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

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

StID 852

August 14, 1998

Mr. Anthony Batarse Jr.
Lloyd Wise Nissan
10500 E. 14th Street
Oakland, CA 94603

Dear Mr. Batarse:

RE: Fuel Leak Site Case Closure for 10500 E 14th Street, Oakland

Dear Mr. Batarse:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- up to 18,000ppb TPH as gasoline and 270ppb benzene exists in groundwater beneath the site; and,
- a human health risk assessment is required if a building is proposed in the vicinity of the former gasoline tank.

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enlosures: 1. Case Closure Letter 2. Case Closure Summary

c: Frank Kliewer, City of Oakland-Planning, 1330 Broadway, 2nd Fl, Oakland, CA 94612
files-ec (lloydwise2-13)

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Alameda, CA 94502-6577
(510) 567-6700
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REMEDIAL ACTION COMPLETION CERTIFICATION

StID 852 - 10500 E 14th Street, Oakland, CA
(1-550 gallon waste oil and 1-2,000 gallon gasoline tank removed in February 1993

August 14, 1998

Mr. Anthony Batarse Jr.
Lloyd Wise Nissan
10500 E. 14th Street
Oakland, CA 94603

Dear Mr. Batarse:

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, Section 2721(e) of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung

Mee Ling Tung, Director

cc: Richard Pantages, Chief of Division of Environmental Protection
Chuck Headlee, RWQCB
Dave Deaner, SWRCB
Leroy Griffin, OFD
files-ec (lloydwise2-12)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: April 29, 1998

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **Eva Chu** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Lloyd Wise Nissan**
Site facility address: **10500 E. 14th Street, Oakland, CA 94603**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **852**
URF filing date: **6/8/94** SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Anthony Batarse Jr. **Lloyd Wise Nissan**	**10500 E. 14th Street** **Oakland, CA 94603**	**(510) 638-4000**

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
A	**550**	**Waste Oil**	**Removed**	**2/17/93**
B	**2,000**	**Gasoline**	"	**2/18/93**

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **3/27/98**
Monitoring Wells installed? **Yes** Number: **2**
Proper screened interval? **Yes, 15' to 29' bgs**
Highest GW depth below ground surface: **8.04'** Lowest depth: **28.30' in MW-1-N**
Flow direction: **WSW**
Most sensitive current use: **Commercial**
Are drinking water wells affected? **No** Aquifer name: **Unknown**
Is surface water affected? **No** Nearest affected SW name: **NA**
Off-site beneficial use impacts (addresses/locations): **None**
Report(s) on file? **YES** Where is report(s) filed? **Alameda County, 1131 Harbor Bay Pkwy, Alameda, CA 94502** and **Oakland Fire Dept, 1605 MLK Jr Dr, Oakland, CA 94612**

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	**2 USTs**	**Disposed by H & H, in San Francisco**	**Feb 1993**
Piping			
Soil	**~115 cy**	**Unknown**	
Rinsate	**100 gallon**	**Recycled at Gibson Oil, Redwood City**	**2/16/93**

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before[1]	After[2]	Before[3]	After[4]
TPH (Gas)	**160**	**NA**	**240,000**	**18,000**
TPH (Diesel)	**39**	**ND**	**NA**	**NA**
Benzene	**ND**	**ND**	**3,600**	**270**
Toluene	**0.21**	**ND**	**2,600**	**120**
Ethylbenzene	**0.57**	**ND**	**6,900**	**1,800**
Xylenes	**0.98**	**ND**	**40,000**	**6,300**
MTBE	**NA**	**NA**	**NA**	**ND**
Oil & Grease	**ND**	**NA**	**NA**	**ND**
Heavy metals	**w/in geogenic levels**			

NOTE: 1 **soil samples collected at time of UST removal, Feb 1993**
2 **soil samples collected after overexcavation of gasoline pit, Mar 1993**
3 **maximum groundwater concentrations detected from monitoring wells**
4 **most recent groundwater concentrations from wells, Feb 1998**

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? _____
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? _____
Does corrective action protect public health for current land use? **YES**
Site management requirements: **An assessment of human health risk due to volatilization of chemicals of concern from soil and groundwater to indoor air is required if a building is proposed in the vicinity of the former gasoline tank..**
Should corrective action be reviewed if land use changes? **YES**
Monitoring wells Decommissioned: **0, pending site closure**
Number Decommissioned: **0** Number Retained: **2**
List enforcement actions taken: **NOV in May 1995**
List enforcement actions rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: Eva Chu Date: 4/29/98

Reviewed by

Name: **Larry Seto** Title: **Sr. Haz Mat Specialist**

Signature: Larry Seto Date: 4-29-98

Name: **Thomas Peacock** Title: **Supervisor**

Signature: Thomas Peacock Date: 5-5-98

VI. RWQCB NOTIFICATION

Date Submitted to RB: 5/6/98 RB Response:

RWQCB Staff Name: **Chuck Headlee** Title: REG

Signature: Chuck Headlee Date: 6/11/98

VII. ADDITIONAL COMMENTS, DATA, ETC.

Two USTs were used at the Lloyd Wise automobile showroom and auto repair facility. A 550 gallon waste oil UST was located in the back of the site, adjacent to the service bay. A 2,000-gallon gasoline UST was located in the front of the auto showroom (see Figs 1 ans 2). Both USTs were removed in February 1993. Two soil samples (B-1 and B-2) and a water sample (B-4) were collected from the waste oil tank pit. Analytical results did not contain remarkable levels of petroleum hydrocarbons (see Table 1). No further action was required at the waste oil pit.

