March 7, 2003

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

Attention: Scott Seery

Subject: Report of Groundwater Monitoring Conducted On February 5, 2003
Corwood Car Wash UST Site, 6973 Village Parkway
Dublin, California
GA Project No. 106-02-03

Ladies and Gentlemen:

Gribi Associates is pleased to submit this groundwater monitoring report on behalf of R. L. Woodward Industries, Inc. for the Corwood Car Wash underground storage tank (UST) site located at 6973 Village Parkway in Dublin, California (see Figure 1 and Figure 2). This letter report documents the monitoring of one groundwater monitoring well at the site.

DESCRIPTION OF SAMPLING ACTIVITIES

On February 7, 2003, Gribi Associates conducted groundwater monitoring activities for the site well MW-1. Groundwater monitoring was conducted in accordance with California LUFT Field Manual guidelines as follows:

- After unlocking and opening the monitoring well, the water level was measured to the nearest 0.01 foot with an electronic probe.
- Using a disposable PVC bailer, a single bail of groundwater was taken from the well to check for the presence or absence of floating free product.
- The well was purged of approximately three well volumes. During purging, temperature, pH, conductivity, and turbidity of the well water were periodically monitored and recorded until they stabilized. All purged water was stored onsite in a sealed 55-gallon metal drum. A groundwater sampling data sheet for MW-1 is contained in Appendix A.
- After purging the required volume of water, groundwater was poured directly from the bailer into two half-liter amber jars and three 40-ml VOC vials. Each container was then tightly sealed with a teflon-lined septum, making sure that no air bubbles were present in the containers. Each container was then labeled and placed in cold storage for transport to the analytical laboratory under formal chain-of-custody.

RESULTS OF GROUNDWATER MONITORING

Hydrologic Conditions

Groundwater was encountered in MW-1 at a depth of about 6.5 feet below surface grade. Purged groundwater from MW-1 exhibited no hydrocarbon odors or sheens.

Laboratory Analytical Results

The groundwater sample from MW-1 was analyzed for the following parameters with standard method turn around time on results.

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

Groundwater analytical results are summarized in Table 1. The laboratory data report, which includes laboratory chromatograms for all analyses, is contained in Appendix B.

Table 1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
Corwood Car Wash UST Site

Sample ID	*Sample Date*	*GW Depth*[1]	*Concentration*								
			TPH-D	*TPH-MO*	*TPH-G*	*B*	*T*	*E*	*X*	*MTBE*	*OXY*
MW-1	01/08/01	8.28	<0.050	--	**0.670**	**0.00082**	**0.017**	**0.028**	**0.120**	**1.70**	<0.001[2]
	07/27/01	8.19	<0.050	<0.100	**0.490**	<0.0025	<0.0025	<0.0025	<0.0025	**0.93**	<0.001[2]
	02/05/03	6.40	<0.050	--	<0.005	<0.0005	<0.0005	<0.0005	<0.001	**0.13**	<0.001[2]

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = Methyl-t-Butyl Ether, USEPA Method 8260B

OXY = Oxygenates, except MTBE. Includes tert-Butanol (TBA), Diisopropyle ether (DIPE), Ethyl-tert-butyl ether (ETBE), tert-Amylmethyl ether (TAME), 1,2-Dibromomethane (EDB), and 1,2-Dichloroethane (1,2-DCA).
<0.050 = Not detected above the expressed value
1 = Groundwater depth measured from top of casing
2 = No detectable levels of TBA, DIPE, ETBE, TAME, EDB, & 1,2-DCA

CONCLUSIONS

Laboratory analytical results from this sampling event show a significant decrease in gasoline-range hydrocarbons, with the MTBE concentration in the MW-1 groundwater sample falling more than 92 percent since January 2001, from 1.70 parts per million(ppm) in January 2001 to 0.13 ppm in February 2003 (see Figure 3). We believe that this decrease is the result of the combined effect of previous source removal (UST removal and overexcavation) activities conducted in early 2000 and subsequent natural attenuation processes. Also, these results, as well as previous soil and groundwater hydrocarbon results for the site, indicate that the original mass of hydrocarbons released was relatively small.

Although Alameda County Department of Environmental Health issued a letter on January 31, 2003 directing additional investigative activities at the site, we believe strongly that these requirements are excessive and unwarranted, given the minimal subsurface impacts beneath the site. Soil hydrocarbon impacts, as shown on Figure 4, are very limited, with the highest concentrations adjacent to the former east dispenser island and no soil hydrocarbon impacts at the downgradient (south) property boundary. Groundwater hydrocarbon impacts, as shown on Figure 5, are limited primarily to MTBE, and these MTBE impacts are clearly attenuating, both with respect to distance (decrease from WS-2 to IB-2 to IB-4) and time (92 percent decrease in MW-1 from January 2001 to February 2003).

