

GROUNDWATER TECHNOLOGY, INC.

ALCO
HAZMAT

94 SEP 23 8:46

1401 Halyard Drive, Suite 140, West Sacramento, CA 95691, (916) 372-4700

FAX (916) 372-8781

TO: Mr. Don Ringsby
Dongary Investments
P.O. Box 7240
Denver, CO. 80207

DATE: 09/21/94 JOB NO. 02070-0061
FROM: Jaff Auchterlonie JSA
RE: Dongary Investments - Port of Oakland
2225 7th Street
Oakland, CA. 94607

We are sending via:

AIRBORNE MAIL FAX

ORIGINALS	COPIES	DATE	DESCRIPTION
0	1	09/20/94	Groundwater Monitoring and Sampling Report

Transmitted as checked:

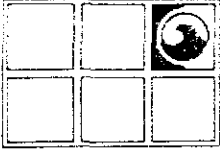
For Approval For Your Use As You Requested
 For Comment For Resubmittal For Your Records

Remarks: Attached you will find Groundwater Technology's Groundwater Monitoring & Sampling Report.
As we discussed today on the phone, a copy of the report will be forwarded to Jennifer Eberle of the
Alameda County Health Care Services Department of Environmental Health

If you need additional copies or information, please feel free to call me @ 372-4700.

Copies to:

Ms. Jennifer Eberle, Hazardous Materials Specialist
Alameda County Health Care Services.
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA. 94621



GROUNDWATER TECHNOLOGY, INC.

1401 Halyard Drive, Suite 140, West Sacramento, CA 95691 (916) 372-4700

FAX (916) 372-8781

September 20, 1994

Project No. 02070 0061

Mr. Don Ringsby
Dongary Investments
3980 Quebec Street, Suite 214
Denver, CO 80207

RE: GROUNDWATER MONITORING AND SAMPLING REPORT
DONGARY INVESTMENTS, PORT OF OAKLAND
2225 7th STREET
OAKLAND, CALIFORNIA 94607

Dear Mr. Ringsby:

This letter summarizes the groundwater monitoring and sampling work performed by Groundwater Technology Inc. at the subject site, (Figure 1 and 2). Groundwater monitoring and sampling were conducted to determine water table elevation, the thickness of any separate-phase petroleum hydrocarbons, and the distribution of dissolved hydrocarbons in three groundwater monitoring wells (MW1, MW-2, and MW-3) at this site. The work was performed at the request of Ms. Jennifer Eberle of the Alameda County Health Care Services, Department of Environmental Health, (ACHC). Groundwater monitoring data and results of laboratory analyses of groundwater samples collected from the site on September 12, 1994, are included.

WORK PERFORMED

GROUNDWATER MONITORING

The previous monitoring and sampling event was performed by Taber Consultants at the site January 15, 1993. The calculated groundwater flow was South 85 degrees West at a gradient of 0.0014 foot per foot. No separate phase hydrocarbons were measured in the three wells and the water samples collected and analyzed did not contain dissolved hydrocarbons above the laboratory reporting limits.

On September 12, 1994, the three site-related groundwater monitoring wells were gauged to determine depth to water and to check for the presence of separate-phase hydrocarbons (SP). Depth to water was measured using an ORS Environmental Equipment INTERFACE PROBE Well Monitoring System, consisting of a dual optical sensor and electrical conductivity probe, that distinguishes between water and petroleum products. To diminish the effects of fluctuations in the groundwater table due to tides, the depth to groundwater was measured in the three wells within a 10 minute time period. All measurements were made from the top of casing in each well. ~~No~~ separate-phase hydrocarbons were noted in the three wells during the monitoring event.

Based on the water table measurements, the calculated groundwater flow was ~~to the east~~ West at a gradient of 0.004 feet per foot. The well locations, groundwater elevations, and groundwater flow direction are shown on Figure 2. Results from the September 12, 1994 and January 15, 1993 monitoring events are summarized in Table 1.

