

**Jackson O. Etter, Administrator with Will Annexed
of the Estate of Alys Clare Garcia
16110 Hexham Dr.
Spring, TX 77379**

ALCO
HAZMAT
DEC 27 PM 3:17

\$750

Test water
to go wells
R.A.S.A.P.

December 22, 1993

Alameda County Health Care Services
80 Swan Room 200
Oakland, CA 94621

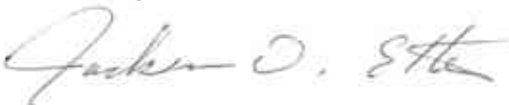
RE: Phase II Environmental Report on 223 East 14th St. San Leandro, CA.

To Whom it Concerns,

This letter is to advise you of a "toxic spill" at the property known as Sunshine Cleaners at 223 East 14th St. , San Leandro, California. Enclosed you will find the report of A.C.C. Environmental Consultants who did the field analysis. I have also advised the California Regional Water Quality Control Board.

Please review the report and advise me of my next course of action.

Sincerely,



Jackson O. Etter, Special Administrator
for the Estate of Alys C. Garcia

cc Allan Freeman,
California Regional Water Quality Control Board

combined - Regional



Jack Etter
↓
~~(510)~~
(713) 934-6127

DRAFT

SUBSURFACE ENVIRONMENTAL INVESTIGATION
233 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA

Prepared for:

Mr. Jack Etter
Special Administrator of the Estate of Alys C. Garcia
16110 Hexhan Drive
Spring, TX 77379

Prepared by:

ACC Environmental Consultants, Inc.
December, 1993

Prepared By:

Misty Kaltreider
Project Geologist

Reviewed By:

Christopher M. Palmer, CEG # 1262
Certified Engineering Geologist

DRAFT

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Figure 1 Location Map

Figure 2 Site Map

LIST OF ATTACHMENTS

Appendix A - Lithologic Logs of Borings B-1 through B-8
 Unified Soil Classification System

Appendix B - Analytical Results
 Chain-of-Custody

DRAFT

1.0 INTRODUCTION

On behalf of Mr. Jack Etter, Special Administrator of the Estate of Alys C. Garcia (Client), ACC Environmental Consultants, Inc. ("ACC") conducted a subsurface environmental investigation of the property located at 233 East 14th Street in San Leandro, California (Figure 1). The work was performed in accordance with the Contract Agreement dated November 16, 1993. The tasks included in the scope of services were as follows:

- o coordinate soil sampling activities including obtaining proper permits from the local agencies
- o drill and sample exploratory borings strategically located at the subject property to characterize the type of soil and determine if the soil has been impacted from previous site use
- o submit soil samples to an analytical laboratory for evaluation of volatile organic compounds
- o evaluate the information obtained and prepare a report of findings

2.0 BACKGROUND

The property located at 223 East 14th Street in San Leandro, California has had a dry cleaning operation and retail facility located on the site for over 20 years. During this period, an on-site sewer line which lead from floor drains inside the dry-cleaning shop to the sewer main broke. The line was repaired. The special administrator for the estate requested a Phase II site investigation to evaluate whether the site has been impacted by the chemicals used in dry-cleaning operations which may have been washed into the floor drains through leaks from equipment or spills.

*Dry cleaner
broke sewer
did a phase I +
phase II
to some
amount
around
the
sewer
line*

3.0 FIELD PROCEDURES

3.1 Subsurface Soil Investigation

Four borings were located on-site adjacent to the previously repaired sewer lateral. The locations of the borings are shown on Figure 2.

Borings B-1 through B-4 were drilled on December 3, 1993 by Environmental Control Associates, Inc. The drilling method used a pneumatically driven precision sampling device equipped with 5-foot sections of 3/4-inch inside diameter galvanized steel probe pipe. The probe pipe was connected to a 1-foot long galvanized steel soil core tube. Stainless steel insert rods were placed through the probe pipe and sampling core tube. The probe pipe, soil core tube and insert rods were together pneumatically driven using a percussion hammer to the desired depth.

