



12 May 1998

Mr. W. E. Berry
Manager Store Planning & Real Estate
Kelly-Moore Paint Company
987 Commercial Street, PO Box 3016
San Carlos, CA 94070

COPY

Re: Letter Report
Groundwater Sampling
969 San Pablo Avenue, Albany, California
ProTech Project #248-OH98

Dear Mr. Berry:

We have prepared this letter report for the groundwater sampling that was performed at the subject site. The scope-of-work performed and the results of groundwater sample analyses are described below. Tables, Figures, and laboratory reports and chain-of-custody (COC) forms are attached.

Scope-of-Work

Well Development and Purging

On 21 April 1998, two groundwater monitor wells, MW-3 and MW-4, were developed and purged in advance of groundwater sampling¹. The two wells were developed using surge-block and bailing techniques. Between wells the surge-block and stainless steel bailer were steam cleaned to prevent cross-contamination between wells. The physical parameters: pH, Temperature (T), and Conductivity (Con) were measured at the beginning and end of the development process. The recorded measurements are presented in Table 1. Recovery rates which were measured for each well are presented in Table 2.

initial water level, not 80%.

Monitoring well MW-4 was developed first. After parameter measurements, the well was surged for 30 minutes and bailed dry three times. It recovered to approximately 80% of its static water level (depth-to-water [DTW] of 7.52 feet below grade [fbg]) and then it was bailed dry three times. Physical parameters were again measured for comparison with the pre-development measurements. The well was then allowed to recover (never recovered more than 2 ft in 2 hours) as much as possible and then sampled. This well was a very low producer with a recovery rate of 0.0311 gallons/minute (gpm).

¹ We attempted to find a third groundwater monitoring well, MW-2, that was reported to be present on-site, but we were unsuccessful.

initial water level

After parameters measurement, MW-3 was developed in the same manner, surge-block for 30 minutes and bailing dry three times. The well then recovered to its static water level (DTW of 7.33 fbg). The well was then purged of three wellbore volumes and the physical parameters were measured for comparison with pre-development measurements. The well recovered to its static water level and then it was sampled. The recovery rate for this well was 0.0832 gpm.

Groundwater Sampling and Analytical Results

The wells were sampled using 1 in diameter 3 ft long polyethylene bailers. A bailer was dedicated to each well to avoid decontamination steps between wells and to remove the possibility of cross-contamination. Groundwater samples were collected in the appropriate jars for specific analyses, sealed, labeled and placed in an ice chest pending their pickup by the analytical laboratory courier. The samples were delivered to ChromaLab, Inc., a state-certified laboratory (ChromaLab) for analysis. The groundwater samples were analyzed for: total petroleum hydrocarbons, characterized as gasoline (TPH-g); total extractable petroleum hydrocarbons, characterized as kerosene (TEPH-k), characterized as diesel (TEPH-d), and characterized as motor oil (TEPH-mo); the aromatic hydrocarbons benzene, toluene, ethyl-benzene, and total xylenes (BTEX); oil & grease (O&G); and volatile organic compounds (VOCs). *No metals on 8270.*

The results of analyses for MW-3 indicated that all compounds tested for were below method detection limits (MDLs). The MDLs were all within the expected tolerances for the analyses. Laboratory reports and COC forms are included in Attachment 1.

The results of analyses for MW-4 indicated that all compounds tested for, except for three VOCs were below method detection limits (MDLs). The MDLs were all within the expected tolerances for the analyses. 1,1-dichloroethane (1,1-DCA) was detected at 34 parts-per-billion (ppb), cis 1,2-dichloroethene (cis-1,2-DCE) was detected at 5.3 ppb, and tetrachloroethene (PCE) was detected at 3.6 ppb. Laboratory reports and COC forms are included in Attachment 1.

Conclusions

The results of this groundwater sampling event indicate that the waste oil tank removal performed back in 1990 was successful in removing the petroleum products source when soil was excavated and disposed of.

The presence of VOCs in MW-4 indicates that groundwater has been impacted and that the VOCs have moved from the former MW-1 location (in the tankpit) to MW-4. 1,1-DCA was found in MW-1 (1990) at 94 ppb which is approximately 3 times what was found in MW-4 during this sampling. cis-1,2-DCE was not found during the 1990 sampling, but 1,1-DCE was found at 12 ppb². Assuming they are the same compound, the 1990 result is 10 times greater than this sampling. PCE was also found in the 1990 sampling, but it was 20 times greater than what we found in this sampling. Other VOCs (1,1,1-TCA, and TCE) which were found in the 1990 sampling were not present in this

² These two compounds are similar in structure and molecular weight and may not have been adequately differentiated in the 1990 sampling.

