HAGEMAN-AGUIAR, INC.
Underground Contamination Investigations, Groundwater Consultants, Environmental Engineering

REPORT OF
SOIL AND GROUNDWATER INVESTIGATION

19100 Mission Blvd
Hayward, CA

November 18, 1992

3732 Mt Diablo Blvd Suite 372 Lafayette, California 94549 (510) 284-1661 FAX (510) 284-1664

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I. INTRODUCTION

The site location is the property at 19100 Mission Blvd, Hayward, California. The location of the site is shown in Figure 1. In conjunction with an auto service operation, the site has historically operated two underground fuel storage tanks for a number of years.

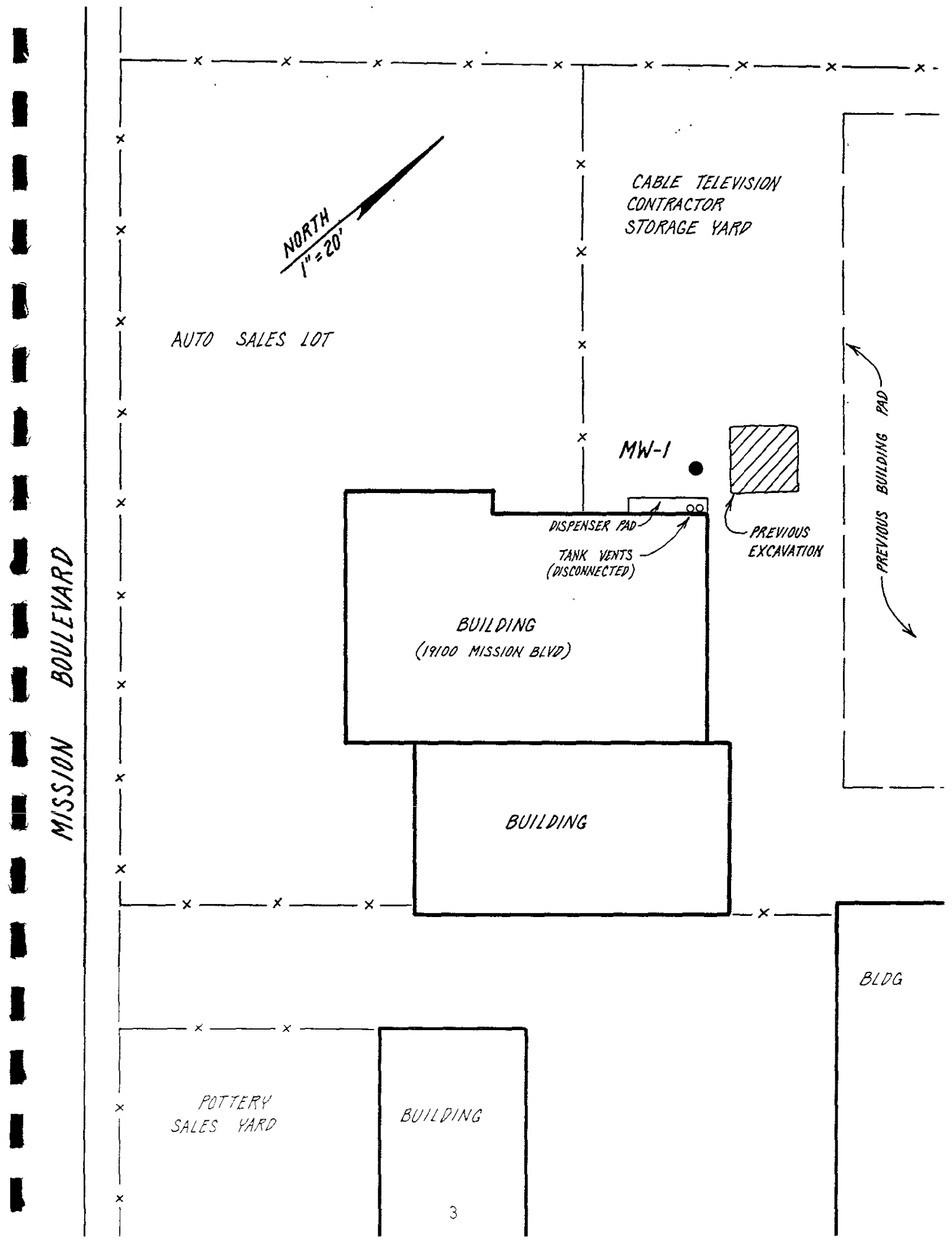
On June 5, 1990, one 550-gallon underground Gasoline storage tank and one 280-gallon underground Waste Oil storage tank were removed by Decon Environmental Services, Inc., Hayward, California. The results of laboratory analyses performed on soil samples indicated the presence of Oil & Grease at concentrations of up to 700 mg/kg (ppm).

A map of the site is shown in Figure 2. This map shows the layout of the facility, along with the location of the previous underground tank excavation.

The work described in this report was conducted in response to the request by the Alameda County Department of Environmental Health to proceed with a subsurface investigation at the subject site. This request was made in a letter from Scott Seery, dated August 27, 1992.

Copies of tank removal analytical results and correspondence pertaining to the subject site are included in Attachment A.

FIGURE 1.
Site Location Map.


MISSION BOULEVARD
NORTH
1" = 20'
AUTO SALES LOT
CABLE TELEVISION
CONTRACTOR
STORAGE YARD
MW-1
DISPENSER PAD
TANK VENTS
(DISCONNECTED)
PREVIOUS
EXCAVATION
PREVIOUS BUILDING PAD
BUILDING
(19100 MISSION BLVD)
BUILDING
BLDG
POTTERY
SALES YARD
BUILDING

II. SITE DESCRIPTION

Hydrogeologic Setting

The soils beneath the site consist of Quaternary Alluvium overlying deeper bedrock (Geologic Map of California, San Francisco Sheet, State of California Division of Mines and Geology, 1980). The lower reaches of the San Leandro Hills that rise up to the northeast of the site consist of Mesozoic intrusive rocks along the Hayward Fault (Gabbro and Serpentine), rocks of the Knoxville Formation (shale and sandstone) and Oakland Conglomerate (conglomerate and graywacke sandstone) (Geology of the Hayward Quadrangle, California, USGS Map GQ-88, mapped by G.D. Robinson, 1956).

The soils in the general vicinity of the site consist of a variable layering of both coarse-grained (sand and gravel) and fine grain soils (silts and clays), with the majority of shallow groundwater movement occurring through the sand and gravel layers. Considering the nature of the alluvial deposits in the vicinity of the site, the shallow aquifer material could possibly range between fine grained sand in some areas to large gravels and cobbles in others. As discussed in Section III of this report (boring log), the shallow aquifer material at the location of the on-site monitoring well installation was found to consist of a fine-grained sand that appeared to be confined by an extensive overlying clay layer.

Based upon the surface topography, as well as the various hydrologic features shown on the vicinity map, the general regional shallow groundwater can be expected to flow from the San Leandro Hills to the northeast of the site (areas of

groundwater recharge) and move toward San Lorenzo Creek to the south and southeast of the site (area of discharge).

The location of the single on-site shallow groundwater monitoring well was based upon this expected shallow groundwater flow direction.

Site Description

A map of the site is shown in Figure 2. This map shows the layout of the facility, along with the location of the previous tank excavation. At the present time, the entire site at 19100 Mission Blvd is covered by asphalt or concrete pavement.

III. FIELD WORK

Monitoring Well Installation

The location of the monitoring well is shown in Figure 2. The location was selected to be very close to the previous underground tank excavation, and at an assumed down-gradient location (based upon surface topographic and hydrologic features).

On November 6, 1992, the shallow monitoring well MW-1 was installed on the site. The well was installed with a truck-mounted drill rig using 8-inch hollow-stem augers. The boring was drilled by Gregg Drilling, Concord, CA. During the drilling for the monitoring well, soil samples for chemical analyses were collected at 5-foot intervals until saturated soil was encountered at a depth of approximately 12 feet. The samples were collected by driving a split-barrel sampler fitted with brass liners. The ends of one brass liner from each drive were sealed with teflon film, over which was placed a plastic end-cap. The end-cap was then sealed onto the brass tube with clean plastic adhesive tape. All samples were immediately placed on ice, then transported under chain-of-custody to the laboratory upon completion of the field work.

Well MW-1 was cased with 10 feet of 2-inch PVC slotted screen pipe (0.01" slots), and completed to a depth of 43 feet below the ground surface. The annular space of the well was packed with #2/12 Monterey sand to approximately one foot above the top of the screened section. Approximately one foot of wetted bentonite pellets were placed upon the sand pack, followed by a neat cement seal up to the ground surface. The

well was fitted with a water-tight locking cap and a water-tight steel traffic lid. A well construction diagram for the monitoring well is included in Attachment B. Also included in Attachment B is a copy of the well permit issued by the Zone-7, Alameda County Flood Control and Conservation District.

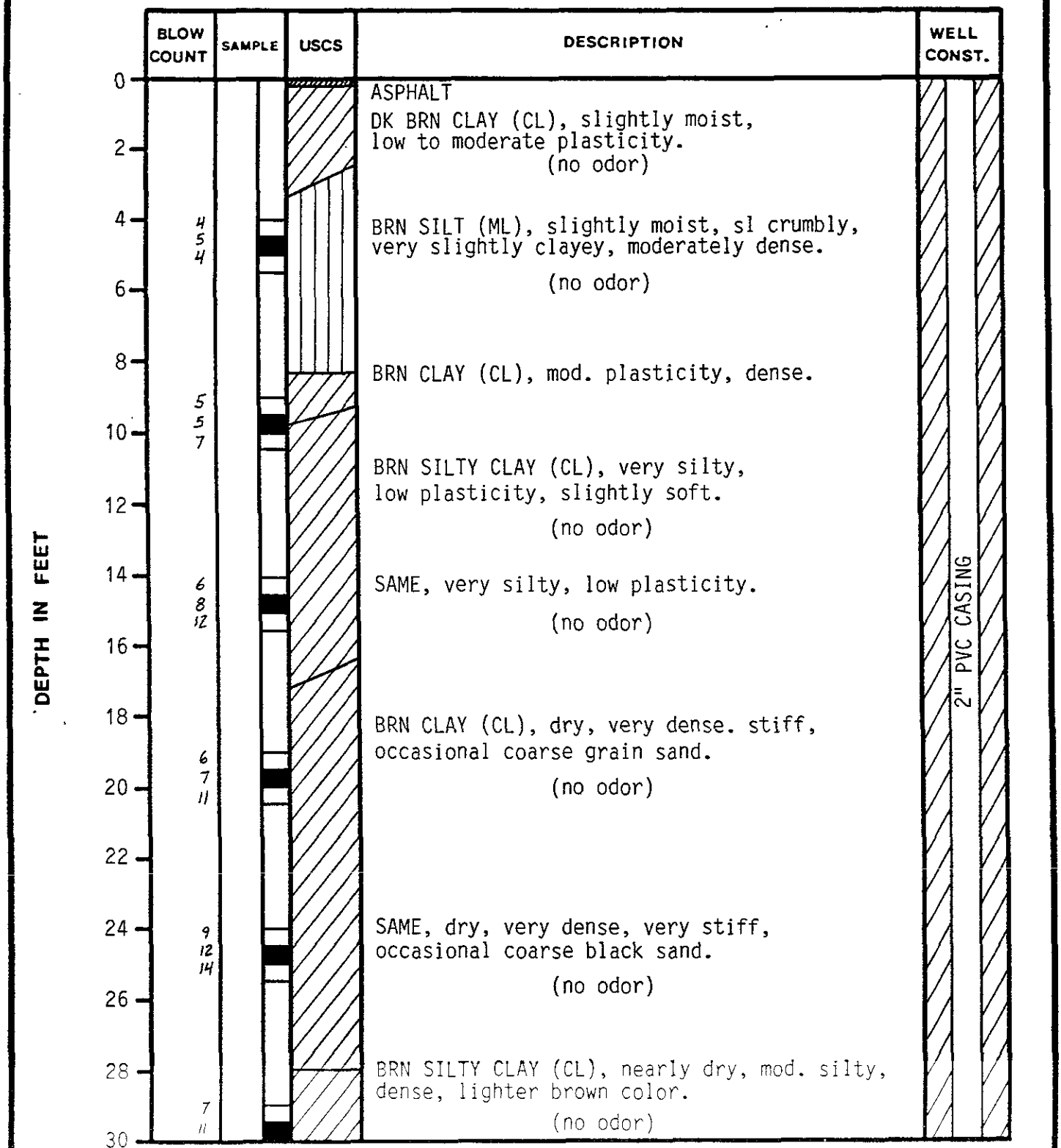
Decontamination

Prior to the installation of the monitoring well, all drilling equipment, including augers, drill stem, and split barrel samplers, was steam-cleaned.