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To collect soil samples, the insert rods were removed and the probe pipe and core tube were driven one additional foot. The probe pipe, insert rods, and sampling core tube were all pre-cleaned prior to use and between sample drives by washing them with trisodium phosphate (TSP) and potable water solution, a potable water rinse, and distilled water rinse.

Soil samples were collected every five feet and at any noted changes in lithology. The samples were pre-screened with an HNU photoionization detector (PID) calibrated for Hexane.

The soil samples were logged by Ms. Misty Kaltreider, ACC geologist, during drilling and sampling in accordance with the Unified Soil Classification System (ASTM D-2488-B4). Lithologic logs of the borings and the Unified Soil Classification System are attached in Appendix A.

Upon collection, each end of the probe pipe was covered with Teflon tape and plastic caps taped to the ends and labels were affixed to the probe pipe sample tubes. All samples were stored in an ice-filled cooler and transported under chain of custody to ChromaLab, a certified Cal/EPA analytical laboratory.

4.0 FINDINGS

B-4

4.1 Subsurface Conditions

During the field investigation, the site was observed to be covered with an asphalt cap. Below the asphalt/baserock cap the subsurface soils in the borings consists of yellowish brown to olive brown silty sand to approximately 8 feet in borings B-1, B-2, and B-3. In boring B-4 the subsurface soils consist of olive brown silty sand to approximately 12-1/2 feet. Below the silty sand the soil consists of dark greyish brown to dark brown silty clay to clay to the depth investigated of 25 feet below ground surface.

During drilling and sampling the Photoionization Detector (PID) indicated from 0 to 5 part per million (ppm) of volatile organic compounds.

Groundwater was not encountered during drilling and sampling. All borings were backfilled with a cement/bentonite slurry.

4.2 Analytical Results - Soil

One soil sample was selected from each boring and submitted to ChromaLab, Inc. for analysis of volatile organic compounds by EPA Test Method 8240. Results of the soil sample analyses are summarized in Table 1. Laboratory analytical results with chain of custody forms are attached as Appendix B.

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4.2 ppm

TABLE 1
Analytical Results

Sample No.	1,2-Dichloroethene (Trans)	Tetrachloroethene	Trichloroethene
B1-5	<5	230	<5
B1-10	<5	3,600	8.1
B2-5	<5	140	<5
B2-10	<5	4,200	82
B3-5	<5	88	<5
B3-10	16	710	370
B4-5	<5	430	<5
B4-10	<5	710	13

Notes: All results reported in parts per billion (ppb)
Other analytes reported to be below detection limits.

5.0 SUMMARY AND CONCLUSIONS

During the subsurface soil investigation of borings B-1 through B-4, the soils encountered throughout the site included approximately 8 to 12-1/2 feet of silty sand. Soils below the silty sand became clayier with depth.

The PID indicated from 0 to 5 ppm of volatile organic carbons. No other field indications of volatile organics (i.e., soil discoloration) were observed within the soil. Results of the soil analysis indicated detectable levels of Tetrachloroethene, also known as Tetrachloroethylene or Perchloroethylene (PCE), a common dry cleaning solvent in the soil samples from five feet below ground surface.

Results of the laboratory analysis of the soil collected from 10 feet below ground surface indicated increasing levels of PCE and detectable levels of Trichloroethene (TCE) in all four borings and detectable levels of 1,2-Dichloroethene (DCE) in boring B3. TCE and DCE are also solvents used as degreasing agents. However, TCE and DCE are also known as "daughter" products formed naturally from the degradation of PCE.

Since levels of constituents in the soil were reported to be above laboratory detection levels, pursuant to Title 23 of the California Code of Regulations (CCR), Division 3, Chapter 16, Article 5, Section 2650; the property owner shall report to the Regional Water Quality Control Board and Alameda County Health Care Services Agency the discovery of any unauthorized release.

CHROMALAB, INC.

