

WA WINNING ACTION INVESTMENTS, INC.

980221-0112-01

March 5, 1993

Alameda County Health Care Services
Department of Environmental Health
Attn: Ms. Eva Chou, Hazardous Materials Specialist
80 Swan Way, Room 200
Oakland, CA 94621

Subject: Quarterly Groundwater Sampling
at 6310 Houston Place, Dublin, CA.

Dear Ms. Chou:

Enclosed please find our latest monitoring report. In compliance with your advice in your letter dated January 8, 1993, the wells were tested when water was at its seasonal high. January 28, 1993 and all wells were tested.

Please note, the sampler is Table Attachment B, shows very little detection in Well 4, and no detection in 1, 2, 3, 5, & 6.

I have been testing for a long time and feel we should get a clean bill from your department.

If it sounds like I am beggin, well, I am.

Sincerely,



Fred L. Houston

cc: RWQCB-S.F. Bay Region
Attn: Mr. Rich Hiett
2101 Webster Street, Suite 500
Oakland, CA 94612

Current sampling schedule

MW 1 4x
2 4x
3 2x
4 4x
5 4x
6 1x

3/11/93 - Left msg for F. Houston to continue w/ sampling as outlined in Jan 14, 1993 letter, ie not to stop now - ewc

ALFA ENVIRONMENTAL REMEDIATION SERVICES

1326 Hopyard Road, Suite 54
Pleasanton, CA 94566-6455
(510) 462-9763 Fax: (510) 462-9726

February 19, 1993

Mr. Fred L. Houston
Winning Action Investments, Inc.
7080 Donlon Way, Ste. 208
Dublin, CA 94568

RE: Quarterly Monitoring Report for 6310 Houston Place, Dublin,
California.

Dear Mr. Houston:

This letter report presents the results of quarterly monitoring performed on January 28, 1993 for the above referenced property, shown in Figure 1, Attachment A. Previous groundwater samples analytical results have been summarized in the report dated October 7, 1992, titled "Quarterly Monitoring Report for 6310 Houston Place, Dublin, California" and in previous reports referenced therein. To evaluate the potential impact on beneficial uses of groundwater due to the previous hydrocarbon release, a quarterly monitoring program has been implemented.

GROUNDWATER SAMPLE COLLECTION PROTOCOL

The groundwater samples have been collected in accordance with the protocol presented in the report dated 9 April, 1991. Initially, the wells were purged by bailing until a non turbid discharge was obtained. During sampling, well discharge was monitored for temperature, pH and conductivity until these indicator parameters had stabilized completely. Once the indicator parameters had stabilized, a teflon bailer equipped with a bottom emptying device was used for collection of groundwater samples, reducing the risk of volatilization of hydrocarbon constituents. Water samples were transferred directly from the bottom emptying device into glass vessels equipped with teflon septa. Samples were appropriately preserved and delivered to the certified analytical laboratory under appropriate chain of custody protocol.

Mr. Fred Houston
Winning Action Investments
February 19, 1993
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Groundwater Analytical Results

The groundwater samples have been submitted for analysis of Total Petroleum Hydrocarbons as Diesel (TPH-D) using EPA Method 3510 followed by modified EPA 8015 and Total Oil and Grease (TOG) using EPA method 5520 e&f. Analytical results are summarized in Table 1, Attachment B. Certified analytical reports and chain of custody documentation are presented in Attachment C.

CONCLUSIONS

A very low level of TPH-Diesel (130 ppb) was detected only in well MW-4. This level is very close with 100 ppb, the laboratory detection limit. In all analyzed groundwater samples, TOG are below the laboratory detection limits. Well MW-6, installed to provide for lateral downgradient definition of petroleum hydrocarbons, contained no detectable petroleum constituents.

Reporting

Copies of this groundwater monitoring report should be submitted to:

*RWQCB- S.F. Bay Region
Attn: Mr. Rich Hiatt
2101 Webster Street, Ste. 500
Oakland, CA 94612*

*Alameda County Health Care Services
Department of Environmental Health
Attn: Ms. Eva Chou, Hazardous Materials Specialist
80 Swan Way, Rm 200
Oakland, CA 94621*

Additional copies of this report have been provided for the purpose of regulatory submittal.

Mr. Fred Houston
Winning Action Investments
February 19, 1993
Page 3

Should you have any questions or comments, please call.

