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KAPREALIAN ENGINEERING
INCORPORATED

STW

April 20, 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. Rick Montesano of Paradiso Mechanical, Inc., enclosed please find our report dated April 17, 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
Executive Secretary

jad\82

Enclosure

cc: Rick Montesano, Paradiso Mechanical, Inc.



KAPREALIAN ENGINEERING
INCORPORATED

KEI-P91-1201.QR5
April 17, 1995

Wells Fargo Bank
520 Market Street, 18th Floor
MA #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. Additionally, the wells were also purged three times 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.

Ground water samples were collected from the wells on March 14, 1995. Prior to sampling, the wells were each purged of between approximately 9.5 and 10 gallons of water by the use of a surface pump. During purging operations, the field parameters pH, temperature, and electrical conductivity were recorded and are presented in Table 2. Once the field parameters were observed to stabilize, and where possible, a minimum of approximately four casing volumes had been removed from each well, samples were then collected using 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.

HYDROLOGY

The measured depth to ground water at the property on March 14, 1995, ranged between 7.79 and 8.17 feet. Based on the water level data gathered during the quarter, the ground water flow direction during the three monitoring events appeared to be to the west-southwest, 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 12 consecutive monthly monitoring events. The average hydraulic gradient at the site on March 14, 1995, was approximately 0.03.

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 3. 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

As discussed previously, the ground water flow direction has consistently been toward the southwest for the previous 12 monitoring events. Therefore, KEI recommends a modification to the

monitoring and sampling program. KEI recommends that the monitoring frequency be reduced from monthly to quarterly. In summary, the three wells (MW1, MW2, and MW3) will be monitored and sampled on a quarterly basis. Ground water samples are analyzed for TPH as gasoline, TPH as paint thinner, and BTEX.

Additionally, KEI recommends that the wells continue to be purged on a monthly basis for one additional quarter. KEI will make additional recommendations regarding continued monthly purging based on the analytical results of the next quarterly sampling event.

Lastly, it is KEI's understanding that an off-site underground storage tank, located under the sidewalk and downgradient of the subject property, currently exists. Based on an agreement with the Alameda County Health Care Services (ACHCS) Agency, additional subsurface investigative work will be evaluated subsequent to the removal of the subject off-site underground storage tank by the tank owner.

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.

KEI-P91-1201.QR5
April 17, 1995
Page 4

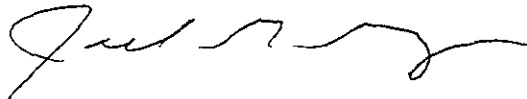
If you have any questions regarding this report, please do not hesitate to call at (510) 602-5100.

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

TABLE 1

SUMMARY OF MONITORING DATA

<u>Well #</u>	<u>Ground Water Elevation (feet)</u>	<u>Depth to Water (feet)</u>	<u>Product Thickness (feet)</u>	<u>Sheen</u>	<u>Water Purged (gallons)</u>
(Monitored and Sampled on March 14, 1995)					
MW1	82.85	8.17	0	No	10
MW2	82.56	7.99	0	No	9.5
MW3	83.11	7.79	0	No	10
(Monitored on February 2, 1995)					
MW1	82.49	8.53	0	--	25
MW2	82.10	8.45	0	--	45
MW3	82.70	8.20	0	--	45
(Monitored on January 9, 1995)					
MW1	82.78	8.24	0	--	0
MW2	82.11	8.44	0	--	35
MW3	82.94	7.96	0	--	25

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

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

-- Sheen determination was not performed.

