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TELECOPY MESSAGE

#3682

To: Barney Chan

Date: 19 May 1997

Job/Proposal No.: 61137.0002

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From: Bill Theyskens BT

Hard copy to follow: Yes

Project/Subject: 3927 E. 14th Street, Oakland

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Barney -

Attached is the First Quarter 1997 Groundwater Monitoring Report for the above-referenced site. A draft was issued 11 April 1997 to Tommy Conner for review and comment, and I failed to follow up on it. I was going to call you to discuss this project last week when I discovered that it hadn't been finalized. I will make endeavor to make sure subsequent reports are delivered in a timely fashion. I was hoping to discuss the next step at the site following your review of this report. I will call you later today or tomorrow to find out you would be able to review this report.

Thanks

BT

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19 May 1997
61137.0002

Mr. Tommy A. Conner, Esq.
Law Offices of Tommy A. Conner
444 De Haro Street, Suite 121
San Francisco, California 94107

Attention: Mr. Tommy A. Conner, Esq.

SUBJECT: FIRST QUARTER 1997, GROUNDWATER MONITORING REPORT, 3927 EAST 14TH STREET, OAKLAND, CALIFORNIA

Dear Tommy:

ATC Associates Inc. (ATC) is pleased to submit this report summarizing the results of the first quarter 1997 groundwater monitoring activities conducted on 25 February 1997 at the New Genico facility located at 3927 East 14th Street in Oakland, California (site, Figure 1). The work was conducted in general accordance with Proposal No. SJ960103 dated 19 February 1997, between ATC Associates Inc. and Mr. Ruben Hausauer. The work was conducted, at your request and authorization, to interpret the groundwater flow direction and to assess the concentrations of petroleum hydrocarbons at the New Genico site.

It is the understanding of ATC Associates Inc. that Mr. Ruben Hausauer has been required to conduct quarterly groundwater monitoring by the Alameda County Department of Environmental Health (ACDEH) and the Regional Water Quality Control Board (RWQCB) in response to a release from a former 550 gallon underground storage tank (UST).

OBJECTIVES

The objectives were to interpret the groundwater flow direction and to assess the concentrations of petroleum hydrocarbons in groundwater.

GROUNDWATER MONITORING

Groundwater monitoring during the first quarter 1997 sampling event (conducted on 25 February 1997) included the measurement of groundwater levels, and the collection and analysis of groundwater samples from three monitoring wells (Figure 2). Since this is the first quarterly

monitoring event conducted for this site, previous quarterly groundwater data and analytical results do not exist. However, all three well's groundwater elevations were gauged, and analytical sample results were presented in a report prepared by ATC, entitled *Soil and Groundwater Investigation 3927 East 14th Street, Oakland, California,* dated 19 September 1996. The groundwater elevations and sample analytical results from the previous report are included in Table 1 and 2, respectively.

To assess the piezometric conditions at the site, the groundwater levels in each of the monitoring wells were measured within an approximate 15-minute period on 25 February 1997, prior to the initiation of groundwater sampling. Groundwater levels were measured using a Solinst water level indicator which measures to one-hundredth of an inch. Static groundwater elevations from 25 February 1997 and historic groundwater piezometric elevations (22 August 1996) are presented in Table 1. Groundwater elevations have increased in the three gauged wells an average of 2.29 feet since they were last measured in August 1996.

Static water level elevations were calculated from depth to groundwater data and top of casing (TOC) elevations, as surveyed by Kier & Wright Civil Engineers & Surveyors, Inc. (Kier & Wright) on 22 August 1996. Depth to water measurements were recorded by both ATC Associates Inc. and Gary Rogers, Ph.D., for the New Genico site and the Motor Partners facility (located across 40th Avenue), respectively. The recently surveyed TOC elevations for both sites (by Kier & Wright), were used to calculate groundwater elevations, which were used to interpret the groundwater gradient and flow direction. Depth to groundwater measurements for the 1234 40th Avenue, Oakland, California property, as measured by Gary Rogers, were obtained by ATC from his report entitled "Quarterly Monitoring Report, 1st Quarter 1997" dated 7 March 1997. Based on the resulting groundwater elevations calculated for the area proximate to both sites, a predominantly southerly groundwater gradient has been interpreted by ATC. Piezometric groundwater levels as measured on 25 February 1997, and an interpretation of the groundwater flow direction (as indicated by contours), are presented in Figure 2. The groundwater elevation data suggests a hydraulic gradient of 0.0124 foot per foot (ft/ft) (approximately 65.7 feet per mile [ft/mi]) for the 25 February 1997 sampling event.

