John P. Cummings & Associates

Environmental Consultants

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

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

File No. 0293002.02 December 26, 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 fourth 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.

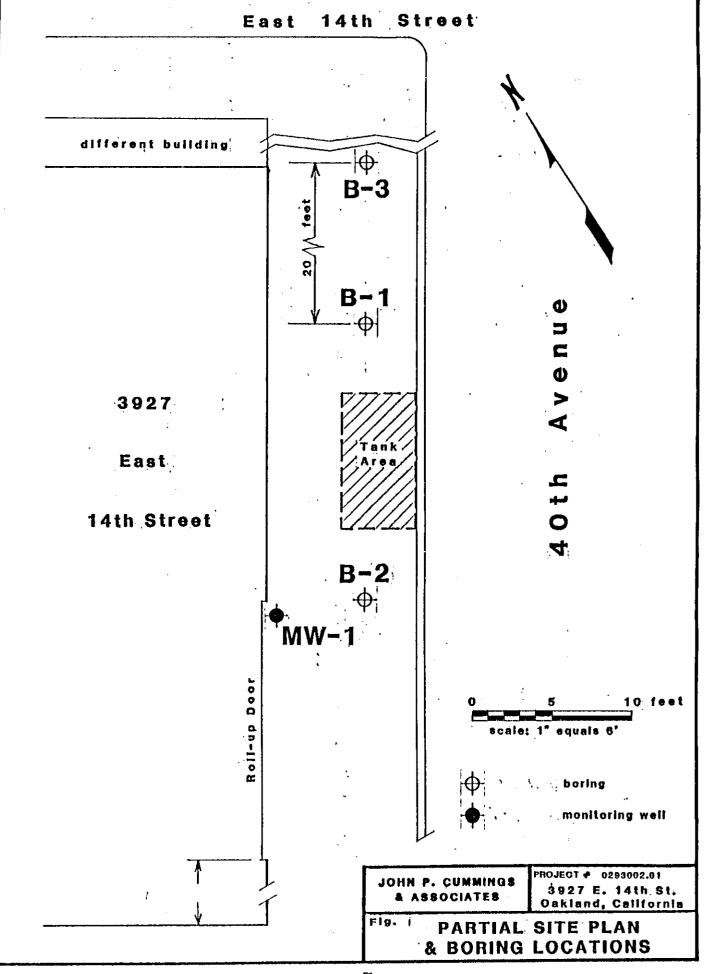
A request for quarterly groundwater monitoring of the existing well was sent from the Alameda County Department of Environmental Health (ACDEH) by letter dated February 22, 1995.

FIELD METHODS

On December 16, 1995 prior to purging and sampling the depth to groundwater was measured at 7.78 feet, by an electronic probe, from the mark located on the top of the casing. The level was approximately 0.2 feet higher than the September 1995 measurement, probably due to the recent rains. There was approximately 1/2 inch of floating product with a strong hydrocarbon odor.

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

Approximately 2 gallons of groundwater was removed from MW-1, by bailing and the well went 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 the well with a dedicated acrylic bailer and placed in two precleaned 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 ice, along with a Chain of Custody (COC) document and transported to MCCAMPBELL ANALYTICAL INC., a State Certified Laboratory in Pacheco, CA. The groundwater had an odor but no surface product after the well was pumped.

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. ppb								25
Sample ID	TPHD	TOG	TPHG	В	T	E	<u> </u>	
MW-1 Water	17,000	210,000	12,000	1,500	180	450	730	

The CAM-5 analysis presented in Table 2 indicated 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.

TABLE 2.

ppb

Sample ID	Cd	Cr	Ni	Pb	Zn			
MW-1 Water	ND	49	15	36	72			
ND=Non-Detected								

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

The groundwater level has risen, most likely due to the recent rainfall.

There was a sheen on the groundwater surface and a moderate to strong hydrocarbon odor.

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 continued monitoring and that the results of the OWEN'S site investigation 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

cc; Rich Hiett, RWQCB Barney Chan, ACDEH John N. Alt, CEG EPIGENE International

JOHN N. ALT

Nº 1136

CERTIFIED
ENGINEERING
GEOLOGIST

OF CALIFORNIA

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

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Date	:	16/	75		Well No.:	n	1111-1	
							93012.02	<u>-</u>
Proje	ect Locati	on:	3927 E	14th	5T	Dal	land	
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			duct: Yes_X_I	No; if	yes, thickr	ness/	/ ₄ "	
			;	Odor: Yes	<u>X</u> No_		Stong only	7 !
	TIME	PURGE VOLUME	CUMULATIVE PURGE	TEMP °F	COND.	pН	COMMENTS	
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Sam	pling Me	thod:	Bailer				· · · · · · · · · · · · · · · · · · ·	
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APPENDIX B

McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553 Tele: 510-798-1620 Fax: 510-798-1622

John P. Cummings & Associates P.O. Box 2847		Client Project ID: # 293002.02 Date Sampled: 12/16/95 Date Received: 12/18/95									
Fremont, C	A 94536-2847	<u>.</u>	Client Conta	ct: John C	ummings		Date Extracted: 12/22/95				
			Client P.O:				<u> </u>	ed: 12/22/9			
EPA analytica	l methods 6010/2	200.7. 239.2		LUFI M	etals "						
Lab ID	Client ID		Extraction ⁰	Cadmium	Chromium	Lead	Nickel	Zinc	% Rec. Surrogat		
59668	MW-1	W	TTLC	ND	0.049	0.036	0.15	0.072	91		
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Reporting Lin	nit unless other- D means not de-	S	TTLC	0.5 mg/L	0.5	3.0	2.0	1.0	· · · · · · · · · · · · · · · · · · ·		
cted above t	te reporting limit	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

[#] 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 secondance with BPA methodologies and can significantly effect reported metal concentrations.

