KAPREALIAN ENGINEERING
INCORPORATED

January 23, 1995

Alameda County Health Care Services
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Ms. Susan Hugo

RE: Wells Fargo Bank
(Walter Blumert Co., Inc.)
490 - 43rd Street
Oakland, California

Dear Ms. Hugo:

Per the request of Mr. Paul Paradiso of Paradiso Mechanical, Inc., enclosed please find our report dated January 19, 1995, for the above referenced site.

If you should have any questions, please feel free to call our office at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey

jad\

Enclosure

cc: Paul Paradiso, Paradiso Mechanical, Inc.

2nd Stanwell Drive, Suite 400
Concord, California 94520
(510) 602-5100 Fax (510) 687-0402

KAPREALIAN ENGINEERING
INCORPORATED

KEI-P91-1201.QR4
January 19, 1995

Wells Fargo Bank
525 Market Street, 18th Floor
MAC #0103-181
San Francisco, CA 94105

Attention: Mr. Jeffrey Hirsch

RE: Quarterly Report
Wells Fargo Bank
(Walter Blumert Co., Inc.)
490 - 43rd Street
Oakland, California

Dear Mr. Hirsch:

This Kaprealian Engineering, Inc. (KEI) report presents the results of the most recent quarter of monitoring and sampling of the monitoring wells at the referenced property. The wells are currently monitored monthly and sampled on a quarterly basis.

SITE DESCRIPTION AND BACKGROUND

The subject property formerly contained one underground gasoline storage tank and one underground paint thinner storage tank. The two underground storage tanks were removed from the site in December of 1991. The underground storage tank pit was subsequently overexcavated in order to remove contaminated soil. Three monitoring wells (one on-site and two off-site) have been installed and two exploratory borings (off-site) have been drilled at and in the vicinity of the site.

A site description, detailed background information including a summary of all of the soil and ground water subsurface investigation/remediation work conducted to date, site hydrogeologic conditions, and tables that summarize all of the soil and ground water sample analytical results are presented in KEI's report (KEI-P91-1201.R6) dated July 20, 1994.

RECENT FIELD ACTIVITIES

The three monitoring wells (MW1 through MW3) were monitored three times and were sampled once during the quarter. During monitoring, the wells were checked for depth to water and the presence of free product. Prior to sampling, the wells were also checked for the presence of a sheen. No free product or sheen was noted in any of the wells during the quarter. The monitoring data collected this quarter are summarized in Table 1.

2.61 Stanwell Drive Suite 100
Concord, California 94520
Tel 510 602 5100 Fax 510 687 0602

Ground water samples were collected from the wells on December 8, 1994. Prior to sampling, the wells were each purged of approximately 9 gallons of water by the use of a surface pump. Once a minimum of four casing volumes had been removed from each well, water samples were collected by the use of a clean Teflon bailer. The samples were decanted into clean VOA vials and/or one-liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps, labeled, and stored in a cooler, on ice, until delivery to a state-certified laboratory. Subsequent to sampling, the wells were purged of an additional 8 to 10 gallons.

HYDROLOGY

The measured depth to ground water at the property on December 8, 1994, ranged between 9.16 and 9.91 feet. Based on the water level data gathered during the quarter, the ground water flow direction appeared to vary from the north-northwest to the south-southwest during the three monitoring events, as shown on the attached Ground Water Flow Direction Maps, Figures 1, 2, and 3. The ground water flow direction has been predominantly to the southwest for the past nine consecutive monthly monitoring events. The average hydraulic gradient at the site on December 8, 1994, was approximately 0.01.

ANALYTICAL RESULTS

The ground water samples collected this quarter were analyzed at Sequoia Analytical Laboratory and were accompanied by properly executed Chain of Custody documentation. The samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline by EPA method 5030/modified 8015, benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA method 8020, and TPH as paint thinner by EPA method 3510/modified 8015.

Analytical results for all of the ground water samples collected from the monitoring wells to date are summarized in Table 2. The concentrations of TPH as gasoline, benzene, and TPH as paint thinner detected in the ground water samples collected this quarter are shown on the attached Figure 4. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

DISCUSSION

Based on the analytical results for the ground water samples collected and evaluated to date, and no evidence of free product in any of the wells, KEI recommends continuation of the current ground water monitoring and sampling program at the subject property. The wells are currently monitored on a monthly basis and sampled

quarterly. Ground water samples are analyzed for TPH as gasoline, TPH as paint thinner, and BTEX. KEI will also purge the wells on a monthly basis for one additional quarter.

DISTRIBUTION

A copy of this report should be sent to Ms. Susan Hugo of the ACHCS, and to the Regional Water Quality Control Board, San Francisco Bay Region.

LIMITATIONS

Environmental changes, either naturally-occurring or artificially-induced, may cause changes in ground water levels and flow paths, thereby changing the extent and concentration of any contaminants.

Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

The results of this study are based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We have analyzed these data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

If you have any questions regarding this report, please do not hesitate to call at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.

Sarkis A. Soghomonian
Project Engineer

Joel G. Greger, C.E.G.
Senior Engineering Geologist

License No. EG 1633
Exp. Date 8/31/96

Robert H. Kezerian
Project Manager

\jad

Attachments: Tables 1 & 2
Location Map
Ground Water Flow Direction Maps - Figures 1, 2 & 3
Petroleum Hydrocarbon Concentrations - Figure 4
Laboratory Analyses
Chain of Custody documentation

KEI-P91-1201.QR4
January 19, 1995

TABLE 1

SUMMARY OF MONITORING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)	Product Thickness (feet)	Sheen	Water Purged (gallons)+
	(Monitored and Sampled on December 8, 1994)				
MW1	81.11	9.91	0	No	9(10)
MW2	81.39	9.16	0	No	9(10)
MW3	81.40	9.50	0	No	9(8)
	(Monitored on November 15, 1994)				
MW1	81.59	9.43	0	--	0
MW2	81.65	8.90	0	--	0
MW3	81.88	9.02	0	--	0
	(Monitored on October 17, 1994)				
MW1	78.70	12.32	0	--	0
MW2	78.26	12.29	0	--	0
MW3	78.41	12.49	0	--	0

Well #	Top of Casing Elevation (feet) Mean Sea Level*
MW1	91.02
MW2	90.55
MW3	90.90

* Based on City of Oakland Benchmark #2859 (elevation = 83.05 feet Mean Sea Level.

-- Sheen deterrination was not performed.

\- Ground water samples were collected subsequent to the purging of approximately four casing volumes. Purging was continued after samples were collected. Parenthetical numbers refer to the gallons purged subsequent to sampling.

KEI-P91-1201.QR4
January 19, 1995

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

Sample Number	TPH as Paint Thinner	TPH as Gasoline	Benzene	Toluene	Ethylbenzene	Xylenes
		(Collected on December 8, 1994)				
MW1	170	420	16	3.0	2.9	2.7
MW2	3,200	11,000	1,700	34	200	86
MW3	2,100	1,500	820	ND	52	28
		(Collected on September 13, 1994)				
MW1	73	170	6.6	1.6	2.4	3.3
MW2	5,400	12,000	1,400	50	200	89
MW3	8,700	6,800	430	14	45	37
		(Collected on June 16, 1994)				
MW1	1,200	2,100	250	12	27	38
MW2	11,000	18,000	2,100	ND	200	70
MW3	4,700	7,700	910	ND	86	50
		(Collected on December 13, 1993)				
MW1	820*	1,700♦	170	22	19	48
MW2	2,600	11,000♦	1,400	66	150	94
MW3	3,500	6,200♦	580	120	65	120
		(Collected on April 29, 1993)				
MW1**	600	290	31	1.9	2.7	5.4
MW2**	4,100	11,000	2,400	51	76	160
MW3**	5,800	8,500	840	17	40	42

♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a gasoline and non-gasoline mixture.

* Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a paint thinner and non-paint thinner mixture.

