

STC 1211  
JE

GUIDOTTI AND LEE

A PARTNERSHIP INCLUDING A PROFESSIONAL CORPORATION

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December 5, 1996

Mr. Thomas Peacock, Director  
Alameda County Health Care Services Agency  
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

Re: The Estate of Jean L. Josephian  
Property location: 2311 Magnolia Street  
Oakland, CA 94607

Dear Mr. Peacock:

I am the executor of the above estate which is the beneficial owner of the property located at 2311 Magnolia Street, Oakland, California, bounded by West Grand, Magnolia, Union and 24th Street. The property was the former plant of Pacific Oxygen Company for many years.


In 1989, three underground tanks were removed, two of which were later found to have piping connected to the tanks which had been leaking. In 1992, a reliable engineering firm was engaged to remove a substantial amount of contaminated soil surrounding the leaking piping and to monitor the four wells that were installed. All four wells were monitored on a quarterly basis until about May of 1996 when one well was authorized to be discontinued since it never showed any contamination; one well was authorized to be monitored twice a year and two are monitored quarterly. For your convenience, a photocopy of the monitoring record on each well since 1992, is enclosed.

It is our desire to close the estate which has suffered substantially by reason of the inability to fully rent or sell this property located in a high crime area where burglaries and breakins occur weekly, in spite of alarm and patrol systems.

Mr. Thomas Peacock, Director  
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I would greatly appreciate any suggestions you may provide in order to bring closure to this estate which has been pending for nine years.

Sincerely,

  
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ALDO P. GUIDOTTI  
Executor and Trustee of the  
Estate of Jean L. Josephian

APG:m  
Enclosure

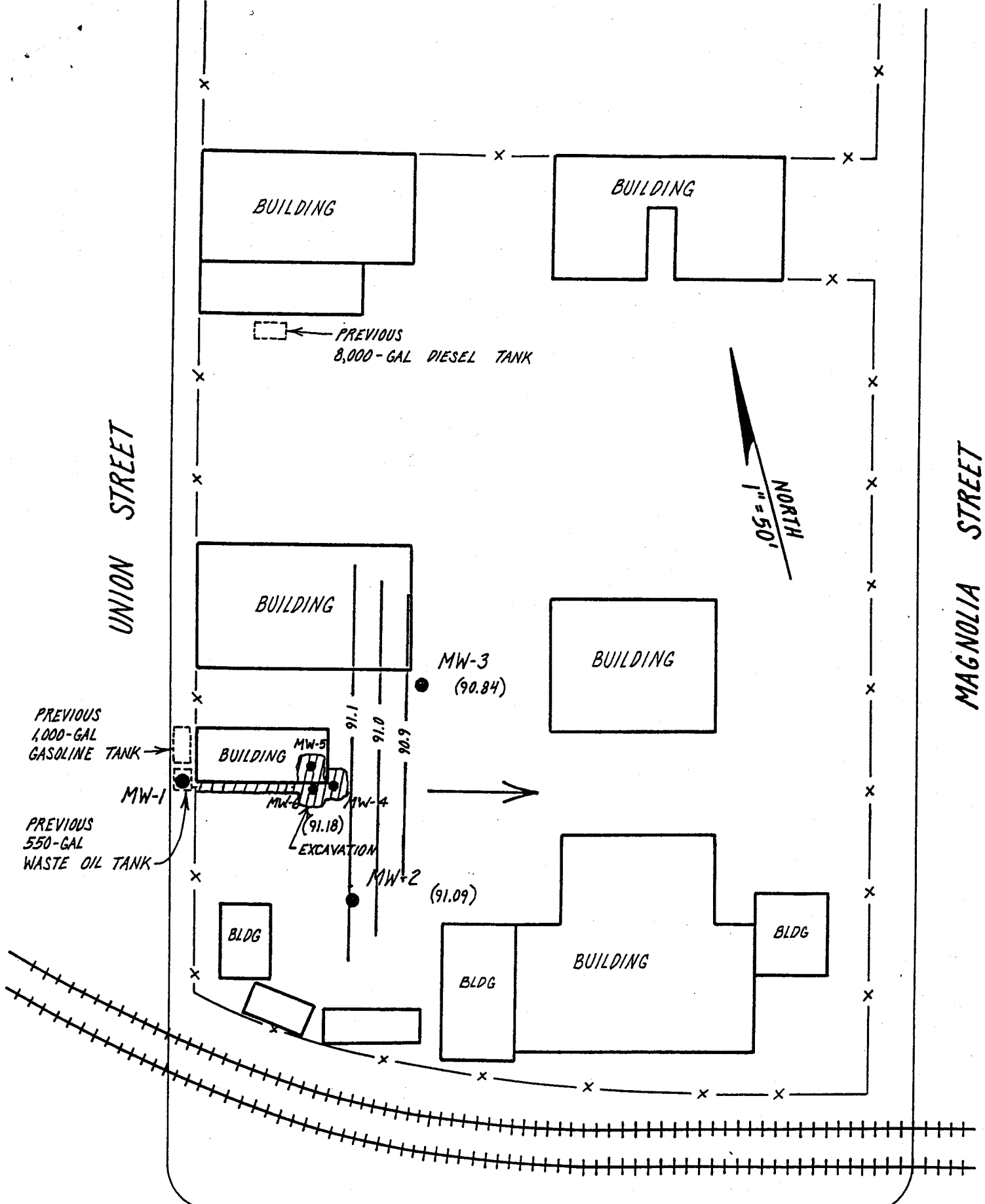


FIGURE 3. Shallow Groundwater Table Contour Map, measured on November 15, 1996.

**TABLE 3.**  
**Shallow Groundwater Sampling Results**

<b>Well</b>	<b>Date</b>	<b>TPH as Gasoline (ug/L)</b>	<b>Benzene (ug/L)</b>	<b>Toluene (ug/L)</b>	<b>Ethyl-benzene (ug/L)</b>	<b>Total Xylenes (ug/L)</b>
<b>MW-1</b>	10-26-90	—	1200	18	7.1	37
	03-04-92	460	120	9.0	16	44
	04-03-92	300	21	6.0	15	36
	06-16-92	220	54	17	29	73
	10-09-92	ND	ND	ND	ND	ND
	01-07-93	210	0.7	3.7	4.4	9.6
	04-23-93	280	0.9	1.3	2.9	6.2
	07-16-93	110	ND	ND	0.5	1.1
	11-08-93	ND	ND	ND	ND	ND
	01-28-94	190	5.7	4.9	6.7	21
	05-02-94	ND	ND	ND	ND	ND
	08-03-94	ND	ND	ND	ND	ND
	11-04-94	ND	ND	ND	ND	ND
	03-14-95	ND	ND	ND	ND	ND
	08-23-95	ND	ND	ND	ND	ND
	05-08-96	110	1.0	ND	ND	2.8
	08-12-96	—	—	—	—	—
	11-15-96	—	—	—	—	—
<b>Detection Limit</b>		50	0.5	0.5	0.5	0.5

ND = Not Detected