John P. Cummings & Associates

Environmental Consultants

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

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

File No. 0293002.02
September 22, 1995

PERSONNEL AND CONFIDENTIAL

Mr. Reuben Hausauer
6017 East 14th Street
Oakland, CA 94601

Re: Groundwater Monitoring
3927 E. 14th Street, Oakland CA

Dear Mr. Hausauer:

John P. Cummings and Associates (JPCA) is pleased to present the results of the third quarterly groundwater monitoring at 3927 East 14th Street, in Oakland, California. An Underground Storage Tank (UST), formerly used for waste oil, was closed in place beneath the sidewalk on this site.

Soil samples from three borings and one well construction collected during previous investigations were analyzed. The results reported from the soil and groundwater analysis indicated levels of Total Petroleum Hydrocarbon as Gasoline (TPHG), Total Petroleum Hydrocarbon as Diesel (TPHD), Oil and Grease (TOG), Benzene, Toluene, Ethylbenzene, and Xylene (BTEX) and Cadmium, Chromium, Lead, Nickel and Zinc, (CAM 5 Metals), contamination which required further soil and groundwater investigation.

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

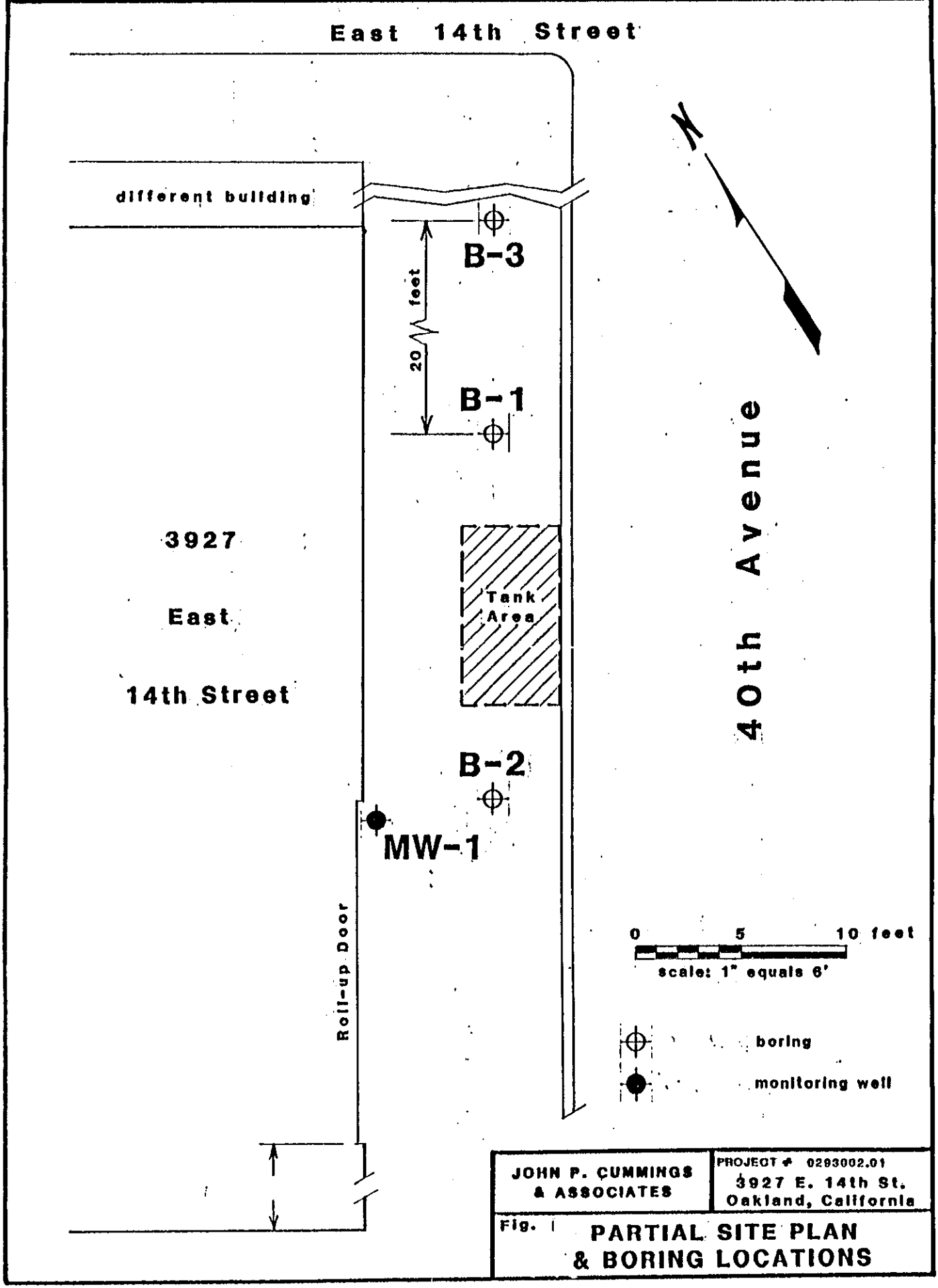
FIELD METHODS

On September 14, 1995 prior to purging and sampling the depth to groundwater was measured at 7.98 feet, by an electronic probe, from the mark located on the top of the casing.

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

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

After the well recovered, groundwater samples were collected from



JOHN P. CUMMINGS & ASSOCIATES	PROJECT # 0293002.01 3927 E. 14th St. Oakland, California

Fig. 1 **PARTIAL SITE PLAN & BORING LOCATIONS**

the well with a dedicated acrylic bailer and placed 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 and one plastic 500 cc container was also filled for the CAM-5 analysis. The containers were labeled with sample identification, placed in an ice chest with ice, along with a Chain of Custody (COC) document and transported to MCCAMPBELL ANALYTICAL INC., a State Certified Laboratory in Pacheco, CA. The groundwater had an odor and surface sheen.

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	3200	85000	13000	1100	76	480	390

The CAM 5 metal analysis was non-detectable for Cadmium, Lead, Nickel and Zinc in the groundwater. The Chromium concentration were 6 ppb, a low value, and most likely indigenous to the local soil. The metals previously detected in the soil analysis were low and most likely indigenous to the local soil deposits, in other words background levels.