TABLE 2

RECORD OF THE TEMPERATURE, CONDUCTIVITY, AND pH VALUES
 IN THE MONITORING WELLS DURING PURGING AND PRIOR TO SAMPLING

(Measured on March 14, 1995)

<u>Well #</u>	<u>Gallons per Casing Volume</u>	<u>Time</u>	<u>Gallons Purged</u>	<u>Casing Volumes Purged</u>	<u>Temperature (°F)</u>	<u>Conductivity ((μmhos/cm)x100)</u>	<u>pH</u>
MW1	2.50	9:05	0.0	0.0	64.3	5.57	6.49
			2.5	1.0	69.1	5.57	6.05
			5.0	2.0	69.2	5.47	6.30
			7.5	3.0	70.1	4.72	6.40
			10.0	4.0	70.0	4.60	6.40
MW2	2.27	10:55	0.0	0.0	71.4	11.20	6.07
			2.5	1.1	70.6	12.60	6.10
			5.0	2.2	69.5	6.92	6.17
			7.0	3.1	69.7	6.78	6.15
			9.5	4.2	70.1	6.87	6.20
MW3	2.38	10:00	2.0	0.8	73.6	6.52	6.06
			2.5	1.1	71.7	6.46	6.22
			5.0	2.1	71.2	5.34	6.25
			7.5	3.2	70.2	5.55	6.16
			10.0	4.2	70.7	5.62	6.11

TABLE 3

SUMMARY OF LABORATORY ANALYSES
 WATER

<u>Sample Number</u>	<u>TPH as Paint Thinner</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethylbenzene</u>	<u>Xylenes</u>
(Collected on March 14, 1995)						
MW1	65	630	39	ND	7.0	8.6
MW2	670	14,000	1,500	41	160	66
MW3	480	5,600	250	11	25	30
(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

TABLE 3 (Continued)

SUMMARY OF LABORATORY ANALYSES
WATER

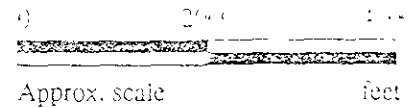
- ♦ Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a gasoline and non-gasoline mixture.
- * Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a paint thinner and non-paint thinner mixture.
- ** TPH as diesel was detected in MW1, 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.

