QUARTERLY GROUNDWATER MONITORING REPORT

625 Hegenberger Road
Oakland, California #568

3/21/96

Prepared For

Diversified Investment and Management Corp.
400 Oyster Point Blvd.
Suite 415
South San Francisco, CA 94080

Prepared By

All Environmental, Inc.
2641 Crow Canyon Road, Suite 5
San Ramon, CA 94583

March 20, 1996

ALL ENVIRONMENTAL, INC.
Environmental Engineering & Construction

March 20, 1996

Mr. Barney Chan, Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Rm 250
Alameda, CA 94502-6577

RE: Quarterly Groundwater Monitoring Report
First Quarter of 1996
625 Hegenberger Road
Oakland, California

Dear Mr. Chan:

This report is submitted by All Environmental, Inc. (AEI) on the behalf of Diversified Investment and Management Corp., for the former fuel service station location at 625 Hegenberger Road, Oakland, California.

Summary of Activities

AEI measured the depth to ground water and collected water samples from six groundwater monitoring wells on January 8, 1996. The monitoring wells sampled included the five wells installed by Subsurface Consultant in 1989 and 1990, and the one well installed by Levine-Fricke in January of 1995. Well locations are shown in Figure 1. The sampling procedure for each monitoring well involved measuring water levels, purging the wells, and collecting a water sample.

The depth from the top of the well casing and the total well depth were measured prior to sampling with an electric water level indicator. The wells were purged and a groundwater sample was collected from each well using a disposable clean Teflon bailer. Temperature, pH, and turbidity were measured during the purging of the well. AEI removed 3 to 4 well volumes per well, and provided that the temperature, pH, and turbidity stabilized, a water sample was collected.

Water samples were poured slowly into laboratory-provided glass sampling containers, capped, and shipped on ice under proper chain of custody to McCampbell Analytical Inc. The samples were analyzed for Benzene, Toluene, Ethylbenzene, and Total Xylene (BTEX) by EPA Method 602, for Total Petroleum Hydrocarbons as gasoline (TPHg) by EPA Method 5030/8015, and for Total Petroleum Hydrocarbons as diesel and oil (TPHd and TPHo) by EPA Methods 3510/8015.

ALL ENVIRONMENTAL, INC.
Environmental Engineering & Construction

March 20, 1996
Job No. 1286

Mr. Barney Chan, Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Rm. 250
Alameda, CA 94502-6577

Subject: **Soil Remediation Workplan &**
Quarterly Groundwater Monitoring Report
625 Hegenberger Road, Oakland, California

Dear Mr. Chan:

We are enclosing one copy each of the above referenced reports for your review. If you have any questions or comments regarding the findings presented in these reports, please call me at (510) 820-3224.

Sincerely,
ALL ENVIRONMENTAL, INC.

Bryan Campbell
Project Geologist

Corporate Headquarters:
2641 Crow Canyon Rd., #5
San Ramon, CA 94583
(510) 820-3224

Los Angeles Office:
5031 Pacific Coast Hwy., #178
Torrance, CA 90505
(310) 328-8878

Field Results

Groundwater elevation data are summarized in Table 1 and shown in Figure 1. The groundwater elevation contours and the groundwater flow directions are shown in Figure 1. A summary of field parameters measured during sampling is presented in Table 2.

No free product was encountered during monitoring activities. Groundwater levels for January 8, 1996 range from 2.07 to 2.87 feet below mean sea level (msl). These groundwater elevations were approximately 0.1 to 0.4 feet lower than the September 1994 levels (1.99 to 2.40 feet below msl).

The general direction of the groundwater flow at the time of measurement was west. The groundwater hydraulic gradient was approximately 0.004 ft/ft.

Groundwater Quality

Detectable concentrations of BTEX were found in the sample taken from well MW-12 for the first time in two years. Also, the results from a verification (labled VER) sample taken from well MW-8, were consistant with the results of the sample taken during the normal round of well monitoring. A summary of groundwater quality data, including available historic data, is presented in Table 3. Laboratory analysis data are presented in Appendix A.

Recommendations

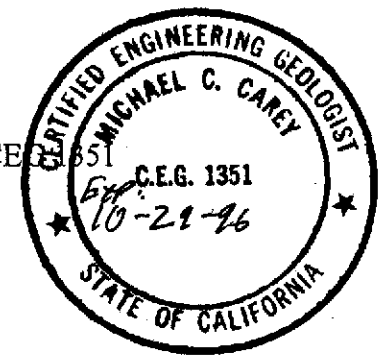
AEI recommends continuing quarterly monitoring. TPHo concentrations were not detected and have either been low or not detected during the last two years. AEI recommends discontinuing monitoring for this compounds.

Please do not hesitate to call either of the undersigned, if you have any questions.