DOHS 1094

2299 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798

Chain of Custody

DATE _____ PAGE _____ OF _____

PROJ. MGR. M. Kalkreider
 COMPANY ACC Environmental
 ADDRESS 1000 Atlantic Ave Sui 110
Alameda, CA 94501

AMPLERS (SIGNATURE) Misty Kalkreider (50) (PHONE NO.) 522-8180

ANALYSIS REPORT

SAMPLE ID	DATE	TIME	MATRIX	PRESERV.	TPH - Gasoline (EPA 5030, 8015)	TPH - Gasoline (5030, 8015) W/BTEX (EPA 602, 8020)	TPH - Diesel (EPA 3510/3550, 8015)	PURGEABLE AROMATICS BTEX (EPA 602, 8020)	PURGEABLE HALOCARBONS (EPA 601, 8010)	VOLATILE ORGANICS (EPA 624, 8240, 5242)	BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525)	TOTAL OIL & GREASE (EPA 5520, 8+f, 5+f)	PCB (EPA 606, 8080)	PESTICIDES (EPA 608, 8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)	METALS: Cd, Cr, Pb, Zn, Ni	CAM METALS (17)	PRIORITY POLLUTANT METALS (13)	TOTAL LEAD	EXTRACTION (TCLP, STLC)	NUMBER OF CONTAINERS
31-5	12/13/92		S							X											1
32-5			S							X											1
33-5			S							X											1
34-5			S							X											1

PROJECT INFORMATION

PROJECT NAME: 33 E 14th

PROJECT NUMBER: 6135-1

Q.#: 6135-1

TAT: STANDARD 5-DAY

24 48 72 OTHER

SPECIAL INSTRUCTIONS/COMMENTS:

SAMPLE RECEIPT

TOTAL NO. OF CONTAINERS: 24

HEAD SPACE

REC'D GOOD CONDITION/COLD

CONFORMS TO RECORD

RELINQUISHED BY 1. Misty Kalkreider (SIGNATURE) (TIME) (DATE)

Misty Kalkreider (PRINTED NAME) (DATE)

ACC Environmental (COMPANY)

RECEIVED BY 1. (SIGNATURE) (TIME) (DATE)

(PRINTED NAME) (DATE)

(COMPANY)

RELINQUISHED BY 2. (SIGNATURE) (TIME) (DATE)

(PRINTED NAME) (DATE)

(COMPANY)

RELINQUISHED BY 3. (SIGNATURE) (TIME) (DATE)

(PRINTED NAME) (DATE)

(COMPANY)

RECEIVED BY (LABORATORY) 2. B. M. [Signature] (SIGNATURE) (TIME) (DATE)

B. M. [Signature] (PRINTED NAME) (DATE)

Chromalab (LAB)

17139346078 P.23 TO FROM ACC ENVIRONMENTAL DEC-21-1992 14:20

CHROMALAB, INC.

Environmental Laboratory (1094)

6 DAYS TURNAROUND

December 10, 1993

ChromaLab File#: 9312079

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltreider

Project: 233 E. 14TH

Project#: 6135-1

Submitted: December 6, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: B4-5

Matrix: SOIL

Lab #: 38966-1847


Sampled: December 3, 1993

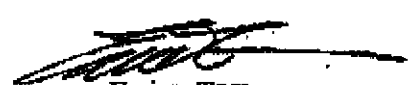
Analyzed: December 9, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	25	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLOROBENZENE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
2-CHLOROETHYLVINYLETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	N.D.	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	5	N.D.	93
TETRACHLOROETHENE	430	5	N.D.	111
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	N.D.	5	N.D.	93
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

ChromaLab, Inc.


David Wintergrass
Chemist


Eric Tam
Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 10, 1993

Chromalab File#: 9312079

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltraider

Project: 233 E. 14TH

Project#: 6135-1

Submitted: December 6, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: B3-5

Matrix: SOIL

Lab #: 38965-1847 Sampled: December 3, 1993 Analyzed: December 9, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	5	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLOROBENZENE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
2-CHLOROETHYLVINYLETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	N.D.	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	5	N.D.	93
TETRACHLOROETHENE	88	5	N.D.	111
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	N.D.	5	N.D.	93
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

Chromalab, Inc.

