John P. Cummings & Associates

Environmental Consultants

Ph. (510) 505-0722
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P.O. Box 2847
Fremont, CA 94536-2847

File No. 0293002.02
July 4, 1994

PERSONNEL AND CONFIDENTIAL

Mr. Ruben 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 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.

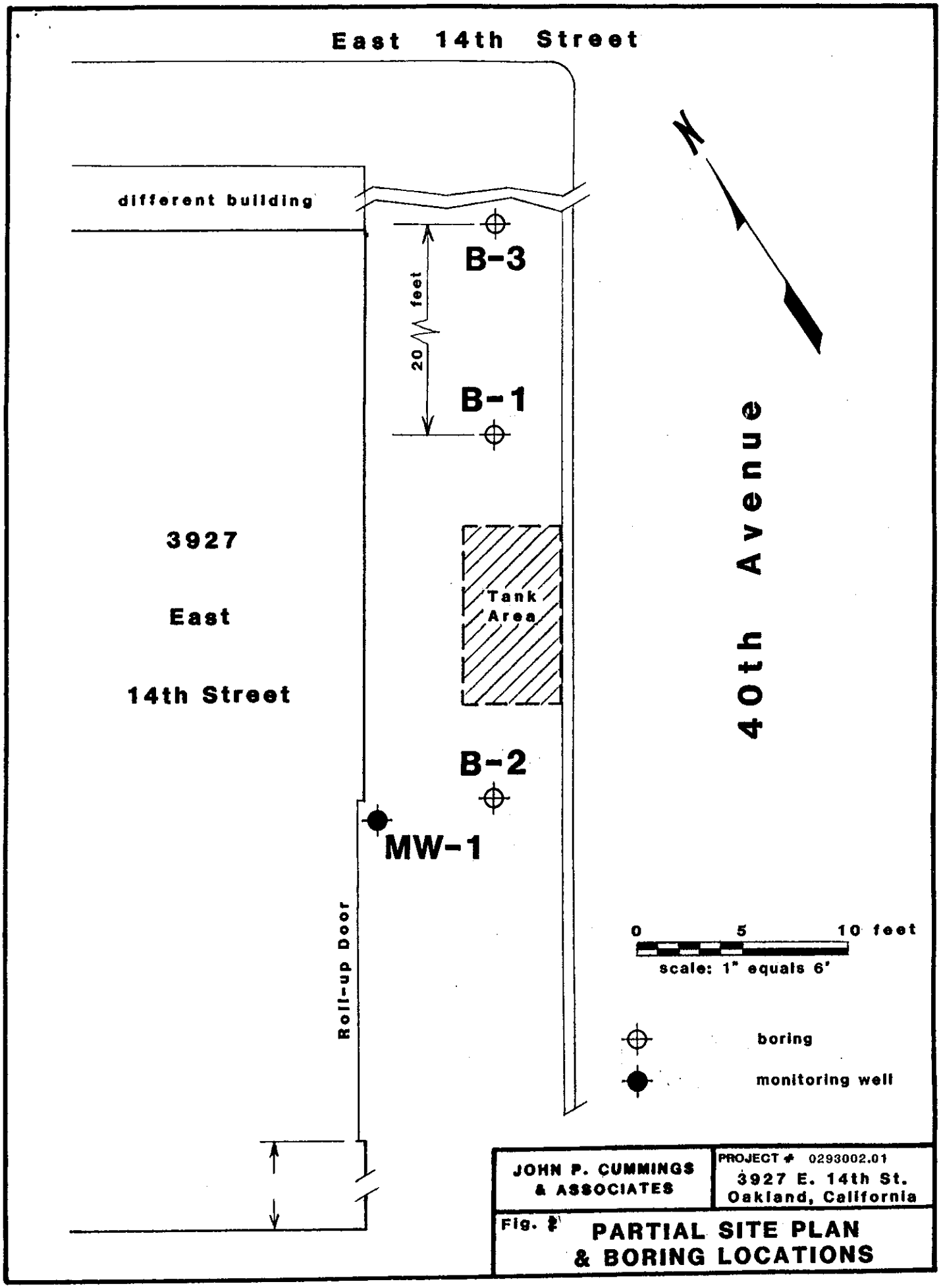
Soil samples from three borings and one well construction collected during previous investigations were analyzed. The results reported from the soil and groundwater analysis indicated levels of Total Petroleum Hydrocarbon as Gasoline (TPHG), Total Petroleum Hydrocarbon as Diesel (TPHD), Oil and Grease (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 April 27, 1994.