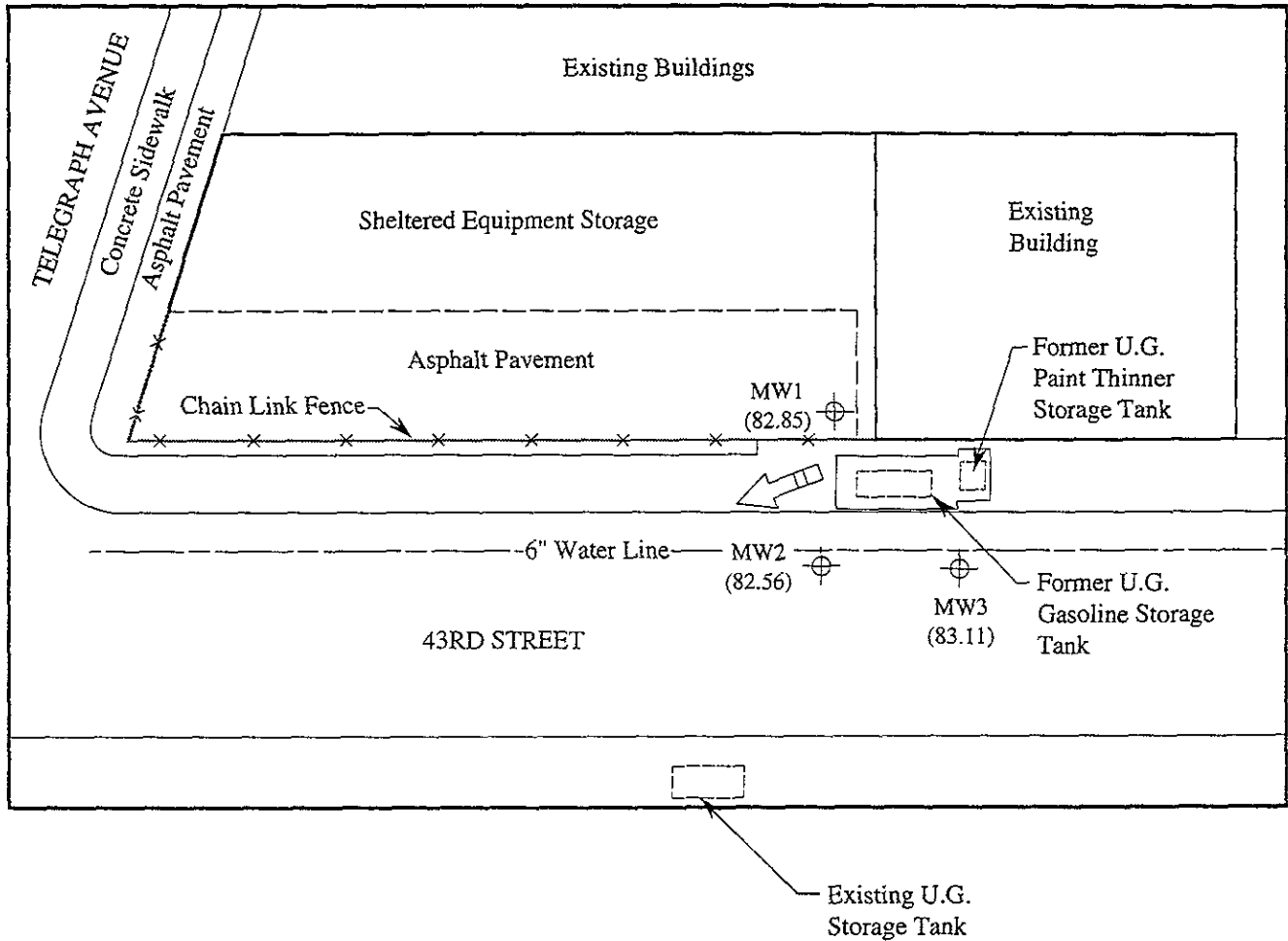
Results in parts per billion (ppb), unless otherwise indicated.






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

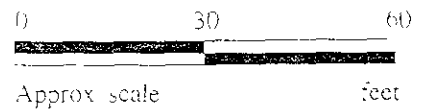


 <p>KAPREALIAN ENGINEERING INCORPORATED</p>	<p>WELLS FARGO BANK (WALTER BLUMERT CO, INC.) 490 43RD STREET OAKLAND, CA</p>	<p>LOCATION MAP</p>
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LEGEND

