CARL B. SEARWAY

6319 Castle Drive
Oakland, CA 94611
(510)531-8790

July 14, 1993

Ms. Juliet Shin
Alameda County Health Services
80 Swan Way Room 200
Oakland, CA 94621

RE: The site located at 1701 Webster Street, Alameda, California

Dear Ms. Shin

Enclosed is the Hageman-Aguiar report dated June 25, 1993 for the second quarterly groundwater sampling for the above referenced site. As indicated in the report, ground water samples were analyzed for total petroleum hydrocarbons as gasoline (TPH-G), diesel (TPH-D), and BTEX. Samples from all three wells were free of TPH-G and BTEX. MW1 contained 53 ppb of TPH-D. Depth to groundwater was measured at approximately 6.1 feet below grade, and the direction of flow was to the west.

Although analysis for diesel was not included in the initial November 1989 sampling, diesel was analyzed for in the second sampling as a result of 6 soil borings taken on June 8 and 9, 1992. One of the 1992 borings, (B-3), indicated low levels of total petroleum hydrocarbons as gasoline and diesel: 140 ppm of diesel and 40 ppm of gasoline were detected at 10 feet below grade. The soil lab results are enclosed for your review.

Besides the additional soil borings, an underground survey was conducted by E2C on February 18, 1993 of the former service station site and the adjacent buildings. The underground survey was made as a result of a permit dated April 21, 1941 for a 1000 gallon underground gasoline storage tank on file at the Alameda Fire Department. A copy of E2C's underground survey report has been enclosed.

Although the permit indicated the tank was never inspected and hence may never have been placed on the property, the survey indicated that there might be an UST under the building at the location of the former pump island adjacent to the B-3 soil boring which indicated petroleum contamination. Based on E2C's recommendations in the underground survey report, a limited excavation was undertaken. The excavation indicates that the unidentified structure detected in the underground survey was piping associated with the former pump island - not an UST.

At this time, the contaminated soil indicated by the recent B-3 boring has not been remediated. As indicated in the June 1992 lab reports, soil samples were taken from 7 and 10 feet below grade and above groundwater. As a result of the above normal rains in spring 1993 and the end of the drought, groundwater has risen to 6 feet below grade and above the impacted soil. In order to develop a remediation plan, we sought the advice of Hageman-Aguiar, E2C, and Blymer Engineers. All three consultants recommended we request guidance from Alameda County Health Services before filling the exploratory excavation; consequently we are requesting guidance at this time.

During our last telephone conversation in June, I mentioned that the Unocal site at 1629 Webster Street directly across from the subject site had an unauthorized release in the late 1940's. I am enclosing copies of the permits from the Alameda Fire Department which document the release and the 1949 conversion of the leaking UST to a waste oil tank. At this time do you know if the leaking tank has been removed?

Last of all during your vacation, I asked Tom Peacock at your office to search for an Unauthorized Release Report for the subject property. Since Tom said your file does not contain a copy, Blymer Engineer's our consultant at the time of the tank removal do not have a copy, and we do not have a copy, I suspect the report may have been lost. As a result

we our enclosing a new completed Unauthorized Release Report as well as permits for the 3 tanks (Form B) and site (Form A). Please distribute the reports and permits to the appropriate agencies. Should you have any questions about the reports or permits please contact Mike Weber or John Morrison at Blymer Engineers (510)521-3773.

A copy of the Hageman-Aguiar groundwater sampling report will be sent to Richard Hiett at the RWQCB.

In conclusion we are actively working to close our site. Please call us to discuss the enclosed groundwater and recent soil reports.

Sincerely,

Bernita Leskowski

Bernita Leskowski

Carl Searway

Carl Searway

Property Owners

cc: John Morrison
Blymer Engineers

Bruce Hageman
Hageman-Aguiar

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

GROUNDWATER SAMPLING REPORT

(sampled June 17, 1993)

BERNITA LESKOWSKI PROPERTY
1701 Webster Street
Alameda, CA

June 25, 1993

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

TABLE OF CONTENTS

I. INTRODUCTION

The subject site is the Bernita Leskowski property located at 1701 Webster Street in Alameda, California. The location of the site is shown on Figure 1 (site location map).