In May 2002, Alameda County Department of Environmental Health requested that a sensitive receptors survey be conducted as a requirement to evaluate this site for regulatory closure. Results of this survey (*Sensitive Receptor Survey*, Gribi Associates, May 17, 2002) indicate that there are no water supply wells within at least a 1,500 feet radius from the project site and that the nearest surface water body is more than 700 feet distant from the site. Weighing these conditions against the limited soil and groundwater impacts, as well as the significant degree of source removal conducted during UST removal activities and the low permeability silts and clays present beneath the site, we believe that this site clearly should be designated as a low risk site and should be granted regulatory closure.

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,

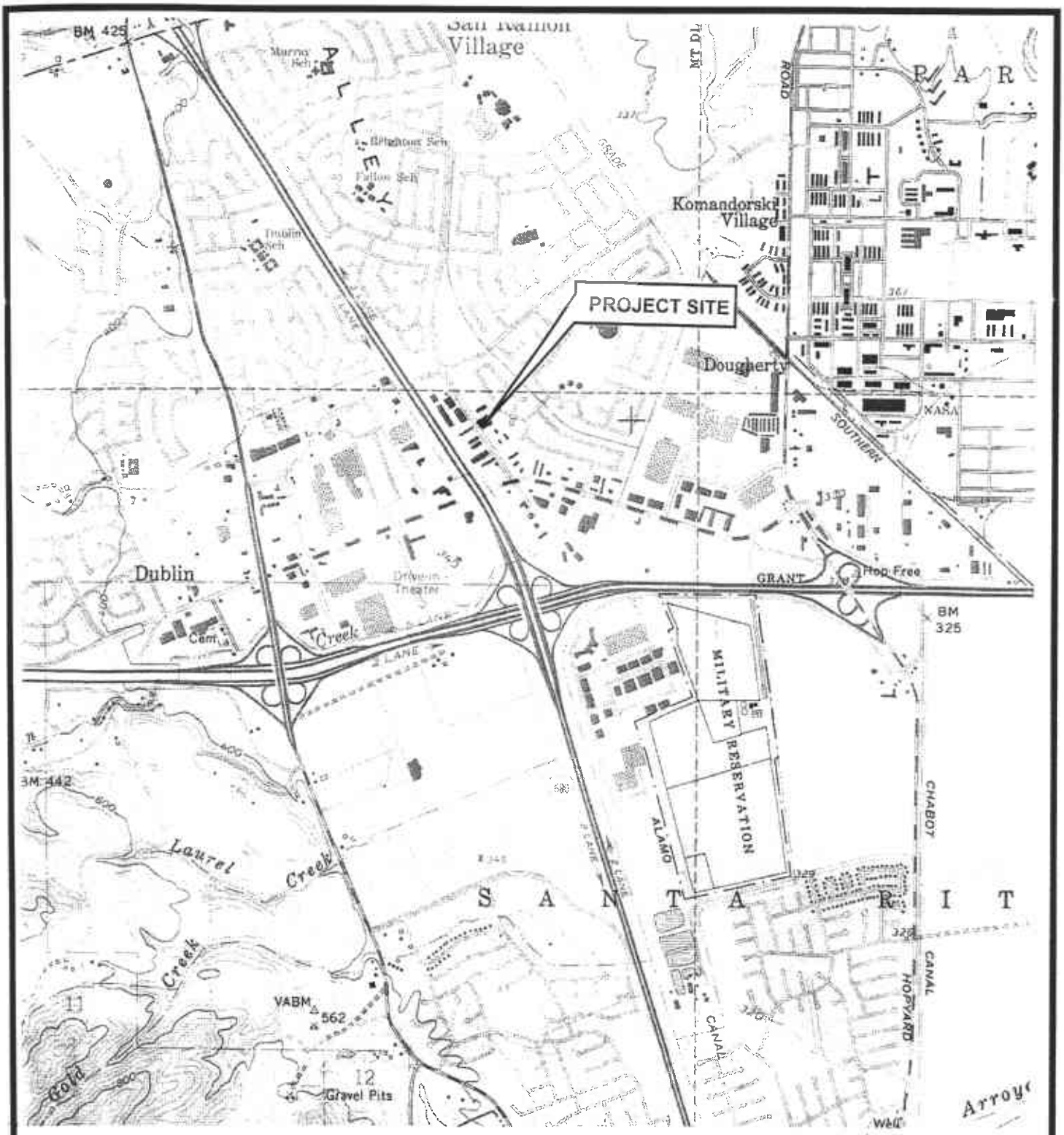
James E. Gribi
Registered Geologist
California No. 5843

REGISTERED GEOLOGIST
JAMES E. GRIBI
No. 5843
STATE OF CALIFORNIA

JEG:ct
Enclosure

File: C:\Documents and Settings\All Users\Documents\PROJECTS\Corwood CW\Corwood-qm-2-03.wpd

