JONAS & ASSOCIATES INC.

Environmental Consultants

2815 Mitchell Drive, Suite 209 • Walnut Creek, CA 94598 • Tel: (510) 933-5360 • Fax: (510) 933-5362

April 1, 1997

Ms. Eva Chu
Hazardous Materials Specialist
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502
(510) 567-6762; 337-9335 fax

Subject: Soil and Groundwater Sampling and Analysis.
Project: Former PACO Pumps, 9201 San Leandro Street, Oakland, California.
J&A #: PCO-220

Dear Ms. Chu:

In the December 12, 1996 letter titled "Soil Borings at 9201 San Leandro Street, Oakland, CA" Alameda County Environmental Health Services recommended further characterization of soil and groundwater at the former Paco Pumps Inc. (Paco Pumps) facility located at 9201 San Leandro Street, in Oakland, Califonria. In response to this request Paco Pumps and Jonas and Associates Inc. (J&A) submitted a January 22, 1997 "Work Plan for Soil and Groundwater Characterization." Approval of this Work Plan was provided in a January 27, 1997 letter from Alameda County Health Care Services Agency titled "Workplan Approval for 9201 San Leandro Street, Oakland, CA". In preparation for the scope of work, J&A submitted a Drilling Permit Application to the Zone 7 Water Agency (attached) on January 22, 1997 and contacted Underground Service Alert (1-800-642-2444). The drilling permit was approved on January 27, 1997 as permit number 97058. Drilling activities and sampling occurred at the former Paco Pumps facility on January 31, 1997. The following sections of this report presents drilling and sampling procedures and analytical results.

Drilling and Sampling Procedures

On January 31, 1997 two boreholes were drilled by Gregg Drilling inside a building at the 9201 San Leandro Street facility. Gregg Drilling performed the work using a Geoprobe. The boreholes were located within 10 to 20 feet downgradient from monitoring well 9MW3. Borehole locations are identified on the attached Figure 1.

The scope of work stated that at one borehole at a depth of approximately five feet one soil sample would be collected and analyze for bulk density, porosity, organic content, and moisture. At both borehole locations, a soil sample was to be collected from the capillary fringe and a water sample collected from below the groundwater table. All four of these samples were then to be analyzed for TPH-Gasoline and BTEX.

To determine an estimated depth to water at the boreholes, a water level of 8.4 feet below ground surface (bgs) was measured in monitoring well 9MW3. Gregg Drilling started with Borehole B2 after mobilizing the Geoprobe. After punching through the concrete flooring Gregg Drilling removed the bit and replaced it with a rod and continued down to a depth of approximately 8 feet bgs. The rod was then removed and a sampling sleeve was attached. A soil sample of the capillary fringe was then collected from 8 to 8.5 feet bgs and labeled B2-8.5'. The sampling sleeve was then removed and the borehole continued down to 15 feet bgs. A PVC well screen was then placed into the borehole to capture sufficient groundwater for sampling. Gregg Drilling then moved the Geoprobe to Borehole B1. A soil samples was then collected from 5 to 5.5 feet bgs and labeled B1-5.5'. A second soil samples was then collected from 8 to 8.5 feet bgs and labeled B1-8.5'. The borehole was then completed to 15 feet bgs and a PVC well screen was placed into the borehole. All soil samples were placed into a ice chest chilled with blue ice and transported to ChromaLab for analysis. The samples were accompanied by a completed Chain-of-Custody record. ChromaLab is a California certified laboratory located in Pleasanton, California.

Groundwater samples were collected on February 3, 1997 from each of the borehole. These groundwater samples are identified as B1-GW and B2-GW. The screens were then pulled and the boreholes were filled with a bentonite/concrete mixture. The top of each borehole was then fill with concrete and finished to surface. These samples and the Chain-of-Custody record were transported to ChromaLab.