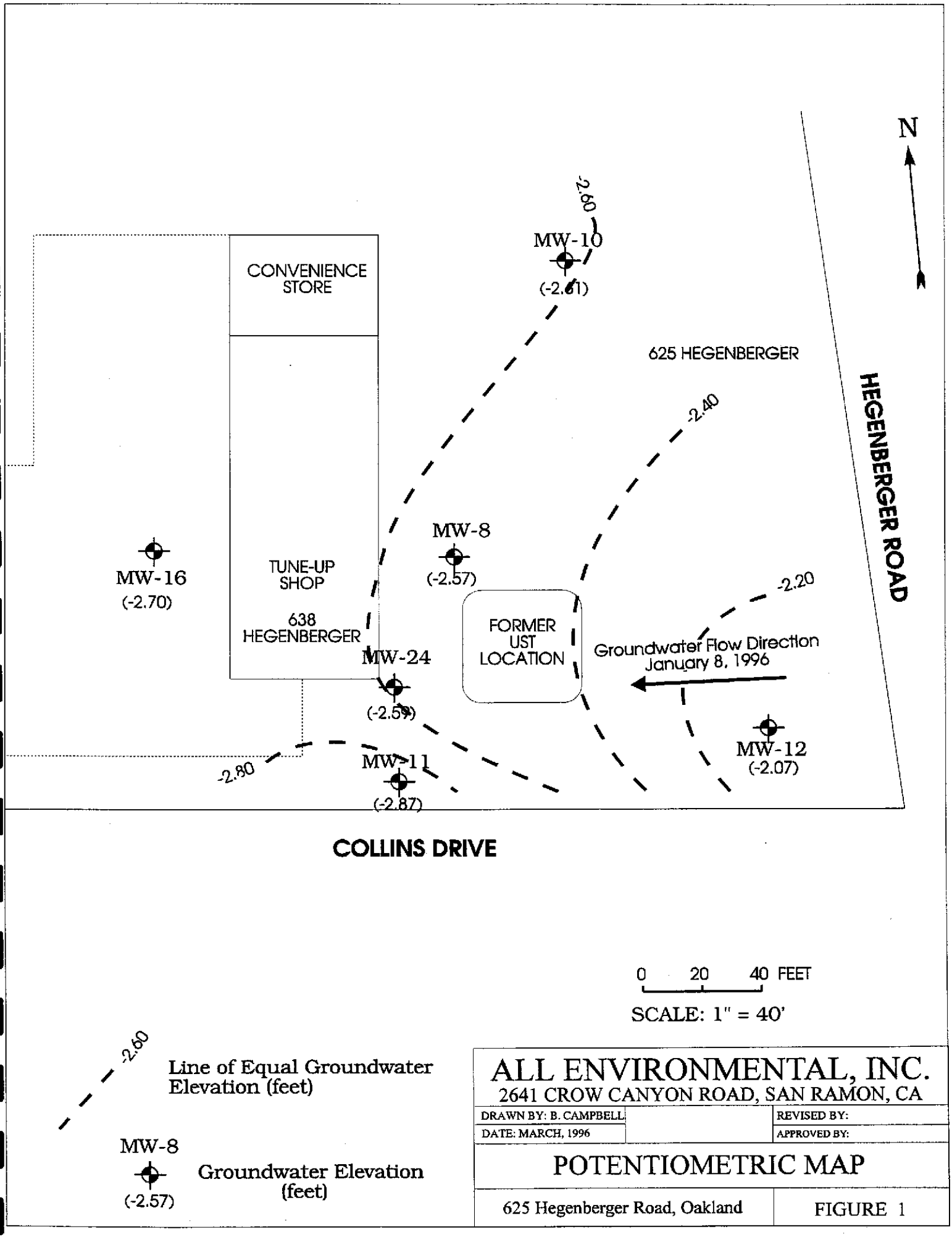
Sincerely,

J. P. Deharke
Project Manager

Michael Carey
Engineering Geologist, CEG 1351



Enclosures



ALL ENVIRONMENTAL, INC.

2641 CROW CANYON ROAD, SAN RAMON, CA

DRAWN BY: B. CAMPBELL	REVISED BY:
DATE: MARCH, 1996	APPROVED BY:

POTENTIOMETRIC MAP

625 Hegenberger Road, Oakland | FIGURE 1

Table 1
Groundwater Elevations
625 Hegenberger Road, Oakland, California

Well ID	Date	Well Elevation (ft msl)	Depth to Water (ft)	Groundwater Elevation (ft msl)
MW-8	12/22/93	4.88	6.72	-1.84
MW-10	12/22/93	4.21	6.00	-1.79
MW-11	12/22/93	5.04	6.84	-1.80
MW-12	12/22/93	4.58	6.07	-1.49
MW-16	12/22/93	NA	7.48	NA
MW-8	6/30/94	4.88	6.55	-1.67
MW-10	6/30/94	4.21	5.79	-1.58
MW-11	6/30/94	5.04	6.73	-1.69
MW-12	6/30/94	4.58	6.06	-1.48
MW-16	6/30/94	NA	7.28	NA
MW-8	9/27/94	4.88	7.20	-2.32
MW-10	9/27/94	4.21	6.39	-2.18
MW-11	9/27/94	5.04	7.41	-2.37
MW-12	9/27/94	4.58	6.57	-1.99
MW-16	9/27/94	5.53	7.93	-2.40
MW-8	1/4/95	4.88	6.21	-1.67
MW-10	1/4/95	4.21	5.42	-1.58
MW-11	1/4/95	5.04	6.45	-1.69
MW-12	1/4/95	4.58	5.50	-1.48
MW-16	1/4/95	5.53	7.03	-1.50
MW-8	1/10/95	4.88	5.09	-2.32
MW-10	1/10/95	4.21	4.67	-2.18
MW-11	1/10/95	5.04	5.72	-2.37
MW-12	1/10/95	4.58	4.46	-1.99
MW-16	1/10/95	5.53	6.21	-2.40
MW-24	1/10/95	5.49	5.97	-0.48
MW-8	10/2/95	4.88	7.66	-2.78
MW-10	10/2/95	4.21	6.87	-2.66
MW-11	10/2/95	5.04	7.85	-2.81
MW-12	10/2/95	4.58	6.99	-2.41
MW-16	10/2/95	5.53	8.40	-2.87
MW-24	10/2/95	5.49	8.31	-2.82
MW-8	1/8/96	4.88	7.45	-2.57
MW-10	1/8/96	4.21	6.82	-2.61
MW-11	1/8/96	5.04	7.91	-2.87
MW-12	1/8/96	4.58	6.65	-2.07
MW-16	1/8/96	5.53	8.23	-2.70
MW-24	1/8/96	5.49	8.08	-2.59