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

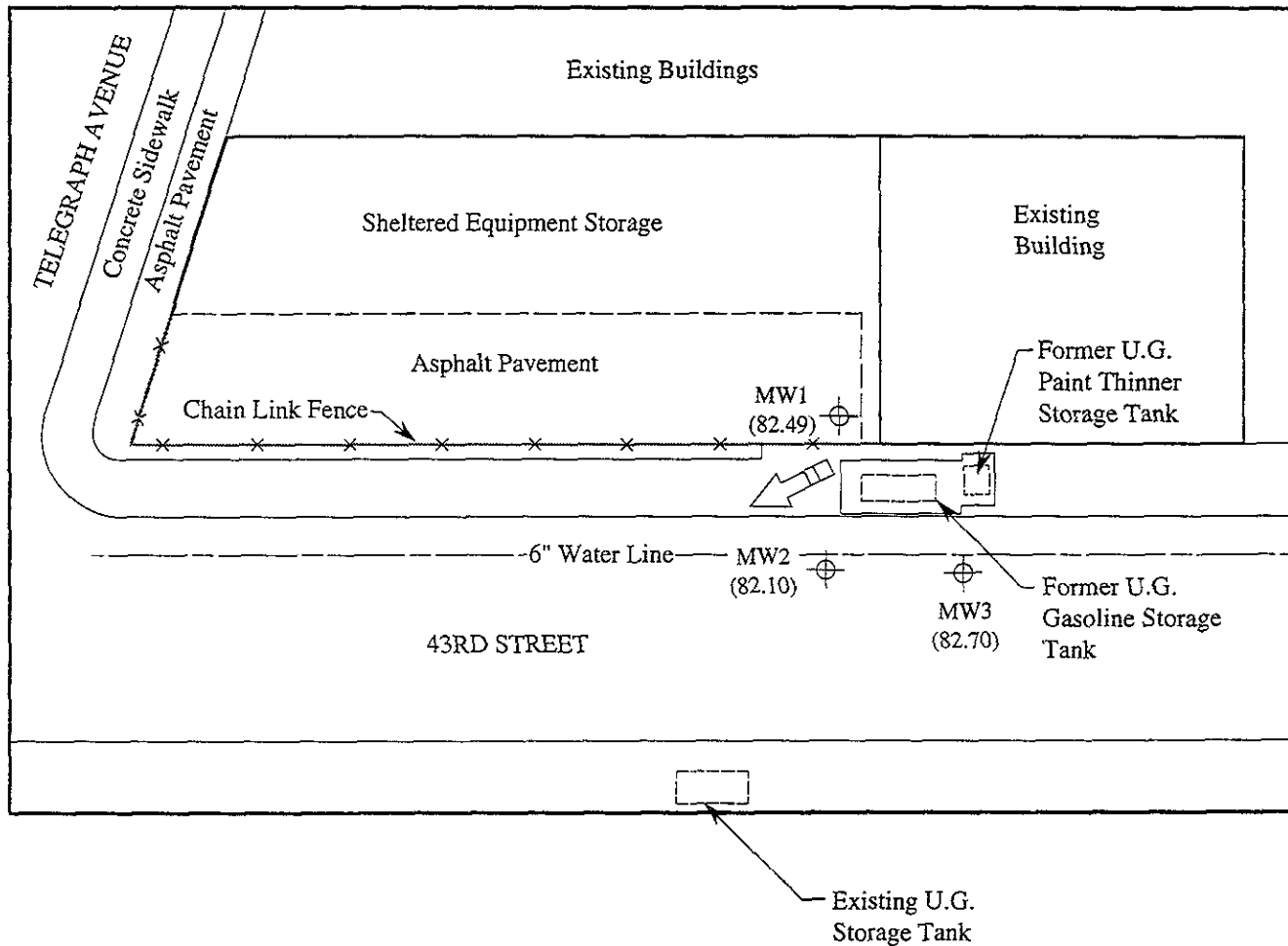


GROUND WATER FLOW DIRECTION MAP FOR THE MARCH 14, 1995 MONITORING EVENT



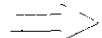

KAPREALIAN ENGINEERING
INCORPORATED

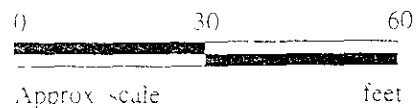
WELLS FARGO BANK
(WALTER BLUMERT CO, INC.)
490 43RD STREET
OAKLAND, CALIFORNIA

FIGURE
1



LEGEND

-  Monitoring well
-  Groundwater elevation in feet above Mean Sea Level
-  Direction of ground water flow



