GROUND WATER MONITORING
Lew Doty Cadillac
6301 Scarlett Court, Dublin, CA

FIRST QUARTER
WATER CHEMISTRY

Report Date: February 7, 1992

REGISTERED GEOLOGIST
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ENGINEERING
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STATE OF CALIFORNIA

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EG-001054

Stephen R. Clark
Project Geologist

18211 Bollinger Canyon Road San Ramon CA 94583 (510) 831-1957 Telecopy (510) 838-2151

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INTRODUCTION

The above referenced location (refer to Figure 1) (hereafter referred to as the property or the subject site) has been recommended by the Alameda County Dept. of Environmental Health for geotechnical ground water monitoring. pH7 Environmental was retained by BCC Bancorp, the property owner, to perform quarterly ground water monitoring.

This report presents the first quarter water chemistry for the case known as Lew Doty Cadillac located at 6301 Scarlett Court, Dublin, CA (refer to Figures 1 & 2).

All geotechnical work was performed under the direction of Mr. Dale Wilder. Mr. Wilder is a State of California Certified Engineering Geologist (CEG) and a State of California Professional Civil Engineer. Geotechnical field work was performed by Stephen R. Clark, a project geologist for pH7 Environmental.

SAMPLING PROTOCOL

Water finding paste and gasoline finding paste were utilized to test for free product prior to sampling or purging, but none was detected. A minimum of three borehole volumes of water were purged by bailing before samples were taken using a Teflon sampling bailer. Care was taken during purging to minimize potential aeration. The field parameters of pH, electrical conductivity, and temperature were monitored, recorded and observed to stabilize during purging before the water was sampled (refer to Table I).

TABLE I

Field Parameters During Well Purging

Well	Date	Well Volumes	Temperature (f)	pH	Conductivity (µmhos)
MW-1	1/17/92	0	66	6.9	2.2
		1	66	6.8	2.2
		2	67	6.8	2.1
		3	67	6.9	2.1

Samples E8267 (TPH oil) and E8269 (TPHg & BTEX)

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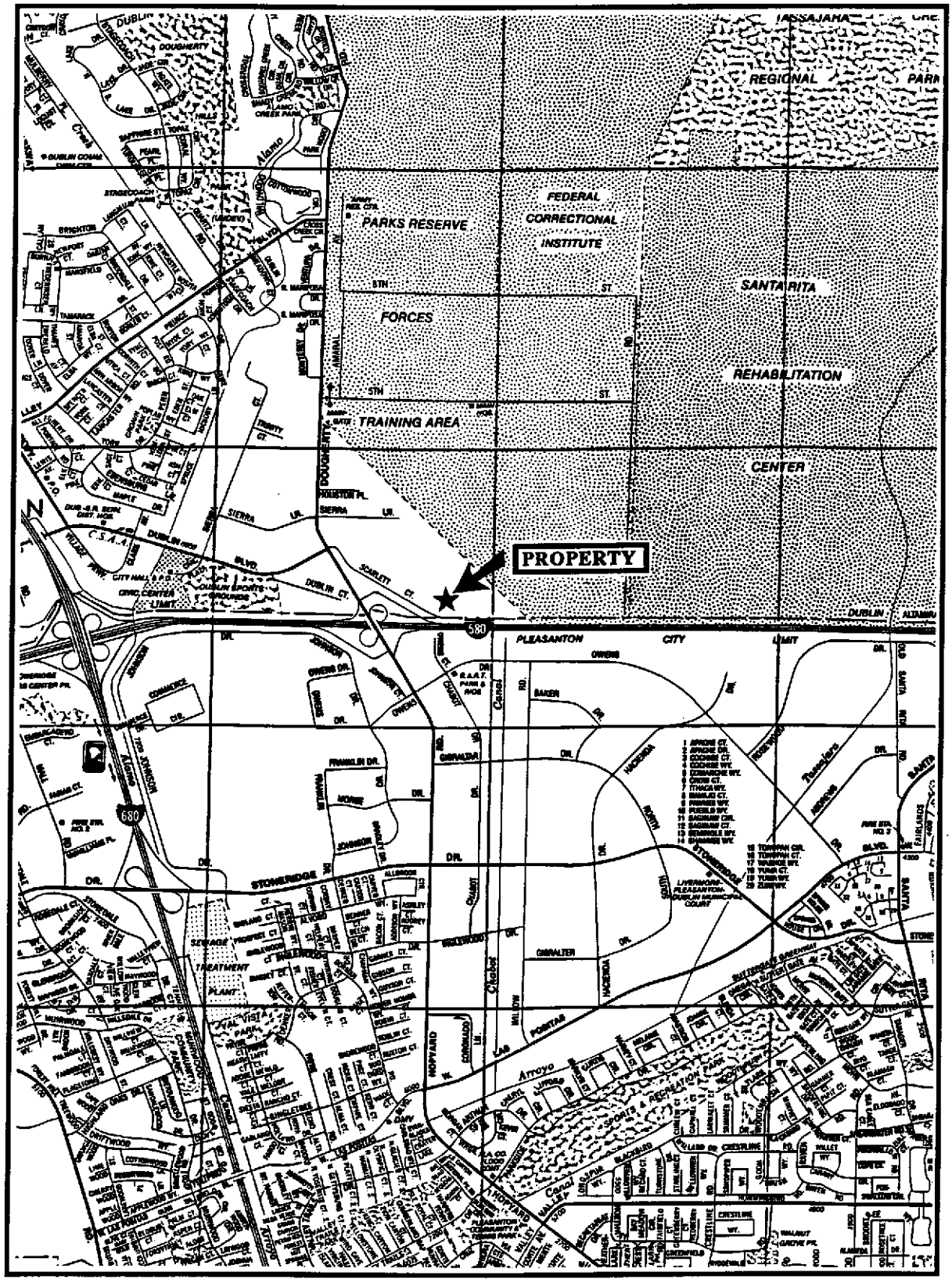