110 2nd Avenue South, #D7, Pacheco, CA 94553 Tele: 510-798-1620 Fax: 510-798-1622

	Client P	Client Project ID: # 293002.02 Date Sampled: 12/16/95								
P.O. Box 2847						Date Received: 12/18/95				
Fremont, CA 94536	2847 !	Client C	ontact: John	Cummings		Date Extra	Date Extracted: 12/18/95			
		Client P	.O:			Date Analy	zed: 12/18/9)5		
Ga EPA methods 5030, mod	soline Rang	e (C6-C12) 8020 or 602. (Volatile Hyd	drocarbons	as Gasoli	ne*, with BT	EX*			
4 × 1	lient ID	Matrix	TPH(g) ⁺	Benzene	Toluene	Eshadh	Xylenes	% Rec. Surrogate		
59668	MW-1	W	12,000,a,h	1500	180	450	730	108		
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wise stated: ND me tected above the rep	ans not de- orting limit	S	1.0 mg/kg	0.005	0.005	0.005	0.005			
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* water and vapor sa # cluttered chromato	;] .					TCLP extra	icts in mg/L			

DHS Certification No. 1644

_______Edward Hamilton, Lab Director

⁺ 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.

McCAMPE	BELL ANALY	TICAL INC.	110 2nd Avenue Sou Tele: 510-798-		. ,	
ohn P. Cumm	ings & Associate	s Client Projec	t ID: # 293002.02	Date Sar	npled: 12/1	6/95
.O. Box 2847				Date Re	eceived: 12/18/95	
remont, CA 9	94536-2847	Client Contac	et: John Cummings	Date Ex	tracted: 12/	18/95
		Client P.O:		Date An	alyzed: 12/1	8/95
1.0	able Petroleum l		Oil & Grease (with Silica C trometry*	Gel Clean-ı	ip) by Scan	ning IR Spec
Lab ID	Client ID	Matrix	TRPH ⁺			· · · · · · · · · · · · · · · · · · ·
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wise stated; l	imit unless other VD means not de	>- 	1.0 mg/L	· .		1
rected above	the reporting lin	nit s	10 mg/kg			

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⁺ At the laboratory's discretion, one positive sample may be run by direct injection chromatography with FID detection. The following comments pertain to this GC result: a) gasoline-range compounds (C6-C12) are present; b) diesel range compounds (C10-C23) are present; c) oil-range compounds (> C18) are present; d) other patterned solvent (?); e) isolated peaks; f) GC compounds are absent or insignificant relative to TRPH inferring that complex biologically derived molecules (lipids?) are the source of IR absorption; h) a lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment.

i		Т		Edward and the second s	- r				
John P. Cummings &	Associates	Client Pro	oject ID: # 29	3002.02	Date Sa	mpled: 12/1	6/95		
P.O. Box 2847				77 10 10 10 10 10 10 10 10 10 10 10 10 10	Date Re	Received: 12/18/95			
Fremont, CA 94536-	2847	Client Co	ntact: John C	ummings	Date Ex	tracted: 12/	20/95		
		Client P.C);	, , ,	Date Ar	alyzed: 12/	20-12/21/95		
EPA methods modified 80	Diesel Ra	i ngė (Ć10-C 3510; Califori	23) Extracta	ble Hydrocarbons	on Themal	.	 		
!	ient ID	Matrix		TPH(d) ⁺	<u> </u>) a SCIP	% Recovery Surrogate		
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		S		1.0 mg/kg	į				

^{*} water samples are reported in ug/L, soil samples in mg/kg, and all TCLP and STLC extracts in mg/L

DHS Certification No. 1644

Edward Hamilton, Lab Director

[#] cluttered chromatogram resulting in coeluted surrogate and sample peaks, or surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

⁺ 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 diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment.

John P. Cummings & Associates Environmental Consultants

CHAIN OF CUSTODY 5476A5CAX	JOHN P. Cummings & Environmental Consults	Associates
Laboratory: McCamobell Analytical	Ph. (510) 505-0722	P.O. Box 2847 Fremont, CA 94536-2847
110 2nd Avenue South D-7 Pacheco, CA 94553	Contact	
		Sampler:
Ed Hamilton	Date: 16 Dec 1995	No. 293002
and the second	Analyses Request	ed 7
Sample I.D. Date/Time Matrix Container Lab. +	184 G + 01110 + 1010 + 1010 0 10 0 10 0 10	
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3. MW-1 1 1004 Glass	_ X	59668
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5. J. C. Jane	 	
6.		
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