

SEP 07 2001

LETTER OF TRANSMITTAL

TO: Susan Hugo
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

DATE: 5 September 2001

PROJ. NO. 990016.04

PROJECT: Simeon
64th Street Properties
Emeryville, California

WE ARE SENDING YOU THE FOLLOWING:

One Copy of the Quarterly Groundwater Monitoring Report for July to September 2001 for the 64th Street Properties located in Emeryville, California.

Please call Derby Davidson or myself at 650-292-9100 if you have any questions or need additional information.

Very truly yours,

ERLER & KALINOWSKI, INC.



Christopher Kubacki

*If enclosures are not as noted,
please advise us at once.*

SEP 07 2001

**Quarterly Groundwater Monitoring Report
July to September 2001**

**64th Street Properties
Emeryville, California**

Prepared for:

Simeon Commercial Properties
San Francisco, California

Prepared by:

Erler & Kalinowski, Inc.
(EKI 990016.04)

5 September 2001

**Erler &
Kalinowski, Inc.**

Consulting Engineers and Scientists
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5 September 2001

Ravi Arulanantham, Ph.D.
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Susan Hugo
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Quarterly Groundwater Monitoring Report
July to September 2001
64th Street Properties, Emeryville, California
(EKI 990016.04)

Dear Dr. Arulanantham and Ms. Hugo:

On behalf of Simeon Commercial Properties, Erler & Kalinowski, Inc., is pleased to present this report summarizing results of quarterly groundwater monitoring activities conducted at the 64th Street Properties located at 1480 64th Street, Emeryville, California from July to September 2001. If you have any questions, please call.

Very truly yours,

ERLER & KALINOWSKI, INC.

Christopher D. Kubacki
Staff Engineer

Derby Davidson, P.E.
Project Engineer

cc: Pierson Forbes, Simeon Commercial Properties
Maurice Kaufman, City of Emeryville



**Quarterly Groundwater Monitoring Report
July to September 2001
64th Street Properties
Emeryville, California**

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**Quarterly Groundwater Monitoring Report
July to September 2001
64th Street Properties
Emeryville, California**

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 August 2001

1.0 INTRODUCTION

On behalf of Simeon Commercial Properties ("Simeon"), Erler & Kalinowski, Inc. ("EKI") is pleased to present this report summarizing the results of quarterly groundwater monitoring activities conducted at the 64th Street Properties located at 1480 64th Street in Emeryville, California ("Site") from July to September 2001. The location of the Site is shown on Figure 1.

Groundwater monitoring at the Site for this quarter was conducted in August 2001 and in accordance with the *Final Risk Management Plan for the 64th Street Properties*, dated 30 August 1999 ("RMP"). The RMP was approved by the California Regional Water Quality Control Board, San Francisco Bay Region ("RWQCB"), and the Alameda County Department of Environmental Health ("ACDEH") in a letter dated 15 October 1999. The RMP requires installing four monitoring wells on the Site (i.e., SMW-1, SMW-2, SMW-3, and SMW-4), measuring water levels quarterly in these four monitoring wells, collecting groundwater samples quarterly from these wells, and analyzing the groundwater samples for total extractable petroleum hydrocarbons as diesel ("TEPH") quarterly and volatile organic compounds ("VOCs") annually. The approximate locations of these wells are shown on Figure 2. Data from these monitoring events are reported quarterly to the RWQCB and the ACDEH.

The objectives of the groundwater monitoring program are to monitor TEPH and VOC concentrations in groundwater at the perimeter and downgradient of the Site and verify the stability or decline of TEPH concentrations over time. During the July to September 2001 groundwater monitoring event, groundwater samples collected from the four monitoring wells were analyzed for TEPH. Groundwater samples were not analyzed for VOCs, as the RMP requires annual VOC analysis, which was performed in February 2001.

2.0 GROUNDWATER MONITORING

Quarterly monitoring at the Site includes measuring groundwater levels and collecting groundwater samples from Site monitoring wells SMW-1 through SMW-4 (Figure 2). EKI conducted monitoring activities at the Site on 7 August 2001.

2.1 Water Level Monitoring

Prior to sampling, EKI measured water levels in each well using a pre-cleaned electronic sounding tape. Water level data obtained by EKI was used to assess the magnitude and direction of the hydraulic gradient in the shallow water-bearing zone at the Site (see Section 3.1 below). Historic measured water level data and water level data collected in August 2001 are summarized in Table 1.

2.2 Groundwater Sampling and Laboratory Analyses

Prior to sampling, groundwater was purged until at least three of four parameters (temperature, specific conductance, pH, and turbidity) stabilized. Approximately three well-casing volumes of groundwater were removed from each well. Groundwater samples were collected from wells SMW-1, SMW-2, SMW-3, and SMW-4. Copies of groundwater purge sample forms are included in Appendix A.

Groundwater samples from the wells were collected using PVC bailers suspended by nylon string. Separate disposable PVC bailers were used at each well. Well SMW-4, which contains a thin layer of floating product (i.e., less than 0.03 feet), was sampled through a stilling tube.

