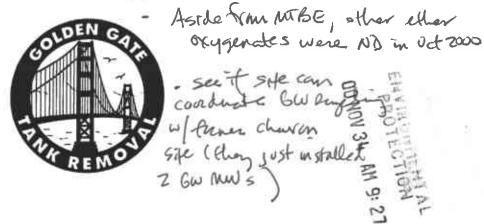
12/7/00



QUARTERLY GROUNDWATER MONITORING REPORT

5930 College Avenue Oakland, California STID # 514

November 10, 2000

prepared for

William G, Sheaff TTE Trust Mr. Brian Sheaff 1945 Parkside Drive Concord, CA 94519

prepared by

Golden Gate Tank Removal 255 Shipley Street San Francisco, CA 94107

GGTR Job No. 7335

Mark Youngkin

Registered Geologist CEG 1380

Tracy Wallace
General Manager

QUARTERLY GROUNDWATER MONITORING REPORT

5930 College Avenue Oakland, California STID # 514

Introduction

This report presents the results and findings of the October 25, 2000 groundwater monitoring conducted by GOLDEN GATE TANK REMOVAL (GGTR) at 5930 College Avenue in Oakland, California. This monitoring episode was the 3rd monitoring event of all three wells at the site. Well MW-1 been monitored a total of five times now. The Alameda County Health Services Agency (ACHSA) designated the site as case STID #514. A vicinity map showing the general area of the site is presented on Figure 1, Vicinity Map. Features of the site are shown on Figure 2, Site Plan. The groundwater gradient is graphically shown on Figure 3, Groundwater Gradient. Figure 4, Groundwater Monitoring Results at 5930 College Avenue, summarizes the results of historical groundwater monitoring at the site.

Results of Sampling and Laboratory Analysis

Copies of the official laboratory Certificates of Analysis and the Chain-of-Custody Form are included in appendix A. Documentation of the purging and sampling is contained in the Field Data Sheets of the Appendix.

Table - October 25, 2000 Groundwater Sampling Results

Well Label	TPH-G (ug/L)	MTBE (ug/L)	BTEX (ug/L)
MW1	130,000	1,300	23,000 / 12,000 / 3,900 / 18,000
MW2	31,000	500	5,500 / 370 / 1,700 / 2,600
MW3	4,500	ND	100 / 2 / 120 / 130

NOTES:

TPH-G - Total Petroleum Hydrocarbons as Gasoline,

BTEX - Benzene / Toluene / Ethylbenzene / Xylenes,

MTBE - Methyl Tertiary Butyl Ether

ug/L - micrograms per liter (equivalent to parts per billion - ppb)

ND - not detected above laboratory reporting limit

In general, TPH-g, BTEX and MTBE have demonstrated fluctuating concentrations in all three monitoring wells at the site. Total Petroleum Hydrocarbons as gasoline (TPH-g) remained constant in well MW-1 at 130,000 ug/L. TPH-g decreased in well MW2 to 31,000 ug/L. TPH-g increased in well MW-3 to 4,500 ug/L, however, the increase did not exceed the maximum historical value of 6,600 ug/L. BTEX concentrations decreased in all wells (compared to the last sampling episode).

MTBE increased in well MW-1 to 1,300 ug/L, however, the increase did not exceed the maximum historical value of 1,900 ug/L. MTBE decreased in well MW-2 to 500 ug/L. MTBE decreased in well MW3 to non-detectable (ND). No floating free product or noticeable sheen occurred in any of the groundwater wells during this monitoring episode. Gasoline-like odors were noted in purge water from all three monitoring wells.

Total Extractable Petroleum Hydrocarbons (TEPH) were not detected in prior sampling episodes and by agreement with the regulatory agency, TEPH was not included in this groundwater sampling. By regulatory agency request, the water samples from all three monitoring wells were analyzed for oxygenates by GC/MS Method 8260. The laboratory reported all oxygenates (except MTBE reported separately) to be non detectable (ND) at laboratory detection limits.

Results of Groundwater Elevation Measurements

On October 25, 2000, GGTR re-surveyed casing elevations on all three monitoring wells at the site. The survey indicated that casing elevations are accurate as reported in prior monitoring reports. The groundwater gradient for the October 25, 2000 monitoring event was measured at 0.64 ft / 100 feet (0.0064 ft/ft) in a direction of 40° east of north. The groundwater gradient is graphically shown on figure 3, Groundwater Gradient.

