

ENVIRONMENTAL
PROTECTION

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**QUARTERLY GROUNDWATER MONITORING
AND SAMPLING AT THE PROPERTY
LOCATED AT 2740 98th AVENUE
OAKLAND, CALIFORNIA
AUGUST 1, 1997**

**PREPARED FOR:
MR. KIYOUMARS GHOFRANI
FREEWAY STATION AND SERVICE
2740 98TH AVENUE
OAKLAND, CALIFORNIA 94605**

**BY:
SOIL TECH ENGINEERING, INC.
1761 JUNCTION AVENUE
SAN JOSE, CALIFORNIA 95112**

SOIL TECH ENGINEERING, INC.

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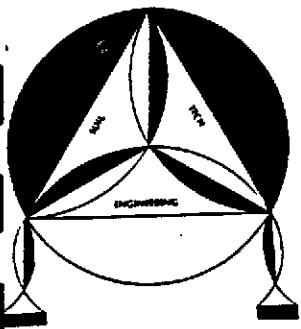
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SOIL TECH ENGINEERING, INC.

Environmental & Geotechnical Consultants

1761 JUNCTION AVENUE, SAN JOSE, CALIFORNIA 95112

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August 1, 1997

File No. 7-93-556-SI

Mr. Kiyoumars Ghofrani
Freeway Station and Service
2740 98th Avenue
Oakland, California 94605

**SUBJECT: QUARTERLY GROUNDWATER MONITORING
AND SAMPLING AT THE PROPERTY**

Located at 2740 98th Avenue, in
Oakland, California

Dear Mr. Ghofrani:

This report presents the results of quarterly groundwater monitoring and sampling conducted by Soil Tech Engineering, Inc. (STE), on July 22, 1997, at the subject site (Figure 1).

There are six monitoring wells (STMW-1 through STMW-6) and an existing water well with a 7-inch metal casing (W-4) on-site. The location of the wells are shown in Figure 2. This quarterly monitoring and sampling was conducted in accordance with STE's Standard Operation Procedures (SOP) and Alameda County Health Services Agency (ACHSA) guidelines.

BACKGROUND:

There are four underground storage tanks located on the subject property. A Phase I Environmental Site Assessment for the subject site was conducted by Northwest Envirocon, Inc. (NE) of Sacramento. Details of the said site assessment is described in a report, dated July 22, 1992, prepared by Northwest Envirocon, Inc. According to NE's report, the building on-site is 26 years old. It has probably been used as an automobile service station since 1966. Based on information obtained from NE's report, there are two 10,000 gallon tanks and one 5,000 gallon tank used for the storage of gasoline, and one 500 gallon tank used for the storage of waste oil.

According to the same report, the three gasoline storage tanks were installed in July of 1975 and are constructed of fiberglass. The reason new fiberglass tanks were installed is not known. The waste oil tank is constructed of metal. An installation date for this tank could not be confirmed. These tanks are tested yearly for tightness by American River Testing of Sacramento. Tightness refers to a precision test which determines the integrity of the tank. This test is required annually by the State of California.

According to NE's report, in May of 1989, there was an accidental spill of an unknown quantity of waste oil during removal of waste oil by Evergreen Environmental Services. The waste oil drained into the exposed soil, leached onto/into a collection pipe that emptied into Stanley Avenue and drained down Stanley Avenue approximately fifty feet. In response to this spill, the following actions were taken: The waste oil was removed by U.S. Waste Oil Group, and three top soil samples were sent to Brown and Caldwell Laboratories for Total Oil & Grease (TOG) analysis. Three grab soil samples were taken at the Stanley Street fence line and were composited into one sample. Composite soil result showed TOG concentration to be 170 milligrams per kilogram (mg/Kg). No further remediation was performed for this spill.