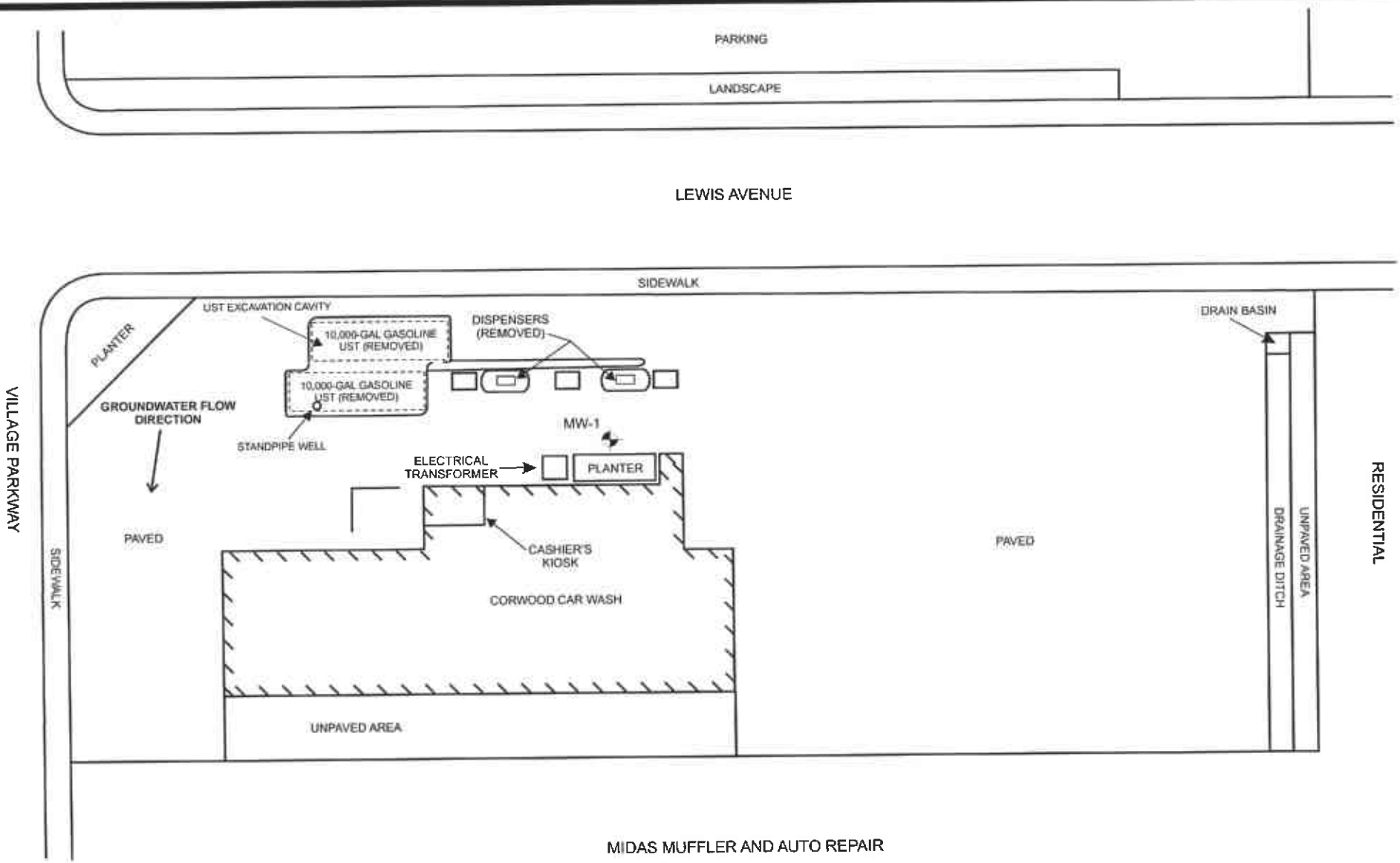
c Mr. Roger Woodward, R. L. Woodward Industries, Inc.



TOPOGRAPHY FROM USGS DUBLIN
7.5-MINUTE QUADRANGLE MAP, (TOPO! 1997)

Printed from TOPO! ©1997 Wildflower Productions (www.topo.com)

DESIGNED BY:	CHECKED BY:	**SITE VICINITY MAP**	DATE: 02/28/00	FIGURE: 1
DRAWN BY: JG	SCALE: 1:24,000			
PROJECT NO: 106-02-01		CORWOOD CAR WASH 6973 VILLAGE PARKWAY	**GRIBI Associates**	