The table shown below lists the historical data on mean groundwater elevation, flow direction and groundwater slope for the site.

Groundwater Elevation, Flow Direction and Slope

Date	Mean Groundwater Elevation in feet	Direction of Flow	Slope in ft / 100 ft
10/07/99	39.87	11° west of south (169° west of north)	0.67 feet / 100 feet
01/26/00 1 0/25/00	43.1 39.96	23° west of north 40° east of north	9.12 feet / 100 feet 0.64 feet / 100 feet

Note that the groundwater elevations are referenced to a site-specific datum of 50 feet at well MW1 (no relation to sea level). The October 25, 2000 measurements reveal a very shallow groundwater slope (0.006 ft/ft) with groundwater elevations varying by only 0.3 feet across the site. Groundwater appears to be flowing slightly away from utility trenches along College Avenue.

Discussion of Monitoring Results

We reviewed the results of the October 25, 2000 sampling episode in comparison with the results of the previous monitoring episodes. There was a significant shift in the groundwater gradient and flow direction again for the third consecutive measurement. The range of historical groundwater flow directions is large (within a range of 209° from 169° west of north to 40° east of north). The determination of a consistent down-gradient direction is problematic at this site.

Dry weather measurements (October) agree in slope (0.6 ft/100 ft) but differ in flow direction. Wet weather measurements show drastic changes in groundwater elevation and slope. Previous measurements suggest that the shallow groundwater changes in response to rainfall. Utility trenches occur along the western margin of the site. The high variability in groundwater flow direction may indicate that utility trenches have an impact on the flow of shallow groundwater across the site.

The concentrations of fuel constituents in the groundwater at all three monitoring wells appear to fluctuate seasonally (apparently in relation to groundwater elevation). Localized smear zone contamination of the groundwater appears evident in the fluctuating chemical concentrations observed in all three monitoring wells. Because of the fluctuating concentrations, additional groundwater monitoring episodes are needed to establish a decreasing overall trend in the concentration of fuel contaminants.

The monitoring schedule at the site was delayed and two quarterly monitoring episodes were missed. Because of the fluctuating concentrations of fuel constituents in all three monitoring wells and the high variability in groundwater flow direction, the gap in quarterly monitoring results does not appear to significantly affect the overall monitoring program. GGTR recommends that the monitoring of the three groundwater wells be continued on a quarterly basis as required by the LUFT manual and the HSA. The next scheduled quarterly monitoring should occur during January-February 2001. The three samples obtained at that time should be analyzed for TPH-G, BTEX and MTBE.

Water Sample Analytical Methods

The groundwater samples collected from the three monitoring wells on October 25, 2000 were analyzed for the following fuel constituents:

- Total Petroleum Hydrocarbons as Gasoline (TPH-G)
- Benzene, Toluene, Ethylbenzene and total Xylenes (BTEX)
- Methyl Tertiary Butyl Ether (MTBE)
- Oxygenates by GC/MS Method 8260

North State Environmental Laboratory of South San Francisco, California analyzed the groundwater samples on October 26 & 27, 2000. All analytical results are tabulated on figure 4, *Groundwater Monitoring Results at 5930 College Avenue*. Copies of the Laboratory Certificates of Analysis, Field Data Sheets and Chain of Custody Forms are included in the Appendix.

Field Procedures

The GGTR monitoring of three groundwater wells was performed on October 25, 2000, in accordance with the requirements and procedures of the California Regional Water Quality Control Board, Oakland Region (RWQCB) and the ACHSA. Prior to purging and sampling each well, the well casing elevations were surveyed and the depth to groundwater in the well was measured from the top of casing to the nearest 0.01 foot using an electronic sounding probe. A preliminary groundwater sample was also collected at this time and checked for the presence of liquid-phase hydrocarbons or sheen with a clear bailer.

After measuring, each well was purged a minimum of five casing volumes. Groundwater samples for analyses were collected by lowering a disposable, bottom-fill, polyvinyl chloride (PVC) bailer to just below the air-water interface in each well. The sample was then carefully decanted from the bailer into the appropriate containers. All volatile organic analysis (VOA) vials were inverted and checked to insure that no entrapped air was present. The samples were then properly labeled with the sample number, well number, sample date, and the sampler's initials. The samples were then stored in an iced cooler for delivery to a California certified laboratory following proper preservation and chain-of-custody procedures.