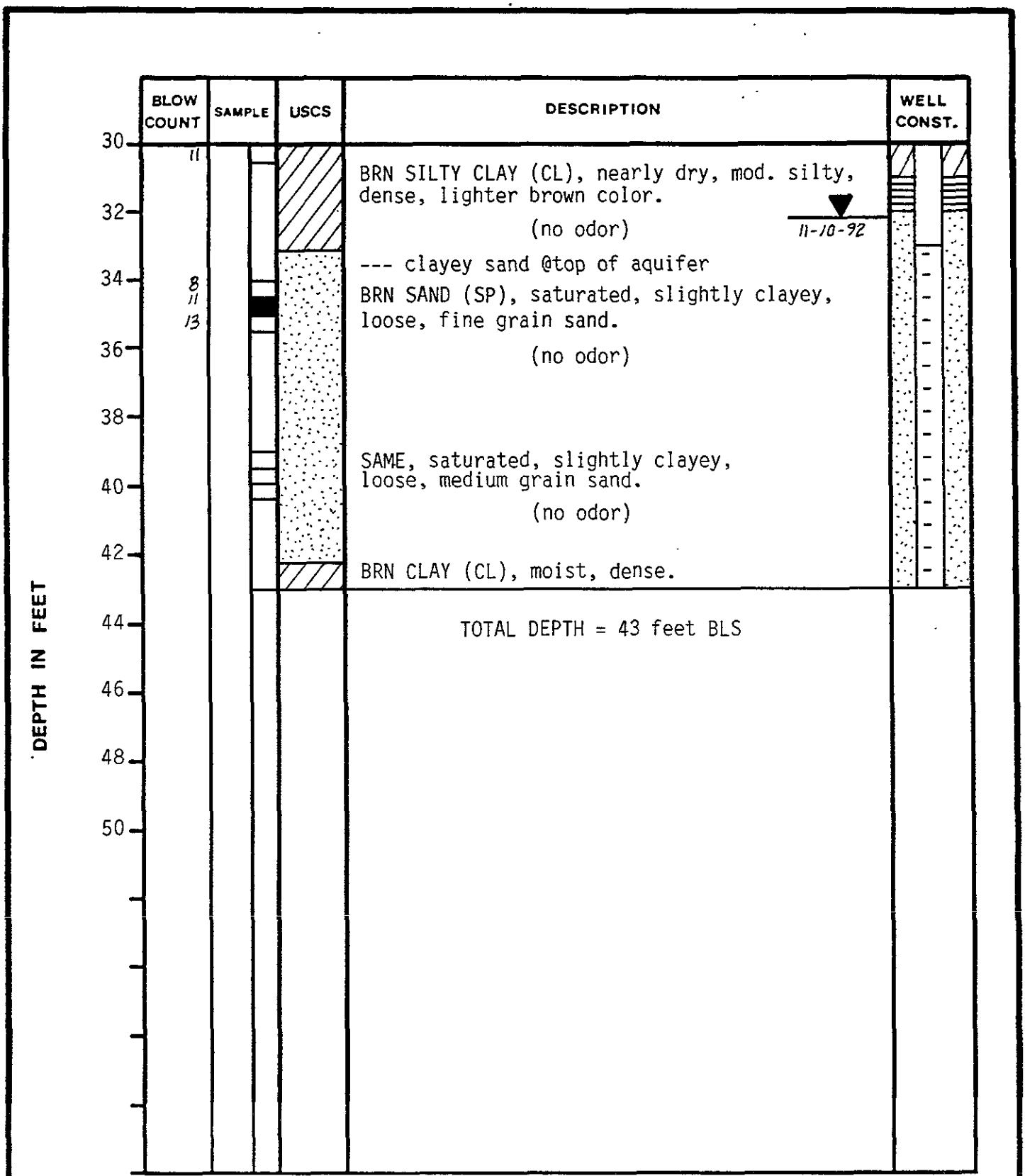
Boring Log

The monitoring well boring was logged in the field by Gary Aguiar, Registered Civil Engineer #34262. The boring log for well MW-1 is shown as Figure 3.

As shown in Figure 3, shallow groundwater was encountered within a of saturated fine-grained sand, approximately 9 feet in thickness. Based upon the relative density and dryness of the overlying clay, as well as the rise of the static water layer above the top of the saturated sand layer, it appears that the shallow groundwater is relatively confined at this location.



HAGEMAN - AGUIAR, INC.	LOG OF MONITORING WELL MW-1 19100 Mission Blvd, Hayward, California	FIGURE 3
DATE 11-6-92	PROJECT NO.	
TOC ELEVATION	EQUIPMENT 8" Hollow Stem Augers	



HAGEMAN - AGUIAR, INC.	LOG OF MONITORING WELL MW-1 19100 Mission Blvd, Hayward, California	FIGURE 3 (continued)
DATE 11-6-92	PROJECT NO.	
TOC ELEVATION	EQUIPMENT 8" Hollow Stem Augers	

Monitoring Well Sampling

On November 10, 1992, the newly installed monitoring well was developed. During the development of the well, approximately 12 casing volumes of water were removed using a stainless steel air-lift pump. During the well development, significant amounts of silt and very fine sand were produced initially, and at the end of the well development, the rate of very fine sand production appeared to have tapered off almost completely (some silt production was still evident).

Prior to groundwater sampling on November 12, 1992, the well was purged by pumping approximately 5 casing volumes of water using a stainless steel air-lift pump. Field conductivity, temperature, and pH meters were present on-site during the monitoring well sampling. As the purging process proceeded, the three parameters were monitored. Purging continued until readings appeared to have reasonably stabilized. After the water level in the well had attained 80% or more of the original static water level, a groundwater sample was collected using a clean teflon bailer. The water sample was placed inside appropriate 40 mL VOA vials and 1-liter amber bottles free of any headspace. The samples were immediately placed on ice, then transported under chain-of-custody to Priority Environmental Laboratory in Milpitas by the end of the work day.

At the time the monitoring well was sampled, the following information was recorded in the field: 1) depth-to-water prior to purging, using an electrical well sounding tape, 2) identification of any floating product, sheen, or odor prior to purging, using a clear teflon bailer, 3) sample pH, 4) sample temperature, and 5) specific conductance of the sample.

Copies of the monitoring development and sampling logs are

included as Attachment C.

Water Level Measurement.

The shallow groundwater elevation in MW-1 was measured as 32.28 feet below ground surface on November 10, 1992.

Waste Generation

All drill cuttings were stockpiled on-site and covered with plastic sheeting, awaiting the results of laboratory analyses performed on soil samples collected during the soil boring. Based upon the laboratory results presented in Section IV of this report, the drill cuttings contain no detectable concentrations of any petroleum hydrocarbons. It appears that the cuttings could be used on-site as clean topsoil.

All water removed from the well during development and purging was drummed and stored on-site until the results of laboratory analyses were obtained. Based upon the laboratory results presented in Section IV of this report, the water is considered to contain no detectable concentrations of any petroleum hydrocarbons. It appears that this water could be used for on-site irrigation, or else it should be disposed of at one of the on-site sanitary sewer connections.

The ultimate disposition of both the drill cuttings and the wastewater is the responsibility of the property owner (waste generator), and is beyond the scope of work as described in this report.

IV. ANALYTICAL RESULTS

Laboratory Analysis

All analyses were conducted by a California State DOHS certified laboratory in accordance with EPA recommended procedures. At the request of the Alameda County Department of Environmental Health, all soil and groundwater samples were analyzed for those waste oil constituents listed in Table 2 of the California Regional Water Quality Control Board's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

In accordance with Table 2 of the above-referenced document, all soil and groundwater samples were analyzed for 1) Total Petroleum Hydrocarbons as Gasoline (EPA method 8015), 2) Total Petroleum Hydrocarbons as Diesel (EPA method 8015), 3) Benzene, Toluene, Ethylbenzene, and Total Xylenes (EPA method 8020 and 602), 4) Oil & Grease (EPA method 5520), and 5) Halogenated Volatile Organics (EPA method 8010 and 601).

Since none of the above-listed waste oil constituents were found in any of the soil or groundwater samples, no additional analyses were performed, in accordance with Table 2 of the above-referenced document.

Analytical Results: Soil

Tables 1 and 2 present the results of the laboratory analysis of the soil samples collected during the monitoring well installation. Copies of the laboratory certificates for the soil sample analyses are included in Attachment D.

As shown in Table 1, no detectable concentrations of either Total Petroleum Hydrocarbons as Gasoline, Total Extractable Petroleum Hydrocarbons (Diesel, Kerosene, Motor Oil), Oil & Grease, Benzene, Toluene, Ethylbenzene, or Total Xylenes were found in any of the soil samples.

The results presented in Table 2 indicate that no detectable concentrations of any Halogenated Volatile Organics were found in any of the soil samples.

TABLE 1.

Soil Sampling Results

Boring	Depth (feet)	TPH as Gasoline (mg/Kg)	TPH as Kerosene (mg/Kg)	TPH as Diesel (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl-benzene (ug/Kg)	Total Xylenes (ug/Kg)	Motor Oil (mg/Kg)	Oil & Grease (mg/Kg)
MW-1	05	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10	ND	ND	ND	ND	ND	ND	ND	ND	ND
	15	ND	ND	ND	ND	ND	ND	ND	ND	ND
	20	ND	ND	ND	ND	ND	ND	ND	ND	ND
	25	ND	ND	ND	ND	ND	ND	ND	ND	ND
	30	ND	ND	ND	ND	ND	ND	ND	ND	ND
	35	ND	ND	ND	ND	ND	ND	ND	ND	ND
Detection Limit		1.0	1.0	1.0	5.0	5.0	5.0	5.0	10	10

ND = Not Detected

TABLE 2.

Soil Sampling Results

Halogenated Volatile Organics by EPA Method 601

Well	Depth	Chloroform (ug/kg)	Methylene Chloride (ug/kg)	Trichloro-ethene (ug/kg)	1,1,1-Trichloro-ethane (ug/kg)	Tetrachloroethene (ug/kg)	Other Organics (ug/kg)
MW-1	05	ND	ND	ND	ND	ND	ND
	10	ND	ND	ND	ND	ND	ND
	15	ND	ND	ND	ND	ND	ND
	20	ND	ND	ND	ND	ND	ND
	25	ND	ND	ND	ND	ND	ND
	30	ND	ND	ND	ND	ND	ND
	35	ND	ND	ND	ND	ND	ND
Detection Limit		5	5	5	5	5	5

ND = Not Detected

Analytical Results: Groundwater

Tables 3 and 4 present the results of the laboratory analysis of the groundwater samples collected from monitoring well MW-1. Copies of the laboratory certificates for the water sample analyses are included in Attachment E.

As shown in Table 3, no detectable concentrations of either Total Petroleum Hydrocarbons as Gasoline, Total Extractable Petroleum Hydrocarbons (Diesel, Kerosene, Motor Oil), Oil & Grease, Benzene, Toluene, Ethylbenzene, or Total Xylenes were found in the shallow groundwater sample.

In addition, the results presented in Table 4 indicate that no detectable concentrations of any Halogenated Volatile Organics were found in the shallow groundwater sample.

TABLE 3.

