EOA, Inc.

Eisenberg, Olivieri, & Associates
Environmental and Public Health Engineering

April 5, 1996

Mr. Bill Cox
232 E. 14th St.
San Leandro, CA 94577

SUBJECT: February 1996 Monitoring Report

Dear Mr. Cox:

This letter report summarizes the results of monitoring of wells on February 23, 1996 at the property located at 230 Bay Place, Oakland, California. Monitoring activities included measuring depth to groundwater and sampling groundwater for analyses. The monitoring is a continuation of quarterly monitoring that was begun in December 1994 and follows the same methodology, with the exception that depth to groundwater is measured on a quarterly, instead of monthly, basis.

The previous monitoring was completed according to Task III of the approved *Work Plan for Further Investigation, 230 Bay Place, Oakland, California* (Work Plan), dated March 1994. The Work Plan was approved by the Alameda County Department of Environmental Health, Environmental Protection Division (County) with two exceptions. The County suggested using well TW-2 as an upgradient well, if needed, and the County suggested sampling well TW-6 for groundwater analyses.

Two tasks were completed for this report; 1) wells MW-1, TW-2, TW-6, and TW-7 were checked for free product, then depth to groundwater was measured in them and 2) wells MW-1, TW-6, and TW-7 were purged and sampled for groundwater analyses. As subcontractors to EOA, Inc., Subsurface Consultants, Inc. (SCI) performed the field tasks and Curtis and Tompkins Laboratory, a California-Certified Laboratory, performed the groundwater analyses.

Methodology

The February groundwater surface contour map and the field reports and forms used to perform the tasks listed above are included in Attachment 1, (SCI, March 5, 1996). For the groundwater surface contour map (Figure 1), the data points were referenced to an arbitrary datum of 100' for the top of casing (TOC) in MW-1. The wells have not been surveyed to date and this methodology is consistent with that used for previous groundwater elevation measurements at this site.

On February 23, 1996, Wells MW-1, TW-6, and TW-7 were purged and samples were collected for the following analyses: 1) Total Volatile Hydrocarbons (as gasoline) and Benzene, Toluene, Ethylbenzene, and total Xylenes (TVH/BTEX) (by California DOHS Method and LUFT Manual methodology, and by EPA 5030/8020), 2) 1,1-, and 1,2-

1410 Jackson Street • Oakland, CA 94612 • (510) 832-2852

dichloroethane (DCA) (by EPA Method 8010) and 3) soluble lead (by EPA 6010A). Locations of the sampled wells with groundwater analyses results are indicated on Figure 3.

Results

Table 1 summarizes the historical quarterly groundwater elevation data for December 1994, March 1995, June 1995, September 1995, and February 1996. Based on data collected during this quarter, the general direction of groundwater flow is in a southwesterly to westerly direction; the former is toward Lake Merritt and is similar to previous observations at this site. For this quarterly monitoring event, the groundwater elevation has increased.

No free product was observed in any of the wells that were monitored. The results of the groundwater analyses are summarized in Table 2, "Summary of Groundwater Analyses". A copy of the original laboratory analytical report is in Attachment 2. Historical groundwater analyses are summarized in Table 3. The concentrations in groundwater of TVH, benzene, toluene, ethyl benzene, and total xylenes in wells MW-1 and TW-7 are lower than they were in samples taken in 1993 and 1994. However, the last few quarters' data do not show any significant decreasing trend.

The concentrations of TVH, toluene, xylenes, and soluble lead in well MW-1 increased slightly from the concentrations detected during the September monitoring event; the benzene, ethyl benzene, and 1,2-DCA concentrations decreased slightly. The concentrations of all chemicals in wells TW-6 and TW-7, with the exception of soluble lead, decreased slightly or remained the same; soluble lead concentrations increased in both wells. All concentrations of all chemicals in all wells remained within the same order of magnitude as the concentrations detected during the September monitoring event.

Interpretation

This quarterly sampling report is intended as a data report. However, at the County's request, some limited and preliminary interpretation can be provided regarding the data collected to date.

Regarding groundwater flow, the data appears to confirm that the gradient across the property is consistently towards the southwest.

Regarding analytical results, the highest concentrations of TVH, benzene, and toluene were found in well TW-7, which is located adjacent to, and downgradient from, the former underground storage tank location. The highest concentration of ethyl benzene and total xylenes, the only detection of 1,2-DCA, and the highest concentration of soluble lead were detected in well MW-1. Lower concentrations of soluble lead were also detected in wells TW-6 and TW-7. MW-1 is located next to the former waste oil tank location. The

presence of TVH and BTEX is consistent with the confirmed release of unleaded gas from the underground fuel tank which was removed last year. Both dissolved lead and chlorinated solvents are more commonly associated with releases from waste oil tanks than with unleaded gasoline. The detection of soluble lead and 1,2-DCA, and their presence primarily in MW-1, tend to indicate that their source was more likely the former waste oil tank than the former fuel tank. Their extent in groundwater is probably relatively limited, but soluble lead was detected over a larger area in the past three quarter's sampling than in previous quarters. The relatively low concentrations of soluble lead in wells TW-6 and TW-7 are consistent with a source near well MW-1.

In general, concentrations of TVH and BTEX have decreased slightly in wells TW-6 and TW-7 and increased slightly in well MW-1 since the last quarterly monitoring event; however, all concentrations remain within the same order of magnitude.

Please call me or Sherris Ragsdale if you have any questions concerning this report.

Sincerely,
EOA, Inc.

Don Eisenberg, PhD., P.E.
President

Attachments

Limitations

The services performed by EOA, Inc. for this report have been performed using that degree of care and skill ordinarily exercised by reputable professionals practicing under similar circumstances in this or similar localities. No other warranty, expressed or implied, is made by providing these consulting services. This report has been prepared by EOA, Inc. for Mr. Cox for submittal to Alameda County Health Department and other regulatory agencies. This report has not been prepared for use by other parties, and may not contain sufficient information for the purposes of other parties or uses.

It should be recognized that subsurface conditions may vary from those encountered at the location where samples are collected. The data, interpretation and recommendations of EOA, Inc. are based solely on the information available to EOA, Inc. during the project. EOA, Inc. will be responsible for those data, interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed.

Because of the limitations inherent in sampling, and the variability of natural materials, determining the absence of any chemical except in the immediate vicinity of a sample can rarely be done with complete certainty. The only way to determine that a site is absolutely free of chemicals of concern is to sample and analyze all the soil and groundwater at the site, which is impractical and costly. Balancing the level of confidence required against the budgetary constraints is difficult. The sampling and analysis in this investigation were approved by the Alameda County Health Department and are consistent with State regulations and guidelines.