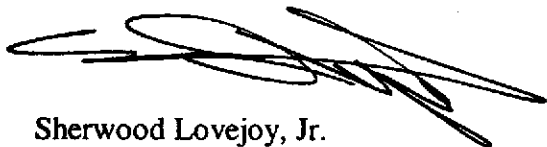
Mr. W. E. Berry
12 May 1998
page 3

sampling.

While the VOCs are still present in the groundwater at the site, their number and concentration are greatly reduced from that of the 1990 sampling.

Please review this letter report and attached information and let me know if you have any questions and/or comments (650.569.4020). We look forward to continuing work on this project if the purchase is successful.

Sincerely,
PROTECH CONSULTING AND ENGINEERING



Sherwood Lovejoy, Jr.
Principal

Tables: 1 - Physical Parameters Testing
 2 - Recovery Rates Calculations

Figure: 1 - Site Plan w/ Analytical Results

Attachment: 1: Laboratory Reports and COC Forms

Mr. W. E. Berry
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TABLES

TABLE 1 - PHYSICAL PARAMETERS MEASUREMENTS				
Well #	Time	pH	T	Con
MW-3	11:30	7.0	68	1341
	13:00	6.7	69.5	1312
MW-4	10:40	7.5	67.5	846
	14:00	5.75	71.5	773

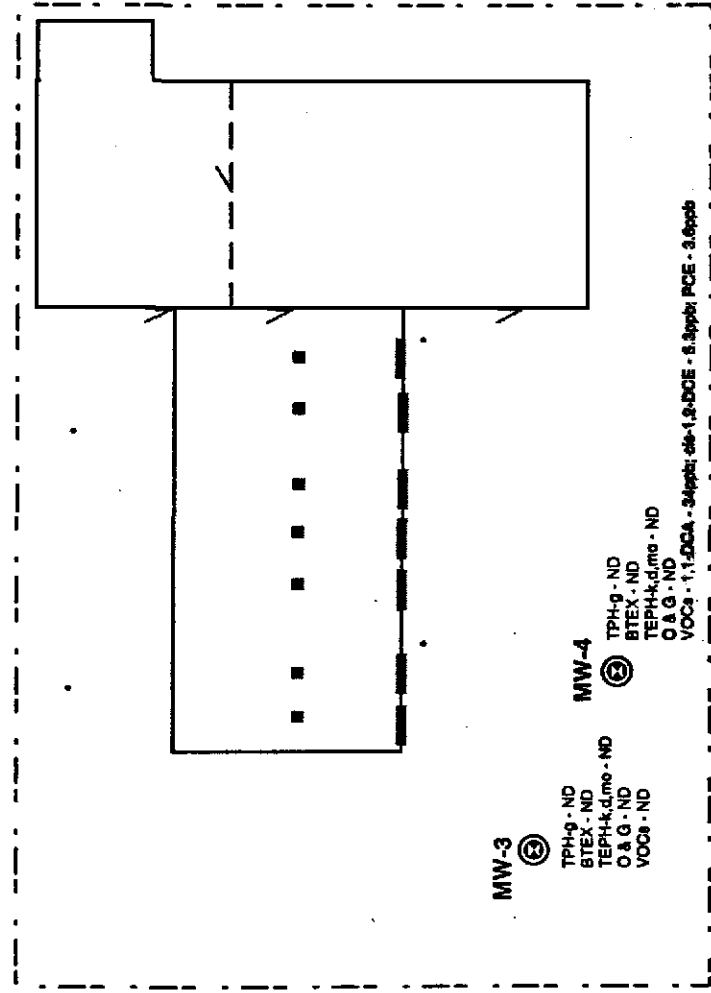
Notes: T = Temperature (°F); Con = Conductivity

TABLE 2 - RECOVERY RATES MEASUREMENT					
Well #	SDTW (ft)	FDTW (ft)	Elapsed Time (mins)	Volume (gals)	gpm
MW-3	14.0	13.0	7.85	0.6530	0.0832
MW-4	14.0	13.0	21	0.6530	0.0311

Notes: SDTW = start depth-to-water; FDTW = finish depth-to-water; gpm = gallons-per-minute

- DTW for both Wells MW-3 & MW-4 were exactly the same? Drawdown down to 14' bgs. The DTW was 7.3 ± 02/02/99. 7.5,
 ↑
 Per Woody Lowrey