Soil samples C-1 and C-2 were collected below the gasoline UST @8' bgs. Up to 160 ppm TPHg, and ND, 0.21, 0.57, and 0.98 ppm BTEX, respectively, were identified (see Table 2). The pit was overexcavated in March 1993. Final dimensions of the pit was 16' x 20' x 12' in depth. Two confirmatory soil samples (EX-N/B and EX-S/B) were collected from the pit bottom, and soil samples (EX-N, EX-S, EX-W, and EX-E) were collected from each sidewall. These samples did not contain detectable levels of TPHg or BTEX. (See Fig 3 and Table 3)

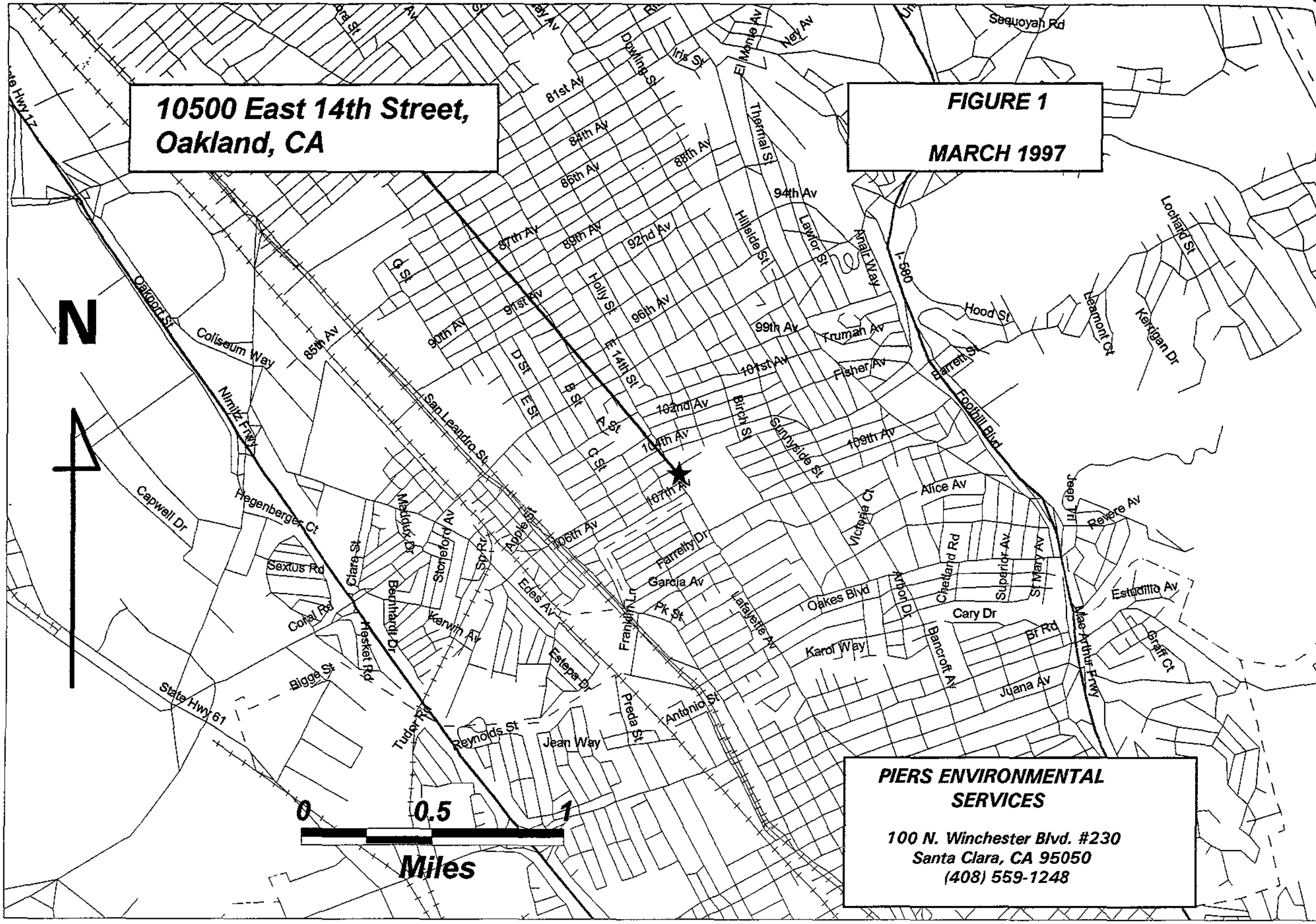
In April 1994 one monitoring well, MW-1-N was installed immediately west of the former gasoline pit. A soil sample (MW-1-N @15') from the well boring contained low levels of petroleum hydrocarbons. Groundwater contained up to 120,000 ppb TPHg, and 2,000, 2,600, 4,500, and 40,000 ppb BTEX, respectively. (See Fig 4, Tables 4 and 5)

