JONAS & ASSOCIATES INC.

Environmental Consultants

2815 Mitchell Drive, Suite 209 • Walnut Creek, CA 94598 • Tel: (510) 933-5360 • Fax: (510) 933-5362

March 11, 1998
Sent Again: April 20, 1998

Ms. Eva Chu
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502
(510) 567-6762; 337-9335 fax

Subject: B3 and B4 Groundwater Sampling and Results.
Project: Former PACO Pumps, 9201 San Leandro Street, Oakland, California.
J&A #: PCO-220

Dear Ms. Chu:

In the December 12, 1996 letter titled "Soil Borings at 9201 San Leandro Street, Oakland, CA" Alameda County Environmental Health Services (Alameda County or Agency) recommended further characterization of soil and groundwater at the former Paco Pumps Inc. (Paco Pumps) facility located at 9201 San Leandro Street, in Oakland, California. In response to this request Paco Pumps and Jonas and Associates Inc. (J&A) submitted a January 22, 1997 "Work Plan for Soil and Groundwater Characterization" to collect samples from Boreholes B1 and B2. The results of this effort is presented in an April 1, 1997 letter report titled "Soil and Groundwater Sampling Analysis". A meeting was subsequently held with Alameda County and a determination was made to collect and analyze groundwater samples from two additional boreholes, identified as B3 and B4. These boreholes were to be located approximately 50 to 100 feet downgradient from monitoring well 9MW3.

A July 28, 1997 "Work Plan for Further Groundwater Characterization" was submitted to the Agency to drill and collect groundwater samples from Boreholes B3 and B4. The agency responded in a October 2, 1997 letter titled "Workplan Approval for 9201 San Leandro St., Oakland, CA." On December 15, 1997 Alameda County Public Works Agency approved the drilling of two boreholes under Permit Number 97WR233 (attached). On January 21, 1998 Underground Service Alert was contacted (Ticket Number 14704). Drilling activities using a Geoprobe occurred on January 26, 1998. The following sections of this report present drilling and sampling procedures for Boreholes B3 and B4, along with analytical results for groundwater samples.

Drilling and Sampling Procedures

On January 26, 1998 Boreholes B3 and B4 were drilled by Gregg Drilling inside a building at the 9201 San Leandro Street facility. This work was performed using a Geoprobe. The boreholes were located within 50 to 100 feet downgradient from monitoring well 9MW3. The borehole locations are identified on the attached Figure 1.

Borehole B3 is 50 feet and Borehole B4 is located 80 feet downgradient from monitoring well 9MW3. At both borehole locations, Gregg Drilling augered through the building's concrete floor. A stainless steel hand auger was then used to remove approximately 4½ feet of soil. Using a 1½" push rod, the Geoprobe hydraulically advanced the borehole down to 15 feet below ground surface (bgs). A ¾" PVC pipe was placed into the borehole with a 5' screen set from 10 to 15 feet bgs. A water level at monitoring well 9MW3 on January 26, 1998 was measured at 8.8 feet bgs. A clean bailer was placed in each borehole. No water was found. Because of slow groundwater recharge eventually, groundwater samples were collected on February 2, 1998 using disposable bailers.

February 2, 1998 groundwater samples from Boreholes B3 and B4 were collected in VOA bottles with HCl preservative. All samples were placed into an ice chest chilled with blue ice and transported to ChromaLab for analysis. The samples were accompanied by a completed Chain-of-Custody record (attached). These samples were then analyzed for TPH-Gasoline and BTEX, as required by the Work Plan. ChromaLab is a California certified laboratory located in Pleasanton, California.

On February 12, 1998 the PVC pipes were removed and then the boreholes were grouted. Concrete was then used to finish to grade.

Analytical Results

The Chain-of-Custody records and laboratory data sheets are presented as attachments to the correspondence. Following is a summary of the analytical results:

TPH-GASOLINE AND BTEX
GROUNDWATER RESULTS

Sample I.D.	TPH-Gasoline (mg/L)	Benzene (mg/L)	Toluene (mg/L)	Ethyl Benzene (mg/L)	Total Xylenes (mg/L)
B3-GW	1.400	0.310	0.0099	0.027	0.056
B4-GW	ND(0.050)	ND(0.00050)	ND(0.00050)	ND(0.00050)	ND(0.00050)

note: ND(0.00050) = Not Detected above detection limit in parentheses.

Summary

The sampling results indicate that groundwater downgradient from monitoring well 9MW3 decreased in TPH-Gasoline and BTEX concentrations. At 80 feet downgradient from monitoring well 9MW3 no concentrations of TPH-Gasoline and BTEX were detected.

