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11:00 am, Jul 08, 2010

Alameda County
Environmental Health

July 7, 2010

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Mark E. Detterman

Subject: First Semi-Annual 2010 Groundwater Monitoring Report
1355 55th Street Emeryville, Ca
ACDEH Site No. RO0000046, Geotracker Global ID No. T0600101623

Ladies and Gentlemen:

Gribi Associates is pleased to submit this First Semi-Annual 2010 Groundwater Monitoring Report on behalf of California Syrup & Extract Company for the underground storage tank (UST) site located at 1355 55th Street in Emeryville, California (see Figure 1 and Figure 2). This letter report documents the monitoring and sampling of two site wells on February 19, 2010.

DESCRIPTION OF SAMPLING ACTIVITIES

1. Gribi Associates personnel conducted groundwater monitoring and sampling activities for 2 site wells (MW-1 and MW-2) on February 19, 2010.
2. Groundwater monitoring and sampling was conducted in accordance with California LUFT Field Manual, including the following:
 - a. measuring static water levels;
 - b. checking for presence of free-product;
 - c. and purging of approximately three well volumes while recording of temperature, pH, conductivity, and clarity.
3. Collected groundwater samples were placed in an ice-chilled cooler and submitted to a state-certified laboratory for analyses.
4. Copies of groundwater sampling field data sheets are provided as Attachment A.

RESULTS OF GROUNDWATER MONITORING

Hydrologic Conditions

1. Groundwater depths ranged from approximately 5.74 feet (MW-1) to 5.96 feet (MW-2).
2. Groundwater elevations ranged from 32.10 feet above means sea level (msl) (MW-2) to 32.41 feet msl (MW-1).
3. Groundwater flow direction is indeterminable with only two site wells, but given the site's close proximity to San Francisco Bay, we would expect groundwater flow direction to be to the west.
4. Groundwater elevations are shown on Figure 3.

Laboratory Analytical Results

1. Groundwater samples from the two site wells were analyzed for the following parameters with standard method turn around time on results:
 - a. USEPA M8015C Total Petroleum Hydrocarbons as Motor Oil (TPH-MO)
 - b. USEPA M8015C Total Petroleum Hydrocarbons as Diesel (TPH-D)
 - c. USEPA M8015C Total Petroleum Hydrocarbons as Gasoline (TPH-G)
 - d. USEPA 8021B Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
2. Groundwater hydrocarbon results for this monitoring event are summarized in Table 1.
3. Groundwater hydrocarbon results for this monitoring event are summarized on Figure 3.
4. The laboratory analytical data report and chain-of custody are provided as Attachment B.

CONCLUSIONS

1. Groundwater hydrocarbon concentrations from this event are significantly lower than results from the previous sampling event.
2. Although concentrations of TPH-G at monitoring well MW-2 are elevated, the relative concentrations of BTEX constituents are low, suggesting significant natural degradation of the gasoline constituents over time.

PLANNED ACTIVITIES

1. Gribi Associates plans to conduct semi-annual groundwater monitoring for the site during the third quarter of 2010.



Alameda County Department of
Environmental Health
July 7, 2010
Page 3

We appreciate this opportunity to provide this report for your review. Please contact us if there are questions or if additional information is required.