Shallow Groundwater Sampling Results

Well	Date	TPH as Gasoline (mg/L)	TPH as Kerosene (mg/L)	TPH as Diesel (mg/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Total Xylenes (ug/L)	Motor Oil (mg/L)	Oil & Grease (mg/L)
MW-1	11-12-92	ND	ND	ND	ND	ND	ND	ND	ND	ND
Detection Limit		50	50	50	0.5	0.5	0.5	0.5	0.5	0.5

ND = Not Detected

TABLE 4.

Groundwater Sampling Results

Halogenated Volatile Organics by EPA Method 601

Well	Date	Chloroform (ug/L)	Methylene Chloride (ug/L)	Trichloro-ethene (ug/L)	1,1,1-Trichloro-ethane (ug/L)	Tetrachloroethene (ug/L)	Other Organics (ug/L)
MW-1	11-12-92	ND	ND	ND	ND	ND	ND
Detection Limit		0.5	0.5	0.5	0.5	0.5	0.5

ND = Not Detected

V. DISCUSSION OF RESULTS

The soil and groundwater data collected during this subsurface investigation clearly indicate that the petroleum contamination discovered at the time of the underground storage tank removals has not impacted the quality of the shallow groundwater beneath the site.

The results of the investigation appear reasonable, considering that 1) the shallow groundwater is present in a confined saturated sand layer located more than 30 feet below the ground surface, 2) the overlying soils consist primarily of very dense, dry clay, and 3) the only petroleum constituents detected during the previous underground tank removal were Oil & Grease (relatively low mobility with respect to movement through fine-grained soils).

VI. SUMMARY

1. Shallow groundwater is present beneath the site at a depth of approximately 32 feet below the ground surface.

2. No detectable concentrations of either Total Petroleum Hydrocarbons as Gasoline, Total Extractable Petroleum Hydrocarbons (Diesel, Kerosene, Motor Oil), Oil & Grease, Benzene, Toluene, Ethylbenzene, Total Xylenes, or Halogenated Volatile Organics were found in any of the soil samples.

3. No detectable concentrations of either Total Petroleum Hydrocarbons as Gasoline, Total Extractable Petroleum Hydrocarbons (Diesel, Kerosene, Motor Oil), Oil & Grease, Benzene, Toluene, Ethylbenzene, Total Xylenes, or Halogenated Volatile Organics were found in the shallow groundwater sample.

4. The results of the subsurface investigation indicate that the petroleum contamination discovered at the time of the underground storage tank removals has not impacted the quality of the shallow groundwater beneath the site.

VII. RECOMMENDATIONS

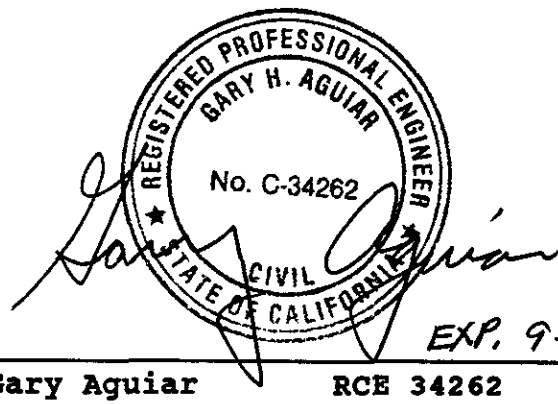
The results of the subsurface investigation clearly indicate that the petroleum contamination discovered at the time of the underground storage tank removals has not impacted the quality of the shallow groundwater beneath the site. In accordance with California Regional Water Quality Control Board (RWQCB) and Alameda County Department of Environmental Health, it can be expected that additional groundwater sampling will be required in order to establish a short-term historical trend of groundwater quality data for the site.

It is recommended that an additional sampling event be conducted on December 12, 1992, 30 days from the date of the initial sampling. The purpose of this sampling is to confirm the absence of petroleum constituents in the shallow groundwater in a timely manner.

If any dissolved petroleum constituents were to be found in the shallow groundwater beneath the site, quarterly groundwater monitoring will be necessary until dissolved concentrations attenuate to acceptable levels.

REPORT OF SOIL AND GROUNDWATER INVESTIGATION
19100 Mission Blvd, Hayward, California.

November 18, 1992



EXP. 9-30-95

Gary Aguiar RCE 34262

Bruce Hageman

ATTACHMENT A

Data Pertaining to Previous Tank Removals

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

October 30, 1992

Clifton A. Sherwood
Sherwood-Dawson & Co.
P.O. Box 2673
Castro Valley, CA 94546

STID 3744

RE: 19100 Mission Blvd., Hayward, California

Dear Mr. Sherwood,

This office has received and reviewed the work plan, dated October 28, 1992, for soil and ground water investigations at the above site. Since one of the underground storage tanks removed from the site was a 280-gallon waste oil tank, you will be required to analyze both soil and ground water samples for those waste oil consituents listed in Table 2 of the California Regional Water Quality Control Board's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

With the addition of the above analysis requirements, this office approves of the work plan. Field work should commence within 60 days of the receipt of this letter. A report documenting the results from work performed is due to this office within 45 days of completion of field activities.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

Juliet Shin
Hazardous Materials Specialist

cc: Eddy So, RWQCB

Hugh Murphy, Hayward Fire Dept.

Gary Aguiar
Hageman-Aguiar, Inc.
3732 Mt. Diablo Blvd., Ste. 372
Lafayette, CA 94549

Edgar Howell-File(JS)

Table 2

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S
RECOMMENDED MINIMUM VERIFICATION ANALYSES FOR
UNDERGROUND TANK LEAKS

HYDROCARBON LEAK	SOIL ANALYSES		WATER ANALYSES	
Unknown Fuel	TPH-G*	GCFID(5030)	TPH-G*	GCFID(5030)
	TPH-D	GCFID(3550)	TPH-D	GCFID(3510)
	BTEX	8020 or 8240	BTEX	602 or 624
Leaded Gas	TPH-G*	GCFID(5030)	TPH-G*	GCFID(5030)
	BTEX	8020 or 8240	BTEX	602 or 624
	Total Lead	AA	Total Lead	AA
	——Optional——		——Optional——	
	TEL	DHS-LUFT	TEL	DHS-LUFT
	EDB	DHS-AB1803	EDB	DHS-AB1803
Unleaded Gas	TPH-G*	GCFID(5030)	TPH-G*	GCFID(5030)
	BTEX	8020 or 8240	BTEX	602 or 624
Diesel	TPH-D	GCFID(3550)	TPH-D	GCFID(3510)
	BTEX	8020 or 8240	BTEX	602 or 624
Jet Fuel	TPH-D	GCFID(3550)	TPH-D	GCFID(3510)
	BTEX	8020 or 8240	BTEX	602 or 624
Kerosene	TPH-D	GCFID(3550)	TPH-D	GCFID(3510)
	BTEX	8020 or 8240	BTEX	602 or 624
Fuel Oil	TPH-D	GCFID(3550)	TPH-D	GCFID(3510)
	BTEX	8020 or 8240	BTEX	602 or 624
Chlorinated Solvents	CL HC	8010 or 8240	CL HC	601 or 624
	BTEX	8020 or 8240	BTEX	602 or 624
Non-Chlorinated Solvents	TPH-D	GCFID(3550)	TPH-D	GCFID(3510)
	BTEX	8020 or 8240	BTEX	602 or 624
Waste Oil or Unknown	TPH-G*	GCFID(5030)	TPH-G*	GCFID(5030)
	TPH-D	GCFID(3550)	TPH-D	GCFID(3510)
	O & G	5520 E & F	O & G	5520 B & F
	BTEX	8020 or 8240	BTEX	602 or 624
	CL HC	8010 or 8240	CL HC	601 or 624
	If any of the above are detected, include:			
	ICAP or AA to detect metals: Cd, Cr, Pb, Zn, Ni			
	Method 8270 for soil or water to detect:			
	PCB**		PCB**	
	PCP**		PCP**	
	PNA		PNA	
	Creosote		Creosote	

* If TPH-G is detected, include 8240 for soil and 624 for water

** If found, analyze for dibenzofurans (PCBs) or dioxins (PCP)

Note: Method 8260, cryogenic focusing, may also be used for TPH-G, TPH-D, BTEX and CL HC

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

August 27, 1992

Clifton A. Sherwood
Sherwood-Dawson and Company
P.O. Box 2673
Castro Valley, CA 94546

STID 3744

Re: Required investigations at 19100 Mission Boulevard, Hayward, California

Dear Mr. Sherwood,

In June 1990, two underground storage tanks, one 500-gallon unleaded gasoline tank and one 280-gallon waste oil tank, were removed from the above site. Analysis of soil samples identified up to 140 parts per million (ppm) Oil and Grease in the native soil beneath the tanks and 700 ppm Oil and Grease from the excavated soil around the tanks. Guidelines established by the Regional Water Quality Control Board (RWQCB) require that a soil and ground water investigation be conducted whenever an unauthorized release of product is suspected from an underground storage tank. The above information would indicate that such an event may have occurred.

In July 1991, this office wrote you a letter requesting that further soil and ground water investigations be conducted at the above site. You responded to this request, in a letter dated July 31, 1991, by stating that a work plan would be submitted in the next several months, and that the work would be scheduled to coincide with the completion of on-site building construction which was scheduled for August 1992. To this date, this office has not received a work plan or any requests for an extension from you.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation

are summarized in the **attached Appendix A.** The major elements of the guidelines include, but are not limited to, the following:

- At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. In the absence of data identifying the confirmed downgradient direction, a minimum of three wells will be required to verify gradient direction.

- Subsequent to the installation of the monitoring wells, these wells must be surveyed to an established benchmark, with an accuracy of 0.01 foot. Additionally, ground water samples are to be collected and analyzed quarterly. Water level measurements are to be collected monthly for 12 consecutive months, and then quarterly thereafter. It appears that past soil samples were not analyzed for all the parameters required for waste oil tanks in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks. Therefore, you will be required to analyze soil and ground water samples for all these constituents in the initial assessment.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined following the completion of the initial assessment that there has been a substantial impact to ground water.

The PSA proposal is due within 45 days of the date of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off".

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

- Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.

- Status of ground water contamination characterization

- Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target component, geologic cross sections, etc.

- Recommendations or plans for additional investigative work of remediation

Please be advised that this is a formal request for technical reports pursuant to **California Water Code Section 13267 (b)**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Eddy So, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

If you have any questions or comments, please contact Juliet Shin at (510) 271-4530.

Sincerely,

Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Eddy So, RWQCB

Hugh Murphy, Hayward Fire Dept.

Mark Thompson, Alameda County District Attorney's Office

Edgar Howell-File (JS)

DECON
ENVIRONMENTAL SERVICES, INC.

July 11, 1990

Mr. Cliff Sherwood
N.I.P. Associates
16999 Grovenor Drive
Castro Valley, CA 94546

SUBJECT: TANK REMOVAL PROJECT, 19100 MISSION BLVD., HAYWARD, CA.

Dear Mr. Sherwood:

DECON Environmental Services, Inc. (DECON) contracted with N.I.P. Associates to remove two underground storage tanks at 19100 Mission Blvd. in Hayward, CA.

The two underground tanks were located in an alleyway between two buildings. The larger tank, 550 gallon capacity, contained unleaded gasoline. The smaller tank, 280 gallon capacity, contained waste oil.

Two permits and a letter notification were required. DECON applied for and obtained the permits for the tank closure from the Alameda County Department of Environmental Health and the Eden Consolidated Fire Protection District. In addition, DECON notified the Bay Area Air Quality Management District by letter more than five days prior to the tank removal. Copies of the two permits and the letter notification are enclosed.

DECON removed the asphalt above the two tanks and excavated the soil to expose the tops of the tanks on Monday June 4, 1990. Following excavation, the residual product was removed from the tanks and both tanks were cleaned by pressure washing three times. There was approximately 250 gallons of residual gasoline and 50 gallons of waste oil remaining in the tanks. At the end of the day the excavation was protected with barricades and caution tape.

