

John P. Cummings & Associates
Environmental Consultants

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

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

4610

File No. 0293002.02
March 26, 1996

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 1996 first quarter 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 March 13, 1996 prior to purging and sampling the depth to groundwater was measured at 3.99 feet, by an electronic probe, from the mark located on the top of the casing. The level was approximately 3 feet higher than the December 1995 measurement, probably due to the recent rains. There was approximately 1/8 inch of floating product with a strong hydrocarbon odor in the well.

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

Approximately 3.5 gallons of groundwater was removed from MW-1, by pumping and the well went to dryness. The water so removed was

ENVIRONMENTAL
PROTECTION
96 MAR 26 PM 12:41

East 14th Street

different building

B-3

20 feet

B-1

3927

East

14th Street

Tank Area

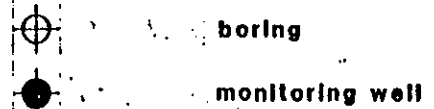
B-2

MW-1

Roll-up Door



40th Avenue



JOHN P. CUMMINGS
& ASSOCIATES

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

Fig. 1 PARTIAL SITE PLAN
& BORING LOCATIONS

stored in a 55 gallon drum, marked awaiting analysis.

After the well recovered, groundwater samples, grey in color and with a hydrocarbon odor, were collected from 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.

ANALYTICAL RESULTS

3/13/96

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	28,000	110,000	8,700	1,400	160	360	550

The CAM-5 analysis presented in Table 2 indicated low values, 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.

TABLE 2.
ppb

Sample ID	Cd	Cr	Ni	Pb	Zn
MW-1 Water	ND	63	13	99	69

ND=Non-Detected

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

The groundwater level has risen, most likely due to the recent rainfall.

There was floating product on the groundwater surface and a moderate to strong hydrocarbon odor. The groundwater had a slight grey color.

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

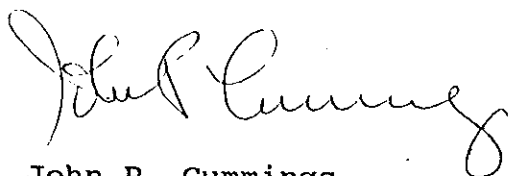
The levels of petroleum product contamination in the groundwater are above action levels, however JPCA recommends continued monitoring and that the results of the subject site characterization investigation be completed prior to any further action being commenced with the ACDEH.

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.

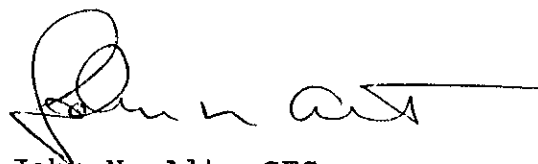
Copies of this quarterly report are being forwarded to the ACDEH and the Regional Water Quality Control Board (RWQCB), as requested by Mr. Hausauer.

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

Sincerely,

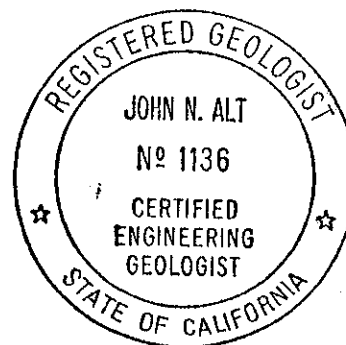


John P. Cummings
Principal



John N. Alt, CEG
EPIGENE International

cc: 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: March 13 1966 Well No.: MW-1

Project Name: Nu Genico Project No.: 293002.02

Project Location: 3927 E 14th Oakland

Possible Contaminants: TPHC/BTEX/TPHD/TOC/CAN 5

Well Diameter: 2" Well Depth: 220

Depth To Groundwater: 3.95' Approximate Casing Volume: 22.5 gal

Purge Method: Pump to Surface

Evidence of Floating Product: Yes No ; if yes, thickness < 1/8 inch

Sheen: Yes No ; Odor: Yes No Strong to Moderate

TIME	PURGE VOLUME	CUMULATIVE PURGE	TEMP °F	COND.	pH	COMMENTS
13:25	23.5	3.5				Dry

Sampling Method: Barler

Comments: odorous < 1/8" floating product, grey color

Signature: [Handwritten Signature]

APPENDIX B

CHAIN OF CUSTODY

John P. Cummings & Associates

Environmental Consultants

6008 ASCAX49

Laboratory: McCampbell Analytical
119 2nd Avenue South D-7
Pacheco, CA 94553
510-798-1620
 Contact: Ed Hamilton

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

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

Contact: John P. Cummings | Sampler: J.P.C.
 Project Name: Nu Gen Co | No. 29300211
 Date: Mar 13 1996

Sample I.D.	Date/Time Sampled	Matrix Desc.	Container		Lab. #	Analyses Requested						Comments	
			No. of	Type		TPH/Gasoline	BTEX	TPH/Diesel	601/8010	602/8020	TOG		
1. MW-1	Mar 13 1996 13 40	Water	2	500ml VOA		X	X						
2.			1	1000 glass				X					
3.			1	1000 glass									
4.			1	500 ml Plastic					X				62392
5.										X			Can 5 Metals
6.													
7.													
8.													
9.													
10.													

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

Relinquished by: <u>Shirley</u>	Date: <u>3/14</u>	Time: <u>1050</u>	Received by: <u>[Signature]</u>	Date: <u>3/14</u>	Time: <u>1050</u>
Relinquished by: <u>[Signature]</u>	Date: <u>3/14</u>	Time: <u>1230</u>	Received by: <u>[Signature]</u>	Date: <u>3/14/96</u>	Time: <u>1230</u>
Relinquished by:	Date:	Time:	Received by:	Date:	Time:

Turnaround Time: Normal

Additional Comments:

Page 1 of 1