Rinsate from equipment cleaning and purged groundwater from the wells were contained and stored on-Site in 55-gallon drums. Simeon will dispose of the rinse water and purged groundwater in accordance with applicable laws and regulations.

Groundwater samples were labeled, logged on a chain-of-custody document, and packed on ice in a chilled ice chest for transport to the laboratory. Samples were analyzed by Curtis & Tompkins, Ltd., for TEPH with silica gel cleanup using EPA Method 8015M. Analytical results for the 7 August 2001 monitoring event are summarized in Table 2 and are shown on Figure 3. Copies of laboratory reports from these groundwater analyses are included in Appendix B. Groundwater analytical results are discussed in Section 3.2 below.

3.0 EVALUATION OF HYDRAULIC GRADIENT AND GROUNDWATER SAMPLING RESULTS

This section summarizes (a) hydraulic groundwater gradient information obtained at the Site on 7 August 2001, (b) groundwater analytical results from on-Site groundwater monitoring conducted on 7 August 2001, and (c) quality control results.

3.1 Hydraulic Gradient

The groundwater potentiometric surface contour map for the Site shallow water-bearing zone shown on Figure 2 is based on water levels measured in wells SMW-1, SMW-2, SMW-3, and SMW-4 on 7 August 2001. As shown on Figure 2, the direction of the hydraulic gradient in the shallow water-bearing zone is westerly across the southwestern portion of the Site. The estimated magnitude of the hydraulic gradient across the Site is 0.009 for August 2001.

3.2 Groundwater Analytical Results

Current and historic TEPH data detected in groundwater samples collected from wells SMW-1, SMW-2, SMW-3, and SMW-4 are summarized in Table 2 and on Figure 3. Data presented on Figure 3 also include analytical results of grab groundwater samples

collected in 1995 and 1999, as presented in *Phase I and Phase II Environmental Site Assessment for 64th Street Properties*, dated 20 May 1999 ("ESA").

In August 2001, individual TEPH concentrations were not detected above 50 micrograms per liter ("ug/L") in groundwater samples collected from downgradient monitoring wells SMW-1 and SMW-2. TEPH was detected at 140 ug/L in the groundwater sample collected from downgradient monitoring well SMW-3, and at 280 ug/L in the groundwater sample collected from monitoring well SMW-4 in May 2001. As indicated above, the groundwater sample from monitoring well SMW-4 was collected through a stilling tube because of the presence of a thin layer of floating product. The measured TEPH concentrations should represent levels dissolved in groundwater on the southern property boundary.

As shown on Figure 3, TEPH data from August 2001 are generally consistent with or have decreased in comparison to prior Site data. Significant off-site migration of TEPH from the former refinery does not appear to have occurred.

3.3 Quality Control Results

All QA/QC analytical results, including matrix spike/matrix spike duplicates, laboratory blanks, and surrogates, were within (a) generally accepted laboratory QA/QC protocols and (b) requirements of the laboratory's internal quality control procedures. The data collected during the August 2001 monitoring event are considered acceptable and useable for their intended use.

TABLE 1
SUMMARY OF GROUNDWATER ELEVATION DATA

64th Street Properties, Emeryville, California

Well Number	Date	Well Elevation (1) (Feet Above MSL)	Depth to Water (Feet)	Groundwater Elevation (Feet Above MSL)
SMW-1	02/01/01	12.21	5.68	6.53
	05/24/01	12.21	5.67	6.54
	08/07/01	12.21	5.92	6.29
SMW-2	02/01/01	11.54	4.67	6.87
	05/24/01	11.54	4.92	6.62
	08/07/01	11.54	5.35	6.19
SMW-3	02/01/01	12.31	5.60	6.71
	05/24/01	12.31	5.63	6.68
	08/07/01	12.31	6.10	6.21
SMW-4	02/01/01	12.25	2.41 (2)	9.84 (2)
	05/24/01	12.25	2.43 (2)	9.82 (2)
	08/07/01	12.25	2.20 (2)	10.05 (2)

Notes:

- (1) Surveyed elevation from mark on the top of the PVC casing; feet above mean sea level.
- (2) A thin layer of floating product was observed in this well. The floating product thickness was less than 0.03 feet.

