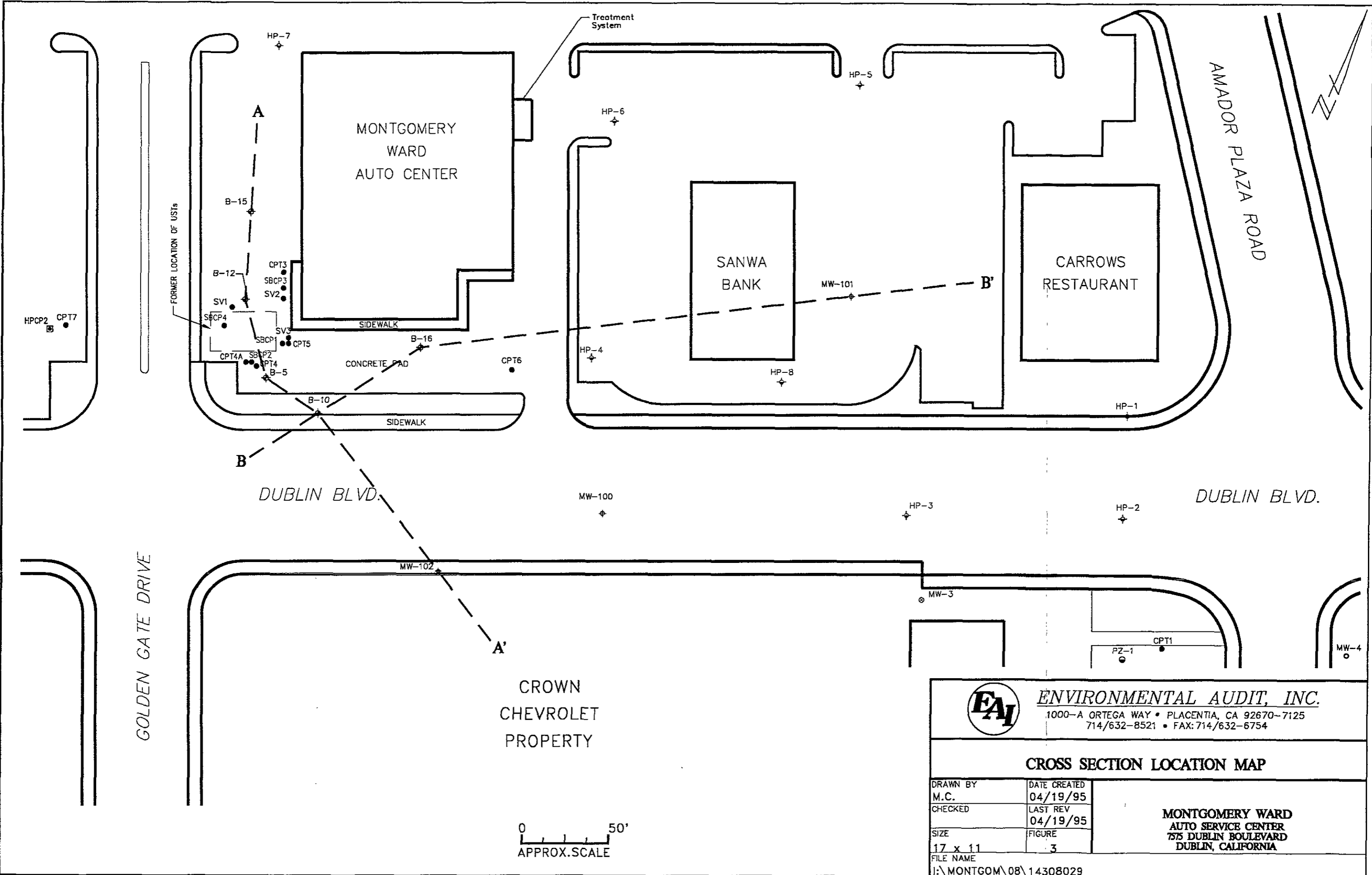
SITE PLAN

| | |
|------------------------|--------------|
| DRAWN BY | DATE CREATED |
| M.C. | 04/18/95 |
| CHECKED | LAST REV |
| | 04/19/95 |
| SIZE | FIGURE |
| 17 x 11 | 2 |
| FILE NAME | |
| I:\MONTGOM\08\14308011 | |


**MONTGOMERY WARD
AUTO SERVICE CENTER
755 DUBLIN BOULEVARD
DUBLIN, CALIFORNIA**

Job No. 1233

DUBLIN BLVD.