0 30 60

APPROXIMATE SCALE IN FEET

N

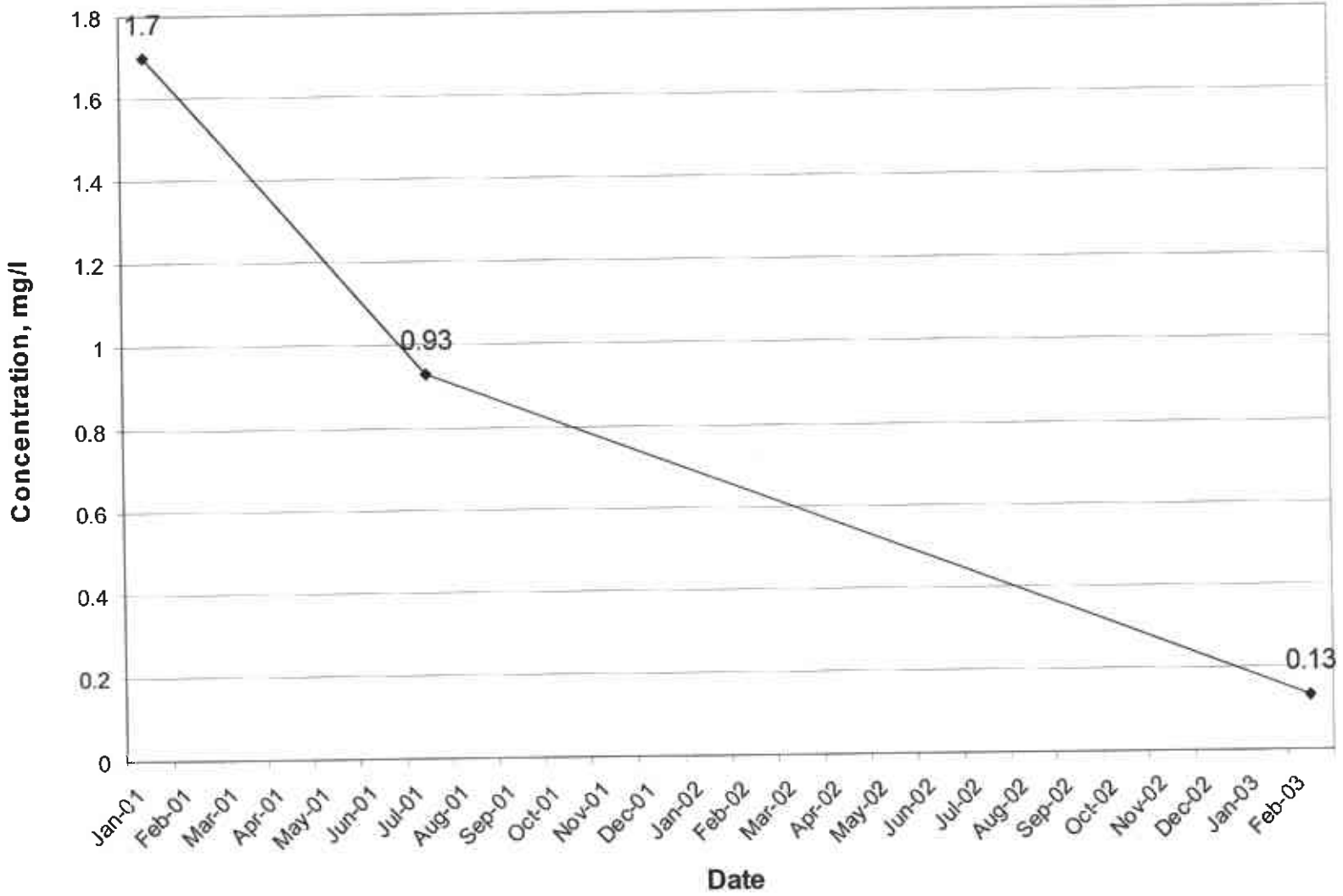
DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 106-02-02	

