KAPREALIAN ENGINEERING
INCORPORATED

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FAX FOR
837-4853
(ROBERT ICITAY

January 22, 1996

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

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

Gentlemen:

Per the request of Mr. Rick Montesano of Paradiso Mechanical, Inc., enclosed please find our report dated January 18, 1996, for the above referenced site.

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

Sincerely,

Kaprealian Engineering, Inc.

Judy A. Dewey
Executive Secretary

\jad

Enclosure

cc: Mr. Rick Montesano, Paradiso Mechanical, Inc.

2401 Stanwell Drive, Suite 400
Concord, California 94520
tel 510/602-5100 fax 510/687-0602

KAPREALIAN ENGINEERING
INCORPORATED

KEI-P91-1201.QR8
January 18, 1996

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 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 and 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 was noted in any of the wells during the quarter. However, sheen was noted in wells MW2 and MW3. The monitoring data collected this quarter are summarized in Table 1.

2401 Stanwell Drive, Suite 400
Concord, California 94520
Tel 510 602 5100 Fax 510 687 0602

Ground water samples were collected from the wells on December 5, 1995. Prior to sampling, the wells were each purged of between approximately 6.5 and 7.5 gallons of water by the use of a surface pump. After 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 December 5, 1995, ranged between 12.21 and 12.39 feet. Based on the water level data gathered on December 5, 1995, the ground water flow direction appeared to be to the southwest, as shown on the attached Ground Water Flow Direction Map, Figure 1. The ground water flow direction has been predominantly to the southwest for the past seven quarters. The average hydraulic gradient at the site on December 5, 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 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 2. Copies of the laboratory analytical results and the Chain of Custody documentation are attached to this report.

DISCUSSION

Based on the analytical results of the ground water samples collected and evaluated to date, KEI recommends the continuation of the current ground water monitoring and sampling program. The three wells (MW1, MW2, and MW3) are monitored and sampled on a quarterly basis. Ground water samples are analyzed for TPH as gasoline, TPH as paint thinner, and BTEX.

Lastly, as discussed previously, further subsurface investigative/remedial work at the site appears to be warranted. At your request, KEI will prepare and submit a work plan for your review and consideration.

DISTRIBUTION

A copy of this report should be sent to the Alameda County Health Care Services Agency, 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.

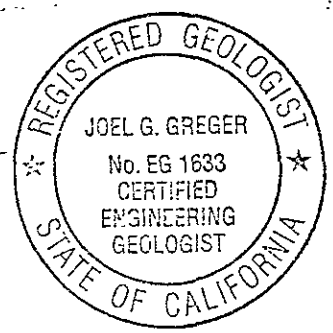
The results of this study are based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We have analyzed these data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no 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.

Armond A. Balaian
Staff Engineer



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

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

Robert H. Kezerian
Project Manager

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

KEI-P91-1201.QR8
January 18, 1996

TABLE 1

SUMMARY OF MONITORING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)♦	Product Thickness (feet)	Sheen	Water Purged (gallons)	Well Depth (feet)♦
(Monitored and Sampled on December 5, 1995)						
MW1	78.81	12.21	0	No	7.5	22.72
MW2	78.21	12.34	0	Yes	6.5	21.42
MW3	78.51	12.39	0	Yes	6.5	21.85

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

♦ The depth to water level and total well depth measurements were taken from the top of the well casings.