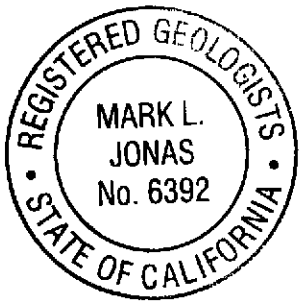
As always, it is a pleasure to work with you and Alameda County Health Care Services Agency. Please call to discuss any issue associated with this project.

Sincerely,
JONAS & ASSOCIATES INC.

Mark Jonas, R.G.
Project Manager

attachments: Drilling Permit, Figure 1 "Borehole Locations and Analytical Results", Chain-of-Custody Records, Laboratory Data Sheets.

cc: Distribution



b3b4rpt.pc0

DOCUMENT DISTRIBUTION

Former Paco Pumps
9201 San Leandro Street, Oakland, California:

Small Business Administration
District Counsel
Small Business Administration
211 Main Street, 4th Floor
San Francisco, California 94105

Lender
Kathryn J. Sennott
Senior Loan Officer
Heller First Capital Corporation
650 California Street, 23rd Floor
San Francisco, California 94108

Borrower
Leonard M. Silvani
GP Holding, LLC
9201 San Leandro Street
Oakland, California 94603

BAEDC
James Baird
Bay Area Employment Development Company
1801 Oakland Boulevard, Suite 300
Walnut Creek, California 94596

Indemnitor
Mr. John Lilla
Paco Pumps, Inc.
16801 Greenspoint Park Drive, Suite 355
Houston, Texas 77060

B3/B4
Geoprobe

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
951 TURNER COURT, SUITE 300, HAYWARD, CA 94545-2651
PHONE (510) 670-5575 ANDREAS GODFREY FAX (510) 670-5262
(510) 670-5248 ALVIN KAN

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT Former Paco Pumps
9201 San Leandro Street
Oakland, California 94603

California Coordinates Source _____ ft. Accuracy ± ___ ft.
CCN _____ ft. CCE _____ ft.
APN _____

CLIENT
Name Mr. John Lilla, PCC Flow Technologies, Inc.
Address 16801 Greenspoint Park Phone (281) 775-1697
City Suite 355 Zip 77060
Houston, Texas

APPLICANT
Name Jonas & Associates Inc.
Mark Jonas, R.G. Fax (510) 933-5362
Address 2815 Mitchell Dr., 5209 Phone (510) 933-5360
City Walnut Creek, Calif. Zip 94598

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	☐	General	☐
Water Supply	☐	Contamination	☒
Monitoring	☐	Well Destruction	☐

PROPOSED WATER SUPPLY WELL USE

New Domestic	☐	Replacement Domestic	☐
Municipal	☐	Irrigation	☐
Industrial	☐	Other _____	☐

DRILLING METHOD:

Mud Rotary	☐	Air Rotary	☐	Auger	☐
Cable	☐	Other	☒ Geoprobe		

DRILLER'S LICENSE NO. 485165 - Gregg Drilling

WELL PROJECTS
Drill Hole Diameter _____ in. Maximum
Casing Diameter _____ in. Depth _____ ft.
Surface Seal Depth _____ ft. Number _____

GEOTECHNICAL PROJECTS
Number of Borings 2 Maximum
Hole Diameter 2 in. Depth 12 ft.

ESTIMATED STARTING DATE ~~December 22, 1997~~ 1/26/98 mj
ESTIMATED COMPLETION DATE ~~December 22, 1997~~ 1/26/98 mj

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Mark Jonas DATE 12/11/97
Mark Jonas, R.G.

FOR OFFICE USE

PERMIT NUMBER 97WR233
WELL NUMBER B3, B4
APN _____

PERMIT CONDITIONS

Circled Permit Requirements Apply

(A) **GENERAL**
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
(2) Submit to ACPWA within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
(3) Permit is void if project not begun within 90 days of approval date.