Very truly yours,



Matthew A. Rosman
Project Engineer



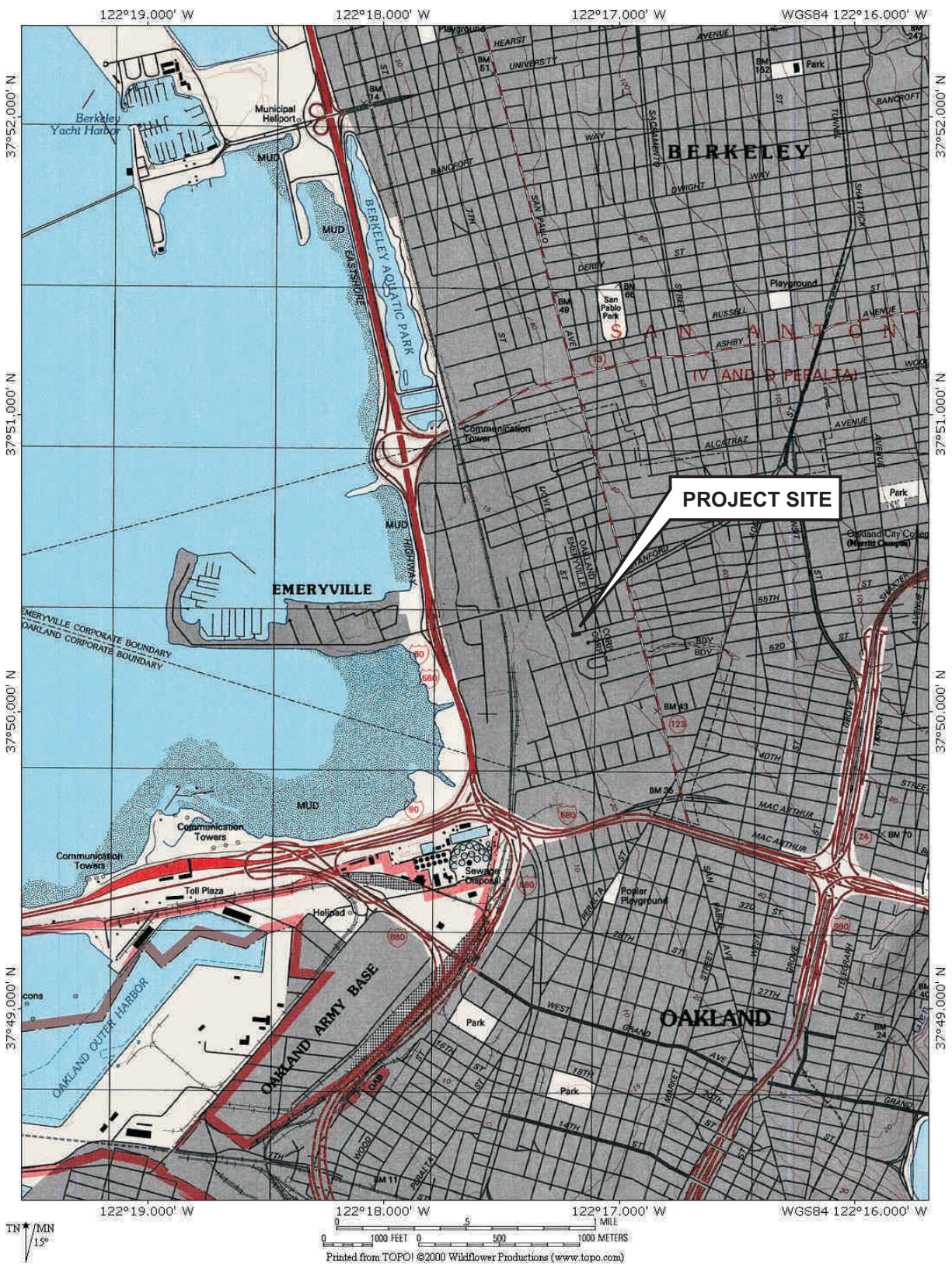
James E. Gribi
Professional Geologist
California No. 5843