On June 18, 1993, E&G Construction removed the product pipe-line and conducted soil sampling in the pipeline trenches. Eight soil samples were collected from a depth of approximately 3.5 feet below grade, under the supervision of Alameda County Health Department inspector, Mr. Ron Owcarz. Five of the shallow soil samples detected elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) ranging from 310 mg/Kg to a maximum of 2,900 mg/Kg. E&G construction excavated additional soil from three locations (1, 4 & 5) where TPHg levels were 550 mg/Kg, 1,900 mg/Kg and 2,900 mg/Kg, respectively, to a depth of approximately 12 to 13 feet below grade. Three confirmation soil samples (A-1, B-1 and C-1) were collected on July 1 and 2, 1993. Two of the three soil samples detected no TPHg, and one sample detected TPHg level of 15 mg/Kg. The lateral extent of TPHg contamination or impact to groundwater was not evaluated at that time.

Alameda County Health Care Services Agency (ACHCSA) requested a preliminary site assessment in a letter, dated September 1, 1993. However, in a letter dated October 5, 1993, ACHCSA agreed to conduct 4 exploratory soil borings in the vicinity of the contaminated areas and to collect one grab water sample to assess whether the ground-water has been impacted.

Soil Tech Engineering, Inc. (STE) was retained to conduct a preliminary site assessment near the product lines excavation area. In March 1994, four soil borings were drilled near the product line area. Groundwater was encountered between 6 to 12 feet below grade. A total of ten soil samples were collected from the four borings, and one water sample was collected from boring 1. The water samples detected low to moderate elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) and BTEX. Five out of ten soil samples also detected low to elevated levels of TPHg. The details of the soil investigation is described in STE's report dated April 21, 1994, titled "Preliminary Site Assessment at Freeway Station and Service Property".

Since elevated concentrations of TPHg and Benzene were detected in the groundwater samples collected from boring 1, further investigation was requested by the Alameda County Health Care Services Agency (ACHCSA) in a letter dated July 8, 1994.

STE was retained by Mr. Ghofrani to conduct further investigation as requested by ACHCSA. A work plan, dated December 5, 1994, was prepared describing the scope of work which included drilling and installation of three shallow monitoring wells (STMW-1 to STMW-3), well development, soil and water sampling, laboratory analysis and preparation of a technical report. Drilling and installation of three wells (STMW-1 to STMW-3) was conducted in February 1995. Soil results from the borings detected TPHg and BTEX below laboratory detection limit. Levels of TPHg and BTEX were also below laboratory detection limit in the water samples. STE's report dated March 8, 1995 describes the details of the environmental site assessment.

In June 13, 1995, letter from Alameda County Health Care Services Agency (ACHCSA) request additional investigation and continuation of quarterly groundwater monitoring and sampling for the existing monitoring wells.

STE continued to monitor and sample the existing monitoring wells for two more quarters. The quarterly groundwater monitoring and sampling of the wells are described in August 2, 1995 and October 24, 1995, reports entitled "Quarterly Groundwater Monitoring and Sampling at the Property".

A work plan, dated November 3, 1995, was prepared describing the scope of work which included drilling and installation of additional three shallow monitoring wells (STMW-4 to STMW-6), well development, soil and water sampling, laboratory analysis and preparation of a technical report.

On January 31, 1996, STE's staff monitored the four on-site wells to measure water depth and check for the presence of sheen and/or odor. There was no water in wells STMW-2 and STMW-3. No sheen or odor was noted in the other two wells (STMW-1 and W-4). Table 1 summarizes the depth to groundwater measurements and observations made. The details of the quarterly groundwater monitoring and sampling of the existing wells are described in STE's report dated March 8, 1996.

In July 10, 1996, letter from ACHCSA approved STE's work plan dated November 3, 1995. In the same letter, the Agency also requested quarterly groundwater sampling be conducted in conjunction with the new proposed sampling of the new wells.

Drilling and installation of three additional wells (STMW-4 to STMW-6) was conducted in August 7, 8 and 12, 1996, after obtaining necessary permit from Alameda County--Zone 7. Soil results from the borings detected TPHg and BTEX below laboratory detection limit. Water samples detected low levels of TPHg and BTEX in two out of five wells. STE's report dated October 3, 1996 describes the details of the additional subsurface investigation.