Notes: All well elevations are measured from the top of casing.
ft msl = feet above mean sea level
NA = not available
All well elevation data was extracted from past Levine-Fricke reports.

Table 2
Water Quality Parameters
625 Hegenberger Road, Oakland, California

Well ID	Date	Well Volume (gallons)	Volume Withdrawn (gallons)	Stabilized Temperature (deg. C)	Qualitative Tubidity
MW-8	12/22/93	1.5	4.50	19.40	turbid*
MW-10	12/22/93	1.6	7.00	20.80	moderately turbid
MW-11	12/22/93	1.5	4.50	20.20	turbid
MW-12	12/22/93	1.6	5.30	20.30	moderately turbid
MW-16	12/22/93	1.1	4.50	20.50	turbid
MW-8	6/30/94	1.5	8.00	21.00	turbid*
MW-10	6/30/94	1.6	6.00	21.00	turbid
MW-11	6/30/94	1.4	6.00	20.20	turbid
MW-12	6/30/94	1.6	6.00	20.60	moderately turbid
MW-16	6/30/94	1.1	4.50	21.80	turbid
MW-8	9/27/94	1.4	4.50	21.60	turbid*
MW-10	9/27/94	1.5	6.00	22.60	turbid
MW-11	9/27/94	1.3	3.00	21.00	turbid
MW-12	9/27/94	1.5	6.00	22.50	turbid
MW-16	9/27/94	1.0	3.00	22.60	turbid
MW-8	1/10/95	1.7	5.30	17.20	turbid*
MW-10	1/10/95	1.8	6.00	19.50	turbid
MW-11	1/10/95	1.6	5.30	18.60	turbid
MW-12	1/10/95	1.8	6.00	19.30	turbid
MW-16	1/10/95	1.2	6.00	19.30	turbid
MW-24	1/10/95	4.9	41.00	18.90	turbid
MW-8	10/2/95	1.1	11.00	22.80	moderately turbid
MW-10	10/2/95	1.5	11.00	22.60	turbid
MW-11	10/2/95	1.0	12.00	22.00	moderately turbid
MW-12	10/2/95	1.3	11.00	22.90	turbid
MW-16	10/2/95	1.1	11.00	22.60	turbid
MW-24	10/2/95	3.4	20.00	22.80	turbid
MW-8	1/8/96	1.1	12.00	17.30	slightly turbid
MW-10	1/8/96	1.5	10.00	17.90	slightly turbid
MW-11	1/8/96	1.0	5.50	17.60	slightly turbid
MW-12	1/8/96	1.2	10.00	18.00	slightly turbid
MW-16	1/8/96	0.9	5.00	19.00	slightly turbid
MW-24	1/8/96	3.4	35.00	17.60	slightly turbid

Notes: * A slight hydrocarbon sheen was reported.
** At time of monitoring

Table 3
Historic Water Quality
625 Hegenberger Road, Oakland, California
(concentrations reported in milligrams per liter)