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

The groundwater level has dropped significantly with the decrease in rainfall and is approximately 8 feet below grade.

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

No detectable level of Cadmium, Lead, Nickel and Zinc was found in the groundwater. The Chromium concentration was a low value and most likely indigenous to the local soil. The metals previously detected in the soil samples are considered background.

The levels of petroleum product contamination in the groundwater are above action levels, however JPCA recommends continued monitoring and that the results of the OWEN'S site investigation be reviewed prior to any further action being commenced with the ACDEH.

This report has been prepared specifically for Mr. Hausauer, through his Attorney, Robert W. Shapiro, with specific application to a possible hazardous waste investigation. The report has been prepared with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, either expressed or implied, is made as to the professional advice presented.

Copies of this quarterly report are being forwarded to the ACDEH and the Regional Water Quality Control Board (RWQCB), as requested by Mr. Hausauer.

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

Sincerely,

John P. Cummings
Principal

John N. Alt, CEG
EPIGENE International

REGISTERED GEOLOGIST
JOHN N. ALT
№ 1136
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

cc; Rich Hiett, RWQCB
Barney Chan, ACDEH

APPENDIX A

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S.
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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: 9/14/95 Well No.: MW-1

Project Name: Nu Genico Project No.: 29 3002.02

Project Location: 3927 East 14th ST Oakland

Possible Contaminants: TOG, TPHD, TPHG, BTEX & CAM 5

Well Diameter: 2" Well Depth: 12.5'

Depth To Groundwater: 7.98 Approximate Casing Volume: 2 1.5

Purge Method: ~~Pump~~ Bailer

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

Sheen: Yes X No ___; Odor: Yes X No ___ Moderate to Strong Hydrocarbon

TIME	PURGE VOLUME	CUMULATIVE PURGE	TEMP °F	COND.	pH	COMMENTS
10:00	2 gal		59.3	1.31	7.9	odor
10:16	2 1/2 gal	2 2 gal	59.0	1.30	7.9	↓
10:25	2 gal	2 3 gal	59.1	1.29	7.9	☆

Sampling Method: Bailer

Comments: Black color strong - Mod odor

Signature: John P Cummings

APPENDIX B

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

John P. Cummings & Associates P.O. Box 2847 Fremont, CA 94536-2847	Client Project ID: # 293002.02	Date Sampled: 09/14/95
		Date Received: 09/15/95
	Client Contact: John Cummings	Date Extracted: 09/18/95
	Client P.O:	Date Analyzed: 09/19-09/20/95