FIGURE 1 - SITE PLAN W/ ANALYTICAL RESULTS



Legend

Property Boundary

MW-3

ⓔ
 TPH-g - ND
 BTEX - ND
 TEPH-k,d,mo - ND
 O & G - ND
 VOCs - ND

Groundwater Monitoring Well
 w/analytical results

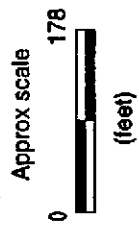
V Doorway

. Sewer Cleanout

— Garage Doors

■ Hydraulic Lifts

San Pablo Avenue



Job No.	980103
Date	21 April 1998
Drawn by	WL
Rev	WL
Apprvd	WL
WL	WL

Site Plan w/Analytical Results
 Groundwater Sampling Program
 Kelly-Moore Paint Company
 969 San Pablo Avenue, Albany, California

Project

 Figure
1

ProTech Consulting & Engineering

Mr. W. E. Berry
12 May 1998
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ATTACHMENT 1 - LABORATORY REPORTS & COC FORMS

CHROMALAB, INC.

Environmental Services (SDB)

April 23, 1998

Submission #: 9804318

TCG

Atten: Woody Lovejoy

Project: KELLY-MOORE
Received: April 21, 1998

Project#: 980106

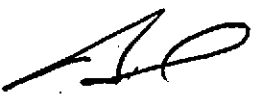
re: 2 samples for TEPH analysis.
Method: EPA 8015M

Sampled: April 21, 1998

Matrix: WATER
Run#: 12326

Extracted: April 22, 1998
Analyzed: April 22, 1998

Spl#	CLIENT SPL ID	Kerosene (ug/L)	Diesel (ug/L)	Motor Oil (ug/L)
181900	MW-3	N.D.	N.D.	N.D.
181901	MW-4	N.D.	N.D.	N.D.
Reporting Limits		50	50	500
Blank Result		N.D.	N.D.	N.D.
Blank Spike Result (%)		--	104	--


Bruce Havlik
Chemist


Carolyn House
Chemist

CHROMALAB, INC.

Environmental Services (SDB)

April 27, 1998

Submission #: 9804318

TCG

Atten: Woody Lovejoy


Project: KELLY-MOORE
Received: April 21, 1998

Project#: 980106

re: 2 samples for TEPH analysis.
Method: EPA 8015M

Sampled: April 21, 1998 Matrix: WATER Extracted: April 22, 1998
Run#: 12326 Analyzed: April 22, 1998

Spl#	CLIENT SPL ID	Kerosene (ug/L)	Diesel (ug/L)	Motor Oil (ug/L)
181900	MW-3	N.D.	N.D.	N.D.
181901	MW-4	N.D.	N.D.	N.D.
Reporting Limits		50	50	500
Blank Result		N.D.	N.D.	N.D.
Blank Spike Result (%)		--	104	--


Bruce Havlik
Chemist


Carolyn House
Chemist

CHROMALAB, INC.

Environmental Services (SDB)

April 22, 1998

Submission #: 9804318

TCG

Atten: Woody Lovejoy

Project: KELLY-MOORE
Received: April 21, 1998

Project#: 980106

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW-3

Spl#: 181900

Sampled: April 21, 1998

Matrix: WATER

Run#:12343

Analyzed: April 22, 1998

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
GASOLINE	N.D.	50	N.D.	93	1
BENZENE	N.D.	0.50	N.D.	95	1
TOLUENE	N.D.	0.50	N.D.	96	1
ETHYL BENZENE	N.D.	0.50	N.D.	108	1
XYLENES	N.D.	0.50	N.D.	103	1


Vincent Vancil
Chemist


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDS)

April 22, 1998

Submission #: 9804318

TCG

Atten: Woody Lovejoy

Project: KELLY-MOORE
Received: April 21, 1998

Project#: 980106

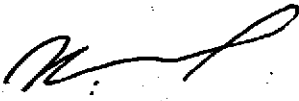
re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

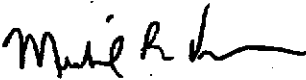
Client Sample ID: MW-4
Spl#: 181901
Sampled: April 21, 1998

Matrix: WATER
Run#:12343

Analyzed: April 22, 1998

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
GASOLINE	N.D.	50	N.D.	93	1
BENZENE	N.D.	0.50	N.D.	95	1
TOLUENE	N.D.	0.50	N.D.	96	1
ETHYL BENZENE	N.D.	0.50	N.D.	108	1
XYLENES	N.D.	0.50	N.D.	103	1