B. WATER SUPPLY WELLS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

(D) **GEOTECHNICAL**
Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

E. CATHODIC
Fill hole above anode zone with concrete placed by tremie.

F. WELL DESTRUCTION
See attached.

G. SPECIAL CONDITIONS

APPROVED Alvin Kan DATE 12/15/97

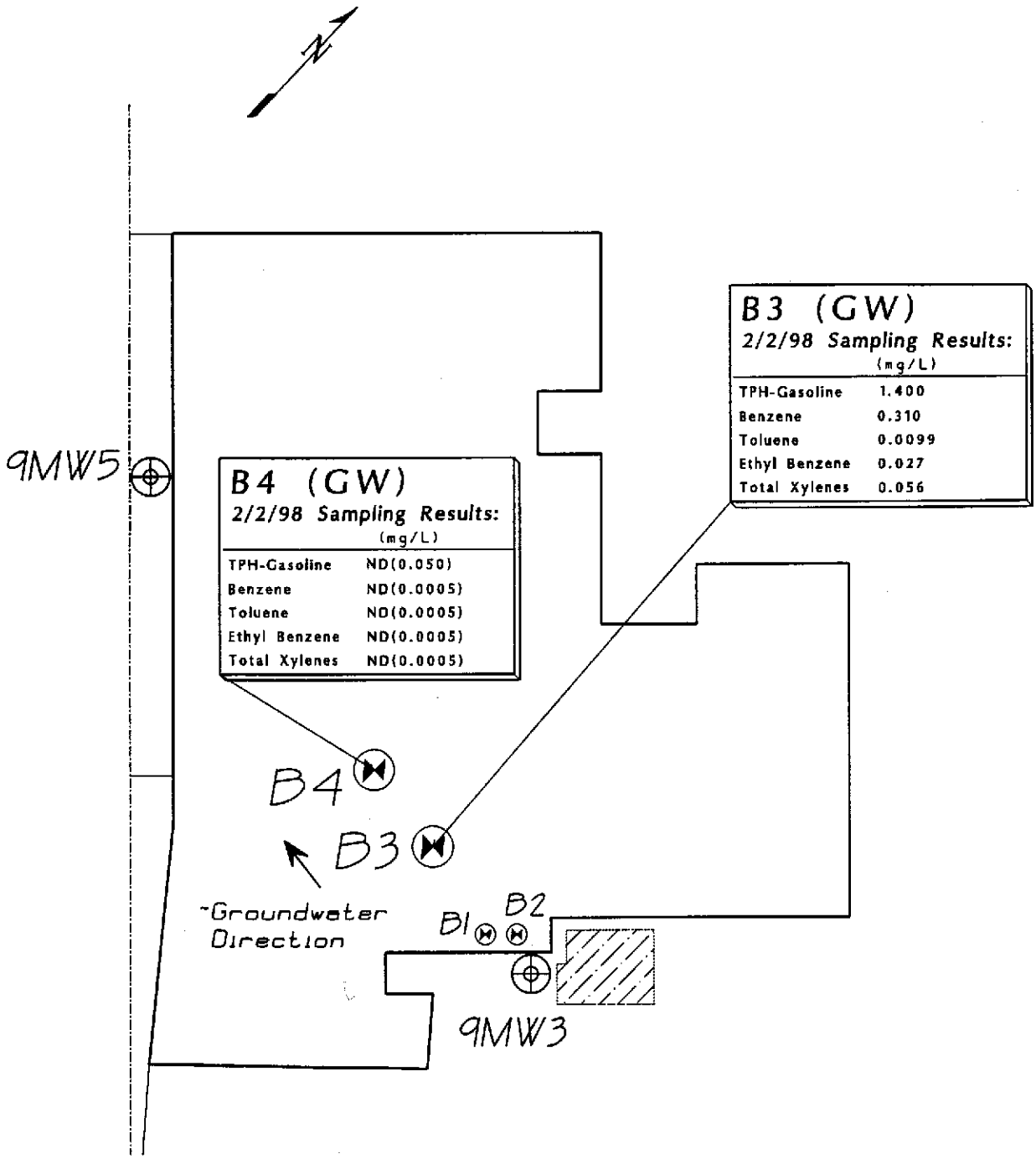


Figure 1

Drawing Number PCO220-2/98:F1

Drawn by M.L.J. 2-20-1998

Borehole Locations and Analytical Results

Former PACO PUMPS
9201 San Leandro Street
Oakland, California

Prepared by
JONAS & ASSOCIATES INC.

Legend:

- Monitoring Well
- Geoprobe Sampling Location
- Previous Excavation (UST?)

Scale
25 0 25 50 Feet

Date: 2-20-1998
Locations Approx.

Figure 1

Drawing Number PCO220-2/98:F1

02050/169361 - 169362

CHROMALAB, INC.