GROUNDWATER SAMPLING

Prior to water-sample collection, the groundwater monitoring wells were purged of 4 well volumes and allowed to recharge with representative formation water. Temperature, conductivity, and pH measurements of the purged water were recorded. Due to an obstruction in the casing of well ~~W-1~~ W-1 was only purged to a depth of 9.6 feet below the casing top. A disposable teflon bailer was used for the groundwater sampling. One distilled water field blank was collected for quality control purposes. The water samples were then transferred to 40-milliliter glass vials with Teflon[®]-septum caps, preserved on ice, and transported to a California state-certified laboratory, accompanied by a chain-of-custody manifest. The three groundwater samples and one field blank sample were analyzed for benzene, toluene, ethylbenzene and xylenes (BTEX) and total petroleum hydrocarbons-as-gasoline (TPH-G) by EPA methods 5030/8020/modified 8015, and total petroleum hydrocarbons-as-diesel (TPH-D) by EPA method 3510/modified 8015.

WASTEWATER


A total of 55 gallons of purge water was generated during the purging event of the monitoring wells. One 55 gallon drum was filled and labeled "Dongary, non-hazardous well purge water, 09-12-94". Since the analytical results document the presence of hydrocarbons in the groundwater the drum of purged water will need to be disposed of off-site.

GROUNDWATER ANALYTICAL RESULTS

Samples collected from groundwater monitoring wells MW-2 and MW-3 did not contain TPH-D concentrations above the laboratory reporting limits. ~~Sample MW-1 contained 10,000 ug/L TPH-D.~~ Samples from MW-1 and MW-3 did not contain ~~TPH-D~~ concentrations above the laboratory reporting limits while sample ~~MW-2 contained 24 ug/L.~~ Benzene was detected in all three water samples at barely detectable concentrations of 0.3 - 0.5 ug/L. The recent and historical analytical results are summarized in Table 1. Copies of the laboratory reports and chain-of-custody manifests for the September 12, 1994 groundwater samples are included in Attachment I.

Please contact Groundwater Technology's West Sacramento office if you have questions or comments regarding this quarterly report.