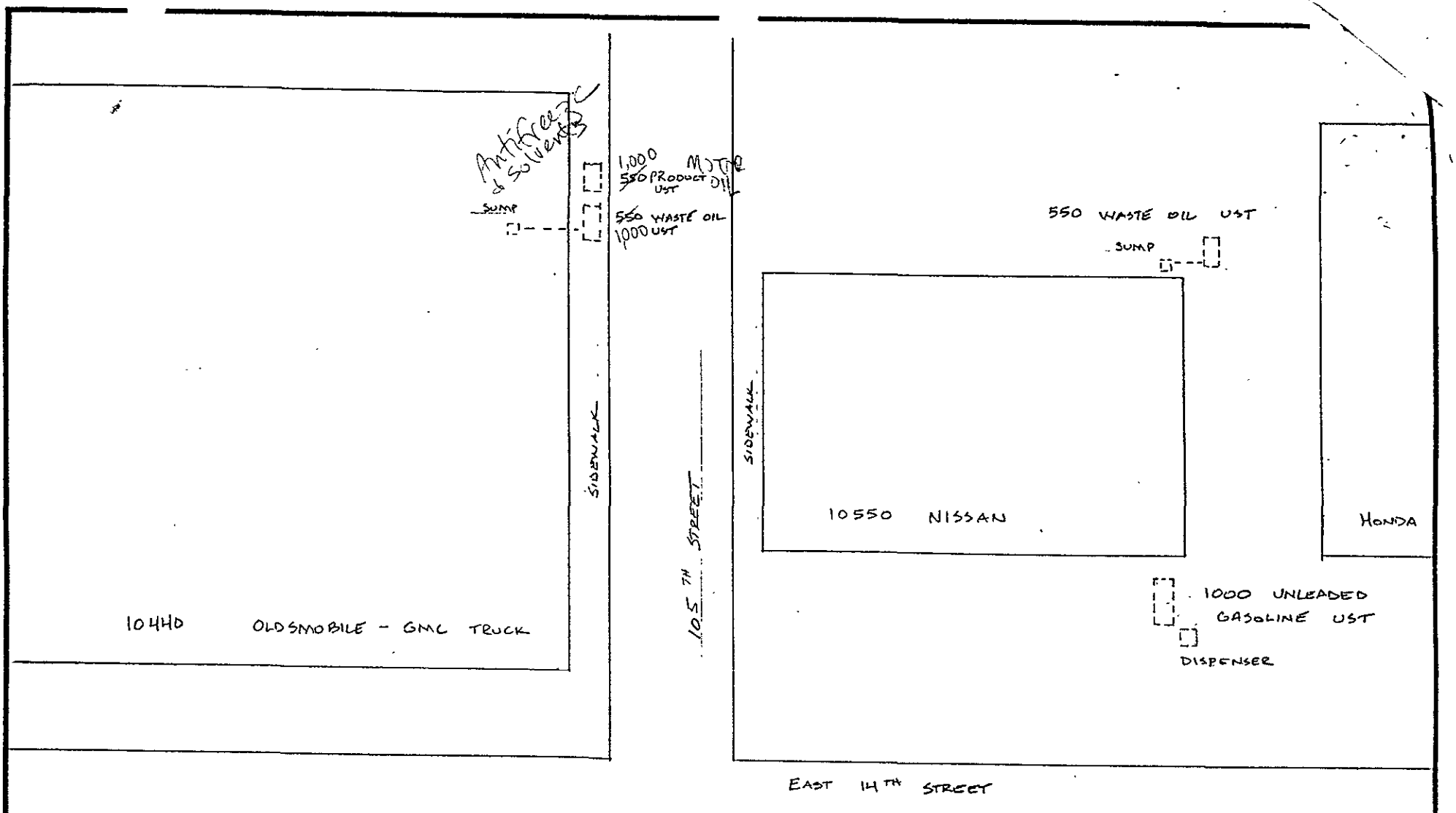
Boring B-1 was drilled upgradient of the former UST. Well MW-2-N was installed further downgradient of well MW-1-N. Gradient was confirmed with groundwater elevation data collected from the two on-site wells and from one off-site well located across 105th Street, at Lloyd Wise Oldsmobile. Soil from B-1 and MW-2-N did not contain remarkable levels of hydrocarbons (see Fig 4, Table 5). However, groundwater from well MW-2-N contained elevated TPHg and BTEX (see Table 7). To further delineate the extent of the plume, six exploratory Hydropunch borings were drilled in January 1997. Soils samples were collected from two of the borings (B-1H and B-2N). Grab groundwater samples were collected from each boring. Soil and groundwater analytical results indicate that petroleum hydrocarbons are limited in groundwater to the vicinity of the former gasoline UST and the monitoring wells. (See Fig 5, Tables 8 and 9)

After eight sampling events (from 4/94 to 2/98) TPHg and benzene levels have continued to decrease. Current residual soil and groundwater contamination levels do not pose a risk to human health (based on ASTM RBCA Tier 1 Lookup Table), assuming volatilization of soil or groundwater to outdoor air, the only current complete exposure pathway. Natural biodegradation appears to be reducing hydrocarbon concentrations at the site. Continued monitoring is not warranted. However, construction of a building over the vicinity of the former gasoline UST will require an evaluation of risk to human health due to volatilization of chemicals of concern from soil and groundwater to indoor air.

In summary, case closure is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- the dissolved plume is not migrating;
- no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment.


10500 East 14th Street,
Oakland, CA
FIGURE 1
MARCH 1997
N
0
0.5
1
Miles
PIERS ENVIRONMENTAL
SERVICES
100 N. Winchester Blvd. #230
Santa Clara, CA 95050
(408) 559-1248
Sequoyah Rd
Ney Av
El Monte Av
Iris St
Dowling St
81st Av
84th Av
86th Av
88th Av
Thermal St
94th Av
Hillside St
Lawlor St
Aliair Way
I-580
Lochard St
87th Av
89th Av
92nd Av
G St
Holly St
91st Av
96th Av
90th Av
99th Av
Truman Av
Hood St
Leamont Ct
Kerrigan Dr
Oakport St
Coliseum Way
85th Av
D St
E 14th St
101st Av
Fisher Av
Barrett St
Nimitz Frwy
San Leandro St
E St
B St
A St
102nd Av
Birch St
Sunnyside St
Foothill Blvd
C St
104th Av
109th Av
Capwell Dr
Hegenberger Ct
107th Av
Alice Av
Victoria Ct
Jeep Trl
Revere Av
Sextus Rd
Clara St
Maddux Dr
Stoneford Av
106th Av
Farrelly Dr
Chetland Rd
Superior Av
St Mary Av
Garcia Av
Edes Av
Oakes Blvd
Arbor Dr
Estudillo Av
Coral Rd
Bernhardt Dr
Franklin Ln
Pk St
Cary Dr
Hesket Rd
Kerwin Av
Lafayette Av
Karol Way
Bancroft Av
Br Rd
MacArthur Frwy
Graff Ct
Bigge St
Estepa Dr
Juana Av
State Hwy 61
Antonio St
Preda St
Tudor Rd
Reynolds St
Jean Way



GEN-TECH ENVIRONMENTAL INC

SCALE: 40' = 1"	APPROVED BY:	DRAWN BY DBG
DATE: 1-15-93		REVISED

10440 AND 10550 EAST 14TH STREET, OAKLAND CA

SITE PLAN Fig 2

DRAWING NUMBER 9302-1

Table 1

Following is a table indicating the analysis results for the soil and water samples.

	9302-B-1	9302-B-2	9302-B-4(water)
TPH Gas	1.0ppm	N.D.	120ppb
TPH Disl	2.9ppm	39ppm	not reported
B	N.D.	N.D.	N.D..
T	N.D.	N.D.	1.2ppb
E	N.D.	N.D.	7.2ppb
X	5.3ppb	7.0ppb	26ppb
Oil & Grease	N.D.	N.D.	not reported
Cad mium	N.D.	N.D.	not reported
Chro mium	42ppm	43ppm	not reported
Lead	15ppm	16ppm	not reported
Nickel	45ppm	50ppm	not reported
Zinc	42ppm	45ppm	not reported