Table 1
Quarterly Groundwater Elevation Data
December 1994, March 1995, June 1995, September 1995, and February 1996

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-2	12/22/94	100.43	2.88	97.55
	3/24/95		1.87	98.56
	6/29/95		2.10	98.33
	9/29/95		3.02	97.41
	2/23/96		2.13	98.30
TW-6	12/22/94	98.75	4.66	94.09
	3/24/95		3.81	94.94
	6/29/95		5.25	93.50
	9/29/95		6.12	92.63
	2/23/96		3.66	95.09
TW-7	12/22/94	97.96	4.50	93.46
	3/24/95		2.98	94.98
	6/29/95		4.30	93.66
	9/29/95		5.19	92.77
	2/23/96		3.45	94.51
MW-1	12/22/94	100.00	2.96	97.04
	3/24/95		2.21	97.79
	6/29/95		2.44	97.56
	9/29/95		3.00	97.00
	2/23/96		2.18	97.82

Depths are measured below Top of Casing (TOC)

* Elevations are referenced to the TOC for MW-1, which was assumed (by PES) to have an elevation of 100.00 feet

Table 2
Summary of Groundwater Analyses
Cox Cadillac
February 23, 1996

Well	TVH as gasoline	benzene	toluene	ethyl benzene	total xylenes	1,1 DCA	1,2 DCA	soluble lead
MW-1	46	4.8	3.0	3.4	7.7	ND at .001	~~.960~~ 96ppb	.024
TW-6	25	13	5.2	1.1	2.77	ND at .001	ND at .001	.0052
TW-7	50	22	8.4	2.7	5.1	ND at .005	ND at .005	.0038

All values in milligrams per liter (ppm).

F:\CC06\gwtbl.1st

Table 3
Summary of Historical Groundwater Analytical Results
Cox Cadillac

Well	Date	TVH as gasoline	benzene	toluene	ethyl benzene	total xylenes	1,1-DCA	1,2-DCA	ethylene dibromide	soluble lead
MW-1	3/3/93	110	8.5	7.5	4.4	15	NA	0.35	NA	NA
	10/13/93	74	6.1	4.8	4	11	NA	0.35	0.08	NA
	12/22/94	110	18	11	2	16	<.001	0.13	NA	NA
	3/24/95	25	3.7	1.8	2.2	4.7	<.005	0.13	NA	.023
	6/29/95	28	5.3	2.1	3.2	7.5	<.002	0.110	NA	.014
	9/29/95	43	5.6	2.2	3.8	7.4	<.001	~~0.980~~ 0.095	NA	.016
	2/23/96	46	4.8	3.0	3.4	7.7	<.001	~~0.960~~ 0.096	NA	.024
TW-1	10/13/93	<0.05	<.0005	<.0005	<.0005	<.0005	NA	<.0005	<.0005	NA
TW-2	10/13/93	<.05	<.0005	<.0005	<.0005	<.0005	NA	<.0005	<.0005	NA
TW-3	10/13/93	<.05	<.0005	<.0005	<.0005	<.0005	NA	<.0005	<.0005	NA
TW-4	10/13/93	2	.065	.018	.049	.033	NA	<.005	<.005	NA
TW-5	10/13/93	140	20	25	3.8	23	NA	<.01	<.01	NA
TW-6	10/14/93	4.1	3.8	1.6	0.11	0.54	NA	<.001	<.001	NA
	12/22/94	24	5	2	3	6	<.001	<.001	NA	NA
	3/24/95	10	4.9	0.53	0.27	0.38	<.002	<.002	NA	<.003
	6/29/95	28	12	6.6	1	3	<.001	<.001	NA	.0042
	9/29/95	47	19	5.2	1.5	4	<.001	<.001	NA	.0033
	2/23/96	25	13	5.2	1.1	2.77	<.001	<.001	NA	.0052
TW-7	10/14/93	100	48	15	3.4	16	NA	<.05	<.05	NA
	12/22/94	2TO	49	33	7	28	<.001	<.001	NA	NA
	3/24/95	56	13	7	1.5	5.6	<.002	<.002	NA	<.003
	6/29/95	100	39	8.1	3	8.3	<.001	<.001	NA	.0035
	9/29/95	74	32	8.7	2.9	8.6	<.001	<.001	NA	.0035
	2/23/96	50	22	8.4	2.7	5.1	<.005	<.005	NA	.0038

All values in milligrams per liter (ppm).
NA - Not Analyzed

F:\CC06\hist.gw

LIST OF ATTACHMENTS

LETTER OF TRANSMITTAL

TO:

Ms. Sherris Ragsdale
EOA
1410 Jackson Street
Oakland, CA 94612

DATE: March 5, 1996
PROJECT Cox Cadillac
SCI JOB NUMBER: 805.007

WE ARE SENDING YOU:

__1__ copies
__ of our final report
__ a draft of our report
__ a Service Agreement
__ a proposed scope of services
__ specifications
__ grading/foundation plans
__ soil samples/groundwater samples
__ an executed contract
XX Support data (Site plan, tables, field reports, etc.)

__ if you have any questions, please call
__ for your review and comment
__ please return an executed copy
__ for geotechnical services
__ with our comments
__ with Chain of Custody documents
XX for your use
__ _____
__ _____

REMARKS:

COPIES TO:

BY: Fernando Velez
Fernando Velez

Subsurface Consultants, Inc.

171 12th Street • Suite 201 • Oakland, California 94607 • Telephone 510-268-0461 •