SITE PLAN

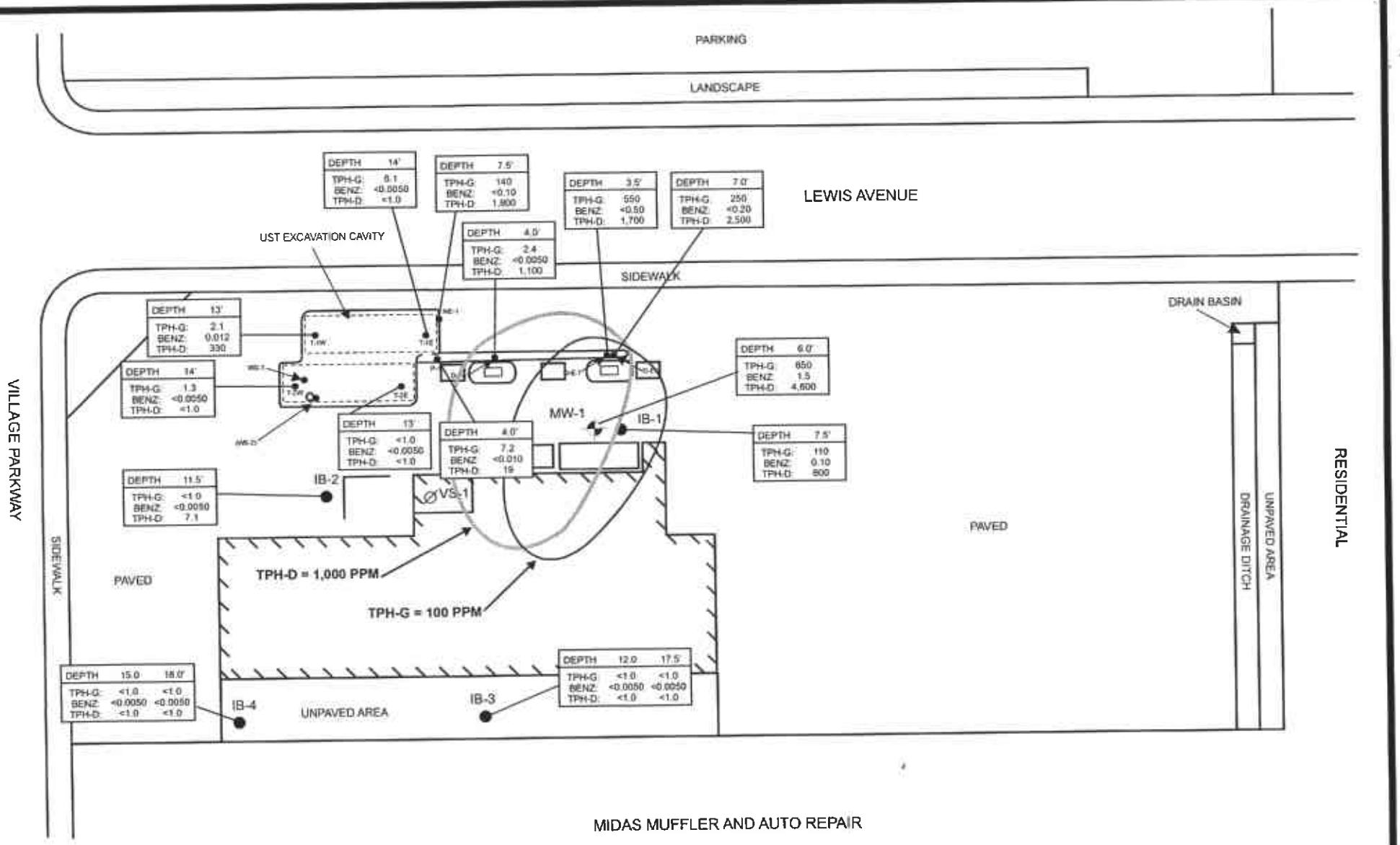
CORWOOD CAR WASH
6973 VILLAGE PARKWAY

DATE: 03/07/03 FIGURE: 2

GRIBI Associates



DESIGNED BY:	CHECKED BY:	**GROUNDWATER MTBE RESULTS IN MW-1** CORWOOD CAR WASH 6973 VILLAGE PARKWAY	DATE: 03/07/03	FIGURE: 3
DRAWN BY: JEG	SCALE:		**GRIBI Associates**	
PROJECT NO: 106-02-02				



∅ - SOIL VAPOR SAMPLE LOCATION

- GROUNDWATER MONITORING WELL LOCATION

● - INVESTIGATIVE BORING LOCATION

0 30 60

APPROXIMATE SCALE IN FEET

N

LABORATORY ANALYTICAL DATA IN MG/KG (PARTS PER MILLION).

DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 106-02-02	

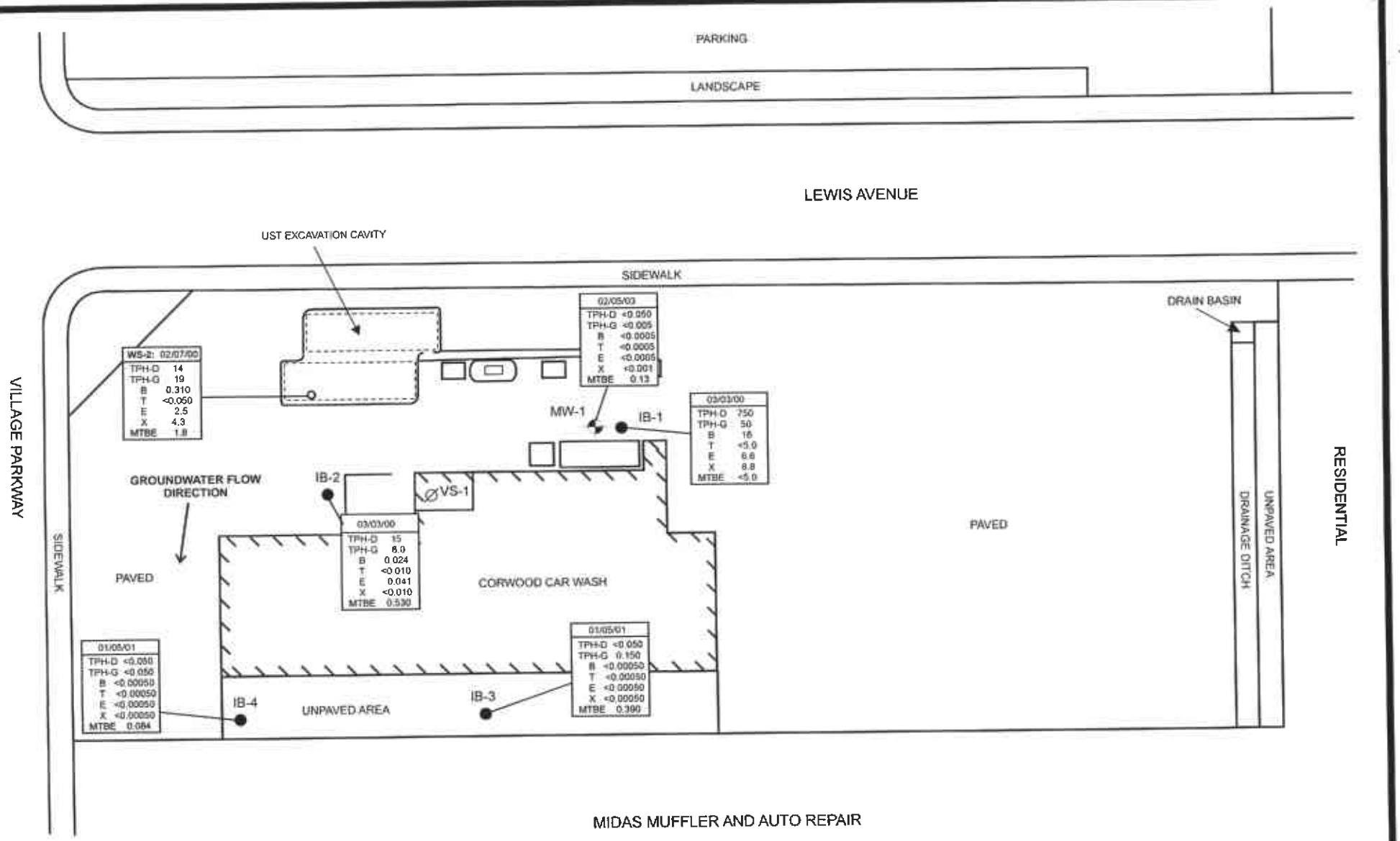
SOIL TPH-G, BENZENE, & TPH-D RESULTS

CORWOOD CAR WASH
6973 VILLAGE PARKWAY

DATE: 03/07/03

FIGURE: 4

GRIBI Associates



Ø - SOIL VAPOR SAMPLE LOCATION

- GROUNDWATER MONITORING WELL LOCATION

● - INVESTIGATIVE BORING LOCATION

0 30 60

APPROXIMATE SCALE IN FEET

N

LABORATORY ANALYTICAL DATA IN MG/LITER (PARTS PER MILLION).

DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 106-02-02	

GROUNDWATER HYDROCARBON RESULTS

CORWOOD CAR WASH
6973 VILLAGE PARKWAY

DATE: 03/07/03 FIGURE: 5

GRIBI Associates

APPENDIX A

GROUNDWATER MONITORING FIELD DATA RECORD

GROUNDWATER SAMPLING RECORD	GRIBI Associates
Well No. MW-1	Well Loc.
Project Name Carwood CW	Project No.
Date 2/5/03 Time	TOC Elevation GW Elevation
Depth to Water 6.40	Well Depth 20.15 Well Diameter
Purge Water, 2": Wtr Column X 0.163 X 3 =	Purge Water, 4": Wtr Column X 0.653 X 3 =
Purge/Sample Method bailer	Lab Analyses
Weather Conditions	Laboratory

Time	Volume Purged	Temp.	Cond.	pH	Visual
10 00	1	62.3	4.21	6.27	Clr - mky brn
	2	61.7	4.62	6.58	NO O/S
	3	61.3	4.42	6.58	Clr - NO O/S
	4	61.3	5.03	6.52	"
	5	61.6	5.47	6.52	"
	6	62.0	5.79	6.47	"
	7	62.1	5.80	6.47	"
10 20	8	62.4	5.77	6.37	"

Remarks

APPENDIX B

LABORATORY DATA REPORT AND CHAIN-OF-CUSTODY RECORD

SunStar Laboratories, Inc.