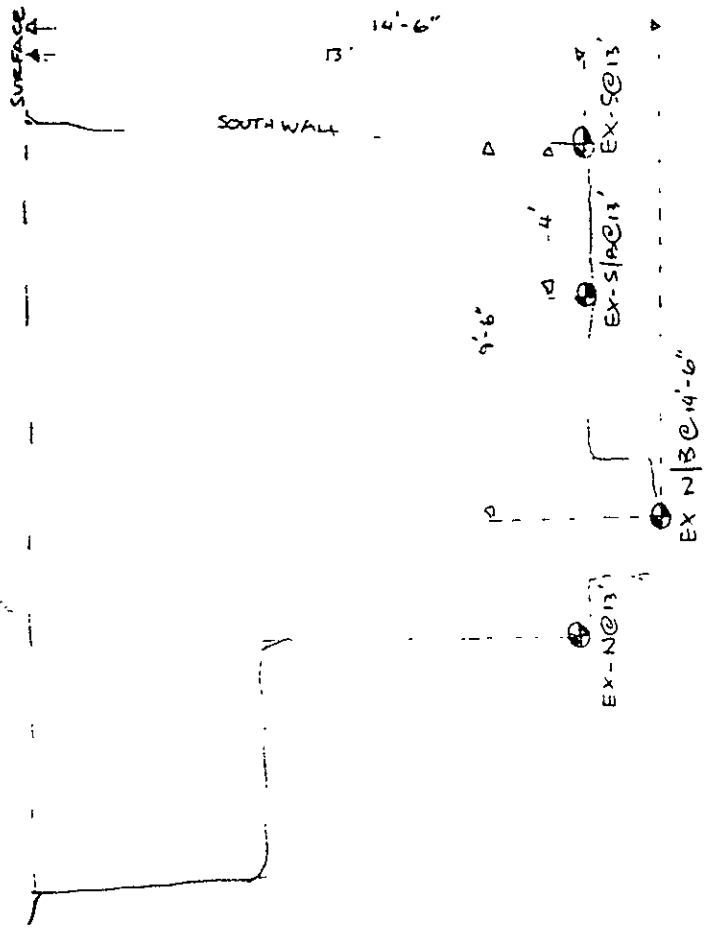
Table 2

Following is a table indicating the analysis results for the soil samples.

	9302-C-1	9302-C-2	9302-C-3	9302-C-4
TPH Gas	1.2ppm	160ppm	1.2ppm	N.D.
B	N.D.	N.D.	N.D.	N.D.
T	N.D.	210ppb	N.D.	N.D.
E	5.5ppb	570ppb	N.D.	N.D.
X	N.D.	~~N.D.~~ 980ppb	N.D.	N.D.

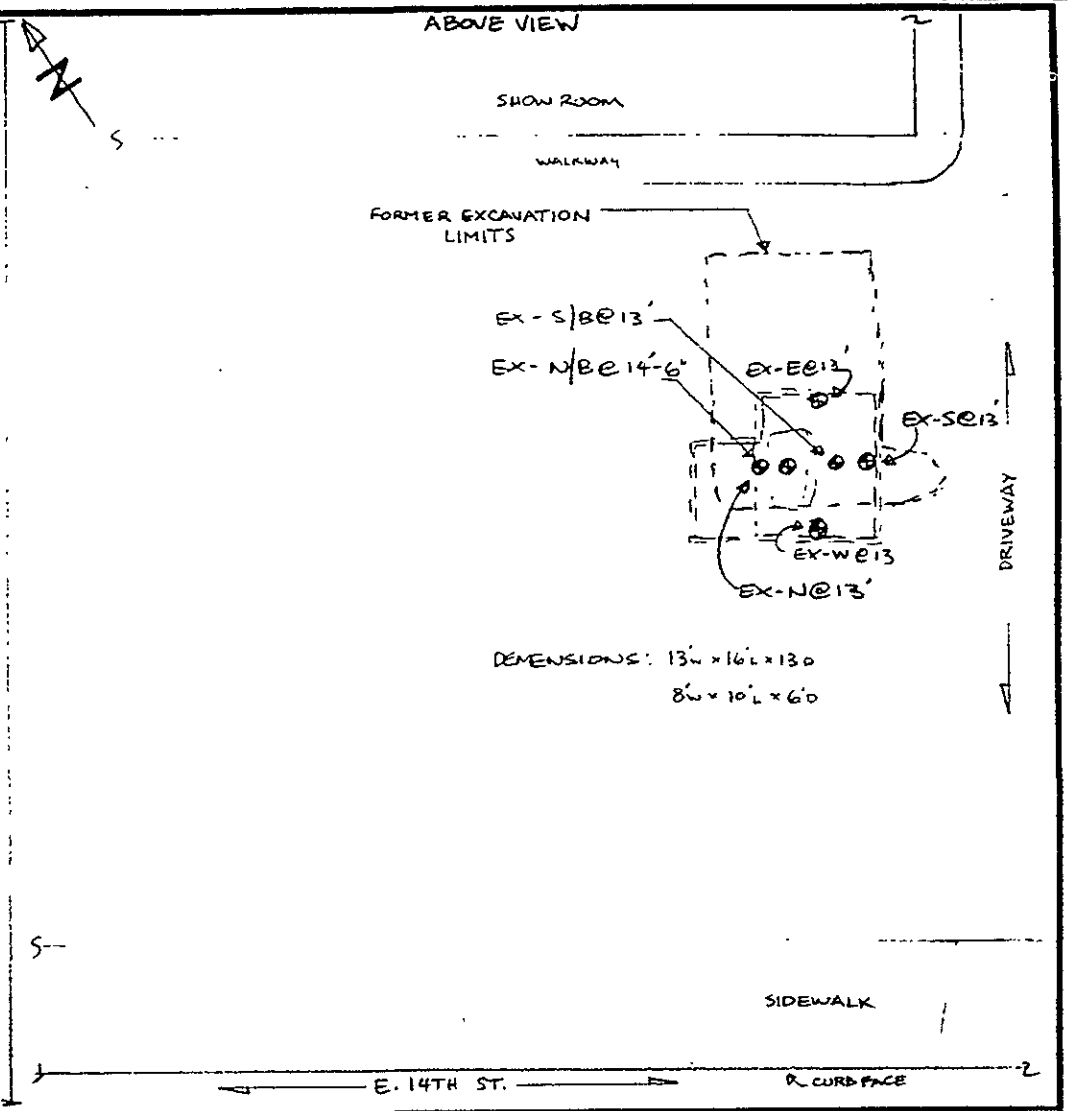
PROFILE VIEW

SCALE: 1"=5' VIEW - EAST



* TOTAL EXCAVATED MATERIAL ± 115yds

ABOVE VIEW



LLOYD A WISE NISSAN
10525 E 14TH ST. OAKLAND CA.