David Wintergrass
David Wintergrass
Chemist

Eric Tam
Eric Tam
Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 10, 1993

ChromaLab File#: 9312079

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltreider

Project: 233 E. 14TH

Project#: 6135-1

Submitted: December 6, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: B2-5

Matrix: SOIL

Lab #: 38964-1847

Sampled: December 3, 1993

Analyzed: December 9, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	25	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLOROBENZENE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
2-CHLOROETHYL VINYL ETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	N.D.	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	5	N.D.	93
TETRACHLOROETHENE	140	5	N.D.	111
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	N.D.	5	N.D.	93
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

ChromaLab, Inc

David Wintergrass
Chemist

Eric Tam
Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 10, 1993

ChromaLab File#: 9312079

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltreider

Project: 233 E. 14TH

Project#: 6135-1

Submitted: December 6, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: B1-5

Matrix: SOIL

Lab #: 38963-1847

Sampled: December 3, 1993

Analyzed: December 9, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	25	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLOROBENZENE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
2-CHLOROETHYL VINYLETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	N.D.	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	5	N.D.	93
TETRACHLOROETHENE	230	5	N.D.	111
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	N.D.	5	N.D.	93
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

ChromaLab, Inc.

David Wintergrass
 David Wintergrass
 Chemist

Eric Tam
 Eric Tam
 Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 17, 1993

ChromaLab File#: 9312180

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltreider

Project: 233 E. 14TH ST.

Project#: 6135-1

Submitted: December 14, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: B4-10

Matrix: SOIL

Lab #: 39466-1880

Sampled: December 3, 1993

Analyzed: December 15, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	25	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLOROBENZENE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
2-CHLOROETHYLVINYLETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	N.D.	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	5	N.D.	109
TETRACHLOROETHENE	710	5	N.D.	113
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	13	5	N.D.	86
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

ChromaLab, Inc.

David Wintergrass
David Wintergrass
Chemist

Eric Tam
Eric Tam
Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 17, 1993

ChromaLab File#: 9312180

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltreider

Project: 233 E. 14TH ST.

Project#: 6135-1

Submitted: December 14, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: B3-10

Matrix: SOIL

Lab #: 39465-1880 Sampled: December 3, 1993 Analyzed: December 15, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	25	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLORO BENZENE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
2-CHLOROETHYL VINYLETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	16	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,1,2-TETRACHLOROETHANE	N.D.	5	N.D.	109
TETRACHLOROETHENE	710	5	N.D.	119
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	370	5	N.D.	86
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

ChromaLab, Inc.

David Wintergrass
Chemist

Eric Tam
Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 17, 1993

ChromaLab File#: 9312180

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltreider

Project: 233 E. 14TH ST.

Project#: 6135-1

Submitted: December 14, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: B2-10

Matrix: SOIL

Lab #: 39464-1880

Sampled: December 3, 1993

Analyzed: December 15, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	25	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
2-CHLOROETHYL VINYL ETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	N.D.	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	5	N.D.	109
TETRACHLOROETHENE	4200	5	N.D.	113
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	82	5	N.D.	86
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

ChromaLab, Inc.

David Wintergrass
Chemist

Eric Tam
Laboratory Director

CHROMALAB, INC.

Environmental Laboratory (1094)

5 DAYS TURNAROUND

December 17, 1993

ChromaLab File#: 9312180

ACC ENVIRONMENTAL CONSULTANTS

Atten: Misty Kaltreider

Project: 233 E. 14TH ST.

Project#: 6135-1

Submitted: December 14, 1993

re: One sample for Volatile Organic Compounds by GC/MS analysis.

