

John P. Cummings & Associates

Environmental Consultants

Ph. (510) 505-0722
Fax (510) 791-3306

4610

P.O. Box 2847
Fremont, CA 94536-2847

File No. 0293002.02
July 4, 1995

PERSONNEL AND CONFIDENTIAL

Mr. Reuben Hausauer
6017 East 14th Street
Oakland, CA 94601

Re: Groundwater Monitoring
3927 E. 14th Street, Oakland CA

Dear Mr. Hausauer:

John P. Cummings and Associates (JPCA) is pleased to present the results of the quarterly groundwater monitoring at 3927 East 14th Street, in Oakland, California. An Underground Storage Tank (UST), formerly used for waste oil, was closed in place beneath the sidewalk on this site.

Soil samples from three borings and one well construction collected during previous investigations were analyzed. The results reported from the soil and groundwater analysis indicated levels of Total Petroleum Hydrocarbon as Gasoline (TPHG), Total Petroleum Hydrocarbon as Diesel (TPHD), Oil and Grease (TOG), Benzene, Toluene, Ethylbenzene, and Xylene (BTEX) and Cadmium, Chromium, Lead, Nickel and Zinc, (CAM 5 Metals), contamination which required further soil and groundwater investigation.

A request for quarterly groundwater monitoring of the existing well was sent from the Alameda County Department of Environmental Health (ACDEH) by letter dated February 22, 1995.

FIELD METHODS

On June 15, 1995 prior to purging and sampling the depth to groundwater was measured at 6.41 feet, by an electronic probe, from the mark located on the top of the casing.

Field notes are in Appendix A. The Site Plan is Figure 1.

Approximately 3 gallons of groundwater was removed from MW 1, by a pump which pumped the well to dryness. The water so removed was stored in a 55 gallon drum, marked awaiting analysis.

After the well recovered, groundwater samples were collected from

1
05 JUL -7 PM 1:17
ENVIRONMENTAL
ENVIRONMENTAL

East 14th Street

different building

B-3

20 feet

B-1

3927

East

14th Street



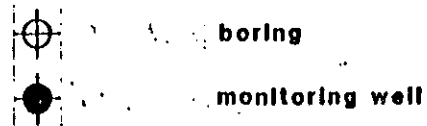
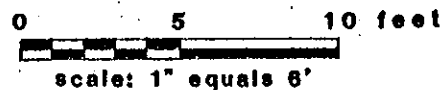
B-2

MW-1

Roll-up Door



40th Avenue



JOHN P. CUMMINGS & ASSOCIATES

PROJECT # 0293002.01
3927 E. 14th St.
Oakland, California

Fig. 1 PARTIAL SITE PLAN & BORING LOCATIONS

the well with a clean, dedicated acrylic bailer and placed in two pre-cleaned 40-ml vials with Teflon-coated septa, acidified with hydrochloric acid, two one-liter glass containers, one for TPHD and the other for TOG analysis were filled with the groundwater sample and one plastic 500 cc container was also filled for the CAM-5 analysis. The containers were labeled with sample identification, placed in an ice chest with "Blue-Ice", along with a Chain of Custody (COC) document and transported to MCCAMPBELL ANALYTICAL INC., a State Certified Laboratory in Pacheco, CA.

ANALYTICAL RESULTS

The groundwater sample was analyzed for TPHG, TPHD, BTEX TOG and CAM 5 metals. The results of the chemical analysis for TPHG, TPHD, BTEX and TOG in parts per billion (ppb) for the groundwater sample collected from Monitoring Well 1 are shown in Table 1 below. Laboratory Data Sheets, with detection limits, and a copy of the Chain of Custody (COC) are contained in Appendix B.

TABLE 1.

Sample ID	ppb						
	TPHD	TOG	TPHG	B	T	E	X
MW-1 Water	8900	57000	11000	980	81	390	490

The CAM 5 metal analysis was non-detectable for Cadmium in the groundwater. The Chromium, Lead, Nickel and Zinc concentrations were 140, 49, 330 and 140 ppb respectively, low values, and most likely indigenous to the local soil. The metals previously detected in the soil analysis were low and most likely indigenous to the local soil deposits, in other words background levels.