The rinsate from cleaning the tanks and the residual product that was removed from the tanks was transported under a manifest to Herrick Oil Distributors in Santa Cruz, a facility permitted to accept residual fuels. A copy of the manifest is attached.

On Tuesday, June 5, the tanks were inerted with dry ice. Approximately 20 pounds of ice was added to the 550 gallon tank and 15 pounds of dry ice was added to the 280 gallon tank. The LEL levels and oxygen levels were checked on both tanks and found to be 0% LEL and <5% oxygen on both tanks. The tanks were removed from the excavation, inspected for corrosion and holes, loaded onto a DECON truck licensed to haul hazardous waste, manifested and transported to Erickson, Inc. a TSD facility permitted to accept tanks for disposal. A copy of the manifest is enclosed.

After the tanks were removed from the excavation, soil samples were collected from beneath the tanks. Two soil samples, one from beneath each tank, were collected from the excavation. The samples were transported to Superior Analytical Laboratory, Inc. for analysis.

The sample beneath the gasoline tank was analyzed for total petroleum hydrocarbons (TPH) using modified method 8015 and for benzene, toluene, ethylbenzene, and xylenes (BTEX) using methods 5030 and 8020. The analytical results showed no detectable levels of TPH or ethylbenzene and xylenes and only trace levels of benzene and toluene. The sample from beneath the waste oil tank was analyzed for oil and grease using method 503E. The analytical result showed 51 ppm total oil and grease. Copies of the analytical results and the chain of custody forms are attached.

The analytical results were transmitted to yourself and to Ms. Pamela J. Evans with the Alameda County Department of Environmental Health. Ms. Evans requested additional excavation and soil samples be collected and analyzed from beneath the waste oil tank.

The necessity to collect and analyze additional samples was discussed with you. It was decided that the samples would be analyzed on a rush basis.

DECON collected soil samples from beneath the waste oil tank at depths of one, two, and three feet by hand augering on June 8, 1990. In addition, a composite sample of the excavated soil pile was collected. The samples were sent to Sequoia Analytical Laboratory for analysis. The one foot sample revealed high levels of oil and grease and the three foot sample showed no detectable levels of oil and grease. The composite of the sample from the soil pile showed 770 ppm of total oil and grease. Copies of these analytical results and the chain of custody form are attached.

Based on these analytical results, an additional three feet of soil was removed from the bottom of the excavation from below the waste oil tank.

Final analytical results were transmitted to Ms. Evans and permission to backfill the excavation was granted. The excavation was backfilled on June 26, 1990.

The soil that was excavated from around the tanks requires disposal at a Class II facility that will accept low levels of contaminated soil under a non-hazardous waste manifest. DECON is currently profiling the soil for disposal at Liquid Waste, Inc. Upon acceptance of the soil by Liquid Waste, DECON will load and transport the soil to this facility for disposal.

If you have any questions pertaining to any aspect of this project, please do not hesitate to contact me at (415) 732-6444.

Sincerely,

Christopher D. Kwoka

Christopher D. Kwoka
President

cc: Ms. Pamela J. Evans, Alameda County Department of Environmental Health

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320

DEPARTMENT OF ENVIRONMENTAL HEALTH

Removal of Tank and Piping X
Sampling X
Final Inspection Y

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

05-2440

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name NIP Associates

   Business ~~Owner~~ Contact Cliff Sherwood/Tim Coffin etal

2. Site Address 19100 Mission Blvd

   City Hayward Zip 94541 Phone

3. Mailing Address 16999 Grovenor Drive

   City Castro Valley Zip 94546 Phone (415) 886-5300

4. Land Owner Same as business

   Address City, State Zip

5. EPA I.D. No. CAC 000 282 985

6. Contractor DECON Environmental Services, Inc.

   Address 26102 Eden Landing Road, Suite 4

   City Hayward, California 94545 Phone (4150 732-6444

   License Type A & Haz ID# 545726

7. Consultant None

   Address

   Phone

8. Contact Person for Investigation

Name Chris Kwoka Title President

Phone (415) 732-6444

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [x] No [ ]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Refineries Service EPA I.D. No. CAD 083166728

Address P.O. Box 1171

City Patterson State CA Zip 95363

b) Rinsate Transporter

Name Refineries Services EPA I.D. No. CAD 083166728

Address P.O. Box 1171

City Patterson State CA Zip 95363

c) Tank Transporter

Name DECON Environmental Services EPA I.D. No. CAD 982468183

Address 26102 Eden Landing Road, Suite 4

City Hayward State CA Zip 94545

d) Tank Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD 009466392

Address 255 Parr Blvd.

City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name DECON Environmental Services EPA I.D. No. CAD 982468183

Address 26102 Eden Landing Road, Suite 4

City Hayward State CA Zip 94545

12. Sample Collector

Name _____

Company DECON Environmental Services, Inc.

Address 26102 Eden Landing Road, Suite 4

City Hayward State CA Zip 94545 Phone (415) 732-6444

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)*		
280 550	waste oil unleaded gasoline	soil, water if groundwater present	6" into native soil beneath the tank, fill or pump end of tank One sample per tank

14. Have tanks or pipes leaked in the past? Yes [ ] No [x]

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [x] No [ ]

If yes, describe. Rinse tanks with water and TSP until LEL <10%, fill tank with dry ice (15 lbs per 1000 gallon tank capacity).

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Superior Labs

Address 1555 Burke Street, Suite I

City San Francisco State CA Zip 94124

State Certification No. 220

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
TPH-Gasoline	5030	Modified 8015
BTEX	5030	8020
PET oil & grease	5030	503E

18. Submit Site Safety Plan

19. Workman's Compensation: Yes [x] No [ ]

Copy of Certificate enclosed? Yes [x] No [ ]

Name of Insurer State Compensation Insurance Fund

20. Plot Plan submitted? Yes [x] No [ ]

21. Deposit enclosed? Yes [x] No [ ]

22. Please forward to this office the following information within 60 days after receipt of sample results.

a) Chain of Custody Sheets

b) Original Signed Laboratory Reports

c) TSD to Generator copies of wastes shipped and received

d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Saftey and Health Administration) requirements concerning personnel and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) Chris Kwoka

Signature [signature]

Date 5/22/90

Signature of Site Owner or Operator

Name (please type) TIMOTHY T. COFFIN

Signature [signature]

Date May 22, 1990

RECEIVED JAN 0 3 1990

STATE COMPENSATION INSURANCE FUND

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

JANUARY 2, 1990

POLICY NUMBER: 1164551 - 90
CERTIFICATE EXPIRES: 1-1-91

For Information Purposes Only

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

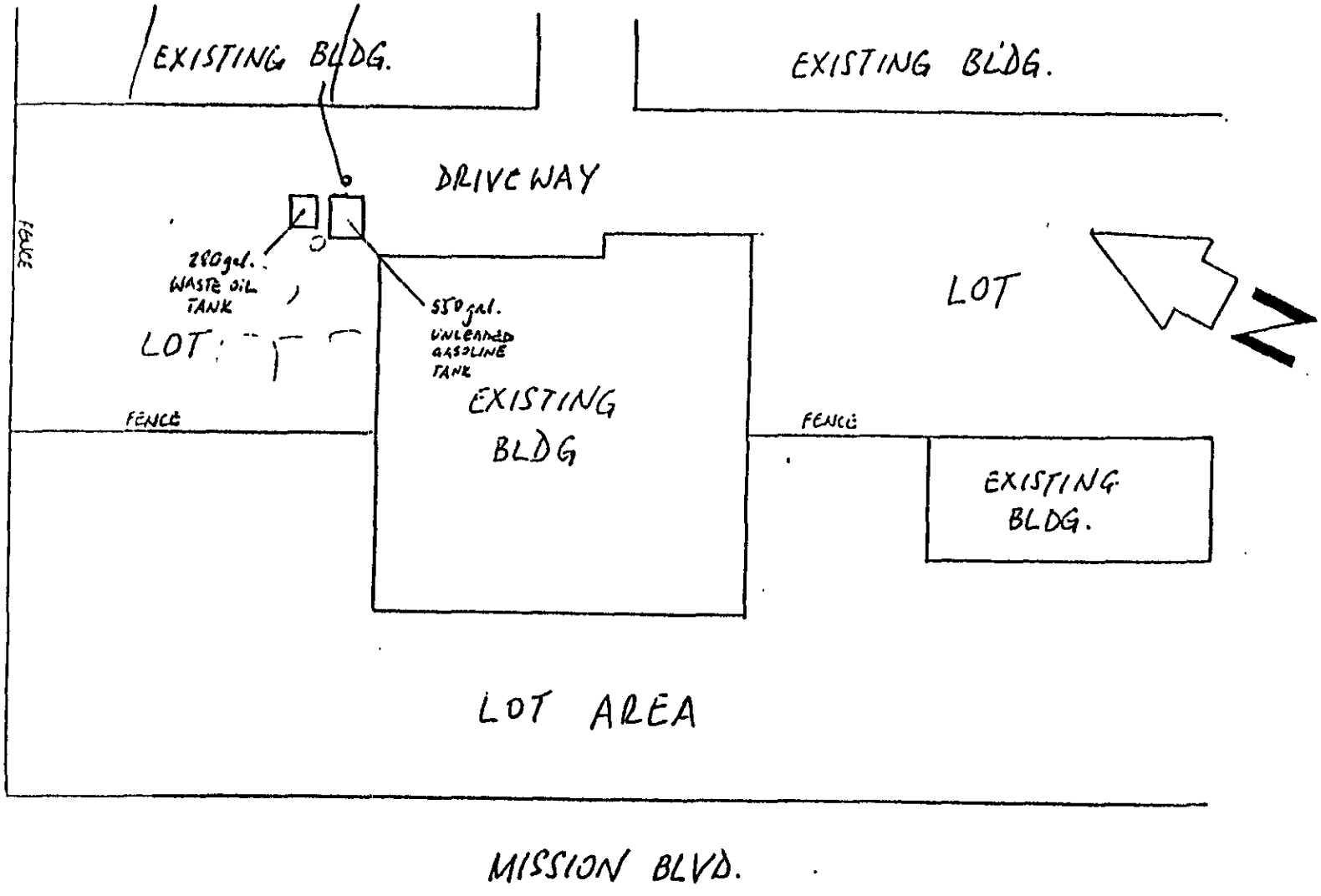
John A. Doyle

PRESIDENT

EMPLOYER'S LIABILITY LIMIT: $1,000,000 PER OCCURRENCE.

EMPLOYER

DECON ENVIRONMENTAL SERVICES INC.
26102 EDEN LANDING RD., # 4
HAYWARD
CA 94545



PLOT PLAN

SCALE: 1" = 13'

Site Safety Plan

Background Info:

Project Name:	NIP Associates
Job Number:	287
Project Manager:	Manuel Petterle
Client Contact:	Tim Coffin, Cliff Sherwood
Site Name:	NIP Automotive Repair Center
Site Address:	19100 Mission Blvd. Hayward
Overall Objective of Site Work:	Excavate 2 tanks, 280 gal, 550 gal
Proposed Date of Site Work:	June 5, 1990
Source of Site Info:	Client
Will Site Officials Accompany Work Personnel:	Yes
Work Time Limitations:	No
Warning for Site Evacuation:	Verbal

Site Description:

Current status:	Automobile Repair
Prior status:	Same
Materials Handled, Disposed, or Stored:	Gasoline, waste oil
Potential Degradation Products:	Phenols, benzene, xylenes, toluene
Industrial Processes/Procedures:	Bulk handling of motor fuels; draining of machine oil

HAZARDS: DESCRIPTION, PROTECTION AND MONITORING

The following substances are known or suspected to be currently or historically onsite:

Substance	Physical State	TLV (ppm)	Exposure Characteristics
Gasoline	Liquid	300	Headaches, dizziness, nausea
Waste Oil	Liquid, semisolid	5	" " " " " " "

Potential Environmental Hazards: Spillage of gasoline may cause soil or groundwater contamination; contact from pressure washing, splashing dripping liquid exposure

Potential Worker Hazards: Excavation, heavy equipment, exposure to gasoline explosion, fire

Potential Physical Hazards Onsite: Trenches, noisy operations, explosion, fire

Overall Hazard Estimation: Low, as long as safety guidelines are followed.

