File No. 8-93-558-ST

QUARTERLY GROUNDWATER MONITORING AND SAMPLING FOR THE PROPERTY LOCATED AT 2951 HIGH STREET OAKLAND, CALIFORNIA DECEMBER 19, 1995

PREPARED FOR:
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BY:
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SANTA CLARA, CALIFORNIA 95050

SOIL TECH ENGINEERING, INC.

File No. 8-93-558-ST

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PRIORITY ENVIRONMENTAL LABS ANALYTICAL REPORT AND CHAIN-OF-CUSTODY

SOIL TECH ENGINEERING
Soil, Foundation and Geological Engineers
298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 496-0265 OR (408) 496-0266

December 19, 1995

File No. 8-93-558-ST

Mr. Mohammad A. Mashhoon
Zima Center Corporation
2951 High Street
Oakland, California 94619

SUBJECT: QUARTERLY GROUNDWATER MONITORING AND SAMPLING FOR THE PROPERTY Located at 2951 High Street, in Oakland, California

Dear Mr. Mashhoon:

This report presents the results of quarterly groundwater monitoring and sampling conducted by Soil Tech Engineering, Inc. (STE), on December 1, 1995, at the subject site (Figure 1).

SITE DESCRIPTION:

The site is located at the intersection of Penniman Avenue and High Street, in Oakland, California. The site is currently used as a mini market and gasoline service station.

BACKGROUND:

In September 1993, Alpha Geo Services removed one 300 gallon waste oil tank which was properly manifested and transported to H&H Environmental Services Company in San Francisco. Soil Tech

Engineering, Inc. (STE) was retained by Zima Center Corporation to conduct soil sampling below the former waste oil tank area. Two soil samples were collected, one from tank excavation at approximately 9 feet below grade, and the other from the excavated stockpiled soil. All sampling was conducted under the supervision of Alameda County Health Department inspector Mr. Barney Chan. Soil samples from the waste oil tank excavation did detect moderate levels of Total Petroleum Hydrocarbons and very low levels of Trichloroethane and Tetrachloroethane. The detail of the soil sampling is described in the STE's report dated September 30, 1993.

In October 1993, STE excavated grossly contaminated soil from the former waste oil tank area and conducted additional soil sampling. The detail of the soil excavation is described in the STE's report dated December 15, 1993.

In February 15 and 16, 1993, STE conducted a preliminary site assessment of contaminated soil and groundwater by drilling three soil borings and converted the borings into monitoring wells (STMW-1, STMW-2 and STMW-3). The three monitoring wells were installed in the vicinity of the former tanks excavation area. Groundwater was first encountered at depth of 14 feet below grade in well STMW-1; 10 feet below grade in well STMW-2 and 17 feet below grade in well STMW-3 during drilling operation. STE recommended quarterly monitoring for at least one year to further assess the site, per State and Local Regulatory Agencies' requirements.

The detail of preliminary site investigation is described in STE's report entitled "Preliminary Site Assessment for the Property" dated March 8, 1995.

SCOPE OF PRESENT WORK:

The scope of present work consist of:

- Monitor wells STMW-1, STMW-2 and STMW-3 and existing well MW-4 for presence of any free floating product (FFP) and measured the depth-to-water table.
- Purge the monitoring wells prior to sampling.
- Sample monitoring wells STMW-1, STMW-2 and STMW-3.
- Submit water sample to a state-certified laboratory for chemical analyses of Total Petroleum Hydrocarbons as diesel and gasoline (TPHd and TPHg), Benzene, Toluene, Ethylbenzene, Total Xylenes (BTEX), Total Oil & Grease (TOG), Cadmium, Chromium, Lead, Nickel, Zinc and Volatile Organic Compounds (VOC's) per EPA Method 8010.
- Review results and prepared a report of the investigation.

CURRENT FIELD WORK:

GROUNDWATER MONITORING:

On December 1, 1995, STE staff monitored three monitoring wells (STMW-1, STMW-2 and STMW-3) and one existing well MW-4 for

groundwater depth and checked for the presence of sheen and/or odor. No sheen or odor were detected in monitoring wells STMW-1, STMW-3 and MW-4. Rainbow sheen spots and light sewerage odor were detected in monitoring well STMW-2. The shallow groundwater table depths ranged from 9.94 to 10.21 feet below ground surface. Table 1 summarizes the depth of groundwater measurements and the field observations made.