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

The groundwater level has dropped approximately 2.5 feet with the decrease in rainfall and is approximately 6.5 feet below grade.

No detectable level of Cadmium was found in the groundwater. The Chromium, Lead, Nickel and Zinc concentrations were low values and most likely indigenous to the local soil. The metals previously detected in the soil samples are considered background.

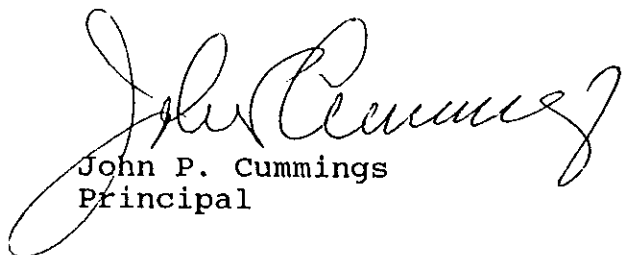
The levels of petroleum product contamination in the groundwater are above action levels, however JPCA recommends that the results of the OWEN'S site investigation should be reviewed prior to any further action being commenced with the ACDEH.

This report has been prepared specifically for Mr. Hausauer, through his Attorney, Robert W. Shapiro, with specific application to a possible hazardous waste investigation. The report has been prepared with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, either expressed or implied, is made as to the professional advice presented.

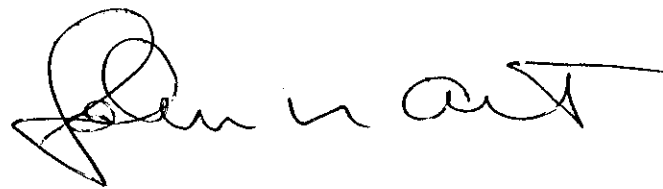
Copies of this quarterly report are being forwarded to the ACDEH and the Regional Water Quality Control Board (RWQCB), as requested by Mr. Hausauer.

If you have any questions, please contact JPCA at (510) 505-0722.

Sincerely,

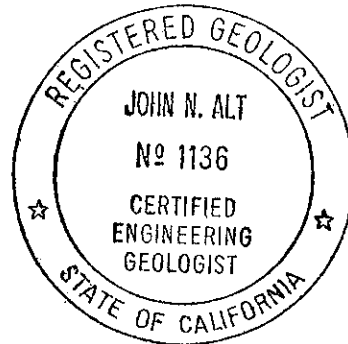


John P. Cummings
Principal



John N. Alt, CEG
EPIGENE International

cc; Rich Hiett, RWQCB
Barney Chan, ACDEH



APPENDIX A

John P. Cummings and Associates
 P O Box 2847
 38750 Paseo Padre Pkwy B-4
 Fremont, CA 94536

Well Data Sheet
 Monitoring Well
 Sampling

Date: 6-15-95 Well No.: M10-1
 Project Name: Na Janics Project No.: 293002.02
 Project Location: 3927 East 14th St. Oakland
 Possible Contaminants: BTEX, TPH &, TPHD & TOC.
 Well Diameter: 2" Well Depth: 17.5'
 Depth To Groundwater: 10.41' Approximate Casing Volume: 21.25 gal
 Purge Method: Pump to dryness
 Evidence of Floating Product: Yes ___ No X; if yes, thickness ___
 Sheen: Yes ___ No X; Odor: Yes X No ___ Moderate

TIME	PURGE VOLUME	CUMULATIVE PURGE	TEMP °F	COND.	pH	COMMENTS
10:01	2.0	3.0				Dry
	dry					

Sampling Method: Bailer
 Comments: Pumped to dryness after 3.0 gal
 Signature: John P. Cummings

APPENDIX B

John P. Cummings & Associates P.O. Box 2847 Fremont, CA 94536-2847	Client Project ID: # 0293002.02	Date Sampled: 06/15/95
		Date Received: 06/22/95
	Client Contact: John Cummings	Date Extracted: 06/22/95
	Client P.O.:	Date Analyzed: 06/22/95

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g) ⁺	Benzene	Toluene	Ethylbenzene	Xylenes	% Rec. Surrogate
53554	MW-1	W	11,000,a,h	980	81	390	490	90
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W	50 ug/L	0.5	0.5	0.5	0.5	0.5	
	S	1.0 mg/kg	0.005	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, soil samples in mg/kg, and all TCLP extracts in mg/L

cluttered chromatogram; sample peak coelutes with surrogate peak

+ The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment; j) no recognizable pattern.