On May 2 and 3, 1989, one 500-gallon and two 550-gallon underground storage tanks were removed from the site. Petroleum hydrocarbon contamination was detected in soil samples collected from the tank excavation and the excavated soil pile. Due to the locations of nearby structures and utilities, some petroleum-contaminated soil was left in place. Following the underground storage tank removals, Blymyer Engineers installed three shallow groundwater monitoring wells and subsequently sampled the wells on November 9, 1989. The laboratory results indicated the presence of Gasoline at concentrations of up to 360 µg/L (ppb) and Benzene at "trace" concentrations of up to 0.71 µg/L (ppb).

On June 17, 1993, all three shallow groundwater monitoring wells were sampled by Hageman-Aguiar, Inc., as a follow-up to the initial groundwater sampling event conducted by Blymyer Engineers in 1989.

FIGURE 1.
Site Location Map.

II. FIELD WORK

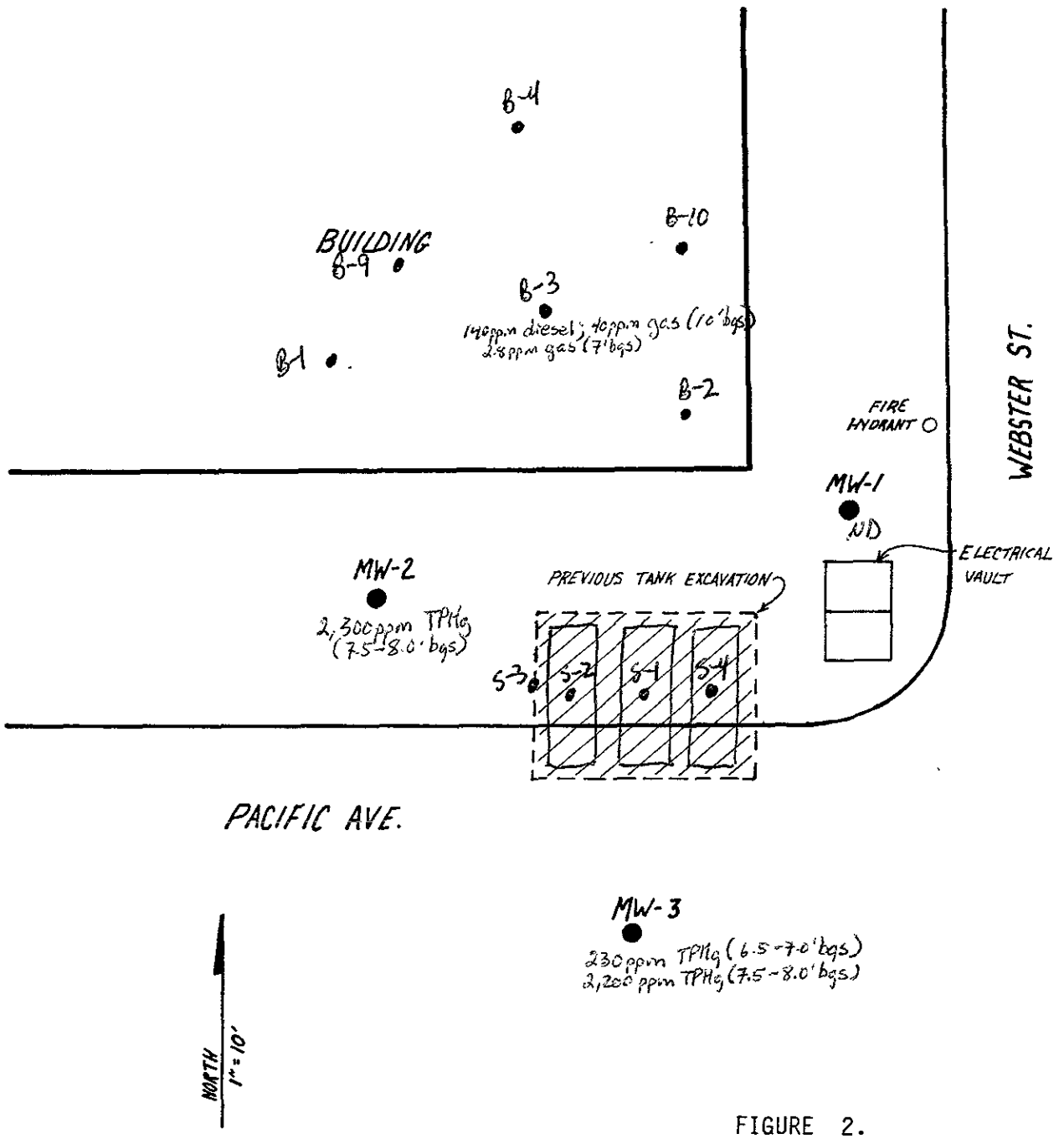
Monitoring Well Sampling

On June 19, 1993, groundwater samples were collected from the three monitoring wells MW-1, MW-2 and MW-3. The locations of the monitoring wells are shown on Figure 2 (site map).

Prior to groundwater sampling, each well was purged by pumping several 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 crushed ice, then transported under chain-of-custody to the laboratory at the end of the work day.

At the time each 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 well sampling logs are included as Attachment A.



S-1 → 6,000ppm (10'bgs, beneath tank)
S-2 → 5,200ppm (10'bgs, beneath tank)
S-3 → ND (10'bgs, sidewall of pit)
S-4 → 2,600ppm (11'bgs, beneath tank)

FIGURE 2.
Site Map.

