December 9, 1998

QUARTERLY GROUNDWATER MONITORING REPORT

Fourth Quarter 1997

1353 E. 14th Street Oakland, CA

Project No. 1599

Prepared For

Foss Lampshade Studios, Inc. 1340 E. 12th Street Oakland, CA 94606

Prepared By

All Environmental, Inc. 3364 Mt. Diablo Boulevard Lafayette, CA 94583 (800) 801-3224





January 9, 1998

Mr. Norman Foss Foss Lampshade Studios, Inc. 1340 E. 12th Street Oakland, CA 94606

Re: Quarterly Groundwater Monitoring and Sampling Report

Fourth Quarter 1997 1353 E. 14th Street Oakland, CA 94606 Project No. 1599

Dear Mr. Foss:

All Environmental, Inc. (AEI) has prepared this report to document the second quarterly monitoring of the on-site groundwater monitoring well at the above referenced site (Figure 1: Site Location Map). The investigation was initiated by the property owner in accordance with requirements from the Alameda County Health Care Service (ACHCS). The purpose of this activity is to monitor groundwater quality in the vicinity of the dry cleaning operation. This report presents the findings of the second episode of groundwater monitoring and sampling conducted in the fourth quarter of 1997.

Site Description and Background

The subject property currently supports the operation of Style Center Cleaners, a dry cleaning facility. The property has reportedly contained a dry cleaning facility for the last 50 years. A closed-loop dry cleaning machine was installed approximately 5 years ago by the current tenant. The floor of the building is wooden with a crawl space separating the floor from the ground. A concrete pad foundation supports the current dry cleaning machine. A small driveway runs the length of the dry cleaning building on the south (Figure 2: Site Plan).

On August 26, 1996, Ms. Madhulla Logan of the ACHCSA requested a soil and groundwater investigation be performed on the property. The investigation was requested to determine if the on-site dry cleaning facility was a source of solvent contamination found in the groundwater at the former General Tire site, located adjacent to the subject property. Three groundwater monitoring wells were installed at the former General Tire site between March, 1992 and September, 1993 by Jonas & Associates, Inc. The wells (labeled MW-1, MW-2 and MW-3) were installed to investigate petroleum hydrocarbon contamination.

Foss Lampshade Studios, Inc. Project No. 1599 January 9, 1998 Page 2

During quarterly monitoring of the wells, solvents were present in groundwater samples collected from MW-2 at concentrations ranging from $14 \mu g/l$ to $44 \mu g/l$.

AEI performed a subsurface investigation at the property on December 13, 1996. The investigation included the advancement of five soil borings (BH-1 through BH-5). Concentrations of tetrachloroethene (PCE) were detected in all analyzed soil samples at concentrations ranging from 8.7 μ g/l to 150 μ g/l. Trichlorothene (TCE) and chloroform were detected in the soil at maximum concentrations of 0.45 μ g/kg and 640 μ g/kg, respectively. No other volatile halocarbons were detected above the method detection limit. PCE, TCE and chloroform were present in grab groundwater samples collected from four of the soil borings at maximum concentrations of 1100 μ g/l, 3.0 μ g/l and 4.8 μ g/l, respectively.

On July 3, 1997, AEI installed a single groundwater monitoring well (AE-1) located approximately 10 feet down-gradient from the dry cleaning machine (Figure 2). Groundwater samples were collected from the well on July 31, 1997. Groundwater samples were also collected from MW-1 and MW-2 located on the adjacent site. MW-3 was not sampled. The four wells were surveyed in order to determine groundwater flow direction and gradient. No volatile halocarbons were detected in groundwater samples collected from AE-1, the on-site well. Refer to Table 2 for a summary of the analytical results from the first and subsequent groundwater monitoring episodes.

Summary of Activities

AEI measured the depth to groundwater in all four of the wells and collected water samples from AE-1 on November 6, 1997. The well locations are shown on Figure 2. The depth from the top of the well casings were measured prior to sampling with an electric water level indicator.

AE-1 was purged using a battery powered submersible pump and a groundwater sample was collected using a clean disposable Teflon bailer. Temperature, pH, and turbidity were measured during the purging of the well (refer to Attachment A). AEI removed at least 3 well volumes. Once the temperature, pH, and turbidity stabilized, a water sample was collected.

Water was poured from the bailer into 40 ml VOA vials and capped so that there was no head space or visible air bubbles within the sample containers. Samples were shipped on ice under proper chain of custody protocol to McCampbell Analytical, Inc. of Pacheco, California (State Certification #1644).