Required Personal Protective Equipment (optional as noted)

The following levels of personal protection have been designated: (NOTE: No eating, drinking or smoking is allowed in work areas) During all pumping and washing operations, hoses, pump and affected tanks should be grounded. In addition, two fire extinguishers should be placed in close proximity to the excavation area/s, within easy reach in case of emergency.

Level of Protection: D

Location(s) to be used: On site

Equipment to be used consists of hard hat, eye protection, cloth coveralls, leather boots with steel toes and shanks, work gloves, neoprene boots.

When to use: During all onsite work; dermal protection for all workers in contact with soil

Level of Protection: C

Location to be used: On site

Equipment to consist of Level D protection plus dermal and respiratory protection including neoprene gloves, Tyvek coveralls and American Optical air purifying respirators with AO-52 cartridge filters

When to use: When HNu TPH reading is greater than 100ppm in breathing zone.

Required Decontamination Equipment: Pressure Washer

Disposal of Contaminated Materials or Equipment: Tank rinsate will be disposed of at a licensed disposal or recycling facility. Underground tank will be transported as hazardous to a TSD facility where it will be triple rinsed and salvaged as scrap metal.

Monitoring

1. Direct Reading Monitoring Equipment (e.g., Draeger tubes, HNu):

   Equipment: LEL meter - O_2-H_2S, GasTech model 3220

   Location to be used: Excavation site

   When to use: Prior to tank removal (15-20% LEL) to monitor work conditions

2. Action Levels for Monitoring Results:

   Equipment: Explosimeter, GasTech model 3220

   Action Level: 15% LEL

   Action (type and duration): Tank must be rendered inert, below LEL specified by inspector

ONSITE ORGANIZATION AND COORDINATION

General

The following personnel are designed to carry out the stated job functions onsite:

Project Team Leader: Christopher Kwoka

Site Safety Officer: Christopher Kwoka

Contractors onsite (state function): DECON Environmental - Tank excavation

Government Agency Reps: Alameda County Representatives, Eden Consolidated Fire District, Bay Area Air Quality Management District

Site Access Control

Access to the site will be controlled such that no unauthorized person enters within the following boundaries: Within barricades or 25 feet of excavation.

EMERGENCY MEDICAL CARE AND PROCEDURES

Nearest emergency medical facility:
(see attached map)

Facility Name: Grove Eden Hospital

Address: 20103 Lake Chabot Road, Castro Valley

Telephone: (415) 537-1234

Emergency Telephone Numbers:

Fire: 911

Police: 911

Ambulance: 911

Hotline (e.g., Poison Control Center): (415) 666-2845

Emergency First Aid for Substances Present:

Substance	Exposure Symptoms	First Aid
Gasoline	Dizziness, nausea, headache	Evacuate to open air area

First Aid Equipment Onsite:

Equipment	Location
First Aid Kit	Adjacent to Excavation
Fire Extinguisher	Adjacent to Excavation
Emergency Eye Wash	Adjacent to Excavation

Onsite Emergency Procedures:

1. Personal injury or illness: Administer first aid; call ambulance if necessary; transport to Grove Eden Hospital.

2. Fire or Explosion: Turn off all motorized equipment; evacuate working area; meet at designated upwind location.

3. Earthquake: Turn off all motorized equipment; evacuate working area; meet at designated upwind location.

4. Hazardous Material Spill or Release: Turn off all motorized equipment; evacuate work area in an upwind direction of the spill or release; meet at designated upwind location.

5. Personal Protective Equipment Failure: If any site worker experiences a failure or alteration of protective equipment that affects the protection factor, that person and his/her buddy shall immediately leave the Exclusion Zone. Reentry shall not be permitted until the equipment has been repaired or replaced.

6. Other Equipment Failure: If any other equipment onsite fails to operate properly, the project team leader and site safety officer shall be notified and then shall determine the effect of this failure on continuing operations onsite. If the failure affects the safety of personnel or prevents completion of the work plan tasks, all personnel shall leave the Exclusion Zone until the situation is evaluated and appropriate actions taken.

Prepared By: Peter E. Loch — Peter Schoen — 25. MAY 1990 — Date

Reviewed By: Christopher D. Kwoka — Christopher Kwoka — 5/25/90 — Date

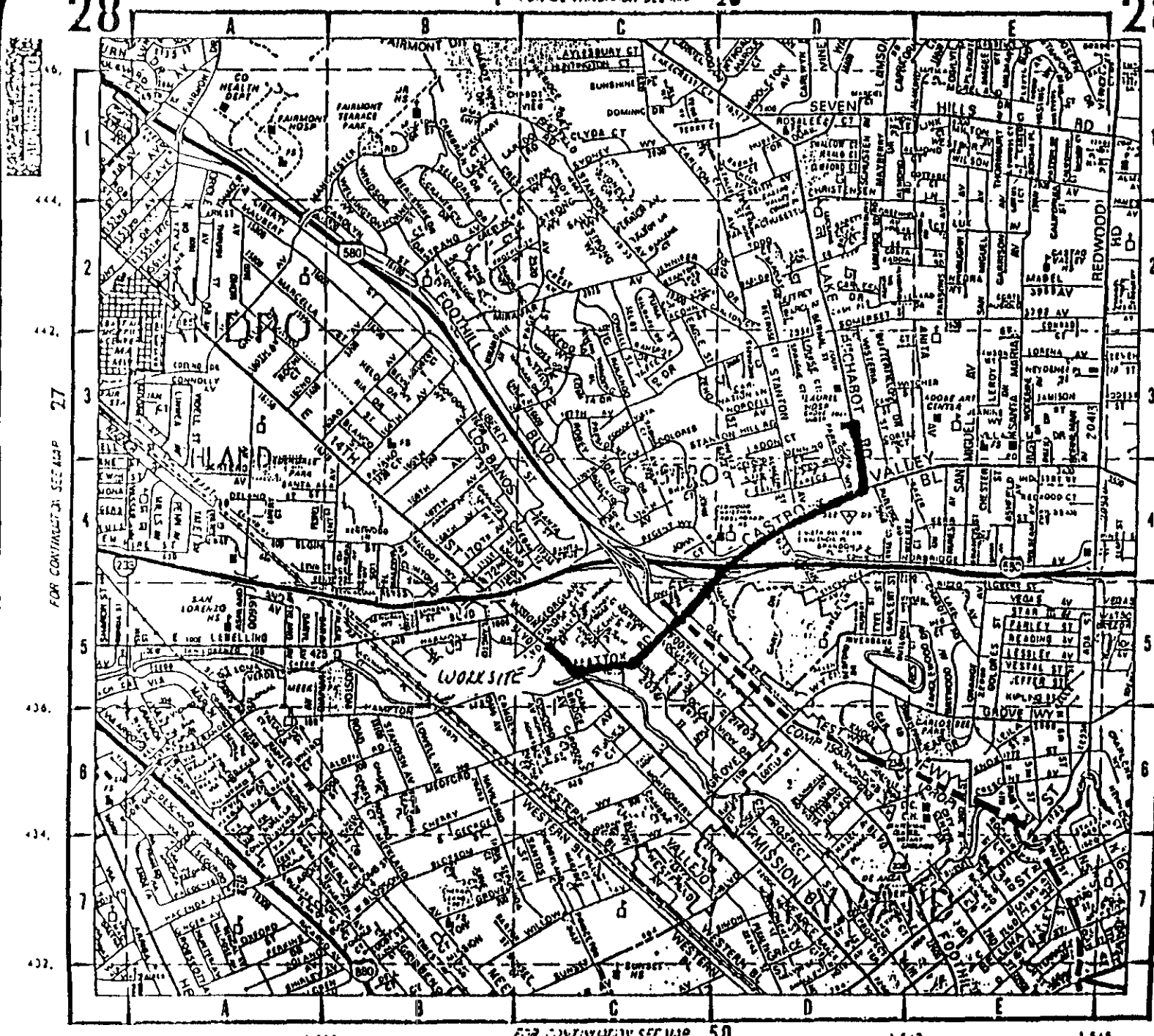
Approved By: Thomas E. Leep — Thomas E. Leep — 5-25-90 — Date

Onsite Personnel

I have read and reviewed this Site Safety Plan and will comply with the requirements stated herein and directions from the site safety officers.

Name	Signature

MAP FOR TJ HOSPITAL



EDEN CONSOLIDATED
FIRE PROTECTION DISTRICT

427 PASEO GRANDE • SAN LORENZO, CALIFORNIA 94580
(415) 670-5853

FIRE PERMIT

NO: 90-601
ISSUE DATE 6-1-90
EXPIRATION DATE 6-7-90

NAME OF BUSINESS
DECON Environmental Services

BUSINESS ADDRESS
26102 Eden Landing Rd. 732-6444

THE BUSINESS (AND ITS LOCATION, LISTED ABOVE) PURSUANT TO THE PROVISIONS OF THE ALAMEDA COUNTY FIRE CODE, HAVING MADE APPLICATION IN DUE FORM AND BEING IN COMPLIANCE WITH APPLICABLE CODES, AND ORDINANCES, IS HEREBY GRANTED PERMISSION FOR THE FOLLOWING TYPES OF OPERATIONS:

Removal of 2 underground flammable liquids storage tanks located at

19100 Mission Blvd, Hayward.

UPON ACCEPTANCE OF THIS PERMIT, THE PERMITTEE AGREES TO COMPLY WITH ALL ORDINANCE PROVISIONS NOW ADOPTED OR THAT MAY BE HEREAFTER ADOPTED.

THIS PERMIT MUST BE KEPT ON THE PREMISES AT ALL TIMES

FIRE PREVENTION BUREAU

James R. Kedward

EDEN CONSOLIDATED
FIRE PROTECTION DISTRICT

829 PASEO GRANDE • SAN LORENZO, CALIFORNIA 94580
(415) 670-5853

FIRE PERMIT APPLICATION

INSTRUCTIONS

The Fire Code of Alameda County requires a Permit from the Fire Prevention Bureau be obtained by individuals or businesses engaged in operations listed on the reverse side of this application. Please complete this application as required and submit it to above address.

BUSINESS NAME: DECON Environmental Services, Inc.

BUSINESS PHONE NO.: 732-6444 415/88X-8X8

BUSINESS ADDRESS: 26102 Eden Landing Road, Suite 4; Hayward CA 94545

ZIP CODE:

MAILING ADDRESS: same as business address

ZIP CODE:

OWNER OR AUTHORIZED REPRESENTATIVE: Warren [illegible] Dodge Warren Dodge (Vice President)

The above named Business/Individual hereby makes application for a Permit in accordance with applicable Codes and Ordinances for the following type of operation (refer to reverse side for appropriate category)

ENTER ITEM NUMBER • DESCRIPTION • FIRE CODE ARTICLE NO.

ITEM NO.	DESCRIPTION	FIRE CODE ARTICLE NO.
18	Underground storage tank removal (waste oil & gasoline, 2 tanks)	79

COMMENTS:

NOTE

Once issued, this Permit must be kept on the premises, and shall not take the place of any License required by law. Permits must be renewed on or before the expiration date, and shall not be transferable and any change in use, occupancy, operation, or ownership shall require a new Permit. Upon acceptance of a Permit, the Permittee agrees to comply with all Ordinance provisions now adopted or that may be hereafter adopted.

SIGNATURE OF APPLICANT: Warren Dodge

DATE: 5/24/90

DO NOT FILL IN BELOW — FOR FIRE DEPARTMENT USE ONLY

PERMIT NUMBER	EXPIRATION DATE	PERMIT APPROVED	PERMIT DENIED
90-601	6-7-90	☑	☐

COMMENTS: REMOVAL - 6-5-90 @ 1100 -

PERMIT ISSUED BY: [illegible]

DATE: 6/[illegible]/90

BAY AREA AIR QUALITY MANAGEMENT DISTRICT
939 ELLIS STREET
SAN FRANCISCO, CALIFORNIA 94109
(415) 771-6000

REGULATION 8, RULE 40
Aeration of Contaminated Soil and Removal of Underground Storage Tanks

NOTIFICATION FORM

[xx] Removal or Replacement of Tanks.