Well ID	Date	Consultant/ Lab		Benzene	Toluene		Ethyl-Benzene	Xylenes	TPHg	TPHd	TPHo	Total Lead
MW-8	(1)	SUB	(2)	3.7	BDL		0.29	0.69	NA	NA	NA	BDL
	5/28/93	HC/SUP		6.4	0.028		0.16	0.036	19	1	NA	(3)
	12/22/93	LF/AEN	(4)	16	5.9993	(5)	0.65	2.7	56	0.3	<0.2	<0.04
	6/30/94	LF/AEN	(4)	11	4.8		2.2	8.2	41	<0.5	0.5	<0.04
	9/27/94	LF/AEN		8.5	0.26		1.6	5.3	28	0.62	<0.2	<0.04
	1/10/95	LF/AEN		10	11		2.4	12	58	0.07	<0.2	NA
	10/2/95	AEI/PEL		0.051	0.016		0.054	0.08	28	<0.05	<0.5	NA
	1/8/96	AEI/MAI		8.6	13		2.2	12	72	3.7	<0.25	NA
duplicate	1/8/96	AEI/MAI		7.2	9.5		1.6	8	62	NA	NA	NA
MW-10	(1)	SUB		0.0017	BDL		BDL	BDL	NA	NA	NA	BDL
	5/28/93	HC/SUP		<0.0003	<0.0003		<0.0003	<0.0009	<0.05	0.054	NA	(3)
	12/22/93	LF/AEN		<0.0005	<0.0007	(5)	<0.0005	<0.0002	<0.05	0.58	<0.2	<0.04
	6/30/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	<0.05	0.6	<0.04
	9/27/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	0.61	<0.2	<0.04
	1/10/95	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	0.6	<0.2	NA
	10/2/95	AEI/PEL		0.0044	0.0026		0.0023	0.0064	0.35	<0.05	<0.5	NA
	1/8/96	AEI/MAI		0.0058	0.0071		0.0012	0.0064	0.05	<0.05	<0.25	NA
MW-11	(1)	SUB	(6)	0.053	BDL		BDL	BDL	NA	NA	NA	0.21
	5/28/93	HC/SUP		0.45	0.017		0.0015	0.0021	1.2	<0.05	NA	(3)
	12/22/93	LF/AEN		4.5	0.0383	(5)	0.012	0.043	9.2	0.53	<0.2	<0.04
	6/30/94	LF/AEN		1.5	0.013		0.69	1.2	8.8	<0.05	1.1	<0.04
duplicate	6/30/94	LF/AEN		1.7	0.014		0.73	1.3	9.7	NA	NA	NA
	9/27/94	LF/AEN		6.5	0.026		0.87	0.59	15	0.91	<0.2	<0.04
	1/10/95	LF/AEN		0.89	0.22		0.84	2.4	14	1.1	0.2	NA
	10/2/95	AEI/PEL		0.047	0.0057		0.011	0.036	7.1	<0.05	<0.5	NA
	1/8/96	AEI/MAI		1.2	0.099		0.79	1.4	12	2	<0.25	NA
MW-12	(1)	SUB		0.0017	BDL		BDL	BDL	NA	NA	NA	BDL
	5/28/93	HC/SUP		<0.0003	<0.0003		<0.0003	<0.0009	<0.05	<0.05	NA	(3)
	12/22/93	LF/AEN		<0.0005	<0.0007	(5)	<0.0005	<0.0002	0.05	0.3	<0.2	<0.04
	6/30/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	<0.05	0.4	<0.04
	9/27/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	0.4	<0.2	<0.04
duplicate	9/27/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	NA	NA	NA
	1/10/95	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	0.3	<0.2	NA
	10/2/95	AEI/PEL		<0.0005	<0.0005		<0.0005	<0.0005	<0.05	<0.05	<0.5	NA
	1/8/96	AEI/MAI		0.0024	0.0027		0.00054	0.0028	<0.05	<0.05	<0.25	NA
MW-16	(1)	SUB	(7)	BDL	BDL		BDL	BDL	NA	NA	NA	BDL
	5/28/93	HC/SUP		0.0028	<0.0003		<0.0007	<0.0009	<0.05	<0.05	NA	(3)
	12/22/93	LF/AEN		<0.0005	<0.0007	(5)	<0.0005	<0.0002	2.2	0.52	<0.2	<0.04
	6/30/94	LF/AEN		0.008	<0.0005		<0.0005	<0.0002	<0.05	<0.05	0.9	<0.04
	9/27/94	LF/AEN		0.017	<0.0005		<0.0005	<0.0002	0.07	0.59	<0.2	<0.04
	1/10/95	LF/AEN		0.19	<0.0005		<0.0005	<0.0002	0.3	0.7	<0.2	NA
	10/2/95	AEI/PEL		0.0077	0.0007		0.0035	0.013	0.55	<0.05	<0.5	NA
	1/8/96	AEI/MAI		<0.0005	<0.0005		0.004	0.0097	0.36	0.14	<0.25	NA
MW-24	1/10/95	LF/AEN		12	1.9		1.1	1.3	31	0.9	0.2	NA
duplicate	1/10/95	LF/AEN		12	2		1.1	1.3	31	0.8	0.2	NA
	10/2/95	AEI/PEL		0.044	0.011		0.012	0.04	8.6	<0.05	<0.5	NA
	1/8/96	AEI/MAI		8.8	0.14		0.5	0.28	22	1.5	<0.25	NA
Blanks												
Trip Blank	5/28/93	HC/SUP		<0.0003	<0.0003		<0.0003	<0.0009	<0.05	NA	NA	BDL
MW-12-BB	12/22/93	LF/AEN		<0.0005	0.0007		<0.0005	<0.0002	<0.05	NA	NA	(3)
MW-16-BB	12/22/93	LF/AEN		NA	NA		NA	NA	NA	NA	NA	<0.04
MW-12-BB	6/30/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	NA	NA	<0.04
MW-12-BB	9/27/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	NA	NA	NA
Trip Blank	9/27/94	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	NA	NA	NA
MW-11-BB	1/10/95	LF/AEN		<0.0005	<0.0005		<0.0005	<0.0002	<0.05	NA	NA	NA

Table 3
Historic Water Quality
625 Hegenberger Road, Oakland, California
(concentrations reported in milligrams per liter)