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Groundwater samples were submitted for chemical analyses for Volatile Halocarbons (EPA method 60/8010).

Field Results

Groundwater levels for the current monitoring episode ranged from 9.83 to 14.81 feet above Mean Sea Level (MSL). These groundwater elevations were consistent with the previous monitoring episode. The direction of the groundwater flow at the time of measurement was to the southeast. The latest estimated groundwater gradient is approximately 0.05 feet per foot.

Groundwater elevation data is summarized in Table 1. The groundwater elevation contours and the groundwater flow direction are shown in Figure 2. Refer to Attachment A for the Groundwater Monitoring Well Field Sampling Forms.

Groundwater Quality

Volatile halocarbons were not detected in groundwater samples collected from AE-1. The non-detect results are consistent with the previous monitoring episode.

A summary of groundwater quality data is presented in Table 2. Laboratory results and chain of custody documents are included in Attachment B. Previous laboratory results and chain of custody documents are included in Attachment C.

Recommendations

AEI recommends the continued quarterly groundwater monitoring and sampling of the onsite well. Groundwater level measurements will continue to be collected from the three offsite wells; MW-1, MW-2 and MW-3. The next monitoring and sampling episode is scheduled for January 30, 1998. Groundwater samples from AE-1, MW-1 and MW-2 will be collected and analyzed during the next monitoring episode.

References

- AEI, Phase II Subsurface Investigation Report, issued January 31, 1997
- AEI, Groundwater Monitoring Well Installation and Sampling Report, issued October 6, 1997

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Report Limitations and Signatures

This report presents a summary of work completed by All Environmental, Inc., including observations and descriptions of site conditions. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide required information, but it cannot be assumed that they are entirely representative of all areas not sampled. All conclusions and recommendations are based on these analyses, observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices in the environmental engineering and construction field that existed at the time and location of the work.

Sincerely,

All Environmental, Inc.