Sample: 81-10

Matrix: SOIL

Lab #: 39463-1880

Sampled: December 3, 1993

Analyzed: December 15, 1993

Method: EPA 8240

ANALYTE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)	BLANK RESULT (ug/Kg)	BLANK SPIKE RESULT (%)
ACETONE	N.D.	25	N.D.	--
BENZENE	N.D.	5	N.D.	--
BROMODICHLOROMETHANE	N.D.	5	N.D.	--
BROMOFORM	N.D.	5	N.D.	--
BROMOMETHANE	N.D.	5	N.D.	--
2-BUTANONE	N.D.	5	N.D.	--
CARBON TETRACHLORIDE	N.D.	5	N.D.	--
CHLOROETHANE	N.D.	5	N.D.	--
CHLOROBENZENE	N.D.	5	N.D.	--
2-CHLOROETHYL VINYL ETHER	N.D.	5	N.D.	--
CHLOROFORM	N.D.	5	N.D.	--
CHLOROMETHANE	N.D.	5	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHANE	N.D.	5	N.D.	--
1,2-DICHLOROETHANE	N.D.	5	N.D.	--
1,1-DICHLOROETHENE	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (CIS)	N.D.	5	N.D.	--
1,2-DICHLOROETHENE (TRANS)	N.D.	5	N.D.	--
1,2-DICHLOROPROPANE	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (CIS)	N.D.	5	N.D.	--
1,3-DICHLOROPROPENE (TRANS)	N.D.	5	N.D.	--
ETHYL BENZENE	N.D.	5	N.D.	--
2-HEXANONE	N.D.	5	N.D.	--
METHYLENE CHLORIDE	N.D.	25	N.D.	--
4-METHYL-2-PENTANONE	N.D.	5	N.D.	--
STYRENE	N.D.	5	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	5	N.D.	109
TETRACHLOROETHENE	3600	5	N.D.	113
TOLUENE	N.D.	5	N.D.	--
1,1,1-TRICHLOROETHANE	N.D.	5	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	5	N.D.	--
TRICHLOROETHENE	8.1	5	N.D.	86
TRICHLOROFLUOROMETHANE	N.D.	5	N.D.	--
VINYL ACETATE	N.D.	5	N.D.	--
VINYL CHLORIDE	N.D.	5	N.D.	--
XYLENES (TOTAL)	N.D.	5	N.D.	--

ChromaLab, Inc.

David J. Wintergrass
David Wintergrass
Chemist

Eric Tam
Eric Tam
Laboratory Director

East 14th Street

John's
Coffee Shop

Sunshine
Cleaners
Building

Former Excavation
(Sewer Repair)

Sewer Lateral

Sewer
Cleanout

West Broadmoor Blvd.

B-3	5'	10'
PCE	88	710
TCE	<5	370
DCE	<5	16

B-1	5'	10'
PCE	230	3600
TCE	<5	8.1
DCE	<5	<5

B-4	5'	10'
PCE	430	710
TCE	<5	13
DCE	<5	<5

B-2	5'	10'
PCE	140	4200
TCE	<5	82
DCE	<5	<5

Shed

Boring Location 

PCE = Tetrachloroethene

TCE = Trichloroethene

DCE = 1,2-Dichloroethene (trans)

All results in parts per billion (ppb)

Scale: 1" = 20'