Vincent Vancil
Chemist


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

April 23, 1998

Submission #: 9804318

TCG

Atten: Woody Lovejoy

Project: KELLY-MOORE
Received: April 21, 1998

Project#: 980106

re: 2 samples for Oil and Grease analysis.
Method: 5520 B&F

Sampled: April 21, 1998 Matrix: WATER Extracted: April 23, 1998
Run#: 12366 Analyzed: April 23, 1998

Spl#	CLIENT SPL ID	OIL & GREASE (mg/L)	REPORTING LIMIT (mg/L)	BLANK RESULT (mg/L)	BLANK SPIKE (%)	DILUTION FACTOR
181900	MW-3	N.D.	1.0	N.D.	102	1
181901	MW-4	N.D.	1.0	N.D.	102	1

Lulu Frazier
Lulu Frazier
Analyst

Michael Verona
Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

April 24, 1998

Submission #: 9804318

TCG

Atten: Woody Lovejoy

Project: KELLY-MOORE

Project#: 980106

Received: April 21, 1998

re: One sample for Volatile Organics by GC/MS analysis.

Method: SW846 METHOD 8240A Nov 1990

Client Sample ID: MW-3

Spl#: 181900

Matrix: WATER

Analyzed: April 22, 1998

Sampled: April 21, 1998

Run#: 12391

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE FACTOR (%)	DILUTION FACTOR
ACETONE	N.D.	50	N.D.	--	1
BENZENE	N.D.	2.0	N.D.	102	1
BROMODICHLOROMETHANE	N.D.	2.0	N.D.	--	1
BROMOFORM	N.D.	2.0	N.D.	--	1
BROMOMETHANE	N.D.	5.0	N.D.	--	1
2-BUTANONE (MEK)	N.D.	100	N.D.	--	1
CARBON TETRACHLORIDE	N.D.	2.0	N.D.	--	1
CHLOROBENZENE	N.D.	2.0	N.D.	102	1
CHLOROETHANE	N.D.	2.0	N.D.	--	1
2-CHLOROETHYLVINYLETHER	N.D.	10	N.D.	--	1
CHLOROFORM	N.D.	3.0	N.D.	--	1
CHLOROMETHANE	N.D.	5.0	N.D.	--	1
DIBROMOCHLOROMETHANE	N.D.	2.0	N.D.	--	1
1,1-DICHLOROETHANE	N.D.	2.0	N.D.	--	1
1,2-DICHLOROETHANE	N.D.	2.0	N.D.	--	1
1,2-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
1,3-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
1,4-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
1,1-DICHLOROETHENE	N.D.	2.0	N.D.	89.3	1
1,2-DICHLOROETHENE (CIS)	N.D.	2.0	N.D.	--	1
1,2-DICHLOROETHENE (TRANS)	N.D.	2.0	N.D.	--	1
1,2-DICHLOROPROPANE	N.D.	2.0	N.D.	--	1
CIS-1,3-DICHLOROPROPENE	N.D.	2.0	N.D.	--	1
TRANS-1,3-DICHLOROPROPENE	N.D.	2.0	N.D.	--	1
ETHYLBENZENE	N.D.	2.0	N.D.	--	1
2-HEXANONE	N.D.	50	N.D.	--	1
METHYLENE CHLORIDE	N.D.	3.0	N.D.	--	1
4-METHYL-2-PENTANONE (MIBK)	N.D.	50	N.D.	--	1
STYRENE	N.D.	2.0	N.D.	--	1
1,1,2,2-TETRACHLOROETHANE	N.D.	2.0	N.D.	--	1
TETRACHLOROETHENE	N.D.	2.0	N.D.	--	1
TOLUENE	N.D.	2.0	N.D.	117	1
1,1,1-TRICHLOROETHANE	N.D.	2.0	N.D.	--	1
1,1,2-TRICHLOROETHANE	N.D.	2.0	N.D.	--	1
TRICHLOROETHENE	N.D.	2.0	N.D.	104	1
TRICHLOROFLUOROMETHANE	N.D.	2.0	N.D.	--	1
TRICHLOROTRIFLUOROETHANE	N.D.	2.0	N.D.	--	1
VINYL ACETATE	N.D.	20	N.D.	--	1
VINYL CHLORIDE	N.D.	5.0	N.D.	--	1
TOTAL XYLENES	N.D.	2.0	N.D.	--	1

CHROMALAB, INC.