FIG 3

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY E.L.
DATE: 3-11-93		REVISED

● = SOIL SAMPLE LOCATION(S)

EXCAVATION LOCATION AND PROFILE

DRAWING NUMBER 9302-02

8½ X 11 PRINTED ON NO 1000H CLEARPRINT ●

CHROMALAB, INC.

Environmental Laboratory (1094)

Table 3

5 DAYS TURNAROUND

March 26, 1993 ChromaLab File No.: 0393257

GEN-TECH ENVIRONMENTAL

Attn: Eric Lissol

RE: Six soil samples for Gasoline and BTEX analysis

Project Name: AABATARSE
Project Number: 9302
Date Sampled: Mar. 12, 1993 Date Submitted: Mar. 19, 1993
Date Analyzed: March 24, 1993

RESULTS:

Sample I.D.	Gasoline (mg/Kg)	Benzene (µg/Kg)	Toluene (µg/Kg)	Ethyl Benzene (µg/Kg)	Total Xylenes (µg/Kg)
EX-N/B @ 14'6"	N.D.	N.D.	N.D.	N.D.	N.D.
EX-S/B @ 13'	N.D.	N.D.	N.D.	N.D.	N.D.
EX-N @	N.D.	N.D.	N.D.	N.D.	N.D.
EX-S @	N.D.	N.D.	N.D.	N.D.	N.D.
EX-E @	N.D.	N.D.	N.D.	N.D.	N.D.
EX-W @	N.D.	N.D.	N.D.	N.D.	N.D.
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE RECOVERY	88%	110%	112%	101%	104%
DUP SPIKE RECOVERY	---	108%	109%	105%	105%
DETECTION LIMIT	1.0	5.0	5.0	5.0	5.0
METHOD OF ANALYSIS	5030/8015	8020	8020	8020	8020

ChromaLab, Inc.

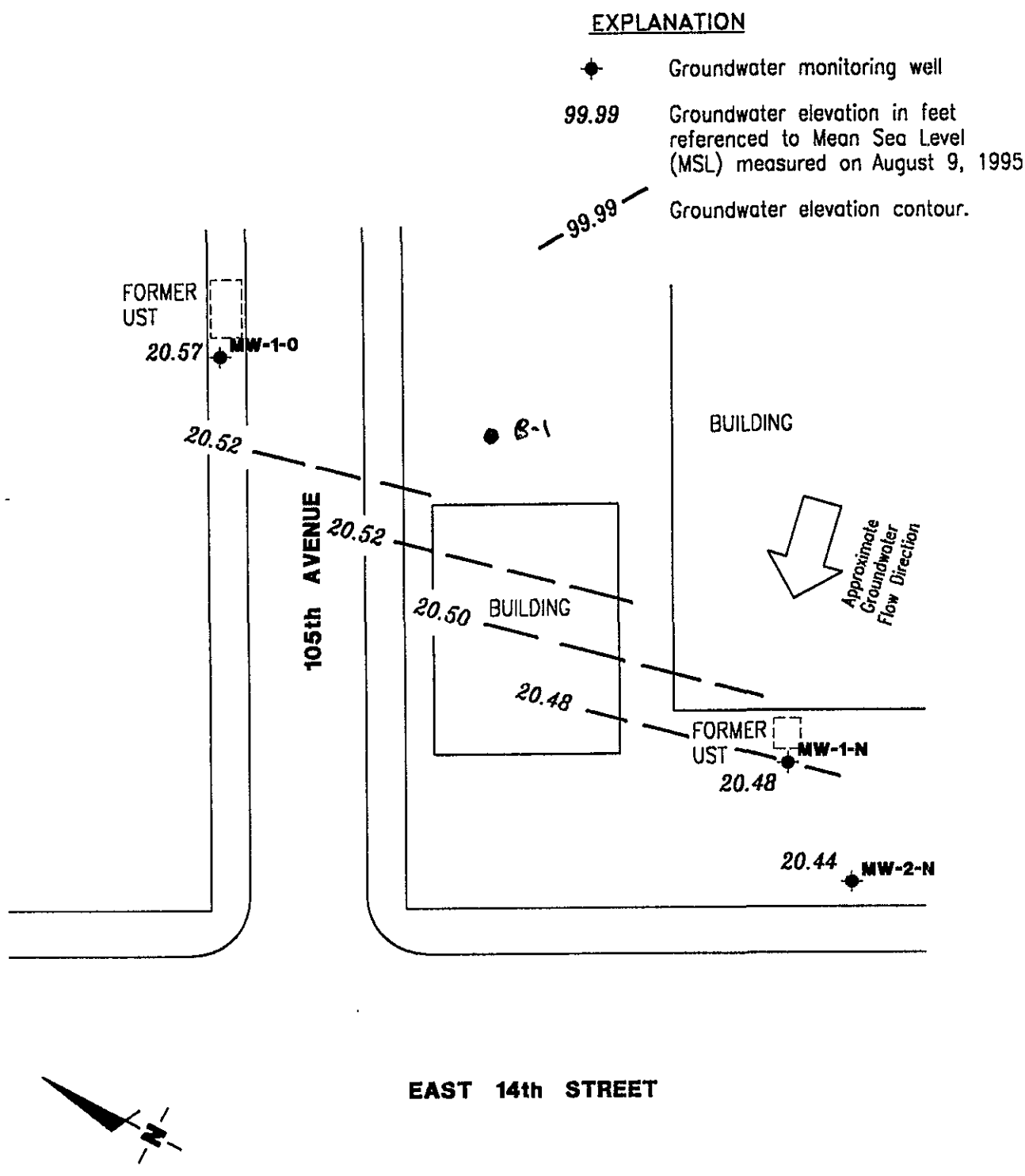
Billy Thach
Analytical Chemist

Eric Tam
Laboratory Director

do

RECEIVED
APR 2 1993
ANSWERED

2239 Omega Road,#1 • San Ramon, California 94583
(510) 831-1788 • Facsimile (510) 831-8798
Federal ID #68-0140157



GROUNDWATER CONTOUR MAP	FIGURE 4
Lloyd Wise Nissan 10550 East 14th Street Oakland, California	September 1995 Scale: 1" = 40'