Enclosure

cc: Mr. Ron Mooney

FIGURES



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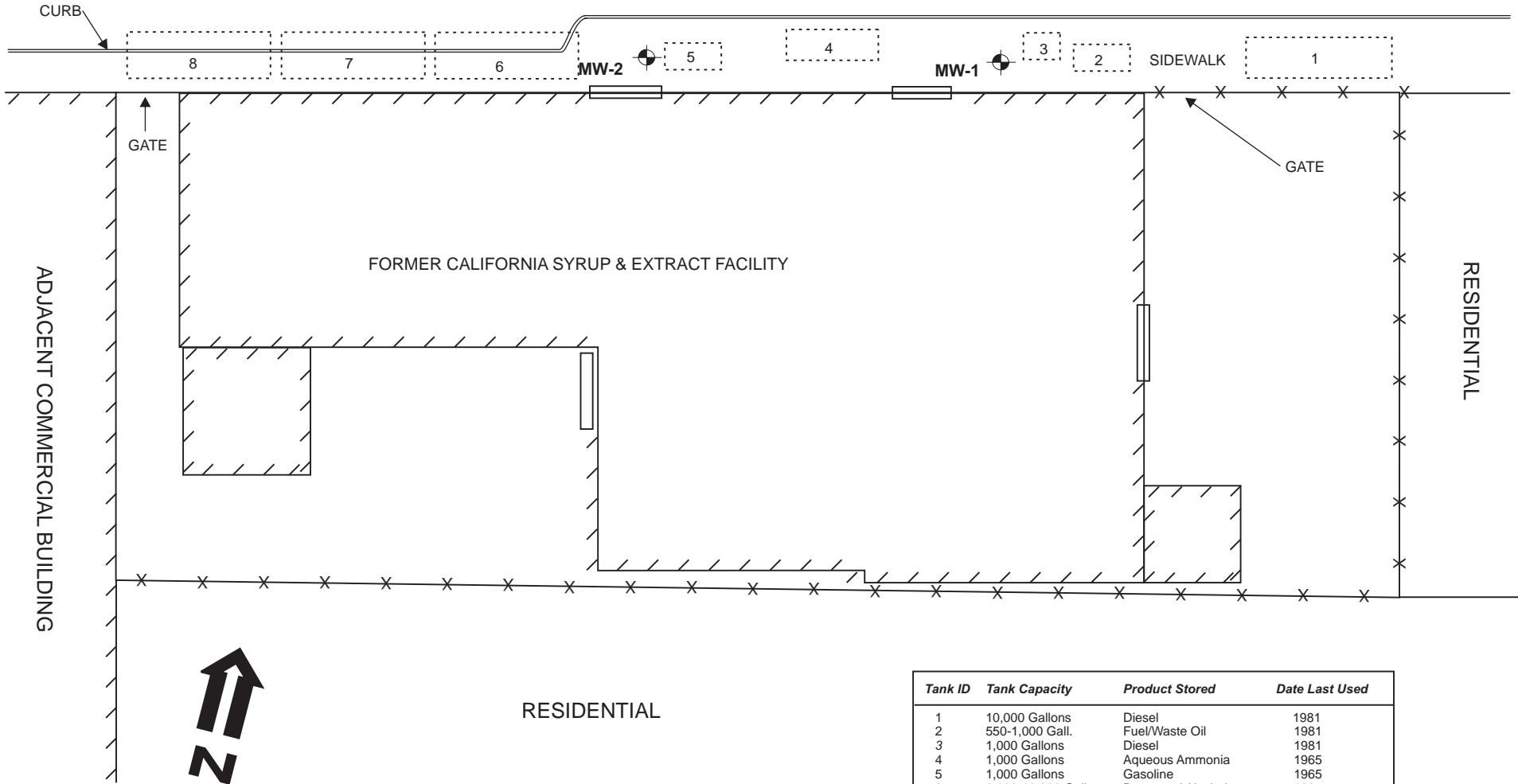
DESIGNED BY:	CHECKED BY:
DRAWN BY: JG	SCALE:
PROJECT NO:	