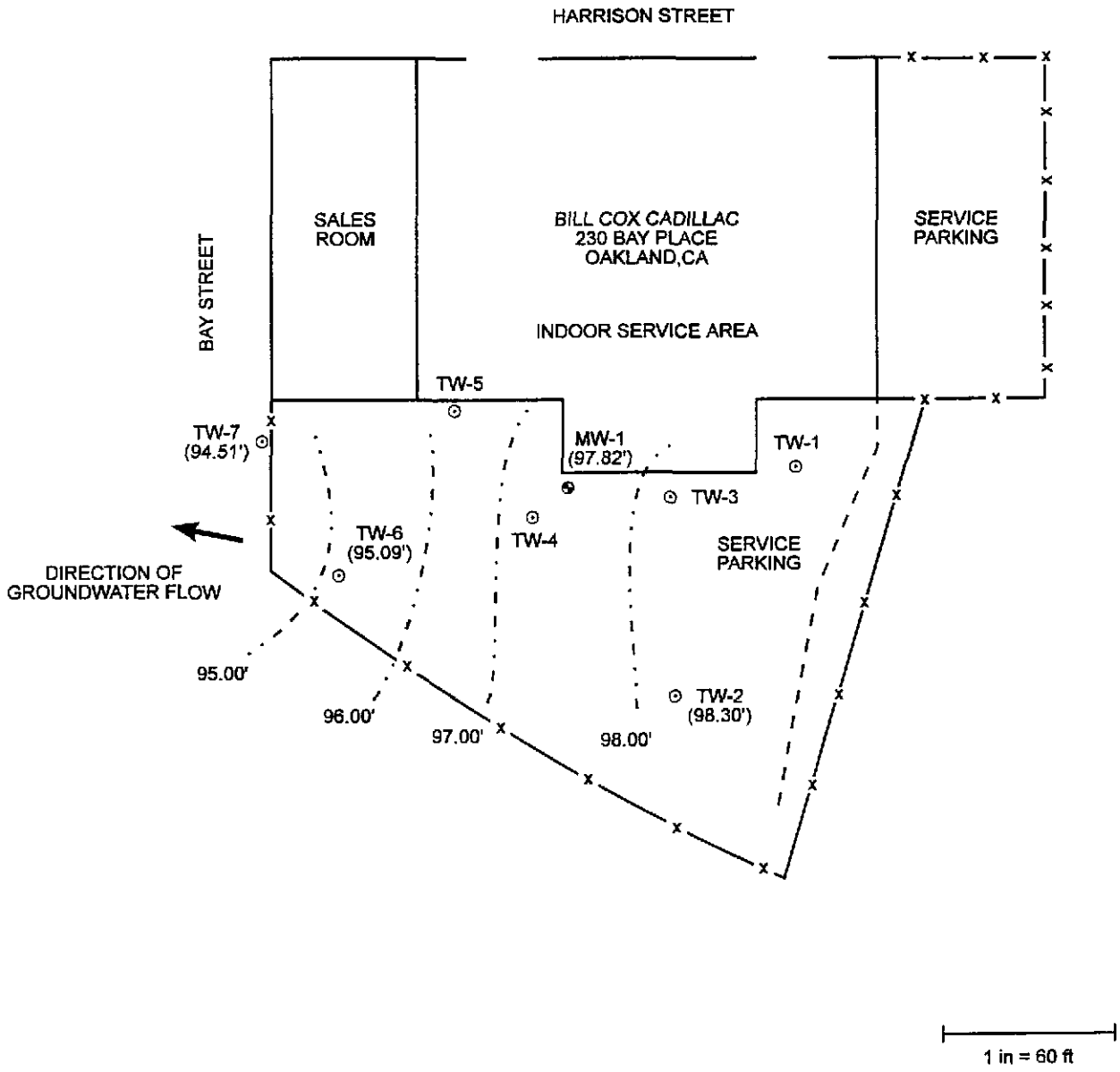


FIGURE 1: GROUNDWATER GRADIENT FEBRUARY 1996

ALL ELEVATIONS RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

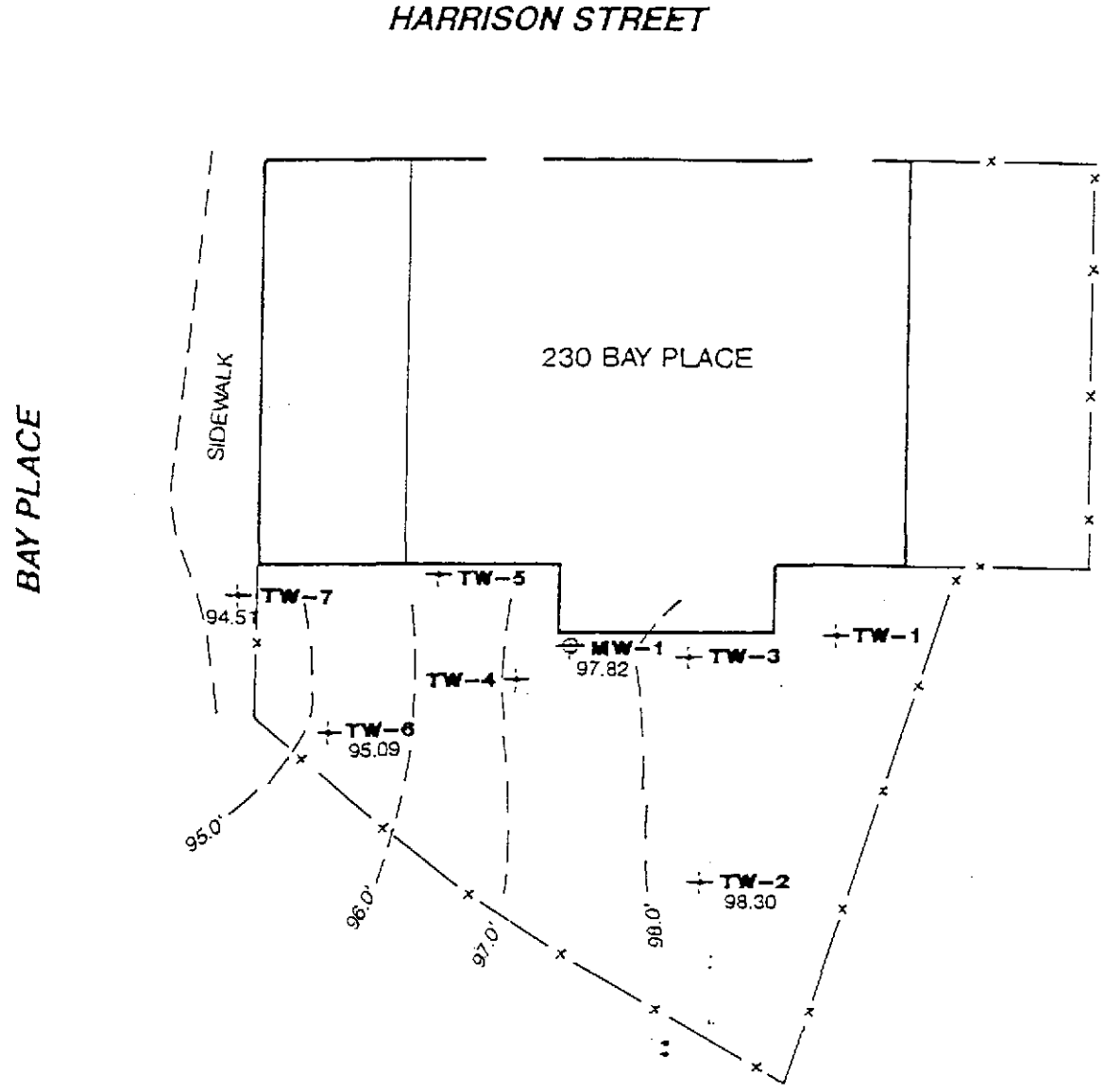
Sources: SCI (Sept '95)
PES (Nov '93)

- Monitoring Well
- Temporary Well Location
- Fence
- Retaining Wall

EOA, Inc.