Figure 1
6301 Scarlett Court, Dublin, CA

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pH7 ENVIRONMENTAL

92 FEB 10 P12:12

February 8, 1992

Alameda County Dept. of Environmental health
Hazardous Materials Division
80 Swan Way, #200
Oakland, Ca 94612

Attn: Mr. Ravi Arulanantham

Re: Lew Doty Cadillac
6301 Scarlett Court, Dublin
1st Quarter Water Chemistry

Dear Mr. Arulanantham:

Enclosed is a copy of the 1st Quarter Water Chemistry Report for the above referenced location. Copies have been forwarded to all of the appropriate agencies and interested parties.

The report should be self explanatory, but if you have any questions please call (510) 831-1957. It has been a pleasure working with you on this project.

Cordially submitted,

Stephen R. Clark
Principal

SRC/pdk

18211 Bollinger Canyon Road San Ramon CA 94583 (510) 831-1957 Telecopy (510) 838-2151

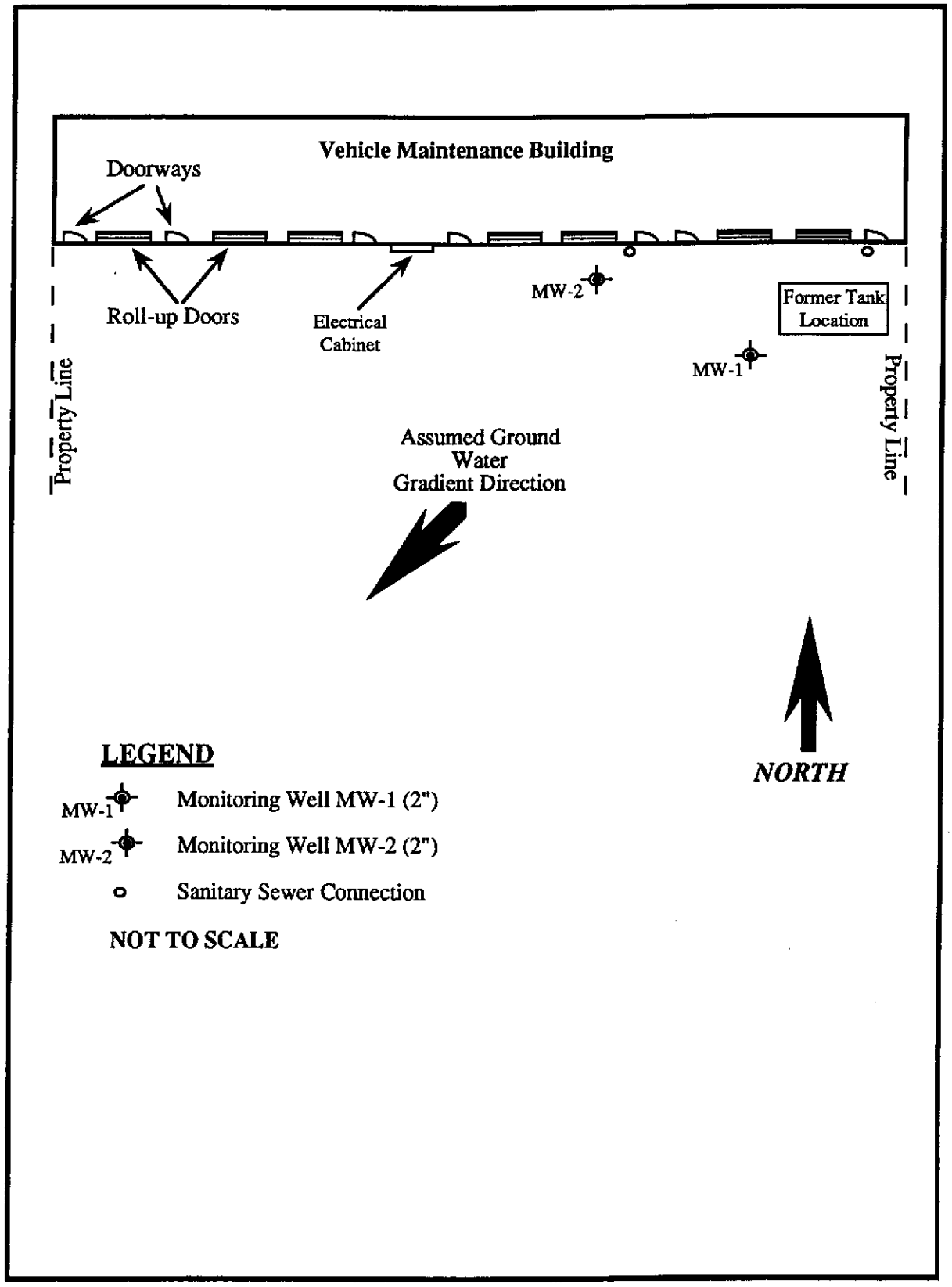

Figure 2
Monitoring Well Location Map

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TABLE I
(cont.)

Well	Date	Well Volumes	Temperature (f)	pH	(µmhos)
MW-2	1/17/92	0	69	6.8	2.9
		1	67	6.8	3.2
		2	67	6.9	3.2
		3	67	6.9	3.1

Samples E8271 (TPH oil) and E8273 (TPHg & BTEX)

Note - No free product measured with gasoline & water finding paste.

Water discharged during purging operations was stored in 55 gallon drums on site until final disposal. After analytical results of water samples, pH7 Environmental will provide recommendations for proper water disposal procedures. Disposal of the purge waters is the responsibility of the property owner.

Water samples were collected collected on January 17, 1992 using a clean Teflon bailer equipped with a ball valve and cotton cord. The bailer was decontaminated before each sampling by washing in a trisodium phosphate solution followed by a distilled water rinse. New lengths of clean, 100% cotton cord were used for each well. Samples were carefully decanted into 40 ml volatile organic analysis containers (VOA) and one liter amber sample bottles provided by the laboratory, placed in a shipping cooler with ice, and transported to a DHS certifies laboratory (Quanteq in Pleasant Hill, CA). It was ensured that no air bubbles or head space were present in the full sample bottles. Chain of custody procedures were observed (refer to attachments). Laboratory analyses were EPA Methods 5030 and 8015 for TPH as gasoline and BTEX respectively, and Method 5520C/F for oil.

LABORATORY ANALYSES OF WATER SAMPLES

Water samples from the January 17, 1992 sampling round were submitted to the laboratory for TPHg, BTEX, and oil (purgeable hydrocarbons) analyses. No detectable amounts of contaminants were found in the ground water from either monitoring well.