Notes

BDL	below detection limit
NA	not analyzed
TPHd	total petroleum hydrocarbons as diesel
TPHg	total petroleum hydrocarbons as gasoline
TPHo	total petroleum hydrocarbons as oil
AEN	American Environmental Networks, Pleasant Hill, California
HC	HartCrowser, San Francisco, California
LF	Levine Fricke, Emeryville, California
SUB	Subsurface Consultants, Oakland, California
SUP	Superior Analytical Laboratories, Martinez, California
AEI	All Environmental, Inc., San Ramon, California
PEL	Priority Analytical Laboratories, Milpitas, California
MAI	McCampbell Analytical Inc., Pacheco, California

(1) Date of groundwater sampling unavailable.
(2) 18 mg/ total volatile hydrocarbons also detected
(3) All May 1993 samples also analyzed for total organic lead (DHS Method). The compound was not detected above the detection limit of 4 mg/l.
(4) A slight hydrocarbon sheen was observed on the surface of the well water.
(5) Toluene detection for 22-Dec-93 were qualified using 0.0007 mg/l as a baseline. The bailer blank (MW-12-BB) contained toluene at 0.0007 mg/l.
(6) 0.24 mg/l total volatile hydrocarbons also detected
(7) 0.38 mg/l total volatile hydrocarbons also detected

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

All Environmental, Inc. 2641 Crow Canyon Rd., # 5 San Ramon, CA94583	Client Project ID: # 1286; Diversified Investments	Date Sampled: 01/08/96
		Date Received: 01/08/96
	Client Contact: Joe Durake	Date Extracted: 01/08-01/09/96
	Client P.O:	Date Analyzed: 01/08-01/09/96

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

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

Lab ID	Client ID	Matrix	TPH(g)+	Benzene	Toluene	Ethylben-zene	Xylenes	% Rec. Surrogate
60299	MW-8	W	72,000,a	8600	13,000	2200	12,000	104
60300	MW-10	W	50,a	5.8	7.1	1.2	6.4	106
60301	MW-11	W	12,000,a	1200	99	790	1400	104
60302	MW-12	W	ND	2.4	2.7	0.54	2.8	103
60303	MW-16	W	360,c	ND	ND	4.0	9.7	96
60304	MW-24	W	22,000,a	8800	140	500	280	103
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	

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

cluttered chromatogram; sample peak coelutes with surrogate peak

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

DHS Certification No. 1644

Edward Hamilton, Lab Director

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

All Environmental, Inc. 2641 Crow Canyon Rd., # 5 San Ramon, CA94583	Client Project ID: # 1286; Diversified Investments	Date Sampled: 01/08/96
		Date Received: 01/08/96
	Client Contact: Joe Durake	Date Extracted: 01/08/96
	Client P.O:	Date Analyzed: 01/08/96

Diesel Range (C10-C23), Motor Oil Range (> C18) Extractable Hydrocarbons as Diesel & Motor Oil *

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)+	TPH(mo)+	% Recovery Surrogate
60299	MW-8	W	3700,d	ND	104
60300	MW-10	W	ND	ND	105
60301	MW-11	W	2000,d	ND	106
60302	MW-12	W	ND	ND	105
60303	MW-16	W	140,b	ND	105
60304	MW-24	W	1500,d	ND	106
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	250 ug/L	
		S	1.0 mg/kg	5.0 mg/kg	

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

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.

DHS Certification No. 1644

Edward Hamilton, Lab Director

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

QC REPORT FOR HYDROCARBON ANALYSES

Date: 01/08/96 Matrix: Water

Analyte	Concentration (ug/L) Sample (#60280)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	100.1	99.0	100	100	99	1.1
Benzene	0	9.90	9.80	10	99.0	98.0	1.0
Toluene	0	10.10	10.10	10	101.0	101.0	0.0
Ethyl Benzene	0	10.10	10.00	10	101.0	100.0	1.0
Xylenes	0	30.90	30.10	30	103.0	100.3	2.6
TPH (diesel)	0	154	153	150	103	102	0.8
TRPH (oil & grease)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

5601AALEX9

McCAMPBELL ANALYTICAL

110 2nd AVENUE, # D7
(510) 798-1620 PACHECO, CA 94553 FAX (510) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: ☐ RUSH ☐ 24 HOUR ☒ 48 HOUR ☐ 5 DAY

REPORT TO: JOE DURAKE BILL TO:

COMPANY: ALL ENVIRONMENTAL INC.

2641 CROW CANYON Rd ste 5
SAN RAMON CA 94583

TELE: 510-820-3224 FAX #: 510-838-2687

PROJECT NUMBER: 1286 PROJECT NAME: DIVERSIFIED INVESTMENTS

PROJECT LOCATION: OAKLAND SAMPLER SIGNATURE: Dusty Roy

SAMPLE ID	LOCATION	SAMPLING DATE	SAMPLING TIME	# CONTAINERS	TYPE CONTAINERS	MATRIX: WATER	SOIL	AIR	SLUDGE	OTHER	METHOD PRESERVED: HCL	HNO_3	OTHER
MW-8		1/8/96		4		X							
MW-10		"		4		X							
MW-11		"		4		X							
MW-12		"		4		X							
MW-16		"		4		X							
MW-24		"		4		X							