March 1996

W:\GRAPHICS\CG\GRAPHICS\CC0296-01.CDR



⊕	TEMPORARY WELL BY OTHERS
⊕	MONITORING WELL BY OTHERS
— x —	FENCE
— —	GROUNDWATER CONTOURS
98.30	GROUNDWATER ELEVATION 2/23/96

APPROXIMATE SCALE (feet)

0 60 120

NOTE: ALL ELEVATION RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

SITE PLAN

Subsurface Consultants

230 BAY PLACE - OAKLAND, CA

JOB NUMBER	DATE	APPROVED
805.007	3/1/96	

PLATE 1

COX CADILLAC FEB 23, 1996

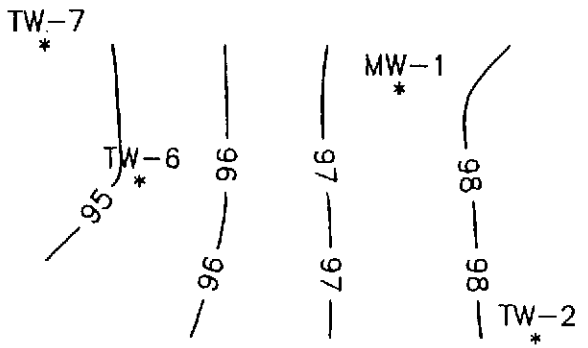


Table 1. Groundwater Elevation Data

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-1	10/13/93	100.91	0.06	100.85
TW-2	10/13/93	100.43	2.32	98.11
	12/22/94		2.88	97.55
	1/24/95		1.95	98.48
	2/22/95		1.87	98.56
	3/24/95		1.87	98.56
	4/25/95		2.86	97.57
	5/26/95		1.90	98.53
	6/29/95		2.10	98.33
	8/24/95		3.13	97.30
	9/29/95		3.02	97.41
	10/31/95		3.78	96.65
	11/27/95		2.48	97.95
	2/23/96		2.13	98.30
TW-3	10/13/93	100.46	4.43	96.03
TW-4	10/13/93	99.35	2.73	96.62
TW-5	10/13/93	99.40	4.84	94.56
TW-6	10/13/93	98.75	5.40	93.35
	12/22/94		4.66	94.09
	1/24/95		4.10	94.65
	2/22/95		4.14	94.61
	3/24/95		3.81	94.94
	4/25/95		6.03	92.72
	5/26/95		5.07	93.68
	6/29/95		5.25	93.50
	8/24/95		5.83	92.92
	9/29/95		6.12	92.63
	10/31/95		6.12	92.63
	11/27/95		6.25	92.50
	2/3/96		3.66	95.09

Table 1. Groundwater Elevation Data

Well Number	Date	TOC Elevation* (feet)	Depth to Water (feet)	Groundwater Elevation (feet)
TW-7	10/14/93	97.96	5.40	92.56
	12/22/94		4.50	93.46
	1/24/95		3.10	94.86
	2/22/95		4.15	93.81
	3/24/95		2.98	94.98
	4/25/95		5.23	92.73
	5/26/95		3.93	94.03
	6/29/95		4.30	93.66
	8/24/95		4.80	93.16
	9/29/95		5.19	92.77
	10/31/95		5.34	92.62
	11/27/95		5.50	92.46
	2/23/96		3.45	94.51
MW-1	10/13/93	100.00	3.55	96.45
	12/22/94		2.96	97.04
	1/24/95		3.62	96.38
	2/22/95		2.65	97.35
	3/24/95		2.21	97.79
	4/25/95		3.69	96.31
	5/26/95		2.32	97.68
	6/29/95		2.44	97.56
	8/24/95		6.45	93.55
	9/29/95		3.00	97.00
	10/31/95		6.05	93.95
	11/27/95		3.97	96.03
	2/23/96		2.18	97.82

Depths are measured below Top of Casing (TOC)

* Elevations are referenced to the TOC for MW-1, which was assumed by others to have an elevation 100.00 feet

GROUNDWATER DEPTHS

Project Name: Cox Cadillac

Job No.: 805.007

Measured by: DWA

Well	Date	Time	Groundwater Depth (feet)	TOC ELEV.	GW ELEV.	Comments
MW-1	2/23/96	10:00	2.18	100.00	97.82	
TW-2	↓	10:03	2.13	100.43	98.30	
TW-6		10:05	3.66	98.75	95.09	
TW-7		10:07	3.45	97.96	94.51	

WELL SAMPLING FORM

Project Name: Cox Cadillac Well Number: TW-7

Job No.: 805.007 Well Casing Diameter: 2 inch

Sampled By: DWA Date: 2/23/96

TOC Elevation: _____ Weather: Sunny

Depth to Casing Bottom (below TOC) 10.00 feet

Depth to Groundwater (below TOC) 3.45 feet

Feet of Water in Well 6.55 feet

Depth to Groundwater When 80% Recovered 4.76 feet

Casing Volume (feet of water x Casing DIA ^{2} x 0.0408) 1.1 gallons

Depth Measurement Method: Tape & Paste / Electronic Sounder Other _____

Free Product: no free product

Purge Method: disposable bailer

moderate/slow recharge

FIELD MEASUREMENTS

Dissolved oxygen = 3.1 ppm.

Gallons Removed	pH	Temp (°F)	Conductivity (micromhos/cm)	~~Salinity~~ S%	Comments
1	8.54	58.1	403		clear/strong odor
2	7.98	60.0	411		"
3	7.59	60.7	544		"
4	7.28	60.1	685		↓

Total Gallons Purged 4 gallons

Depth to Groundwater Before Sampling (below TOC) 4.76' feet

Sampling Method _____

Containers Used: 4 (40 ml) 1 (liter) 1-250 ml poly (pint)

Subsurface Consultants

JOB NUMBER DATE APPROVED PLATE

WELL SAMPLING FORM

Project Name: Cox Cadillac
Well Number: TW-6
Job No.: 805.007
Well Casing Diameter: 2 inch
Sampled By: DWA
Date: 2/23/96
TOC Elevation:
Weather: Sunny

Depth to Casing Bottom (below TOC) 8.00 feet
Depth to Groundwater (below TOC) 3.66 feet
Feet of Water in Well 4.34 feet
Depth to Groundwater When 80% Recovered 4.53 feet
Casing Volume (feet of water x Casing DIA ^{2} x 0.0408) .7 gallons
Depth Measurement Method (Tape & Paste) / (Electronic Sounder) Other
Free Product No free product
Purge Method disposable bailer
moderate slow Recharge

FIELD MEASUREMENTS

Gallons Removed	pH	Temp (°F)	Conductivity (micromhos/cm)	Dissolved Oxygen ~~Salinity 3%~~	Comments
1	7.84	59.5	1280		clear/strong odor
2	7.48	58.5	1180		↓
3	7.27	60.6	1290		↓
#4					

Total Gallons Purged #3 gallons
Depth to Groundwater Before Sampling (below TOC) 4.53 feet
Sampling Method disposable bailer
Containers Used 4 (40 ml) 1 (liter) 1-250ml poly (pint)

Subsurface Consultants	JOB NUMBER	DATE	APPROVED	PLATE

WELL SAMPLING FORM

Project Name: Cox Cadillac Well Number: MW-1

Job No.: 605.007 Well Casing Diameter: 2 inch

Sampled By: DWA Date: 2/23/96

TOC Elevation: _____ Weather: Sunny

Depth to Casing Bottom (below TOC) 20.00 feet

Depth to Groundwater (below TOC) 2.18 feet

Feet of Water in Well 17.82 feet

Depth to Groundwater When 80% Recovered 5.74 feet

Casing Volume (feet of water x Casing DIA ^{2} x 0.0408) 2.9 gallons

Depth Measurement Method (Tape & Paste) / Electronic Sounder Other _____

Free Product no free product

Purge Method disposable bailer

moderate/slow recharge

FIELD MEASUREMENTS

Gallons Removed	pH	Temp (°F)	Conductivity (micromhos/cm)	Dissolved oxygen 2.8 ppm ~~Salinity %~~	Comments
1	7.47	68.0	3150		clear/strong odor spotty sheen
3	7.36	66.2	2490		
5	7.33	65.1	2250		
7	7.19	64.8	2260		
9	7.00	64.8	2790		