PIERS ENVIRONMENTAL SERVICES

TABLE 4. SOIL BORING CHEMICAL DATA

Sample No.	TPHG mg/kg	Benzene ug/kg	Toluene ug/kg	Ethylbenzene ug/kg	Xylene ug/kg
MW#1-N@C/F	ND	8.6	ND	ND	10
MW#1-N@15'	30	10	ND	220	970

TABLE 5. GROUNDWATER CHEMICAL DATA

Sample No.	TPHG ug/l	TPHD ug/l	B	T	E	X	OG ug/l	VOA ug/l	EG ug/l	Pb mg/l
			------- ug/l ------							
~~MW-1-O~~	~~ND~~	~~ND~~	~~ND~~	~~ND~~	~~ND~~	~~ND~~	~~ND~~	~~Yes*~~	~~ND~~	~~0.010~~
MW-1-N	120,000	NR	2,000	2,600	4,500	40,000	NR	NR	NR	0.010
Blank	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

ND - Not Detected
NR - Not Requested
mg/kg - milligram per kilogram (ppm)
mg/l - milligram per kilogram (ppm)
ug/kg - microgram per kilogram (ppb)
ug/l - microgram per liter (ppb)
Yes* - 5.7 ppb cis-1,2-dichloroethene (DCE); 3.2 ppb trichloroethene (TCE)

If well MW-1-O is screened on top of aquifer, could there be higher concentrations of DCE + TCE if well was screened lower?,

TABLE 6. SOIL CHEMICAL DATA

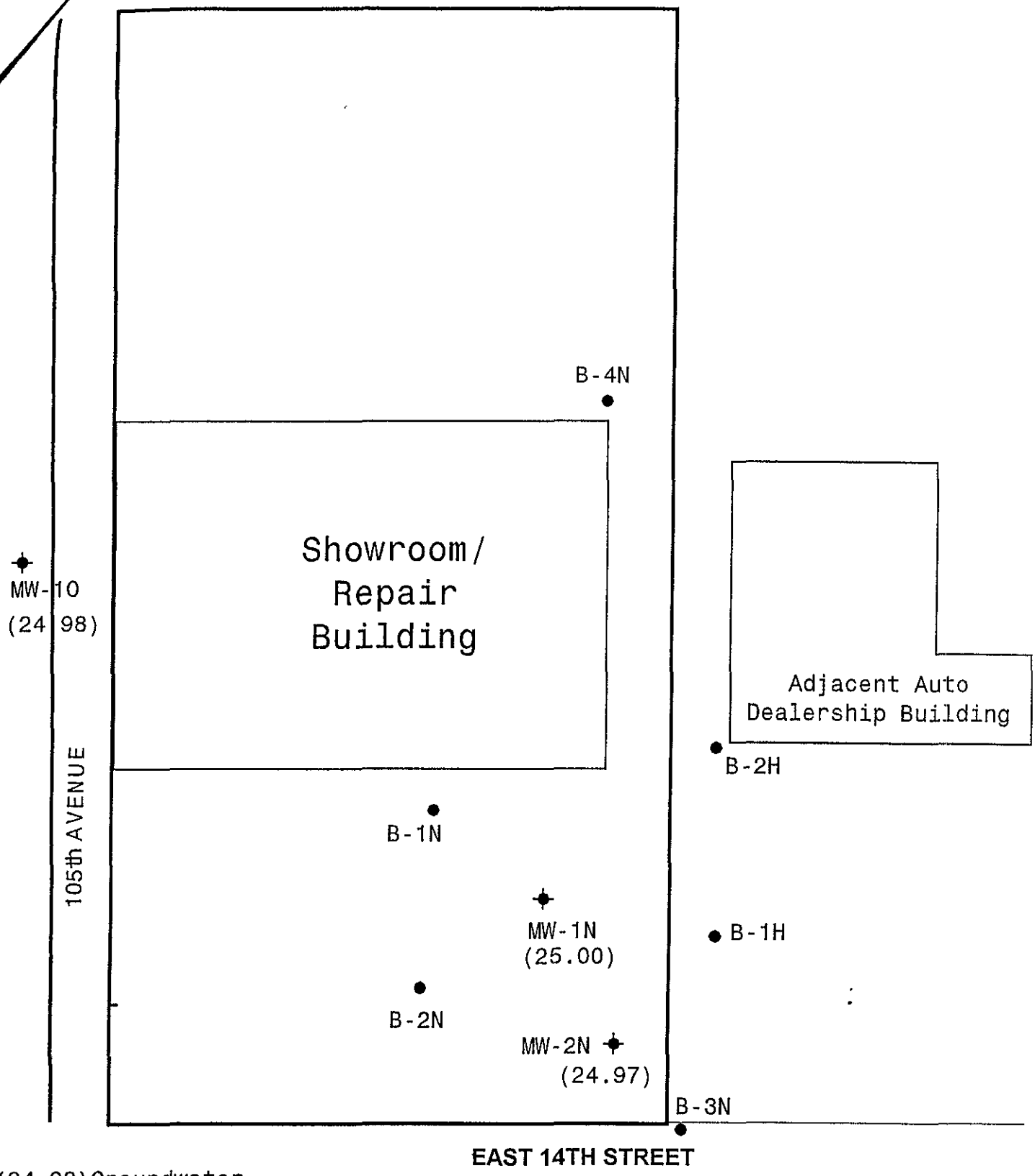
Sample No.	TPHG mg/Kg	B	T	E	X
		----------mg/Kg----------			
MW-2-N @15'	ND	ND	ND	ND	ND
MW-2-N @20'	2.1	0.038	0.024	0.091	0.26
MW-2-N @25'	ND	ND	ND	ND	ND
B-1 @ 18'	ND	ND	ND	ND	ND

mg/Kg = milligrams per kilogram (roughly equal to parts per million)
ND = not detected at or above the laboratory method reporting limit

TABLE 7. GROUNDWATER CHEMICAL DATA

Samp. No.	TPHG	TPHD	B	T	E	X	Total Lead	Ethy. Gly.	O&G	VOCs
						----------ug/L----------				
MW-1-O	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-1-N	240,000	NA	3,600	1,200	6,900	35,000	ND	NA	NA	NA
MW-2-N	190,000	NA	2,100	1,000	2,200	14,000	NA	NA	NA	NA

ug/L = micrograms per liter (roughly equal to parts per billion)
ND = not detected at or above the laboratory method reporting limit
NA = not analyzed



(24.98) Groundwater elevation in feet above mean level

N

BORING LOCATION MAP **FIGURE 5**

Project No. 96377
10500 East 14th Street
Oakland, California

March, 1997
Scale: 1" = approx. 40'

PIERS ENVIRONMENTAL SERVICES

ntech Analytical Labs, Inc.