Upto date, STE has conducted two more quarterly sampling of the existing and new monitoring wells. The details of these quarterly samplings are described in STE's reports dated December 26, 1996 and May 5, 1997.

SCOPE OF PRESENT WORK:

- Measure depth-to-water table and monitor for presence of any sheen and/or odor for the on-site monitoring wells STMW-1, STMW-4, STMW-5, STMW-6 and water well W-4.

- Purge each well (STMW-1, STMW-4, STMW-5, STMW-6 and W-4) prior to sampling.
- Sample monitoring wells STMW-1, STMW-4, STMW-5, STMW-6 and water well W-4 for laboratory analyses.
- Submit all five water samples to a State-Certified laboratory for analyses of Total Petroleum Hydrocarbons as gasoline (TPHg), Benzene, Toluene, Ethylbenzene, Total Xylenes (BTEX) and Methyl Tertiary Butyl Ether (MTBE). In addition, one water sample (well STMW-6) submitted for analysis of Total Petroleum Hydrocarbons as diesel (TPHd) and Total Oil & Grease (TOG).
- Review results and prepare a report of the investigation.

FIELD ACTIVITIES:

GROUNDWATER MONITORING:

On July 22, 1997, STE's staff monitored the six on-site wells and one water well to measure water depth and check for the presence of sheen and/or odor. There was no water in wells STMW-2 and STMW-3 because they were dried. No sheen or odor were noted in the monitoring wells STMW-1, STMW-5, STMW-6 and W-4. Light sewerage odor was noted in monitoring well STMW-4. The depth to groundwater ranged from 18.86 feet to 28.34 feet below the well casing. Table 1 summarizes the depth-to-groundwater measurements and observation made.

GROUNDWATER SAMPLING:

Following groundwater monitoring, the on-site wells were purged at least five well volumes and sampled in accordance with STE's Standard Operation Procedures (see Appendix "C"), which contain State and Local guidelines for sampling monitoring wells. The samples were submitted to a California State-Certified laboratory for analyses, accompanied by appropriate chain-of-custody.

GROUNDWATER FLOW DIRECTION:

Groundwater elevation data were used to determine groundwater flow direction. Table 1 summarizes the groundwater elevations. The groundwater flow direction beneath the site was in southeasterly direction as of July 22, 1997 (Figure 2).

ANALYTICAL RESULTS:

All four monitoring wells (STMW-1, STMW-4, STMW-5, STMW6) and water well (W-4) detected TPHg, BTEX and MTBE below laboratory detection limit in the water samples. Monitoring well STMW-6 detected TPHd and TOG concentrations below laboratory detection limit.

SUMMARY:

No sheen or odor were noted in on-site monitoring wells (STMW-1, STMW-5 and STMW-6) and 1 water well (W-4). Light sewerage odor was detected in monitoring well STMW-4. Monitoring wells STMW-1, STMW-4, STMW-5, STMW-6 and water well W-4

detected TPHg, BTEX and MTBE concentrations were below laboratory detection limit. Monitoring well STMW-6 continue to detect TPHd and TOG levels below laboratory detection limit. Since monitoring wells STMW-2 and STMW-3 were dried, STE's staff did not measure depth-to-water, monitored for presence of sheen and/or odor or sampled.

RECOMMENDATIONS:

A copy of this report should be sent to Alameda County Health Care Services Agency (ACHCSA) and California Regional Water Quality Control Board--San Francisco Bay Region (CRWQCB--SFBR) for their comments and recommendations.

Based on the results of laboratory and recent changes in regulations, this site may qualify for site closure. You may ask for more details from the ACHCSA.

LIMITATIONS:

This report and the associated work has been provided in accordance with the general principles and practices currently employed in the environmental consulting profession. The contents of this report reflect the conditions of the site at this particular time. The findings of this reports are based on:

- 1) The observations of field personnel.
- 2) The results of laboratory analyses performed by a state-certified laboratory.

It is possible that variations in the soil and groundwater could exist beyond the points explored in this investigation. Also, changes in groundwater conditions of a property can occur with the passage of time due to variations in rainfall, temperature, regional water usage and other natural processes or the works of man on this property or adjacent properties.