GROUNDWATER SAMPLING:

Following monitoring of the groundwater wells, the wells were purged at least five well volumes and sampled in accordance with STE's Standard Operation Procedures (Appendix "C"), which contains State and Local guidelines for sampling of monitoring wells.

Water samples were decanted into clean VOA vials and were sealed with Teflon lined screw caps, labeled and placed in a cool ice chest and submitted to Priority Environmental Labs, a state-certified laboratory with a chain-of-custody.

GROUNDWATER FLOW:

Water elevation data were used to determine groundwater flow direction. Table 1 summarizes the groundwater elevations. The groundwater flow direction beneath the site was in a southerly direction as of December 1, 1995 (Figure 2).

ANALYTICAL RESULTS:

Water samples from monitoring wells STMW-1 and STMW-3 detected Total Petroleum Hydrocarbons as diesel and gasoline (TPHd and TPHg), Benzene, Toluene, Ethylbenzene, Total Xylenes (BTEX) and Total Oil & Grease (TOG) below laboratory detection limits; except low level of TOG (5.8 mg/L) detected in monitoring in well STMW-3. Monitoring well STMW-2 detected TPHg at 6.7 milligrams per liter (mg/L); Benzene at 0.11 mg/L; Toluene at 0.11 mg/L; Ethylbenzene at 0.12 mg/L and Total Xylenes at 0.32 mg/L. TPHd and TOG were not detected in monitoring well STMW-2. Volatile Organic Compounds (VOC's) were not detected in any of the three monitoring wells. Metals were below laboratory detection limit in all three monitoring wells.

The groundwater analytical results are summarized in Table 1. Copy of the analytical results and chain-of-custody documentation are attached in Appendix "D".

SUMMARY:

This quarterly monitoring detected no sheen or odor in wells STMW-1, STMW-3 and MW-4; except Rainbow sheen spots and light sewerage odor were detected in well STMW-2. TPHd, TPHg, BTEX, TOG and VOC's were below laboratory detection limits in wells STMW-1 and STMW-3. TPHd, TOG and VOC's were below laboratory detection limits in well STMW-2. Low levels of TPHg and BTEX were detected in monitoring well STMW-2.

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A P P E N D I X "A"

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File No. 8-93-558-ST

TABLE 1
GROUNDWATER MONITORING DATA
MEASUREMENT IN FEET

Date	Well No./ Elevation	Depth-to-Water	Groundwater Elevation	Sheen	Odor
2/23/95	STMW-1 (97.62)	5.89	91.73	None	None
	STMW-2 (97.87)	6.81	91.06	None	None
	STMW-3 (97.03)	4.21	92.82	None	None
	MW-4 (96.77)	6.90	89.87	Rainbow	Strong Petroleum
5/26/95	STMW-1 (97.62)	5.20	92.42	None	None
	STMW-2 (97.87)	4.90	92.97	Rainbow	Light Sewerage
	STMW-3 (97.03)	6.44	90.59	None	None
	MW-4 (96.77)	6.18	90.59	Rainbow	Light Petroleum

TABLE 1 CONT'D
GROUNDWATER MONITORING DATA
MEASUREMENT IN FEET

Date	Well No./ Elevation	Depth-to-Water	Groundwater Elevation	Sheen	Odor
8/23/95	STMW-1 (97.62)	8.67	88.95	None	None
	STMW-2 (97.87)	8.33	89.54	None	Very Light Sewerage
	STMW-3 (97.03)	8.69	88.34	None	None
	MW-4 (96.77)	8.55	88.22	Rainbow	Light Petroleum
12/01/95	STMW-1 (97.62)	10.21	87.41	None	None
	STMW-2 (97.87)	9.94	87.93	Rainbow	Light Sewerage
	STMW-3 (97.03)	10.12	86.91	None	None
	MW-4 (96.77)	9.97	86.80	None	None

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TABLE 2
GROUNDWATER SAMPLES RESULTS
IN
MILLIGRAMS PER LITER (mg/L)