While on-site collecting the groundwater sample, a technician from ENVIRONMENTAL CONSULTANTS, the consulting firm working on the OWEN'S site, said that monitoring wells had been completed for that parcel. That report will be available when it is filed with ACDEH.

FIELD METHODS

On June 17, 1994, prior to purging and sampling the depth to groundwater was measured at 7.36 feet, by an electronic probe, from the mark located on the top of the casing. Field notes are contained in Appendix A. The Site Plan is Figure 1.



JOHN P. CUMMINGS & ASSOCIATES

PROJECT # 0293002.01
3927 E. 14th St.
Oakland, California

Fig. 2 PARTIAL SITE PLAN & BORING LOCATIONS

Approximately 3 gallons of groundwater was removed from MW 1, by a pump which pumped the well to dryness. The water so removed was stored in a 55 gallon drum, marked awaiting analysis.

After the well recovered, a groundwater samples were collected from the well with a clean, dedicated acrylic bailer and stored in two pre-cleaned 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. 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 "Blue-Ice", along with a Chain of Custody (COC) document and transported to SPARGER TECHNOLOGY INC., a State Certified Laboratory in Sacramento, CA.

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

Sample ID	TPHD	TOG	TPHG	B	T	E	X
MW-1 Water	3300	5500	10000	1500	170	99	570

The CAM 5 metal analysis was non-detectable for Cadmium, Chromium, Lead, Nickel and Zinc in the groundwater. The metals previously detected in the soil analysis were low and most likely indigenous to the local soil deposits, in other words background levels.

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

No detectable levels of Cadmium, Chromium, Lead, Nickel and Zinc were found in the groundwater. 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 that the results of the OWEN'S site investigation should be reviewed prior to any further action being commenced with the ACDEH.

JPCA will review the report on the OWEN'S parcel to assess what effect that site's contamination could have on the subject parcel.

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.

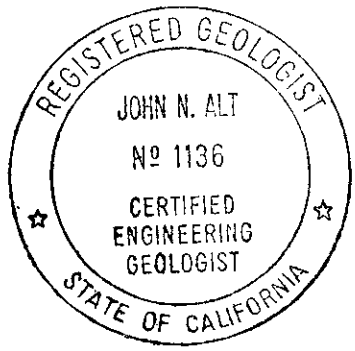
If you have any questions, please contact JPCA at (510) 505-0722.

Sincerely,

John P. Cummings
Principal

John N. Alt, CEG
Epigene International

cc; Rich Hiett, RWQCB
Barney Chan, ACDEH



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

Date: 6/17/94 Well No.: MW-1

Project Name: Na Genico Project No.: 0293002.02

Project Location: _____

Possible Contaminants: TPH G / TPH D / BTEX / O+G / Metals

Well Diameter: 2" Well Depth: 19.5

Depth To Groundwater: 7.36' Approximate Casing Volume: 2.1 gal

Purge Method: Pump

Evidence of Floating Product: Yes ___ No X ; if yes, thickness _____

Sheen: Yes X No ___; Odor: Yes X No ___ STRONG

TIME	PURGE VOLUME	CUMULATIVE PURGE	TEMP °F	COND.	pH	COMMENTS
10:20	≈ 3 gal	3 gal				

Sampling Method: Bailer

Comments: Dry after 3 gal. Strong odor black particles in suspension.

Signature: John Cummings

APPENDIX B

Sparger Technology, Inc.
With Automation in Mind

Analytical Laboratory Division
Mobile Laboratory Division
Scientific Division

8020/8015 Modified Analysis Report

Attention:	Mr. John P. Cummings	Date Sampled:	Jun 17, 1994	
	John P. Cummings & Associates	Date Received:	Jun 20, 1994	
	P.O. Box 2847	Date Analyzed:	Jun 26, 1994	TPHgas & BTEX
	Fremont, CA 94536-2847	Date Analyzed:	Jun 22, 1994	TPHdiesel
Project #:	0293002. 02	Project Name:	NU Genico	
Client ID:	MW-1	LAB ID:	ST94-06-606A	TPHgas & BTEX
			ST94-06-607A	TPHdiesel
Matrix:	Water	Dilution:	1:10	TPHgas

Name	Amount	Detection Limit	Units
Benzene	1500	0.3	ug/L
Toluene	170	0.3	ug/L
Ethylbenzene	99	0.3	ug/L
Xylenes	570	0.3	ug/L
TPHgas	10000	500	ug/L
TPHdiesel	3300 *	50	ug/L

Surrogate % Recovery of Trifluorotoluene = **

ppb = parts per billion = ug/L = micrograms per Liter
ppm= parts per million = ug/mL = micrograms per milliliter
ND = Not Detected Compound(s) may be present at concentrations below the detection limit.