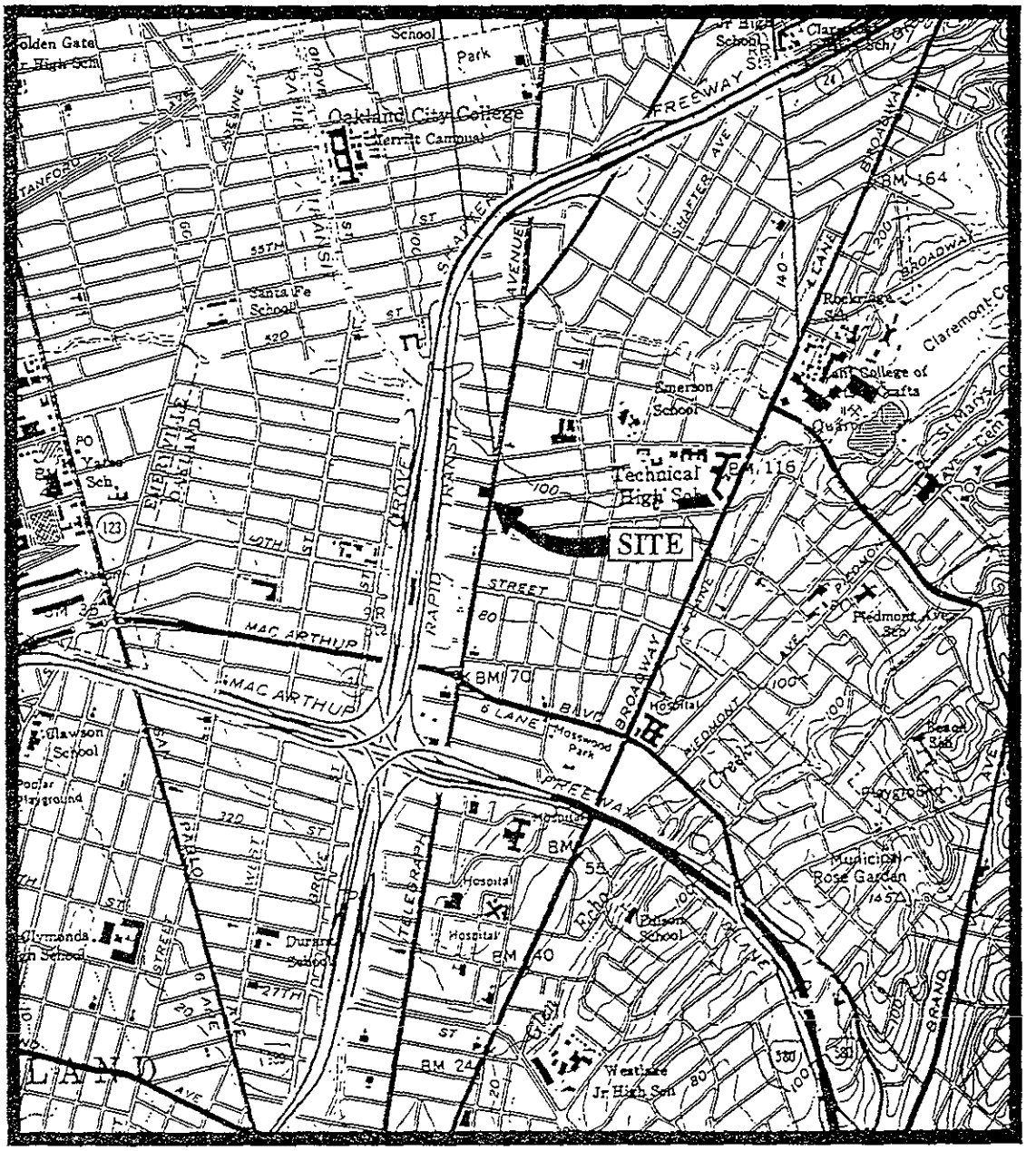
TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES
WATER

** TPH as diesel was detected in MW1, MW2, and MW3 at concentrations of 650 ppb, 3,600 ppb, and 