SITE VICINITY MAP

CALIFORNIA SYRUP AND EXTRACT
1375 55TH STREET
EMERYVILLE, CALIFORNIA

DATE: 03/05/2010	FIGURE: 1
	

55TH STREET



CURB

8 7 6 5 4 3 2 1

MW-2

MW-1

SIDEWALK

GATE

GATE

FORMER CALIFORNIA SYRUP & EXTRACT FACILITY

ADJACENT COMMERCIAL BUILDING

RESIDENTIAL

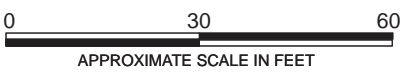
RESIDENTIAL




Tank ID	Tank Capacity	Product Stored	Date Last Used
1	10,000 Gallons	Diesel	1981
2	550-1,000 Gall.	Fuel/Waste Oil	1981
3	1,000 Gallons	Diesel	1981
4	1,000 Gallons	Aqueous Ammonia	1965
5	1,000 Gallons	Gasoline	1965
6	6,000-10,300 Gall.	Denatured Alcohol	1985
7	10,000 Gallons	Denatured Alcohol	1985
8	10,000 Gallons	Denatured Alcohol	1985

NOTE: ALL PRODUCT REMOVED & TANKS CLOSED IN-PLACE IN 1994.

⊙ - GROUNDWATER MONITORING WELL

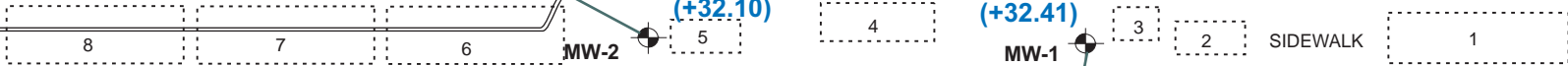


DESIGNED BY:	CHECKED BY:	SITE PLAN	DATE: 07/07/10	FIGURE: 2
DRAWN BY: JEG	SCALE:			
PROJECT NO: 167-01-02		CALIFORNIA SYRUP & EXTRACT 1355 55TH ST., EMERYVILLE, CALIFORNIA		

TPH-MO:	<100
TPH-D:	610
TPH-G:	1,400
B:	12
T:	5.4
E:	<1.0
X:	<2.0

55TH STREET

CURB



(+32.10)

(+32.41)

MW-2

MW-1

SIDEWALK

GATE

GATE

FORMER CALIFORNIA SYRUP & EXTRACT FACILITY

TPH-MO:	<100
TPH-D:	<50
TPH-G:	<50
B:	<1.0
T:	<1.0
E:	<1.0
X:	<2.0

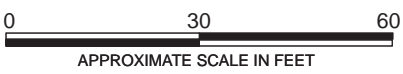
ADJACENT COMMERCIAL BUILDING

RESIDENTIAL



RESIDENTIAL

⊙ - GROUNDWATER MONITORING WELL



DESIGNED BY:	CHECKED BY:
DRAWN BY: JEG	SCALE:
PROJECT NO: 167-01-02	

GROUNDWATER ELEVATIONS & LAB RESULTS, 09/25/09
CALIFORNIA SYRUP & EXTRACT
1355 55TH ST., EMERYVILLE, CALIFORNIA

DATE: 07/07/10 FIGURE: 3

TABLE

Table 1
SUMMARY OF GROUNDWATER ANALYTICAL RESULTS
California Syrup & Extract Company UST Site

Sample ID	Sample Date	DTW	GW Elev.	Concentration, micrograms per liter (ug/L)							
				TPH-D	TPH-MO	TPH-G	B	T	E	X	MTBE
MW-1	9/24/1994	8.01	30.14	<50	<50	<50	<0.5	<0.5	<0.5	<0.5	-
<38.15>	12/29/1999	5.77	32.38	<50	<100	120	<0.5	<0.5	<0.5	0.84	<0.050
	3/23/2000	4.79	33.36	<50	<100	97	0.58	<0.5	<0.5	21	<0.005
	6/28/2000	8.90	29.25	<50	<100	110	28	2.2	8.7	17	<0.005
	10/04/2000	8.36	29.79	<50	<100	<50	<0.5	<0.5	<0.5	1.5	<0.005
	9/25/2009	6.89	31.26	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	-
	2/18/2010	5.74	32.41	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
MW-2	9/24/1994	7.88	30.18	630	<0.50	970	57	3.4	3.6	3.0	-
<38.06>	12/29/1999	7.29	30.77	<0.050	<0.100	8,800	430	370	250	410	<1.0
	3/23/2000	6.03	32.03	<0.050	<0.100	10,000	590	90	210	640	<1.0
	6/28/2000	7.11	30.95	<0.050	<0.100	3,600	310	19	94	100	120
	10/4/2000	7.64	30.42	<0.050	<0.100	4,100	280	15	58	81	100
	9/25/2009	7.55	30.51	8,100	2,900	59,000	58	69	170	160	-
	2/18/2010	5.96	32.10	610	<100	1,400	12	5.4	<1.0	<2.0	97