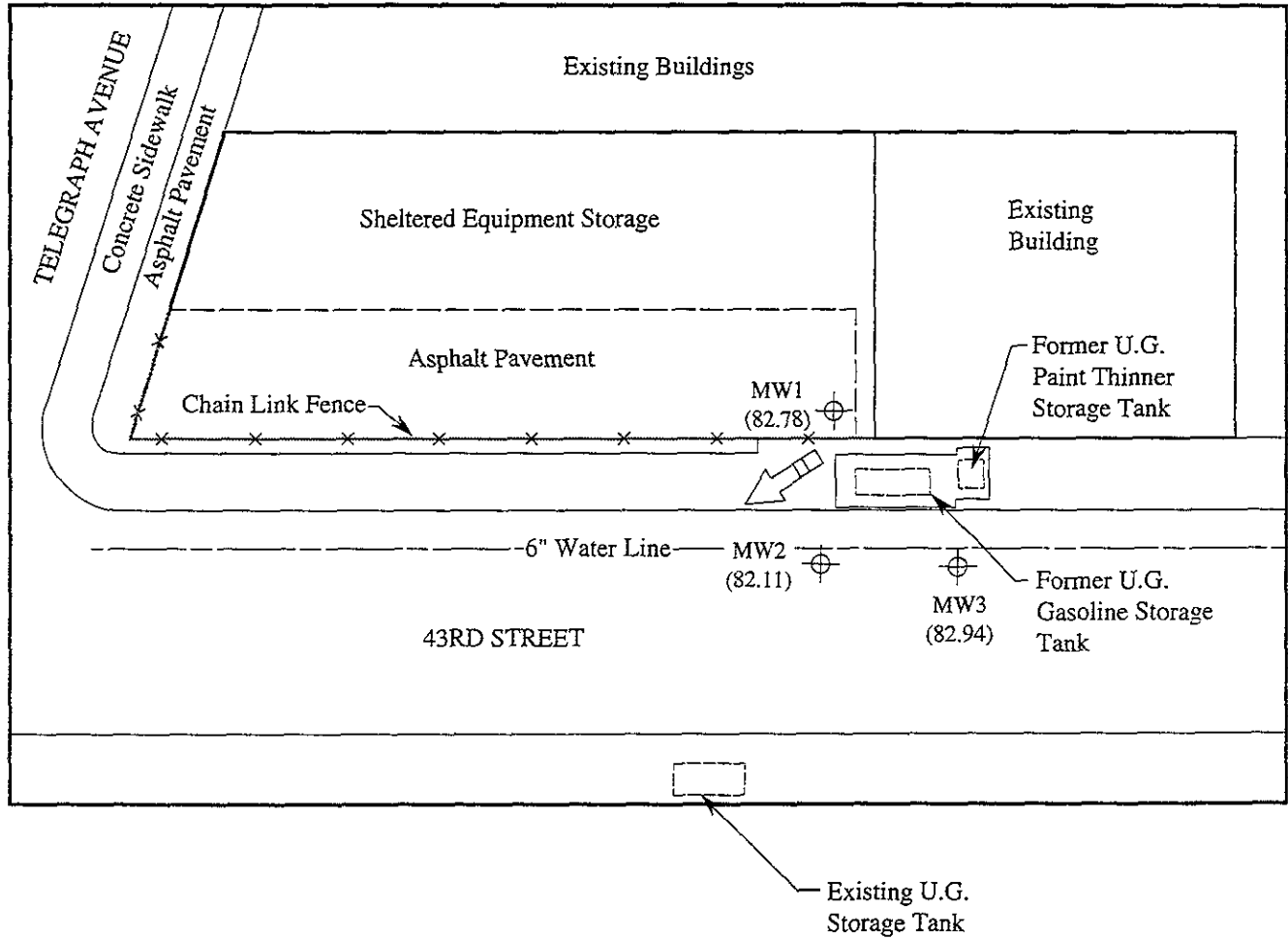
GROUND WATER FLOW DIRECTION MAP FOR THE FEBRUARY 2, 1995 MONITORING EVENT



KAPREALIAN ENGINEERING
INCORPORATED

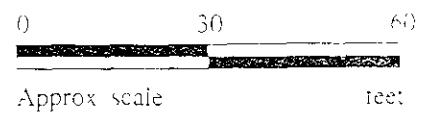
WELLS FARGO BANK
(WALTER BLUMERT CO. INC.)
490 43RD STREET
OAKLAND, CALIFORNIA

FIGURE
2



LEGEND

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

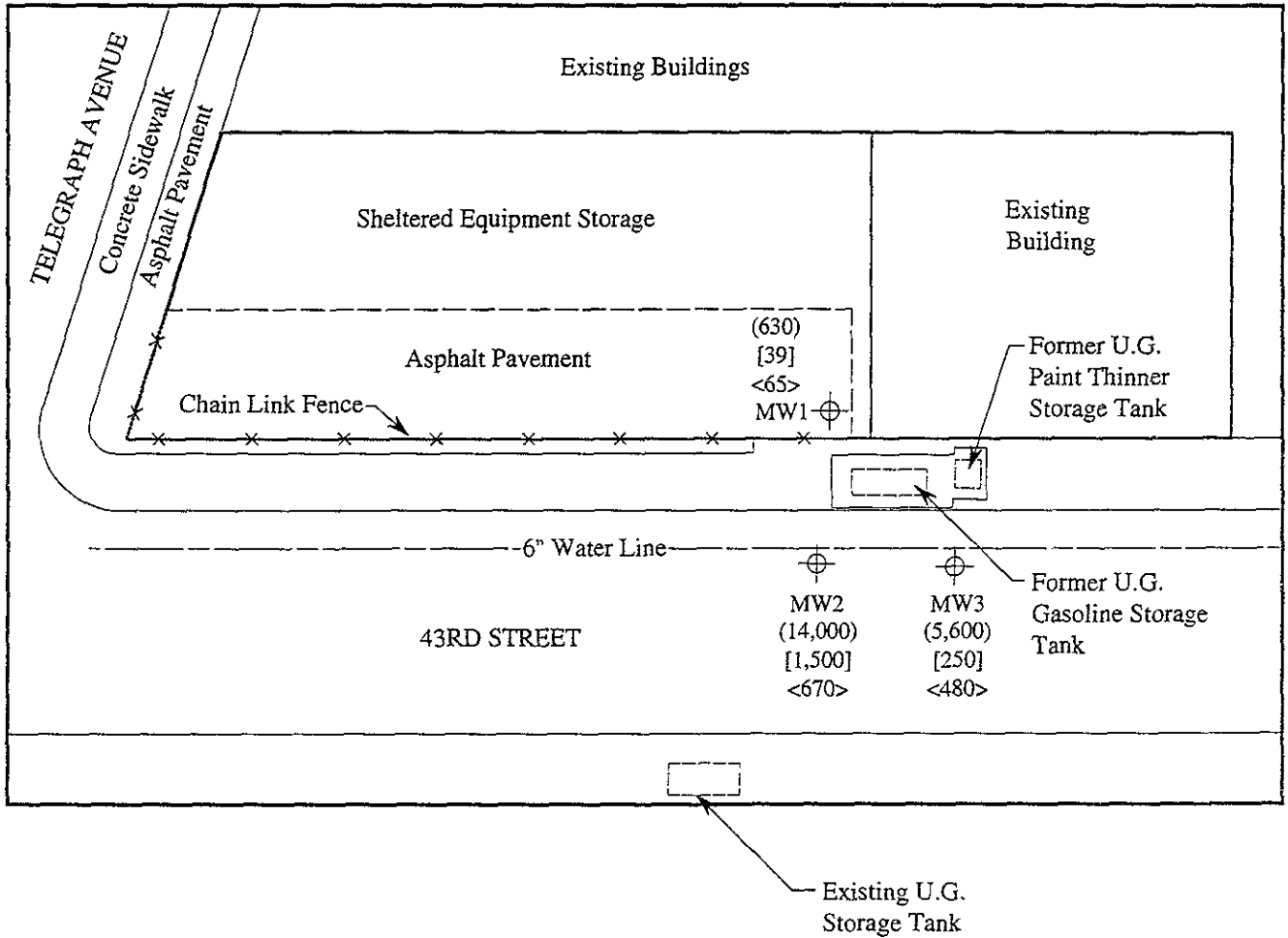


GROUND WATER FLOW DIRECTION MAP FOR THE JANUARY 9, 1995 MONITORING EVENT



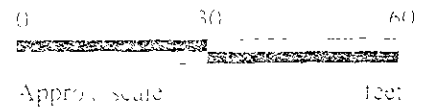
WELLS FARGO BANK
(WALTER BLUMERT CO, INC.)
490 43RD STREET
OAKLAND, CALIFORNIA

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



PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON MARCH 14, 1995



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

FIGURE
4



MPDS Services	Client Project ID: Wells Fargo Bank, 490 43rd Street,	Sampled: Mar 14, 1995
2401 Stanwell Dr., Ste. 300	Matrix Descript: Water	Oakland Received: Mar 14, 1995
Concord, CA 94520	Analysis Method: EPA 5030/8015/8020	Reported: Apr 3, 1995
Attention: Sarkis Karkarian	First Sample #: 503-0621	

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
503-0621	MW-1	630	39	ND	7.0	8.6