4,300 ppb, respectively; however, Sequoia Analytical Laboratory reported that the hydrocarbons detected did not appear to be diesel.

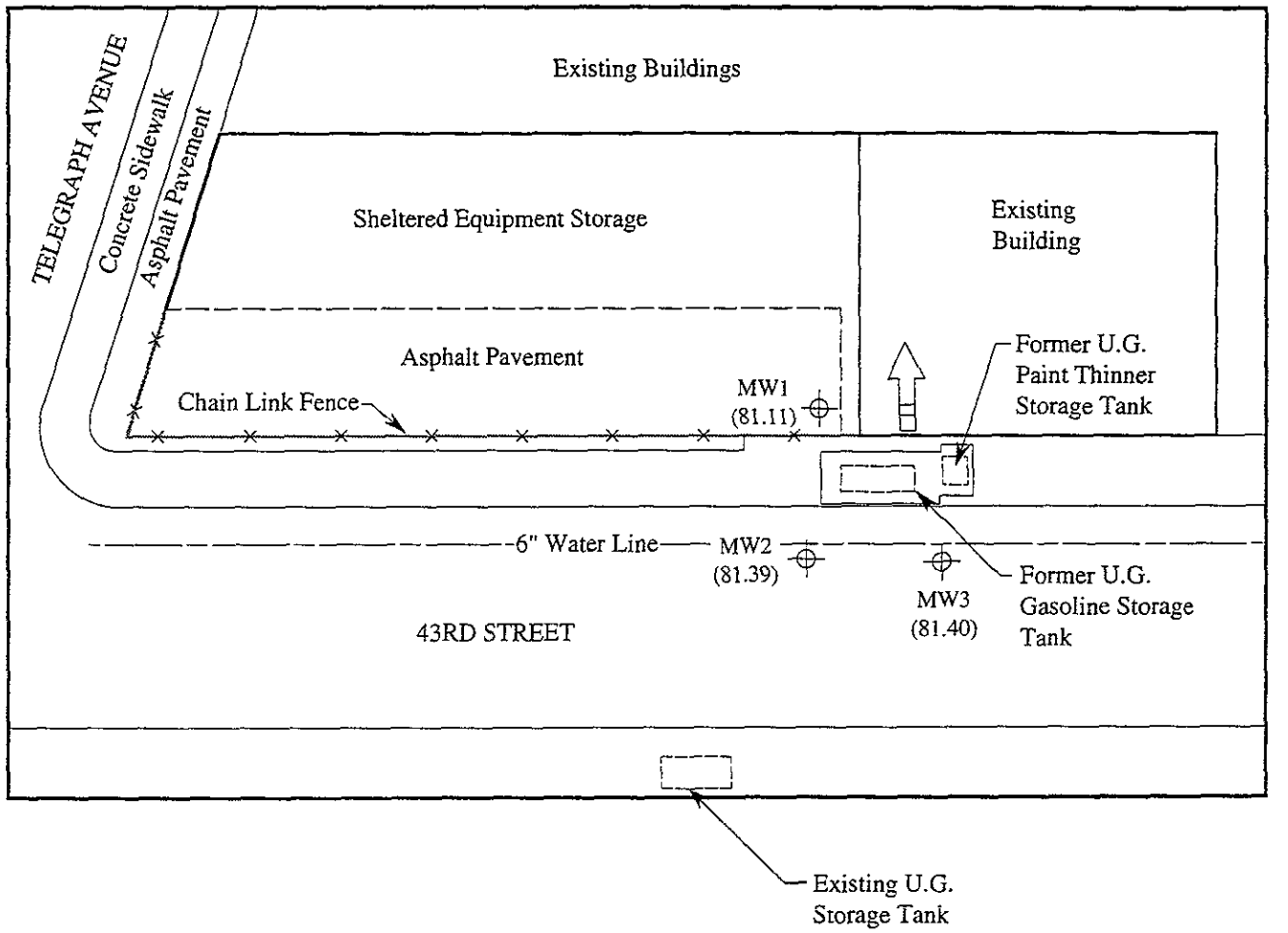
ND = Non-detectable.