Environmental Services (SDB)

April 24, 1998

Submission #: 9804318
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TCG

Atten: Woody Lovejoy
Project: KELLY-MOORE
Received: April 21, 1998

Project#: 980106

re: One sample for Volatile Organics by GC/MS analysis, continued.
Method: SW846 METHOD 8240A Nov 1990

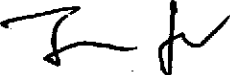
Client Sample ID: MW-3

Spl#: 181900
Sampled: April 21, 1998

Matrix: WATER
Run#: 12391

Analyzed: April 22, 1998

<u>ANALYTE</u>	<u>RESULT</u> (ug/L)	<u>REPORTING</u> <u>LIMIT</u> (ug/L)	<u>BLANK</u> <u>RESULT</u> (ug/L)	<u>BLANK</u> <u>SPIKE</u> (%)	<u>DILUTION</u> <u>FACTOR</u>
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Oleg Nemtsov
Chemist


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

April 24, 1998

Submission #: 9804318

TCG

Atten: Woody Lovejoy

Project: KELLY-MOORE

Project#: 980106

Received: April 21, 1998

re: One sample for Volatile Organics by GC/MS analysis.

Method: SW846 METHOD 8240A Nov 1990

Client Sample ID: MW-4

Spl#: 181901

Matrix: WATER

Sampled: April 21, 1998

Run#: 12391

Analyzed: April 22, 1998

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE FACTOR (%)	DILUTION FACTOR
ACETONE	N.D.	50	N.D.	--	1
BENZENE	N.D.	2.0	N.D.	102	1
BROMODICHLOROMETHANE	N.D.	2.0	N.D.	--	1
BROMOFORM	N.D.	2.0	N.D.	--	1
BROMOMETHANE	N.D.	5.0	N.D.	--	1
2-BUTANONE (MEK)	N.D.	100	N.D.	--	1
CARBON TETRACHLORIDE	N.D.	2.0	N.D.	--	1
CHLOROBENZENE	N.D.	2.0	N.D.	102	1
CHLOROETHANE	N.D.	2.0	N.D.	--	1
2-CHLOROETHYL VINYLETHER	N.D.	10	N.D.	--	1
CHLOROFORM	N.D.	3.0	N.D.	--	1
CHLOROMETHANE	N.D.	5.0	N.D.	--	1
DIBROMOCHLOROMETHANE	N.D.	2.0	N.D.	--	1
1,1-DICHLOROETHANE	34	2.0	N.D.	--	1
1,2-DICHLOROETHANE	N.D.	2.0	N.D.	--	1
1,2-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
1,3-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
1,4-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
1,1-DICHLOROETHENE	N.D.	2.0	N.D.	89.3	1
1,2-DICHLOROETHENE (CIS)	5.3	2.0	N.D.	--	1
1,2-DICHLOROETHENE (TRANS)	N.D.	2.0	N.D.	--	1
1,2-DICHLOROPROPANE	N.D.	2.0	N.D.	--	1
CIS-1,3-DICHLOROPROPENE	N.D.	2.0	N.D.	--	1
TRANS-1,3-DICHLOROPROPENE	N.D.	2.0	N.D.	--	1
ETHYLBENZENE	N.D.	2.0	N.D.	--	1
2-HEXANONE	N.D.	50	N.D.	--	1
METHYLENE CHLORIDE	N.D.	3.0	N.D.	--	1
4-METHYL-2-PENTANONE (MIBK)	N.D.	50	N.D.	--	1
STYRENE	N.D.	2.0	N.D.	--	1
1,1,2,2-TETRACHLOROETHANE	N.D.	2.0	N.D.	--	1
TETRACHLOROETHENE	3.6	2.0	N.D.	--	1
TOLUENE	N.D.	2.0	N.D.	117	1
1,1,1-TRICHLOROETHANE	N.D.	2.0	N.D.	--	1
1,1,2-TRICHLOROETHANE	N.D.	2.0	N.D.	--	1
TRICHLOROETHENE	N.D.	2.0	N.D.	104	1
TRICHLOROFLUOROMETHANE	N.D.	2.0	N.D.	--	1
TRICHLOROTRIFLUOROETHANE	N.D.	2.0	N.D.	--	1
VINYL ACETATE	N.D.	20	N.D.	--	1
VINYL CHLORIDE	N.D.	5.0	N.D.	--	1
TOTAL XYLENES	N.D.	2.0	N.D.	--	1

CHROMALAB, INC.