503-0622	MW-2	14,000	1,500	41	160	66
503-0623	MW-3	5,600	250	11	25	30

Detection Limits:	50	0.50	0.50	0.50	0.50
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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





MPDS Services	Client Project ID:	Wells Fargo Bank, 490 43rd Street,	Sampled:	Mar 14, 1995
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Mar 14, 1995
Concord, CA 94520	Analysis Method:	EPA 5030/8015/8020	Reported:	Apr 3, 1995
Attention: Sarkis Karkarian	First Sample #:	503-0621		

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
503-0621	MW-1	Gasoline	2.0	3/27/95	HP-5	63
503-0622	MW-2	Gasoline	100	3/27/95	HP-2	74
503-0623	MW-3	Gasoline	20	3/27/95	HP-2	72

SEQUOIA ANALYTICAL, #1271

Signature on File

Alan B Kemp
Project Manager





MPDS Services	Client Project ID: Wells Fargo Bank, 490 43rd Street,	Sampled: Mar 14, 1995
2401 Stanwell Dr., Ste. 300	Sample Matrix: Water	Oakland Received: Mar 14, 1995
Concord, CA 94520	Analysis Method: EPA 3510/8015	Reported: Apr 3, 1995
Attention: Sarkis Karkarian	First Sample #: 503-0621	

TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS AS PAINT THINNER

Analyte	Reporting Limit µg/L	Sample I.D. 503-0621 MW-1	Sample I.D. 503-0622 MW-2	Sample I.D. 503-0623 MW-3