CA ELAP# 1369

525 Del Rey Avenue, Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

Table 8

Piers Environmental Services
100 N. Winchester Blvd., Ste 230
Santa Clara, CA 95050
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	1/28-1/29/97
Project No.:	96377+96376
Sampled By:	Client

Certified Analytical Report

Soil Sample Analysis:

Sample ID	Sample Date	Sample Time	Lab #	DF	TPH-Gas	Benzene	Toluene	Ethyl Benzene	Xylene
B-1H @10'	1/24/97		D2202	1	ND	ND	ND	ND	ND
B-1H @15'	1/24/97		D2203	1	ND	ND	ND	ND	ND
B-2N @10'	1/24/97		D2204	1	ND	ND	ND	ND	ND
B-2N @15'	1/24/97		D2205	1	ND	ND	ND	ND	ND

1. DLR=PQL x DF
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

Summary of Methods and Detection Limits:

	TPH-Gas	Benzene	Toluene	Ethylbenzene	Xylenes
EPA Method #	8015M	8020	8020	8020	8020
Units	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
PQL	1.0 mg/kg	0.005 mg/kg	0.005 mg/kg	0.005 mg/kg	0.005 mg/kg

Michael N. Golden, Lab Director

DF=Dilution Factor
DLR=Detection Reporting Limit

PQL=Practical Quantitation Limit
ND=None Detected at or above DLR

Entech Analytical Labs, Inc.

CA ELAP# 1369

525 Del Rey Avenue; Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

Table 9

Piers Environmental Services
100 N. Winchester Blvd., Ste 230
Santa Clara, CA 95050
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	1/28-1/29/97
Project No.:	96377+96376
Sampled By:	Client

Certified Analytical Report

Water Sample Analysis:

Test	*B-1N*	*B-2N*	*B-3N*	*B-1H*	*Units*	*PQL*	*EPA Method #*
Sample Matrix	Water	Water	Water	Water			
Sample Date	1/24/97	1/24/97	1/24/97	1/24/97			
Sample Time	10:10	8:59	8:20	9:30			
Lab #	D2192	D2193	D2194	D2195			
DF-Gas/BTEX	4	1	1	1			
TPH-Gas	**4,500**	**290**	**ND**	**ND**	µg/liter	50.0 µg/l	8015M
MTBE	**23**	**ND**	**ND**	**ND**	µg/liter	5.0 µg/l	8020
Benzene	**12**	**0.73**	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Toluene	**ND**	**ND**	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Ethyl Benzene	**51**	**17**	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Xylenes	**32**	**15**	**ND**	**ND**	µg/liter	0.5 µg/l	8020

1. DLR=DF x PQL (DF=1 unless noted)
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

Michael N. Golden, Lab Director

DF=Dilution Factor
DLR= Detection Reporting Limit

PQL=Practical Quantitation Limit
ND=None Detected at or above DLR

ech Analytical Labs, Inc.

CA ELAP# 1369

525 Del Rey Avenue, Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

cont. Table 9

Piers Environmental Services
100 N. Winchester Blvd., Ste 230
Santa Clara, CA 95050
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	1/28/97
Project No.:	96377+96376
Sampled By:	Client

Certified Analytical Report

Water Sample Analysis:

Test	*B-2H*	*B-4N*	*Units*	*PQL*	*EPA Method #*
Sample Matrix	Water	Water			
Sample Date	1/24/97	1/24/97			
Sample Time	11:00	12:00			
Lab #	D2196	D2197			
DF-Gas/BTEX	1	1			
TPH-Gas	**ND**	**ND**	µg/liter	50.0 µg/l	8015M
MTBE	**ND**	**ND**	µg/liter	5.0 µg/l	8020
Benzene	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Toluene	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Ethyl Benzene	**ND**	**ND**	µg/liter	0.5 µg/l	8020
Xylenes	**ND**	**ND**	µg/liter	0.5 µg/l	8020

1. DLR=DF x PQL (DF=1 unless noted)
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

Michael N. Golden, Lab Director

DF=Dilution Factor
DLR= Detection Reporting Limit

PQL=Practical Quantitation Limit
ND=None Detected at or above DLR

Entech Analytical Labs, Inc.

CA ELAP# 1369

525 Del Rey Avenue, Suite E • Sunnyvale, CA 94086 • (408) 735-1550 • Fax (408) 735-1554

cont. Table 9

Piers Environmental Services
100 N. Winchester Blvd., Ste 230
Santa Clara, CA 95050
Attn: Stuart Solomon

Date:	2/3/97
Date Received:	1/27/97
Date Analyzed:	2/3/97
Project No.:	96377+96376
Sampled By:	Client

Certified Analytical Report

Water Sample Analysis:

Sample ID	*Sample Date*	*Sample Time*	*Lab #*	**TRPH**
B-3H	1/24/97	11:30	D2198	**ND**
EB-1	1/24/97	12:45	D2199	**ND**
EB-2	1/24/97	1:40	D2200	**ND**
EB-3	1/24/97	2:19	D2201	**ND**

1. DLR=DF x PQL (DF=1 unless noted)
2. Analysis performed by Entech Analytical Labs, Inc. (CAELAP #1369)

Test Methods:

Test	*EPA Method #*	*Units*	*PQL*
TRPH	418.1	mg/liter	5.0 mg/l

Michael N. Golden, Lab Director

DF=Dilution Factor
DLR=Detection Reporting Limit

PQL=Practical Quantitation Limit
ND=None Detected at or above DLR

2.1 **Laboratory Analyses**

Table 10

The following analyses was performed by Priority on groundwater samples obtained from the monitor wells:

TPH-gas (EPA Method 8015)M; BTEX (EPA Method 602)
Nitrate& Nitrite as Nitrogen (EPA) Method 353.3)

The results of the groundwater sample were as follows:

2/18/98 Results in Parts Per Billion (PPB)

Well#	Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	NO_3/NO_2	DTW
MW1N	MW1-E	17,000	270	120	1800	6300	0.57	8.04
MW2N	MW1-W	18,000	250	14	580	4300	0.59	8.33

HISTORICAL GROUNDWATER ANALYSIS
All Results in Parts Per Billion (PPB)

2/24/97

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW	MTBE
MW1N	23,000	290	120	1100	4300	12.94ft.	ND
MW2N	23,000	610	41	950	3800	13.24ft.	ND

2/29/96

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	31,000	510	160	1400	7400	12.46ft
MW2N	30,000	1400	ND	970	5600	12.70ft.