Total Gallons Purged 9 gallons

Depth to Groundwater Before Sampling (below TOC) 5.35 feet

Sampling Method disposable bailer

Containers Used 4 (40 ml) 1 (liter) 250 ml poly 1 (pint)

Subsurface Consultants

JOB NUMBER DATE APPROVED PLATE

CHAIN OF CUSTODY FORM

PAGE ____ OF ____

PROJECT NAME: Cox Cadillac
JOB NUMBER: 805.007
PROJECT CONTACT: Teri Alexander
SAMPLED BY: Dennis Alexander
LAB: CytoCulture
TURNAROUND: Normal
REQUESTED BY: Teri Alexander

LABORATORY I.D. NUMBER	SCI SAMPLE NUMBER	MATRIX: WATER	SOIL	WASTE	AIR	CONTAINERS: VOA	LITER	PINT	TUBE	METHOD PRESERVED: HCL	H_2SO_4	HNO_3	ICE	NONE	SAMPLING DATE: MONTH	DAY	YEAR	TIME	NOTES	ANALYSIS REQUESTED: CFU	PH	NH_3	PO_4	NO_3
	MW-1	X					1						X		02	23	96	1130	*	X	X	X	X	X
	TW-6	X					1						X		02	23	96	1215	*	X	X	X	X	X
	TW-7	X					1						X		02	23	96	1230	*	X	X	X	X	X

CHAIN OF CUSTODY RECORD

RELEASED BY: (Signature)	DATE / TIME	RECEIVED BY: (Signature)	DATE / TIME
Dennis Alexander	2/23/96 1140 p.m.	[illegible]	2/22 1 40
RELEASED BY: (Signature)	DATE / TIME	RECEIVED BY: (Signature)	DATE / TIME
RELEASED BY: (Signature)	DATE / TIME	RECEIVED BY: (Signature)	DATE / TIME
RELEASED BY: (Signature)	DATE / TIME	RECEIVED BY: (Signature)	DATE / TIME

COMMENTS & NOTES: * D.O. Readings: MW-1 = 2.8 ppm
TW-6 = 2.2 ppm
TW-7 = 3.1 ppm
Predominant Hydrocarbon Contaminants: GAS

Subsurface Consultants, Inc.
171 12TH STREET, SUITE 201, OAKLAND, CALIFORNIA 94607
(510) 268-0461 · FAX: 510-268-0137

Subsurface Consultants
FIELD REPORT

Sheet ____ of ____

REPORT NO. [ ]

PROJECT: Cox Cadillac JOB NO: 405.007

PERSONNEL PRESENT: D.A. (Sc.) DATE: 2/23/96

HOURS - From: 9.30 To: 2:15 From: ____ To: ____ TOTAL HRS: 4 3/4
Travel Time Included

EQUIPMENT IN USE: ____

TYPE OF SERVICES PROVIDED: ☐ Exploration ☐ Field Density Testing

☐ Site Meeting ☐ Construction Observation ☑ well sampling

Arrived on site at 9:40 a.m.
Took water levels and sampled TW-6, TW-7 & MW-1 with 4 VOA's, 1-250ml poly bottle and 1 liter bottle.
VOA's & poly bottle were given to Sherri's of EOA. Left site at 1:00 p.m. and delivered 1 liter bottles to Cyto-Culture
*Note: Dissolved oxygen readings were taken from each sampled well.

Prepared by: ____ Reviewed by: ____

Subsurface Consultants
FIELD REPORT

Sheet ____ of ____

REPORT NO. ____

PROJECT: Dix Petroleum JOB NO: 805.007

PERSONNEL PRESENT: EOA (Chris) DATE: 2/22/96

HOURS - From: ____ To: ____ From: ____ To: ____ TOTAL HRS: 4.0

EQUIPMENT IN USE: ____

TYPE OF SERVICES PROVIDED: ☐ Exploration ☐ Field Density Testing

☐ Site Meeting ☐ Construction Observation ☑ Sampling

Arrived ~~site~~ & bailed water from inside well cover TW-2 & TW-6. Once complete measured water levels. On re-measurement of MW-1 noted that water level had risen slightly. Chris recommended we leave top of well & return in 2 hours. Returned @ 11:30 am & water level had risen again. Returned ~~at~~ 4:00 pm & water level had not stabilized. Will return tomorrow am to check once more. Bailed each well for product using gasoline interface probe & tape measure. NO free product evident.

Prepared by: [signature] Reviewed by: ____

Subsurface Consultants

FIELD REPORT

Sheet ___ of ___

PROJECT: Cox Cadillac JOB NO: 805.007 REPORT NO.

PERSONNEL PRESENT: ___ DATE: 2/28/96

HOURS - From: ___ To: ___ From: ___ To: ___ TOTAL HRS: 9

EQUIPMENT IN USE: ___

TYPE OF SERVICES PROVIDED: ☐ Exploration ☐ Field Density Testing

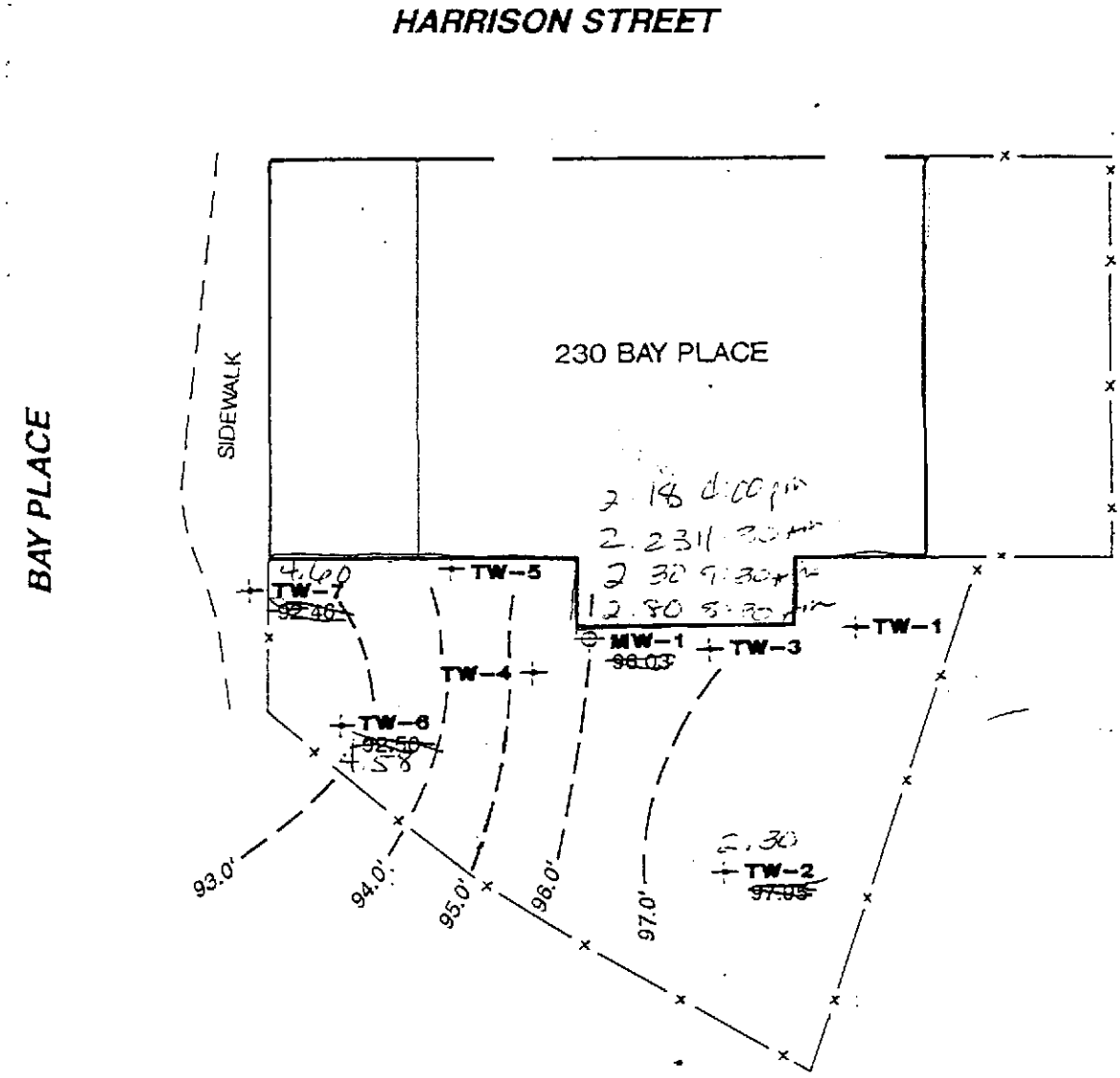
☐ Site Meeting ☐ Construction Observation ☐ ___