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

KEI-P91-1201.QR8
January 18, 1996

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Well #	TPH as Paint Thinner	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
4/29/93	MW1**	600	290	31	1.9	2.7	5.4
10/13/93	MW1	900	290	8.6	0.55	2.8	1.4
12/13/93	MW1	820*	1,700♦	170	22	19	48
6/16/94	MW1	1,200	2,100	250	12	27	38
9/13/94	MW1	73	170	6.6	1.6	2.4	3.3
12/08/94	MW1	170	420	16	3.0	2.9	2.7
3/14/95	MW1	65	630	39	ND	7.0	8.6
6/28/95	MW1	130	720	100	7.8	23	32
9/22/95 & 10/13/95	MW1	900	290	8.6	0.55	2.8	1.4
12/05/95	MW1	70	94	5.6	ND	0.67	0.53
4/29/93	MW2**	4,100	11,000	2,400	51	76	160
10/13/93	MW2	1,500	9,400	1,200	41	200	61
12/13/93	MW2	2,600	11,000♦	1,400	66	150	94
6/16/94	MW2	11,000	18,000	2,100	ND	200	70
9/13/94	MW2	5,400	12,000	1,400	50	200	89
12/08/94	MW2	3,200	11,000	1,700	34	200	86
3/14/95	MW2	670	14,000	1,500	41	160	66
6/28/95	MW2	8,700	11,000	1,700	ND	230	78
9/22/95 & 10/13/95	MW2	1,500	9,400	1,200	41	200	61
12/05/95	MW2	24,000	150,000	890	200	720	500
4/29/93	MW3**	5,800	8,500	840	17	40	42
10/13/93	MW3	430	2,500	270	1.9	15	10
12/13/93	MW3	3,500	6,200♦	580	120	65	120
6/16/94	MW3	4,700	7,700	910	ND	86	50
9/13/94	MW3	8,700	6,800	430	14	45	37
12/08/94	MW3	2,100	1,500	820	ND	52	28
3/14/95	MW3	480	5,600	250	11	25	30
6/28/95	MW3	2,100	14,000	650	18	70	54
9/22/95 & 10/13/95	MW3	430	2,500	270	1.9	15	10
12/05/95	MW3	5,400	4,200	250	ND	26	ND

TABLE 2 (Continued)

SUMMARY OF LABORATORY ANALYSES
WATER

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

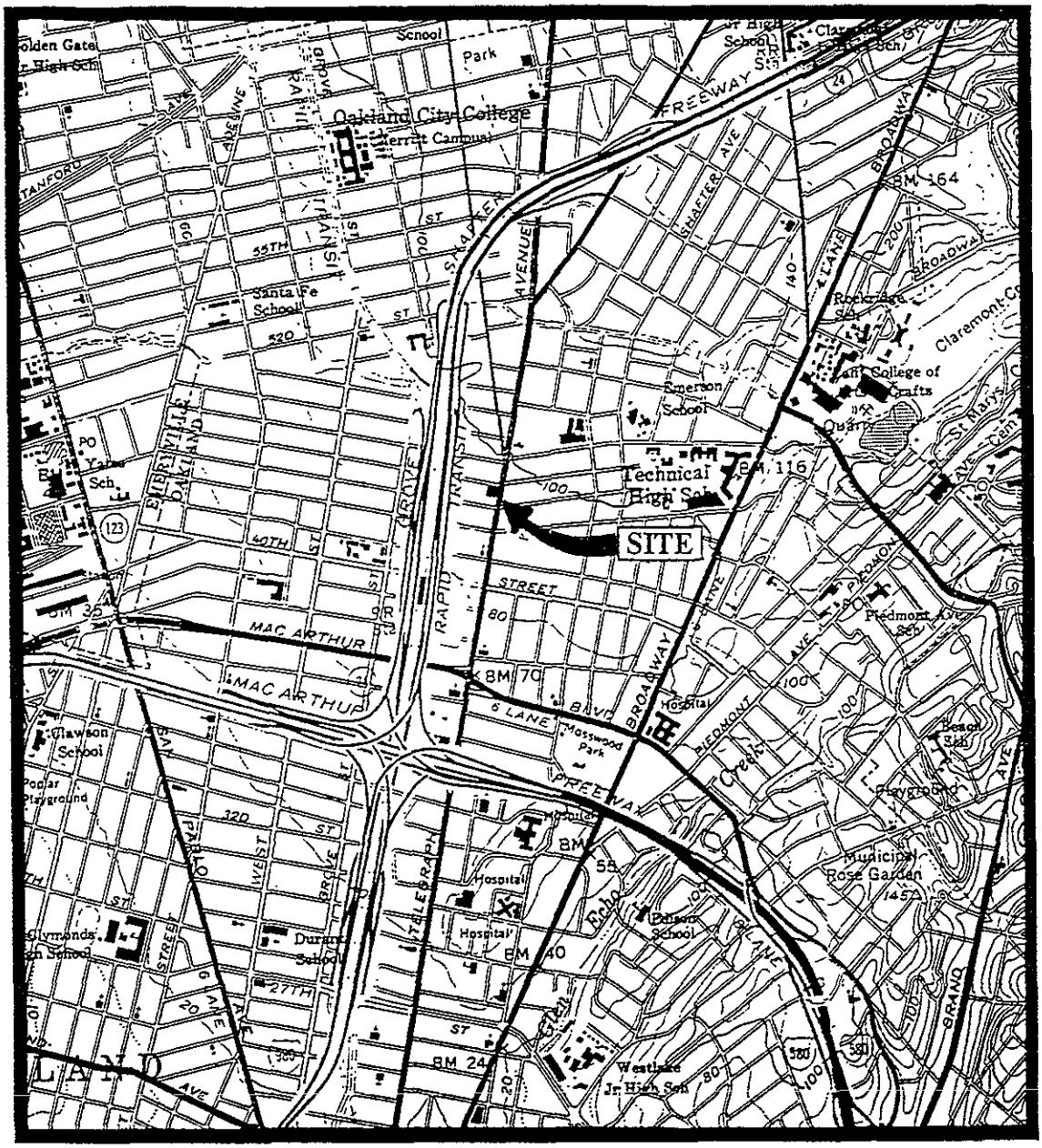
* Sequoia Analytical Laboratory reported that the hydrocarbons detected appeared to be a paint thinner and non-paint thinner mixture.