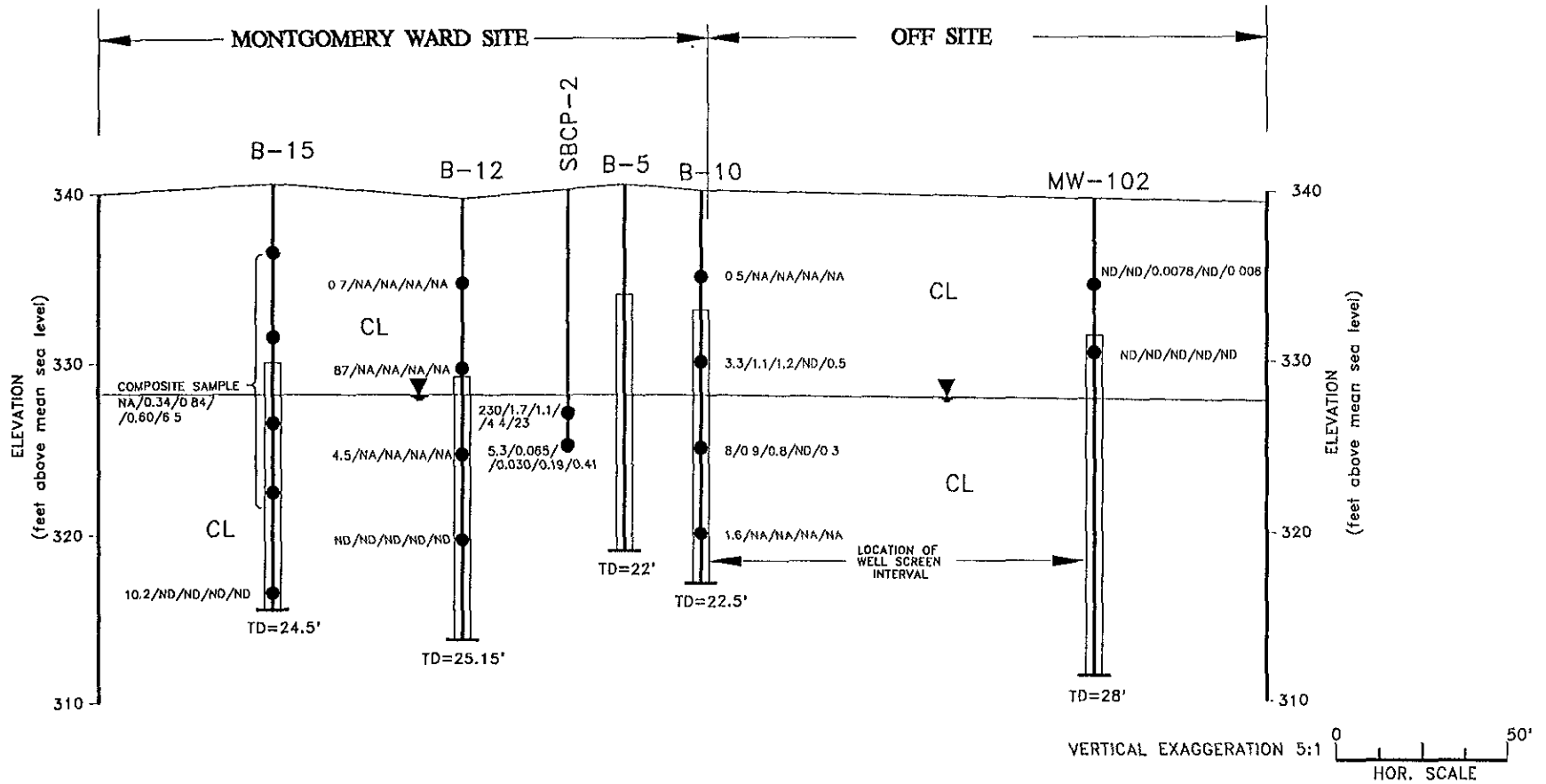


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|  ENVIRONMENTAL AUDIT, INC. 1000-A ORTEGA WAY • PLACENTIA, CA 92670-7125 714/632-8521 • FAX: 714/632-6754 | |
| CROSS SECTION LOCATION MAP | |
| DRAWN BY M.C. | DATE CREATED 04/19/95 |
| CHECKED | LAST REV 04/19/95 |
| SIZE 17 x 11 | FIGURE 3 |
| FILE NAME I:\MONTGOM\08\14308029 | |
| MONTGOMERY WARD AUTO SERVICE CENTER 755 DUBLIN BOULEVARD DUBLIN, CALIFORNIA | |

