Frank Ramos, Inc.
REAL ESTATE - APPRAISING - LOANS
2381 GROVE WAY, CASTRO VALLEY, CALIFORNIA 94546-7042
TELEPHONE 415/881-8286

March 25, 1992

Scott O. Seery
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, Calif. 94621

RE: 5293 Crow Canyon Road, Castro Valley, CA

Dear Mr. Seery:

Enclosed are two copies each of the quarterly reports on the above captioned property.

According to Mr. Pratt this completes the required clearing of the property, showing four consecutive clear readings. Three reports are enclosed and you have one on file.

Please furnish whatever is necessary for us to now market the property.

Cordially,

Frank Ramos

FR:la
enclosures

CC: B. Henson-Meadows
W. Mc Donald

Pratt Consulting Company

Independent Third Party Sampling
Monitoring Well Services

Environmental Sampling
Water Quality Surveys
Recovery Well Services

Office Location
1845 Robin Lane
Suite 106
Concord, California 94520

Complete Bailing, Purging, Developing And Sampling Services For
Monitoring And Recovery Wells In The Following States:
California, Oregon, Washington, Idaho, Nevada, Utah, Arizona and Florida
Comprehensive Drinking Water Quality Survey's

Telephone Numbers
415/798-6705 off

REPORT ON QUARTERLY GROUNDWATER
SAMPLING AND ANALYSIS

Project Name:	Ramos Property
Address:	5293 Crow Canyon Road
City, State, Zip:	Castro Valley, California
Project Number:	5098-113.007
Contract Number:	5098-113.002
Client Name:	Frank Ramos, Inc.
Contact:	Frank Ramos
Address:	2381 Groveway
City, State, Zip:	Castro Valley, California 94546
Services Provided:	Well Purging & Sampling
Date Sampled:	1/28/92
Date Samples Delivered To Laboratory:	1/29/92
Laboratory Name:	Medtox

This report presents the results of the sampling performed by Pratt Consulting Company on January 28, 1992 at the above referenced facility. The following list contains the protocol that we follow when sampling monitoring wells.

A. Remove well box cover at grade and remove cap on well casing checking the integrity of both. The size of the well and condition of both caps and seals are noted.

B. Using a water level indicator we measure the distance between the top of well casing and groundwater level before bailing or sampling.

C. Using the water level indicator we measure the distance from the top of the well casing to the bottom of the well casing.

D. Between wells we wash and clean the water level indicator, Teflon Samplers and all other equipment that is used in the course of bailing and sampling.

E. We calculate the amount of groundwater in the well casing and multiply by 5 times. This

represents 5 well casing volumes of water in gallons and we evacuate this amount from the well, when possible, previous to sampling.

F. We allow the well to recover it's water level to at least 85% of it's original value previous to sampling.

G. We use Teflon Samplers or Disposable Bailers for sampling.

H. Well is properly closed up.

I. Samples are properly contained and labeled, placed on ice in coolers, and then delivered to the state certified laboratory for analysis, accompanied by the chain of custody document.

EQUIPMENT CLEANING PROTOCOL

We use Alqonox and Liquinox brand cleaners as our detergents. We use fresh water for cleaning and rinsing the equipment. All pieces of equipment are scrubbed clean and then rinsed before being put back into service. If a piece of equipment becomes to heavily contaminated we take it out of service at the expense of the client.

The monitoring wells were sampled in the following order MW-1, MW-2, MW-3, MW-4, MW-5.

Based on the laboratory results, as reported, the groundwater generated during sampling was discharged from holding tanks or barrels into a local storm drain at the site.

Attached is a copy of the chain of custody document, well information sheets and site map showing the location of the wells (not to scale). We appreciate the opportunity to be of service to you.