1. TPHd, TPHg, BTEX and TOG Results

Date	Sample No.	TPHd	TPHg	B	T	E	X	TOG
2/23/95	STMW-1	0.28	ND	ND	ND	ND	ND	0.6
	STMW-2	0.47	3.3	0.0096	0.013	0.008	0.028	18
	STMW-3	ND	ND	ND	ND	ND	ND	ND
5/26/95	STMW-1	ND	ND	ND	ND	ND	ND	ND
	STMW-2	ND	4.6	0.039	0.018	0.021	0.039	ND
	STMW-3	ND	ND	ND	ND	ND	ND	ND
8/23/95	STMW-1	ND	ND	ND	ND	ND	ND	ND
	STMW-2	ND	ND	0.015	0.006	0.01	0.015	ND
	STMW-3	ND	ND	ND	ND	ND	ND	ND
12/01/95	STMW-1	ND	ND	ND	ND	ND	ND	ND
	STMW-2	ND	6.7	0.11	0.11	0.12	0.32	ND
	STMW-3	ND	ND	ND	ND	ND	ND	5.8

TABLE 2 CONT'D
GROUNDWATER SAMPLES RESULTS
IN
MILLIGRAMS PER LITER (mg/L)

2. EPA 8010, Cadmium, Chromium, Lead, Nickel and Zinc Results

Date	Sample No.	EPA 8010	Cd	Cr	Pb	Ni	Zn
2/23/95	STMW-1	ND	ND	ND	ND	ND	ND
	STMW-2	ND	ND	ND	ND	ND	ND
	STMW-3	ND	ND	ND	ND	ND	ND
5/26/95	STMW-1	ND	ND	ND	ND	0.36	ND
	STMW-2	ND	ND	ND	ND	0.33	ND
	STMW-3	ND	ND	ND	ND	ND	ND
8/23/95	STMW-1	ND	ND	ND	ND	ND	ND
	STMW-2	ND	ND	ND	ND	ND	ND
	STMW-3	ND	ND	ND	ND	ND	ND

TABLE 2 CONT'D
GROUNDWATER SAMPLES RESULTS
IN
MILLIGRAMS PER LITER (mg/L)

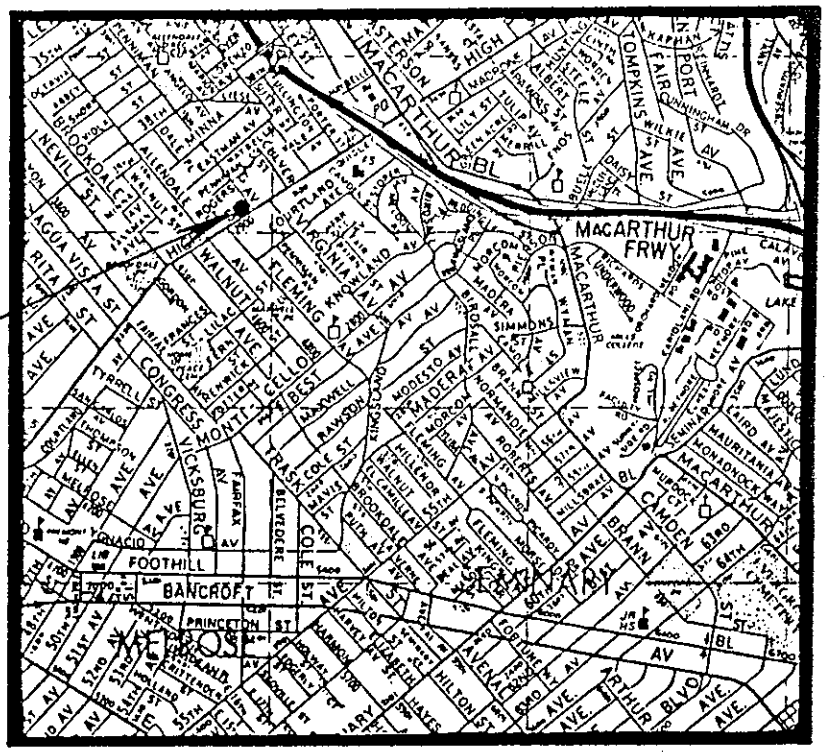
2. EPA 8010, Cadmium, Chromium, Lead, Nickel and Zinc Results