Extractable Hydrocarbons	50	65	670	480
Chromatogram Pattern:		Paint Thinner	Paint Thinner	Paint Thinner

Quality Control Data

Report Limit Multiplication Factor:	1.0	1.0	1.0
Date Extracted:	3/20/95	3/20/95	3/20/95
Date Analyzed:	3/21/95	3/21/95	3/21/95
Instrument Identification:	HP-3A	HP-3A	HP-3A

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





MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Sarkis Karkarian

Client Project ID: Wells Fargo Bank, 490 43rd Street, Oakland
Matrix: Liquid

QC Sample Group: 5030621-623

Reported: Apr 4, 1995

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#:	5030577	5030577	5030577	5030577
Date Prepared:	3/27/95	3/27/95	3/27/95	3/27/95
Date Analyzed:	3/27/95	3/27/95	3/27/95	3/27/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L
Matrix Spike % Recovery:	90	90	85	90
Matrix Spike Duplicate % Recovery:	85	85	85	90
Relative % Difference:	5.7	5.7	0.0	0.0

LCS Batch#:	3LCS0302795	3LCS0302795	3LCS0302795	3LCS0302795
Date Prepared:	3/27/95	3/27/95	3/27/95	3/27/95
Date Analyzed:	3/27/95	3/27/95	3/27/95	3/27/95
Instrument I.D.#:	HP-5	HP-5	HP-5	HP-5
LCS % Recovery:	93	90	85	87