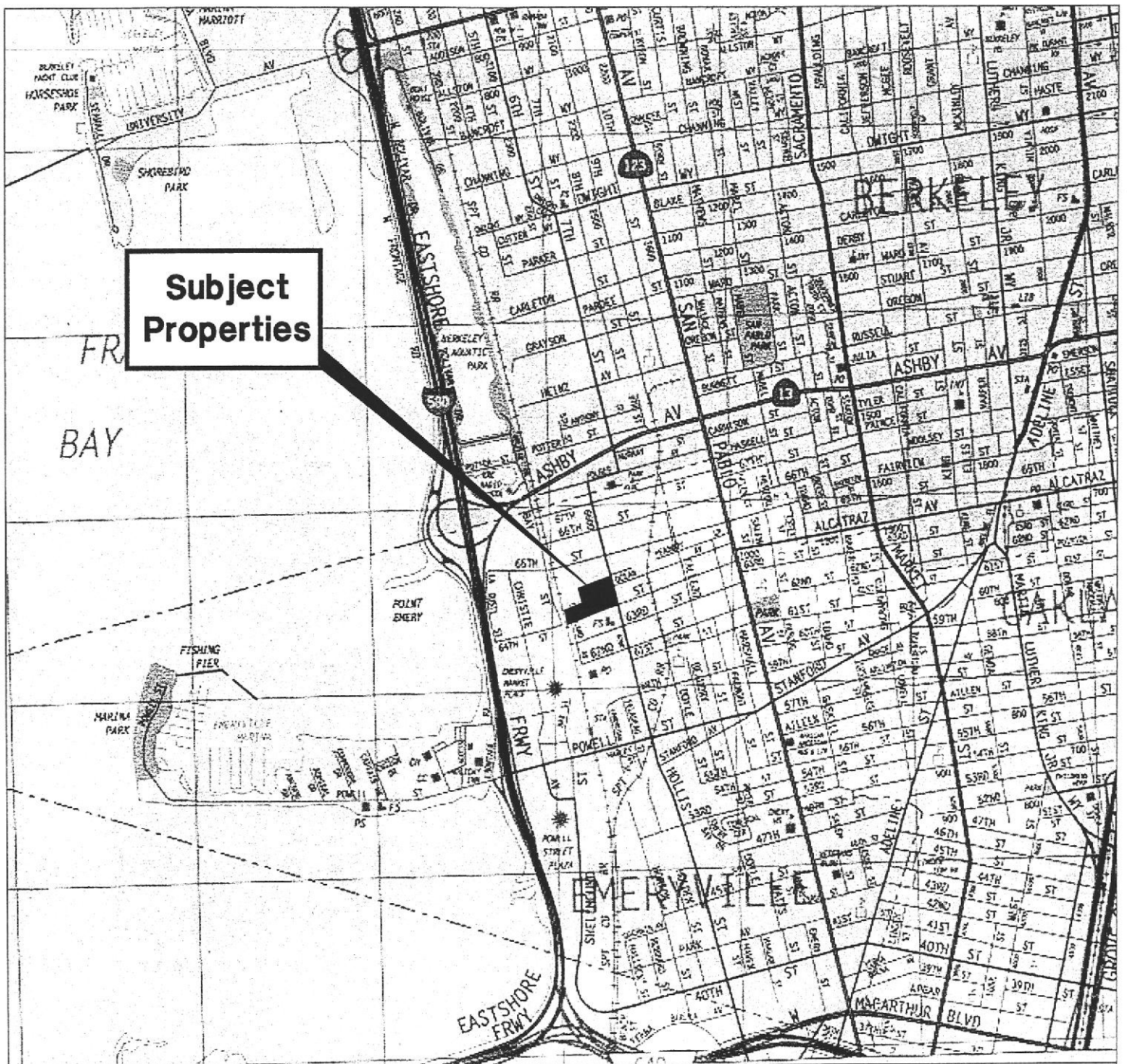
TABLE 2
SUMMARY OF GROUNDWATER
CHEMICAL ANALYTICAL DATA

64th Street Properties, Emeryville, California

Well Number	Feb-01 (1) TEPH (4) (ug/L) (5)	May-01 (2) TEPH (ug/L)	Aug-01 (3) TEPH (ug/L)
SMW-1	<50 (6)	<50	<50
SMW-2	<50	<50	<50
SMW-3	140	74	140
SMW-4	360	300	280

Notes and abbreviations:

- (1) Samples collected during the February 2001 groundwater monitoring event.
- (2) Samples collected during the May 2001 groundwater monitoring event.
- (3) Samples collected during the August 2001 groundwater monitoring event.
- (4) TEPH = total extractable hydrocarbons (quantified as diesel). Samples were analyzed after performance of a silica gel cleanup in the laboratory.
- (5) ug/L = micrograms per liter (ppb)
- (6) <50 = not detected at laboratory detection limit of 50 ug/L



Basemap Source: Thomas Guide Maps.



0 2000 4000

(Approximate Scale in Feet)

Notes:

1. All locations are approximate.

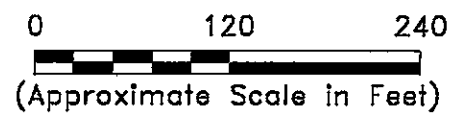
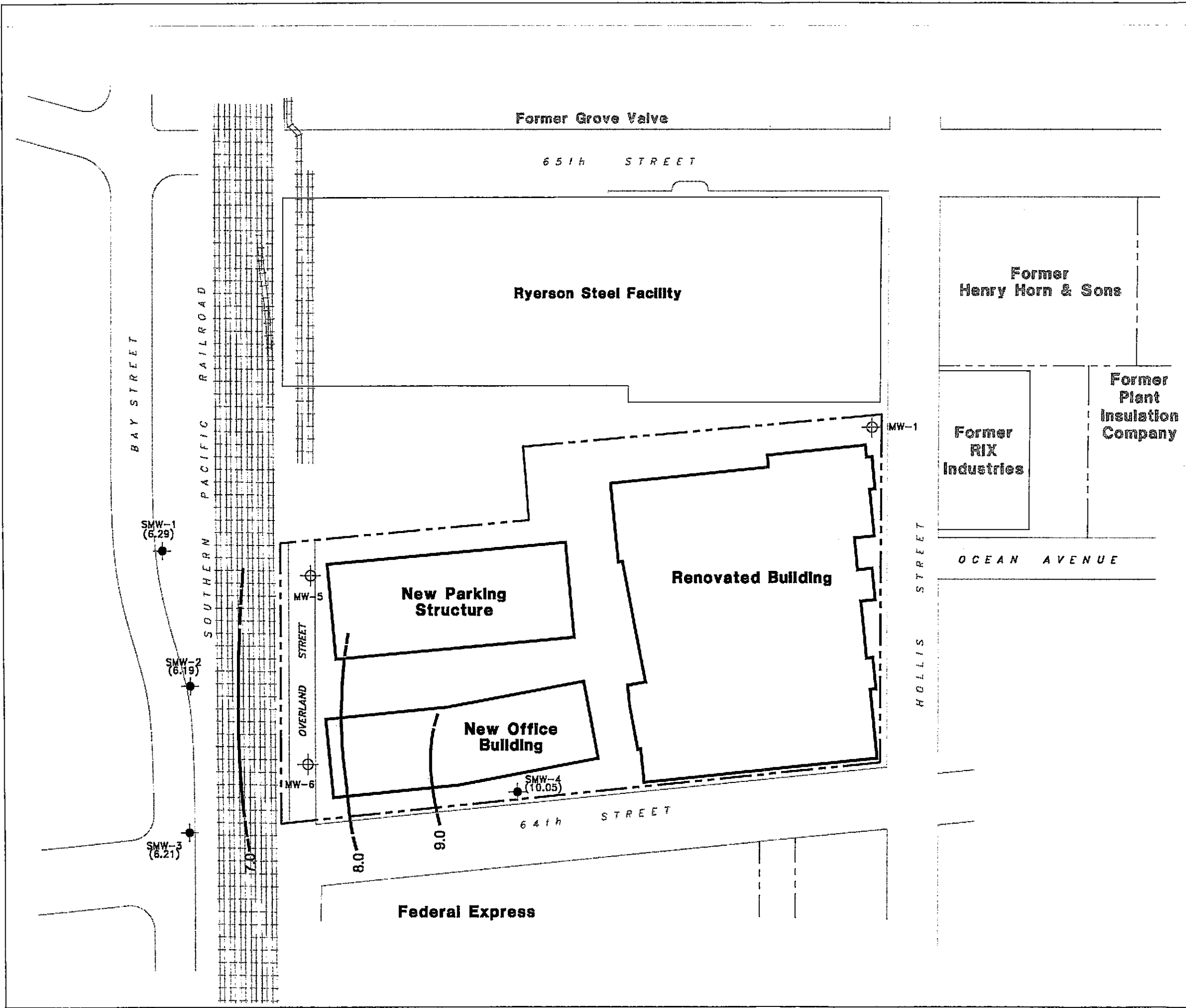
**Erler &
Kalinowski, Inc.**

Site Location

64th Street Properties
Emeryville, CA

August 2001
EKI 990016.04

Figure 1



LEGEND

- Railroad Tracks
- Approximate Property Boundary
- Boundary of 64th Street Properties
- Monitoring Well Destroyed Prior to Redevelopment
- Monitoring Well Constructed After Redevelopment
- 7.0 Estimated Groundwater Potentiometric Surface, in Feet Above Mean Sea Level
- (10.05) Water Level in Feet Above Mean Sea Level

Notes:

1. All locations are approximate.
2. Basemap taken from Sanborn maps dated 1911 and 1967.
3. Groundwater elevations measured 7 August 2001.

Erler & Kalinowski, Inc.

Estimated Groundwater Potentiometric Surface Contour Map
 64th Street Properties
 Emeryville, CA
 August 2001
 EKI 990016.04
 Figure 2

APPENDIX A

Groundwater Purge Sample Forms for August 2001

GROUNDWATER PURGE SAMPLE FORM

PROJECT NAME: *Simeon - Emeryville* DATE: *8/2/01*
 PROJECT NUMBER: *990016.04* WELL NUMBER: *SMW-4* PERSONNEL: *Krabacki*

WELL VOLUME CALCULATION:
 Depth of Well (ft.) *15* - Depth to Water (ft.) *2.20* = Water Column (ft.) *12.8* * Multiplier (below) *0.64* = Casing Vol. (gallons) *8.19*
 Mult. for casing diam. = 2-inch=0.16; 4-inch=0.64