Notes:

DTW = Depth to Water, in feet below top of casing.
GW Elev. = Groundwater mean sea level elevation.
TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
MTBE = Methyl-tert-Butyl Ether

<50 = Not detected above the expressed value.
- = Not analyzed or not available.
ALL ND = No detectable concentrations of individual analytes.
<38.15> = Top of casing mean sea level (msl) elevation

ATTACHMENT A
GROUNDWATER MONITORING FIELD DATA RECORDS

Groundwater Monitoring Field Sheet

Client Name California Syrup and Extract

Project Name California Syrup and Extract

Sampling Personnel M. Resman

Date 2/18/2010

Weather Conditions Foggy, cool

Well ID MW-2

Casing Diameter (inches) 2.0

Total Depth (feet) 20.0

Depth to Water 5.96

Depth to Free Product φ

Water Column (ft) ~14

Product Thickness φ

One Well Volume (gal) ~28

3x Well Volume (gal) ~9

Notes:

One Well Volume is determine by multiplying "Water Column" by:

- 0.059 for 3/4-inch well, 0.17 for 2-inch well, 0.38 for 3-inch well, 0.66 for 4-inch well, 1.50 for 6-inch well

FIELD METHODS

Activity	Bailer	Pump	Comments
Purge Method		X	RD purge pump
Sample Method	X		

FIELD PARAMETERS

Time	Volume Purged	Temp. (F or C)	E.C. (mS/cm)	D.O. (mg/L)	pH	ORP (mV)	Comments
0901	3	16.7	781	/	6.88	/	
0903	6	17.7	797		6.77		
0905	98	18.0	793		6.86		dry @ ~8 gal!

SAMPLE OBSERVATIONS

Characteristic	None	Slight	Moderate	Strong	Comments
Color	X				
Odor		X →			
Turbidity	X				
Sheen		X			
Other:	X				

Sample Time 0945

Sampler's Signature 

Groundwater Monitoring Field Sheet

Client Name California Syrup and Extract

Project Name California Syrup and Extract

Sampling Personnel M. Rosman

Date 2/18/2010

Weather Conditions Foggy, cool

$$\begin{array}{r} 19.10 \\ - 20 \\ \hline 5.7 \\ \hline 14.3 \end{array}$$

Well ID MW-1

Casing Diameter (inches) 2.0

Total Depth (feet) 20.0

Depth to Water 5.74

Depth to Free Product ∅

Water Column (ft) 14.3

Product Thickness ∅

One Well Volume (gal) ~2.8

3x Well Volume (gal) ~9

Notes:

One Well Volume is determine by multiplying "Water Column" by:

- 0.059 for 3/4-inch well, 0.17 for 2-inch well, 0.38 for 3-inch well, 0.66 for 4-inch well, 1.50 for 6-inch well

FIELD METHODS

Activity	Bailer	Pump	Comments
Purge Method		X	12 V purge pump
Sample Method	X		

FIELD PARAMETERS

0840

Time	Volume Purged	Temp. (F or C)	E.C. (mS/cm)	D.O. (mg/L)	pH	ORP (mV)	Comments
0840	3	16.1	701		6.81		
0842	6	17.6	712		6.84		
0845	98	17.7	710		6.85		dry @ ~8 gal

SAMPLE OBSERVATIONS

Characteristic	None	Slight	Moderate	Strong	Comments
Color	X				
Odor	X				
Turbidity	X				
Sheen	X				
Other:					