Analytical Results

The Chain-of-Custody records and laboratory data sheets are presented as attachments to the correspondence. Following is a summary of the analytical results:

Soil Properties

Sample I.D.	Moisture Content (%)	Dry Density (pcf)	Porosity (%)	Organic Content (%)	Specific Gravity
B1-5.5'	25.3	95.4	42.8	2.9	2.67

TPH-Gasoline and BTEX
Soil Results

Sample I.D.	TPH-Gasoline (mg/Kg)	Benzene (mg/Kg)	Toluene (mg/Kg)	Ethyl Benzene (mg/Kg)	Total Xylenes (mg/Kg)
B1-8.5'	ND(1.0)	0.012	ND(0.0050)	ND(0.0050)	ND(0.0050)
B2-8.5'	9.5	0.042	0.014	0.035	0.058

TPH-Gasoline and BTEX
Groundwater Results

Sample I.D.	TPH-Gasoline (mg/L)	Benzene (mg/L)	Toluene (mg/L)	Ethyl Benzene (mg/L)	Total Xylenes (mg/L)
B1-GW	31.000	7.100	4.100	0.520	1.400
B2-GW	41.000	14.000	2.600	0.740	1.700

Summary

The sampling results indicate that groundwater downgradient from monitoring well 9MW3 and the former underground storage tank have detectable concentrations of TPH-Gasoline and BTEX. One soil sample (B2-8.5') from the capillary fringe had detectable concentrations of TPH-Gasoline and BTEX. The other soil sample (B1-8.5') only had a detectable concentration of benzene.

My recommendation is to meet with you and discuss possible regulatory closure for this site.

As always, it is a pleasure to work with you and Alameda County Health Care Services Agency. Please call anytime to discuss any technical aspects of this project.

Sincerely,
JONAS & ASSOCIATES INC.

Mark Jonas, R.G.
Project Manager

attachments: Drilling Permit, Figure 1 "Borehole Locations & Analytical Results", Chain-of-Custody Records, Laboratory Data Sheets.

cc: Distribution

rpt4-97.pc0

DOCUMENT DISTRIBUTION

Former Paco Pumps
9201 San Leandro Street, Oakland, California:

Small Business Administration
District Counsel
Small Business Administration
211 Main Street, 4th Floor
San Francisco, California 94105

Lender
Kathryn J. Sennott
Senior Loan Officer
Heller First Capital Corporation
650 California Street, 23rd Floor
San Francisco, California 94108

Borrower
Leonard M. Silvani
GP Holding, LLC
9201 San Leandro Street
Oakland, California 94603

BAEDC
James Baird
Bay Area Employment Development Company
1801 Oakland Boulevard, Suite 300
Walnut Creek, California 94596

Indemnitor
Mr. John Lilla
Paco Pumps, Inc.
301 Camp Craft Road, Suite 100
West Lake Hills
Austin, Texas 78746

ZONE 7 WATER AGENCY

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94588 VOICE (510) 484-2600
FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT Former PACO Pumps
9201 San Leandro Street
Oakland, California 94603

CLIENT
Name Mr. John Lilla, Paco Pumps, Inc.
Address 301 Camp Craft RD. Phone (512)314-8500
City Austin, Texas Zip 94598

APPLICANT
Name Jonas & Associates Inc.
attn: Mark L. Jonas, R.G.
Address 2815 Mitchell Dr. su20 Phone (510)933-5360
City Walnut Creek, CA 94598 Zip 94598

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	___	General	___
Water Supply	___	Contamination	X
Monitoring	___	Well Destruction	___

PROPOSED WATER SUPPLY WELL USE
Domestic ___ Industrial ___ Other ___
Municipal ___ Irrigation ___

DRILLING METHOD:
Mud Rotary ___ Air Rotary ___ Auger ___
Cable ___ Other Hydropunch or Ramset

DRILLER'S LICENSE NO. 485165

WELL PROJECTS
Drill Hole Diameter ___ in. Maximum
Casing Diameter ___ in. Depth ___ ft.
Surface Seal Depth ___ ft. Number ___

GEOTECHNICAL PROJECTS
Number of Borings 2 Maximum
Hole Diameter 2 in. Depth 12 ft.