Site Plan
233 E. 14th Street
San Leandro, California

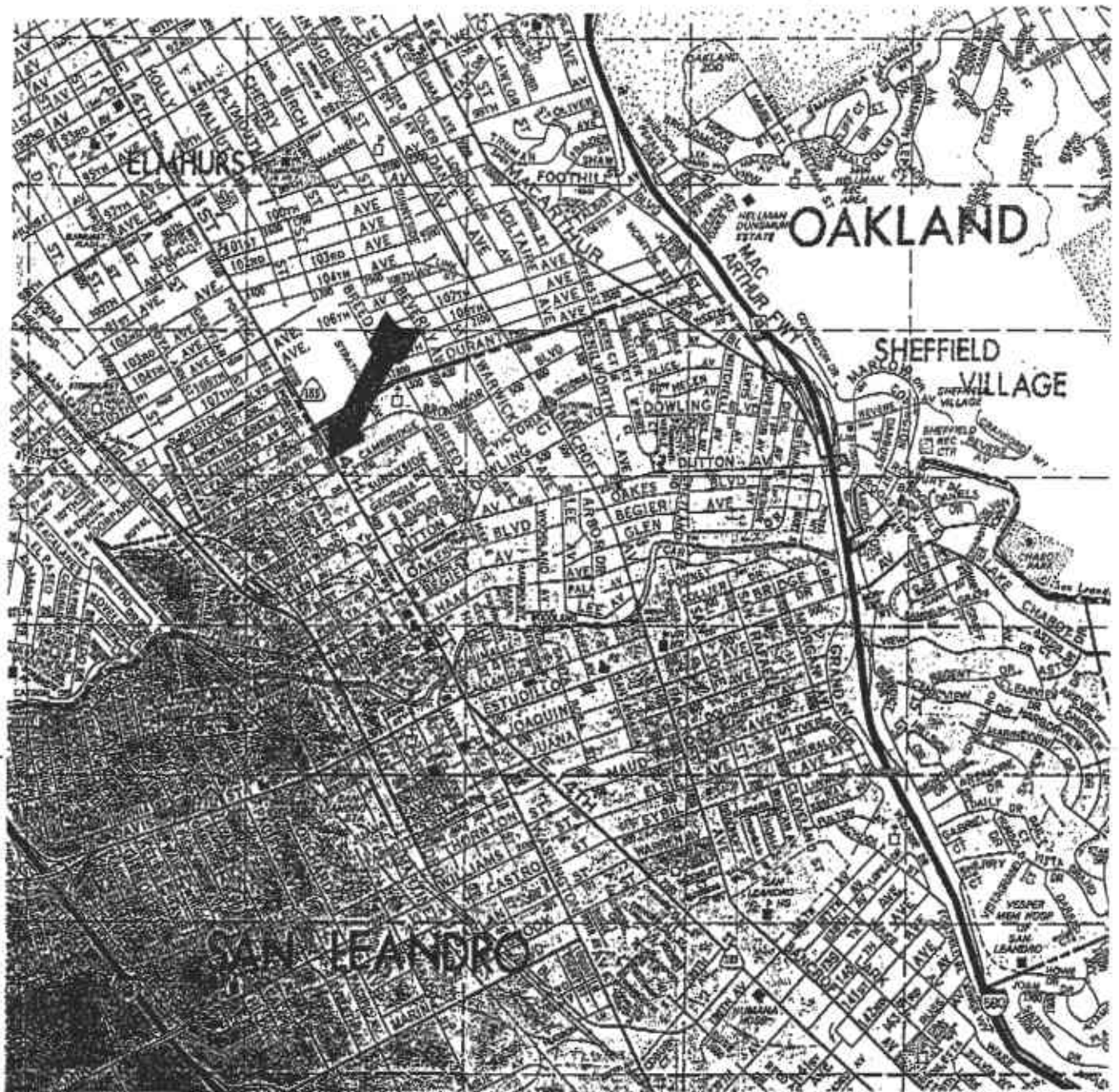
12/17/1993

Drawn By: TRF

Project: 6135-1

Figure 2


ACC Environmental Consultants • 1000 Atlantic Avenue, Suite 110 • Alameda, CA 94501 • (510) 522-8188 Fax: (510) 865-5731





Location Map
 233 E. 14th Street
 San Leandro, CA

12/17/1993	Drawn By: TRF	Project: 6135-1	Figure 1
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ACC Environmental Consultants • 1000 Atlantic Avenue, Suite 110 • Alameda, CA 94501 • (510) 522-8188 Fax: (510) 865-5731