Sincerely,
Pratt Consulting Company
John T. Pratt

The above groundwater sampling report is the sole responsibility of Pratt Consulting Company. The sampling and equipment decontamination protocal discussed in the report and the sample chain-of-custody procedures are within established environmental industry standards. Adherence to the indicated protocal is the responsibility of Pratt Consulting Company. The reviewer is not responsible for and does not necessarily condone the indicated wastewater disposal practices. This report has been reviewed by:

Gary D. Lowe, R.G.,C.E.G.
Principal, Hydrogeologist
H,OGEOL A GroundWater Consultany

February 06, 1992

REGISTERED GEOLOGIST
GARY D. LOWE
No. 1559
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

SITE NAME:	Ramos Property
ADDRESS:	5293 Crow Canyon Road
CITY/STATE:	Castro Valley, CA
DATE:	1/28/92
WELL NUMBER:	MW-1
Depth To Groundwater (ft):	16.240
Total Depth Of Well (ft):	51.140
Top Of Casing Elevation (ft):	0.000
Groundwater Elevation (ft):	0.000
Depth To Product (ft):	0.000
Product Elevation (ft):	0.000
Product Thickness (ft):	0.000
Diameter Of Well (inches):	2.000
Well Column In Groundwater (ft):	34.900
Groundwater In Well Column (gls):	5.584
Product In Well Column (gls):	0.000
GW/Product Removed From Well (gls):	25.000
Manway Or Stove Pipe:	Stovepipe
PH Reading After Stabalization:	8.600
Temp (F) Reading After Stabalization:	61.400
Conductance After Stabalization:	1,209.000
Condition Of Water:	Clear
Petroleum Odor Present:	No
Type Of Bailer/Pump Used:	2" SS Air Lift
Type Of Sampler Used:	Teflon Sampler

LAB ANALYSIS	RESULTS	DETECTION LIMIT
TPH/Gasoline (mg/L):	ND	0.050
TPH/Diesel (mg/L):	NA	0.050
Benzene (ug/L):	ND	0.300
Toluene (ug/L):	ND	0.300
Ethylbenzene (ug/L):	ND	0.300
Xylenes (ug/L):	ND	1.000
EPA Method 8010 (ug/L):	NA	0.500
EPA Method 8080 (ug/L):	NA	0.500
EPA Method 8270 (mg/L):	NA	0.050
Oil & Grease (mg/L):	NA	0.500
Cadmium (mg/L):	NA	0.005
Chromium (mg/L):	NA	0.005
Lead (mg/L):	NA	0.020
Zinc (mg/L):	NA	0.005

ND For "Non-Detected"
NA For "Not-Applicable"

SITE NAME:	Ramos Property
ADDRESS:	5293 Crow Canyon Road
CITY/STATE:	Castro Valley, CA
DATE:	1/28/92
WELL NUMBER:	MW-2
Depth To Groundwater (ft):	9.950
Total Depth Of Well (ft):	30.300
Top Of Casing Elevation (ft):	0.000
Groundwater Elevation (ft):	0.000
Depth To Product (ft):	0.000
Product Elevation (ft):	0.000
Product Thickness (ft):	0.000
Diameter Of Well (inches):	2.000
Well Column In Groundwater (ft):	20.350
Groundwater In Well Column (gls):	3.256
Product In Well Column (gls):	0.000
GW/Product Removed From Well (gls):	20.000
Manway Or Stove Pipe:	Stovepipe
PH Reading After Stabalization:	8.120
Temp (F) Reading After Stabalization:	57.600
Conductance After Stabalization:	1,360.000
Condition Of Water:	Clear
Petroleum Odor Present:	No
Type Of Bailer/Pump Used:	2" SS Air Lift
Type Of Sampler Used:	Teflon Sampler