Results in parts per billion (ppb), unless otherwise indicated.



Base modified from 7.5 minute U.S.G.S. Oakland East and West Quadrangles (both photorevised 1980)

KAPREALIAN ENGINEERING INCORPORATED	WELLS FARGO BANK (WALTER BLUMERT CO, INC.) 490 43RD STREET OAKLAND, CA	LOCATION MAP



LEGEND

- Monitoring well
- ( ) Ground water elevation in feet above Mean Sea Level
- Direction of ground water flow

0 30 60

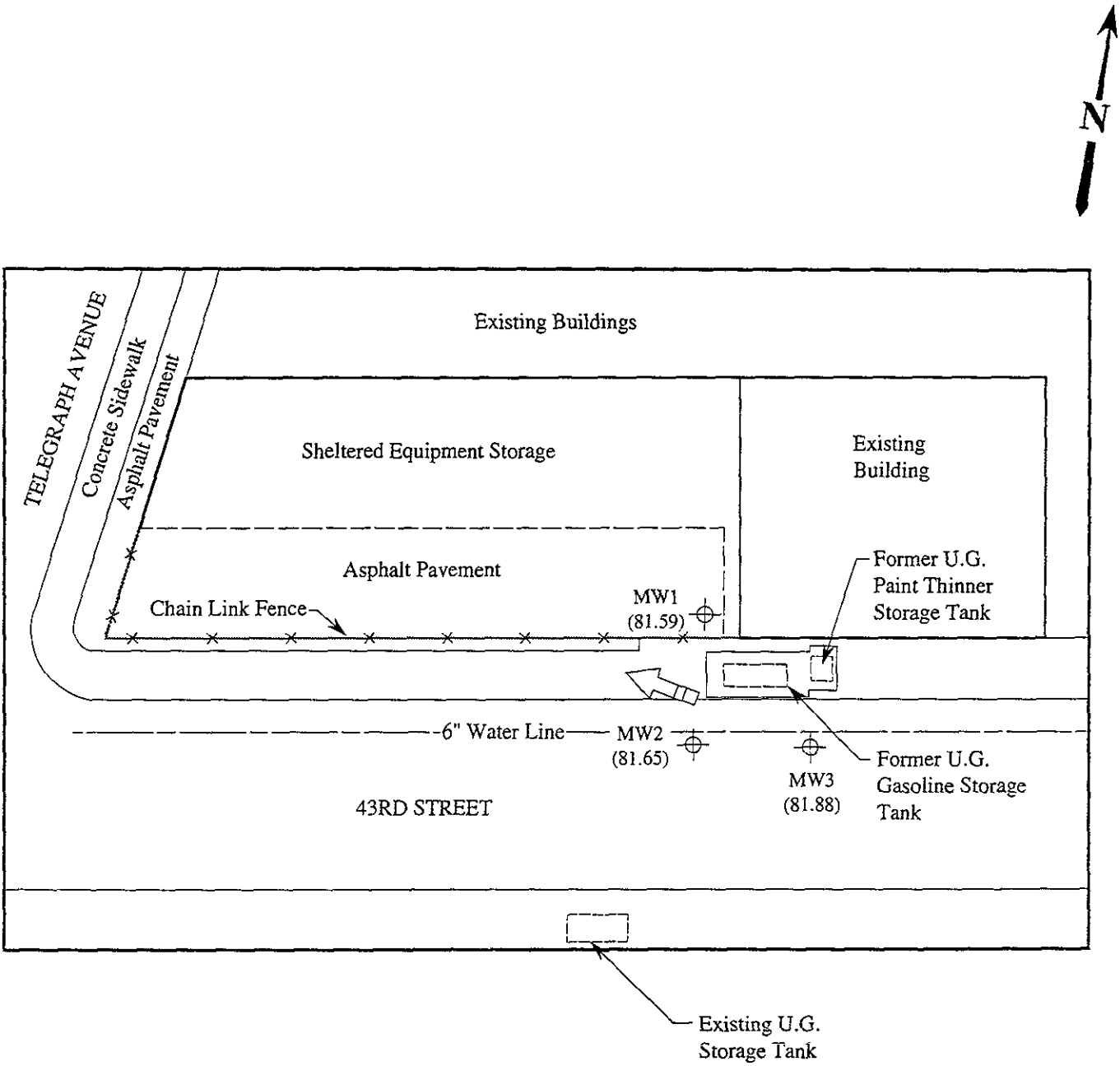
Approx scale feet

GROUND WATER FLOW DIRECTION MAP FOR THE DECEMBER 8, 1994 MONITORING EVENT

KAPREALIAN ENGINEERING INCORPORATED

WELLS FARGO BANK
(WALTER BLUMERT CO, INC.)
490 43RD STREET
OAKLAND, CALIFORNIA

FIGURE 1



LEGEND

- Monitoring well
- ( ) Ground water elevation in feet above Mean Sea Level
- Direction of ground water flow