ESTIMATED STARTING DATE Jan 31, 1997
ESTIMATED COMPLETION DATE Jan 31, 1997

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Mark Jonas Date 1/22/97
Mark L. Jonas, R.G. FAX (510) 932-5762

FOR OFFICE USE

PERMIT NUMBER 97058
LOCATION NUMBER

PERMIT CONDITIONS

Circled Permit Requirements Apply

A. GENERAL
(1.) A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources Water Well Drillers Report or equivalent for well Projects, or drilling logs and location sketch for geotechnical projects.
(3.) Permit is void if project not begun within 90 days of approval date.

B. WATER WELLS, INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

(C.) GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

Approved Wyman Hong Date 27 Jan 97
Wyman Hong

31992

Drawn by J.R.W. 2-27-1997

Drawning Number PCO220-1-97:F1

Figure 1

B1-5.5' (Soil)

January 31, 1997 sampling results:

Moisture Content	25.3%	Organic Content	2.9%
Dry Density	95.4 PCF	Specific Gravity	2.67
Porosity	42.8%		

B1-8.5' (Soil)

January 31, 1997 sampling results:

	(mg/Kg)		(mg/Kg)
TPH-Gasoline	ND(1.0)	Ethyl Benzene	ND(0.0050)
Benzene	0.012	Total Xylenes	ND(0.0050)
Toluene	ND(0.0050)		

B1-GW (Groundwater)

Febuary 3, 1997 sampling results:

	(mg/L)		(mg/L)
TPH-Gasoline	31.000	Ethyl Benzene	0.520
Benzene	7.100	Total Xylenes	1.400
Toluene	4.100		

B2-8.5' (Soil)

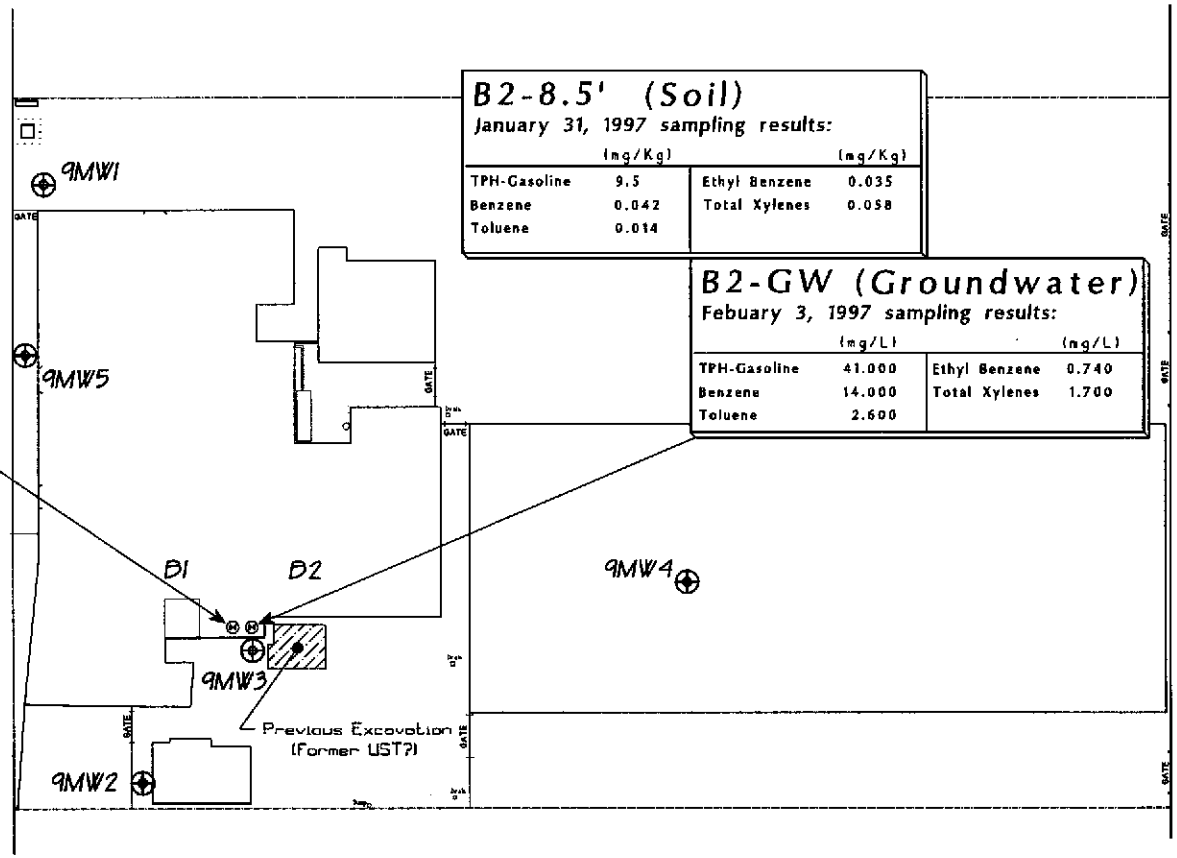
January 31, 1997 sampling results:

	(mg/Kg)		(mg/Kg)
TPH-Gasoline	9.5	Ethyl Benzene	0.035
Benzene	0.042	Total Xylenes	0.058
Toluene	0.014		

B2-GW (Groundwater)

Febuary 3, 1997 sampling results:

	(mg/L)		(mg/L)
TPH-Gasoline	41.000	Ethyl Benzene	0.740
Benzene	14.000	Total Xylenes	1.700
Toluene	2.600		



Legend:

- ⊕ Monitoring Well
- ⊛ Borehole Locations

Scale

50 0 50 100 Feet

Borehole Locations & Analytical Results

Former PACO PUMPS
9201 San Leandro Street
Oakland, California

Prepared by
JONAS & ASSOCIATES INC.

Date: 2-27-1997 Locations Approx.	Figure 1	Drawing Number PCO220-2/97:F1

3264/116286 - 116288

CHROMALAB, INC.

Environmental Services (SDB) (DOHS 1094)

SUBM #: 9701366 REP: GC
CLIENT: JONAS
DUE: 02/07/97
REF #:31857

31857

Chain of Custody

DATE 1-31-97 PAGE 1 OF 1

PROJ. MGR MARK JONAS
COMPANY Jonas & Associates Inc.
ADDRESS 2815 Mitchell Drive, Suite 209
Walnut Creek, CA 94598
SAMPLERS (SIGNATURE)
(PHONE NO.) (510) 933-5360
(FAX NO.) (510) 933-5362

ANALYSIS REPORT

SAMPLE ID.	DATE	TIME	MATRIX	PRESERV.	TPH - Gasoline (EPA 5030, 8015)	TPH - Gasoline (5030, 8015) w/BTEX (EPA 602, 8020)	TPH - Diesel, TEPH (EPA 3510/3550, 8015)	PURGEABLE AROMATICS BTEX (EPA 602, 8020)	PURGEABLE HALOCARBONS (EPA 601, 8010)	VOLATILE ORGANICS (EPA 624, 8240, 524.2)	BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525)	TOTAL OIL & GREASE (EPA 5520, B+F, E+F)	PCB (EPA 608, 8080)	PESTICIDES (EPA 608, 8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)	F.O.C, Bulk density, moisture	LUFT METALS: Cd, Cr, Pb, Zn, Ni	CAM METALS (17)	PRIORITY POLLUTANT METALS (13)	TOTAL LEAD	EXTRACTION (TCLP, STLC)				NUMBER OF CONTAINERS
B2-8.5'	1-31-97	08:20	SOIL			X																			1
B1-5.5'	1-31-97	0910	SOIL													X									1
B1-8.5'	1-31-97	0915	SOIL			X																			2

PROJECT INFORMATION

PROJECT NAME: PACO PUMPS
PROJECT NUMBER: PCO220
P.O. #

TAT: STANDARD 5-DAY | | | 24 | 48 | 72 | OTHER

SAMPLE RECEIPT

TOTAL NO. OF CONTAINERS	4
HEAD SPACE	
REC'D GOOD CONDITION/COLD	
CONFORMS TO RECORD	

SPECIAL INSTRUCTIONS/COMMENTS:
TAT 5 DAY
B1-5.5' test for (FOC) fraction of organic carbon content, Bulk Density & moisture