Wastewater Generation

All water removed from the wells during purging is drummed and stored on-site until the results of the laboratory results were obtained. Based upon these results, the water should be sewered (if possible) as a non-hazardous liquid waste in accordance with local sewering agency permit requirements, or else the wastewater should be transported under proper manifest to an appropriate TSD facility for treatment and disposal. The ultimate disposition of the wastewater is the responsibility of the property owner (waste generator), and is beyond the scope of work as described in this report.

III. RESULTS OF WATER LEVEL MEASUREMENTS

Shallow Groundwater Flow Direction.

Shallow water table elevations were measured on June 17, 1993. These measurements are shown in Table 1. Figure 3 presents a contour map for the shallow groundwater table beneath the site. As shown in this figure, the data from the three monitoring wells indicate that the shallow groundwater flow was in the westerly direction during this most recent sampling event.

Shallow Water Table Hydraulic Gradient

Figure 3 presents the contour map for the shallow groundwater table beneath the site. As shown in this figure, the shallow groundwater table beneath the site appears to be relatively flat, with a calculated hydraulic gradient of dH/dL = 0.2'/22' = 0.0091.

TABLE 1.

Shallow Water Table Elevations
June 17, 1993

Well	Top of Casing Elevation (feet)	Depth to Water (feet)	Water Table Elevation (feet)
MW-1	15.23	6.12	9.11
MW-2	14.96	6.12	8.84
MW-3	15.05	6.11	8.94

Based upon National Geodetic Survey Monument WEB PAC, located at NE corner Webster Street and Pacific Street
Elev = 14.055 feet MSL (May 1990)