7:30 am 2.18' MW-1

TW-2	2.30'	readings 2/22
TW-6	4.58'	
TW-7	4.60	sidewalk
MW-1	2.18	4:00 pm

Returned to site this AM & read water level in MW-1 & got similar readings as at 4:00pm previous day. Dennis Alexander will add tube new water levels & start sampling wells.

Prepared by: ___ Reviewed by: ___



+	TEMPORARY WELL BY OTHERS
⊕	MONITORING WELL BY OTHERS
— x —	FENCE
—— ——	GROUNDWATER CONTOURS
93.0'	GROUNDWATER ELEVATION 11/27/95

APPROXIMATE SCALE (feet)

0 60 120

NOTE: ALL ELEVATION RELATIVE TO AN ARBITRARY REFERENCE DATUM OF 100.00 FEET AT MW-1 TOC.

SITE PLAN

Subsurface Consultants

230 BAY PLACE – OAKLAND, CA

JOB NUMBER	DATE	APPROVED
805.007	12/6/95	

PLATE 1

Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878
2323 Fifth Street, Berkeley, CA 94710, Phone (415) 486-0900

A N A L Y T I C A L R E P O R T

Prepared for:

EOA, Inc.
1410 Jackson Street
Oakland, CA 94612

Date: 11-MAR-96
Lab Job Number: 124560
Project ID: CC06
Location: Cox Cadillac

Reviewed by: _____

Reviewed by: _____

CLIENT: EOA, Inc.
PROJECT ID: CC06
LOCATION: Cox Cadillac
MATRIX: Filtrate

DATE REPORTED: 03/11/96

Metals Analytical Report

				Lead					
Sample ID	Lab ID	Sample Date	Receive Date	Result (ug/L)	Reporting Limit (ug/L)	IDF	QC Batch	Method	Analysis Date
MW-1	124560-001	02/23/96	02/23/96	24	3.0	1	26173	EPA 6010A	02/29/96
TW-6	124560-002	02/23/96	02/23/96	5.2	3.0	1	26173	EPA 6010A	02/29/96
TW-7	124560-003	02/23/96	02/23/96	3.8	3.0	1	26173	EPA 6010A	02/29/96

Curtis & Tompkins, Ltd.

Curtis & Tompkins, Ltd.

CLIENT: EOA, Inc.
JOB NUMBER: 124560

DATE REPORTED: 03/11/96

BATCH QC REPORT
PREP BLANK

Compound	Result	Reporting Limit	Units	IDF	QC Batch	Method	Analysis Date
Lead	ND	3	ug/L	1	26173	EPA 6010A	02/29/96

ND = Not Detected at or above reporting limit

Curtis & Tompkins, Ltd.

CLIENT: EOA, Inc.
JOB NUMBER: 124560

DATE REPORTED: 03/11/96

BATCH QC REPORT
BLANK SPIKE / BLANK SPIKE DUPLICATE

Compound	Spike Amount	BS Result	BSD Result	Units	BS% Rec.	BSD% Rec.	Rec. Limits	RPD %	RPD Limit	QC Batch	Method	Analysis Date
Lead	500	528	541	ug/L	106	108	80-120	2	20	26173	EPA 6010A	02/29/96

TVH-Total Volatile Hydrocarbons

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: CA LUFT (EPA 8015M)
Prep Method: EPA 5030

Sample #	Client ID	Batch #	Sampled	Extracted	Analyzed	Moisture
124560-001	MW-1	26259	02/23/96	03/07/96	03/07/96	
124560-002	TW-6	26259	02/23/96	03/07/96	03/07/96	
124560-003	TW-7	26259	02/23/96	03/07/96	03/07/96	

Analyte	Units	124560-001	124560-002	124560-003
Diln Fac:		25	100	100
Gasoline	ug/L	46000	25000 Y	50000 Y
Surrogate				
Trifluorotoluene	%REC	100	96	93
Bromobenzene	%REC	96	86	85

Y: Sample exhibits fuel pattern which does not resemble standard

BTXE

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: EPA 8020
Prep Method: EPA 5030

Sample #	Client ID	Batch #	Sampled	Extracted	Analyzed	Moisture
124560-001	MW-1	26259	02/23/96	03/07/96	03/07/96	
124560-002	TW-6	26259	02/23/96	03/07/96	03/07/96	
124560-003	TW-7	26259	02/23/96	03/07/96	03/07/96	

Analyte	Units	124560-001	124560-002	124560-003
Diln Fac:		25	100	100
Benzene	ug/L	4800	13000	22000
Toluene	ug/L	3000	5200	8400
Ethylbenzene	ug/L	3400	1100	2700
m,p-Xylenes	ug/L	5700	1800	4900
o-Xylene	ug/L	2000	970	2000
Surrogate				
Trifluorotoluene	%REC	102	89	88
Bromobenzene	%REC	82	76	76

Curtis & Tompkins, Ltd.