LAB ANALYSIS	RESULTS	DETECTION LIMIT
TPH/Gasoline (mg/L):	ND	0.050
TPH/Diesel (mg/L):	NA	0.050
Benzene (ug/L):	ND	0.300
Toluene (ug/L):	ND	0.300
Ethylbenzene (ug/L):	ND	0.300
Xylenes (ug/L):	ND	1.000
EPA Method 8010 (ug/L):	NA	0.500
EPA Method 8080 (ug/L):	NA	0.500
EPA Method 8270 (mg/L):	NA	0.050
Oil & Grease (mg/L):	NA	0.500
Cadmium (mg/L):	NA	0.005
Chromium (mg/L):	NA	0.005
Lead (mg/L):	NA	0.020
Zinc (mg/L):	NA	0.005

ND For "Non-Detected"
NA For "Not-Applicable"

SITE NAME:	Ramos Property
ADDRESS:	5293 Crow Canyon Road
CITY/STATE:	Castro Valley, CA
DATE:	1/28/92
WELL NUMBER:	MW-3
Depth To Groundwater (ft):	16.260
Total Depth Of Well (ft):	59.060
Top Of Casing Elevation (ft):	0.000
Groundwater Elevation (ft):	0.000
Depth To Product (ft):	0.000
Product Elevation (ft):	0.000
Product Thickness (ft):	0.000
Diameter Of Well (inches):	2.000
Well Column In Groundwater (ft):	42.800
Groundwater In Well Column (gls):	6.848
Product In Well Column (gls):	0.000
GW/Product Removed From Well (gls):	30.000
Manway Or Stove Pipe:	Stovepipe
PH Reading After Stabalization:	8.310
Temp (F) Reading After Stabalization:	55.600
Conductance After Stabalization:	1,656.000
Condition Of Water:	Clear
Petroleum Odor Present:	No
Type Of Bailer/Pump Used:	2" SS Air Lift
Type Of Sampler Used:	Teflon Sampler

LAB ANALYSIS	RESULTS	DETECTION LIMIT
TPH/Gasoline (mg/L):	ND	0.050
TPH/Diesel (mg/L):	ND	0.050
Benzene (ug/L):	ND	0.300
Toluene (ug/L):	ND	0.300
Ethylbenzene (ug/L):	ND	0.300
Xylenes (ug/L):	ND	1.000
EPA Method 8010 (ug/L):	ND	0.500
EPA Method 8080 (ug/L):	ND	0.500
EPA Method 8270 (mg/L):	ND	0.050
Oil & Grease (mg/L):	ND	0.500
Cadmium (mg/L):	ND	0.005
Chromium (mg/L):	ND	0.005
Lead (mg/L):	ND	0.020
Zinc (mg/L):	ND	0.005

ND For "Non-Detected"
NA For "Not-Applicable"

SITE NAME:	Ramos Property
ADDRESS:	5293 Crow Canyon Road
CITY/STATE:	Castro Valley, CA
DATE:	1/28/92
WELL NUMBER:	MW-4
Depth To Groundwater (ft):	15.090
Total Depth Of Well (ft):	28.100
Top Of Casing Elevation (ft):	0.000
Groundwater Elevation (ft):	0.000
Depth To Product (ft):	0.000
Product Elevation (ft):	0.000
Product Thickness (ft):	0.000
Diameter Of Well (inches):	2.000
Well Column In Groundwater (ft):	13.010
Groundwater In Well Column (gls):	2.082
Product In Well Column (gls):	0.000
GW/Product Removed From Well (gls):	15.000
Manway Or Stove Pipe:	Stovepipe
PH Reading After Stabalization:	7.960
Temp (F) Reading After Stabalization:	57.200
Conductance After Stabalization:	1,729.000
Condition Of Water:	Clear
Petroleum Odor Present:	No
Type Of Bailer/Pump Used:	2" SS Air Lift
Type Of Sampler Used:	Teflon Sampler