Sincerely,
Groundwater Technology, Inc.
Reviewed/Approved by




JAFFREY S. AUCHTERLONIE
Lead Geologist
Project Manager

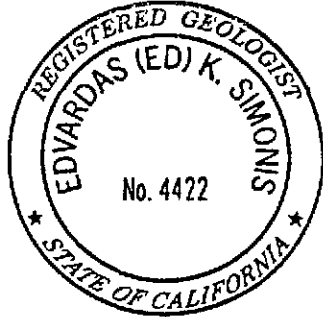
JSA

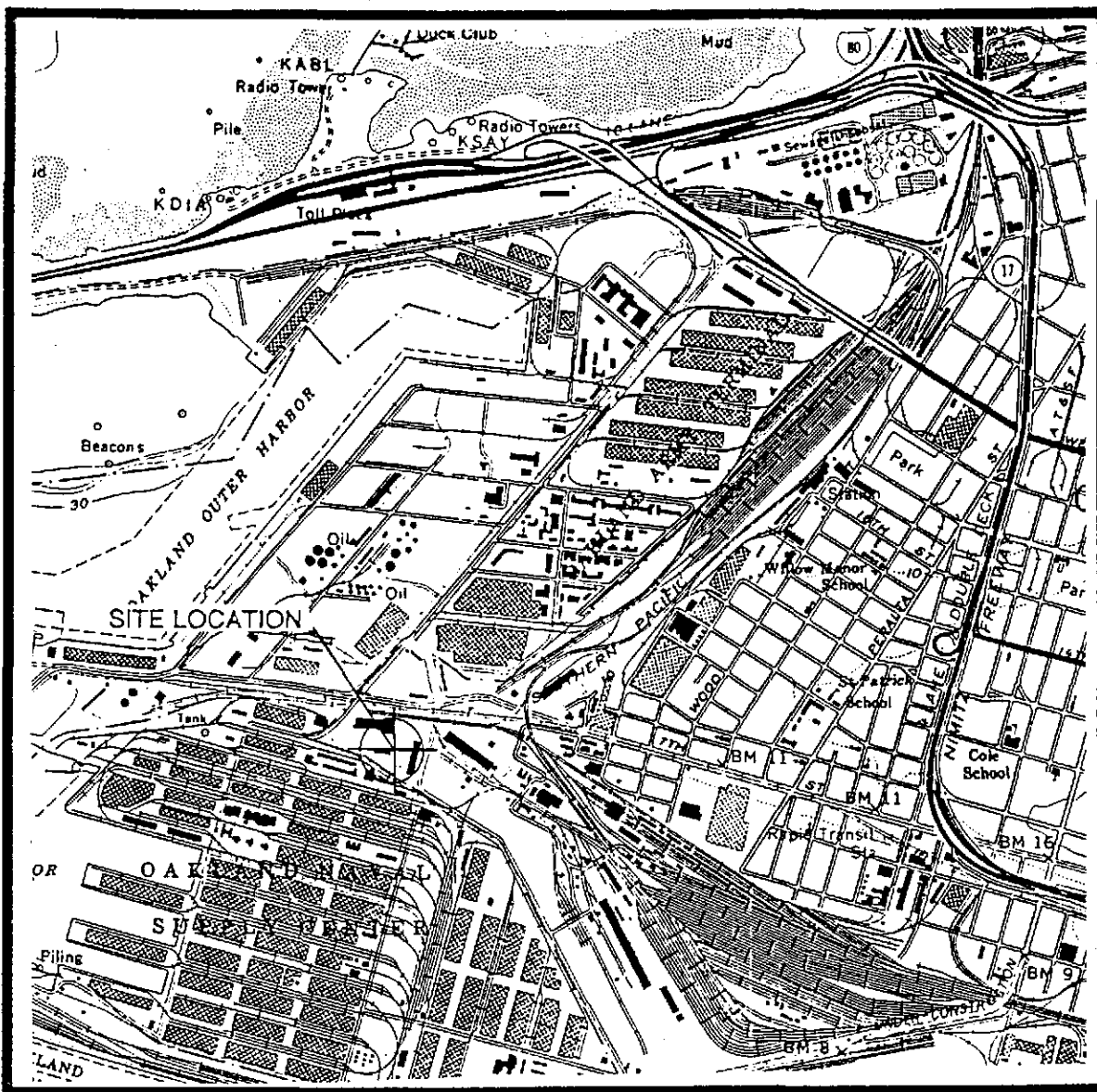
Attachments
DngryO&M.R1

Groundwater Technology, Inc.
Written/Approved by



E. K. SIMONIS, R.G.
Senior Environmental Geologist

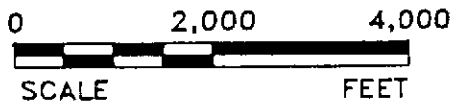




SOURCE: U.S.G.S. TOPOGRAPHIC QUADRANGLE
 OAKLAND WEST
 7.5 MINUTE SERIES
 1959/PHOTOREVISED 1980



SCALE 1:24,000



GROUNDWATER
 TECHNOLOGY

SITE LOCATION MAP

CLIENT:

DONGARY INVESTMENTS
 TRUCKING FACILITIES

FILE:

0061-SL (1:1)

PROJECT NO.:

02070-0061

PM

SSA

PE/RG

ELS

LOCATION:

2225 7th STREET
 OAKLAND, CA.

DES.

BB

DET.