RELINQUISHED BY 1.	RELINQUISHED BY 2.	RELINQUISHED BY 3.
(SIGNATURE) 13:17 (TIME)	(SIGNATURE) (TIME)	(SIGNATURE) (TIME)
Dana R White 1-31-97 (PRINTED NAME) (DATE)	(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE)
Jonas & Associates Inc. (COMPANY)	(COMPANY)	(COMPANY)
RECEIVED BY 1.	**RECEIVED BY 2.**	**RECEIVED BY (LABORATORY) 3**
(SIGNATURE) (TIME)	(SIGNATURE) (TIME)	Mimie Park 1347 (SIGNATURE) (TIME)
(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE)	Mimie Park 1/31/97 (PRINTED NAME) (DATE)
(COMPANY)	(COMPANY)	Chromalab (LAB)

007/ 116472 - 116473

CHROMALAB, INC.

Environmental Services (SDB) (DOHS 1094)

SUBM #: 9702007 REP: GC
CLIENT: JONAS
DUE: 02/10/97
REF #: 31891

3189.1

Chain of Custody

DATE 2-3-97 PAGE 1 OF 1

PROJ MGR Mimi Jonas
COMPANY Jonas & Associates Inc.
ADDRESS 2815 Mitchell Drive, Suite 209
Walnut Creek, CA 94598
SAMPLERS (SIGNATURE)
(PHONE NO.) (510) 933-5360
(FAX NO.) (510) 933-5362

ANALYSIS REPORT

SAMPLE ID.	DATE	TIME	MATRIX	PRESERV.	TPH - Gasoline (EPA 5030, 8015)	TPH - Gasoline (5030, 8015) w/BTEX (EPA 602, 8020)	TPH - Diesel, TEPH (EPA 3510/3550, 8015)	PURGEABLE AROMATICS BTEX (EPA 602, 8020)	PURGEABLE HALOCARBONS (EPA 601, 8010)	VOLATILE ORGANICS (EPA 624, 8240, 524.2)	BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525)	TOTAL OIL & GREASE (EPA 5520, B+F, E+F)	PCB (EPA 608, 8080)	PESTICIDES (EPA 608, 8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)		LUFT METALS: Cd, Cr, Pb, Zn, Ni	CAM METALS (17)	PRIORITY POLLUTANT METALS (13)	TOTAL LEAD	EXTRACTION (TCLP, STLC)				NUMBER OF CONTAINERS
B2-GW	2-3-97	9:50	WTR	HCL		X																			2
B1-GW	2-3-97	10:00	WTR	HCL		X																			2

PROJECT INFORMATION

PROJECT NAME: Paco Pumps
PROJECT NUMBER: PCO220
P.O. #:

SAMPLE RECEIPT

TOTAL NO. OF CONTAINERS	4
HEAD SPACE	
REC'D GOOD CONDITION/COLD	
CONFORMS TO RECORD	

TAT: STANDARD 5-DAY | | | 24 | 48 | 72 | OTHER

SPECIAL INSTRUCTIONS/COMMENTS:
TAT 5 DAYS

RELINQUISHED BY 1.	RELINQUISHED BY 2.	RELINQUISHED BY 3.
(SIGNATURE) (TIME) 14:50	(SIGNATURE) (TIME)	(SIGNATURE) (TIME) 1546
(PRINTED NAME) (DATE) 2-3-97	(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE) B Morrow 2-3-97
(COMPANY) Jonas & Associates Inc.	(COMPANY)	(COMPANY) Chromalab
RECEIVED BY 1.	**RECEIVED BY 2.**	**RECEIVED BY (LABORATORY) 3**
(SIGNATURE) (TIME) 1450	(SIGNATURE) (TIME)	(SIGNATURE) (TIME) Mimie Pak 1540
(PRINTED NAME) (DATE) B Morrow 2-3-97	(PRINTED NAME) (DATE)	(PRINTED NAME) (DATE) Mimie Pak 2/3/97
(COMPANY) Chromalab	(COMPANY)	(LAB) Chromalab

CHROMALAB, INC.