14 February 2003

Jim Gribi
Gribi Associates
1350 Hates St. -- Suite C-14
Benicia, CA 94510

RE: CORWOOD CW

Enclosed are the results of analyses for samples received by the laboratory on 02/11/03 10:38. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

John Shepler
Laboratory Director

3002 Dow Avenue, Suite 212, Tustin, CA 92780 Phone (714) 505-4010 Fax (714) 505-4028

SunStar Laboratories, Inc.

3002 Dow Avenue, Suite 212
Tustin, CA 92780
1-800-781-6777

Lab Number: T300112
Report Due Date:

Client	Gribi Associates	Date	2/7/2003
Address	1350 Hayes Street, Ste C-14	Project Name	
City, State & Zip	Benicia, CA 94510	Collector's Name	CORWOOD CW
Contact	Jim Gribi	Client's Project Number	
Phone	707/748-7743	Batch Number	
Fax	707/748-7763	Location (City)	
P.O. Number	Email Results (Y) N	Page 1 of 1	Proposal Number

SAMPLE TYPE CODES

DW = drinking water	TB = travel blank
WW = waste water	SD = solid
MW = monitoring well	SO = soil
HW = hazardous waste	SL = sludge

Compliance Monitoring Y N

TURNAROUND TIME REQUESTED

(Standard)
RUSH
Special

Lab Director Approval

CLIENT'S SAMPLE ID/LOCATION	Date	Time	Sample Type	Containers	TPH-G/BTEX/MTBE	TPH-D	OXYGENATES	Lab ID	Spl. No.
MW-1	2/5/2003		W	5	X	X	X	01	

Instructions/Comments/Special Requirements:

Detection Levels	Soil	Water
TPH-G&D	1.0 ppm	50.0 ppb
BTEX/MTBE/VOCs	0.005 ppm	0.5 ppb
O&G	50.0 ppm	5.0 ppm

SAMPLE RECEIPT		Date	Time	Samples Relinquished By	Samples Received By
Received Cold	(Y) N	2/6/03	7:50 AM	James Corwood	Bill Hanney
Custody Seals	Y (N)				
Seals Intact	Y (N)				
No. of Containers	5	2/11/03	10:30	Cal Overnight	

c:\excel\forms\chain.xls

Gribi Associates	Project: CORWOOD CW	
1350 Hates St. -- Suite C-14	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	2/14/03

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T300112-01	Water	2/5/03	2/11/03

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

John Shepler, Laboratory Director

Gribi Associates	Project: CORWOOD CW	**Reported:**
1350 Hates St. -- Suite C-14	Project Number: [none]	
Benicia CA, 94510	Project Manager: Jim Gribi	2/14/03

Extractable Petroleum Hydrocarbons by 8015

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
MW-1 (T300112-01) Water	**Sampled: 02/05/03 12:00**		**Received: 02/11/03 10:38**						
Diesel Range Hydrocarbons	ND	50	ug/l	1	3021302	02/13/03	02/13/03	EPA 8015m	

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates	Project: CORWOOD CW	
1350 Hates St. -- Suite C-14	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	2/14/03

Volatile Organic Compounds by EPA Method 8260B

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
MW-1 (T300112-01) Water	**Sampled: 02/05/03 12:00**		**Received: 02/11/03 10:38**						
1,2-Dibromoethane (EDB)	ND	1.0	ug/l	1	3021305	02/13/03	02/13/03	EPA 8260B	
1,2-Dichloroethane	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Di-isopropyl ether	ND	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	1.0	"	"	"	"	"	"	
Methyl tert-butyl ether	**130**	1.0	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	1.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	5.0	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Surrogate: Toluene-d8		*99.0 %*	*86-115*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*101 %*	*86-115*		"	"	"	"	
Surrogate: Dibromofluoromethane		*106 %*	*86-118*		"	"	"	"	

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates	Project: CORWOOD CW	
1350 Hates St. -- Suite C-14	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	2/14/03

Purgeable Petroleum Hydrocarbons by 8015

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
MW-1 (T300112-01) Water Sampled: 02/05/03 12:00 Received: 02/11/03 10:38									
Gasoline Range Hydrocarbons	ND	50	ug/l	1	3021304	02/13/03	02/13/03	EPA 8015m	
Surrogate: 4-Bromofluorobenzene		*97.8 %*	*65-135*		"	"	"	"	

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates	Project: CORWOOD CW	
1350 Hates St. -- Suite C-14	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	2/14/03

Extractable Petroleum Hydrocarbons by 8015 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3021302 - EPA 3510C H2O										
Blank (3021302-BLK1)				Prepared & Analyzed: 02/13/03						
Diesel Range Hydrocarbons	ND	50	ug/l							
LCS (3021302-BS1)				Prepared & Analyzed: 02/13/03						
Diesel Range Hydrocarbons	3950	50	ug/l	5000		79.0	75-125			
LCS Dup (3021302-BSD1)				Prepared & Analyzed: 02/13/03						
Diesel Range Hydrocarbons	4390	50	ug/l	5000		87.8	75-125	10.6	20	