ANALYSIS REQUEST

BTEX & TPH as Gasoline (602/8020 & 8015)	THP as Diesel (8015) w/ motor oil	Total Petroleum Oil & Grease (5520 E&F/5520 B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601/8010	EPA 602/8020	EPA 608/8080	EPA 608/8080 - PCBs Only	EPA 624/8240/8260	EPA 625/8270	CAM - 17 Metals	EPA - Priority Pollutant Metals	LEAD (7240/7421/239.2/6010)	ORGANIC LEAD	RCI
X	X													
X	X													
X	X													
X	X													
X	X													
X	X													

OTHER

COMMENTS

60299
60300
60301
60302
60303
60304

ICE/T° ✓ VOAS | O&G | METALS | OTHER
GOOD CONDITION ✓ PRESERVATIVE ✓
HEAD SPACE ABSENT ✓ APPROPRIATE CONTAINERS ✓

RELINQUISHED BY:	DATE	TIME	RECEIVED BY:
Dusty Roy	1/8/96	17:08	Heide Ricca
RELINQUISHED BY:	DATE	TIME	RECEIVED BY:
RELINQUISHED BY:	DATE	TIME	RECEIVED BY LABORATORY:

REMARKS:

ICE/T° ✓ VOAS ✓ | O&G | METALS | OTHER
GOOD CONDITION ✓ PRESERVATIVE APPROPRIATE ✓
HEAD SPACE ABSENT ✓ CONTAINERS ✓

McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

All Environmental, Inc. 2641 Crow Canyon Rd., # 5 San Ramon, CA94583	Client Project ID: Div. Inv., Oakland	Date Sampled: 01/22/96
		Date Received: 01/31/96
	Client Contact: Joe Durake	Date Extracted: 01/31/96
	Client P.O:	Date Analyzed: 01/31/96

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

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

Lab ID	Client ID	Matrix	TPH(g)+	Benzene	Toluene	Ethylben-zene	Xylenes	% Rec. Surrogate
61010	VER	W	62,000,a	7200	9500	1600	8000	100
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.005	0.005	0.005	0.005	

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

cluttered chromatogram; sample peak coelutes with surrogate peak

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

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

All Environmental, Inc. 2641 Crow Canyon Rd., # 5 San Ramon, CA94583	Client Project ID: Div. Inv., Oakland	Date Sampled: 01/22/96
		Date Received: 01/31/96
	Client Contact: Joe Durake	Date Extracted: 02/01-02/02/96
	Client P.O:	Date Analyzed: 02/01-02/02/96

Total Recoverable Petroleum Hydrocarbons as Oil & Grease (with Silica Gel Clean-up) by Scanning IR Spectrometry*

EPA method 418.1 or 9073; Standard Methods 5520 C&F

Lab ID	Client ID	Matrix	TRPH+
61010	VER	W	6.4
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	1.0 mg/L
		S	10 mg/kg

* water samples are reported in mg/L and soils in mg/kg

surrogate diluted out of range

+ 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.

DHS Certification No. 1644

Edward Hamilton, Lab Director

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

QC REPORT FOR HYDROCARBON ANALYSES

Date: 01/30/96-01/31/96 Matrix: Water

Analyte	Concentration (ug/L) Sample (#60731)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	104.4	105.5	100	104	105	1.0
Benzene	0	10	10	10	98.0	103.0	5.0
Toluene	0	10	11	10	100.0	106.0	5.8
Ethyl Benzene	0	10	11	10	101.0	107.0	5.8
Xylenes	0	31	33	30	103.3	109.7	5.9
TPH (diesel)	0	138	144	150	92	96	4.2
TRPH (oil & grease)	0	24300	24900	23700	103	105	2.4

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

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

QC REPORT FOR HYDROCARBON ANALYSES

Date: 02/01/96-02/02/96 Matrix: Water

Analyte	Concentration (ug/L) Sample (#60904)	MS	MSD	Amount Spiked	% Recovery MS	MSD	RPD
TPH (gas)	0.0	107.5	105.4	100	108	105	2.0
Benzene	0	9	10	10	94.0	96.0	2.1
Toluene	0	10	10	10	100.0	97.0	3.0
Ethyl Benzene	0	10	10	10	95.0	97.0	2.1
Xylenes	0	28	29	30	94.7	96.3	1.7
TPH (diesel)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRPH (oil & grease)	0	25400	25400	23700	107	107	0.0

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

5736 ALEX 13

McCAMPBELL ANALYTICAL

110 2nd AVENUE, # D7
PACHECO, CA 94553
(510) 798-1620 FAX (510) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: ☐ RUSH ☐ 24 HOUR ☐ 48 HOUR ☒ 5 DAY

REPORT TO: JOE DRAKE BILL TO:

COMPANY: A/I ENVIRONMENTAL INC.

2641 CROW CANYON Rd Ste # 5

SAN RAMON 94583

TELE: 510-820-3214 FAX #: 510-838-2617

PROJECT NUMBER: PROJECT NAME: DIV. INV.