A
NORTHWEST

A'
SOUTHEAST



EXPLANATION:

- CH - CLAY, HIGH PLASTICITY
- CL - SILTY CLAY, LOW PLASTICITY
- ND - NOT DETECTED
- NA - NOT ANALYZED
- ▽ - WATER TABLE (01-13-94)
- - SOIL SAMPLE LOCATION

CONSTITUENTS SHOWN: TPH/B/T/E/X (mg/kg)

- TPH = TOTAL PETROLEUM HYDROCARBONS
- B = BENZENE
- T = TOLUENE
- E = ETHYLBENZENE
- X = XYLENES



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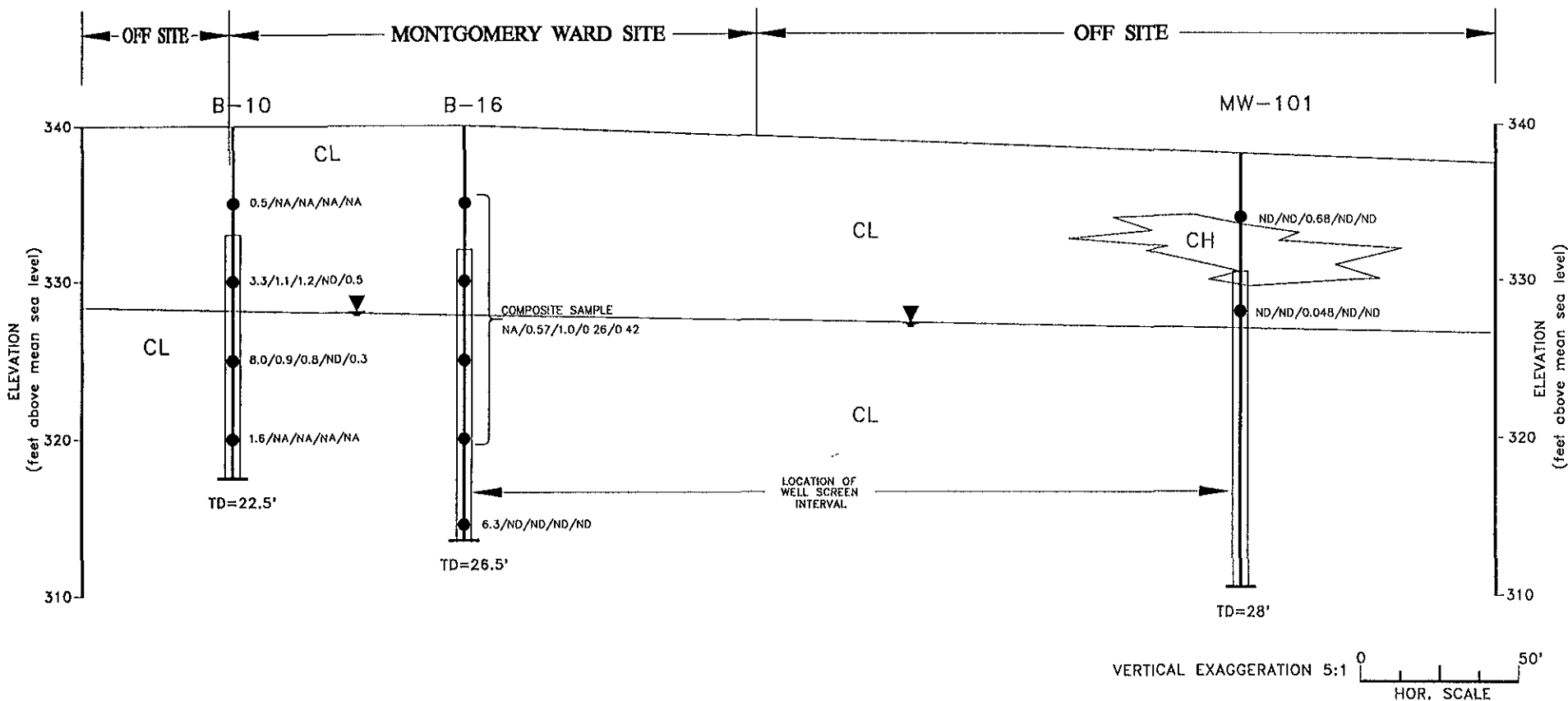
CROSS SECTION A-A'