This report is issued with the understanding that it is the responsibility of the owner or his/her representative to ensure that the information and recommendations contained herein are called to the attention of the Local Environmental Agency.

Services performed by STE have been in accordance with generally accepted environmental professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. This report is not meant to represent a legal opinion. No other warranty, express or implied, is made.

If you have any questions or require additional information, please contact our office at (408) 441-1881 at your convenience.

Sincerely,

SOIL TECH ENGINEERING, INC.


NOORI AMELI
PROJECT ENGINEER


LAWRENCE KOO, P. E.
C. E. #34928


FRANK HAMEDI-FARD
GENERAL MANAGER

A P P E N D I X "A"

TABLE 1
GROUNDWATER MONITORING DATA (feet)
AND ANALYTICAL RESULTS (mg/L)

Date	Well No./ Elevation	Depth of Well	Depth to Perf.	Depth to Water	GW Elev.	Well Observation	TPHg	B	T	E	X	MTBE	TOG
2/23/95	STMW-1 (101.33)	20	5	6.77	94.56	No sheen or odor	ND	ND	ND	ND	ND	NA	NA
7/26/95				13.87	87.46	No sheen or odor	ND	ND	ND	ND	ND	NA	NA
10/19/95				16.35	84.98	No sheen or odor	ND	ND	ND	ND	ND	NA	NA
1/31/96				5.43	95.90	No sheen or odor	ND	ND	ND	ND	ND	NA	NA
9/09/96				18.89	82.44	No sheen or odor	ND	ND	ND	ND	ND	ND	NA
12/17/96				7.33	94.00	No sheen or odor	ND	ND	ND	ND	ND	ND	NA
4/21/97				17.43	83.90	No sheen or odor	ND	ND	ND	ND	ND	ND	NA
7/22/97				18.86	82.47	No sheen or odor	ND	ND	ND	ND	ND	ND	NA
2/23/95	STMW-2 (98.89)	20	5	17.19	81.70	No sheen or odor	ND	ND	ND	ND	ND	NA	NA
7/26/95				18.39	80.50	No sheen or odor	ND	ND	ND	ND	ND	NA	NA
10/19/95				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
1/31/96				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
9/09/96				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA

TPHd - Total Petroleum Hydrocarbons as diesel
BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes
TOG - Total Oil & Grease
ND - Not Detected
GW Elev. - Groundwater Elevation

TPHg - Total Petroleum Hydrocarbons as gasoline
MTBE - Methyl Tertiary Butyl Ether
N/A - Not Applicable
NA - Not Analyzed
Perf. - Perforation

**TABLE 1 CONT'D
GROUNDWATER MONITORING DATA (feet)
AND ANALYTICAL RESULTS (mg/L)**

Date	Well No./ Elevation	Depth of Well	Depth to Perf.	Depth to Water	GW Elev.	Well Observation	TPHg	B	T	E	X	MTBE	TOG
12/17/96	STMW-2 (98.89)	20	5	Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
4/21/97				18.72	80.17	No sheen or odor	ND	ND	ND	ND	ND	ND	NA
7/22/97				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
2/23/95	STMW-3 (98.99)	20	5	Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
7/26/95				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
10/19/95				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
1/31/96				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
9/09/96				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
12/17/96				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
4/21/97				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
7/22/97				Dry	N/A	N/A	NA	NA	NA	NA	NA	NA	NA
2/23/95	W-4 (90.50)	19	Unknown	6.72	83.78	Rainbow sheen spots No odor	NA	NA	NA	NA	NA	NA	NA
7/26/95				15.51	74.99	No sheen or odor	0.072	ND	0.0006	0.0007	0.0021	NA	NA

TPHd - Total Petroleum Hydrocarbons as diesel
BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes
TOG - Total Oil & Grease
ND - Not Detected
GW Elev. - Groundwater Elevation