Lab #: 124560 BATCH QC REPORT

TVH-Total Volatile Hydrocarbons

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: CA LUFT (EPA 8015M)
Prep Method: EPA 5030

METHOD BLANK

Matrix: Water
Batch#: 26259
Units: ug/L
Diln Fac: 1

Prep Date: 03/06/96
Analysis Date: 03/06/96

MB Lab ID: QC16488

Analyte	Result	
Gasoline	<50	
Surrogate	**%Rec**	**Recovery Limits**
Trifluorotoluene	95	69-120
Bromobenzene	79	70-122

Curtis & Tompkins, Ltd.

Lab #: 124560 BATCH QC REPORT

BTXE

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: EPA 8020
Prep Method: EPA 5030

METHOD BLANK

Matrix: Water
Batch#: 26259
Units: ug/L
Diln Fac: 1

Prep Date: 03/06/96
Analysis Date: 03/06/96

MB Lab ID: QC16488

Analyte	Result
Benzene	<0.5
Toluene	<0.5
Ethylbenzene	<0.5
m,p-Xylenes	<0.5
o-Xylene	<0.5

Surrogate	%Rec	Recovery Limits
Trifluorotoluene	101	58-130
Bromobenzene	78	62-131

Curtis & Tompkins, Ltd.

Lab #: 124560 BATCH QC REPORT

TVH-Total Volatile Hydrocarbons

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: CA LUFT (EPA 8015M)
Prep Method: EPA 5030

LABORATORY CONTROL SAMPLE

Matrix: Water
Batch#: 26259
Units: ug/L
Diln Fac: 1

Prep Date: 03/06/96
Analysis Date: 03/06/96

LCS Lab ID: QC16486

Analyte	Result	Spike Added	%Rec #	Limits
Gasoline	1843	2000	92	80-120
Surrogate	**%Rec**	**Limits**		
Trifluorotoluene	101	69-120		
Bromobenzene	84	70-122		

Column to be used to flag recovery and RPD values with an asterisk
* Values outside of QC limits
Spike Recovery: 0 out of 1 outside limits

Curtis & Tompkins, Ltd.

Lab #: 124560 BATCH QC REPORT

BTXE

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: EPA 8020
Prep Method: EPA 5030

LABORATORY CONTROL SAMPLE

Matrix: Water
Batch#: 26259
Units: ug/L
Diln Fac: 1

Prep Date: 03/06/96
Analysis Date: 03/06/96

LCS Lab ID: QC16487

Analyte	Result	Spike Added	%Rec #	Limits
Benzene	21	20	105	80-120
Toluene	22	20	110	80-120
Ethylbenzene	21	20	105	80-120
m,p-Xylenes	43	40	108	80-120
o-Xylene	23	20	115	80-120

Surrogate	%Rec	Limits
Trifluorotoluene	90	58-130
Bromobenzene	71	62-131

Column to be used to flag recovery and RPD values with an asterisk
* Values outside of QC limits
Spike Recovery: 0 out of 5 outside limits

Curtis & Tompkins, Ltd.

Lab #: 124560 BATCH QC REPORT

TVH-Total Volatile Hydrocarbons

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: CA LUFT (EPA 8015M)
Prep Method: EPA 5030

MATRIX SPIKE/MATRIX SPIKE DUPLICATE

Field ID: ZZZZZZ
Lab ID: 124545-005
Matrix: Water
Batch#: 26259
Units: ug/L
Diln Fac: 1

Sample Date: 02/22/96
Received Date: 02/22/96
Prep Date: 03/06/96
Analysis Date: 03/06/96

MS Lab ID: QC16489

Analyte	Spike Added	Sample	MS	%Rec #	Limits
Gasoline	2000	<50.00	1966	98	75-125

Surrogate	%Rec	Limits
Trifluorotoluene	103	69-120
Bromobenzene	93	70-122

MSD Lab ID: QC16490

Analyte	Spike Added	MSD	%Rec #	Limits	RPD #	Limit
Gasoline	2000	1932	97	75-125	2	<20

Surrogate	%Rec	Limits
Trifluorotoluene	101	69-120
Bromobenzene	89	70-122

Column to be used to flag recovery and RPD values with an asterisk
* Values outside of QC limits
RPD: 0 out of 1 outside limits
Spike Recovery: 0 out of 2 outside limits

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 124560
CLIENT: EOA, INC.
PROJECT#: CC06
LOCATION: COX CADILLAC

DATE SAMPLED: 02/23/96
DATE RECEIVED: 02/23/96
DATE ANALYZED: 03/01/96
DATE REPORTED: 03/11/96
DATE REVISED: 03/20/96
BATCH NO: 26183

ANALYSIS: 1,1-Dichloroethane
ANALYSIS METHOD: EPA 8240

LAB ID	SAMPLE ID	RESULT	UNITS	REPORTING LIMIT
124560-001	MW-1	ND	ug/L	1.0
124560-002	TW-6	ND	ug/L	1.0
METHOD BLANK	N/A	ND	ug/L	1.0

* Raised detection limit due to high levels of non-target analytes.

ND = Not detected at or above reporting limit.

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 124560
CLIENT: EOA, INC.
PROJECT#: CC06
LOCATION: COX CADILLAC

DATE SAMPLED: 02/23/96
DATE RECEIVED: 02/23/96
DATE ANALYZED: 03/05/96
DATE REVISED: 03/20/96
BATCH NO: 26237

ANALYSIS: 1,1-Dichloroethane
ANALYSIS METHOD: EPA 8240

LAB ID	SAMPLE ID	RESULT	UNITS	REPORTING LIMIT
124560-003	TW-7	ND	ug/L	5.0 *
METHOD BLANK	N/A	ND	ug/L	1.0

* Raised detection limit due to high levels of non-target analytes.

ND = Not detected at or above reporting limit.

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 124560
CLIENT: EOA, INC.
PROJECT#: CC06
LOCATION: COX CADILLAC

DATE SAMPLED: 02/23/96
DATE RECEIVED: 02/23/96
DATE ANALYZED: 03/01/96
DATE REPORTED: 03/11/96
BATCH NO: 26183

ANALYSIS: 1,2-Dichloroethane
ANALYSIS METHOD: EPA 8240

LAB ID	SAMPLE ID	RESULT	UNITS	REPORTING LIMIT
124560-001	MW-1	96	ug/L	1.0
124560-002	TW-6	ND	ug/L	1.0
METHOD BLANK	N/A	2.1	ug/L	1.0

ND = Not detected at or above reporting limit.

Curtis & Tompkins, Ltd.

LABORATORY NUMBER: 124560
CLIENT: EOA, INC.
PROJECT#: CC06
LOCATION: COX CADILLAC

DATE SAMPLED: 02/23/96
DATE RECEIVED: 02/23/96
DATE ANALYZED: 03/05/96
DATE REPORTED: 03/11/96
BATCH NO: 26237

ANALYSIS: 1,2-Dichloroethane
ANALYSIS METHOD: EPA 8240

LAB ID	SAMPLE ID	RESULT	UNITS	REPORTING LIMIT
124560-003	TW-7	ND	ug/L	5.0 *
METHOD BLANK	N/A	ND	ug/L	1.0

* Raised detection limit due to high levels of non-target analytes.

ND = Not detected at or above reporting limit.

Curtis & Tompkins, Ltd.