% Recovery Control Limits:	71-133	72-128	72-130	71-120
----------------------------	--------	--------	--------	--------

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 formed 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, #1271

Signature on File

Alan B. Kemp
Project Manager





MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Sarkis Karkarian

Client Project ID: Wells Fargo Bank, 490 43rd Street, Oakland
Matrix: Liquid

QC Sample Group: 5030621-623

Reported: Apr 4, 1995

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	J. Dinsay

MS/MSD					
Batch#:	5030862	5030862	5030862	5030862	BLK037095
Date Prepared:	3/27/95	3/27/95	3/27/95	3/27/95	3/20/95
Date Analyzed:	3/27/95	3/27/95	3/27/95	3/27/95	3/21/95
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:	115	110	120	118	54
Matrix Spike Duplicate %					
Recovery:	120	115	120	122	63
Relative %					
Difference:	4.3	4.4	0.0	3.3	15

LCS Batch#:	1LCS032795	1LCS032795	1LCS032795	1LCS032795	BLK032095
Date Prepared:	3/27/95	3/27/95	3/27/95	3/27/95	3/20/95
Date Analyzed:	3/27/95	3/27/95	3/27/95	3/27/95	3/21/95
Instrument I.D.#:	HP-2	HP-2	HP-2	HP-2	HP-3A
LCS %					
Recovery:	105	102	107	85	63

% Recovery					
Control Limits:	71-133	72-128	72-130	71-120	38-122

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, #1271

Signature on File

Alan B. Kemp
Project Manager



CHAIN OF CUSTODY

SAMPLER MARGAR TEYMURAZOV		Wells Fargo Bank CITY: <u>Oakland</u>						ANALYSES REQUESTED					TURN AROUND TIME: <u>Regular</u>			
WITNESSING AGENCY		ADDRESS: <u>490 43rd street.</u>						TPH-GAS BTX	TPH-DIESEL	TOG	8010	TPH as per thimer				REMARKS
SAMPLE ID NO	DATE	TIME	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION									5030621 AC 5030622 5030623 ↓
MW-1	3-14-95	9:30AM	✓	✓		3	Well	✓			✓					
MW-2	"	11:15AM	✓	✓		3	"	✓			✓					
MW-3	"	10:25AM	✓	✓		3	"	✓			✓					
RELINQUISHED BY:		DATE/TIME		RECEIVED BY:			DATE/TIME		THE FOLLOWING <u>MUST BE</u> COMPLETED BY THE LABORATORY ACCEPTING SAMPLES FOR ANALYSES:							
		16:35 PM		Dennis Royce			3/12/95		1. HAVE ALL SAMPLES RECEIVED FOR ANALYSIS BEEN STORED ON ICE? <u>Yes</u>							
(SIGNATURE)		3-14-95		(SIGNATURE)			3-15-95		2. WILL SAMPLES REMAIN REFRIGERATED UNTIL ANALYZED? <u>Yes</u>							
		8:45 AM					0945		3. DID ANY SAMPLES RECEIVED FOR ANALYSIS HAVE HEAD SPACE? <u>NO</u>							
(SIGNATURE)		3-15-95		(SIGNATURE)			3/15/95		4. WERE SAMPLES IN APPROPRIATE CONTAINERS AND PROPERLY PACKAGED? <u>Yes</u>							
		5:30		Melissa Chinnere			1130		SIGNATURE: _____ TITLE: _____ DATE: _____							
(SIGNATURE)				(SIGNATURE)					<u>Melissa Chinnere</u> Sample: <u>4/15/95</u>							

Note: All water containers to be sampled for TPH(G/BTEX, 8010 & B240 are preserved with HCL. All water containers to be sampled for Lead or Metals are preserved with HNO3. All other containers are unpreserved