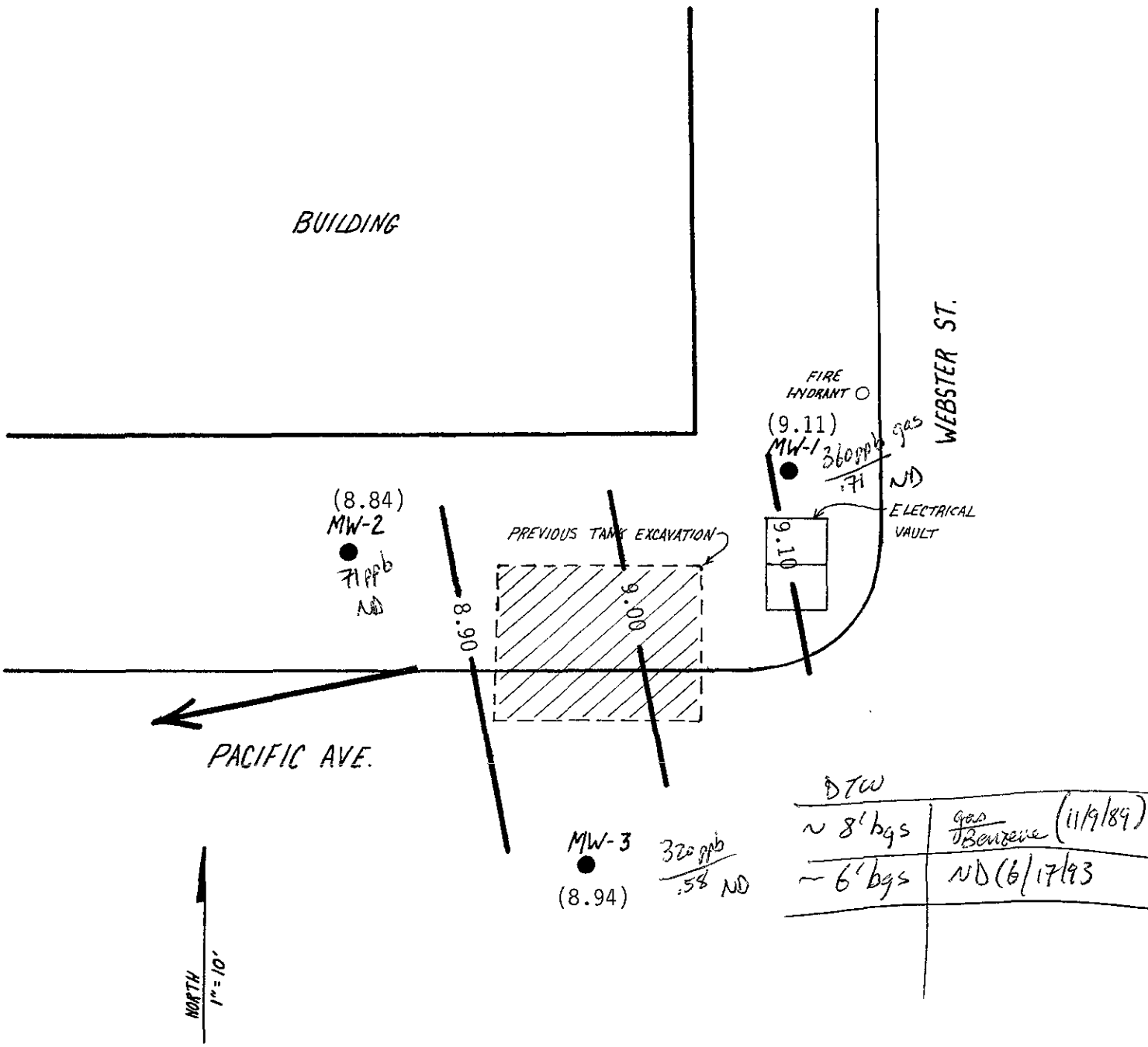


FIGURE 3.
Shallow Groundwater Table Contour Map (measured June 17, 1993).

IV. SHALLOW GROUNDWATER SAMPLING RESULTS

Laboratory Analysis

All analyses were conducted by a California State DOHS certified laboratory in accordance with EPA recommended procedures (Priority Environmental Labs, Milpitas, CA). All Groundwater samples were analyzed for 1) Total Petroleum Hydrocarbons as Diesel (EPA method 8015), 2) Total Petroleum Hydrocarbons as Gasoline (EPA method 8015), and 3) Benzene, Toluene, Ethylbenzene, and Total Xylenes (EPA method 602).

Results of Laboratory Analysis

Table 2 presents the results of the laboratory analysis of the groundwater samples collected from monitoring wells MW-1, MW-2, and MW-3. A copy of the laboratory certificate for the water sample analyses are included in Attachment B.