PURGE METHOD: Submersible pump <input type="checkbox"/> Bailer <input type="checkbox"/> Peristaltic pump <input checked="" type="checkbox"/> Other <input type="checkbox"/> PURGE DEPTH: _____ START TIME: <i>13:00</i> END TIME: _____ TOTAL GALLONS PURGED: _____	INSTRUMENT CALIBRATION <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;"></td> <td style="width:20%; text-align: center;">Field</td> <td style="width:20%; text-align: center;">Standard</td> </tr> <tr> <td>Instrument</td> <td style="text-align: center;">measure</td> <td style="text-align: center;">measure</td> </tr> <tr> <td>Conductivity, (millimhos/cm @ 25C)</td> <td></td> <td></td> </tr> <tr> <td>pH</td> <td></td> <td></td> </tr> <tr> <td>pH</td> <td colspan="2" style="text-align: center;"><i>SEE SMW-1</i></td> </tr> <tr> <td>Turbidity, NTU</td> <td></td> <td></td> </tr> <tr> <td>Temperature</td> <td></td> <td></td> </tr> <tr> <td>Depth Probe#</td> <td></td> <td></td> </tr> </table>		Field	Standard	Instrument	measure	measure	Conductivity, (millimhos/cm @ 25C)			pH			pH	<i>SEE SMW-1</i>		Turbidity, NTU			Temperature			Depth Probe#		
	Field	Standard																							
Instrument	measure	measure																							
Conductivity, (millimhos/cm @ 25C)																									
pH																									
pH	<i>SEE SMW-1</i>																								
Turbidity, NTU																									
Temperature																									
Depth Probe#																									

SAMPLES: <u>Field I.D.</u>	Time Collected	Containers & Preservation
<i>QVM = 0.0 @ 13:00</i>	<i>SEE COL</i>	

SAMPLE METHOD: Bailer other
 COMMENTS: *Thin layer of product ~ 0.03 ft*
Samples with bailer through PVC casing (stable to 1.5)

Time	<i>13:20</i>	<i>13:32</i>	<i>13:40</i>	<i>13:55</i>	<i>14:10</i>	<i>14:25</i>		
Volume Purged (gallons)	<i>2.5</i>	<i>4</i>	<i>8</i>	<i>12</i>	<i>16</i>	<i>20</i>		
Temperature (degrees C)	<i>21.1</i>	<i>20.9</i>	<i>21.5</i>	<i>21.3</i>	<i>21.1</i>	<i>21.2</i>		
pH	<i>6.48</i>	<i>6.54</i>	<i>6.62</i>	<i>6.52</i>	<i>6.51</i>	<i>6.52</i>		
Specific Conductivity @ 25 C (millimhos/cm)	<i>1.16</i>	<i>1.16</i>	<i>1.17</i>	<i>1.17</i>	<i>1.18</i>	<i>1.18</i>		
Turbidity (NTU) / Appearance	<i>slightly cloudy</i>	<i>slightly cloudy</i>	<i>slightly cloudy</i>	<i>clear - slightly cloudy</i>	<i>clear - slightly cloudy</i>	<i>clear - slightly cloudy</i>		
Depth to Water during purge (feet)	<i>2.45</i>	<i>2.48</i>	<i>2.54</i>	<i>2.58</i>	<i>2.58</i>	<i>2.65</i>		
Number of Casing Volumes removed	<i>0.31</i>	<i>0.49</i>	<i>0.98</i>	<i>1.47</i>	<i>1.95</i>	<i>2.44</i>		
Purge Rate (gallons/minute)								

APPENDIX B

Laboratory Analytical Reports and Chain of Custody Documents
for August 2001



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

COPY

A N A L Y T I C A L R E P O R T

Prepared for:

Erler & Kalinowski, Inc.
1870 Ogden Drive
Burlingame, CA 94010-5386

Date: 30-AUG-01
Lab Job Number: 153461
Project ID: 990016.04
Location: Simeon. 64th street prop.

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signatures. The results contained in this report meet all requirements of NELAC and pertain only to those samples which were submitted for analysis.

Reviewed by:

Project Manager

Reviewed by:

Operations Manager

This package may be reproduced only in its entirety.

153461

Erler & Kalinowski, Inc.