Jennifer Pucci

Project Manager

Certified Engineering Geolog

Figures

Tables

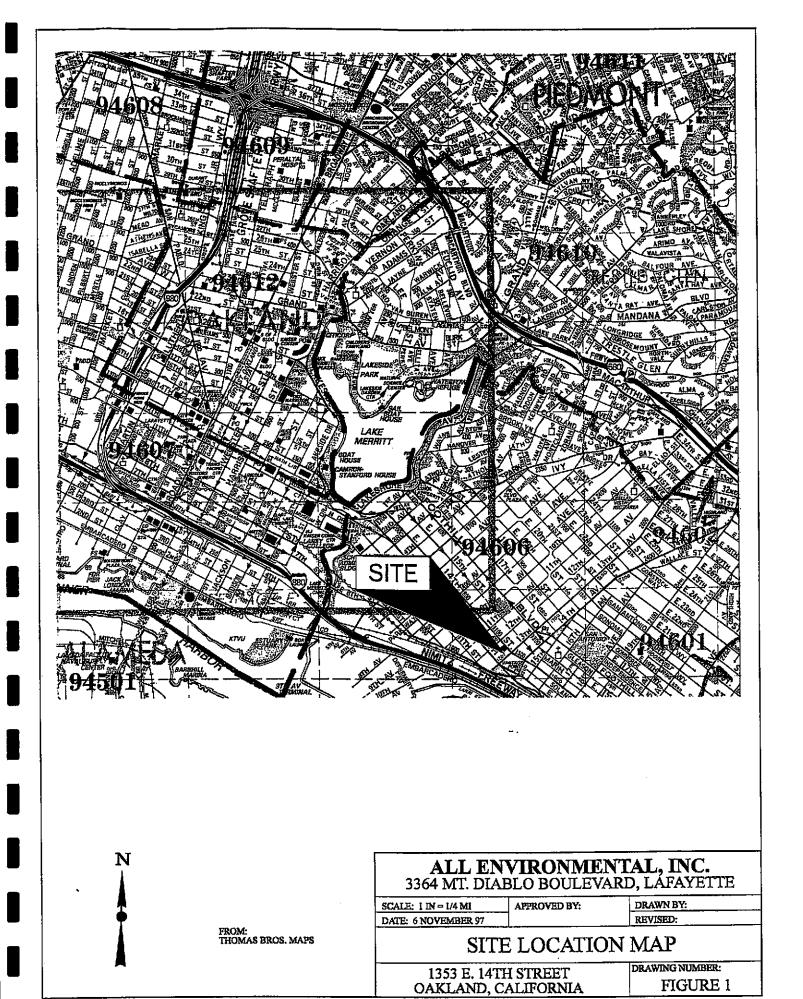
Attachment A

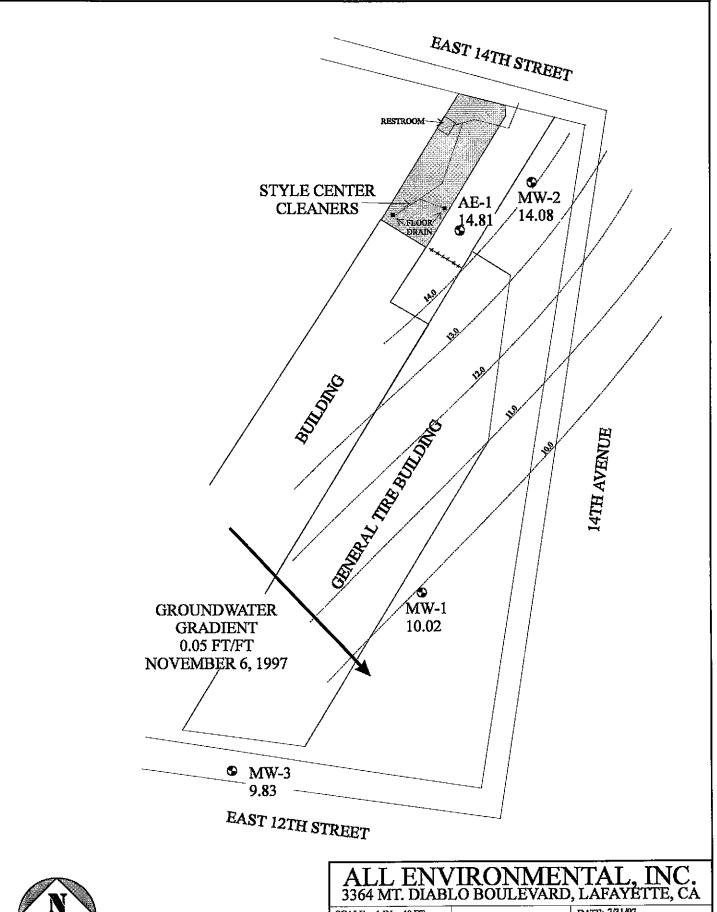
Attachment B

Attachment C

Ms. Madhulla Logan, Alameda County Health Care Services Agency, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502-6577.

C.E.G. 1351







SCALE: 1 IN = 40 FT DATE: 7/31/97

SITE PLAN

1353 E. 14TH STREET OAKLAND, CALIFORNIA DRAWING NUMBER: FIGURE 2

TABLE 2
Volatile Halocarbon* Groundwater Sample Analytical Data

Well Number	Date	1,1-DCA (μg/l)	1,1-DCE (μg/l)	cis 1,2-DCE (µg/l)	trans 1,2-DCE (µg/l)	PCE (µg/l)	TCE (hg/l)	Vinyl Chloride (µg/l)
AE-1	7/31/97	<0.5	≤0.5	<5.0	<0.5	<0.5	<0.5	<0.5
	11/6/97	<0.5	<0.5	<5.0		5.0≲0.5	<0.5	≪0.5
MW-1	7/31/97	0.63	<0.5	0.80	≅ ≪0.5	<0,5	<0.5	≤0.5
	11/6/97	NS	NS	NS NS	NS	NS	NS	NS
MW-2	7/31/97	<1.0	1,4	46	1.9	. 27	100	2.3
1111000	11/6/97	NS	NS	NS	NS	NS	. NS	NS
MCLs		5.0	6.0	6.0	10	5.0	5,0	0.5

^{*} All unlisted Volatile Halocarbons (EPA method 601) were not detected above the method detection limit of 0.5 $\mu g/l$

 μ g/l = micrograms per liter (ppb)