[ ] Excavation of Contaminated Soil

SITE INFORMATION

SITE ADDRESS 19100 Mission Blvd

CITY, STATE, ZIP Eden Consolidated, CA (unincorporated Hayward) 94541

OWNER NAME NIP Associates

SPECIFIC LOCATION OF PROJECT Parking lot

TANK REMOVAL

SCHEDULED STARTUP DATE 6/5/90

VAPORS REMOVED BY:

[x] WATER WASH

[x] VAPOR FREEING (CO^2)

[x] VENTILATION

CONTAMINATED SOIL EXCAVATION

SCHEDULED STARTUP DATE _____

STOCKPILES WILL BE COVERED? YES ____ NO ____

ALTERNATIVE METHOD OF AERATION (DESCRIBE BELOW):

_____

(MAY REQUIRE PERMIT)

CONTRACTOR INFORMATION

NAME DECON Environmental Services, Inc CONTACT Warren Dodge

ADDRESS 26102 Eden Landing Road, Suite 4 PHONE (415) 732-6444

CITY, STATE, ZIP Hayward, CA 94545

CONSULTANT INFORMATION
(IF APPLICABLE)

NAME None CONTACT _____

ADDRESS _____ PHONE ( ) _____

CITY, STATE, ZIP _____

FOR OFFICE USE ONLY

DATE RECEIVED _____ BY _____ (INIT.)

CC: INSPECTOR NO. _____ DATE _____ BY _____ (INIT.)

TELEPHONE UPDATE: CALLER _____ CHANGE MADE _____

BAAQMD N # _____

3/89

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-9[illegible]
Please print or type. (Form designed for use on elit[illegible]:h typewriter).

Department of Health Service
Toxic Substances Control Divisio
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. | Manifest Document No. | -- Page 1 of | Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
NTP Association
19100 Mission Blvd. Hayward, CA 94541
4. Generator's Phone (415) 886-3300

A. State Manifest Document Number 90203858
B. State Generator's ID
C. State Transporter's ID
D. Transporter's Phone
E. State Transporter's ID
F. Transporter's Phone
G. State Facility's ID
H. Facility's Phone

5. Transporter 1 Company Name | 6. US EPA ID Number
OREGON Environmental Services Inc

7. Transporter 2 Company Name | 8. US EPA ID Number

9. Designated Facility Name and Site Address | 10. US EPA ID Number
Redrick Distributors
210 Encinal
Santa Cruz, CA 95060

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	Waste No.
a. Petroleum Hydrocarbon contaminated Water (Non-RCRA Hazardous Waste Liquid)	1	T	0150	G	State: 223 EPA/Other: None
b.					State: EPA/Other:
c.					State: EPA/Other:
d.					State: EPA/Other:

J. Additional Descriptions for Materials Listed Above
Water contaminated with gas and oil; tank rinsate

K. Handling Codes for Wastes Listed Above
a. | b. | c. | d.

15. Special Handling Instructions and Additional Information
Avoid contact. Wear appropriate protective clothing and equipment.

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

GENERATOR

Printed/Typed Name: Transit [illegible] | Signature | Month | Day | Year

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month | Day | Year

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month | Day | Year

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name | Signature | Month | Day | Year

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

DHS 8022 A (1/88)
EPA 8700—22
(Rev. 9-88) Previous editions are obsolete.

Do Not Write Below This Line

GREEN: HAULER RETAINS

State of California—Health and Welfare Agency
Form Approved OMB No. 2050—0039 (Expires 9-30-91)
Please print or type. (Form designed for use on elite (12-pitch typewriter).

2030

Department of Health Services
Toxic Substances Control Division
Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. | Manifest Document No.

2. Page 1 of 1 | Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
SIP Associates
16990 Grovenor Dr. Castro Valley, CA 94546
4. Generator's Phone (415) 886-5300

A. State Manifest Document Number: 90203857
B. State Generator's ID:

5. Transporter 1 Company Name | 6. US EPA ID Number
DECON Environmental Services
C. State Transporter's ID: 103047
D. Transporter's Phone

7. Transporter 2 Company Name | 8. US EPA ID Number
E. State Transporter's ID:
F. Transporter's Phone

9. Designated Facility Name and Site Address | 10. US EPA ID Number
Erickson, Incorporated
255 Parr Blvd. Richmond, CA 94801
G. State Facility's ID: CAD009466391
H. Facility's Phone (415) 235-1393

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	Waste No.
a. Waste, empty storage tanks: Non-RCRA Hazardous Waste Solids	002		03,000		State 512
					EPA/Other None
b.					State
					EPA/Other
c.					State
					EPA/Other
d.					State
					EPA/Other

J. Additional Descriptions for Materials Listed Above
1-/Empty, unleaded Gasoline Tank # 3648, iced with 13 lbs. dry ice per 1,000 gal. capacity.
1-/Empty, Waste Oil Tank # 3649, iced with 7 pounds dry ice per 1,000 gal. capacity.

K. Handling Codes for Wastes Listed Above
a. 01 b.
c. d.

15. Special Handling Instructions and Additional Information
Avoid contact. Wear appropriate protective equipment & clothing
Site address: 19100 Mission Blvd. Hayward, CA
Tank # 3642 3649

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: Timothy T. Griffin | Signature | Month Day Year: 6 9 91

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month Day Year

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name | Signature | Month Day Year

FACILITY

19. Discrepancy Indication Space
N/A

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19
Printed/Typed Name: Shannon Lowry | Signature | Month Day Year: 6 10 91

DHS 8022 A (1/88)
EPA 8700—22
(Rev. 9-88) Previous editions are obsolete

Do Not Write Below This Line

OPERATOR RETAINS

ERICKSON, INC.
TANK CERTIFICATION

CUSTOMER: NIP Associates GENERATOR NIP Associates

LOCATION: 19100 Mission Blvd. Hayward CA EPA I.D.. # CAC000282985

HAZ. WASTE TAX #: _____ MANIFEST # 90203857

1. TANK # - 3648. 3649. _____. _____. _____. _____

CAPACITY - _____ _____ _____ _____ _____ _____

DIAMETER - _____ _____ _____ _____ _____ _____

LENGTH - _____ _____ _____ _____ _____ _____

STEEL/
GLASS - _____ _____ _____ _____ _____ _____

LAST
CONTAINED- _____ _____ _____ _____ _____ _____
(SEE TABLE A)

TABLE A: LG-LEADED GAS, UG-UNLEADED GAS, D-DIESEL, WO-WASTE OIL, FO-FUEL OIL, SPECIFY MATERIAL LAST CONTAINED IF OTHER.

** I hereby declare that the tank(s) listed above are fully and accurately described, and that the tank(s) have been numbered to correspond with the information provided above.

2. CUSTOMER SIGNATURE _____ DATE _____

3. TANK PROCESSING: JOB # _____

REC'VD - _____ _____ _____ _____ _____ _____

CLEANED - _____ _____ _____ _____ _____ _____

G.F.CERT- _____ _____ _____ _____ _____ _____

OFF SITE- _____ _____ _____ _____ _____ _____

DEST. - _____ _____ _____ _____ _____ _____

WASTE
SOLIDS - _____ _____ _____ _____ _____ _____
WASTE

RINSATE - _____ _____ _____ _____ _____ _____
WASTE

OIL - _____ _____ _____ _____ _____ _____

ERICKSON SUPERVISOR SIGNATURE _____ DATE _____

For assistance in completing this form call Shannan Lowry (415)235-1393

(Rev. 5/4/89)

DECON
ENVIRONMENTAL SERVICES, INC.

TO Warren Hodge

CHAIN OF CUSTODY RECORD

PROJECT NO.	PROJECT NAME
287	NIP ASSOCIATES

SAMPLERS: (Signature) (Printed)

PARAMETERS

INDUSTRIAL HYGIENE SAMPLE: Y / N

FIELD SAMPLE NUMBER	DATE	TIME	COMP.	GRAB	STATION LOCATION	NO. OF CONTAINERS	TPH-GAS	BTEX 5030	PET OIL 5030	REMARKS
287-01	6-5			✓	FUEL TANK	1	✓	✓		
287-02	6-5			✓	WASTE OIL TANK	1			✓	

Relinquished by: (Signature)	Date / Time	Received by: (Signature)	Relinquished by: (Signature)	Date / Time	Received by: (Signature)
Manuel Petterle	6-5-90 12:30				
(Printed) Manuel Petterle		(Printed)	(Printed)		(Printed)
Relinquished by: (Signature)	Date / Time	Received for Laboratory by: (Signature)	Date / Time	Remarks	
			6/5/90 12:30	24 TAT	
(Printed)		(Printed) Wright			

Distribution: Original Plus One Accompanies Shipment (white and yellow); Copy to Coordinator Field Files (pink)

SUPERIOR ANALYTICAL LABORATORY, INC.
1555 BURKE, UNIT I • SAN FRANCISCO, CA 94124 • PHONE (415) 647-2081

CERTIFICATE OF ANALYSIS

LABORATORY NO.: 52099
CLIENT: Decon Environmental Services
CLIENT JOB NO.: 287

DATE RECEIVED: 06/05/90
DATE REPORTED: 06/06/90

ANALYSIS FOR TOTAL PETROLEUM HYDROCARBONS
by Modified EPA SW-846 Method 5030 and 8015

LAB #	Sample Identification	Concentration (mg/kg) Gasoline Range
1	287-01	ND<1

mg/kg - parts per million (ppm)
Minimum Detection Limit for Gasoline in Soil: 1mg/kg

QAQC Summary:
Daily Standard run at 2mg/L: %DIFF Gasoline = <15
MS/MSD Average Recovery = 99%: Duplicate RPD = 8%

Richard Srna, Ph.D.
Laboratory Director

SUPERIOR ANALYTICAL LABORATORY, INC.
1555 BURKE, UNIT I • SAN FRANCISCO, CA 94124 • PHONE (415) 647-2081

CERTIFICATE OF ANALYSIS

LABORATORY NO.: 52099
CLIENT: Decon Environmental Services
CLIENT JOB NO.: 287

DATE RECEIVED: 06/05/90
DATE REPORTED: 06/06/90

ANALYSIS FOR BENZENE, TOLUENE, ETHYL BENZENE & XYLENES
by EPA SW-846 Methods 5030 and 8020

LAB #	Sample Identification	Concentration (ug/kg) Benzene	Toluene	Ethyl Benzene	Xylenes
1	287-01	4	3	ND<3	ND<3

ug/kg - parts per billion (ppb)

Minimum Detection Limit in Soil: 3.0ug/kg

QAQC Summary:
Daily Standard run at 20ug/L: %DIFF = <15
MS/MSD Average Recovery = 93% : Duplicate RPD = 1%

Richard Srna, Ph.D.
Laboratory Director

SUPERIOR ANALYTICAL LABORATORY, INC.
1555 BURKE, UNIT I · SAN FRANCISCO, CA 94124 · PHONE (415) 647-2081

CERTIFICATE OF ANALYSIS

LABORATORY NO.: 52099
CLIENT: Decon Environmental Services
CLIENT JOB NO.: 287

DATE RECEIVED: 06/05/90
DATE REPORTED: 06/06/90

ANALYSIS FOR TOTAL OIL AND GREASE
by EPA Method 503E

LAB #	Sample Identification	Concentration (mg/kg) Total oil & grease
2	287-02	51

mg/kg - parts per million (ppm)

Minimum Detection Limit for oil & grease in Soil: 20mg/kg

QAQC Summary:
Avg MS/MSD Recovery = 75%
Duplicate RPD = 3%

Richard Srna, Ph.D.
Laboratory Director

DECON
ENVIRONMENTAL SERVICES INC

CHAIN OF CUSTODY RECORD

PROJECT NO.	PROJECT NAME	INDUSTRIAL HYGIENE SAMPLE Y / N
287	NIP ASSOCIATED	

SAMPLERS: (Signature) K.W. Kincaid (Printed) K.T. KINCAID

FIELD SAMPLE NUMBER	DATE	TIME	COMP.	GRAB	STATION LOCATION	NO. OF CONTAINERS	PARAMETERS: 503E	REMARKS
287-001	6-8	1500		✓	EXCAVATION PIT OIL TANK @ 1FT	1	✓	
287-002	6-8	1510		✓	EXCAVATION PIT OIL TANK @ 2FT	1		Hold sample
287-003	6-8	1515		✓	EXCAVATION PIT OIL TANK @ 3FT	1		Hold sample
287-004	6-8	1525	✓		EXCAVATED SOIL/ SAND FROM PIT	1	✓	

Relinquished by: (Signature)	Date / Time	Received by: (Signature)	Relinquished by: (Signature)	Date / Time	Received by: (Signature)
K.W. Kincaid	6-8-90 1520	Thomas E. Leep	Thomas E. Leep	6-8-90 16:26	
(Printed) Ken Kincaid		(Printed) Thomas E. Leep	(Printed) Thomas E. Leep		(Printed)
Relinquished by: (Signature)	Date / Time	Received for Laboratory by: (Signature)	Date / Time	Remarks	
			6/8 16:20	48 TAT	
(Printed)		(Printed)			

Distribution: Original Plus One Accompanies Shipment (white and yellow); Copy to Coordinator Field Files (pink).

SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

DECON Environmental Services	Client Project ID:	NIP Associates	Sampled:	Jun 8, 1990
26102 Eden Landing Road, Suite 4	Matrix Descript:	Soil	Relogged:	Jun 14, 1990
Hayward, CA 94545	Analysis Method:	SM 503 D&E (Gravimetric)	Extracted:	Jun 14, 1990
Attention: Chris Kwoka	First Sample #:	0061970R	Analyzed:	Jun 15, 1990
			Reported:	Jun 18, 1990

TOTAL RECOVERABLE PETROLEUM OIL

Sample Number	Sample Description	Oil & Grease mg/kg (ppm)
006-1970	287-003	N.D.

Detection Limits:	30

Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Cynthia H. Camba
Project Manager

SEQUOIA ANALYTICAL

680 Chesapeake Drive • Redwood City, CA 94063
(415) 364-9600 • FAX (415) 364-9233

DECON Environmental Services	Client Project ID:	287 / NIP Associates	Sampled:	Jun 8, 1990
26102 Eden Landing Road, Suite 4	Matrix Descript:	Soil	Received:	Jun 8, 1990
Hayward, CA 94545	Analysis Method:	SM 503 D&E (Gravimetric)	Extracted:	Jun 11, 1990
Attention: Ken Kincaid	First Sample #:	006-1199	Analyzed:	Jun 12, 1990
			Reported:	Jun 13, 1990

TOTAL RECOVERABLE PETROLEUM OIL

Sample Number	Sample Description	Oil & Grease mg/kg (ppm)	
006-1199	287-001	140	IFT
006-1200	287-004	770	Comp.

Detection Limits:	30

Analytes reported as N.D. were not present above the stated limit of detection.

SEQUOIA ANALYTICAL

Cynthia H. Camba
Project Manager

A.C. PAVEMENT
19150 B
19150 C
19100
19150 A
19500
19150
19250
DIRT AREA
RV STORAGE AREA
TOTAL AREA 6.700 ACRES ±
19610A
19610
North
17

ATTACHMENT B

Well Permit

Well Construction Diagram

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

5997 PARKSIDE DRIVE ♦ PLEASANTON, CALIFORNIA 94588 ♦ (415) 484-2600

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

CATION OF PROJECT 19100 Mission Blvd
Hayward, CA 94541

ENT
ne NIP Associates
dress 21065 Foothill Blvd Phone
ty Hayward, CA Zip 94541

PLICANT
ne Hageman-Aguiar, Inc. FAX: 284-1664
3732 Mt Diablo Blvd
dress Suite 372 Phone (510)284-1661
ty Lafayette Zip 94549

PE OF PROJECT
ll Construction
Cathodic Protection ___
Water Supply ___
Monitoring X
Geotechnical Investigation
General ___
Contamination ___
Well Destruction ___

OPOSED WATER SUPPLY WELL USE
mestic ___ Industrial ___ Other ___
nicipal ___ Irrigation ___

ILLING METHOD:
Rotary ___ Air Rotary ___ Auger X
ble ___ Other ___

ILLER'S LICENSE NO. 485165 (Gregg Drilling)

L PROJECTS
Drill Hole Diameter 8 in. Maximum
Casing Diameter 2 in. Depth 35 ft.
Surface Seal Depth 10 ft. Number 1

TECHNICAL PROJECTS
Number of Borings ___ Maximum
Hole Diameter ___ in. Depth ___ ft.

TIMATED STARTING DATE 11-5-92
TIMATED COMPLETION DATE 11-5-92

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

PLICANT'S SIGNATURE Gary Aguiar Date 10/28/92

FOR OFFICE USE

PERMIT NUMBER 92554
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.

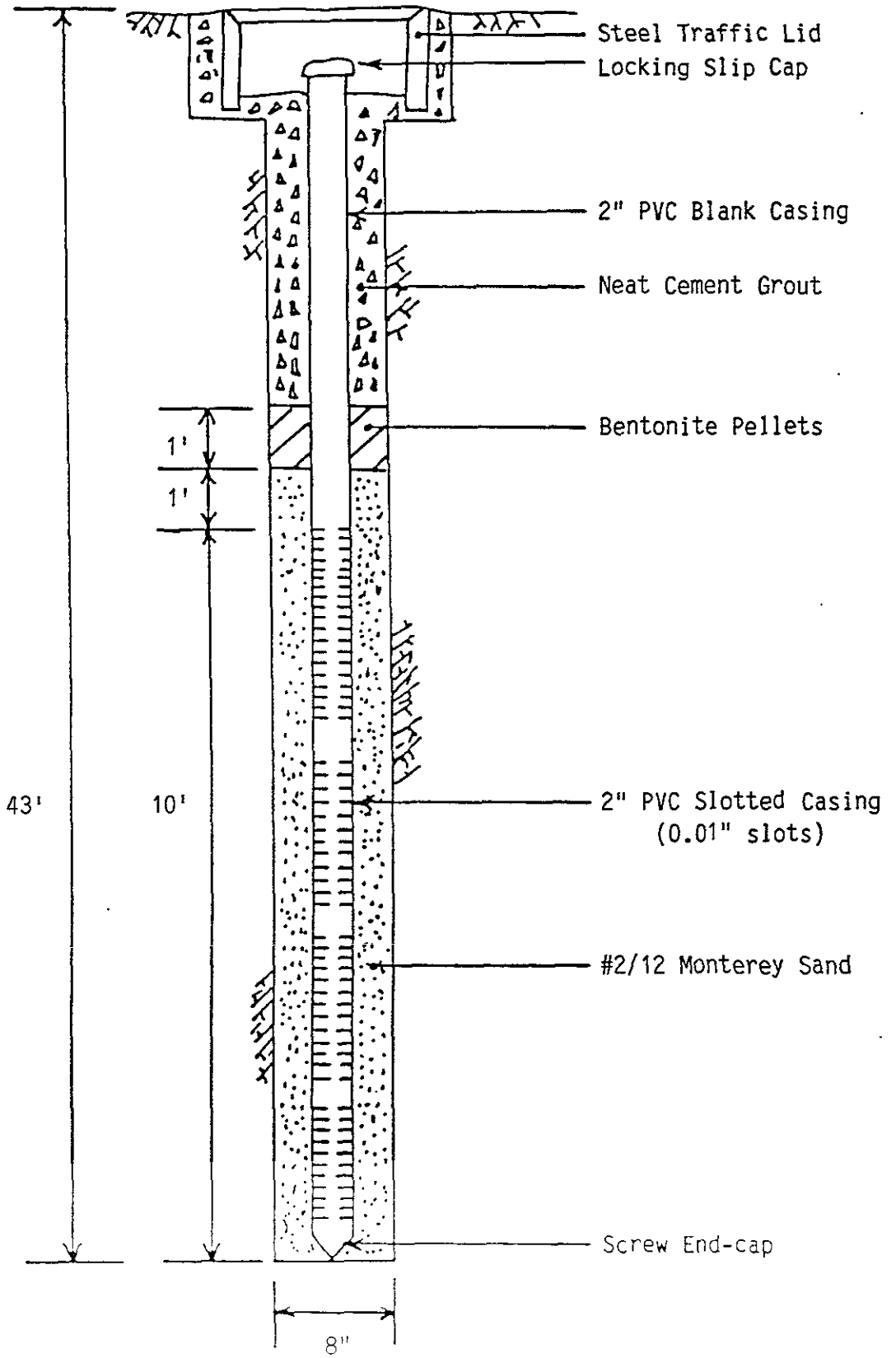
D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

Approved Wyman Hong Date 2 Nov 92
Wyman Hong

51991

MONITORING WELL MW-1



19100 Mission Blvd
Hayward, California

ATTACHMENT C

Well Sampling Logs

WELL DEVELOPMENT LOG

Project/No. NIP ASSOCIATES Page 1 of 1

Site Location MISSION ST. - HAYWARD Date 11/10/92

Well No. MW 1

Weather CLEAR / 65°F Time Began 1305 Completed 1500

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE

Total Sounded Depth of Well Below MP 43.30

- Depth to Water Below MP 32.28 Diameter of Casing 2"

= Water Column in Well 11.02

Gallons in Casing 1.8 + Annular Space (30% porosity) 6.8 = Total Gallons 8.6 (x 10 = 86)

Gallons Pumped During Development 100

Evacuation Method AIRLIFT COMPRESSOR PUMP

DEVELOPMENT / FIELD PARAMETERS

Color BRN Odor NONE

Appearance LOW - MED TURBIDITY AFTER DEV.

Time	Gallons	Temperature	Conductivity	pH	Clarity / Silt Content
1305	5	19.0	1100	7.3	HIGH
1325	20	(10 MIN SURGE)			
1405	55	18.3	1000	7.1	MED
1425	70	(10 MIN SURGE)			
1440	80	18.7	1000	7.0	MED
1500	100	18.2	1050	7.1	MED

- HIGH FINE-SAND CONTENT @ BEGINNING DEV.

Field Personnel J. ROTH

WELL SAMPLING LOG

Project/No. NIP Assoc. Page 1 of 1

Site Location 19100 Mission, Hayward

Date 11-12-92

Well No. MW 1

Weather CLEAR / 60°F

Time Began 1145
Completed 1240

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE

Total Sounded Depth of Well Below MP 43.70

- Depth to Water Below MP 32.28

= Water Column in Well 11.42

Diameter of Casing 2"

Gallons in Casing 1.8 + Annular Space (30% porosity) 6.8 = Total Gallons 8.6 (x4=34.5)

Gallons Pumped Prior to Sampling 35

Evacuation Method AIRLIFT COMPRESSOR PUMP

SAMPLING DATA / FIELD PARAMETERS

Inspection for Free Product: NONE DETECTED
(thickness to 0.1 inch, if any)

Time	1145	1200	1215	1230
Gals Removed	5	15	25	35
Temperature	17.6	18.0	18.2	18.1
Conductivity	1100	1000	1000	1000
pH	7.3	7.1	7.1	7.0
Color / Odor	BRN/NO	BRN/NO	LT. BRN/NO	LOW/NO
Turbidity	MED	MED	MED	LOW

Comments: NONE

ATTACHMENT D

ANALYTICAL RESULTS: SOIL

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 07, 1992 PEL # 9211015

HAGEMAN - AGUIAR, INC.

Attn: Jeffrey Roth
Re: Seven soil samples for Gasoline/BTEX, TEPH, and Oil & Grease analyses.

Project name: NIP Associates
Project location: 19100 Mission Blvd., -Hayward, CA.