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates	Project: CORWOOD CW	
1350 Hates St. -- Suite C-14	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	2/14/03

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3021305 - EPA 5030 Water MS										
Blank (3021305-BLK1)				Prepared & Analyzed: 02/13/03						
1,2-Dibromoethane (EDB)	ND	1.0	ug/l							
1,2-Dichloroethane	ND	1.0	"							
Benzene	ND	0.50	"							
Di-isopropyl ether	ND	1.0	"							
Ethylbenzene	ND	0.50	"							
Ethyl tert-butyl ether	ND	1.0	"							
Methyl tert-butyl ether	ND	1.0	"							
Tert-amyl methyl ether	ND	1.0	"							
Tert-butyl alcohol	ND	5.0	"							
Toluene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Surrogate: Toluene-d8	*39.7*		"	*40.0*		*99.2*	*86-115*			
Surrogate: 4-Bromofluorobenzene	*40.3*		"	*40.0*		*101*	*86-115*			
Surrogate: Dibromofluoromethane	*41.7*		"	*40.0*		*104*	*86-118*			
LCS (3021305-BS1)				Prepared & Analyzed: 02/13/03						
Benzene	113	0.50	ug/l	100		113	75-125			
Toluene	113	0.50	"	100		113	75-125			
Surrogate: Toluene-d8	*39.9*		"	*40.0*		*99.8*	*86-115*			
Surrogate: 4-Bromofluorobenzene	*42.0*		"	*40.0*		*105*	*86-115*			
Surrogate: Dibromofluoromethane	*41.2*		"	*40.0*		*103*	*86-118*			
Matrix Spike (3021305-MS1)	**Source: T300113-16**			Prepared & Analyzed: 02/13/03						
Benzene	116	0.50	ug/l	100	ND	116	75-125			
Toluene	112	0.50	"	100	ND	112	75-125			
Surrogate: Toluene-d8	*39.6*		"	*40.0*		*99.0*	*86-115*			
Surrogate: 4-Bromofluorobenzene	*44.5*		"	*40.0*		*111*	*86-115*			
Surrogate: Dibromofluoromethane	*41.3*		"	*40.0*		*103*	*86-118*			

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates	Project: CORWOOD CW	
1350 Hates St. -- Suite C-14	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	2/14/03

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3021305 - EPA 5030 Water MS										
Matrix Spike Dup (3021305-MSD1)	**Source: T300113-16**			Prepared & Analyzed: 02/13/03						
Benzene	111	0.50	ug/l	100	ND	111	75-125	4.41	20	
Toluene	108	0.50	"	100	ND	108	75-125	3.64	20	
Surrogate: Toluene-d8	*40.3*		"	*40.0*		*101*	*86-115*			
Surrogate: 4-Bromofluorobenzene	*37.9*		"	*40.0*		*94.8*	*86-115*			
Surrogate: Dibromofluoromethane	*40.0*		"	*40.0*		*100*	*86-118*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

John Shepler, Laboratory Director

Gribi Associates 1350 Hates St. -- Suite C-14 Benicia CA, 94510	Project: CORWOOD CW Project Number: [none] Project Manager: Jim Gribi	**Reported:** 2/14/03

Purgeable Petroleum Hydrocarbons by 8015 - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 3021304 - EPA 5030 Water GC										
Blank (3021304-BLK1)				Prepared & Analyzed: 02/13/03						
Gasoline Range Hydrocarbons	ND	50	ug/l							
Surrogate: 4-Bromofluorobenzene	*44.7*		"	*50.0*		*89.4*	*65-135*			
LCS (3021304-BS1)				Prepared & Analyzed: 02/13/03						
Gasoline Range Hydrocarbons	5450	50	ug/l	5500		99.1	75-125			
Surrogate: 4-Bromofluorobenzene	*48.7*		"	*50.0*		*97.4*	*65-135*			
Matrix Spike (3021304-MS1)	**Source: T300113-16**			Prepared & Analyzed: 02/13/03						
Gasoline Range Hydrocarbons	4790	50	ug/l	5500	ND	87.1	65-135			
Surrogate: 4-Bromofluorobenzene	*37.7*		"	*50.0*		*75.4*	*65-135*			
Matrix Spike Dup (3021304-MSD1)	**Source: T300113-16**			Prepared & Analyzed: 02/13/03						
Gasoline Range Hydrocarbons	5300	50	ug/l	5500	ND	96.4	65-135	10.1	20	
Surrogate: 4-Bromofluorobenzene	*49.7*		"	*50.0*		*99.4*	*65-135*			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

John Shepler, Laboratory Director

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference