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QUARTERLY GROUNDWSATER MONITORING AND SAMPLING AT THE PROPERTY LOCATED AT 525 98TH AVENUE OAKLAND, CALIFORNIA AUGUST 2, 1995

PREPARED FOR: MR. NISSAN SAIDIAN 5733 MEDALLIAN COURT CASTRO VALLEY, CALIFORNIA 94552

BY:

SOIL TECH ENGINEERING, INC. 298 BROKAW ROAD SANTA CLARA, CALIFORNIA 95050

LIST OF TABLES

TABLE 1 ... GROUNDWATER MONITORING DATA.

TABLE 2 ... GROUNDWATER SAMPLES ANALYTICAL RESULTS.

LIST OF FIGURES

FIGURE 1 ... SITE VICINITY MAP SHOWING 525 98TH AVENUE, OAKLAND, CALIFORNIA.

FIGURE 2 ... SITE PLAN SHOWING LOCATIONS OF BUILDINGS, FORMER UST EXCAVATION, MONITORING WELLS, CONTOUR LINES AND GROUNDWATER FLOW DIRECTION.

LIST OF APPENDICES

APPENDIX "A" ... TABLE 1 AND TABLE 2.

APPENDIX "B" ... FIGURE 1 AND FIGURE 2.

APPENDIX "C" ... STANDARD OPERATING PROCEDURE.

APPENDIX "D" ... ANALYTICAL TEST REPORT OF GROUNDWATER SAMPLES AND CHAIN-OF-CUSTODY RECORDS.

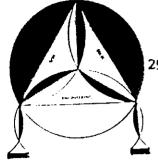
SOIL TECH ENGINEERING, INC.

TABLE OF CONTENTS	Page No.
LETTER OF TRANSMITTAL	1
BACKGROUND	1-3
SCOPE OF PRESENT WORK	3
FIELD ACTIVITIES	
GROUNDWATER MONITORING GROUNDWATER SAMPLING	4 4
GROUNDWATER FLOW	4 - 5
ANALYTICAL RESULTS	5
SUMMARY	5
RECOMMENDATION	5 - 6
LIMITATIONS	6 - 7
APPENDIX "A"	
TABLE 1 - GROUNDWATER MONITORING DATA TABLE 2 - GROUNDWATER ANALYTICAL RESULTS	T1 T2-T3
APPENDIX *B*	
FIGURE 1 - VICINITY MAP FIGURE 2 - SITE PLAN	M1 M2
APPENDIX "C"	
GROUNDWATER SAMPLING	SOP1

APPKNDIX "D"

PRIORITY ENVIRONMENTAL LABS ANALYTICAL REPORT AND CHAIN-OF-CUSTODY

SOIL TECH ENGINEERING



Soil, Foundation and Geological Engineers

298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 496-0265 OR (408) 496-0266

August 2, 1995

File No. 10-93-570-ST

Mr. Nissan Saidian 5733 Medallian Court Castro Valley, California 94552

SUBJECT: QUARTERLY GROUNDWATER MONITORING

AND SAMPLING AT THE PROPERTY Located at 525 98th Avenue, in

. Oakland, California

Dear Mr. Saidian:

This report presents the results of quarterly groundwater monitoring and sampling conducted by Soil Tech Engineering, Inc. (STE), on July 26, 1995, at the subject site (Figure 1).

Three monitoring wells (STMW-1 to STMW-3) are located on-site. The location of the wells are shown on Figure 2. This quarterly monitoring and sampling were conducted in accordance with STE's recommendations made in "Preliminary Site Assessment of Contaminated Soil and Groundwater for the Property", dated April 19, 1995.

BACKGROUND:

The site is located on the northwest side of 98th Avenue between Maddux Drive and Edes Avenue in Oakland, California. The

site was formerly used as a gasoline service station. When the current owner purchased the property in May 1986, it was not in operation as service station. In December 1993, Alpha Geo Services removed a 550 gallon waste oil tank, a 4,000 gallon and a 6,000 gallon underground storage tank (UST). The larger tanks were used to store gasoline. The three tanks were properly manifested and transported by Erickson, Inc. to their facility in Richmond. addition, the fuel product lines and pump islands were excavated. Soil Tech Engineering, Inc. (STE) was retained by Mr. Nissan Saidian, the current owner of the property, to conduct soil sampling below the former UST's and fuel product lines. Seven soil samples were collected, four from the gasoline tank excavation at approximately 12 feet below grade, one from the waste oil tank excavation at approximately 8 feet below grade and two from the fuel product line excavation at approximately 2 and 3 feet below grade. All sampling was conducted under the supervision of Alameda County Health Department inspector Ms. Eva Chu. Elevated levels of Total Petroleum Hydrocarbons as gasoline (TPHg) ranging from 230 milligrams per kilogram (mg/Kg) to 12,000 mg/Kg, and BTEX were detected in the soil samples collected from the gasoline UST excavation. The detail of the soil sampling is described in the STE's report dated January 5, 1994.

Since TPHg and BTEX concentrations were detected in soil samples collected from beneath the removed tanks, Alameda County Health Care Services Agency (ACHCSA) requested additional investigation to determine the extent of soil and groundwater contamination in a letter dated January 14, 1994.

STE was retained by Mr. Saidian to conduct additional investigation as requested by ACHCSA. A work plan, dated April 27, 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. The drilling and installation of three monitoring wells (STMW-1 to STMW-3) were conducted in March 1995. Soil sample results from the borings detected low levels TPHg and BTEX in four out of twelve soil samples. Low levels of TPHg and BTEX were also detected in the water samples. The detail of the additional investigation is described in STE's report dated April 19, 1995.

SCOPE OF PRESENT WORK:

- Measured depth-to-water table and monitored for presence of any floating product for three on-site wells STMW-1 to STMW-3.
- Purged each monitoring well prior to sampling.
- Sampled monitoring wells STMW-1, STMW-2 and STMW-3 for laboratory analyses.
- Submitted water samples to a State-Certified laboratory for analyses of Total Petroleum Hydrocarbons as diesel and gasoline (TPHd and TPHg), Benzene, Toluene, Ethylbenzene, Total Xylenes (BTEX), Total Oil & Grease (TOG), Cadmium, Chromium, Lead, Nickel and Zinc.
- Reviewed results and prepared a report of the investigation.

FIELD ACTIVITIES:

GROUNDWATER MONITORING:

On July 25, 1995, STE's staff monitored three on-site wells to measure water depth and check for the presence of FFP and/or odor. During monitoring of the wells, no sheen or odor were noted in any of the monitoring wells. Table 1 summarizes the depth-of-groundwater measurements and observations 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 chain-of-custody.

The water samples from wells STMW-1 and STMW-2 were analyzed for Total Petroleum Hydrocarbons as diesel and gasoline (TPHd and TPHg), Benzene, Toluene, Ethylbenzene, Total Xylenes (BTEX) and Total Oil & Grease (TOG). Water sample from well STMW-3 was analyzed for TPHd, TPHg, BTEX, TOG, Cadmium, Chromium, Lead, Nickel and Zinc.

GROUNDWATER FLOW:

Groundwater elevation data were used to determine groundwater flow direction. Table 1 summarizes the groundwater elevations.

The groundwater direction beneath the site was in a northeasterly direction as of July 25, 1995 (Figure 2).

ANALYTICAL RESULTS:

Total Petroleum Hydrocarbons as diesel and gasoline (TPHd and TPHg) and BTEX were below laboratory detection limit in monitoring well STMW-2. TPHd, TPHg, BTEX, TOG, Cadmium, Chromium, Lead, Nickel and Zinc were below laboratory detection limit in monitoring well STMW-3. Monitoring well STMW-1 detected TPHg at 45 milligrams per liter (mg/L); Benzene at 0.011 mg/L; Toluene at 0.029 mg/L; Ethylbenzene at 0.02 mg/L and Total Xylenes at 0.16 mg/L. TPHd was not detected in monitoring well STMW-1. The laboratory results are summarized in Table 2, and the laboratory report is attached in Appendix "D".

SUMMARY:

No sheen or odor were noted in any of the wells. Only monitoring well STMW-1 detected low concentrations of TPHg and BTEX.

RECOMMENDATION:

STE recommends the continuation of quarterly monitoring for two more quarters. The proposed program should then be re-evaluate at the end of the year.

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).

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 statecertified 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 feel free to contact our office at your convenience.

Sincerely,

LAWRENCE KOO, P.

C. E. #34928

SOIL TECH ENGINEERING, INC.

NOORI AMELI

PROJECT ENGINEER

FRANK HAMEDI-FARD

GENERAL MANAGER

APPENDIX *A*

TABLE 1
GROUNDWATER MONITORING DATA
(Measured in Feet)

Date	Well No./ Elevation	Depth-to- Water	Groundwater Elevation	FFP Thickness	Odor
4/10/95	STMW-1 (99.51)	9.69	89.82	Very Light Rainbow Sheen	Light Petroleum
	STMW-2 (98.95)	9.16	89.79	None	None
	STMW-3 (98.54)	8.68	89.86	None	None
7/25/95	STMW-1 (99.51)	10.39	89.12	None	None
	STMW-2 (98.95)	9.87	89.08	None	None
	STMW-3 (98.54)	9.40	89.14	None	None

FFP - Free Floating Product

TABLE 2 GROUNDWATER SAMPLES ANALYTICAL RESULTS IN MILLIGRAMS PER LITER (mg/L)

A. TPHd, TPHg, BTEX and TOG Results

Date	Well No.	TPHd	TPHg	В	T	E	x	TOG
4/10/95	STMW-1	0.067	13	0.0059	0.0069	0.15	0.25	NA
	STMW-2	0.054	ND	ND	ND	ND	ND	NA
	STMW-3	ND	ND	ND	ND	ND	ND	15
								<u> </u>
7/25/95	STMW-1	ND	45	0.011	0.029	0.02	0.16	NA
	STMW-2	ND	ND	ND	ND	ND	ND	NA
	STMW-3	ND	ND	ND	ND	ND	ND	ND

TABLE 2 CONT'D GROUNDWATER SAMPLES ANALYTICAL RESULTS IN MILLIGRAMS PER LITER (mg/L)

B. Cadmium, Chromium, Lead, Nickel and Zinc Results

Date	Well No.	Cd	Cr	Pb	Ni	Zn
4/10/95	STMW-1	NA	NA	NA	NA	NA
	STMW-2	NA	NA	NA	NA	NA
	STMW-3	ND	ND	N D	ND	ND
7/25/95	STMW-1	NA	NA	NA	NA	NA
	STMW-2	NA	NA	NA	NA	NA
	STMW-3	ND	ND	ND	ND	ND

TPHd - Total Petroleum Hydrocarbons as diesel

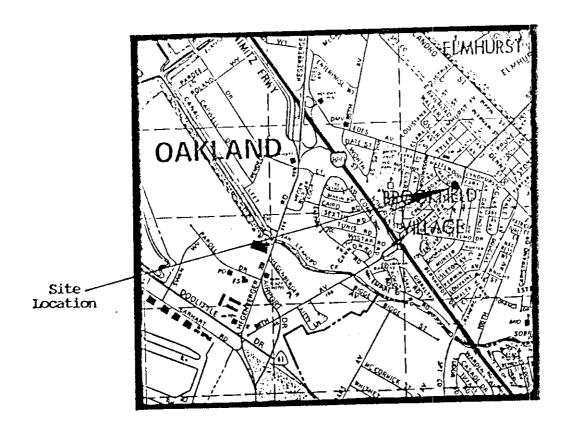
TPHg - Total Petroleum Hydrocarbons as gasoline

BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes

ND - Not Detected (Below Laboratory Detection Limit)

NA - Not Analyzed

A D D R N D I X "B"





Thomas Brothers Map 1993 Edition San Francisco, Alameda and Contra Costa Counties

Page 22 E3

APPENDIX "C"

GROUNDWATER SAMPLING

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.

APPENDIX "D"



PRIORITY ENVIRONMENTAL LABS

Precision Environmental Analytical Laboratory

August 02, 1995

PEL # 9507077

SOIL TECH ENGINEERING, INC.

Attn: Noori Ameli

Re: Three water samples for Gasoline/BTEX, Diesel, and Oil & Grease

analyses.

Project name: 525 98th Ave., - Oakland

Project number: 10-93-570-ST

Date submitted: Jul 31, 1995 Date sampled: Jul 25, 1995

Date analyzed: Jul 31-Aug 01,1995 Date extracted: Jul 31-Aug 01,1995

RESULTS:

SAMPLE	Gasoline	Diesel B	enzene	Toluene	Ethyl Benzene	Total Xylene	Oil & Grease
I.D.	(ug/L)	(ug/L) (ug/L)	(ug/L)	(ug/L)	(ug/L)	(mg/L)
STMW-1 STMW-2 STMW-3	45000 N.D. N.D.	N.D. N.D. N.D.	11 N.D. N.D.	29 N.D. N.D.	20 N.D. N.D.	160 N.D. N.D.	 N.D.
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
Spiked Recovery	90.7%	81.3%	84.3%	80.9%	105.2%	103.9%	
Detection limit	50	50	0.5	0.5	0.5	0.5	0.5
Method of Analysis	5030 / 8015	3510 / 8015	602	602	602	602	5520 C & F

David Duong Laboratory Director

Fax: 408-946-9663 Tel: 408-946-9636 CA. 95035 1764 Houret Court Milpitas,



PRIORITY ENVIRONMENTAL LABS

Environmental Analytical Laboratory

August 02, 1995

PEL # 9505077

SOIL TECH ENGINEERING, INC.

Attn: Noori Ameli

Re: One water sample for Cadmium, Chromium, Lead, Nickel, and

Zinc analyses.

Project name: 525 98th Ave., - Oakland

Project number: 10-93-570-ST

Date submitted: Jul 31, 1995 Date sampled: Jul 25, 1995

Date analyzed: Jul 31-Aug 02,1995 Date extracted: Jul 31-Aug 02,1995

RESULTS:

SAMPLE I.D.	Cadmium (mg/L)	Chromium (mg/L)	Lead (mg/L)	Nickel (mg/L)	Zinc (mg/L)	
STMW-3	N.D.	N.D.	N.D.	N.D.	N.D.	
Blank	N.D.	N.D.	N.D.	N.D.	N.D.	
Detection limit	0.10	0.10	0.05	0.10	0.10	
Method of Analysis	7130	7190	7420	7520	7950	

David Duong Laboratory Director

> Fax: 408-946-9663 Tel: 408-946-9636

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SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

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SOIL TECH ENGINEERING

Soil, Foundation and Geological Engineers

-298 BROKAW ROAD, SANTA CLARA, CA 95050 ■ (408) 866-0919 ■ (415) 791-6406

TABLE 1 SUMMARY OF SOIL ANALYSIS RESULTS collected from side wall PARTS PER MILLION (ppm)

in gasoline pt, and from pit bottom of waste of pt.

TPHD, TPHG AND BTEX RESULTS

Date	Sample Number	Depth feet	TPHd	TPHg	В	T	E	x
12/07/93	WO-1-8	8	ND	ND	ND	ND	ND	ND
	P-1-3	3	ND	ND	ND	ND	ND	ND
	P-2-2	2	ND	ND	ND	ND	ND	ND
	B-1-12	12	ND	840	1.6	4.0	7.9	42
	B-2-12	12	ND	230	0.8	0.25	1.0	4.8
	B-3-12	12	ND	750	1.1	0.62	2.9	31
J	B-4-12	1.2	ND	12,000	11	270	77	610

TPHd - Total Petroleum Hydrocarbons as diesel

TPHg - Total Petroleum Hydrocarbons as gasoline BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes

ND - Not Detected (Below Laboratory Detection Limit)

Wasterit soil sample also non detect for TOG, HVOCS and SVOCS.

TABLE 2 SOIL SAMPLES ANALYTICAL RESULTS collect from borings MILLIGRAMS PER KILOGRAM (mg/Kg)

Date	Sample No.	Depth feet	ТРНд	В	T	E	x
3/06/95	STMW-1-6	6	ND	ND	ND	ND	ND
	STMW-1-11	11	46	0.034	0.036	0.09	0.21
	STMW-2-6	6	ND	ND	ND	ND	ND
	STMW-2-11	11	ND	ND	ND	ND	ND
	STMW-3-6	6	ND	ND	ND	ND	ND
	STMW-3-11	11	ND	ND	ND	ND	ND
							h
3/07/95	SB-4-6	6	ND	ND	ND	ND	ND
	SB-4-11	11	34	0.044	0.039	0.036	0.097
	SB-5-6	6	1.3	ND	ND	0.0064	0.017
	SB-5-11	11	25	0.03	0.027	0.011	0.044
	SB-6-6	6	ND	ND	ND	ND	ND
	SB-6-11	11	ND	ND	ND	ND	ND

TPHg - Total Petroleum Hydrocarbons BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes ND - Not Detected (Below Laboratory Detection Limit)

TABLE 3 GROUNDWATER SAMPLES ANALYTICAL RESULTS IN MILLIGRAMS PER LITER (mg/l)

A. TPHd, TPHg, BTEX and TOG Results

Date	Well No.	TPHd	TPHg	В	T	E	x	TOG
4/10/95	STMW-1	0.067	13	0.0059	0.0069	0,15	0.25	NA
	STMW-2	0.054	ND	ND	ND	ND	ND	NA
	STMW-3	ND	ND	ND	ND	NID	ND	15

B. Cadmium, Chromium, Lead, Nickel and Zinc Results

Date	Well No.	Cd	Cr	Pb	Ni	Zn
4/10/95	STMW-1	NA	NA	NA	NA	NA
	STMW-2	NA	NA	NA	NA	NA
	STMW-3	ND	ND	ND	ND	ND

TPHd - Total Petroleum Hydrocarbons as diesel

TPHg - Total Petroleum Hydrocarbons as gasoline

BTEX - Benzene, Toluene, Ethylbenzene, Total Xylenes ND - Not Detected (Below Laboratory Detection Limit)

NA - Not Analyzed