Date	Sample No.	EPA 8010	Cd	Cr	Pb	Ni	Zn
12/01/95	STMW-1	ND	ND	ND	ND	ND	ND
	STMW-2	ND	ND	ND	ND	ND	ND
	STMW-3	ND	ND	ND	ND	ND	ND

EPA 8010 - Chlorinated Hydrocarbons
TPHd - Total Petroleum Hydrocarbons as diesel
TPHg - Total Petroleum Hydrocarbons as gasoline
BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes
Cd - Cadmium
Cr - Chromium
Pb - Lead
Ni - Nickel
Zn - Zinc
ND - Not Detected (Below Laboratory Detection Limit)

File No. 8-93-558-ST

A P P E N D I X "B"



Site Location

Thomas Brothers Map 1993 Edition
San Francisco, Alameda
and Contra Costa Counties

Page 12 C2

Figure 1

M1

SOIL TECH ENGINEERING, INC.

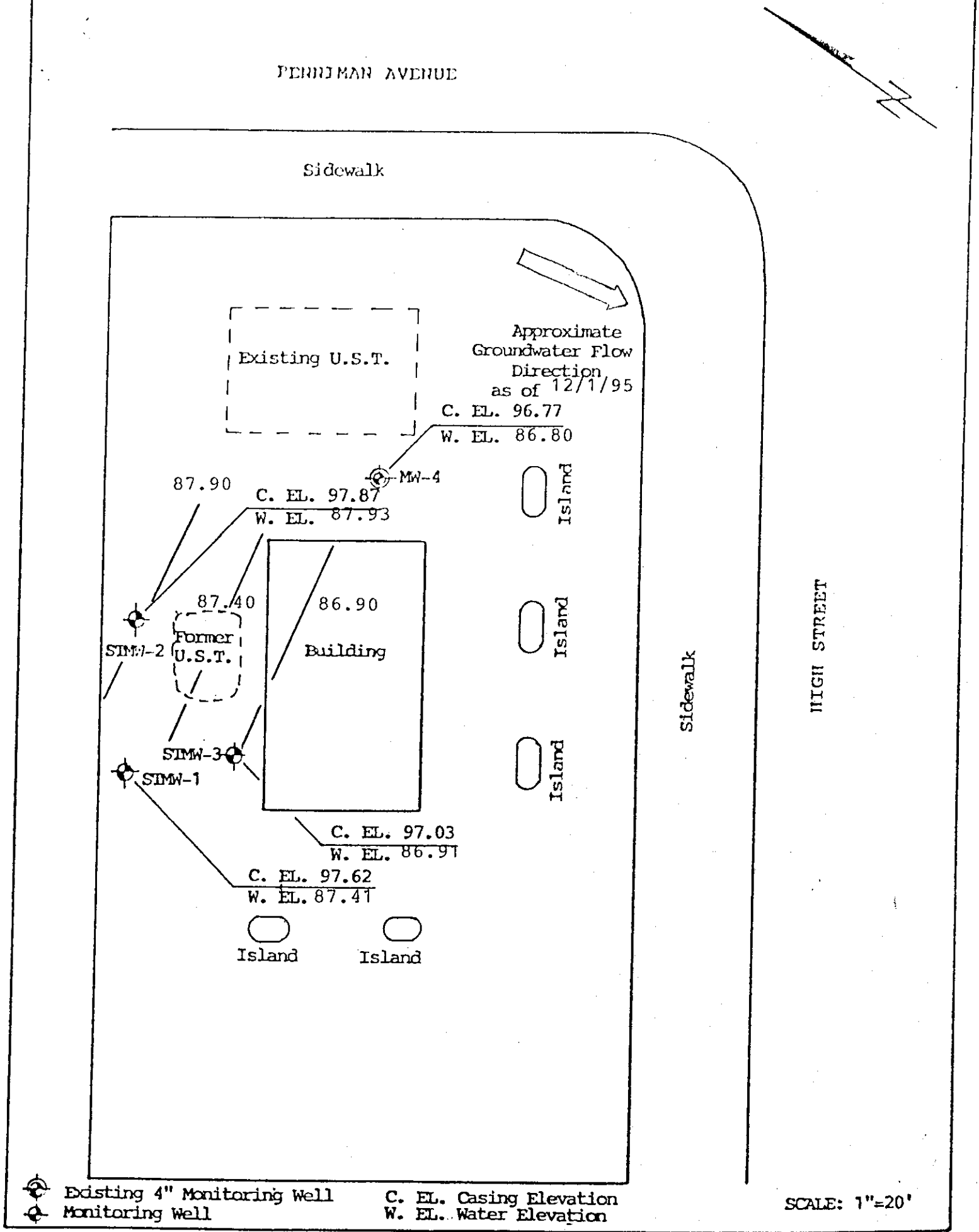


Figure 2

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M2

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A P P E N D I X "C"

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File No. 8-93-558-ST

GROUNDWATER SAMPLING

Prior to collection of groundwater samples, all of the sampling equipment (i.e. bailer, cables, bladder pump, discharge lines and etc...) was cleaned by pumping TSP water solution followed by distilled water.

The groundwater sample was collected when the first groundwater level was encountered in the boring.

Forty milliliter (ml.), glass volatile organic analysis (VOA) vials with Teflon septa were used as sample containers. The groundwater sample was decanted into each VOA vial in such a manner that there was a meniscus at the top. The cap was quickly placed over the top of the vial and securely tightened. The VOA vial was then inverted and tapped to see if air bubbles were present. If none were present, the sample was labeled and refrigerated for delivery under chain-of-custody to the laboratory. The label information would include a sample identification number, job identification number, date, time, type of analysis requested, and the sampler's name.

File No. 8-93-558-ST

A P P E N D I X "D"

SOIL TECH ENGINEERING, INC.

PRIORITY ENVIRONMENTAL LABS
[illegible] Environmental Analytical Laboratory

December 04, 1995 PEL # 9512007

SOIL TECH ENGINEERING

Attn: Noori Ameli

Re: Three water samples for Gasoline/BTEX, Diesel, and Oil & Grease analyses.

Project name: 2951 High St., - Oakland
Project number: 8-93-558-ST

Date sampled: Dec 01, 1995 Date submitted: Dec 01, 1995
Date extracted: Dec 01-04, 1995 Date analyzed: Dec 01-04, 1995