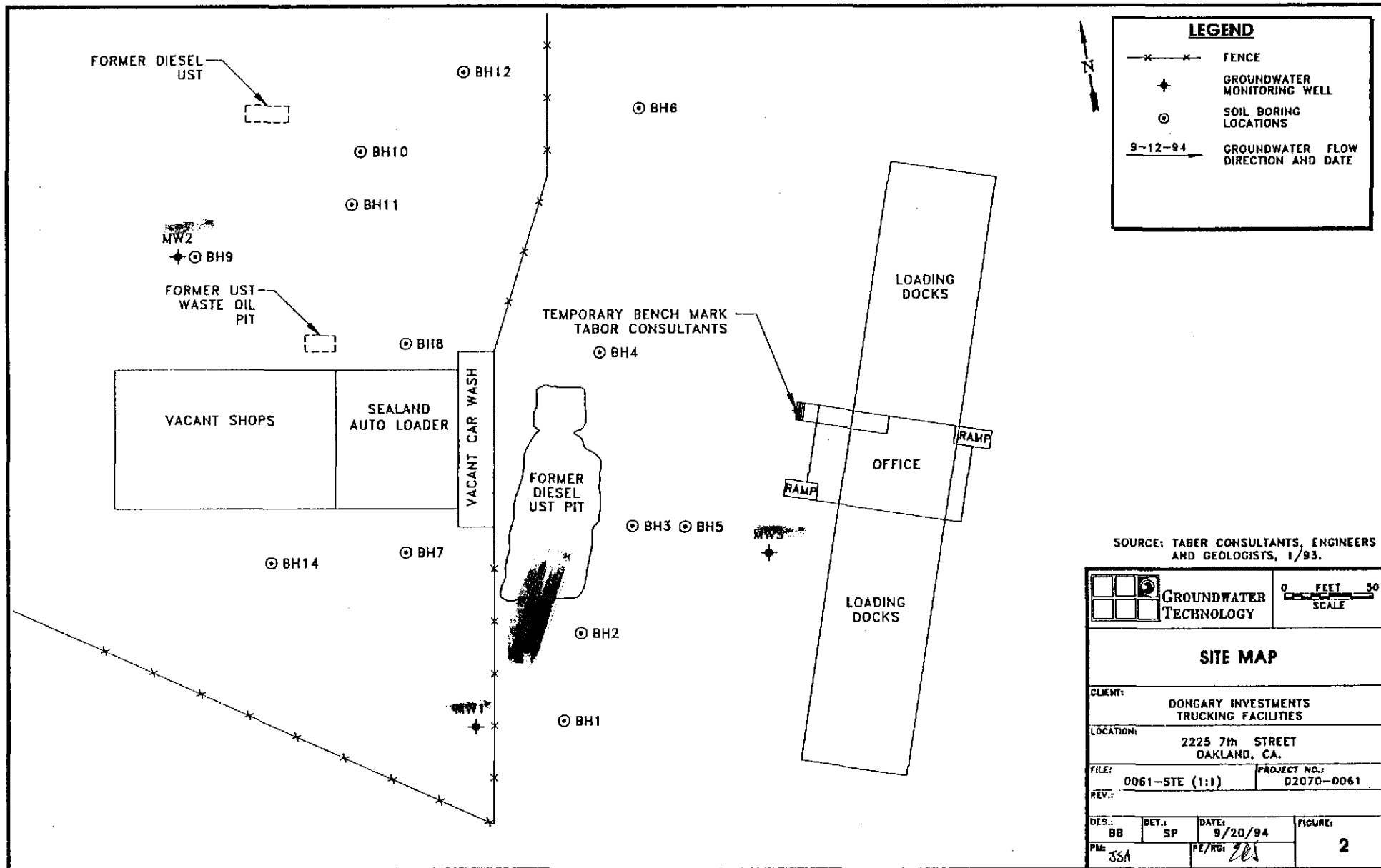
SP

DATE:

9/20/94

FIGURE:

1



FORMER DIESEL UST

⊙ BH12

⊙ BH6

⊙ BH10

⊙ BH11

MW2

⊕ ⊙ BH9

FORMER UST WASTE OIL PIT

⊙ BH8

TEMPORARY BENCH MARK TAVOR CONSULTANTS

⊙ BH4

VACANT SHOPS

SEALAND AUTO LOADER

VACANT CAR WASH

FORMER DIESEL UST PIT

⊙ BH3 ⊙ BH5

⊙ BH14

⊙ BH7

LOADING DOCKS

OFFICE

LOADING DOCKS

⊙ BH2

⊙ BH1

LEGEND

- x — x — FENCE
- ⊕ GROUNDWATER MONITORING WELL
- ⊙ SOIL BORING LOCATIONS
- 9-12-94 → GROUNDWATER FLOW DIRECTION AND DATE

SOURCE: TABER CONSULTANTS, ENGINEERS AND GEOLOGISTS, 1/93.