John P. Cummings & Associates P.O. Box 2847 Fremont, CA 94536-2847	Client Project ID: # 0293002.02	Date Sampled: 06/15/95
		Date Received: 06/22/95
	Client Contact: John Cummings	Date Extracted: 06/22/95
	Client P.O:	Date Analyzed: 06/22-06/27/95

LUFT Metals*

EPA analytical methods 6010/200.7, 239.2⁺

Lab ID	Client ID	Matrix	Extraction ^o	Cadmium	Chromium	Lead	Nickel	Zinc	% Rec. Surrogate
53554	MW-1	W	TTLC	ND	0.14	0.049	0.33	0.14	96
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	S	TTLC	0.5 mg/L	0.5	3.0	2.0	1.0		
	W	TTLC	0.01 mg/kg	0.005	0.005	0.02	0.01		
	---	STLC,TCLP	0.01 mg/L	0.05	0.2	0.05	0.05		

* soil samples are reported in mg/kg, and water samples and all STLC & TCLP extracts in mg/L
 + Lead is analysed using EPA method 6010 (ICP) for soils, STLC & TCLP extracts and method 239.2 (AA Furnace) for water samples
 o EPA extraction methods 1311(TCLP), 3010/3020(water,TTLC), 3040(organic matrices,TTLC), 3050(solids,TTLC); STLC from CA Title 22
 # surrogate diluted out of range; N/A means surrogate not applicable to this analysis
 i) liquid sample that contains greater than ~ 2 vol. % sediment; this sediment is extracted with the liquid, in accordance with EPA methodologies and can significantly effect reported metal concentrations.

CHAIN OF CUSTODY

4352 ASACX27

John P. Cummings & Associates

Environmental Consultants

Ph. (510) 505-0722
Fax (510) 791-3306

P.O. Box 2847
Fremont, CA 94536-2847

Laboratory: McCannell Analytical
110 2nd Avenue South D-7
Pacheco, CA 94553
510-798-1620
 Contact: Ed Hamilton

Contact: John P. Cummings Sampler: JPC
 Project Name: New Gemini 20 No. 02732202
 Date: 6/15/85

Sample I.D.	Date/Time Sampled	Matrix Desc.	Container No. of	Type	Lab. #	Analyses Requested						Comments	
						TPH/Gasoline	BTEX	TPH/Diesel	601/8010	602/8020	Oil + Grease		Other
1. MLU-1	6/15/85 10:20	Water	2	Water		X	X						
2. "	↓	↓	1	Water				X					
3. "	↓	↓	1	Water						X			53554
4. "	↓	↓	1	500cc						X			
5.													
6.													
7.													
8.	ICERT ✓	GOOD CONDITION ✓	APPROPRIATE CONTAINERS ✓										
9.	HEAD SPACE ABSENT ✓												
10.													

Relinquished by: <u>John P. Cummings</u>	Date: <u>6/15/85</u>	Time: <u>3:27</u>	Received by: <u>Bob D. #607</u>	Date: <u>6/15/85</u>	Time: <u>3:27</u>
Relinquished by: <u>Bob D.</u>	Date: <u>6/15/85</u>	Time: <u>5:30</u>	Received by: <u>John S. #604</u>	Date: <u>6/15/85</u>	Time: <u>5:30</u>
Relinquished by: <u>John S.</u>	Date: <u>6/22/85</u>	Time: <u>10:55</u>	Received by: <u>Nikki Pica</u>	Date: <u>6/22/85</u>	Time: <u>10:55</u>

Turnaround Time: Normal
 Additional Comments: Please note hold time.
 Page 1 of 1