NS = Not Sampled

ALL ENVIRONMENTAL INC. - GROUNDWATER MONITORING WELL FIELD SAMPLING FORM Monitoring Well Number: AE-1 Project Name: Foss Date of Sampling: 11/6/97 Job Number: 1599 Name of Sampler: DR Project Address: 1353 E. 14th Street Oakland, CA MONITORING WELL DATA Well Casing Diameter (2"/4"/6") Seal at Grade -- Type and Condition good Well Cap & Lock -- OK/Replace OK Elevation of Top of Casing 20.42 Depth of Well 15.0 Depth to Water 5.61 Water Elevation 14.81 Three Well Volumes (gallons)* 2" casing: (TD - DTW)(0.16)(3) 4.5 4" casing: (TD - DTW)(0.65)(3) 6" casing: (TD - DTW)(1.44)(3) Actual Volume Purged (gallons) 5 gallons Appearance of Purge Water turbid GROUNDWATER SAMPLES Number of Samples/Container Size 2-40ml VOAs Time Vol Remvd Temp Cond Comments pН (gal) (deg C) (mS) 1100 65.5 7.26 959 1 1105 2 66.1 7.36 832 1107 3 66.1 7.55 830 1110 4 65.6 7.67 825 1113 5 65.7 7.67 824 COMMENTS (i.e., sample odor, well recharge time & percent, etc.) No odor.

TD - Total Depth of Well DTW - Depth To Water

ALL ENVIRONMENTAL INC. - GROUNDWATER MONITORING WELL FIELD SAMPLING FORM Monitoring Well Number: MW-1 Project Name: Foss Date of Sampling: 11/6/97 Job Number: 1599 Name of Sampler: DR Project Address: 1353 E. 14th Street Oakland, CA MONITORING WELL DATA Well Casing Diameter (2"/4"/6") Seal at Grade -- Type and Condition good Well Cap & Lock -- OK/Replace OK Elevation of Top of Casing 18.29 Depth of Well 15.5 Depth to Water 8.27 Water Elevation 10.02 Three Well Volumes (gallons)* 2" casing: (TD - DTW)(0.16)(3) 4" casing: (TD - DTW)(0.65)(3) 6" casing: (TD - DTW)(1.44)(3) Actual Volume Purged (gallons) Appearance of Purge Water GROUNDWATER SAMPLES Number of Samples/Container Size Time Vol Remvd Temp pН Cond Comments (deg C) (mS)(gal) COMMENTS (i.e., sample odor, well recharge time & percent, etc.) No gw samples collected.

TD - Total Depth of Well DTW - Depth To Water

ALL ENVIRONMENTAL INC. - GROUNDWATER MONITORING WELL FIELD SAMPLING FORM Monitoring Well Number: MW-2 Project Name: Foss Date of Sampling: 11/6/97 Job Number: 1599 Name of Sampler: DR Project Address: 1353 E. 14th Street Oakland, CA MONITORING WELL DATA Well Casing Diameter (2"/4"/6") 4" Seal at Grade -- Type and Condition Good Well Cap & Lock -- OK/Replace OK Elevation of Top of Casing 20.18 Depth of Well 15.5 Depth to Water 6.10 Water Elevation 14.08 Three Well Volumes (gallons)* 2" casing: (TD - DTW)(0.16)(3) 4" casing: (TD - DTW)(0.65)(3) 6" casing: (TD - DTW)(1.44)(3) Actual Volume Purged (gallons) Appearance of Purge Water **GROUNDWATER SAMPLES** Number of Samples/Container Size Time Vol Remvd Temp pН Cond Comments (gal) (deg C) (mS) COMMENTS (i.e., sample odor, well recharge time & percent, etc.) No samples collected.

TD - Total Depth of Well DTW - Depth To Water

ALL I	ENVIRONME				INDWAT	ER MONITORING WELL RM
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TD - Total Depth of Well DTW - Depth To Water



110 Second Avenue South, #D7, Pacheco, CA 94553
Telephone: 510-798-1620 Fax: 510-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc.	Client Project ID: Foss; Oakland	Date Sampled: 11/06/97
3364 Mt. Diablo Blvd.		Date Received: 11/10/97
Lafayette, CA 94549	Client Contact: Jennifer Pucci	Date Extracted: 11/10/97
	Client P.O:	Date Analyzed: 11/10/97

11/17/97

Dear Jennifer:

Enclosed are:

- 1). the results of 1 samples from your Foss; Oakland project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Edward Hamilton, Lab Director