Quality Assurance / Quality Control

Quality Assurance and Quality Control (QA/QC) details are shown on the laboratory Certificates of Analysis in the Appendix. The laboratory reported no quality assurance or quality control problems during the laboratory analysis procedures. All samples were analyzed within specified laboratory holding times.

The Chain of Custody Form erroneously reports that well MW-3 was sampled on 10/20/00 instead of the correct date of 10/25/00. This error was propagated onto the laboratory Certificate of Analysis. The Field Data Sheets confirm that all three groundwater monitoring wells were sampled on October 25, 2000. An interview with field sampling personnel confirmed that all well sampling occurred on October 25, 2000. The procedures

and findings reported in this document indicate that the sampling of all three wells occurred on October 25, 2000.

Project History and Chronology

During 1996, GGTR removed two underground storage tanks (UST) and fuel dispenser from a common location at the site. The following table shows a summary of the tank designations, size, type of construction and contents:

Designation	Construction	diameter	length	size	contents
		(feet)	(feet)	(gallons)	
TANK 1	steel	4	7	675	gasoline
TANK 2	steel	4	3.5	340	waste oil

The ages of the tanks are unknown but are believed to be between 40 and 60 years old. During the UST removal there was evidence of a gasoline leak in surrounding soils and GGTR over-excavated gasoline-contaminated soil from surrounding the former UST location. The removal and over-excavation was documented in the GGTR report dated October 11, 1996.

The following list of activities shows the significant investigation and remedial action performed at the site:

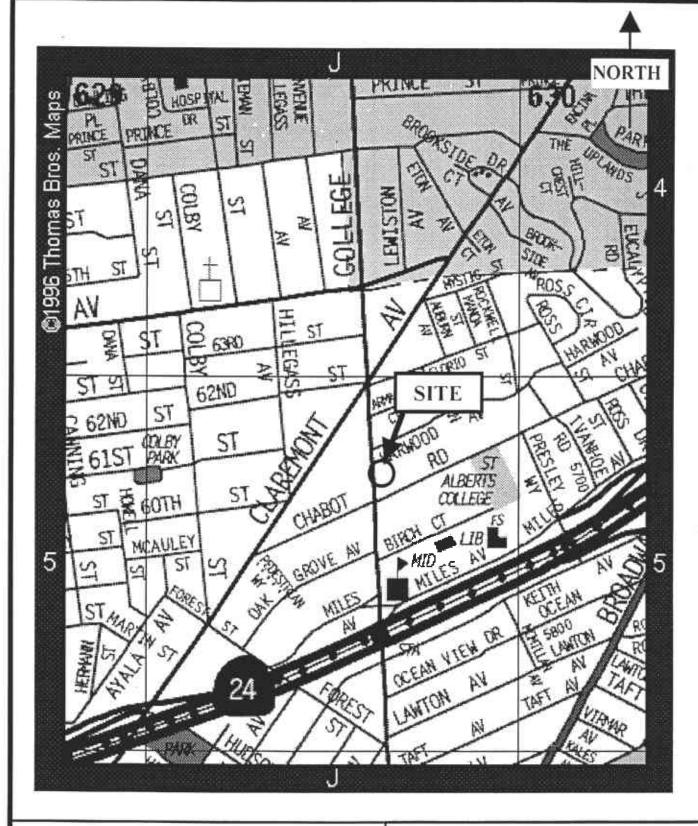
08/06/96	Underground storage tanks 1 and 2 were removed and samples recovered
08/15/96	A work plan was submitted by GGTR for over excavation and disposal of
	gasoline-contaminated soil surrounding the UST
09/30/96	Over-excavation of gasoline-contaminated soil performed
10/01/96	Last of additional excavation soil disposed of at a Class II facility
10/11/96	TANK REMOVAL REPORT published by GGTR
12/30/96	ACHSA submitted letter requiring soil and groundwater investigation
03/10/97	GGTR authorized to prepare a work plan for additional investigation
04/01/97	GGTR submitted work plan for a Soil and Groundwater Investigation
04/21/97	ACHSA submitted letter authorizing work plan
05/06/98	GGTR drills borings B! through B3
05/20/98	GGTR drills borings B4 (Monitoring Well MW1)
05/27/98	GGTR develops monitoring well MW1
06/01/98	GGTR measures, purges and samples monitoring well MW1
06/17/98	GGTR submitted Soil and Groundwater Investigation Report
07/21/98	GGTR submitted Work Plan Addendum for installation of two additional
	groundwater monitoring wells
09/10/98	GGTR measures, purges and samples monitoring well MW1 then submits a groundwater monitoring report