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

ND = Non-detectable.

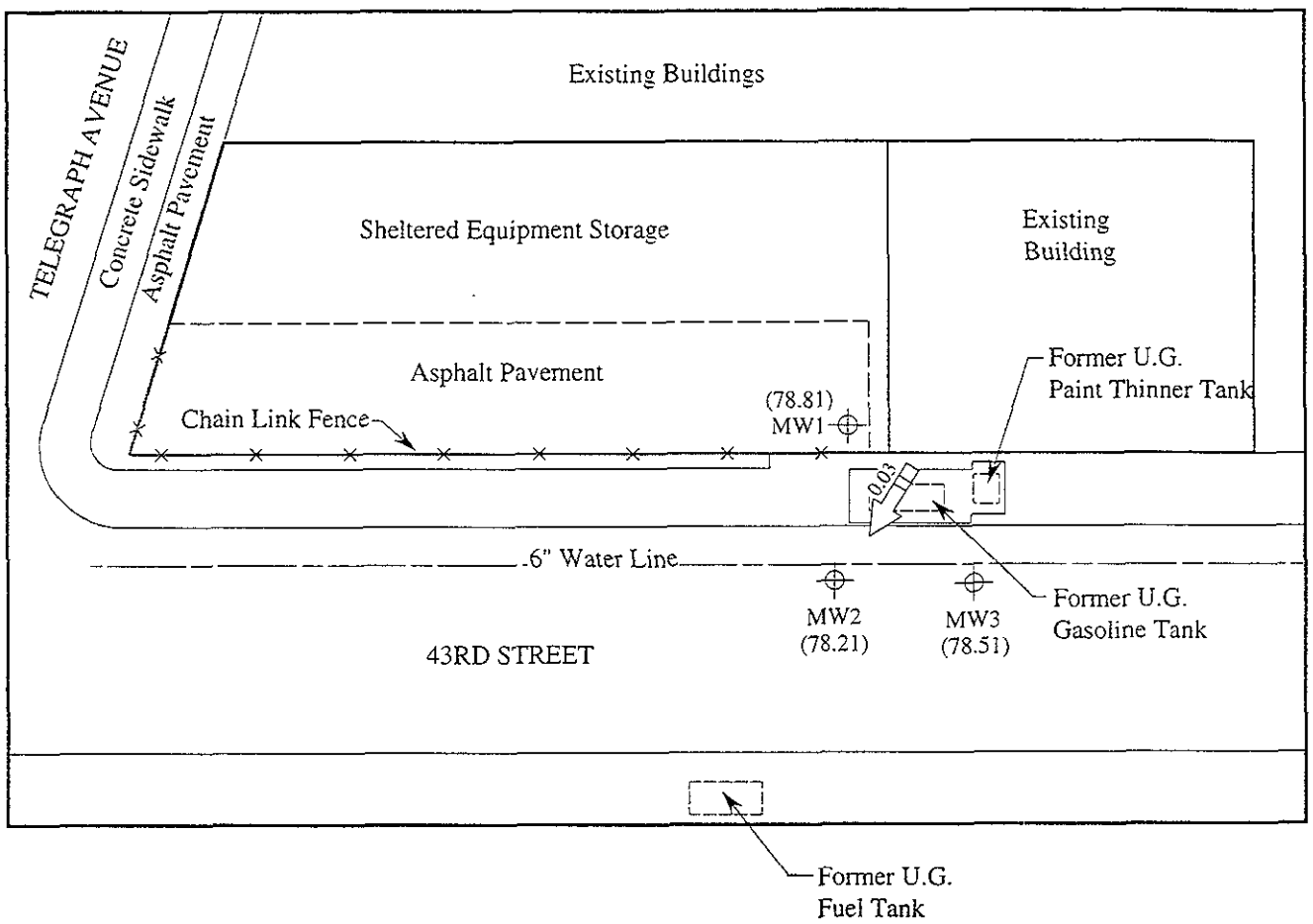
-- Indicates analysis was not performed.