GROUNDWATER TECHNOLOGY

0 FEET SCALE

SITE MAP

CLIENT: DONGARY INVESTMENTS TRUCKING FACILITIES

LOCATION: 2225 7th STREET OAKLAND, CA.

FILE: 0061-SITE (1:1) **PROJECT NO.:** 02070-0061

REV.:

DES.: BB	DET.: SP	DATE: 9/20/94	FIGURE:
PM: JSA	PE/REG: [Signature]		2

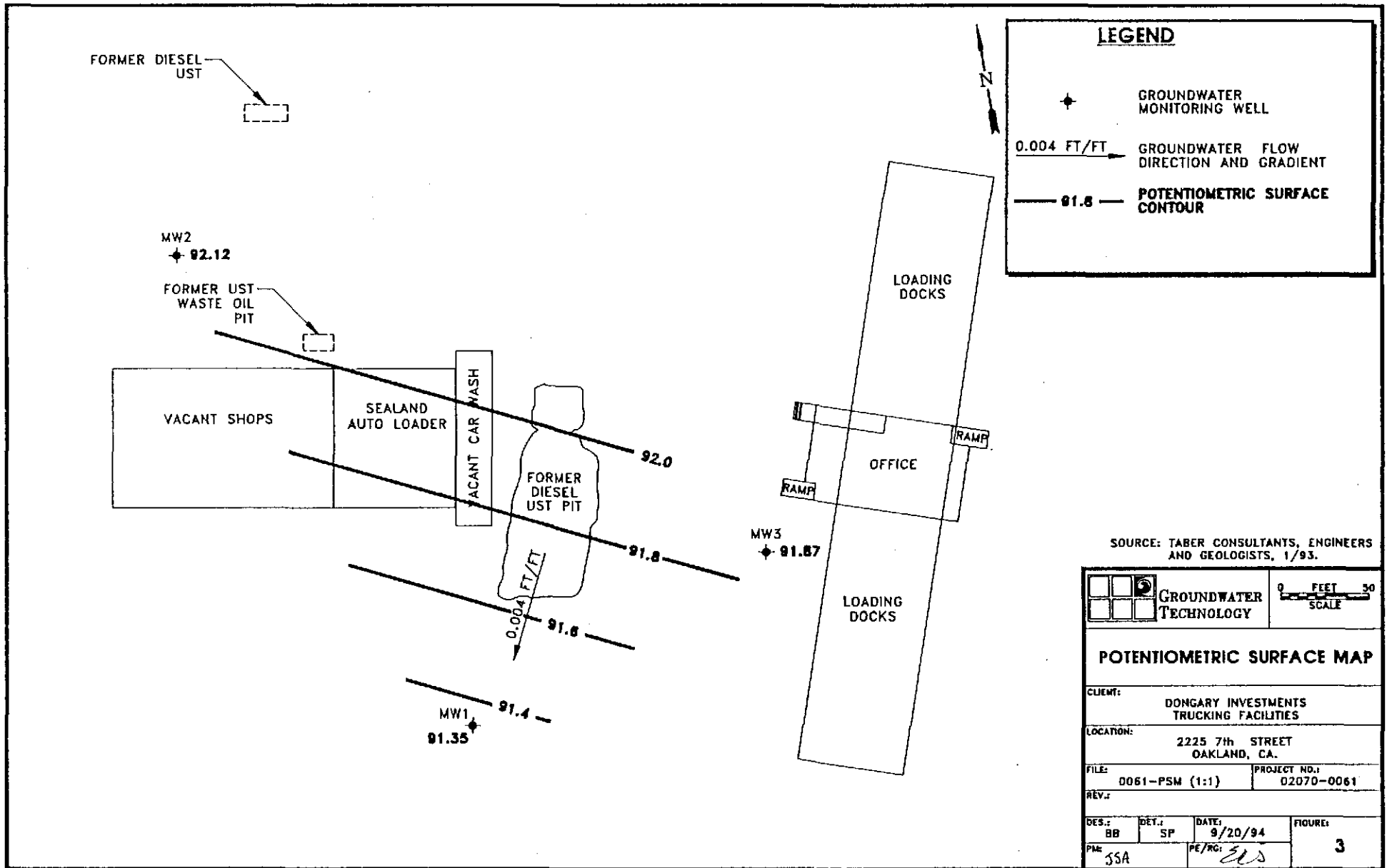


Table 1
GROUNDWATER MONITORING AND ANALYTICAL DATA, 1993 and 1994
 Concentrations in parts per billion (ppb), or micrograms per liter ($\mu\text{g/l}$)