Groundwater samples were collected from New Genico's two on-site and one off-site monitoring wells following measurement of the groundwater levels in the wells and purging of approximately four to five casing volumes of water from each of the wells with the exception of MW1 which bailed dry after ten gallons had been removed. Measurements of pH, temperature, and specific conductivity were taken during the purging of the wells, and the data was recorded on groundwater collection logs (Appendix A). Groundwater sampling was conducted using procedures developed by ATC Associates Inc. that are in general accordance with RWQCB guidelines. A summary of the field procedures used to monitor and sample groundwater are presented in Appendix B. The purged groundwater was placed into labeled 55-gallon drums for temporary storage on-site, pending proper disposal.

A new dedicated teflon bailer was used to purge and sample groundwater and to allow for observations of a sheen or floating product in the well. Odors and sheen were noted on water

purged from monitoring wells MW1 and MW2. Groundwater samples were transferred from the bailer to laboratory-provided containers appropriate for the respective analyses to be performed, labeled for identification purposes, and stored on ice in an insulated chest for delivery to the laboratory for analysis. One travel (trip) blank provided by the laboratory was stored, and delivered, with these samples.

LABORATORY ANALYSIS

Groundwater samples collected during the first quarter 1997 round of groundwater sampling were transported to American Environmental Network, a State-certified hazardous waste laboratory, for analysis using chain-of-custody procedures. Samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg) in general accordance with Environmental Protection Agency (EPA) Method 8015 (modified); for benzene, toluene, ethyl benzene, and xylenes (BTEX); for TPH as motor oil (TPHmo) in general accordance with EPA Method 8015 (modified); and methyl tert butyl ether (MtBE) in general accordance with EPA Method 8020. EPA Method 8260 was used to confirm the analytical result if MtBE was reported above the method detection limit.

Samples were analyzed on a ten-day "turnaround" time by the laboratory. Laboratory results are summarized on Table 2, and laboratory report forms have been included herein as Appendix C.

Analysis of groundwater samples submitted for TPHg indicated concentrations ranging from 150 to 8,400 micrograms per liter (µg/L) in MW1 through MW3. Concentrations increased in MW2 and decreased in MW1 and MW3.

Concentrations of benzene were reported above the laboratory reporting limit in the groundwater samples collected from MW1 and MW2 (760 and 150 µg/L, respectively), but benzene was not reported above the method detection limit in MW3. Benzene concentrations decreased in all three wells.

Toluene, ethyl benzene, and xylenes (TEX) concentrations were reported above the laboratory reporting limits in MW1 and MW2. None of the TEX constituents exceeded the laboratory reporting limit for the groundwater sample collected from MW3.

Concentrations of methyl tert butyl ether (MtBE) were reported in MW2, but concentrations of MtBE were not reported above the EPA Method 8020 laboratory detection limit for MW1 and MW3. In order to confirm the presence of MtBE in the MW2 sample, the sample was reanalyzed using EPA Method 8260. The results of this analysis revealed that MtBE was below the laboratory reporting limit of 30 ug/L, indicating that the previously reported concentration of MtBE using EPA Method 8020 was a "false positive".

TPHd concentrations ranged from 70 to 2,000 ug/L in monitoring well MW1 through MW3. TPHd concentrations decreased significantly in MW2, and increased in MW1 and MW3.

Concentrations of TPHmo were only reported above the laboratory reporting limit in the groundwater sample collected from MW1 (500 ug/L).

DISCUSSION

Depths to groundwater were measured on 25 February 1997. Water levels in each of the monitoring wells have increased an average of 2.29 feet between the 22 August 1996 and the 25 February 1997 groundwater level measuring events. Using the 25 February 1997 data collected from the three on-site wells, the hydraulic gradient is estimated to be 0.0124 ft/ft (approximately 65.7 ft/mi) with groundwater flow direction as indicated on Figure 2. Using the 25 February 1997 depth to groundwater measurements collected by Gary Rogers Ph.D. and ATC Associates Inc. and Kier & Wright's TOC elevations, groundwater elevations suggest a predominantly southerly groundwater flow direction in the vicinity of the site.