TABLE II

Analytical Results To Date

Date	TPHg	Benzene	Toluene	Ethylbenzene	Xylene	Oil
10/25/91	ND	ND	ND	ND	ND	ND
1/17/92	ND	ND	ND	ND	ND	ND

ND - None Detect (below the analytical detection limit)

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WATER LEVEL MEASUREMENTS

The static water levels (SWL) in MW-1 and MW-2 were 8.34 ft and 8.69 ft below the tops of their respective well casings on January 17, 1992. The wells have not been surveyed, but visually MW-2 appears to be slightly higher than MW-1 so the depth to the SWL in each well may be roughly equivalent.

CONCLUSIONS

The water in the monitoring wells MW-1 and MW-2 contained no detectable hydrocarbon as gasoline, BTEX, or oil contamination on January 17, 1992. Two unknown compounds detected in the water samples from both monitoring wells during the October 25, 1991 sampling round were not detected in the January 17, 1992 sampling round.

cc: Mr. Ravi Arulanantham, Alameda County Health, Oakland
Mr. Dennis So, RWQCB, Oakland
Mr. Rene' Brochier, Bishop Hawk Real Estate, Santa Clara
Mr. Robert Heasman,CCB Bancorp,C/O Price Waterhouse, Victoria B. C.

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Quanteq Laboratories

An Ecologics Company

Certificate of Analysis

DOHS CERTIFICATION NO. E772

AIHA ACCREDITATION NO. 332

PH7 ENVIRONMENTAL
18211 BOLLINGER CANYON RD.
SAN RAMON, CA 94583

ATTN: STEVE CLARK

CLIENT PROJ. ID: 6301 SCARLETT CT.
DUBLIN

REPORT DATE: 01/30/92

DATE SAMPLED: 01/17/92

DATE RECEIVED: 01/17/92

QUANTEQ JOB NO: 9201129

ANALYSIS OF: WATER SAMPLES

Sample Identification Client Id.	Lab No.	Oil & Grease (mg/L)	Hydrocarbons (mg/L)
E8267	01A	ND	ND
E8271	03A	ND	ND
Detection Limit		0.5	0.5
Method:		5520C	5520F

Instrument: IR

Date Extracted: 01/23/92
Date Analyzed: 01/24/92

ND = Not Detected

Andrew Bradeen, Manager
Organic Laboratory

Results FAXed 01/28/92

PH7 ENVIRONMENTAL

CLIENT ID E8269
CLIENT PROJ. ID 6301 SCARLETT CT.,DUBLIN
DATE SAMPLED: 01/17/92
DATE RECEIVED: 01/17/92
REPORT DATE: 01/30/92

QUANTEQ LAB NO: 9201129-02A
QUANTEQ JOB NO: 9201129
DATE ANALYZED: 01/21-27/92
INSTRUMENT: F

BTEX AND HYDROCARBONS (WATER MATRIX)

METHOD: EPA 8020, 5030 GCFID

	CAS #	CONCENTRATION (ug/L)	DETECTION LIMIT (ug/L)
Benzene	71-43-2	ND	0.3
Toluene	108-88-2	ND	0.3
Ethylbenzene	100-41-4	ND	0.3
Xylenes, Total	1330-20-7	ND	1
PURGEABLE HYDROCARBONS AS:			
Gasoline		ND mg/L	0.05 mg/L

ND = Not Detected

PH7 ENVIRONMENTAL

CLIENT ID E8273
CLIENT PROJ. ID 6301 SCARLETT CT.,DUBLIN
DATE SAMPLED: 01/17/92
DATE RECEIVED: 01/17/92
REPORT DATE: 01/30/92

QUANTEQ LAB NO: 9201129-04A
QUANTEQ JOB NO: 9201129
DATE ANALYZED: 01/21-27/92
INSTRUMENT: F

BTEX AND HYDROCARBONS (WATER MATRIX)