Dongary Investments - Port of Oakland
 2225 7th Street, Oakland, CALIFORNIA

WELL ID/ ELEVATION (TOC:feet)	DATE	BENZENE	TOLUENE	ETHYL- BENZENE	XYLENES	TPH-G	TPH-D	DTW (feet)	SPT (feet)	GWE (feet)
MW-1 97.72	01/15/93 02/12/94	< 0.3	< 0.3	< 0.3	< 0.3	< 50	< 50	5.21	0.00	92.51
		0.5 ✓	< 0.3 ✓	< 0.3 ✓	< 0.5 ✓	< 10 c ✓	10,000 ✓	6.37	0.00	91.35
MW-2 98.59	01/15/93 02/12/94	< 0.3	< 0.3	< 0.3	< 0.3	< 50	< 50	6.21	0.00	92.38
		0.5 ✓	< 0.3 ✓	< 0.3 ✓	< 0.5 ✓	34 b ✓	< 50 ✓	6.47	0.00	92.12
MW-3 99.22	01/15/93 02/12/94	< 0.3	< 0.3	< 0.3	< 0.3	< 50	< 50	6.44	0.00	92.78
		0.3 ✓	< 0.3 ✓	< 0.3 ✓	< 0.5 ✓	< 10 ✓	< 50 ✓	7.35	0.00	91.87

Page 1 of 1

Page 1 of 1

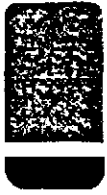
EXPLANATION:

TPH-G = Total petroleum hydrocarbons - as - gasoline
 TPH-D = Total petroleum hydrocarbons - as - diesel
 DTW = Depth to water
 SPT = Separate - phase thickness
 GWE = Groundwater elevation
 MSL = Mean sea level
 TOC = Top of casing
 -- = Not analyzed
 a = Uncategorized compound not included in the hydrocarbon concentration
 b = Uncategorized compound not included in the gasoline concentration
 c = Hydrocarbon pattern is not characteristic of gasoline

M&STabl.wk1

ATTACHMENT I

**LABORATORY ANALYSES REPORTS
AND
CHAIN-OF-CUSTODY MANIFESTS**



GTEL

ENVIRONMENTAL
LABORATORIES, INC.

Northwest Region

4080 Pike Lane
Suite C
Concord, CA 94520
(510) 685-7852
(800) 544-3422 Inside CA
FAX (510) 825-0720

Client Number: 020700061
Project ID: Dongary Invest.
2225 7th Street
Oakland, CA
Work Order Number: C4-09-0179

September 15, 1994

Jeff Auchterlouie
Groundwater Technology, Inc.
1401 Halyard Drive, Suite 140
West Sacramento, CA 95691

Enclosed please find the analytical results for samples received by GTEL Environmental Laboratories, Inc. on 09/13/94, under chain of custody record 31288.

A formal Quality Assurance/Quality Control (QA/QC) program is maintained by GTEL, which is designed to meet or exceed the EPA requirements. Analytical work for this project met QA/QC criteria, unless otherwise stated in the footnotes.

GTEL is certified by the California State Department of Health Services, Laboratory certification number E1075, to perform analyses for drinking water, wastewater, and hazardous waste materials according to EPA protocols.

If you have any questions concerning this analysis or if we can be of further assistance, please call our Customer Service Representative.

Sincerely,

GTEL Environmental Laboratories, Inc.

Rashmi Shah
Laboratory Director

Client Number: 020700061
 Project ID: Dongary Invest.
 2225 7th Street
 Oakland, CA
 Work Order Number: C4-09-0179

ANALYTICAL RESULTS

Total Petroleum Hydrocarbons as Diesel in Water

Modified EPA Methods 3510/8015^a

- a. Test Methods for Evaluating Solid Waste, SW-846, Third Edition, Revision 0, US EPA November 1986.
- b. Unable to report surrogate due to target compound interference.
- c. Pattern not characteristic of diesel.