TPHg was reported to be present in groundwater samples collected from all three of the monitoring wells during the first quarter sampling event of 1997. Analysis of groundwater samples submitted for TPHg indicated concentrations ranging from 150 to 8,400 µg/L. As compared to the initial sampling of groundwater wells on 22 August 1996, concentrations of TPHg reported in monitoring wells MW1 and MW3 have decreased from the August 1996 results, but reported concentrations for MW2 have increased.

Concentrations of benzene were reported above the laboratory reporting limit in the groundwater samples collected from MW1 (1,200 ug/L) and MW2 (170 ug/L). Concentrations of benzene have decreased since the sampling event conducted on 22 August 1996 in all three monitoring wells, significantly in MW1, and to non-detect in MW3.

Concentrations of TEX were reported above the laboratory reporting limit in the groundwater samples collected from MW1 and MW2. Reported concentrations of TEX have decreased in all three wells when compared to the 22 August 1996 sampling event, and were reported as non-detect for MW3.

Concentrations of MtBE were not reported above the laboratory reporting limit in the groundwater samples collected from any of the three wells when a confirmation analysis using EPA Method 8260 was used to re-analyze the sample for MW2. A false positive for MtBE had been reported for the EPA Method 8020 analysis of the sample from MW2. Since MtBE was not analyzed in the previous sampling event, a comparison cannot be conducted.

Concentrations of TPHd were first reported in MW1 and MW3 during this quarterly event, but concentrations of TPHd decreased significantly in MW2 over those reported from the August 1996 sampling event.

Concentrations of TPHmo were first reported in MW1 during this round. TPHmo was not reported in MW2 during this round, though it was reported in MW2 during the August 1996 event. TPHmo remains non detect in MW3.

The judgments, conclusions, and recommendations described in this report pertain to the conditions judged to be present or applicable at the time the work was performed. The future conditions may differ from those described herein and this report is not intended for use in future evaluations of the site unless an update is conducted by a consultant familiar with environmental assessments and/or subsurface investigations. Use of this report is provided to Mr. Ruben Hausauer solely for his exclusive use and shall be subject to the terms and conditions in the applicable contract between Mr. Ruben Hausauer and ATC Associates Inc. Any third party use of this report shall also be subject to the terms and conditions governing the work in the contract between Mr. Ruben Hausauer and ATC Associates Inc. Any unauthorized release or misuse of this report shall be without risk or liability to ATC Associates Inc.

Certain information contained in this report may have been rightfully provided ATC Associates Inc. by third parties or other outside sources. ATC Associates Inc. does not make any warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held accountable or responsible in the event that any such inaccuracies are present.

CONCLUSIONS

Based on the information presented in this report, current regulatory guidelines, and the judgment of ATC Associates Inc., the following conclusions are presented:

- The hydraulic gradient on-site, as interpreted by water elevations based on groundwater level measurements on 25 February 1997, is estimated to be 0.0124 ft/ft (approximately 65.7 ft/mi). When using groundwater elevation data from both sites and the recent Kier & Wright surveying data for both sites, a general southerly groundwater flow direction is suggested in the immediate vicinity of the site.

- Concentrations of TPHg reported in monitoring wells MW1 and MW3 have decreased from the previous sampling on 22 August 1996; concentrations in MW2 have increased.

- Concentrations of benzene have decreased since the sampling event conducted on 22 August 1996 in all three monitoring wells, significantly in MW1, and to non-detect concentrations in MW3.

- Concentrations of TEX have decreased since the previous sampling round on 22 August 1996 and were non-detects in MW3.

- Reported MtBE concentrations, after running EPA Method 8260 for confirmation on MW2 after an initial false positive by EPA Method 8020, are below detection limits.

- Although TPHd was first reported in MW1 and MW3 during this event, the concentration of TPHd has significantly decreased in MW2 over those reported from the August 1996 sampling event.

- Concentrations of TPHmo were first reported in MW1 during this round, but was not reported in MW2 during this round, though it was reported in the August 1996 event. TPHmo remains non detect in MW3.

RECOMMENDATIONS

Based on the data and conclusions presented in this report, and the judgment ATC Associates Inc., the following recommendations are presented for your consideration:

- Continue quarterly groundwater monitoring as required by the ACDEH and the RWQCB.