Sample Time 0940

Sampler's Signature M. Rosman

ATTACHMENT B

**LABORATORY DATA REPORTS AND
CHAIN-OF-CUSTODY RECORDS**



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

05 March 2010

Jim Gribi
Gribi Associates
1090 Adam Street, Suite K
Benicia, CA 94510
RE: California Syrup

Enclosed are the results of analyses for samples received by the laboratory on 02/23/10 10:08. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

John Shepler
Laboratory Director



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates 1090 Adam Street, Suite K Benicia CA, 94510	Project: California Syrup Project Number: [none] Project Manager: Jim Gribi	Reported: 03/05/10 09:27
--	---	------------------------------------

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-1	T000128-01	Water	02/19/10 00:00	02/23/10 10:08
MW-2	T000128-02	Water	02/19/10 00:00	02/23/10 10:08

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

John Shepler, Laboratory Director



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Gribi Associates 1090 Adam Street, Suite K Benicia CA, 94510	Project: California Syrup Project Number: [none] Project Manager: Jim Gribi	Reported: 03/05/10 09:27
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MW-1
T000128-01 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Purgeable Petroleum Hydrocarbons by EPA 8015C

C6-C12 (GRO)	ND	50	ug/l	1	0022301	02/23/10	02/25/10	EPA 8015C	
Surrogate: 4-Bromofluorobenzene		79.4 %	72.6-146		"	"	"	"	

Extractable Petroleum Hydrocarbons by 8015C

C13-C28 (DRO)	ND	0.050	mg/l	1	0030203	03/02/10	03/03/10	EPA 8015C	
C29-C40 (MORO)	ND	0.10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		105 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8021B

Methyl tert-butyl ether	ND	4.0	ug/l	1	0022302	02/23/10	02/25/10	EPA 8021B	
Benzene	ND	1.0	"	"	"	"	"	"	
Toluene	ND	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	2.0	"	"	"	"	"	"	
o-Xylene	ND	1.0	"	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		76.4 %	73.5-148		"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

John Shepler, Laboratory Director



25712 Commercentre Drive
 Lake Forest, California 92630
 949.297.5020 Phone
 949.297.5027 Fax

Gribi Associates 1090 Adam Street, Suite K Benicia CA, 94510	Project: California Syrup Project Number: [none] Project Manager: Jim Gribi	Reported: 03/05/10 09:27
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MW-2
T000128-02 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	-----------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Purgeable Petroleum Hydrocarbons by EPA 8015C

C6-C12 (GRO)	1400	50	ug/l	1	0022301	02/23/10	02/25/10	EPA 8015C	
<i>Surrogate: 4-Bromofluorobenzene</i>		77.5 %	72.6-146		"	"	"	"	

Extractable Petroleum Hydrocarbons by 8015C

C13-C28 (DRO)	0.61	0.050	mg/l	1	0030203	03/02/10	03/03/10	EPA 8015C	D-08
C29-C40 (MORO)	ND	0.10	"	"	"	"	"	"	
<i>Surrogate: p-Terphenyl</i>		89.6 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8021B

Methyl tert-butyl ether	97	4.0	ug/l	1	0022302	02/23/10	02/25/10	EPA 8021B	
Benzene	12	1.0	"	"	"	"	"	"	
Toluene	5.4	1.0	"	"	"	"	"	"	
Ethylbenzene	ND	1.0	"	"	"	"	"	"	
m,p-Xylene	ND	2.0	"	"	"	"	"	"	
o-Xylene	ND	1.0	"	"	"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		77.2 %	73.5-148		"	"	"	"	

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
03/05/10 09:27

Purgeable Petroleum Hydrocarbons by EPA 8015C - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0022301 - EPA 5030 GC

Blank (0022301-BLK1)

Prepared: 02/23/10 Analyzed: 02/25/10

C6-C12 (GRO)	ND	50	ug/l							
<i>Surrogate: 4-Bromofluorobenzene</i>	152		"	200		75.8	72.6-146			

LCS (0022301-BS1)