10/25/00	GGTR measures, purges and samples monitoring wells MW1, MW2 and MW3 then submits a groundwater monitoring report
	MW3 then submits a groundwater monitoring report
01/26/00	GGTR measures, purges and samples monitoring wells MW1, MW2 and
	for January 2000 analyses
11/24/99	HCS submitted letter requiring quarterly monitoring and setting parameters
10/22/99	GGTR submitted Summary Report
	monitoring report
	monitoring wells MW1, MW2 and MW3 then submits a groundwater
10/07/99	GGTR surveys monitoring wells MW2 / MW3; measures, purges and samples
-	GOTTA develops momenting wens with a did in the
10/04/99	GGTR develops monitoring wells MW2 and MW3
10/02/77	monitoring Wells (MW2 and MW3)
10/02/99	GGTR drills two borings (B5 and B6) and converts them to groundwater

Report Submittal to Regulatory Agencies

As per local environmental guidelines, GGTR recommends that a copy of this quarterly groundwater monitoring report be submitted to the local regulatory agency as soon as possible:

Alameda County Health Care Services Environmental Health Services Environmental Protection (LOP) 1131 Harbor Bay Parkway Suite 250 Alameda, CA 94502 Attention: Eva Chu



GOLDEN GATE TANK REMOVAL

255 Shipley Street

San Francisco, California 94107 Telephone (415) 512 1555 Fax (415) 512 0964

Project 7335

By: jnc

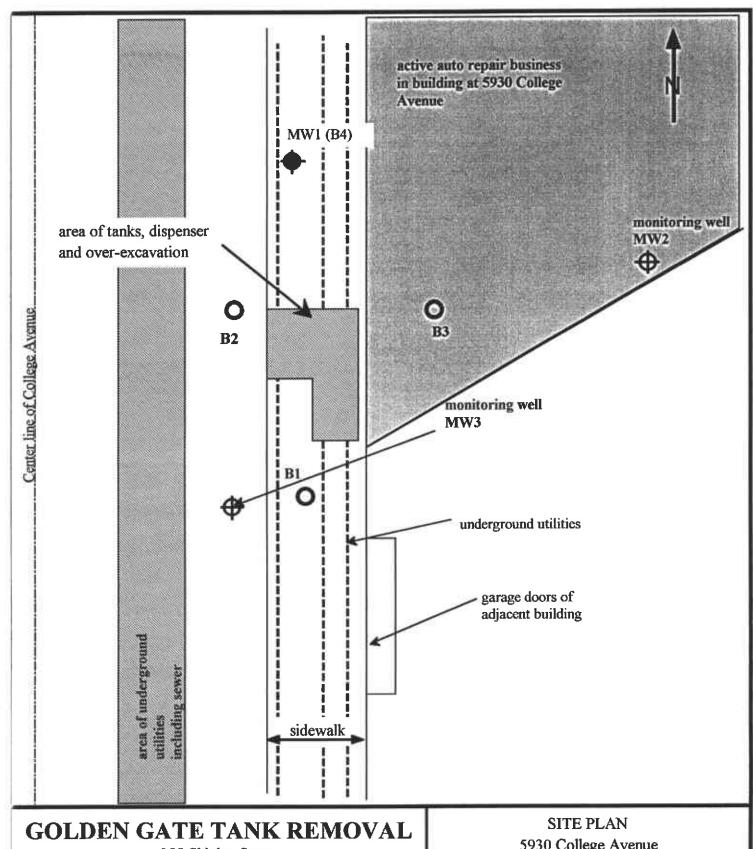
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VICINITY MAP