| | |
|-------------------------------------|--------------------------|
| DRAWN BY M.C. | DATE CREATED 03/11/94 |
| CHECKED B.H.M. | LAST REV 04/19/95 |
| SIZE 11 x 8.5 | FIGURE 4 |
| FILE NAME I:\MONTGOM\08\14308009 | |

MONTGOMERY WARD
AUTO SERVICE CENTER
DUBLIN, CALIFORNIA

B
WEST

B'
EAST



EXPLANATION:

- CH - CLAY, HIGH PLASTICITY
- CL - SILTY CLAY, LOW PLASTICITY
- ND - NOT DETECTED
- NA - NOT ANALYZED
- ▽ - WATER TABLE (01-13-94)
- - SOIL SAMPLE LOCATION

CONSTITUENTS SHOWN: TPH/B/T/E/X (mg/kg)

- TPH = TOTAL PETROLEUM HYDROCARBONS
- B = BENZENE
- T = TOLUENE
- E = ETHYLBENZENE
- X = XYLENES



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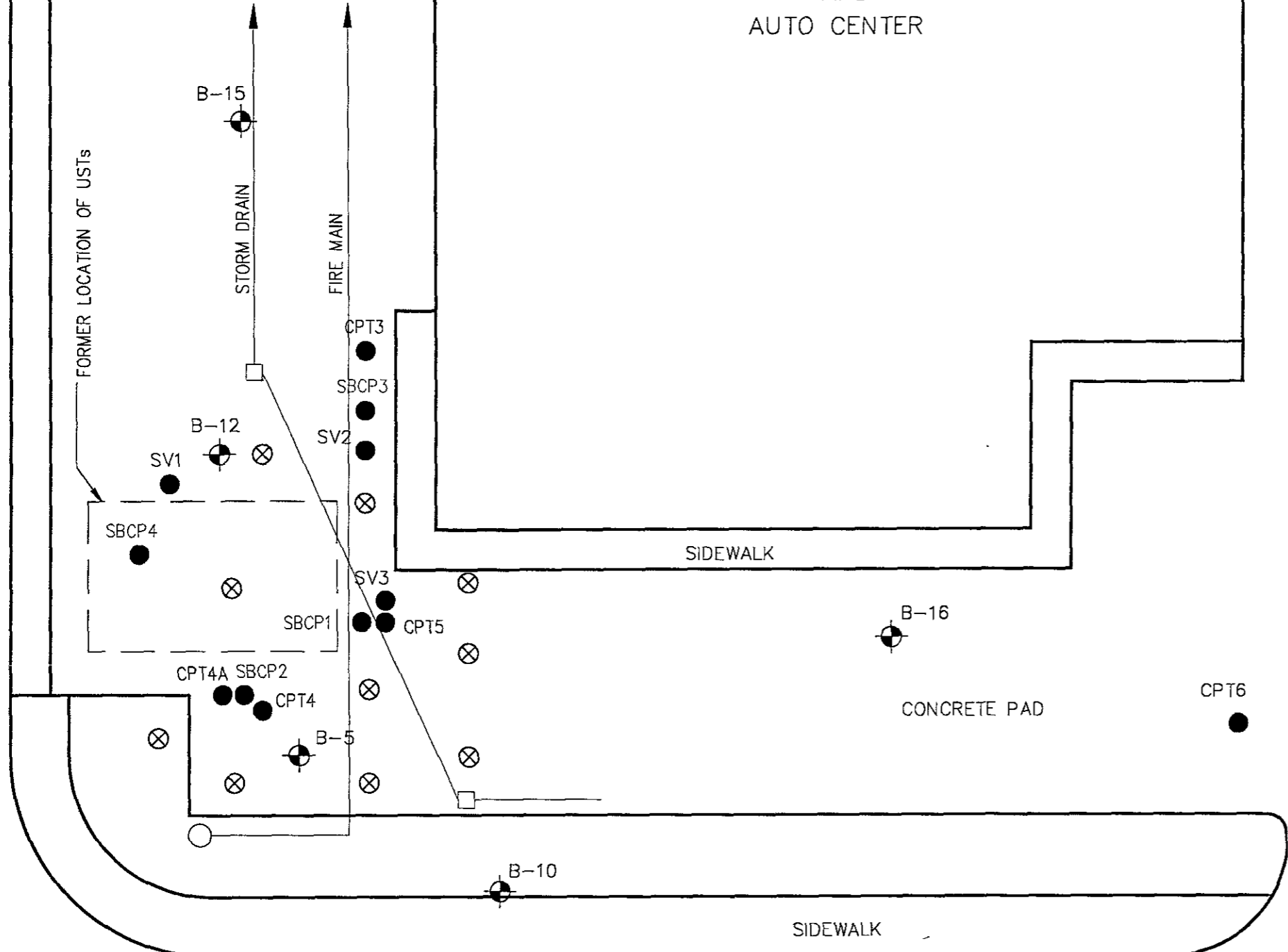
CROSS SECTION B-B'

| | |
|------------------------|------------|
| DRAWN BY | DAIL CHILD |
| M.C. | 03/14/94 |
| CHECKED | LAST REV |
| B.H.M. | 04/19/95 |
| SIZE | FIGURE |
| 11 x 8.5 | 5 |
| FILE NAME | |
| I:\MONTGOM\08\14308010 | |




MONTGOMERY WARD
AUTO SERVICE CENTER
DUBLIN, CALIFORNIA

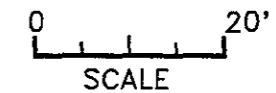


MONTGOMERY
WARD
AUTO CENTER



EXPLANATION:

-  ADS GROUND WATER MONITORING WELL LOCATION
-  EAI CPT LOCATION
-  PROPOSED BORING LOCATION



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PROPOSED BORING LOCATIONS

| | |
|-------------------------------------|--------------------------|
| DRAWN BY M.C. | DATE CREATED 04/18/95 |
| CHECKED | LAST REV 04/20/95 |
| SIZE 17 x 11 | FIGURE 6 |
| FILE NAME I:\MONTGOM\08\14308011 | |

**MONTGOMERY WARD
AUTO SERVICE CENTER
755 DUBLIN BOULEVARD
DUBLIN, CALIFORNIA**

FORMS