Environmental Services (SDB) (DOHS 1094)

SUBM #: 9802050 REP: GC
CLIENT: JONAS
DUE: 02/10/98
REF #: 38017

38017

Chain of Custody

DATE Jan. 26, 1998 PAGE 1 OF 1

PROJ. MGR Mark Jonas, R.G.
COMPANY Jonas & Associates Inc.
ADDRESS 2815 Mitchell Drive, Suite 209
Walnut Creek, California 94598

SAMPLERS (SIGNATURE) Mark Jonas
Jonas & Associates Inc.
(PHONE NO.) (510) 933-5360
(FAX NO.) (510) 933-5362

ANALYSIS REPORT

SAMPLE ID.	DATE	TIME	MATRIX	PRESERV.	TPH - Gasoline (EPA 5030, 8015)	TPH - Gasoline (5030, 8015) w/BTEX (EPA 602, 8020)	TPH - Diesel, TEPH (EPA 3510/3550, 8015)	PURGEABLE AROMATICS BTEX (EPA 602, 8020)	PURGEABLE HALOCARBONS (EPA 601, 8010)	VOLATILE ORGANICS (EPA 624, 8240, 524.2)	BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525)	TOTAL OIL & GREASE (EPA 5520, B+F, E+F)	PCB (EPA 608, 8080)	PESTICIDES (EPA 608, 8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)		LUFT METALS: Cd, Cr, Pb, Zn, Ni	CAM METALS (17)	PRIORITY POLLUTANT METALS (13)	TOTAL LEAD	EXTRACTION (TCLP, STLC)				NUMBER OF CONTAINERS
B3-GW	2/2/98	1400	wtr	HCl		X																			2
B4-GW	2/2/98	1400	wtr	HCl		X																			2
				2 VOA w/ HCl / Sample																					

PROJECT INFORMATION

PROJECT NAME: Paco Pumps
PROJECT NUMBER: PCO-220
P.O. #:

SAMPLE RECEIPT

TOTAL NO. OF CONTAINERS	4
HEAD SPACE	
REC'D GOOD CONDITION/COLD	
CONFORMS TO RECORD	

TAT: STANDARD 5-DAY | | | 24 | 48 | 72 | OTHER

SPECIAL INSTRUCTIONS/COMMENTS:
Note: B3-GW & B4-GW filtered Geoprobe samples.

RELINQUISHED BY 1.
Mark Jonas 1450
(SIGNATURE) (TIME)
Mark Jonas 2-3-98
(PRINTED NAME) (DATE)
Jonas & Associates Inc.
(COMPANY)

RECEIVED BY
Asaneh Salimpour 2/3/98
(SIGNATURE) (TIME)
Asaneh Salimpour
(PRINTED NAME) (DATE)
Chromalab 2/3/98
(COMPANY)

RELINQUISHED BY 2.
Asaneh Salimpour 2/3/98
(SIGNATURE) (TIME)
Asaneh Salimpour 2/3/98
(PRINTED NAME) (DATE)
Chromalab 2/3/98
(COMPANY)

RECEIVED BY 2.
(SIGNATURE) (TIME)
(PRINTED NAME) (DATE)
(COMPANY)

RELINQUISHED BY 3
(SIGNATURE) (TIME)
(PRINTED NAME) (DATE)
(COMPANY)

RECEIVED BY (LABORATORY) 3
1540
(SIGNATURE) (TIME)
Mike Nargo 2/3/98
(PRINTED NAME) (DATE)
Chromalab, Inc.
(LAB)

CHROMALAB, INC.

Environmental Services (SDB)

February 10, 1998 *Submission #:* 9802050

JONAS & ASSOCIATES, INC.

Atten: Mark Jonas

Project: PACO PUMPS *Project#:* [CP-220
Received: February 3, 1998

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: **B3-GW**
Spl#: 169361 *Matrix:* WATER
Sampled: February 2, 1998 *Run#:*11080 *Analyzed:* February 6, 1998

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
GASOLINE	1400	50	N.D.	95	1
BENZENE	310	0.50	N.D.	108	1
TOLUENE	9.9	0.50	N.D.	108	1
ETHYL BENZENE	27	0.50	N.D.	103	1
XYLENES	56	0.50	N.D.	103	1

Vincent Vancil
Chemist

Michael Verona For
Operations Manager

510-933-5362

1220 Quarry Lane • Pleasanton, California 94566-4756
(510) 484-1919 • Facsimile (510) 484-1096
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Services (SDB)

February 10, 1998 *Submission #:* 9802050

JONAS & ASSOCIATES, INC.

Atten: Mark Jonas

Project: PACO PUMPS *Project#:* [CP-220
Received: February 3, 1998

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: **B4-GW**
Spl#: 169362 *Matrix:* WATER
Sampled: February 2, 1998 *Run#:*11120 *Analyzed:* February 5, 1998

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
GASOLINE	N.D.	50	N.D.	96	1
BENZENE	N.D.	0.50	N.D.	103	1
TOLUENE	N.D.	0.50	N.D.	104	1
ETHYL BENZENE	N.D.	0.50	N.D.	99	1
XYLENES	N.D.	0.50	N.D.	99	1

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Chemist

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Operations Manager

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Federal ID #68-0140157

GC V132 O:BTEXQC0220
VINCE 17:40