It continues to be a pleasure working with you on this project. If you have any questions regarding this report, please feel free to contact either of us at your convenience at (408) 474-0280.

Very truly yours,
ATC ASSOCIATES INC.

WILLIAM G. THEYSKENS, CEG 1486, CHG 245
Director, Environmental and Geological Services

REGISTERED GEOLOGIST
WILLIAM G. THEYSKENS
NO. 1486
CERTIFIED
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

REFERENCES

ATC Associates Inc., 1996, Soil and Groundwater Investigation at 3927 East 14th Street, Oakland, California: Dated 19 September 1996.

Kier & Wright Civil Engineers & Surveyors, correspondence dated 22 August 1996.

TABLE 1
GROUNDWATER GAUGING

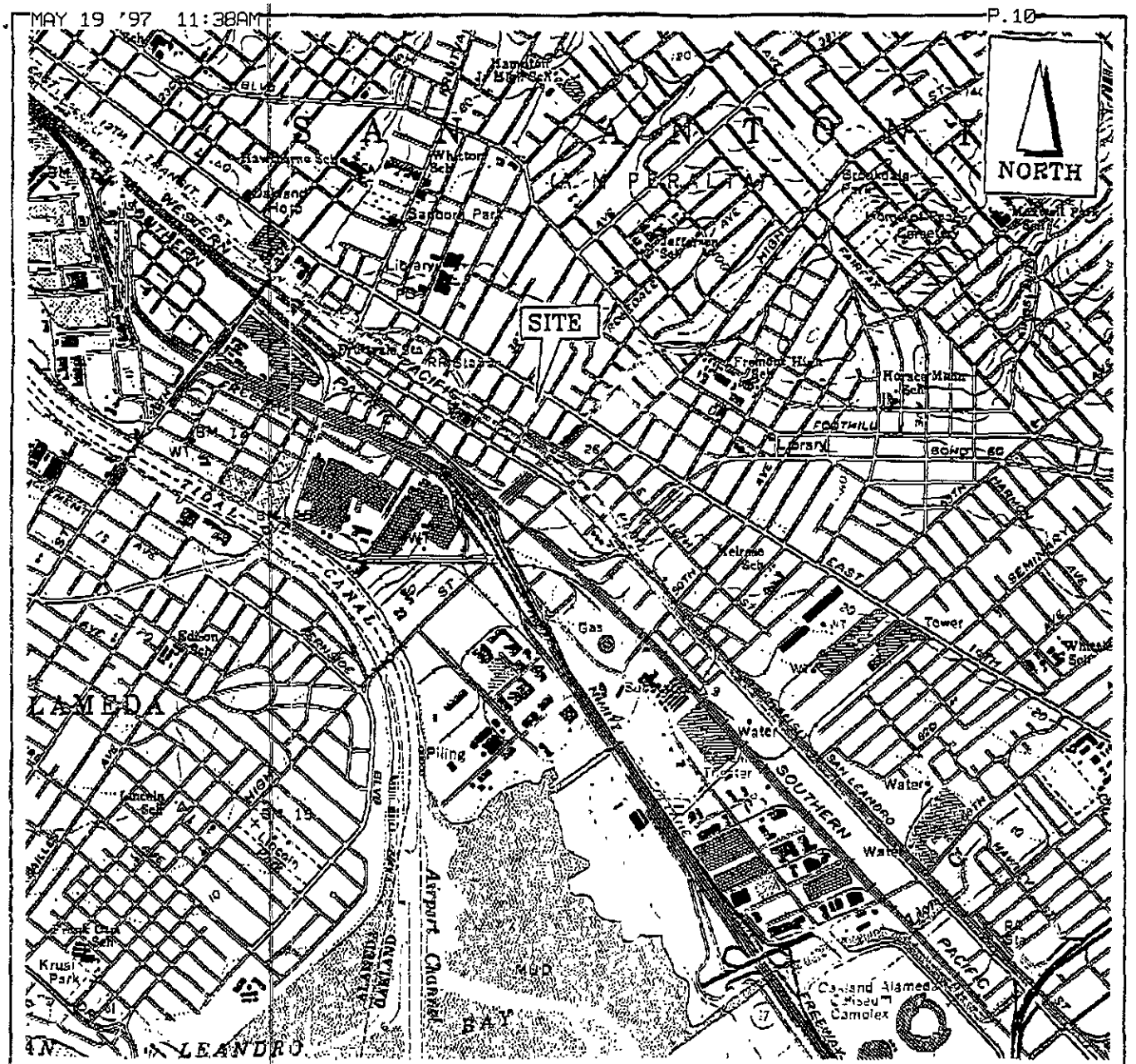
Monitoring Well	MW1		MW2		MW3	
Date	8/22/96	2/25/97	8/22/96	2/25/97	8/22/96	2/25/97
TOC elevation (MSL)	31.25	31.25	29.43	29.43	31.48	31.48
Depth to Groundwater from TO	8.01	5.95	8.71	6.00	8.10	6.00
Groundwater Elevation (MSL)	23.24	25.30	20.72	23.43	23.38	25.48