0 30 60

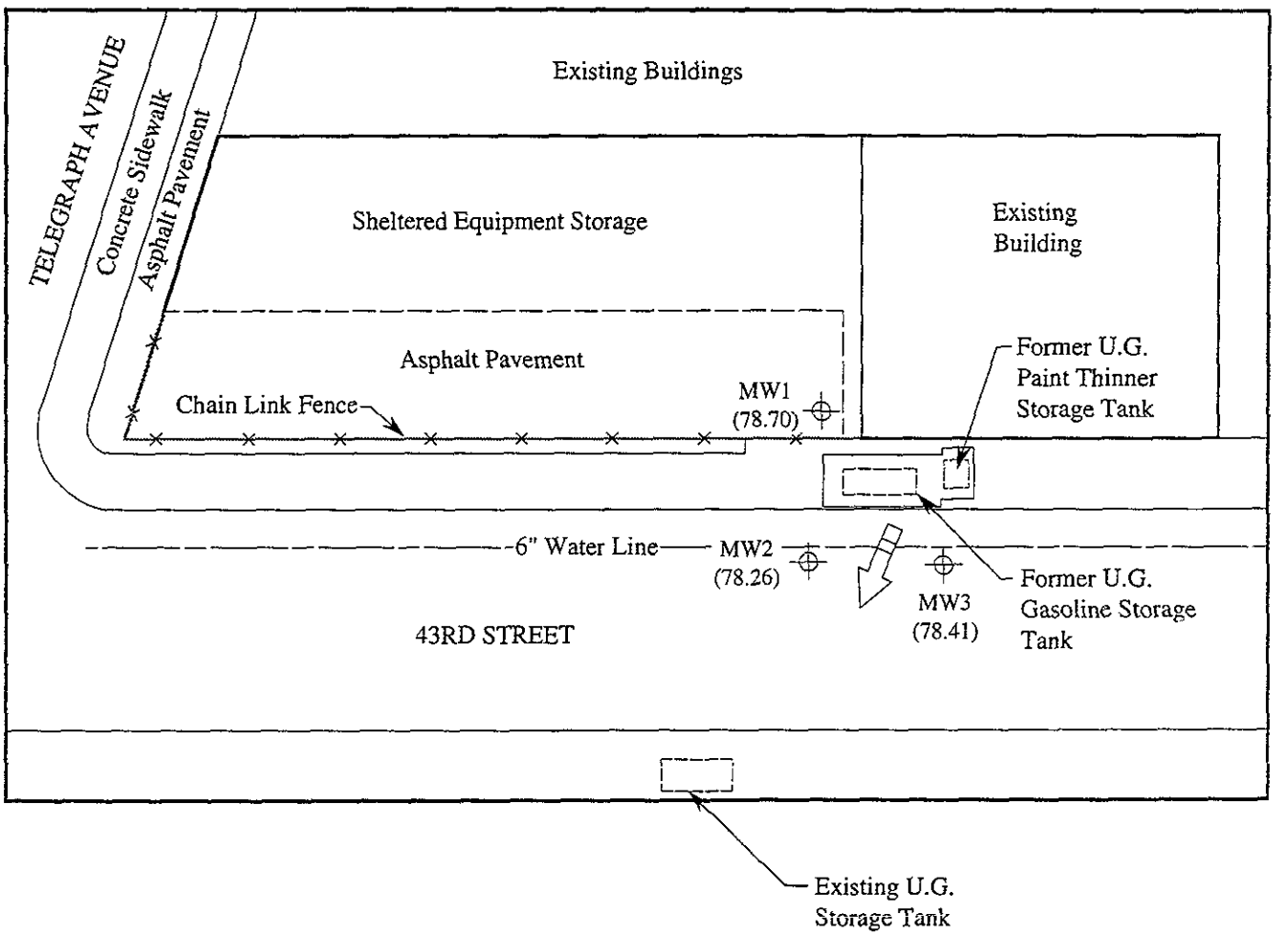
Approx scale feet

GROUND WATER FLOW DIRECTION MAP FOR THE NOVEMBER 15, 1994 MONITORING EVENT

KAPREALIAN ENGINEERING
INCORPORATED

WELLS FARGO BANK
(WALTER BLUMERT CO, INC.)
490 43RD STREET
OAKLAND, CALIFORNIA

FIGURE
2



LEGEND

- Monitoring well
- ( ) Ground water elevation in feet above Mean Sea Level
- Direction of ground water flow