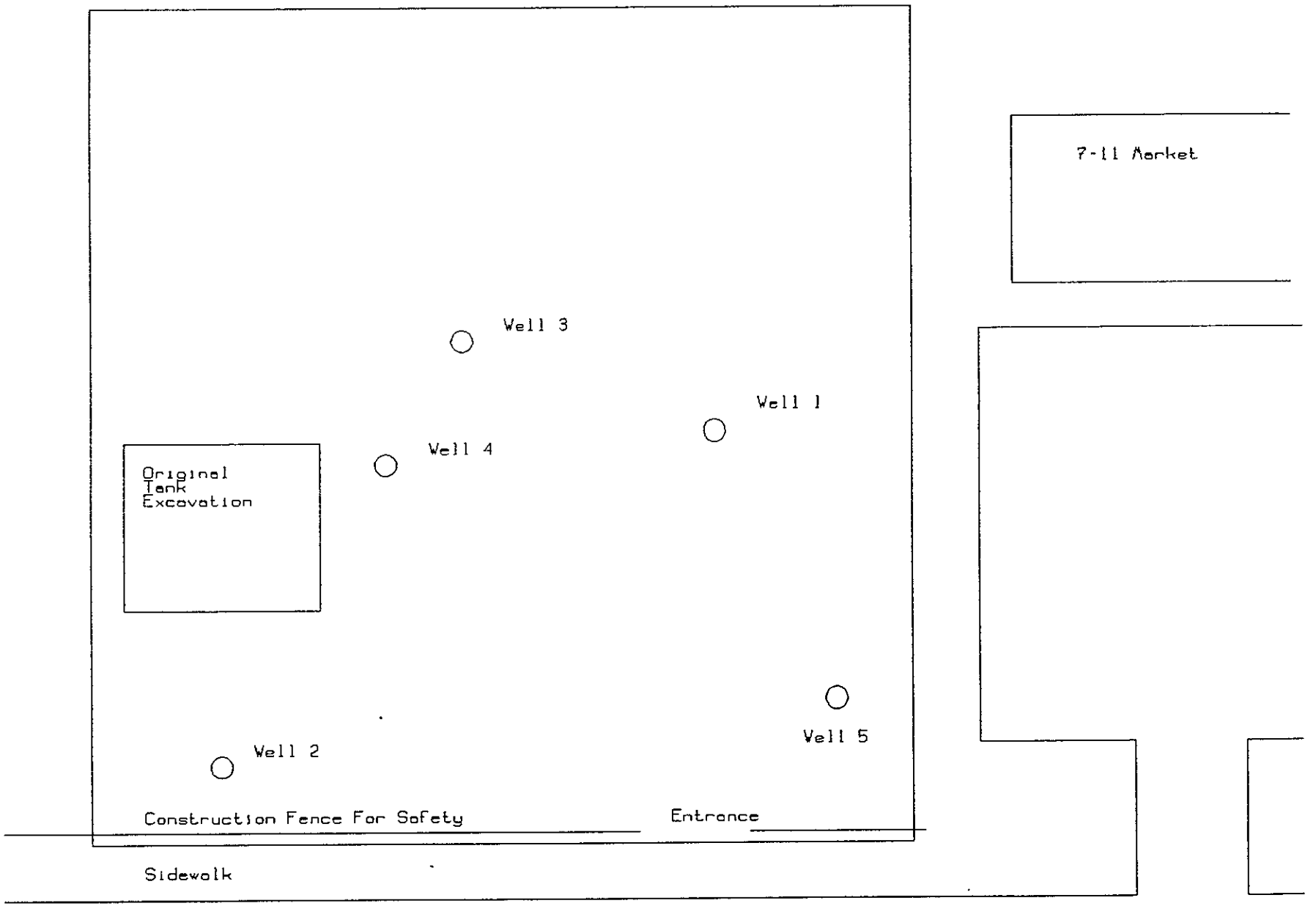
LAB ANALYSIS	RESULTS	DETECTION LIMIT
TPH/Gasoline (mg/L):	ND	0.050
TPH/Diesel (mg/L):	NA	0.050
Benzene (ug/L):	ND	0.300
Toluene (ug/L):	ND	0.300
Ethylbenzene (ug/L):	ND	0.300
Xylenes (ug/L):	ND	1.000
EPA Method 8010 (ug/L):	NA	0.500
EPA Method 8080 (ug/L):	NA	0.500
EPA Method 8270 (mg/L):	NA	0.050
Oil & Grease (mg/L):	NA	0.500
Cadmium (mg/L):	NA	0.005
Chromium (mg/L):	NA	0.005
Lead (mg/L):	NA	0.020
Zinc (mg/L):	NA	0.005