TPHg - Total Petroleum Hydrocarbons as gasoline
MTBE - Methyl Tertiary Butyl Ether
N/A - Not Applicable
NA - Not Analyzed
Perf. - Perforation

TABLE 1 CONT'D
GROUNDWATER MONITORING DATA (feet)
AND ANALYTICAL RESULTS (mg/L)

Date	Well No./ Elevation	Depth of Well	Depth to Perf.	Depth to Water	GW Elev.	Well Observation	TPHd	TPHg	B	T	E	X	MTBE	TOG
10/19/95	W-4 (90.50)	19	Unknown	18.03	72.47	No sheen or odor	ND	ND	ND	ND	ND	ND	ND	ND
1/31/96				1.98	88.52	No sheen or odor	NA	ND	ND	ND	ND	ND	ND	NA
9/09/96				16.42	74.08	No sheen or odor	NA	ND	ND	ND	ND	ND	ND	NA
12/17/96				3.99	86.51	No sheen or odor	NA	ND	ND	ND	ND	ND	ND	NA
4/21/97				7.29	83.21	No sheen or odor	ND	ND	ND	ND	ND	ND	ND	NA
7/22/97				18.90	71.60	No sheen or odor	NA	ND	ND	ND	ND	ND	ND	NA
9/09/96	STMW-4 (98.01)	40	20	25.89	72.12	No sheen or odor	NA	19	0.016	0.03	0.044	0.19	ND	NA
12/17/96				24.00	74.01	No sheen or odor	NA	2.3	0.0007	0.0011	0.0011	0.0023	ND	NA
4/21/97				17.74	80.27	No sheen/Very light petroleum odor	NA	0.98	0.0068	0.0008	0.0022	0.0045	ND	NA
7/22/97				28.34	69.67	No sheen Light sewerage odor	NA	ND	ND	ND	ND	ND	ND	NA

TPHd - Total Petroleum Hydrocarbons as diesel
BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes
TOG - Total Oil & Grease
ND - Not Detected
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TPHg - Total Petroleum Hydrocarbons as gasoline
MTBE - Methyl Tertiary Butyl Ether
N/A - Not Applicable
NA - Not Analyzed
Perf. - Perforation

TABLE 1 CONT'D
GROUNDWATER MONITORING DATA (feet)
AND ANALYTICAL RESULTS (mg/L)

Date	Well No./ Elevation	Depth of Well	Depth to Perf.	Depth to Water	GW Elev.	Well Observation	TPHd	TPHg	B	T	E	X	MTBE	TOG
9/09/96	STMW-5 (97.81)	37	15	22.89	74.92	No sheen or odor	NA	0.58	0.0023	0.0022	0.018	0.013	ND	NA
12/17/96				22.45	75/36	No sheen or odor	NA	ND	ND	ND	ND	ND	ND	NA
4/21/97				16.30	81.51	No sheen or odor	NA	ND	ND	ND	ND	ND	ND	NA
7/22/97				27.49	70.32	No sheen or odor	NA	ND	ND	ND	ND	ND	ND	NA
9/09/96	STMW-6 (91.33)	25	5	17.16	74.17	No sheen or odor	ND	ND	ND	ND	ND	ND	ND	1.7
12/17/96				16.78	74.55	No sheen or odor	ND	ND	ND	ND	ND	ND	ND	ND
4/21/97				15.15	76.18	No sheen or odor	ND	ND	ND	ND	ND	ND	ND	ND
7/22/97				21.46	69.87	No sheen or odor	ND	ND	ND	ND	ND	ND	ND	ND

TPHd - Total Petroleum Hydrocarbons as diesel
BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes
TOG - Total Oil & Grease
ND - Not Detected
GW Elev. - Groundwater Elevation

TPHg - Total Petroleum Hydrocarbons as gasoline
MTBE - Methyl Tertiary Butyl Ether
N/A - Not Applicable
NA - Not Analyzed
Perf. - Perforation

A P P E N D I X "B"

SOIL TECH ENGINEERING, INC.