LUFT Metals*

EPA analytical methods 6010/200.7, 239.2+

Lab ID	Client ID	Matrix	Extraction°	Cadmium	Chromium	Lead	Nickel	Zinc	% Rec. Surrogate
56485	MW-1	W	TTLC	ND	0.006	ND	ND	ND	98
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		S	TTLC	0.5 mg/L	0.5	3.0	2.0	1.0	
		W	TTLC	0.01 mg/kg	0.005	0.005	0.02	0.01	
		---	STLC,TCLP	0.01 mg/L	0.05	0.2	0.05	0.05	

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

+ Lead is analysed using EPA method 6010 (ICP)for soils, STLC & TCLP extracts and method 239.2 (AA Furnace) for water samples

o EPA extraction methods 1311(TCLP), 3010/3020(water,TTLC), 3040(organic matrices,TTLC), 3050(solids,TTLC); STLC from CA Title 22

surrogate diluted out of range; N/A means surrogate not applicable to this analysis

i) liquid sample that contains greater than ~ 2 vol. % sediment; this sediment is extracted with the liquid, in accordance with EPA methodologies and can significantly effect reported metal concentrations.

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

John P. Cummings & Associates P.O. Box 2847 Fremont, CA 94536-2847	Client Project ID: # 293002.02	Date Sampled: 09/14/95
		Date Received: 09/15/95
	Client Contact: John Cummings	Date Extracted: 09/17/95
	Client P.O:	Date Analyzed: 09/17/95

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	Ethylbenzene	Xylenes	% Rec. Surrogate
56485	MW-1	W	13,000,a,h	1100	76	480	390	109
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/phase is present; i) liquid sample that contains greater than ~ 5 vol. % sediment; j) no recognizable pattern.

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		Date Received: 09/15/95
	Client Contact: John Cummings	Date Extracted: 09/20/95
	Client P.O:	Date Analyzed: 09/20/95

Petroleum Oil & Grease (with Silica Gel Clean-up) *

EPA methods 413.1, 9070 or 9071; Standard Methods 5520 D/E&F or 503 D&E for solids and 5520 B&F or 503 A&E for liquids

Lab ID	Client ID	Matrix	Oil & Grease*
56485	MW-1	W	85
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	5 mg/L
		S	50 mg/kg

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

h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5vol. % sediment.

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John P. Cummings & Associates P.O. Box 2847 Fremont, CA 94536-2847	Client Project ID: # 293002.02	Date Sampled: 09/14/95
		Date Received: 09/15/95
	Client Contact: John Cummings	Date Extracted: 09/15/95
	Client P.O:	Date Analyzed: 09/15/95

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel *

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)+	% Recovery Surrogate
56485	MW-1	W	3200,d,g,h	97
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	
		S	1.0 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/phase is present; i) liquid sample that contains greater than ~ 5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

CHAIN OF CUSTODY

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Laboratory:	McCampbell Analytical 110 2nd Avenue South D-7 Pacheco, CA 94553 510-798-1620
Contact:	Ed Hamilton

Contact:	John P. Cummings	Sampler:	JPC
Project Name:	Mr Gene's	No.	2430202
Date:	Sept 14 1995		

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	Cam-5	Comments
1. MW-1	Sept 14 1995 10 30	Water	2	40 ml VOA		X	X						
2.			1	1 Liter				X					56485
3.			1	1 Liter							X		
4.			1	500 cc								X	
5.													
6.													
7.													
8.	ICE? ✓		PRESERVATIVE ✓										
9.	GOOD CONDITION ✓		APPROPRIATE CONTAINERS ✓										
10.	HEAD SPACE ABSENT ✓												

preserved in house upon arrival

Relinquished by:	John P Cummings	Date: 9/14/95	Time: 1430	Received by:	DCoffock Aeroflex	Date: 9/14/95	Time: 1430
Relinquished by:	DCoffock	Date: 9/14/95	Time: 1915	Received by:	Cynthia	Date: 9/14/95	Time: 6:00
Relinquished by:	Heidi Cynthia	Date: 9/15/95	Time: 9:10	Received by:	Heidi Rivera	Date: 9/15/95	Time: 9:10

Turnaround Time: Normal

Additional Comments:

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