Environmental Control Associates, Inc. Pneumatic Sampler.	HNU (ppm)	SAMPLE #	Sample Interval	Depth (feet)	EQUIPMENT: Pneumatic Sampler LOGGED BY: M. Kaltreider PROJECT: 233 East 14th Street START DATE: 12/03/93
<p>Munsel Color Scale</p> <p>(2.5Y-4/3)</p> <p>(10YR-4/3)</p>	<p>1-5</p> <p>0</p> <p>0</p>	<p>B 4-5</p> <p>B 4-10</p> <p>B 4-15</p>		<p>0</p> <p>2</p> <p>4</p> <p>6</p> <p>8</p> <p>10</p> <p>12</p> <p>14</p> <p>16</p> <p>18</p> <p>20</p> <p>22</p> <p>24</p> <p>26</p> <p>28</p>	<p>Asphalt: 4" lift. Lt. brown silty gravel (GM) & clayey gravel (GC), med. grained, dense (baserock).</p> <p>Olive brown silty sand (SM) very fine grain, medium dense to loose, moist.</p> <p>same as above -siltier- with trace clay</p> <p>Dark brown clay (CL), medium stiff, very plastic, moist.</p> <p>BOTTOM OF BORING @ 15 feet</p>
				<p>ACC ENVIRONMENTAL CONSULTANTS 1000 ATLANTIC AVEUNUE, SUITE 110 ALAMEDA, CA 94501</p>	<p>JOB NO: 6135-1</p> <p>DATE: 12/03/93</p>

Environmental Control Associates, Inc. Pneumatic Sampler.	HNu (ppm)	SAMPLE #	Sample Interval	Depth (feet)	EQUIPMENT: Pneumatic Sampler LOGGED BY: M. Kaltreider PROJECT: 233 East 14th Street START DATE: 12/03/93	
<u>Munsel Color Scale</u> (10YR-4/4) (10YR-4/4) (10YR-4/3)	1-5 0-1 0	B3-5 B3-10 B3-15		0 2 4 6 8 10 12 14 16 18 20 22 24 26 28	<p>Asphalt: 4" lift. Lt. brown silty gravel (GM) & clayey gravel (GC), med. grained, dense (baserock)</p> <p>Dark yellowish brown silty sand (SM) very fine grain, loose, moist.</p> <p>Dark yellowish brown sandy silt (ML) medium stiff, moist.</p> <p>Dark brown clay (CL), medium stiff, very plastic, moist.</p> <p>BOTTOM OF BORING @ 15 feet</p>	
				ACC ENVIRONMENTAL CONSULTANTS 1000 ATLANTIC AVEUNUE, SUITE 110 ALAMEDA, CA 94501	JOB NO: 6135-1	LOG OF BORING B-3 233 East 14th Street San Leandro, CA
				DATE: 12/03/93		

Environmental Control Associates, Inc. Pneumatic Sampler.	HNu (ppm)	SAMPLE #	Sample Interval	Depth (feet)	EQUIPMENT: Pneumatic Sampler LOGGED BY: M. Kaitreider PROJECT: 233 East 14th Street START DATE: 12/03/93
<p>Munsell Color Scale</p> <p>(2.5Y-4/3)</p> <p>(10YR-3/2)</p> <p>(10YR-4/3)</p>	1-5	B2-5		0	Asphalt: 4" lift. Lt. brown silty gravel (GM) & clayey gravel (GC), med. grained, dense (baserock).
				2	
				4	Olive brown silty sand (SM) very fine grain, loose, moist.
				6	
				8	Very dark greyish brown silty clay (CL) with trace very fine sand, medium stiff, plastic, moist.
				10	
				12	
				14	Dark brown clay (CL) with trace silt, medium stiff, plastic, moist.
				16	
				18	
20					
22					
24	Same as above				
26	BOTTOM OF BORING @ 25 feet				
28					