CHAIN OF CUSTODY RECORD

CONSULTING ENGINEERS AND SCIENTISTS

1870 Ogden Drive, Burlingame, California 94010

PHONE: (650) 292-9100

FAX: (650) 552-9012

Project Name: <i>Simeon - Emergville</i>		Project No. <i>990016.04</i>				ANALYSES REQUESTED					EKI COC No.			
Project Location: <i>64th Street Properties Emergville, CA</i>		Laboratory: <i>Curtis & Tompkins</i>				EPA 8015M TPH-dial w/ Silica Gel Cleanup					REQUESTED TURNAROUND		Remarks	
Report Results to: <i>Derby Davidson</i>		Sampled By: <i>Chris Kubacki</i>												
Field Sample Identification	Lab Sample No.	Date	Time	Type of Sample	No. of Containers / Preservative									
<i>SMW-1</i>		<i>8/7/01</i>	<i>9:34</i>	<i>ground water</i>	<i>2 Amber 1-Liter jars</i>	<i>X</i>							<i>Standard (V. clu, T&T)</i>	
<i>SMW-2</i>		<i>"</i>	<i>10:35</i>	<i>"</i>	<i>"</i>	<i>X</i>								
<i>SMW-3</i>		<i>"</i>	<i>11:46</i>	<i>"</i>	<i>"</i>	<i>X</i>								
<i>SMW-4</i>		<i>"</i>	<i>14:28</i>	<i>"</i>	<i>"</i>	<i>X</i>								
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Received <input checked="" type="checkbox"/> On Ice <input checked="" type="checkbox"/> Cold <input type="checkbox"/> Ambient <input checked="" type="checkbox"/> Intact</p> </div>														
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>Preservation Correct? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> </div>														
Special Instructions: <i>Analyze groundwater samples for TPH-dial w/ Silica Gel Cleanup, EPA 8015M with SIM/SEC.</i>														
Relinquished by: (Signature) <i>Christoph D. Ruhl</i>		Date <i>8/7/01</i>		Time <i>15:10</i>		Received by: (Signature) <i>Kat Flynn</i>		Date <i>8/7/01</i>		Time <i>15:15</i>				
Relinquished by: (Signature)		Date		Time		Received by: (Signature)								
Relinquished by: (Signature)		Date		Time		Received by: (Signature)								

Chromatogram

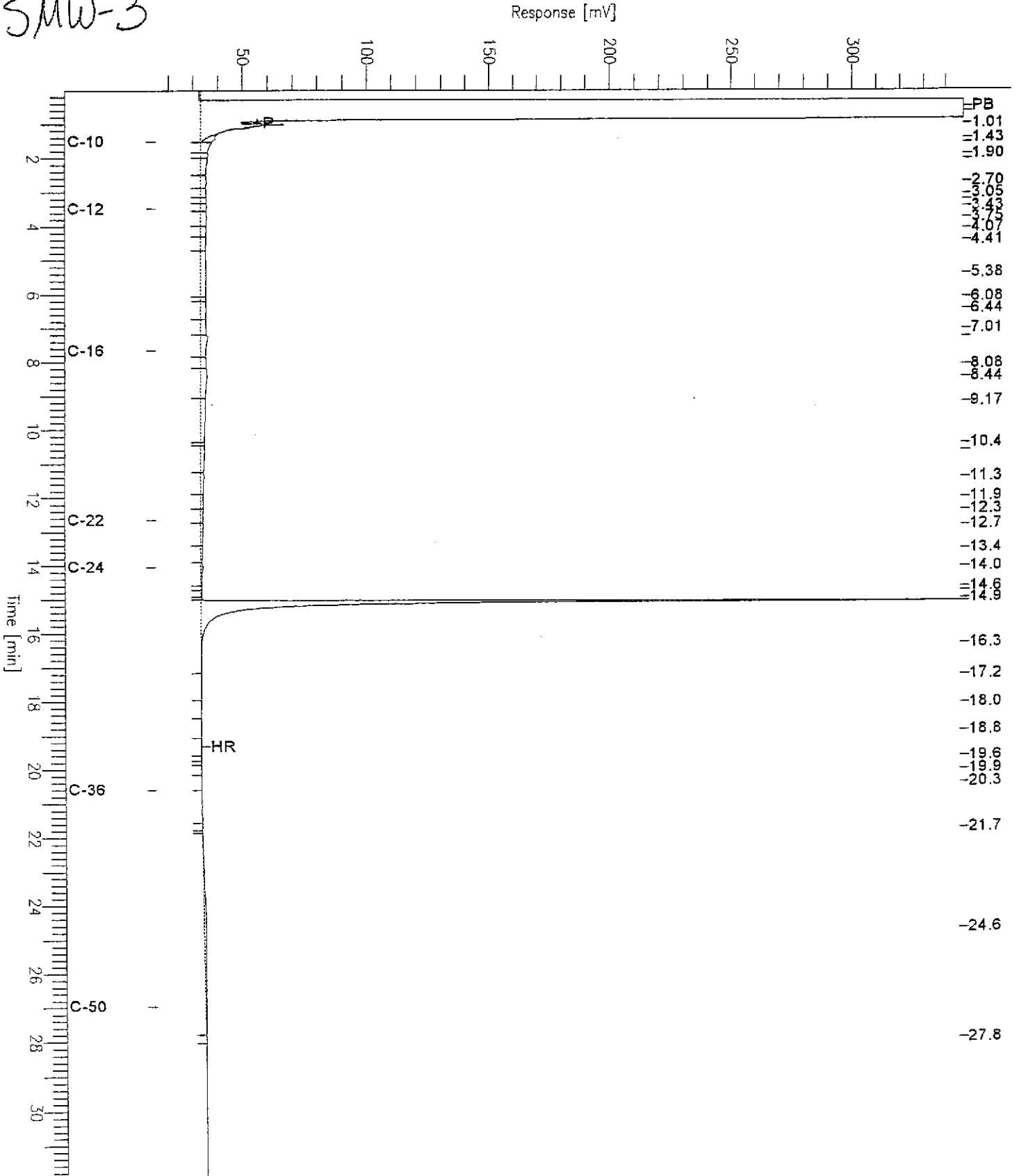
Sample Name : 153461-003sg, 65799
FileName : G:\GC15\CHB\231B025.RAW
Method : BTEH211.MTH
Start Time : 0.01 min
Scale Factor: 0.0