METHOD: EPA 8020, 5030 GCFID

	CAS #	CONCENTRATION (ug/L)	DETECTION LIMIT (ug/L)
Benzene	71-43-2	ND	0.3
Toluene	108-88-2	ND	0.3
Ethylbenzene	100-41-4	ND	0.3
Xylenes, Total	1330-20-7	ND	1
PURGEABLE HYDROCARBONS AS:			
Gasoline		ND mg/L	0.05 mg/L

ND = Not Detected

QUALITY CONTROL DATA

DATE EXTRACTED: 01/23/92
DATE ANALYZED: 01/24/92
CLIENT PROJ. ID: 6301 SCARLETT CT. DUBLIN

QUANTEQ JOB NO: 9201129
SAMPLE SPIKED: D.I. WATER
INSTRUMENT: IR

IR DETERMINATION FOR OIL & GREASE/HYDROCARBONS
METHOD SPIKE RECOVERY SUMMARY
WATER MATRIX

ANALYTE	MS Conc. (mg/L)	Sample Result (mg/L)	MS Result (mg/L)	MSD Result (mg/L)	Average Percent Recovery	RPD
Oil	6.09	ND	5.94	6.24	100.0	5.0

CURRENT QC LIMITS (Revised 01/09/92)

Analyte	Percent Recovery	RPD
Oil	(87-112)	5.4

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference
ND = Not Detected

QUALITY CONTROL DATA

DATE ANALYZED: 01/21/92
SAMPLE SPIKED: 9201129-02B
CLIENT PROJ. ID: 6301 SCARLETT CT. DUBLIN

QUANTEQ JOB NO: 9201129
INSTRUMENT: F

MATRIX SPIKE RECOVERY SUMMARY
METHOD 5030 w/GCFID/8020
(WATER MATRIX)

ANALYTE	Spike Conc. (ug/L)	Sample Result (ug/L)	MS Result (ug/L)	MSD Result (ug/L)	Average Percent Recovery	RPD
Benzene	13.8	ND	14.5	13.5	101.4	7.1
Toluene	59.0	ND	59.1	57.8	99.1	2.2
Hydrocarbons as Gasoline	519	ND	485	462	91.2	4.9

CURRENT QC LIMITS (Revised 08/15/91)

Analyte	Percent Recovery	RPD
Benzene	(77.7-118.0)	10.3
Toluene	(80.7-116.2)	10.1
Gasoline	(72.5-110.7)	13.6

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference
ND = Not Detected

R-315
R-1,5-

~~HEB-FOX ASSOCIATES~~, INC.

ANALYTICAL REQUEST/CHAIN OF CUSTODY FORM

(Complete Information on Opposite Side)

Page ___ of ___

Date: _____

SAMPLER(S): _____

CLIENT PHASE ENVIRONMENTAL

CLIENT JOB REF.: 6301 SCHLETT COURT, DUBLIN

LAB PROJECT NO: 9201129
(lab use only)

CLIENT SAMPLE IDENTIFICATION	DATE Taken	Lab Number (lab use only)	AIR VOLUME (Liters)	NO. CONT.	SAMPLE TYPE *	ANALYSES: DHS+BTEX	ANALYSES: Oil	COMMENTS/ INTERFERENCES
E8267	1/17/92	1A		1	7		X	
E8268		B		1				DUP
E8269		2A		1		X		
E8270		B		1				DUP
E8271		3A		1			X	
E8272		B		1				
E8273		4A		1		X		
E8274		B		1				

Relinquished by: (Signature) Kim Flores	Date 1/17/92	Time 1550	Received by: (Signature) Kim Flores	Date 1/17/92	Time 15:50
Relinquished by: (Signature) Kim Flores	Date 1/17/92	Time 4:00	Received by: (Signature)	Date	Time
Dispatched by: (Signature)	Date	Time	Received for lab by: (Signature) Anna Gillespie	Date 1-17-92	Time 1800
Method of Shipment:			Lab Comments:		

*SAMPLE TYPE (SPECIFY): (1) 37 mm 0.8 um MCEF;2) 25 mm 0.8 um MCEF; (3) 25 mm 0.4 um polycarb. filter; (4) PVC filter, diam. _____ pore size _____; (5) Charcoal tube; (6) Silica gel tube (7) Water; (8) Soil; (9) Bulk Sample; (10) Other _____ (11) Other _____