ACC ENVIRONMENTAL CONSULTANTS
1000 ATLANTIC AVEUNUE, SUITE 110
ALAMEDA, CA 94501

JOB NO: 6135-1

DATE: 12/03/93

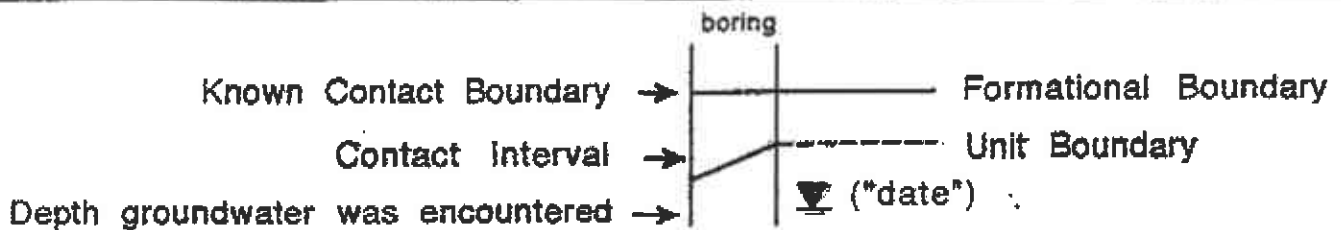
LOG OF BORING B-2
233 East 14th Street
San Leandro, CA

Environmental Control Associates, Inc. Pneumatic Sampler.	HNu (ppm)	SAMPLE #	Sample Interval	Depth (feet)	EQUIPMENT: Pneumatic Sampler LOGGED BY: M. Kalfreider PROJECT: 233 East 14th Street START DATE: 12/03/93
<u>Munsel Color Scale</u>				0	Asphalt: 4" lift. Lt. brown silty gravel (GM) & clayey gravel (GC), med. grained, dense (baserock)
(12YR-4/4)	1	B1-5	4	4	Dark yellowish brown silty sand (SM), loose, moist.
(10YR-3/2)	0-1	B1-10	8	8	Very dark greyish brown silty clay (CL) with trace very fine sand, plastic, stiff, moist.
(10YR-3/3)	0-1	B1-15	14	14	Dark brown clay (CL) with trace silt or very fine sand, stiff, moist.
BOTTOM OF BORING @ 20 feet					
ACC ENVIRONMENTAL CONSULTANTS 1000 ATLANTIC AVENUE, SUITE 110 ALAMEDA, CA 94501				JOB NO: 6135-1	LOG OF BORING B-1 233 East 14th Street San Leandro, CA
				DATE: 12/03/93	

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		TYPICAL NAMES	
COARSE GRAINED SOILS more than half > #200 sieve	GRAVELS more than half coarse fraction is larger than No. 4 sieve	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW well graded gravels, gravel-sand mixtures
			GP poorly graded gravels, gravel-sand mixtures
		GRAVELS WITH OVER 12% FINES	GM silty gravels, poorly graded gravel-sand silt mixtures
			GC clayey gravels, poorly graded gravel-sand clay mixtures
	SANDS more than half coarse fraction is smaller than No. 4 sieve	CLEAN SANDS WITH LITTLE OR NO FINES	SW well graded sands, gravelly sands
			SP poorly graded sands, gravelly sands
		SANDS WITH OVER 12% FINES	SM silty sands, poorly graded sand-silt mixtures
			SC clayey sands, poorly graded sand-clay mixtures
FINE GRAINED SOILS more than half < #200 sieve	SILTS AND CLAYS liquid limit less than 50		ML inorg. silts and v.fine sands, rock flour silty or clayey sands, or clayey silts w/sl. plasticity
			CL inorg. clays of low-med plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL organic clays and organic silty clays of low plasticity
	SILTY AND CLAYS liquid limit greater than 50		MH inorganic silty, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH inorganic clays of high plasticity, fat clays
			OH organic clays of medium to high plasticity organic silts
HIGHLY ORGANIC SOILS		Pt peat and other highly organic soils	

LEGEND FOR BORING LOGS



ACC ENVIRONMENTAL CONSULTANTS
 1000 ATLANTIC AVENUE, SUITE 110
 ALAMEDA, CA 94501

Soil Classification System

Project No. 6135-1

Date: 12/19/93

DRN: MCK

233 E. 14th Street