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Date Sampled: 11/06/97 Client Project ID: Foss; Oakland All Environmental, Inc. Date Received: 11/10/97 3364 Mt. Diablo Blvd. Client Contact: Jennifer Pucci Date Extracted: 11/10/97 Lafayette, CA 94549 Client P.O: Date Analyzed: 11/10/97 Volatile Halocarbons EPA method 601 or 8010 Lab ID 82836 Client ID AE-1 Matrix W Compound Concentration Bromodichloromethane ND Bromoform(b) ND Bromomethane ND Carbon Tetrachloride(c) ND ND Chlorobenzene Chloroethane ND 2-Chloroethyl Vinyl Ether(d) ND Chloroform (e) ND ND Chloromethane Dibromochloromethane ND 1,2-Dichlorobenzene ND 1,3-Dichlorobenzene ND 1,4-Dichlorobenzene ND Dichlorodifluoromethane ND 1,1-Dichloroethane ND 1,2-Dichloroethane ND 1,1-Dichloroethene ND cis 1,2-Dichloroethene ND trans 1,2-Dichloroethene ND 1,2-Dichloropropane ND cis 1,3-Dichloropropene ND trans 1,3-Dichloropropene ND Methylene Chloride(f) ND ND 1,1,2,2-Tetrachloroethane ND Tetrachloroethene 1,1,1-Trichloroethane ND 1,1,2-Trichloroethane ND ND Trichloroethene Trichlorofluoromethane ND Vinyl Chloride(g) ND % Recovery Surrogate

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

Comments

^{*} water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

QC REPORT FOR EPA 8010/8020/EDB

Date: 11/10/97 Matrix: WATER

	Con	centrat	ion (ug/I	٦)	% Rec	overy	
Analyte	Sample			Amount	ļ		RPD
	#(82716) MS	MSD	Spiked	MS	MSD	
				1	· 		
1,1-DCE	0.0	9.9	10.5	10.0	99	105	5.7
Trichloroethene	0.0	9.0	9.5	10.0	90	95	6.3
EDB	0.0	8.0	8.3	10.0	80	83	4.1
Chlorobenzene	0.0	9.4	9.8	10.0	94	98	4.3
Benzene	 N/A	N/A	N/A	N/A	N/A	N/A	N/A
Toluene	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Chlorobz (PID)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	.				. İ		

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

[%] Rec. = (MS - Sample) / amount spiked x 100

9846 XALE199

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110 Second Avenue South, #D7, Pacheco, CA 94553
Telephone: 510-798-1620 Fax: 510-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc.	Client Project ID: #1599; Foss	Date Sampled: 07/31/97
3364 Mt. Diablo Blvd.		Date Received: 07/31/97
Lafayette, CA 94549	Client Contact: Jennifer Pucci	Date Extracted: 07/31/97
	Client P.O:	Date Analyzed: 07/31/97

08/07/97

Dear Jennifer:

Enclosed are:

- 1). the results of 3 samples from your #1599; Foss project,
- 2). a QC report for the above samples
- 3). a copy of the chain of custody, and
- 4). a bill for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits. If you have any questions please contact me. McCampbell Analytical Laboratories strives for excellence in quality, service and cost. Thank you for your business and I look forward to working with you again.

Yours truly,

Edward Hamilton, Lab Director

110 Second Avenue South, #D7, Pacheco, CA 94553 Telephone: 510-798-1620 Fax: 510-798-1622

http://www.mccampbell.com E-mail: main@mccampbell.com

All Environmental, Inc.	Client Project ID	· #1599· Foce	Date Sampled	l: 07/31/97
3364 Mt. Diablo Blvd.	Zilone Project ID	. 111.77, 1 033	Date Received	d: 07/31/97
Lafayette, CA 94549	Client Contact: Jo	ennifer Pucci	Date Extracte	d: 07/31/97
	Client P.O:		Date Analyze	d: 08/01-08/04/97
EPA method 601 or 8010	Volatile	Halocarbons		
Lab ID	79258	79259	79260	1
Client ID	MW-1	MW-2	AE-1	1
Matrix	W	W	W	
Compound		Сопсел	tration	
Bromodichloromethane	ND T	ND<1.0	ND	T
Bromoform ^(b)	ND	ND<1.0	ND	
Bromomethane	ND	ND<1.0	ND	-
Carbon Tetrachloride(c)	ND	ND<1.0	ND	-
Chlorobenzene	ND	ND<1.0	ND	
Chloroethane	ND	ND<1.0	ND	
2-Chloroethyl Vinyl Ether(d)	ND	ND<1.0	ND	
Chloroform (e)	ND	ND<1.0	ND	
Chloromethane	ND	ND<1.0	ND	
Dibromochloromethane	ND	ND<1.0	ND	
1,2-Dichlorobenzene	ND	ND<1.0	ND	<u> </u>
1,3-Dichlorobenzene	ND	ND<1.0	ND	
1,4-Dichlorobenzene	ND	ND<1.0	ND	†
Dichlorodifluoromethane	ND	ND<1.0	ND	
1,1-Dichloroethane	0.63	ND<1.0	ND	
1,2-Dichloroethane	ND	ND<1.0	ND	
1,1-Dichloroethene	ND	1.4	ND	
cis 1,2-Dichloroethene	0.80	46	ND	
trans 1,2-Dichloroethene	ND	1.9	ND	
1,2-Dichloropropane	ND	ND<1.0	ND	
cis 1,3-Dichloropropene	ND	ND<1.0	ND	
trans 1,3-Dichloropropene	ND	ND<1.0	ND	
Methylene Chloride ^(t)	ND	ND<1.0	ND	
1,1,2,2-Tetrachloroethane	ND	ND<1.0	ND	
Tetrachloroethene	ND	27	ND	
1,1,1-Trichloroethane	ND	ND<1.0	ND	
l,1,2-Trichloroethane	ND	ND<1.0	- ND	
Trichloroethene	ND	100	ND	
Trichlorofluoromethane	ND	ND<1.0	ND	
Vinyl Chloride ^(g)	ND	2.3	NĎ	
% Recovery Surrogate	103	103	102	
Comments				