ND For "Non-Detected"
NA For "Not-Applicable"

SITE NAME:	Ramos Property
ADDRESS:	5293 Crow Canyon Road
CITY/STATE:	Castro Valley, CA
DATE:	1/28/92
WELL NUMBER:	MW-5
Depth To Groundwater (ft):	9.910
Total Depth Of Well (ft):	25.460
Top Of Casing Elevation (ft):	0.000
Groundwater Elevation (ft):	0.000
Depth To Product (ft):	0.000
Product Elevation (ft):	0.000
Product Thickness (ft):	0.000
Diameter Of Well (inches):	2.000
Well Column In Groundwater (ft):	15.550
Groundwater In Well Column (gls):	2.488
Product In Well Column (gls):	0.000
GW/Product Removed From Well (gls):	15.000
Manway Or Stove Pipe:	Stovepipe
PH Reading After Stabalization:	8.190
Temp (F) Reading After Stabalization:	58.300
Conductance After Stabalization:	1,450.000
Condition Of Water:	Clear
Petroleum Odor Present:	No
Type Of Bailer/Pump Used:	2" SS Air Lift
Type Of Sampler Used:	Teflon Sampler

LAB ANALYSIS	RESULTS	DETECTION LIMIT
TPH/Gasoline (mg/L):	ND	0.050
TPH/Diesel (mg/L):	NA	0.050
Benzene (ug/L):	ND	0.300
Toluene (ug/L):	ND	0.300
Ethylbenzene (ug/L):	ND	0.300
Xylenes (ug/L):	ND	1.000
EPA Method 8010 (ug/L):	NA	0.500
EPA Method 8080 (ug/L):	NA	0.500
EPA Method 8270 (mg/L):	NA	0.050
Oil & Grease (mg/L):	NA	0.500
Cadmium (mg/L):	NA	0.005
Chromium (mg/L):	NA	0.005
Lead (mg/L):	NA	0.020
Zinc (mg/L):	NA	0.005

ND For "Non-Detected"
NA For "Not-Applicable"


7-11 Market
Well 3
Well 1
Well 4
Original
Tank
Excavation
Well 5
Well 2
Construction Fence For Safety
Entrance
Sidewalk
5293 Crow Canyon Road Castro Valley, California

CHAIN OF CUSTODY RECORD

Client Name: Pratt Consulting Company
Address: 5393 Pacheco Boulevard Suite B
City, State, Zip: Pacheco, California 94553
Phone: 415/798-6705
Report Attention: Ramos / 5098-113.009

TYPE OF ANALYSIS

1 TPH/Gas w/Btex
2 TPH/Diesel
3 8010
4 8270
5 Total Oil & Grease 5520 C,F
6 Cadmium, Chromium, Lead, Zinc, PCB's Only

Sample Number	Date Sampled	Time Sampled	Number Of Containers	Sample Type	1	2	3	4	5	6
MW-1	12892	AM	3	GW	X					
MW-2	12892	AM	3	GW	X					
MW-3	12892	AM	6	GW	X	X	X	X	X	X
MW-4	12892	PM	3	GW	X					
MW-5	12892	PM	3	GW	X					

Turnaround Time 24Hr( ) 48Hr( ) 5Day( ) 7Day(X)
Relinquished By: Tim Chowaniec 1/29/92
Received By: Medtox 1/29/92

RECEIVED
1-29-92