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylene (ug/L)	Oil & Grease (mg/L)
STMW-1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
STMW-2	6700	N.D.	110	110	120	320	N.D.
STMW-3	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	5.8
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	101.3%	94.9%	94.7%	95.7%	98.7%	107.8%	---
Detection limit	50	50	0.5	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	3510 / 8015	602	602	602	602	5520 C & F

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel: 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Environmental Analytical Laboratory

December 05, 1995 PEL # 9512007

SOIL TECH ENGINEERING Attn: Noori Ameli

Project name: 2951 High St.-Oakland Project number: 8-93-558-ST

Sample I.D.: STMW-1

Date Sampled: Dec 01, 1995 Date Submitted: Dec 01, 1995
Date Analyzed: Dec 02-04, 1995

Method of Analysis: EPA 601 Detection limit: 0.5 ug/L

COMPOUND NAME	CONCENTRATION (ug/L)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	-----
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	91.9
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	101.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	106.3
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	96.3
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	100.3
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	105.3
1,2-Dichlorobenzene	N.D.	99.1

David Duong
Laboratory Director

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PRIORITY ENVIRONMENTAL LABS

Priority Environmental Analytical Laboratory

December 05, 1995

PEL # 9512007

SOIL TECH ENGINEERING

Attn: Noori Ameli

Project name: 2951 High St.-Oakland

Project number: 8-93-558-ST

Sample I.D.: STMW-2

Date Sampled: Dec 01, 1995
Date Analyzed: Dec 02-04, 1995

Date Submitted: Dec 01, 1995

Method of Analysis: EPA 601

Detection limit: 0.5 ug/L

COMPOUND NAME	CONCENTRATION (ug/L)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	-----
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	91.9
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	101.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	106.3
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	96.3
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	100.3
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	105.3
1,2-Dichlorobenzene	N.D.	99.1

David Duong
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PRIORITY ENVIRONMENTAL LABS