Environmental Services (SDB)

February 7, 1997 *Submission #:* 9701366

JONAS & ASSOCIATES, INC.

Atten: Mark Jonas

Project: PACO PUMPS *Project#:* PC0220
Received: January 31, 1997

re: 2 samples for Gasoline and BTEX compounds analysis.
Method: *EPA 8015M SW846 8020A Nov 1990*

Matrix: SOIL
Sampled: January 31, 1997 *Run#:* 5209 *Analyzed:* February 5, 1997

Spl# CLIENT SPL ID	Gasoline (mg/Kg)	Benzene (mg/Kg)	Toluene (mg/Kg)	Ethyl Benzene (mg/Kg)	Total Xylenes (mg/Kg)
116286 B2-8.5'	9.5	0.042	0.014	0.035	0.058
Note: Surrogate recovery was outside QA/QC limits due to sample interference. See Surrogate Summary page.					
116287 B1-8.5'	N.D.	0.012	N.D.	N.D.	N.D.
Reporting Limits	1.0	0.0050	0.0050	0.0050	0.0050
Blank Result	N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)	--	110	111	112	82.5

Kayvan Kimyai
Chemist

Marianne Alexander
Gas/BTEX Supervisor

510-933-5362 GC 02/07

1220 Quarry Lane • Pleasanton, California 94566-4756
(510) 484-1919 • Facsimile (510) 484-1096
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Services (SDB)

February 10, 1997 *Submission #:* 9702007

JONAS & ASSOCIATES, INC.

Atten: Mark Jonas

Project: PACO PUMPS *Project#:* PCO220
Received: February 3, 1997

re: 1 sample for Gasoline and BTEX compounds analysis.
Method: *EPA 8015M SW846 8020A Nov 1990*

Matrix: WATER
Sampled: February 3, 1997 *Run#:* 5226 *Analyzed:* February 7, 1997

Spl# CLIENT SPL ID	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
116473 B1-GW	31000	7100	4100	520	1400
Reporting Limits	6200	62	62	62	62
Blank Result	N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)	109	120	116	120	114

Marianne Alexander
Gas/BTEX Supervisor

Chip Poalinelli
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

February 10, 1997 *Submission #:* 9702007

JONAS & ASSOCIATES, INC.

Atten: Mark Jonas

Project: PACO PUMPS *Project#:* PCO220
Received: February 3, 1997

re: 1 sample for Gasoline and BTEX compounds analysis.
Method: *EPA 8015M SW846 8020A Nov 1990*

Matrix: WATER
Sampled: February 3, 1997 *Run#:* 5226 *Analyzed:* February 8, 1997

Spl# CLIENT SPL ID	Gasoline (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
116472 B2-GW	41000	14000	2600	740	1700
Reporting Limits	10000	100	100	100	100
Blank Result	N.D.	N.D.	N.D.	N.D.	N.D.
Blank Spike Result (%)	109	120	116	120	114

Marianne Alexander
Gas/BTEX Supervisor

Chip Poalinelli
Operations Manager

510-933-5362 GC 02/10

1220 Quarry Lane • Pleasanton, California 94566-4756
(510) 484-1919 • Facsimile (510) 484-1096
Federal ID #68-0140157

KLEINFELDER
An employee owned company

February 26, 1997
File: 10-2305-49

Mr. Mike Vrona
Chromalab
1220 Quarry Lane
Pleasanton, California 94566-4756

Dear Mr. Vrona:

The Specific Gravity, Moisture Content, Dry Density, Organic Content and Porosity test results for the sample received February 3, 1997 for your project number 9701366 are shown below.

Sample I.D.	Moisture Content (%)	Dry Density (pcf)	Porosity (%)	Organic Content (%)	Specific Gravity
B-1 at 5.5 feet	25.3	95.4	42.8	2.9	2.67

If you have any questions, please feel free to call. I look forward to working with you again in the near future.

Sincerely,

KLEINFELDER, INC.

Patricia Slavin
Laboratory Manager

PS/mjt

KLEINFELDER 7133 Koll Center Parkway, Suite 100, Pleasanton, CA 94566-3101 (510) 484-1700 (510) 484-5838 fax