11/16/95

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	55,000	1000	1200	3100	12000	19.78ft
MW2N	68,000	4600	1000	970	15000	19.50ft.

8/9/95

Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	240,000	3600	1200	6900	35000	17.77ft
MW2N	190,000	2100	1000	2200	14000	17.46ft.

cont. Table 10

5/18/95 Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	97,000	ND	ND	ND	ND	14.56ft.

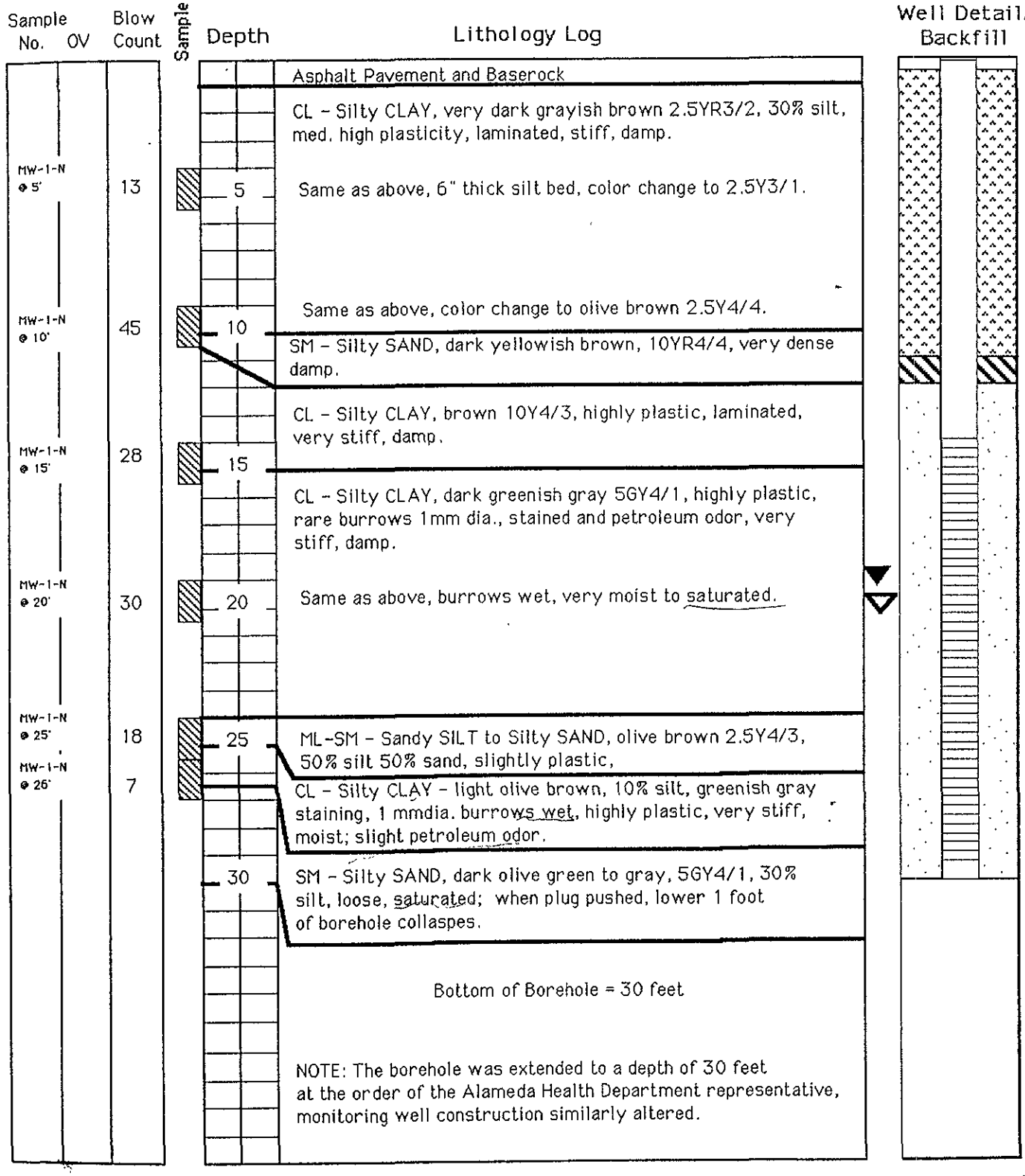
11/3/94 Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	75,000	130	210	380	1200	21.10ft.

4/27/94 Sample#	TPH/g	Benzene	Toluene	EthylBenzene	Xylene	DTW
MW1N	120,000	2000	2600	4500	40,000	28.30ft.

Gen Tech Environmental, Inc. San Jose, CA — *Exploratory Boring Log*

Project No. 9352 **Boring/Well No.** MW-1-N
Client: A. A. Batarse **Date Drilled:**
Location: 14th St. Oakland, CA **Logged by:** EL
Drilling Method: Hollowstem
Permit: ACFDWCD 94231
Water Levels: 1st Enc: 20' Static: 19.82'

Borehole Completion
Well Installed: Sch 40 PVC 2" dia.
Total Depth: 30' Casing Depth: 29.5'
Screen Length: 14' 0.020" Blank Length: 15.5'
Top Sand Pack: 12' 2/12 sand
Top Bentonite: 11'
Grout Seal: 11' to 1' surface vault box



Note: Clay is not acting as aquita

L.W. Nissan

PIERS Environmental Services — Exploratory Boring Log

Project No. 95193 Client: A.A. Batarse, Inc. Boring # MW-2 Date 8-4-95
Location: 10550 E. 14th St., Oakland, CA Logged By: B. Halsted
Drilling Method: 8 inch Hollow Stem Permit: Zone 7 Page 1 of 1