5930 College Avenue Oakland, California

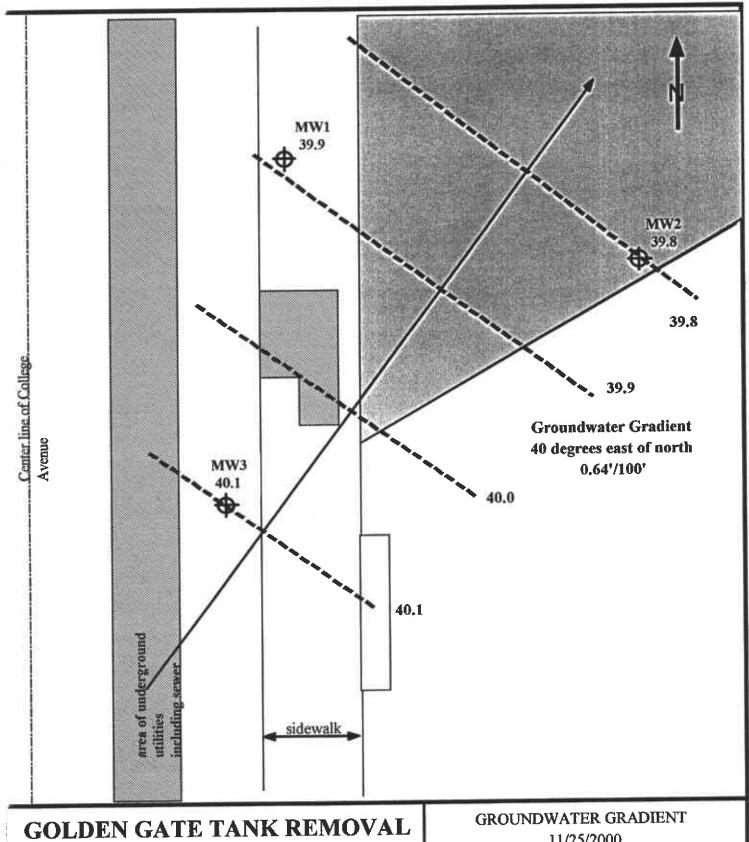
January, 2000

Figure 1



255 Shipley Street San Francisco, CA 94107 Telephone (415) 512 1555 Fax (415) 512 0964 5930 College Avenue Oakland, California

Project 7335 1" = 10'Figure 2 November 2000 By: my



255 Shipley Street
San Francisco, CA 94107
Telephone (415) 512 1555 Fax (415) 512 0964

GROUNDWATER GRADIEN: 11/25/2000 5930 College Avenue Oakland, California

Project 7335	By: my	1" = 10'	November 2000	Figure 3
THE STATE OF THE S	100000000000000000000000000000000000000			

Figure 4 - Groundwater Monitoring Results at 5930 College Avenue

Well	Date of	Casing	Depth	Water	Free	TPH-G	TEPH	VO	MTBE/§	Method P260	BTEX
Label	Sampling	Elevation (feet)	to Water (feet)	Elevation (feet)	Product, Odor or Sheen	(ug/L)	(ug/L)	(ug/L)	(ug/L)		(ug/L)
MW1	06/01/98	50.00*	4.81	45.19	slight sheen	160,000	ND		1,900	28,000 /	21,000 / 3,800 / 21,000
272 11 2	09/10/98	50.00	7.50	42.50	odor	290,000	ND		440	<50 / 2	25,000 / 7,100 / 32,000
	10/07/99	50.00	10.04	39.96	odor	85,000	ND		1,100	20,000 /	13,000 / 3,800 / 17,000
	01/26/00	50.00	8.26	41.74	slight sheen	130,000			470	•	18,000 / 4,500 / 22,000
	10/25/00	50.00	10.10	39.90	odor	130,000		ND	1,300/	23,000 / 70	12,000 / 3,900 / 18,000
MW2	10/07/99	51.42	11,49	39.93	slight odor	18,000	ND		490	3,000	/ 1,700 / 1,000 / 3,900
,· -	01/26/00	51.42	7.85	43.57	none	42,000			560	9,300	/ 2,200 / 2,300 / 7,700
	10/25/00	51.42	11.57	39.85	slight odor	31,000	-	ND	500/ 3	5,50	0 / 370 / 1,700 / 2,600
MW3	10/07/99	49.39	9.67	39.72	none	6,600	ND	••	390	310	0 / 110 / 430 / 1,000
-	01/26/00	49.39	5.40	43.99	none	3,300		ND	40		110 / 8 / 100 / 32
	10/25/00	49.39	9.24	40.15	slight odor	4,500		ND	ND/M	D 1	00 / 2 / 120 / 130

NOTES:

TPH-G - Total Petroleum Hydrocarbons as Gasoline

BTEX - Benzene / Toluene / Ethylbenzene / Xylenes

TEPH - Total Extractable Petroleum Hydrocarbons

VO - Oxygenates or Volatile Organics by GC/MS Method 8260

MTBE - Methyl Tertiary Butyl Ether

ug/L - micrograms per liter (equivalent to parts per billion - ppb)