*** TPHmotor oil is present.**

**** Matrix Interference**

R. L. James, Principal Chemist

Jun 28, 1994
Date

SPARGER TECHNOLOGY ANALYTICAL LABORATORY, INC IS CERTIFIED BY THE STATE OF CALIFORNIA
DEPARTMENT OF HEALTH SERVICES AS A HAZARDOUS WASTE TESTING LABORATORY
(Certification No 1614)

3050 Fite Circle, Suite 112 • Sacramento, California 95827 • (916) 362-8947 • FAX (916) 362-0947

Sparger Technology, Inc.
With Automation in Mind

Analytical Laboratory Division
Mobile Laboratory Division
Scientific Division

5520 Modified Analysis Report

Attention:	Mr. John P. Cummings John P. Cummings & Assoc. P.O. Box 2847 Fremont, CA 94536-2847	Date Sampled: Date Received: Date Analyzed:	Jun 17, 1994 Jun 20, 1994 Jun 27, 1994
Project #:	0293002. 02	Project Name:	NU Genico
Client ID:	MW-1	LAB ID:	ST94-06-608A
Matrix:	Water	Dilution: 1:	1

Name	Amount	Detection Limit	Units
Oil & Grease	5500	50	ug/L

ppb = parts per billion = ug/L = micrograms per Liter
ppm= parts per million = ug/mL = micrograms per milliliter
ND = Not Detected. Compound(s) may be present at concentrations below the detection limit.

R. L. James, Principal Chemist

Jun 27, 1994
Date Reported

SPARGER TECHNOLOGY ANALYTICAL LABORATORY, INC. IS CERTIFIED BY THE STATE OF CALIFORNIA DEPARTMENT OF HEALTH SERVICES AS A HAZARDOUS WASTE TESTING LABORATORY (Certification No. 1614)

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Sparger Technology, Inc.
With Automation in Mind

Analytical Laboratory Division
Mobile Laboratory Division
Scientific Division

CAM 5 (STLC)
EPA Method: WET

Attention:	Mr. John P. Cummings John P. Cummings & Associates P.O. Box 2847 Fremont, CA 94536-2847	Date Sampled: Date Received: Date Analyzed:	Jun 17, 1994 Jun 20, 1994 Jun 21, 1994
Project #:	0293002. 02	Project Name:	NU Genico
Client ID:	MW-1	LAB ID:	ST94-06-609A
Matrix:	Water	Dilution:	

Name	Amount	Reporting Limit	Units
Cadmium (Cd)	ND	0.025	mg/L
Chromium (Cr)	ND	0.050	mg/L
Lead (Pb)	ND	0.30	mg/L
Nickel (Ni)	ND	0.20	mg/L
Zinc (Zn)	ND	0.075	mg/L

ppm= parts per million = mg/L = milligram per Liter

ND = Not Detected Compound(s) may be present at concentrations below the detection limit

R. L. James, Principal Chemist

Jun 21, 1994
Date Reported

SPARGER TECHNOLOGY ANALYTICAL LABORATORY INC IS CERTIFIED BY THE STATE OF CALIFORNIA
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(Certification No 1614)

CHAIN OF CUSTODY

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Fremont, CA 94536-2847

3527

Laboratory:	Sparger Tech
	3050 Fite Circle #112
	Sacramento CA. 95827
	916 362 8947
Contact:	Ray James

Contact: John P. Cummings		Sampler: JPC	
Project Name:	[illegible]	No.	829300202
Date:	6/17/94		

Sample I.D.	Date/Time Sampled	Matrix Desc.	Container No. of	Container Type	Lab. #	TPH/Gasoline	BTEX	TPH/Diesel	601/8010	602/8020	Oil + Grease	Metals CAM 5		Comments
1. MW-1	6/17/94 1020	Water	2	VOAS		X								TPHG/BTEX
2. MW-1	↓	↓	1	liter			X							
3. MW-1			1	liter						X				GC/FID Method
4. MW-1	↓	↓	500cc	Plastic							X			WET Method
5.														
6.														
7.														
8.														
9.														
10.														

Relinquished by: John P. Cummings	Date: 6/17/94	Time: 13:10	Received by: Greyhound	Date: 6/17/94	Time: 13:10
Relinquished by: Greyhound	Date: 6/20/94	Time: 12:20	Received by: [illegible]	Date: 6/20/94	Time: 12:20p
Relinquished by:	Date:	Time:	Received by:	Date:	Time:

Turnaround Time: Normal

Additional Comments: Metals = Cd, Cr, Pb, Ni + Zn

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