Prepared: 02/23/10 Analyzed: 02/25/10

C6-C12 (GRO)	4310	50	ug/l	5500		78.4	75-125			
<i>Surrogate: 4-Bromofluorobenzene</i>	162		"	200		81.1	72.6-146			

LCS Dup (0022301-BSD1)

Prepared: 02/23/10 Analyzed: 02/25/10

C6-C12 (GRO)	4590	50	ug/l	5500		83.4	75-125	6.13	20	
<i>Surrogate: 4-Bromofluorobenzene</i>	166		"	200		83.2	72.6-146			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
03/05/10 09:27

Extractable Petroleum Hydrocarbons by 8015C - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 0030203 - EPA 3510C GC

Blank (0030203-BLK1)

Prepared: 03/02/10 Analyzed: 03/03/10

C13-C28 (DRO)	ND	0.050	mg/l							
C29-C40 (MORO)	ND	0.10	"							
Surrogate: <i>p</i> -Terphenyl	3.38		"	4.00		84.5	65-135			

LCS (0030203-BS1)

Prepared: 03/02/10 Analyzed: 03/03/10

C13-C28 (DRO)	15.9	0.050	mg/l	20.0		79.6	75-125			
Surrogate: <i>p</i> -Terphenyl	3.44		"	4.00		86.1	65-135			

LCS Dup (0030203-BSD1)

Prepared: 03/02/10 Analyzed: 03/03/10

C13-C28 (DRO)	15.9	0.050	mg/l	20.0		79.3	75-125	0.395	20	
Surrogate: <i>p</i> -Terphenyl	3.58		"	4.00		89.5	65-135			

SunStar Laboratories, Inc.

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John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
03/05/10 09:27

Volatile Organic Compounds by EPA Method 8021B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 0022302 - EPA 5030 GC

Blank (0022302-BLK1)

Prepared: 02/23/10 Analyzed: 02/25/10

Methyl tert-butyl ether	ND	4.0	ug/l							
Benzene	ND	1.0	"							
Toluene	ND	1.0	"							
Ethylbenzene	ND	1.0	"							
m,p-Xylene	ND	2.0	"							
o-Xylene	ND	1.0	"							
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>151</i>		<i>"</i>	<i>200</i>		<i>75.5</i>	<i>73.5-148</i>			

LCS (0022302-BS1)

Prepared: 02/23/10 Analyzed: 02/26/10

Benzene	87.2	1.0	ug/l	100		87.2	70-130			
Toluene	84.2	1.0	"	100		84.2	70-130			
Ethylbenzene	80.2	1.0	"	100		80.2	70-130			
m,p-Xylene	156	2.0	"	200		78.0	70-130			
o-Xylene	77.1	1.0	"	100		77.1	70-130			
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>156</i>		<i>"</i>	<i>200</i>		<i>78.1</i>	<i>73.5-148</i>			

LCS Dup (0022302-BSD1)

Prepared: 02/23/10 Analyzed: 02/26/10

Benzene	86.8	1.0	ug/l	100		86.8	70-130	0.402	20	
Toluene	84.6	1.0	"	100		84.6	70-130	0.427	20	
Ethylbenzene	79.2	1.0	"	100		79.2	70-130	1.25	20	
m,p-Xylene	158	2.0	"	200		79.0	70-130	1.27	20	
o-Xylene	79.3	1.0	"	100		79.3	70-130	2.81	20	
<i>Surrogate: 4-Bromofluorobenzene</i>	<i>154</i>		<i>"</i>	<i>200</i>		<i>76.8</i>	<i>73.5-148</i>			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



John Shepler, Laboratory Director

Gribi Associates
1090 Adam Street, Suite K
Benicia CA, 94510

Project: California Syrup
Project Number: [none]
Project Manager: Jim Gribi

Reported:
03/05/10 09:27

Notes and Definitions

D-08 Results in the diesel organics range are primarily due to overlap from a gasoline range product.

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



John Shepler, Laboratory Director