ND - not detected above laboratory detection limits

^{* -} assumed local datum

⁻⁻ not analyzed

APPENDIX

LABORATORY CERTIFICATES OF ANALYSIS, FIELD DATA SHEETS & CHAIN OF CUSTODY FORMS

GROUNDWATER MONITORING

FOR

5930 College Avenue Oakland, California STID # 514

Project No. 7335



North State Environmental Laboratory

CA ELAP#1753

90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560

CERTIFICATE OF ANALYSIS

Lab Number:

00-1585

Client:

Golden Gate Tank

Project:

7335 / 5930 COLLEGE AVE., OAK

Date Reported: 10/30/2000

Gasoline, BTEX and MTBE by Methods 8015M and 8020

3	Method_	Result	Unit	Date Sampled	<u> Date Analyzed</u>
<u>Analyte</u> Sample: 00-1585-01	Client ID:	7335-MW1		10/25/2000	WATER
	8015M	130000	ug/L		10/27/2000
Gasoline	8020	23000	ug/L		
Benzene	8020	3900	ug/L		
Ethylbenzene	8020	*1300	ug/L		
MTBE		12000	ug/L		
Toluene	8020	18000	ug/L		
Xylenes	8020	18000			
Sample: 00-1585-02	Client ID:	7335-MW2		10/25/2000	WATER
Gasoline	8015M	31000	\mathfrak{ug}/L		10/26/2000
Benzene	8020	5500	\mathtt{ug}/\mathtt{L}		
Ethylbenzene	8020	1700	ug/L		
MTBE	8020	*500	\mathtt{ug}/\mathtt{L}		
Toluene	8020	370	ug/L		
Xylenes	8020	2600	${\sf ug/L}$		
	Client ID:	7335 MW3	<u> </u>	10/20/2000	WATER
Sample: 00-1585-03	. ———————	4500	ug/L		10/26/2000
Gasoline	8015M		ug/L		
Benzene	8020	100	_		
Ethylbenzene	8020	120	ug/T		
MTBE	8020	ND	ug/L		
Toluene	8020	2	\mathtt{ug}/\mathtt{L}		
Xylenes	8020	130	ug/L		

^{*}Confirmed by GC/MS method 8260

CA ELAP#1753

90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560

CERTIFICATE OF ANALYSIS

Quality Control/Quality Assurance

Lab Number:

00-1585

Client:

Golden Gate Tank

Project:

7335 / 5930 COLLEGE AVE., OAK

Date Reported: 10/30/2000

Gasoline, BTEX and MTBE by Methods 8015M and 8020

Analyte	Method	Reporting Limit	Unit	Blank	Avg MS/MSD Recovery	RPD
Compliano	801.5M	50	ug/L	ND	103	13
Gasoline	8020	0.5	ug/L	ND	92	0
Benzene	8020	0.5	ug/L	ND	109	0
Toluene	8020	0.5	ug/L	ND	111	2
Ethylbenzene	8020	1.0	ug/L	ND	116	0
Xylenes MTBE	8020	0.5	ug/L	ИD	70	6

ELAP Certificate NO:1753

Reviewed and Approved

John A.Murphy, Laboratory Director

Page 2 of 2

North State Environmental Laboratory CA ELAP# 1753 90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560

ANALYSIS CERTIFICATE OF

Job Number: 00-1585

Date Sampled : 10/25/2000

Client

: Golden Gate Tank

Date Analyzed: 10/27/2000

Project : 7335 / 5930 COLLEGE AVE., OAK

Date Reported: 10/30/2000

Volatile Organics by GC/MS Method 8260

Laboratory Number	00-1585-01	00-1585-02	00-1585-03
Client ID	7335-MWT	7335-MW2	7335-MW3
Matrix	WATER	WATER	WATER
Analyte	ug/L	ug/L	ug/L
Analyte Ethanol Methyl-t-Butyl Ether Di-isopropyl Ether tertiary Butyl Alcohol Ethyl-t-Butyl Ether t-Amyl Methyl Ether	ND<100	ND<100	ND<100
	770	312	ND<1
	ND<1	ND<1	ND<1
	ND<50	ND<50	ND<50
	ND<1	ND<1	ND<1
	ND<1	ND<1	ND<1
SUR-Dibromofluoromethane SUR-Toluene-d8 SUR-4-Bromofluorobenzone	97 % Rec	97 % Rec	94 % Rec
	102% Rec	108% Rec	110% Rec
	126% Rec	119% Rec	111% Rec