GTEL Sample Number		01	02 ^c	03 ^c	GCI 091494
Client Identification		MW-1	MW-2	MW-3	METHOD BLANK
Date Sampled		09/12/94	09/12/94	09/12/94	--
Date Extracted		09/14/94	09/14/94	09/14/94	09/14/94
Date Analyzed		09/15/94	09/15/94	09/14/94	09/14/94
Analyte	Detection Limit, ug/L	Concentration, ug/L			
TPH as Diesel	50	10000	<50	<50	<50
Detection Limit Multiplier		10	1	1	1
O-Terphenyl surrogate, % recovery		b	122	128	103

GTEL Client ID: 020700061
 Login Number: C4090179
 Project ID (number): 020700061
 Project ID (name): Dongary Invest./2225 7th Street, Oakland, CA

ANALYTICAL RESULTS

Volatile Organics
 Method: EPA 8020
 Matrix: Aqueous

GTEL Sample Number	C4090179-01	C4090179-02	C4090179-03	C4090179-04
Client ID	MW-1	MW-2	MW-3	TRIP BLANKS
Date Sampled	09/12/94	09/12/94	09/12/94	09/12/94
Date Analyzed	09/14/94	09/14/94	09/14/94	09/14/94
Dilution Factor	1.00	1.00	1.00	1.00

Analyte	Reporting		Concentration:			
	Limit	Units				
Benzene	0.3	ug/L	0.5	0.5	0.3	< 0.3
Toluene	0.3	ug/L	< 0.3	< 0.3	< 0.3	< 0.3
Ethylbenzene	0.3	ug/L	< 0.3	< 0.3	< 0.3	< 0.3
Xylenes (total)	0.5	ug/L	< 0.5	< 0.5	< 0.5	< 0.5
TPH as GAS	10.	ug/L	< 10.	34.	< 10.	< 10.
BFB (Surrogate)	--	%	101.	97.8	99.7	108.

Notes:

Dilution Factor:

Dilution factor indicates the adjustments made for sample dilution.

EPA 8020:

"Test Methods for Evaluating Solid Waste, Physical and Chemical Methods, SW-846", Third Edition, Revision 1, US EPA November 1986. Bromofluorobenzene surrogate recovery acceptability limits are 62-129%. Gasoline range hydrocarbons (TPH) quantitated by GC/FID with purge and trap.

C4090179-01:

Hydrocarbon pattern is not characteristic of gasoline.

C4090179-02:

Uncategorized compounds are not included in gasoline concentration.

GTEL Concord, CA
 C4090179:1



GTEL Client ID: 020700061
Login Number: C4090179
Project ID (number): 020700061
Project ID (name): Dongary Invest./2225 7th Street, Oakland, CA

QUALITY CONTROL RESULTS

Volatile Organics
Method: EPA 8020
Matrix: Aqueous

Method Blank Results

QC Batch No: M091409-1
Date Analyzed: 14-SEP-94

Analyte	Method: EPA 8020	Concentration: ug/L
Benzene	< 0.30	
Toluene	< 0.30	
Ethylbenzene	< 0.30	
Xylenes (Total)	< 0.50	
TPH as Gasoline	< 10.	

Notes:



4080 PIKE LANE, SUITE C
CONCORD, CA 94520
(510) 685-7852
(800) 423-7143

**CHAIN-OF-CUSTODY RECORD
AND ANALYSIS REQUEST**

31288

Company Name: *Groundwater Technology, Inc.* Phone #: *(916) 372-4700*
 Company Address: *1401 Harvard Dr. Suite 110* Site Location: *2225 7th Street*
West Sacramento, CA 95691 *Oakland, CA*
 Project Manager: *Jaff Anichterlonie* Client Project ID: *(#) Dongary Invest*
02.070 0061
 I attest that the proper field sampling procedures were used during the collection of these samples. Sampler Name (Print): *Bruce Beala*