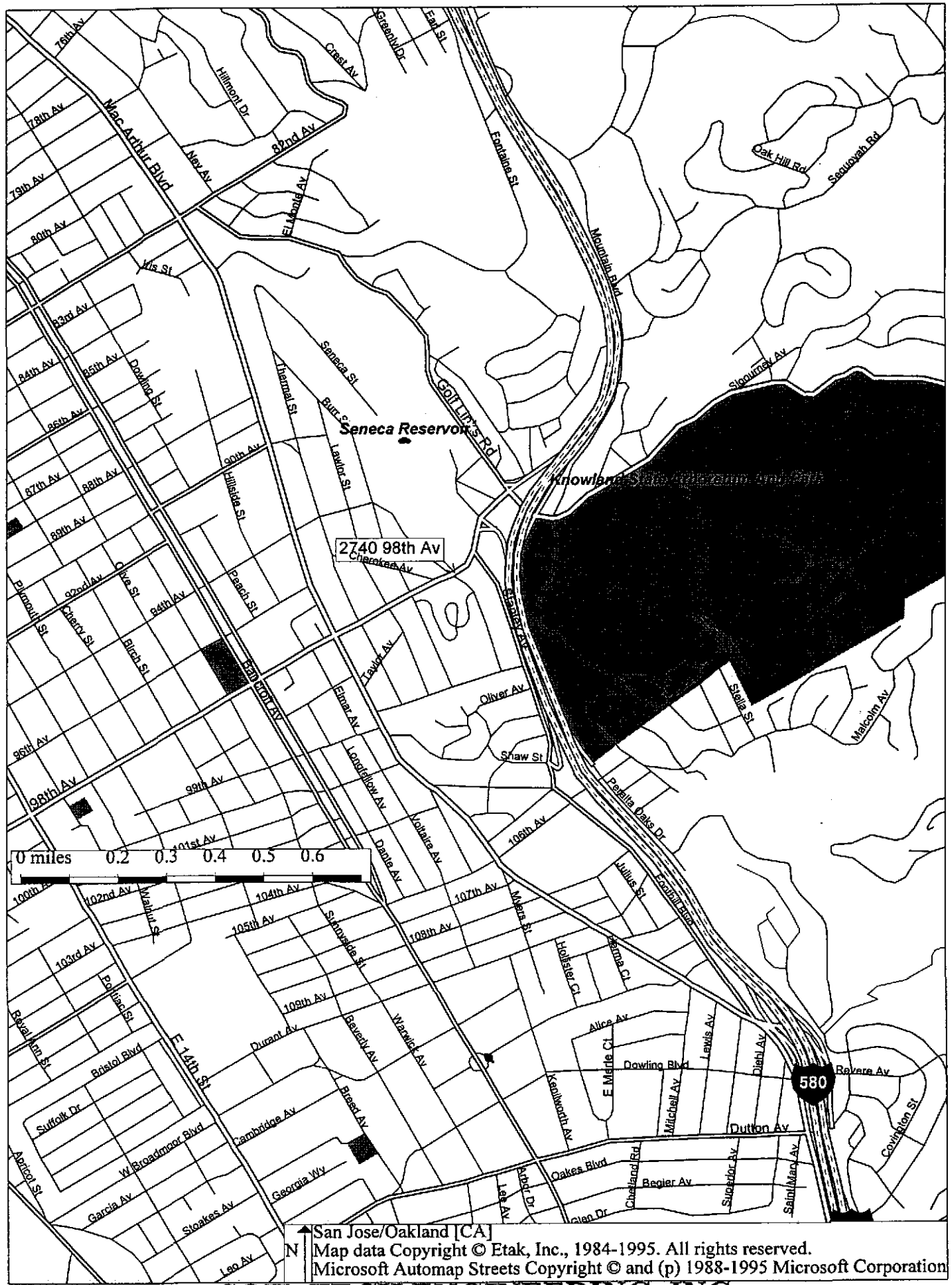


Figure 1

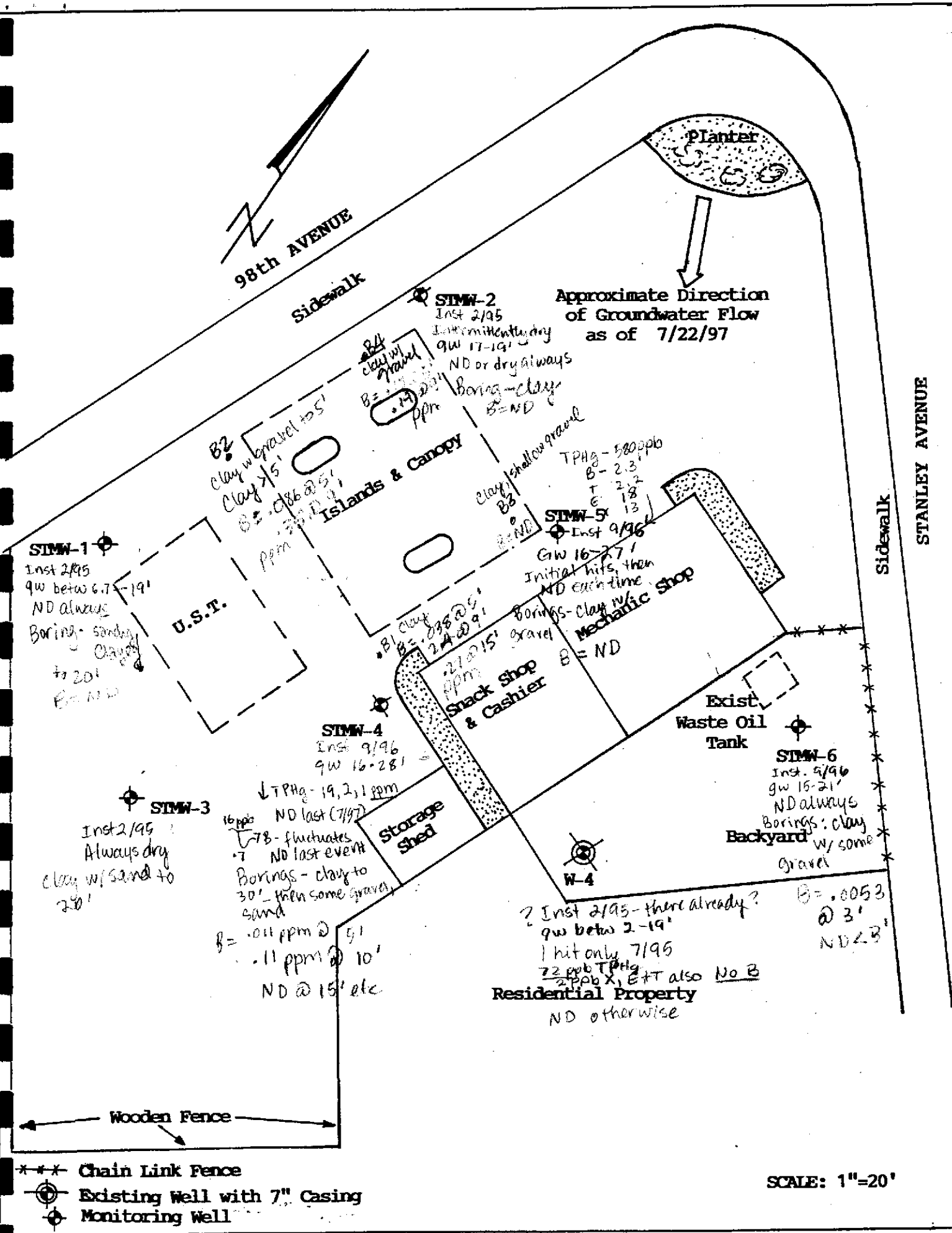


Figure 2

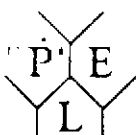
GROUNDWATER SAMPLING PROCEDURE

Prior to collection of groundwater samples, all of the sampling equipment (i.e. bailer, cables, bladder pump, discharge lines and etc.) was cleaned by pumping TSP water solution followed by distilled water.