CA ELAP#1753

90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560

CERTIFICATE OF ANALYSIS

Job Number: 00-1585

Date Sampled : 10/25/2000

Client

: Golden Gate Tank

Date Analyzed: 10/27/2000

Project

: 7335 / 5930 COLLEGE AVE., OAK

Date Reported: 10/30/2000

RPD

Volatile Organics by GC/MS Method 8260 Quality Control/Quality Assurance Summary

Laboratory Number Client ID Matrix	00-1585 Blank WATER	MS/MSD Recovery WATER
Analyte	Results ug/L	*Recoveries
Ethenol Methyl -to Butyl Ether Di-isopropyl Ether tertiary Butyl Alcohol Ethyl-t-Butyl Ether t-Amyl Methyl Ether 1,1-Dichloroethene Benzene Trichloroethene Toluene Chlorobenzene SUR-Dibromofluoromethane SUR-Toluene-d8 SUR-4-Bromofluorobenzene	ND<100 ND<1 ND<1 ND<50 ND<1 ND<1 ND<1 ND<1 ND<1 ND<1 ND<1 ND<1	95 122 107 120 116 123/114 118/120 116/114

Reviewed and Approyed

John A. Murphy Laboratory Director



North State Environmental Analytical Laboratory 90 South Spruce Avenue, Suite W, South San Francisco, CA 94080 Phone: (650) 266-4563 Fax: (650) 266-4560

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GROUNDWATER WELL MONITORING FIELD DATA SHEET

Project Number Well Number	7335 MWI	Site Name Sampler	5930 C	1465 1465	Date _	0+25-00
FOR CO	L GOOD PR. SPAR PRINCTING MPLING VELL CA	CONDITEMP ATIC DIE 17 TEMP 15 PURG 15 ING HI	123 LE ? 1 123 LE ? 1 10 PH? C	USED D SED D SED L	HDAC S HSPDS ASER THED	
Well Depth Well Diameter		ime of sample	sheen or fr	Depth to ee product	Water Obor	٤
<u>Volume</u> . Height of water		<u>Diameter</u> 2 inch 4	inch Volume	;	Number of well volumes	total gallons to purge
	1.4 n.	0.16)	704	gals.	5	gal gal
Quality of purp	ge water					
TIME V	242	GED pH gals 7.0 gals 7.1 gals 7.1	CONDUCT	9	15.7 65.2	NOTES
		gals gals gals gals				
Additional co		Bals NEIL CA	ISING H	leight.	-4. (4'	729'



GROUNDWATER WELL MONITORING FIELD DATA SHEET

SAME	A6 MI	N(, 5w	on site, methods used,	RECHAR	rc (
/ell Depth /ell Diame	19.8 _{ft.}	time of sampl	e <u>11:50</u> Dep sheen or free pro		11.57 A
<u>/olume</u> leight of		<u>Diameter</u> 2 inch	4 inch Volume	Number of well volumes	total gallons to purge
Column Quality of p	8.23 _{ft}	(0.16)	0.65 1.3 gals.	5	
TIME	VOLUME PUZ	gals		651 64.0 63.9	NOTES
		gals gals gals gals gals			
Additiona	l comments	WELL	CASING HE	16HT - 3	34435



GROUNDWATER WELL MONITORING FIELD DATA SHEET

roject Numbe Vell Number	7335 Mw3	Site Name 5	930 COLLEG TI WALLACE	Date	0-25-00
otes, includi	ng field condition	ns, persons on si いし	te, methods used, w	eather	
Vell Depth Vell Diamete	19.2 _A ti	me of sample	Depti sheen or free produ	i to water	9.24 A TODOR
<u>/olume</u> leight of		<u>Diameter</u> 2 inch 4 inc	ch Volume	Number of well volumes	total gallons to purge
Column _	1.96n.	(0.16) 0.65	1.59 gals.	<u>5</u>	<u>&</u> gal
Quality of pur	VOLUME PURC 2 g 4 g 8 g 8 g	GED pH oals 1.0 als 6.9 als 6.0 als 6.0 als 6.9 als 6.0 als 6.	CONDUCTIVITY 10.33 10.38 10.36 10.39	TEMP 667 64.66 63.66	NOTES
Additional	-	The second secon	SING HEIG	rdī5 (5	.375 ¹ .41/2*)