Results are in micrograms per liter (µg/L), 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 with approximate hydraulic gradient

0 30 60

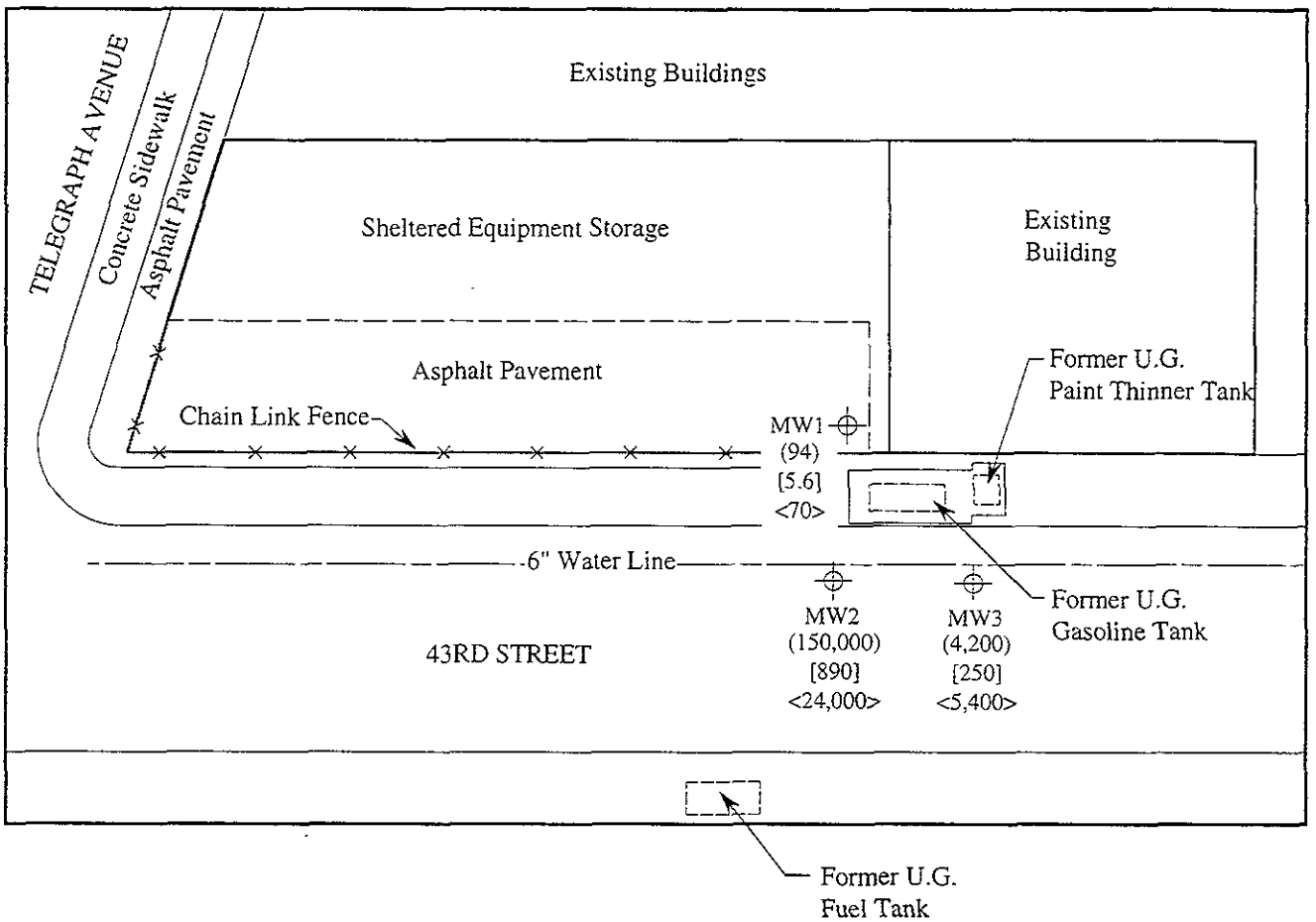
Approx. scale feet

GROUND WATER FLOW DIRECTION MAP FOR THE DECEMBER 5, 1995 MONITORING EVENT

KAPREALIAN ENGINEERING INCORPORATED

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

FIGURE 1



LEGEND

- Monitoring well
- ( ) Concentration of TPH as gasoline in µg/L
- [ ] Concentration of benzene in µg/L
- < > Concentration of TPH as paint thinner in µg/L

0 30 60

Approx. scale feet

PETROLEUM HYDROCARBON CONCENTRATIONS IN GROUND WATER ON DECEMBER 5, 1995

KAPREALIAN ENGINEERING INCORPORATED

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

FIGURE 2

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
404 N. Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Wells Fargo, 490 43rd St., Oakland	Sampled: Dec 5, 1995
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received: Dec 5, 1995
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported: Dec 28, 1995
Attention: Jarrel Crider	First Sample #:	512-0560	

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
512-0560	MW1	94	5.6	ND	0.67	0.53
512-0561	MW2	150,000	890	200	720	500
512-0562	MW3	4,200	250	ND	26	ND