Date sampled: Nov 06, 1992 Date submitted: Nov 06, 1992
Date extracted: Nov 06-07, 1992 Date analyzed: Nov 06-07, 1992

RESULTS:

SAMPLE I.D.	Kerosene (mg/Kg)	Gasoline (mg/Kg)	Diesel (mg/Kg)	Benzene (ug/Kg)	Toluene (ug/Kg)	Ethyl Benzene (ug/Kg)	Total Xylenes (ug/Kg)	Motor Oil (mg/Kg)	Oil & Grease (mg/Kg)
MW-1-5'	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
MW-1-10'	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
MW-1-15'	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
MW-1-20'	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	---
MW-1-25'	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	---
MW-1-30'	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	---
MW-1-35'	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	---
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	92.2%	83.5%	105.8%	86.4%	87.9%	92.1%	88.2%	---	---
Duplicate Spiked Recovery	---	102.2%	94.5%	90.6%	93.9%	89.8%	105.1%	---	---
Detection limit	1.0	1.0	1.0	5.0	5.0	5.0	5.0	10	10
Method of Analysis	3550 / 8015	5030 / 8015	3550 / 8015	8020	8020	8020	8020	3550/ 8015	5520 D & F

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical laboratory

November 10, 1992

PEL # 9210015

HAGEMAN - AGUIAR, INC.

Attn: Gary Aguiar
Re: Four soil samples Oil & Grease analysis.

Project name: Nip Associates
Project location: 19100 Mission Blvd., -Hayward, CA.

Date sampled: Nov 06, 1992
Date extracted: Nov 09-10, 1992

Date submitted: Nov 06, 1992
Date analyzed: Nov 09-10, 1992

RESULTS:

SAMPLE I.D.	Oil & Grease (mg/Kg)
MW-1-20'	N.D.
MW-1-25'	N.D.
MW-1-30'	N.D.
MW-1-35'	N.D.
Blank	N.D.
Detection limit	10
Method of Analysis	5520 D & F

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel. 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 07, 1992 PEL # 9211015

HAGEMAN - AGUIAR, INC. Attn: Jeffrey Roth
Project name: Nip Associates Project location:19100 Mission Blvd.-Hayward

Sample I.D.: MW-1-5'

Date Sampled: Noc 06, 1992 Date Submitted: Nov 06, 1992
Date Analyzed: Nov 06-07, 1992

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	80.8
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	82.1
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	95.5
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	94.0
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	103.0
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	85.3
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 07, 1992 PEL # 9211015

HAGEMAN - AGUIAR, INC. Attn: Jeffrey Roth
Project name: Nip Associates Project location:19100 Mission Blvd.-Hayward

Sample I.D.: MW-1-10'

Date Sampled: Noc 06, 1992 Date Submitted: Nov 06, 1992
Date Analyzed: Nov 06-07, 1992

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	80.8
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	82.1
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	95.5
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	94.0
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	103.0
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	85.3
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA 95035 Tel 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 07, 1992 PEL # 9211015

HAGEMAN - AGUIAR, INC. Attn: Jeffrey Roth
Project name: Nip Associates Project location:19100 Mission Blvd.-Hayward

Sample I.D.: MW-1-15'

Date Sampled: Noc 06, 1992 Date Submitted: Nov 06, 1992
Date Analyzed: Nov 06-07, 1992

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	80.8
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	82.1
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	95.5
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	94.0
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	103.0
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	85.3
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA 95035 Tel: 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 10, 1992 PEL # 9211015

HAGEMAN - AGUIAR, INC. Attn: Gary Aguiar
Project name:Nip Associates Project location: 19100 Mission Blvd-Haywrad,CA

Sample I.D.: MW-1-20'

Date Sampled: Nov 06, 1992 Date Submitted: Nov 06, 1992
Date Analyzed: Nov 09-10, 1992

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	92.6
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	88.1
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	102.0
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	83.4
Trichloroethene	N.D.	90.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	101.9
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	106.2
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel: 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 10, 1992

PEL # 9211015

HAGEMAN - AGUIAR, INC. Attn: Gary Aguiar
Project name:Nip Associates Project location: 19100 Mission Blvd-Haywrad,CA

Sample I.D.: MW-1-25'

Date Sampled: Nov 06, 1992
Date Analyzed: Nov 09-10, 1992

Date Submitted: Nov 06, 1992

Method of Analysis: EPA 8010

Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	92.6
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	88.1
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	102.0
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	83.4
Trichloroethene	N.D.	90.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	101.9
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	106.2
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel: 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 10, 1992

PEL # 9211015

HAGEMAN - AGUIAR, INC. Attn: Gary Aguiar
Project name:Nip Associates Project location: 19100 Mission Blvd-Haywrad,CA

Sample I.D.: MW-1-30'

Date Sampled: Nov 06, 1992
Date Analyzed: Nov 09-10, 1992

Date Submitted: Nov 06, 1992

Method of Analysis: EPA 8010

Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	92.6
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	88.1
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	102.0
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	83.4
Trichloroethene	N.D.	90.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	101.9
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	106.2
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 10, 1992 PEL # 9211015

HAGEMAN - AGUIAR, INC. Attn: Gary Aguiar
Project name:Nip Associates Project location: 19100 Mission Blvd-Haywrad,CA

Sample I.D.: MW-1-35'

Date Sampled: Nov 06, 1992 Date Submitted: Nov 06, 1992
Date Analyzed: Nov 09-10, 1992

Method of Analysis: EPA 8010 Detection limit: 5.0 ug/Kg

COMPOUND NAME	CONCENTRATION (ug/Kg)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	92.6
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	-----
1,1-Dichloroethene	N.D.	88.1
Methylene Chloride	N.D.	-----
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	102.0
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	-----
1,2-Dichloroethane	N.D.	83.4
Trichloroethene	N.D.	90.5
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	101.9
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	106.2
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

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PEL # 9211015

INV # 23183

CHAIN OF CUSTODY RECORD

PROJECT NAME AND ADDRESS
NLP ASSOCIATES
19100 MISSION BLVD
HAYWARD, CA

SAMPLER: (Signature) Gary Aguiar

HAGEMAN - AGUIAR, INC.
3732 Mt. Diablo Blvd., Suite 372
Lafayette, CA 94549
(415)284-1661 (415)284-1664 (FAX)

CROSS REFERENCE NUMBER	DATE	TIME	SOIL	WATER	STATION LOCATION	TEPH	TPH-GAS/BTEX	OIL & GREASE	8010	8270 (EXTRACTABLES)	LUFT METALS	REMARKS
MW-1-5'	11/6/92	0950	X		MONITORING WELL BORING MW-1 @ 5'	X	X	X	X			
MW-1-10'	11/6/92	1000	X		@ 10'	X	X	X	X	X	X	ARCHIVE ALL
MW-1-15'	11/6/92	1005	X		@ 15'	X	X	X	X	X	X	SAMPLE
MW-1-20'	11/6/92	1015	X		@ 20'	X	X					EXTRACTS
MW-1-25'	11/6/92	1030	X		@ 25'	X	X					IN CASE OF
MW-1-30'	11/6/92	1040	X		@ 30'	X	X					ADDITIONAL
MW-1-35'	11/6/92	1055	X		@ 35'	~~X~~	~~X~~	ARCHIVE				~~ANALYSES~~ ADDED ~~AT LATER DATE~~

ANALYSIS REQUESTED

per Gary on 11/06/92 at 1:06 PM

RELINQUISHED BY: (Signature) Gary Aguiar	DATE 11/6/92 TIME 1200	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY. (Signature)	DATE TIME	RECEIVED FOR LABORATORY BY: (Signature)	DATE 11/06/92 TIME 12.55 PM

ATTACHMENT E

ANALYTICAL RESULTS: GROUNDWATER

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 14, 1992

PEL # 9211039

HAGEMAN - AGUIAR, INC.

Attn: Jeffrey Roth
Re: One water sample for Gasoline/BTEX, TEPH, and Oil & Grease analyses.

Project name: NIP Associates
Project location: 19100 Mission St., -Hayward, CA.

Date sampled: Nov 12, 1992
Date extracted: Nov 13-14, 1992

Date submitted: Nov 13, 1992
Date analyzed: Nov 13-14, 1992

RESULTS:

SAMPLE I.D.	Kerosene (ug/L)	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)	Oil & Grease (mg/L)	Motor Oil (mg/L)
MW 1	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	95.3%	83.1%	101.4%	80.6%	85.2%	93.5%	90.7%	---	---
Detection limit	50	50	50	0.5	0.5	0.5	0.5	0.5	0.5
Method of Analysis	3510 / 8015	5030 / 8015	3510 / 8015	602	602	602	602	5520 C & F	3510/ 8015

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel: 408-946-9636 Fax: 408-946-9663

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

November 14, 1992

PEL #: 9211039

HAGEMAN - AGUIAR, INC.
Project name: NIP Assocites

Attn: Jeffrey Roth
Project location:19100 Mission St.Hayward,CA

Sample I.D.: MW 1

Date Sampled: Nov 12, 1992
Date Analyzed: Nov 13, 1992

Date Submitted: Nov 13, 1992

Method of Analysis: 601

Detection limit: 0.5 ug/L

COMPOUND NAME	CONCENTRATION (ug/L)	SPIKE RECOVERY (%)
Chloromethane	N.D.	-----
Vinyl Chloride	N.D.	93.1
Bromomethane	N.D.	-----
Chloroethane	N.D.	-----
Trichlorofluoromethane	N.D.	82.7
1,1-Dichloroethene	N.D.	-----
Methylene Chloride	N.D.	101.9
1,2-Dichloroethene (TOTAL)	N.D.	-----
1,1-Dichloroethane	N.D.	-----
Chloroform	N.D.	-----
1,1,1-Trichloroethane	N.D.	-----
Carbon Tetrachloride	N.D.	103.4
1,2-Dichloroethane	N.D.	-----
Trichloroethene	N.D.	97.6
1,2-Dichloropropane	N.D.	-----
Bromodichloromethane	N.D.	-----
2-Chloroethylvinylether	N.D.	-----
Trans-1,3-Dichloropropene	N.D.	-----
Cis-1,3-Dichloropropene	N.D.	-----
1,1,2-Trichloroethane	N.D.	-----
Tetrachloroethene	N.D.	86.4
Dibromochloromethane	N.D.	-----
Chlorobenzene	N.D.	-----
Bromoform	N.D.	93.3
1,1,2,2-Tetrachloroethane	N.D.	-----
1,3-Dichlorobenzene	N.D.	-----
1,4-Dichlorobenzene	N.D.	-----
1,2-Dichlorobenzene	N.D.	-----

David Duong
Laboratory Director

1764 Houret Court Milpitas, CA. 95035 Tel 408-946-9636 Fax: 408-946-9663

PEL # 9211039

INV # 23209

CHAIN OF CUSTODY RECORD

PROJECT NAME AND ADDRESS:
NIP ASSOCIATES
19100 MISSION ST.
HAYWARD, CA

SAMPLER: (Signature)

HAGEMAN - AGUIAR, INC.
3732 Mt. Diablo Blvd., Suite 372
Lafayette, CA 94549
(415)284-1661 (415)284-1664 (FAX)

ANALYSIS REQUESTED

CROSS REFERENCE NUMBER	DATE	TIME	SOIL	WATER	STATION LOCATION	TPH Gas/BTEX	TPH EPA 601	Oil + Grease	8240	CAM 17 Metals	REMARKS
MW 1	11-12-92	1240		X	MONITOR WELL # 1	X	X	X	X	X	X	QUICK TAT

* ARCHIVE: DO NOT ANALYSE FOR 8240 OR METALS UNTIL FURTHER NOTICE

RELINQUISHED BY: (Signature)	DATE 11-13-92 TIME 1100	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY (Signature)	DATE TIME	RECEIVED BY: (Signature)	DATE TIME
RELINQUISHED BY: (Signature)	DATE TIME	RECEIVED FOR LABORATORY BY: (Signature)	DATE 11/13/92 TIME 11:00