Environmental Services (SDB)

April 24, 1998

Submission #: 9804318

page 2

TCG

Atten: Woody Lovejoy

Project: KELLY-MOORE

Project#: 980106

Received: April 21, 1998

re: One sample for Volatile Organics by GC/MS analysis, continued.

Method: SW846 METHOD 8240A Nov 1990

Client Sample ID: MW-4

Spl#: 181901

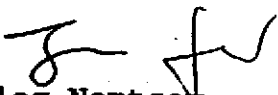
Matrix: WATER

Sampled: April 21, 1998

Run#: 12391

Analyzed: April 22, 1998

<u>ANALYTE</u>	<u>RESULT</u> (ug/L)	<u>REPORTING</u> <u>LIMIT</u> (ug/L)	<u>BLANK</u> <u>RESULT</u> (ug/L)	<u>BLANK</u> <u>SPIKE</u> (%)	<u>DILUTION</u> <u>FACTOR</u>
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Oleg Nemtsov
Chemist


Michael Verona
Operations Manager

9804318/181900-701

CHROMALAB, INC.

Environmental Services (SDB) (DOHS 1094)

SUBM #: 9804318 REP: GL
CLIENT: TCG
DUE: 04/24/98
REF #: 39437

39437
Chain of Custody

DATE 21 April 98 PAGE 1 OF 1

PROJ. MGR Woody Lovejoy
 COMPANY TCG
 ADDRESS 394 Cecelia Way
Tiburon CA 94920

SAMPLERS (SIGNATURE) [Signature] (PHONE NO.)
 (FAX NO.)

SAMPLE ID	DATE	TIME	MATRIX	PRESERV.	ANALYSIS REPORT														NUMBER OF CONTAINERS
					TPH - Gasoline (EPA 5030, 8015)	TPH - Gasoline (5030, 8015) w/BTEX (EPA 602, 8020)	TPH - Diesel, TEPH (EPA 3510/3550, 8015)	PURGEABLE AROMATICS BTEX (EPA 602, 8020)	PURGEABLE HALOCARBONS (EPA 601, 8010)	VOLATILE ORGANICS (EPA 624, 8240, 524.2)	BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525)	TOTAL OIL & GREASE (EPA 5520, B+F, E+F)	PCB (EPA 608, 8080)	PESTICIDES (EPA 608, 8080)	TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1)	LUFT METALS: Cd, Cr, Pb, Zn, Ni	CAM METALS (17)	PRIORITY POLLUTANT METALS (13)	
MW-3	21 Apr		Water	X	X				X	X								X	9
MW-4	21 Apr		Water	X	X				X	X								X	9

RUSH

Only 7
 need to collect
 other 2 tonight

PROJECT INFORMATION

PROJECT NAME: Kelly Moore
 PROJECT NUMBER: 980106
 P.O.#: 980106.1

SAMPLE RECEIPT

TOTAL NO. OF CONTAINERS: _____
 HEAD SPACE: _____
 REC'D GOOD CONDITION/COLD: _____
 CONFORMS TO RECORD: _____

TAT: STANDARD 5-DAY: _____ 24 48 **72** OTHER _____

SPECIAL INSTRUCTIONS/COMMENTS:
Results Due Friday
24 April 98

RELINQUISHED BY <u>[Signature]</u> (SIGNATURE) (TIME) <u>Shirley Lovejoy</u> 21 Apr 98 (PRINTED NAME) (DATE) TCG (COMPANY)	1.	RELINQUISHED BY <u>[Signature]</u> (SIGNATURE) (TIME) <u>[Signature]</u> (PRINTED NAME) (DATE) (COMPANY)	2.	RELINQUISHED BY <u>[Signature]</u> 18:21 (SIGNATURE) (TIME) <u>[Signature]</u> 4:20 98 (PRINTED NAME) (DATE) Chromalab (COMPANY)	3.
RECEIVED BY <u>[Signature]</u> 4:21 98 (SIGNATURE) (TIME) <u>[Signature]</u> 15:45 (PRINTED NAME) (DATE) Chromalab (COMPANY)	1.	RECEIVED BY <u>[Signature]</u> (SIGNATURE) (TIME) <u>[Signature]</u> 4:21 98 (PRINTED NAME) (DATE) (COMPANY)	2.	RECEIVED BY (LABORATORY) <u>[Signature]</u> 18:21 (SIGNATURE) (TIME) <u>[Signature]</u> 4:21 98 (PRINTED NAME) (DATE) Chromalab (LAB)	3.