End Time : 31.91 min
Plot Offset: 15 mV

Sample #: 65799
Date : 08/20/2001 11:11 AM
Time of Injection: 08/20/2001 08:07 AM
Low Point : 14.68 mV
Plot Scale: 332.6 mV
High Point : 347.26 mV

Page 1 of 1

SMW-3



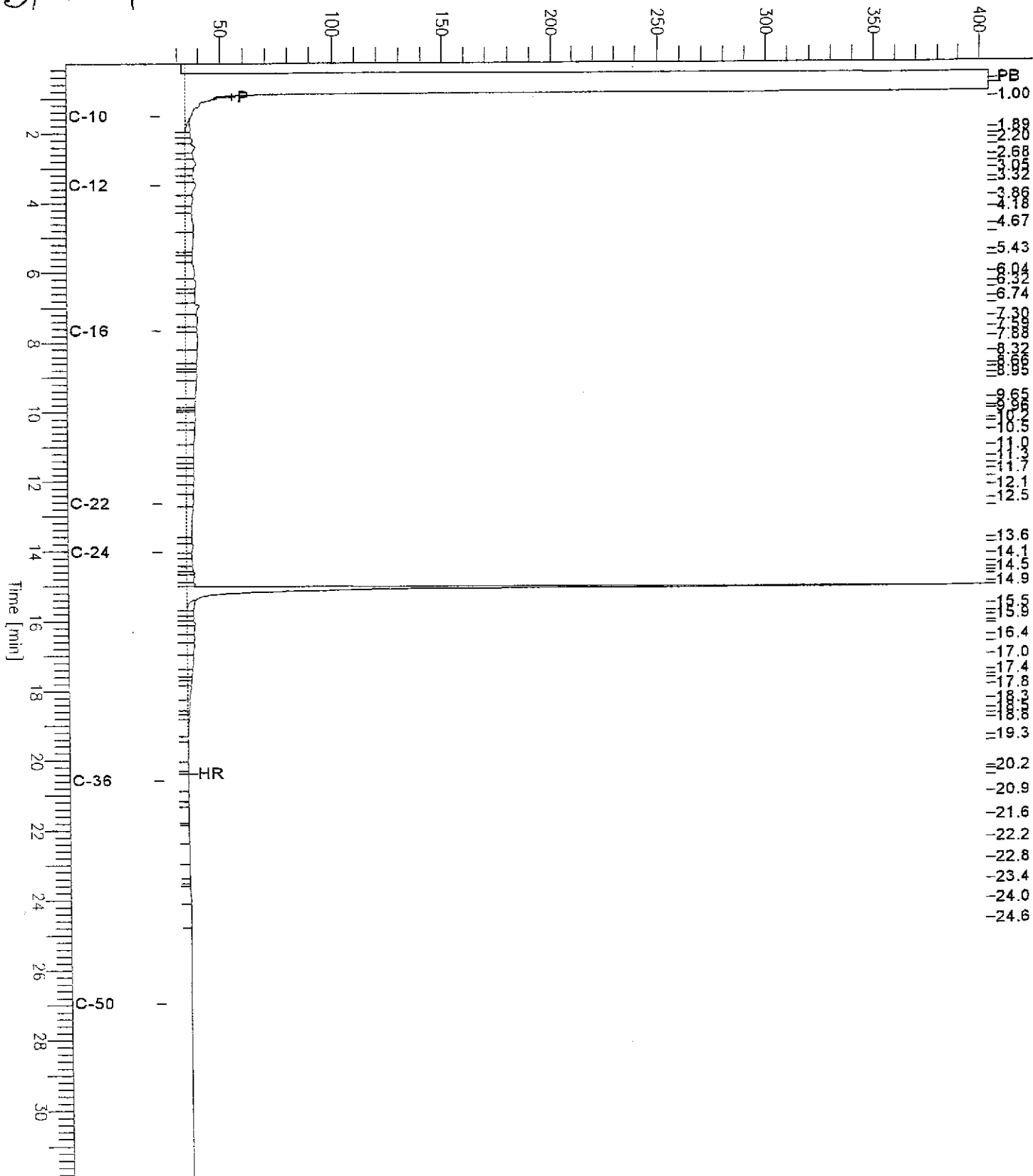
Chromatogram

Sample Name : 153461-004sg,65799
 FileName : G:\GC15\CHB\231B026.RAW
 Method : BTEH211.MTH
 Start Time : 0.01 min
 Scale Factor: 0.0

Sample #: 65799
 Date : 08/20/2001 11:11 AM
 Time of Injection: 08/20/2001 08:48 AM
 Low Point : 22.05 mV
 High Point : 404.41 mV
 Plot Offset: 22 mV
 Plot Scale: 382.4 mV

SMW-4

Response [mV]