PROJECT LOCATION: ON HAND SAMPLER SIGNATURE: Dorothy Roy

SAMPLE ID	LOCATION	SAMPLING DATE	SAMPLING TIME	# CONTAINERS	TYPE CONTAINERS	MATRIX: WATER	SOIL	AIR	SLUDGE	OTHER	METHOD PRESERVED: HCL	HNO_3	OTHER
VER		1/22/96		1	VOA	X							

ANALYSIS REQUEST

BTEX & TPH as Gasoline (602/8020 & 8015)	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/5520 B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601/8010	EPA 602/8020	EPA 608/8080	EPA 608/8080 - PCBs Only	EPA 624/8240/8260	EPA 625/8270	CAM - 17 Metals	EPA - Priority Pollutant Metals	LEAD (7240/7421/239.2/6010)	ORGANIC LEAD	RCI
X		X												

OTHER

COMMENTS

61010

RELINQUISHED BY:	DATE	TIME	RECEIVED BY:
Dorothy Roy	1/31/96	4:32pm	Heidi Rocca
RELINQUISHED BY:	DATE	TIME	RECEIVED BY:
RELINQUISHED BY:	DATE	TIME	RECEIVED BY LABORATORY:

REMARKS:

VOAS | O&G | METALS | OTHER

ICE/T ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
PRESERVATIVE APPROPRIATE ✓
CONTAINERS ✓

TOTAL P.08

FEB-20-1996 14:24 2 P.08

ALL ENVIRONMENTAL INC. -- GROUNDWATER MONITORING WELL FIELD SAMPLING FORM	
Monitoring Well Number: MW-8	
Project Name	Hegenberger
Job Number	1286
Project Address	625 Hegenberger Road
	Oakland, California
Date of Sampling	1/08/96
Name of Sampler	Dusty Roy
MONITORING WELL DATA	
Well Casing Diameter (2"/4"/6")	2"
Seal at Grade -- Type and Condition	
Well Cap & Lock -- OK/Replace	
Elevation of Top of Casing	4.88
Depth of Well	
Depth to Water	7.45
Water Elevation	-2.57
Three Well Volumes (gallons)*	
2" casing: (TD - DTW)(0.16)(3)	
4" casing: (TD - DTW)(0.65)(3)	
6" casing: (TD - DTW)(1.44)(3)	
Actual Volume Purged (gallons)	12
Appearance of Purge Water	Grayish (1st gallon), then yellow/green.
GROUNDWATER SAMPLES	
Number of Samples/Container Size	3 x 40 ml VOA's; 1 x 1 liter
Groundwater Temp/pH/Conductivity #1:	63.2/6.74/603
Groundwater Temp/pH/Conductivity #2:	
Groundwater Temp/pH/Conductivity #3:	
Appearance of Groundwater Samples	Almost Clear
COMMENTS (i.e., sample odor, well recharge time & percent, etc.)	
Fast recharge.	

TD - Total Depth of Well
DTW - Depth To Water

ALL ENVIRONMENTAL INC. -- GROUNDWATER MONITORING WELL FIELD SAMPLING FORM	
Monitoring Well Number: MW-10	
Project Name	Hegenberger
Job Number	1286
Project Address	625 Hegenberger Road
	Oakland, California
Date of Sampling	1/08/96
Name of Sampler	Dusty Roy
MONITORING WELL DATA	
Well Casing Diameter (2"/4"/6")	2"
Seal at Grade -- Type and Condition	
Well Cap & Lock -- OK/Replace	
Elevation of Top of Casing	4.21
Depth of Well	
Depth to Water	6.82
Water Elevation	-2.61
Three Well Volumes (gallons)*	
2" casing: (TD - DTW)(0.16)(3)	
4" casing: (TD - DTW)(0.65)(3)	
6" casing: (TD - DTW)(1.44)(3)	
Actual Volume Purged (gallons)	10
Appearance of Purge Water	Grayish (1st gallon), then yellow/green.
GROUNDWATER SAMPLES	
Number of Samples/Container Size	3 x 40 ml VOA's; 1 x 1 liter
Groundwater Temp/pH/Conductivity #1:	64.2/6.62/5310
Groundwater Temp/pH/Conductivity #2:	
Groundwater Temp/pH/Conductivity #3:	
Appearance of Groundwater Samples	Yellowish green.
COMMENTS (i.e., sample odor, well recharge time & percent, etc.)	
Fast recharge. Sulfur odor.	

TD - Total Depth of Well
DTW - Depth To Water

ALL ENVIRONMENTAL INC. -- GROUNDWATER MONITORING WELL FIELD SAMPLING FORM	
Monitoring Well Number: MW-11	
Project Name	Hegenberger
Job Number	1286
Project Address	625 Hegenberger Road
	Oakland, California
Date of Sampling	01/08/96
Name of Sampler	Dusty Roy
MONITORING WELL DATA	
Well Casing Diameter (2"/4"/6")	2"
Seal at Grade -- Type and Condition	
Well Cap & Lock -- OK/Replace	
Elevation of Top of Casing	5.04
Depth of Well	
Depth to Water	7.91
Water Elevation	-2.87
Three Well Volumes (gallons)*	
2" casing: (TD - DTW)(0.16)(3)	
4" casing: (TD - DTW)(0.65)(3)	
6" casing: (TD - DTW)(1.44)(3)	
Actual Volume Purged (gallons)	5.5
Appearance of Purge Water	Olive green.
GROUNDWATER SAMPLES	
Number of Samples/Container Size	3 x 40 ml VOA's; 1 x 1 liter
Groundwater Temp/pH/Conductivity #1:	63.7/6.65/885
Groundwater Temp/pH/Conductivity #2:	
Groundwater Temp/pH/Conductivity #3:	
Appearance of Groundwater Samples	Almost Clear
COMMENTS (i.e., sample odor, well recharge time & percent, etc.)	
Fast recharge. Sulfur odor. Pumped dry at 5.5 gallons.	