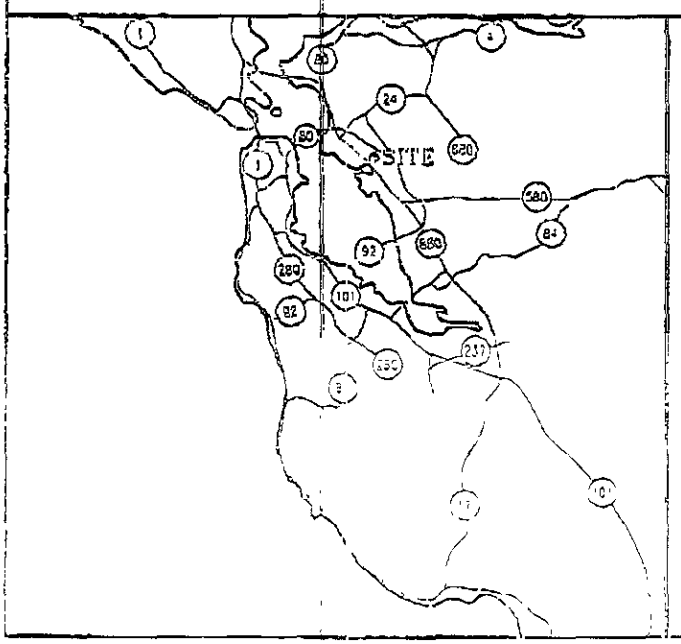
TOC - Top of Casing
MSL - Mean Sea Level

TABLE 2
ANALYTICAL RESULTS
(ug/kg)

Monitoring Well	Trip Blank	MW1		MW2		MW3	
Date	2/25/97	8/22/96	2/25/97	8/22/96	2/25/97	8/22/96	2/25/97
TPHg	ND	7,400	5,400	6,300	8,400	1,300	150
Benzene	ND	1,200	760	170	150	3	ND
Toluene	ND	170	110	57	35	6	ND
Ethyl benzene	ND	530	260	370	280	8	ND
Xylenes	ND	490	260	120	70	12	ND
MtBE	ND	NS	ND	NS	ND[1]	NS	ND
TPHd	ND	ND	2,000	7,400*	90	ND	70
TPHmo	ND	ND	500	2,100*	ND	ND	ND

ND - Not detectable in concentrations greater than the method detection limit.
NS - Not sampled.
* Laboratory notes that the concentration for diesel is estimated, due to overlapping fuel patterns.
Hydrocarbons reported as motor oil does not match the pattern of the motor oil standard.
ND[1] - Result using EPA Method 8260 to confirm analytical result.





NOTES:

1) BASE MAP FROM USGS OAKLAND EAST, CALIFORNIA QUADRANGLE,7.5-MINUTE SERIES (TOPOGRAPHIC). 1959 UPDATED 1980. 7.5-MINUTE SERIES (TOPOGRAPHIC). 1993.

2) ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

0 1/4 1/2 1

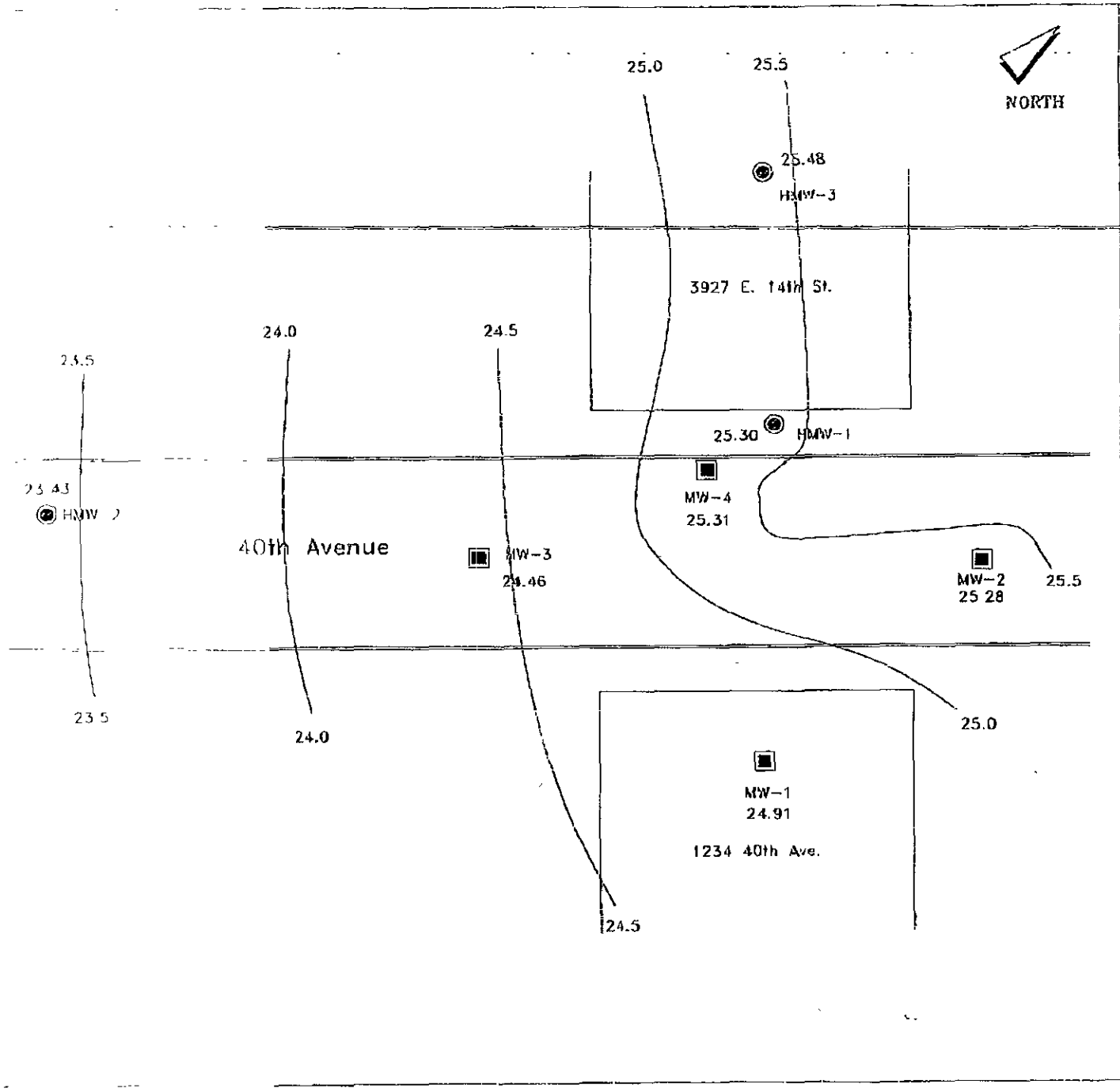
SCALE, MILES

ATC ENVIRONMENTAL INC.

SITE LOCATION MAP

3927 E 14TH STREET
OAKLAND, CALIFORNIA

PROJECT NO 61137.0002 FIGURE 1



EXPLANATION

- Groundwater elevation (25 February 1997)
- 23.38 HMW-3 — Groundwater Monitoring Well (3927 E. 14th St.)
- MW-1 — Groundwater Monitoring Well (1234 40th Ave.)
- Groundwater elevation contours, 22 February 1997 Kier & Wright elevation surveyed 22 August 1996

Notes:

1 Base Map developed from survey map provided by Kier & Wright

0 15 30 60

Scale (Ft.)

VATC ASSOCIATES INC.
ENVIRONMENTAL, GEOTECHNICAL AND MATERIALS PROFESSIONALS

GROUNDWATER FLOW MAP

3927 E. 14th Street
Oakland, California

Project No. 61137.0002 | Figure 2