ANALYSIS REQUEST

OTHER

Field Sample ID	GTEL Lab # (Lab Use) only	# CONTAINERS	Matrix					Method Preserved					Sampling		BTEX 602 <input type="checkbox"/> 8020 <input type="checkbox"/> with MTBE <input type="checkbox"/>	BTEX/Gas Hydrocarbons PID/FID <input type="checkbox"/> with MTBE <input type="checkbox"/>	Hydrocarbons GC/FID Gas <input type="checkbox"/> Diesel <input checked="" type="checkbox"/> Screen <input type="checkbox"/>	Hydrocarbon Profile (SIMDIS) <input type="checkbox"/>	Oil and Grease 413.1 <input type="checkbox"/> 413.2 <input type="checkbox"/> SM-503 <input type="checkbox"/>	TPH/IR 418.1 <input type="checkbox"/> SM-503 <input type="checkbox"/>	EOD by 504 <input type="checkbox"/> DBCP by 504 <input type="checkbox"/>	EPA 503.1 <input type="checkbox"/> EPA 502.2 <input type="checkbox"/>	EPA 501 <input type="checkbox"/> EPA 8010 <input type="checkbox"/>	EPA 602 <input type="checkbox"/> EPA 8020 <input type="checkbox"/>	EPA 608 <input type="checkbox"/> 8080 <input type="checkbox"/> PCB only <input type="checkbox"/>	EPA 824/PPL <input type="checkbox"/> 8240/TAL <input type="checkbox"/> NBS (+15) <input type="checkbox"/>	EPA 825/PPL <input type="checkbox"/> 8270/TAL <input type="checkbox"/> NBS (+25) <input type="checkbox"/>	EPA 610 <input type="checkbox"/> 8310 <input type="checkbox"/>	EP TOX Metals <input type="checkbox"/> Pesticides <input type="checkbox"/> Herbicides <input type="checkbox"/>	TCPL Metals <input type="checkbox"/> VOA <input type="checkbox"/> Semi-VOA <input type="checkbox"/> Pest <input type="checkbox"/> Hero <input type="checkbox"/>	EPA Metals - Priority Pollutant <input type="checkbox"/> TAL <input type="checkbox"/> RCRA <input type="checkbox"/>	CAM Metals TTLC <input type="checkbox"/> STLC <input type="checkbox"/>	Lead 239.2 <input type="checkbox"/> 200 <input type="checkbox"/> 7420 <input type="checkbox"/> 7421 <input type="checkbox"/> 6010	Organic Lead <input type="checkbox"/>	Corrosivity <input type="checkbox"/> Flash Point <input type="checkbox"/> Reactivity <input type="checkbox"/>
			WATER	SOIL	AIR	SLUDGE	PRODUCT	OTHER	HCl	HNO ₃	H ₂ SO ₄	ICE	UNPRE-SERVED	OTHER (Specify)																					
MW-1	01	2	X						X				7/12/99	1435		X																			
MW-1		4						X						1615		X																			
MW-2	02	2												1438		X																			
MW-2		4						X						1438		X																			
MW-3	03	2												1720		X																			
MW-3		4						X						1720		X																			
Trip Blanks	04	2						X						1200		X																			

TAT
 Priority (24 hr)
 Expedited (48 hr)
 7 Business Days
 Other Business Days

Special Handling
 GTEL Contact _____
 Quote/Contract # _____
 Confirmation # _____
 P.O. # _____

QA/QC Level
 Blue CLP Other

SPECIAL DETECTION LIMITS

SPECIAL REPORTING REQUIREMENTS
Jaff Anichterlonie
 FAX GTI West Sac.

REMARKS: *Hg*

Lab Use Only Lot #: _____
 Storage Location: *11-1*
11-2

Work Order #: *11090179*

RUSH

CUSTODY RECORD

Relinquished by Sampler: <i>[Signature]</i>	Date: <i>9/7/94</i> Time: <i>10:05</i>	Received by: <i>[Signature]</i>
Relinquished by: <i>John Weber</i>	Date: <i>9/13/94</i> Time: <i>11:15</i>	Received by:
Relinquished by:	Date: _____ Time: _____	Received by Laboratory: _____
Waybill # _____		

RSC 9/15