As shown in Table 2, Total Petroleum Hydrocarbons as Diesel was detected in the shallow groundwater sample collected from well MW-1 at a concentration of 53 µg/L (ppb) for this most recent round of sampling.

As shown in Table 2, **no detectable concentrations of either Gasoline, Benzene, Toluene, Ethylbenzene, or Total Xylenes were detected in any of the shallow groundwater samples**.

TABLE 2.

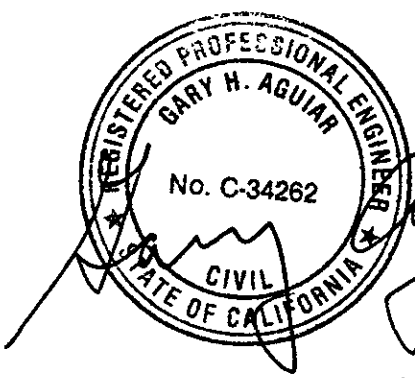
Shallow Groundwater Sampling Results

Well	Date	TPH as Gasoline (ug/L)	TPH as Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Total Xylenes (ug/L)
MW-1	11-09-89	**360**	---	**0.71**	ND	**0.81**	**1.4**
	06-17-93	ND	**53**	ND	ND	ND	ND
MW-2	11-09-89	**71**	---	ND	**0.85**	ND	ND
	06-17-93	ND	ND	ND	ND	ND	ND
MW-3	11-09-89	**320**	---	**0.58**	ND	**1.2**	**2.1**
	06-17-93	ND	ND	ND	ND	ND	ND
Detection Limit		50	50	0.5	0.5	0.5	0.5

ND = not detected

GROUNDWATER SAMPLING REPORT
BERNITA LESKOWSKI PROPERTY
1701 Webster Street, Alameda, CA

June 25, 1993



EXP. 9-30-95

Gary Aguiar **RCE 34262**

Rick Milelli **Env. Engineer**

ATTACHMENT A

Well Sampling Logs

WELL SAMPLING LOG

Project/No. 1701 WEBSTER ST Page 1 of 3

Site Location ALAMEDA, CA

Date 6/17/93

Well No. MW 1

Time Began 1543
Completed 1620

Weather CLEAR / 85°F

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE

Total Sounded Depth of Well Below MP 18.74

- Depth to Water Below MP 6.12

Diameter of Casing 4"

= Water Column in Well 12.62

Gallons in Casing 8.1 + Annular Space (30% porosity) 7.2 = Total Gallons 15.3
(x3 = 45.9)

Gallons Pumped Prior to Sampling 50

Evacuation Method AIRLIFT PUMP

SAMPLING DATA / FIELD PARAMETERS

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

Time	1543	1555	1604	1616
Gals Removed	0	15	35	50
Temperature	20.7	20.2	20.1	20.0
Conductivity	400	300	350	300
pH	6.8	6.7	6.6	6.6
Color / Odor	BRN/NO	CLR/NO	CLR/NO	CLR/NO
Turbidity	HIGH	LOW	LOW	LOW

Comments: NONE

WELL SAMPLING LOG

Project/No. 1701 WEBSTER ST. Page 2 of 3

Site Location ALAMEDA, CA

Date 6/17/93

Well No. MW 2

Weather CLEAR / 85°F

Time Began 1415
Completed 1500

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE

Total Sounded Depth of Well Below MP 19.42

- Depth to Water Below MP 6.12

Diameter of Casing 4"

= Water Column in Well 13.30

Gallons in Casing 8.5 + Annular Space (30% porosity) 7.4 = Total Gallons 15.9 (x 3 = 47.7)

Gallons Pumped Prior to Sampling 50

Evacuation Method AIRLIFT PUMP

SAMPLING DATA / FIELD PARAMETERS

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

Time	1415	1430	1440	1450
Gals Removed	0	21	35	50
Temperature	24.0	22.3	21.3	22.0
Conductivity	300	500	300	400
pH	7.2	7.1	6.9	6.9
Color / Odor	BRN/NO	BRN/NO	BRN/NO	BRN/NO
Turbidity	HIGH	MED	MED	LOW