December 05, 1995 PEL # 9512007

SOIL TECH ENGINEERING Attn: Noori Ameli

Project name: 2951 High St.-Oakland Project number: 8-93-558-ST

Sample I.D.: STMW-3

Date Sampled: Dec 01, 1995 Date Submitted: Dec 01, 1995
Date Analyzed: Dec 02-04, 1995

Method of Analysis: EPA 601 Detection limit: 0.5 ug/L

COMPOUND NAME	CONCENTRATION (ug/L)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	-----
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	91.9
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	101.9
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	106.3
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	96.3
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	100.3
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	-----
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	105.3
1,2-Dichlorobenzene	N.D.	99.1

David Duong
Laboratory Director

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PRIORITY ENVIRONMENTAL LABS
Environmental Analytical Laboratory

December 05, 1995

PEL # 9512007

SOIL TECH ENGINEERING

Attn: Noori Ameli

Re: Three water samples for Cadmium, Chromium, Lead, Nickel, and Zinc analyses.

Project name: 2951 High St., - Oakland
Project number: 8-93-558-ST

Date sampled: Dec 01, 1995
Date extracted: Dec 02-05, 1995

Date submitted: Dec 01, 1995
Date analyzed: Dec 02-05,1995

RESULTS:

SAMPLE I.D.	Cadmium (mg/L)	Chromium (mg/L)	Lead (mg/L)	Nickel (mg/L)	Zinc (mg/L)
STMW-1	N.D.	N.D.	N.D.	N.D.	N.D.
STMW-2	N.D.	N.D.	N.D.	N.D.	N.D.
STMW-3	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.
Detection limit	0.10	0.10	0.05	0.10	0.10
Method of Analysis	7130	7190	7420	7520	7950

David Duong
Laboratory Director

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CHAIN OF CUSTODY RECORD

PEL

PROJ. NO.	NAME
8-93-558-ST	2351 High St. OAKLAND

SAMPLERS: *(Signature)* N. Amini

PEL # 9512007

INV # 26610

NO.	DATE	TIME	SOIL	WATER	LOCATION	CONTAINER	Analyses Requested (2) TPHG/BTE&X	TPHD	TO&G	8010	Cd, Cr, Pb, Zn, Ni		
1	12/1/95	11:30		✓	STMW-1	5	✓	✓	✓	✓	✓		
2	12/1/95	12:15		✓	STMW-2	5	✓	✓	✓	✓	✓		
3	12/1/95	10:22		✓	STMW-3	5	✓	✓	✓	✓	✓		

Relinquished by: *(Signature)*	Date / Time	Received by: *(Signature)*	Relinquished by: *(Signature)*	Date / Time	Receive by: *(Signature)*
N. Amini					
Relinquished by: *(Signature)*	Date / Time	Received by: *(Signature)*	Relinquished by: *(Signature)*	Date / Time	Received by: *(Signature)*
Relinquished by: *(Signature)*	Date / Time	Received for Laboratory by: *(Signature)*	Date / Time	Remarks	
			12/1/95 3:15		

SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 866-0919 ■ (415) 791-6406

CHAIN OF CUSTODY RECORD

PROJ. NO. 8-93-558-ST | NAME 2951 High st. OAKLAND

SAMPLERS: (Signature) N. Amiri

NO.	DATE	TIME	SOIL	WATER	LOCATION	CON-TAINER	TPHG/BTE&X	TPHD	TO&G	8010	Cd/Cr/Pb/Zn/Ni		REMARKS
1	12/1/95	11:30		✓	STMW-1	5	✓	✓	✓	✓	✓		
2	12/1/95	12:15		✓	STMW-2	5	✓	✓	✓	✓	✓		
3	12/1/95	10:30		✓	STMW-3	5	✓	✓	✓	✓	✓		

Relinquished by: (Signature)	Date / Time	Received by: (Signature)	Relinquished by: (Signature)	Date / Time	Receive by: (Signature)
N. Amiri					
Relinquished by: (Signature)	Date / Time	Received by: (Signature)	Relinquished by: (Signature)	Date / Time	Received by: (Signature)
Relinquished by: (Signature)	Date / Time	Received for Laboratory by: (Signature)	Date / Time	Remarks	
			12/1/95 3:45 pm		

SOIL TECH ENGINEERING
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