0 30 60

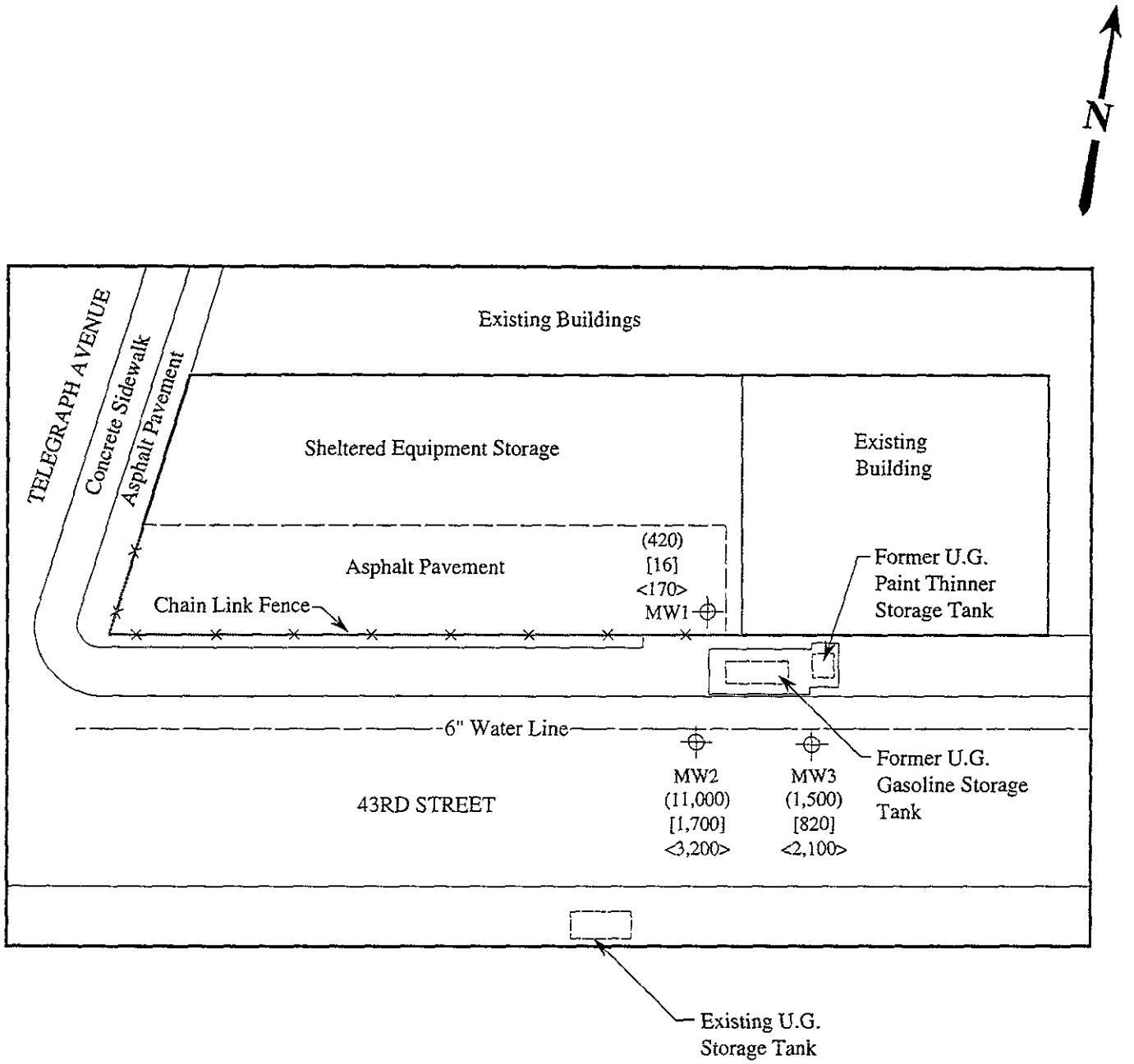
Approx scale feet

GROUND WATER FLOW DIRECTION MAP FOR THE OCTOBER 17, 1994 MONITORING EVENT

KAPREALIAN ENGINEERING INCORPORATED

WELLS FARGO BANK
(WALTER BLUMERT CO, INC.)
490 43RD STREET
OAKLAND, CALIFORNIA

FIGURE 3



LEGEND

- ⊕ Monitoring well
- ( ) Concentration of TPH as gasoline in ppb
- [ ] Concentration of benzene in ppb
- < > Concentration of TPH as paint thinner in ppb

0 30 60

Approx. scale feet

PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON DECEMBER 8, 1994

KAPREALIAN ENGINEERING INCORPORATED

WELLS FARGO BANK
(WALTER BLUMERT CO, INC.)
490 43RD STREET
OAKLAND, CALIFORNIA

FIGURE
4

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
1900 Bates Avenue, Suite L, Concord, CA 94520, (510) 686-9600, FAX (510) 686-9689
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Wells Fargo - Oakland	Sampled: Dec 8, 1994
2401 Stanwell Dr., Ste. 400	Matrix Descript:	Water	Received: Dec 8, 1994
Concord, CA 94520	Analysis Method:	EPA 5030/8015/8020	Reported: Dec 29, 1994
Attention: Avo Avedissian	First Sample #:	412-0648	

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Sample Number	Sample Description	Purgeable Hydrocarbons µg/L	Benzene µg/L	Toluene µg/L	Ethyl Benzene µg/L	Total Xylenes µg/L
412-0648	MW1	420	16	3.0	2.9	2.7
412-0649	MW2	11,000	1,700	34	200	86
412-0650	MW3	1,500	820	ND	52	28
Detection Limits:		50	0.50	0.50	0.50	0.50

Total Purgeable Petroleum Hydrocarbons are quantitated against a fresh gasoline standard.
Analytes reported as ND were not present above the stated limit of detection.

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
1900 Bates Avenue, Suite L, Concord, CA 94520, (510) 686-9600, FAX (510) 686-9689
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Wells Fargo - Oakland	Sampled:	Dec 8, 1994
2401 Stanwell Dr., Ste. 400	Matrix Descript:	Water	Received:	Dec 8, 1994
Concord, CA 94520	Analysis Method:	EPA 5030/8015/8020	Reported:	Dec 29, 1994
Attention: Avo Avedissian	First Sample #:	412-0648		

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Sample Number	Sample Description	Chromatogram Pattern	DL Mult. Factor	Date Analyzed	Instrument ID	Surrogate Recovery, % QC Limits: 70-130
412-0648	MW1	Gasoline	1.0	12/21/94	HP-4	86
412-0649	MW2	Gasoline	50	12/21/94	HP-2	113
412-0650	MW3	Gasoline	20	12/21/94	HP-2	108

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Wells Fargo - Oakland	Sampled: Dec 8, 1994
2401 Stanwell Dr., Ste. 400	Sample Matrix:	Water	Received: Dec 8, 1994
Concord, CA 94520	Analysis Method:	EPA 3510/3520/8015	Reported: Dec 29, 1994
Attention: Avo Avedissian	First Sample #:	412-0648	

TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS AS PAINT THINNER

Analyte	Reporting Limit µg/L	Sample I.D. 412-0648 MW1	Sample I.D. 412-0649 MW2	Sample I.D. 412-0650 MW3
Extractable Hydrocarbons	50	170	3,200	2,100
Chromatogram Pattern:		Paint Thinner	Paint Thinner	Paint Thinner

Quality Control Data

Report Limit Multiplication Factor:	1.0	10	10
Date Extracted:	12/15/94	12/15/94	12/15/94
Date Analyzed:	12/27/94	12/27/94	12/27/94
Instrument Identification:	HP-3B	HP-3A	HP-3B

Extractable Hydrocarbons are quantitated against a fresh paint thinner standard
Analytes reported as N.D. were not detected above the stated reporting limit

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
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819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services
2401 Stanwell Dr., Ste. 400
Concord, CA 94520
Attention: Avo Avedissian

Client Project ID: Wells Fargo - Oakland
Matrix: Liquid
QC Sample Group: 4120648-50