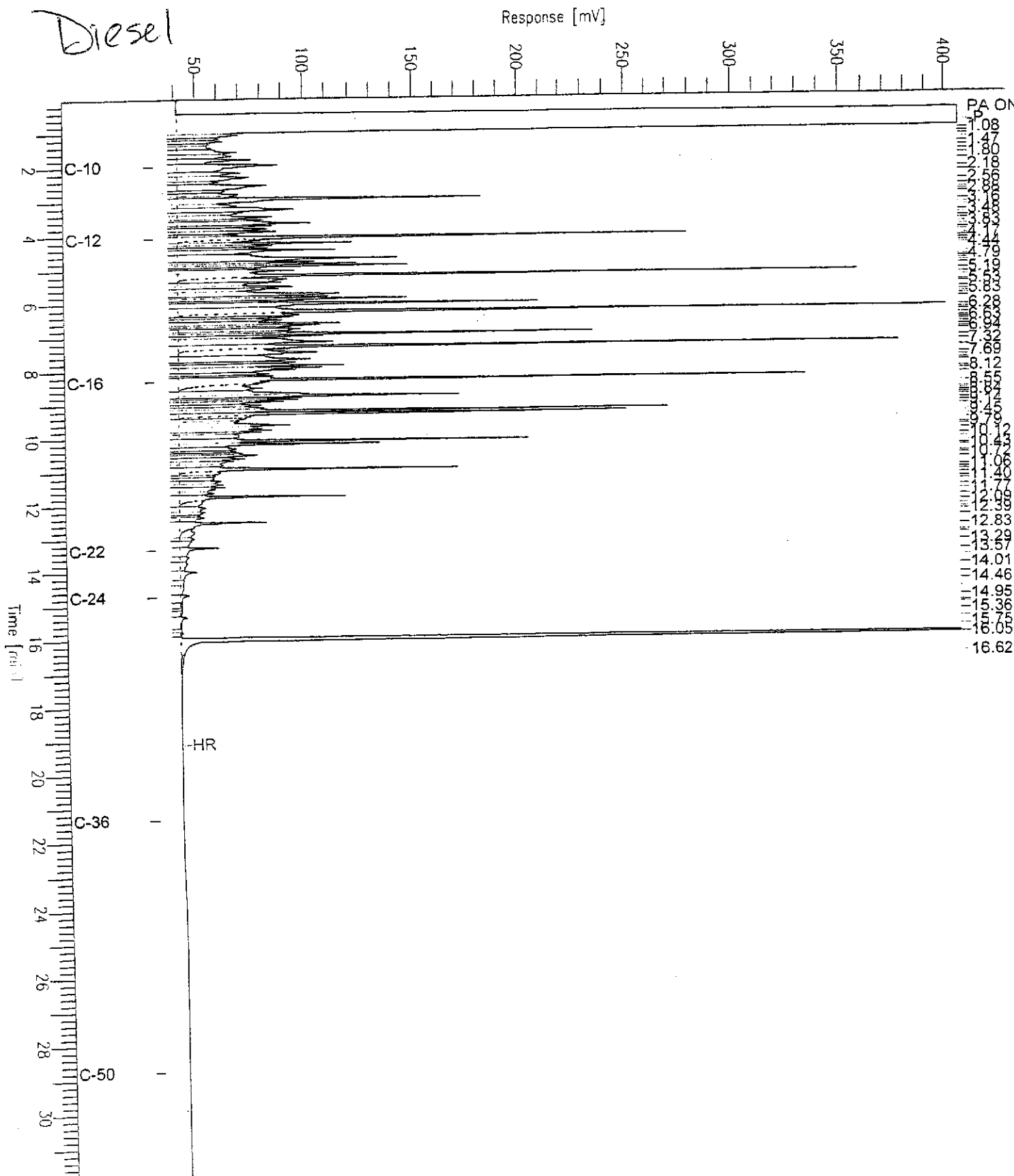


Chromatogram

Sample Name : ccv_01ws1631,dsl
FileName : G:\GC11\CHA\232A002.RAW
Method : ATEH212.MTH
Start Time : 0.01 min
Scale Factor : 0.0

End Time : 31.91 min
Plot Offset : 30 mV

Sample #: 500mg/L
Date : 8/20/01 11:04 AM
Time of Injection: 8/20/01 10:06 AM
Low Point : 30.40 mV
Plot Scale: 375.8 mV
High Point : 406.22 mV





Total Extractable Hydrocarbons

Lab #:	153461	Location:	Simeon. 64th street prop.
Client:	Erler & Kalinowski, Inc.	Prep:	EPA 3520C
Project#:	990016.04	Analysis:	8015B(M)
Matrix:	Water	Batch#:	65799
Units:	ug/L	Prepared:	08/17/01
Diln Fac:	1.000	Analyzed:	08/20/01

Type: BS Cleanup Method: EPA 3630C
Lab ID: QC153656

Analyte	Spiked	Result	%REC	Limits
Diesel C10-C24	2,500	2,050	82	45-110

Surrogate	%REC	Limits
Hexacosane	63	44-121

Type: BSD Cleanup Method: EPA 3630C
Lab ID: QC153657

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Diesel C10-C24	2,500	2,039	82	45-110	1	22

Surrogate	%REC	Limits
Hexacosane	58	44-121