Prior to purging, the well "Water Sampling Field Survey Forms" were filled out (depth to water and total depth of water column were measured and recorded). The well was then bailed or pumped to remove four to ten well volumes or until the discharged water temperature, conductivity and pH stabilized. "Stabilized" is defined as three consecutive readings within 15% of one another.

The groundwater sample was collected when the water level in the well recovered to 80% of its static level.

Forty milliliter (ml.), glass volatile organic analysis (VOA) vials with Teflon septa were used as sample containers. The groundwater sample was decanted into each VOA vial in such a manner that there was a meniscus at the top. The cap was quickly placed over the top of the vial and securely tightened. The VOA vial was then inverted and tapped to see if air bubbles were present. If none were present, the sample was labeled and refrigerated for delivery under chain-of-custody to the laboratory. The label information would include a sample identification number, job identification number, date, time, type of analysis requested, and the sampler's name.



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

July 28, 1997

PEL # 9707038

SOIL TECH ENGINEERING

Attn: Noori Ameli

Re: Five water samples for Gasoline/BTEX with MTBE, Diesel and Oil & Grease analyses.

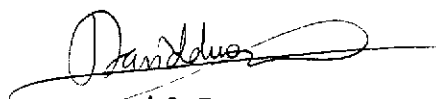
Project name: 2740 98th Ave., - Oakland
Project number: 7-93-556-ST

Date sampled: Jul 22, 1997
Date extracted: Jul 24-26, 1997

Date submitted: Jul 24, 1997
Date analyzed: Jul 24-26, 1997

RESULTS:

SAMPLE I.D.	MTBE (ug/L)	Gasoline (ug/L)	Diesel (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl Benzene (ug/L)	Total Xylene (ug/L)	Oil & Grease (mg/L)
STMW-1	N.D.	N.D.	---	N.D.	N.D.	N.D.	N.D.	---
STMW-4	N.D.	N.D.	---	N.D.	N.D.	N.D.	N.D.	---
STMW-5	N.D.	N.D.	---	N.D.	N.D.	N.D.	N.D.	---
STMW-6	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
W-4	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.
Spiked Recovery	---	81.9%	88.4%	93.1%	86.4%	82.7%	95.3%	---
Detection limit	0.5	50	50	0.5	0.5	0.5	0.5	0.5
Method of Analysis	602	5030 / 8015	3510 / 8015	602	602	602	602	5520 C & F


David Duong
Laboratory Director

PROJ. NO. 7-93-556-ST NAME 2740 98th Ave. OAKLAND

SAMPLERS: (Signature) *N. Amato*

CON-TAINER

ANALYSES REQUESTED (2)
 TPHG/BTEX
 MTBE
 TPHD
 TORG

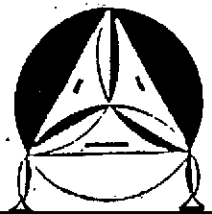
REMARKS

NO.	DATE	TIME	SOIL	WATER	LOCATION	CON-TAINER	ANALYSES REQUESTED (2)	TPHG/BTEX	MTBE	TPHD	TORG	REMARKS
1	7/22/97	10 ³⁵		✓	STMW-1	1	✓	✓				PEL # 9707038 INV # 27828
2		14 ¹⁰		✓	STMW-4	1	✓	✓				
3		13 ³⁵		✓	STMW-5	1	✓	✓				
4		11 ⁴⁰		✓	STMW-6	3	✓	✓	✓	✓		
5		11 ⁰⁵		✓	W-4	1	✓	✓				

Relinquished by: (Signature) *N. Amato* Date / Time 7/23/97 15:45 Received by: (Signature) Relinquished by: (Signature) Date / Time Receive by: (Signature)

Relinquished by: (Signature) Date / Time Received by: (Signature) Relinquished by: (Signature) Date / Time Received by: (Signature)

Relinquished by: (Signature) Date / Time Received for Laboratory by: (Signature) *John...* Date / Time 07/24/97 10:40 AM Remarks



SOIL TECH ENGINEERING

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