Comments: NONE

WELL SAMPLING LOG

Project/No. 1701 WEBSTER ST Page 3 of 3

Site Location ALAMEDA, CA

Date 6/17/93

Well No. MW 3

Weather CLEAR / 85°F

Time Began 1502
Completed 1540

EVACUATION DATA

Description of Measuring Point (MP) WELL BOX AT GRADE

Total Sounded Depth of Well Below MP 19.48

- Depth to Water Below MP 6.11

Diameter of Casing 4"

= Water Column in Well 13.37

Gallons in Casing 8.6 + Annular Space (30% porosity) 7.4 = Total Gallons 16.0 (x3 = 48.0)

Gallons Pumped Prior to Sampling 50

Evacuation Method AIRLIFT PUMP

SAMPLING DATA / FIELD PARAMETERS

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

Time	1502	1512	1521	1535
Gals Removed	0	20	35	50
Temperature	20.9	20.7	19.6	20.3
Conductivity	500	500	400	500
pH	6.6	6.6	6.6	6.5
Color / Odor	BRN/ORG	BRN/ORG	BRN/ORG	CLR/ORG
Turbidity	MED	LOW	LOW	LOW

Comments: NONE

ATTACHMENT B

ANALYTICAL RESULTS: GROUNDWATER

PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

June 21, 1993 PEL # 9306054

HAGEMAN - AGUIAR, INC.

Attn: Jeffrey Roth
Re: Three water samples for Gasoline/BTEX and Diesel analyses.

Project name: 1701 Webster - Alameda, CA.

Date sampled: Jun 17, 1993 Date submitted: Jun 18, 1993
Date extracted: June 18-19, 1993 Date analyzed: Jun 18-19, 1993

RESULTS:

SAMPLE I.D.	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylenes (ug/L)
MW 1	N.D.	53	N.D.	N.D.	N.D.	N.D.
MW 2	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
MW 3	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.
Spiked Recovery	89.1%	93.5%	83.4%	86.8%	90.2%	93.5%
Duplicate Spiked Recovery	91.0%	92.6%	93.1%	92.7%	94.6%	102.3%
Detection limit	50	50	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	3510 / 8015	602	602	602	602

David Duong
Laboratory Director

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

FILE # 9306054

INV # 23709

CHAIN OF CUSTODY RECORD

PROJECT NAME AND ADDRESS:
1701 WEBSTER
ALAMEDA, CA

SAMPLER: (Signature)

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

ANALYSIS REQUESTED: TPH GAS/BTXE; TPH DIESEL

CROSS REFERENCE NUMBER	DATE	TIME	SOIL	WATER	STATION LOCATION	TPH GAS/BTXE	TPH DIESEL	REMARKS
MW 1	6-17-93	1620		X	MONITORING WELL #1	X	X	NORM TAT
MW 2	6-17-93	1500		X	" " #2	X	X	↓
MW 3	6-17-93	1540		X	" " #3	X	X	

RELINQUISHED BY: (Signature)	DATE 6-18-93 TIME 1125	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 6-18-93 TIME 1125

ATTACHMENT C

Survey Data

JUNE 25, 1993
GARY AGUIAR
RICK MILELLI

SOKKIA C32 AUTO LEVEL
TOPO ROD

90° CLEAR

LESKOWSKI PROPERTY
1701 WEBSTER ST
ALAMEDA, CA

MONITORING WELL ELEVATIONS

STN	BS	HI	FS	EL
BM				14.055
	6.08	20.135		
MW-1			5.31	15.23
MW-3			5.09	15.05
MW-2			5.18	14.96
BM			6.08	14.055

MONUMENT WEB PAC @ NE CORNER
WEBSTER STREET & PACIFIC STREET

WELL BOX RIM
WELL BOX RIM
WELL BOX RIM

MONUMENT WEB PAC