Lab #: 124560 BATCH QC REPORT

EPA 8010 Purgeable Halocarbons

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: EPA 8240
Prep Method: EPA 5030

LABORATORY CONTROL SAMPLE

Matrix: Water
Batch#: 26237
Units: ug/L
Diln Fac: 1

Prep Date: 03/04/96
Analysis Date: 03/04/96

LCS Lab ID: QC16405

Analyte	Result	Spike Added	%Rec #	Limits
1,1-Dichloroethene	58.27	50	117	51-180
Trichloroethene	49.9	50	100	73-141
Chlorobenzene	51.07	50	102	83-129

Surrogate	%Rec	Limits
Toluene-d8	101	87-125
Bromofluorobenzene	100	79-122
1,2-Dichloroethane-d4	105	68-126

Column to be used to flag recovery and RPD values with an asterisk
* Values outside of QC limits
Spike Recovery: 0 out of 3 outside limits

Curtis & Tompkins, Ltd.

Lab #: 124560 BATCH QC REPORT

EPA 8010 Purgeable Halocarbons

Client: EOA, Inc.
Project#: CC06
Location: Cox Cadillac

Analysis Method: EPA 8240
Prep Method: EPA 5030

LABORATORY CONTROL SAMPLE

Matrix: Water
Batch#: 26183
Units: ug/L
Diln Fac: 1

Prep Date: 02/29/96
Analysis Date: 02/29/96

LCS Lab ID: QC16190

Analyte	Result	Spike Added	%Rec #	Limits
1,1-Dichloroethene	56.55	50	113	51-180
Trichloroethene	47.14	50	94	73-141
Chlorobenzene	49.03	50	98	83-129

Surrogate	%Rec	Limits
Toluene-d8	99	87-125
Bromofluorobenzene	97	79-122
1,2-Dichloroethane-d4	102	68-126

Column to be used to flag recovery and RPD values with an asterisk
* Values outside of QC limits
Spike Recovery: 0 out of 3 outside limits

EOA, Inc.

12450-

Eisenberg, Olivieri, & Associates
Environmental and Public Health Engineers
1410 Jackson Street, Oakland, CA 94612 (415) 832-2852

Project ID: 0006 Sampled By: DWA

Sampling Date: 2/23/96 Laboratory Name: Curtis / Tompkins

NOTES TO LAB
a) Specify analytic method and detection limit.
b) Notify us if there are any anomalous peaks on GC or other scans.
c) Duplicates are listed in parentheses.
d) ANY QUESTIONS/CALIFICATIONS: CALL US

	Sample ID	Sampling Date	Sample Container Type (1)	Analyze/ Hold (2)	Turn-around (3)	Analyze For:	Analytic Method/ Detection Limit	Comments
1	MW-1	2/23/96	2 VOAs	A	N	TVH-gas/BTEX		
			2 VOAs 250 ml. poly			DCA (only)	8010	
						soluble Pb		
2	TW-6		2 VOAs			TVH-gas/BTEX		
			2 VOAs 250 ml poly			DCA (only)	8010	
						soluble Pb		
3	TW-7		2 VOAs			TVH-gas/BTEX		
			2 VOAs 250ml poly			DCA (only)	8010	
						soluble Pb		

Sherie Kerrigan 2/23/96 5:30
A. Released By (Signature), Date, Time B. Released By (Signature), Date, Time

A. Received By (Signature), Date, Time B. Received By (Signature), Date, Time

2/23/96 17:40
Received By Lab Personnel, Date, Time Lab Telephone Shipping Carrier, Method, Date

(1) – Sample Type Codes: W = Water, S = Soil, O = Other (specify).
Container Type Codes: V = VOA Bottle, P = Plastic Bottle, G = Glass Bottle, T = Brass Tube, O = Other (specify)

(2) – Analyze/Hold: A = Analyze, HOLD (spell out) = Do not analyze unless necessary or requested.

(3) – Turnaround: N = Normal turnaround, F = 1 week turnaround, R = 24 hour turnaround.

EOA, Inc.

Eisenberg, Olivieri, & Associates
Environmental and Public Health Engineers
1410 Jackson Street, Oakland, CA 94612 (415) 832-2852

Project ID: CC06 Sampled By: DWA

Sampling Date: 2/23/96 Laboratory Name: Curtis & Tompkins

NOTES TO LAB
a) Specify analytic method and detection limit.
b) Notify us if there are any anomalous peaks on GC or other scans.
c) Duplicates are listed in parentheses.
d) ANY QUESTIONS/CALIFICATIONS: CALL US

Sample ID	Sampling Date	Sample/ Container Type (1)	Analyze/ Hold (2)	Turn-around (3)	Analyze For:	Analytic Method/ Detection Limit	Comments
MW-1	2/23/96	2 VOAs	A	N	TVH-gas/BTEX		
		2 VOAs 250 ml. poly			DCA (only)	8010	
					soluble Pb		
TW-6		2 VOAs			TVH-gas/BTEX		
		2 VOAs 250 ml poly			DCA (only)	8010	
					soluble Pb		
TW-7		2 VOAs			TVH-gas/BTEX		
		2 VOAs 250 ml poly			DCA (only)	8010	
					soluble Pb		

Sherie Thorpe 2/23/96 5:30
A. Released By (Signature), Date, Time B. Released By (Signature), Date, Time

A. Received By (Signature), Date, Time B. Received By (Signature), Date, Time

2/23/96 17:40
Received By Lab Personnel, Date, Time Lab Telephone Shipping Carrier, Method, Date

(1) – Sample Type Codes: W = Water, S = Soil, O = Other (specify).
Container Type Codes: V = VOA Bottle, P = Plastic Bottle, G = Glass Bottle, T = Brass Tube, O = Other (specify)

(2) – Analyze/Hold: A = Analyze, HOLD (spell out) = Do not analyze unless necessary or requested.

(3) – Turnaround: N = Normal turnaround, F = 1 week turnaround, R = 24 hour turnaround.

EOA, Inc.

Eisenberg, Olivieri, & Associates
Environmental and Public Health Engineering

April 30, 1996

Mr. Dale Klettke
Alameda County Health Care Services Agency
Department of Environmental Health
1731 Harbor Bay Parkway
Alameda, CA 94502

SUBJECT: February 1996 Quarterly Monitoring Report
Cox Cadillac, 230 Bay Place, Oakland, California

Dear Mr. Klettke:

Enclosed is one copy of the "February 1996 Quarterly Monitoring Report" for the Cox Cadillac, 230 Bay Place, Oakland, California site. Monitoring activities included measuring depth to groundwater and sampling groundwater for analyses. The monitoring is a continuation of quarterly monitoring that was begun in December 1994 and follows the same methodology, with the exception that depth to groundwater is measured on a quarterly instead of monthly basis.

Please call me if you have any questions regarding the report.

Sincerely,

Don Eisenberg

Don Eisenberg, Ph.D., P.E.
President, for

Attachment

cc: Andy Briefer, PES
Rory Campbell

1410 Jackson Street • Oakland, CA 94612 • (510) 832-2852