Reported: Dec 29, 1994

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes	Diesel
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	EPA 8015 Mod.
Analyst:	A. Tuzon	A. Tuzon	A. Tuzon	A. Tuzon	K.V.S.
MS/MSD Batch#:	4120555	4120555	4120555	4120555	BLK121594
Date Prepared:	12/21/94	12/21/94	12/21/94	12/21/94	12/15/94
Date Analyzed:	12/21/94	12/21/94	12/21/94	12/21/94	12/21/94
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2	HP-3A
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L	300 µg/L
Matrix Spike % Recovery:	105	110	115	117	59
Matrix Spike Duplicate % Recovery:	100	105	110	112	66
Relative % Difference:	4.9	4.7	4.4	4.4	11
LCS Batch#:	1LCS122194	1LCS122194	1LCS122194	1LCS122194	BLK121594
Date Prepared:	12/21/94	12/21/94	12/21/94	12/21/94	12/15/94
Date Analyzed:	12/21/94	12/21/94	12/21/94	12/21/94	12/21/94
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2	HP-3A
LCS % Recovery:	100	100	108	106	59
% Recovery Control Limits:	71-133	72-128	72-130	71-120	28-122

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Please Note

The LCS is a control sample of known interferent free matrix that is analyzed using the same reagents preparation and analytical methods employed for the samples. The matrix spike is an aliquot of sample fortified with known quantities of specific compounds and subjected to the entire analytical procedure. If the recovery of analytes from the matrix spike does not fall within specified control limits due to matrix interference the LCS recovery is to be used to validate the batch.

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
1900 Bates Avenue, Suite L, Concord, CA 94520, (510) 686-9600, FAX (510) 686-9689
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services
2401 Stanwell Dr., Ste. 400
Concord, CA 94520
Attention: Avo Avedissian

Client Project ID: Wells Fargo - Oakland
Matrix: Liquid
QC Sample Group: 4120648-50

Reported: Dec 29, 1994

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020
Analyst:	A. Tuzon	A. Tuzon	A. Tuzon	A. Tuzon
MS/MSD Batch#:	4120550	4120550	4120550	4120550
Date Prepared:	12/21/94	12/21/94	12/21/94	12/21/94
Date Analyzed:	12/21/94	12/21/94	12/21/94	12/21/94
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	85	90	95	97
Matrix Spike Duplicate % Recovery:	85	90	95	95
Relative % Difference:	0.0	0.0	0.0	2.1
LCS Batch#:	2LCS122194	2LCS122194	2LCS122194	2LCS122194
Date Prepared:	12/21/94	12/21/94	12/21/94	12/21/94
Date Analyzed:	12/21/94	12/21/94	12/21/94	12/21/94
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4
LCS % Recovery:	85	90	90	95
% Recovery Control Limits:	71-133	72-128	72-130	71-120

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B. Kemp
Project Manager

Please Note:
The LCS is a control sample of known, interferent free matrix that is analyzed using the same reagents, preparation, and analytical methods employed for the samples. The matrix spike is an aliquot of sample fortified with known quantities of specific compounds and subjected to the entire analytical procedure. If the recovery of analytes from the matrix spike does not fall within specified control limits due to matrix interference, the LCS recovery is to be used to validate the batch.

M P D S Services, Inc.
2401 Stanwell Drive, Suite 400, Concord, CA 94520
Tel: (510) 602-5120 Fax: (510) 689-1918

CHAIN OF CUSTODY

SAMPLER: RAY MARANGOSIAN
WITNESSING AGENCY:
~~UNOCAL~~ 9/9-# WELLS FARGO CITY: OAKLAND
ADDRESS: 450 43rd ST.
TURN AROUND TIME: REGULAR

SAMPLE ID NO	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION	TPH-GAS BTEX	TPH-DIESEL	TOG	8010	Extra			REMARKS
MW1	12/5/94	9:10	X	1		3	Well	X				X	4120648		A-C
MW2	"	16 15	X	X		3	"	X				X	4120649		
MW3	"	9:45	X	X		3	"	X				X	4120650		

RELINQUISHED BY: Ray Marangosian 18:35 DATE/TIME 12-8-94
(SIGNATURE) 8:00AM 12/9/94
(SIGNATURE) 12-9
(SIGNATURE)
(SIGNATURE)

RECEIVED BY: 12/8/94 1835
(SIGNATURE)
(SIGNATURE) 1:15
(SIGNATURE)
(SIGNATURE)

THE FOLLOWING MUST BE COMPLETED BY THE LABORATORY ACCEPTING SAMPLES FOR ANALYSES:
1. HAVE ALL SAMPLES RECEIVED FOR ANALYSIS BEEN STORED ON ICE? Yes
2. WILL SAMPLES REMAIN REFRIGERATED UNTIL ANALYZED? Yes
3. DID ANY SAMPLES RECEIVED FOR ANALYSIS HAVE HEAD SPACE? No
4. WERE SAMPLES IN APPROPRIATE CONTAINERS AND PROPERLY PACKAGED? Yes

SIGNATURE: TITLE: Analyst DATE: 12/8/94