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

5120560 MPD <1>

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
404 N. Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Wells Fargo, 490 43rd St., Oakland	Sampled:	Dec 5, 1995
2401 Stanwell Dr., Ste. 300	Matrix Descript:	Water	Received:	Dec 5, 1995
Concord, CA 94520	Analysis Method:	EPA 5030/8015 Mod./8020	Reported:	Dec 28, 1995
Attention: Jarrel Crider	First Sample #:	512-0560		

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
512-0560	MW1	Gasoline	1.0	12/19/95	HP-9	99
512-0561	MW2	Gasoline	200	12/19/95	HP-9	84
512-0562	MW3	Gasoline	40	12/19/95	HP-9	88

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
404 N Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services	Client Project ID:	Wells Fargo, 490 43rd St., Oakland	Sampled: Dec 5, 1995
2401 Stanwell Dr., Ste. 300	Sample Matrix:	Water	Received: Dec 5, 1995
Concord, CA 94520	Analysis Method:	EPA 3510/8015 Mod.	Reported: Dec 28, 1995
Attention: Jarrel Crider	First Sample #:	512-0560	

TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS AS PAINT THINNER

Analyte	Reporting Limit μg/L	Sample I.D. 512-0560 MW1	Sample I.D. 512-0561 MW2	Sample I.D. 512-0562 MW3
Extractable Hydrocarbons	50	70	24,000	5,400
Chromatogram Pattern:		Paint Thinner	Paint Thinner	Paint Thinner

Quality Control Data

Report Limit Multiplication Factor:	1.0	10	5.0
Date Extracted:	12/11/95	12/11/95	12/11/95
Date Analyzed:	12/13/95	12/13/95	12/13/95
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

Sequoia Analytical

680 Chesapeake Drive, Redwood City, CA 94063, (415) 364-9600, FAX (415) 364-9233
404 N. Wiget Lane, Walnut Creek, CA 94598, (510) 988-9600, FAX (510) 988-9673
819 Striker Avenue, Suite 8, Sacramento, CA 95834, (916) 921-9600, FAX (916) 921-0100

MPDS Services
2401 Stanwell Dr., Ste. 300
Concord, CA 94520
Attention: Jarrel Crider

Client Project ID: Wells Fargo, 490 43rd St., Oakland
Matrix: Liquid
QC Sample Group: 5120560-562

Reported: Dec 28, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes	Diesel
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	EPA 8015
Analyst:	N. Beaman	N. Beaman	N. Beaman	N. Beaman	J. Dinsay
MS/MSD Batch#:	5120585	5120585	5120585	5120585	BLK121195
Date Prepared:	12/19/95	12/19/95	12/19/95	12/19/95	12/11/95
Date Analyzed:	12/19/95	12/19/95	12/19/95	12/19/95	12/13/95
Instrument I.D.#:	HP-9	HP-9	HP-9	HP-9	GCHP-3B
Conc. Spiked:	20 µg/L	20 µg/L	20 µg/L	60 µg/L	300 µg/L
Matrix Spike % Recovery:	95	100	100	115	110
Matrix Spike Duplicate % Recovery:	95	105	105	120	103
Relative % Difference:	0.0	4.9	4.9	4.3	6.3
LCS Batch#:	4LCS121995	4LCS121995	4LCS121995	4LCS121995	LCS121395
Date Prepared:	12/19/95	12/19/95	12/19/95	12/19/95	12/11/95
Date Analyzed:	12/19/95	12/19/95	12/19/95	12/19/95	12/13/95
Instrument I.D.#:	HP-9	HP-9	HP-9	HP-9	GCHP-3B
LCS % Recovery:	110	110	110	125	107
% Recovery Control Limits:	71-133	72-128	72-130	71-120	38-122

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.

mpds SERVICES INCORPORATED
2401 Stanwell Drive, Suite 400
Concord, California 94520
Tel (510) 602-5100, Fax (510) 689-1918

CHAIN OF CUSTODY

9512.11

SAMPLER: RAY MARANGOSIAN

WITNESSING AGENCY:

~~UNOCAL~~ ~~BIS #~~ FAX: Wellsfargo CITY: OAKLAND

ADDRESS: 490 43rd St.

ANALYSES REQUESTED

TURN AROUND TIME: REGULAR

SAMPLE ID NO	DATE	TIME	WATER	GRAB	COMP	NO OF CONT.	SAMPLING LOCATION	TPH-GAS BTEX	TPH-DIESEL	TOG	8010	TPH as PAINTING THINNER				REMARKS
MW1	12.5.95	9:45	X	X		2+1		X			A-C 5120560	X				—
MW2	"	10:50	X	X		2+1		X			5120561	X				
MW3	"	10:15	X	X		2+1		X			5120562	X				

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
Ray Marangosian	12.5.95 14:40		12/5/95 1440
(SIGNATURE)	1330 12-6	(SIGNATURE)	12-6
(SIGNATURE)	12-6	(SIGNATURE)	12/6 1000
(SIGNATURE)		(SIGNATURE)	
(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? Y
2. WILL SAMPLES REMAIN REFRIGERATED UNTIL ANALYZED? Y
3. DID ANY SAMPLES RECEIVED FOR ANALYSIS HAVE HEAD SPACE? N
4. WERE SAMPLES IN APPROPRIATE CONTAINERS AND PROPERLY PACKAGED? Y

SIGNATURE: TITLE: DATE: 12/5/95

Note: All water containers to be sampled for TPHG/BTEX, 8010 & 8240 are preserved with HCL. All water containers to be sampled for Lead or Metals are preserved with HNO3. All other containers are unpreserved