TD - Total Depth of Well
DTW - Depth To Water

ALL ENVIRONMENTAL INC. -- GROUNDWATER MONITORING WELL FIELD SAMPLING FORM	
Monitoring Well Number: MW-12	
Project Name	Hegenberger
Job Number	1286
Project Address	625 Hegenberger Road
	Oakland, California
Date of Sampling	01/08/96
Name of Sampler	Dusty Roy
MONITORING WELL DATA	
Well Casing Diameter (2"/4"/6")	2"
Seal at Grade -- Type and Condition	
Well Cap & Lock -- OK/Replace	
Elevation of Top of Casing	4.58
Depth of Well	
Depth to Water	6.65
Water Elevation	-2.07
Three Well Volumes (gallons)*	
2" casing: (TD - DTW)(0.16)(3)	
4" casing: (TD - DTW)(0.65)(3)	
6" casing: (TD - DTW)(1.44)(3)	
Actual Volume Purged (gallons)	10
Appearance of Purge Water	Grayish (1st 2 gallons) then yellow/green.
GROUNDWATER SAMPLES	
Number of Samples/Container Size	3 x 40 ml VOA's; 1 x 1 liter
Groundwater Temp/pH/Conductivity #1:	64.4/6.49/1955
Groundwater Temp/pH/Conductivity #2:	
Groundwater Temp/pH/Conductivity #3:	
Appearance of Groundwater Samples	Light yellowish green.
COMMENTS (i.e., sample odor, well recharge time & percent, etc.)	
Fast recharge. Sulfur odor.	

TD - Total Depth of Well
DTW - Depth To Water

ALL ENVIRONMENTAL INC. -- GROUNDWATER MONITORING WELL FIELD SAMPLING FORM	
Monitoring Well Number: MW-16	
Project Name	Hegenberger
Job Number	1286
Project Address	625 Hegenberger Road
	Oakland, California
Date of Sampling	01/08/96
Name of Sampler	Dusty Roy
MONITORING WELL DATA	
Well Casing Diameter (2"/4"/6")	2"
Seal at Grade -- Type and Condition	
Well Cap & Lock -- OK/Replace	
Elevation of Top of Casing	5.53
Depth of Well	
Depth to Water	8.23
Water Elevation	-2.70
Three Well Volumes (gallons)*	
2" casing: (TD - DTW)(0.16)(3)	
4" casing: (TD - DTW)(0.65)(3)	
6" casing: (TD - DTW)(1.44)(3)	
Actual Volume Purged (gallons)	5
Appearance of Purge Water	Dark yellowish green.
GROUNDWATER SAMPLES	
Number of Samples/Container Size	3 x 40 ml VOA's; 1 x 1 liter
Groundwater Temp/pH/Conductivity #1:	66.2/7.50/2180
Groundwater Temp/pH/Conductivity #2:	
Groundwater Temp/pH/Conductivity #3:	
Appearance of Groundwater Samples	Yellowish Green
COMMENTS (i.e., sample odor, well recharge time & percent, etc.)	
Hand bailed. Fast recharge. Sulfur odor.	

TD - Total Depth of Well
DTW - Depth To Water

ALL ENVIRONMENTAL INC. -- GROUNDWATER MONITORING WELL FIELD SAMPLING FORM	
Monitoring Well Number: MW-24	
Project Name	Hegenberger
Job Number	1286
Project Address	625 Hegenberger Road
	Oakland, California
Date of Sampling	01/08/96
Name of Sampler	Dusty Roy
MONITORING WELL DATA	
Well Casing Diameter (2"/4"/6")	2"
Seal at Grade -- Type and Condition	
Well Cap & Lock -- OK/Replace	
Elevation of Top of Casing	5.49
Depth of Well	
Depth to Water	8.08
Water Elevation	-2.59
Three Well Volumes (gallons)*	
2" casing: (TD - DTW)(0.16)(3)	
4" casing: (TD - DTW)(0.65)(3)	
6" casing: (TD - DTW)(1.44)(3)	
Actual Volume Purged (gallons)	35
Appearance of Purge Water	
GROUNDWATER SAMPLES	
Number of Samples/Container Size	3 x 40 ml VOA's; 1 x 1 liter
Groundwater Temp/pH/Conductivity #1:	63.7/6.67/782
Groundwater Temp/pH/Conductivity #2:	
Groundwater Temp/pH/Conductivity #3:	
Appearance of Groundwater Samples	Almost clear.
COMMENTS (i.e., sample odor, well recharge time & percent, etc.)	
Fast recharge. Sulfur odor.	

TD - Total Depth of Well
DTW - Depth To Water