^{*} water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

⁽b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

QC REPORT FOR EPA 8010/8020/EDB

Date: 08/01/97

Matrix: Water

		Conc	entrat:	ion (ug/L	1)	% R	ecover	У	
Analyte	Samp	ole				Amount				RPD
	#(781	L38)	MS	MS	D	Spiked	MS	M	SD	
1,1-DCE	1 0	0.0	8.6		8.6	10.0		86	86	0.0
Trichloroethene	1 0	0.0	8.6		8.7	10.0	(i)	86	87	1.2
EDB	N/A	1	N/A	N/A		N/A	N/A	N/A		N/A
Chlorobenzene	1 0	0.0	9.0		9.1	10.0	ŀ	90	91	1.1
Benzene	N/A]	N/A	N/A		N/A	N/A	N/A		N/A
Toluene	N/A	3	N/A	N/A		N/A	N/A	N/A		N/A
Chlorobz (PID)	N/A]	N/A	N/A		N/A	N/A	N/A		N/A

% Rec. = (MS - Sample) / amount spiked x 100

 $RPD = (MS - MSD) / (MS + MSD) \times 2 \times 100$

ALL ENVIRONMENTAL, INC. 3364 Mt. Diablo Boulevard

Lafayette, CA'94549 (510) 283-6000 FAX: (510) 283-6121

9154xale 179.doc

Chain of Custody

AEI PROJECT MANAGER: J PROJECT NAME: FOSS							ANA			RE	QU	EST	7				AINERS
PROJECT NUMBER: 1599 SIGNATURE:	67			TPH-Gaoffie	TPH-Casoline (EPA 5000line W/ BT500.801 s.	TPH-Dicker (EPA 3510, 3840	PURCEANCE ARONATICS	E. OIL & CREAVE	TOTAL LEAD (As)	COMPOUNT OR CAME	Metals	NT.C.C.C. C.	inan-inan	Crisi-22 Crisi Care Care 177;	0/02		NUMBER OF CONTAINERS
SAMPLE I.D.	DATE	TIME	MATRIX	E E	1000	A A A	ATE 1	DE /	P. P	308	5	F	225	Sale 2	% ——		
MW-1 mw-2	7/31/47		W											X			2
AG-1	e		W											X		1	2
3																100	258
	1141															1	259 260
											imae l	10201	ora eta	<u>.</u> 120			700
					16F 60 1111 1	D COND) SPACE	ITION ABSENT	v	APPR CONTA	PNATIV PRIATE INERS	Y.		ETALS	arit			
	10-1-10-11-1																
ANALYTICAL LAMPBELL ANALADDRESS 110 2nd AVENUE 8 PACHECO, GA 945 PHONE:	LYTICAL INC.	RE	LINQUISHED Signature	BY:	1 11	Nule	VED BY:		l Ri	ELINÇ Sigi	UISH	ED BY	2		ECEIVI Signatu		2
INSTRUCTIONS/COMMENTS:			Printed Name AEI Company	/	J.	Printed MP Comp	Name			Print	ed Nar				Printed !	Name	
510-798-1620 510-798-1622	fax	Time	Company S∷/S & Date	7/31/57	Time	5:15p	any M Date	1310	Time	Со	mpany L	Date	Ti	me	Compa	any Date_	