Very truly yours,

ALFA ENVIRONMENTAL REMEDIATION SERVICES

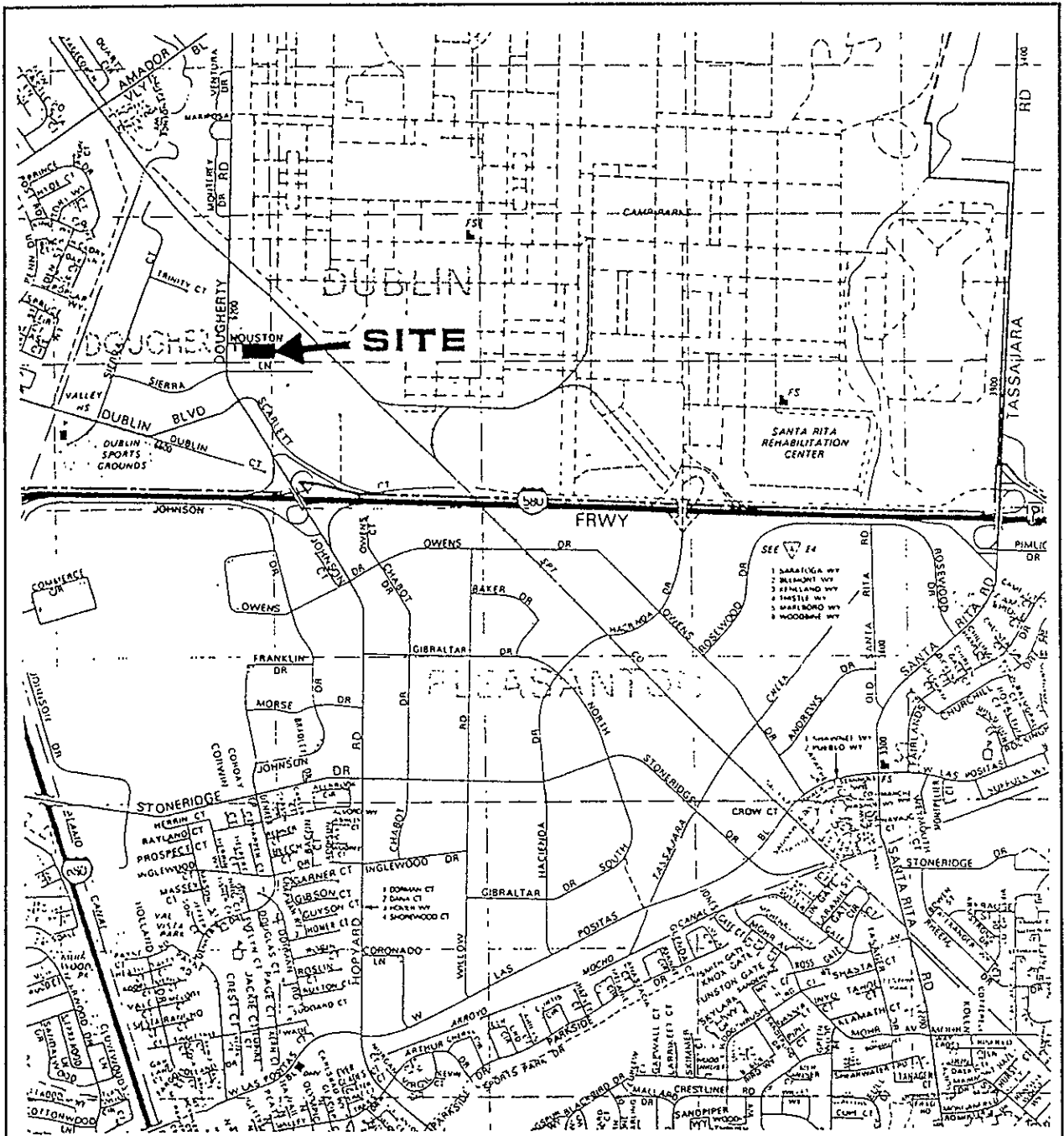
Valentin Constantinescu

Valentin N. Constantinescu, M.Sc.
Senior Environmental Geologist

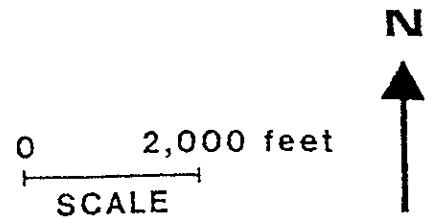
VNC/ac
Attachments

ATTACHMENT A

PLATES



Source: Thomas Bros. Maps,
Alameda County, 1989

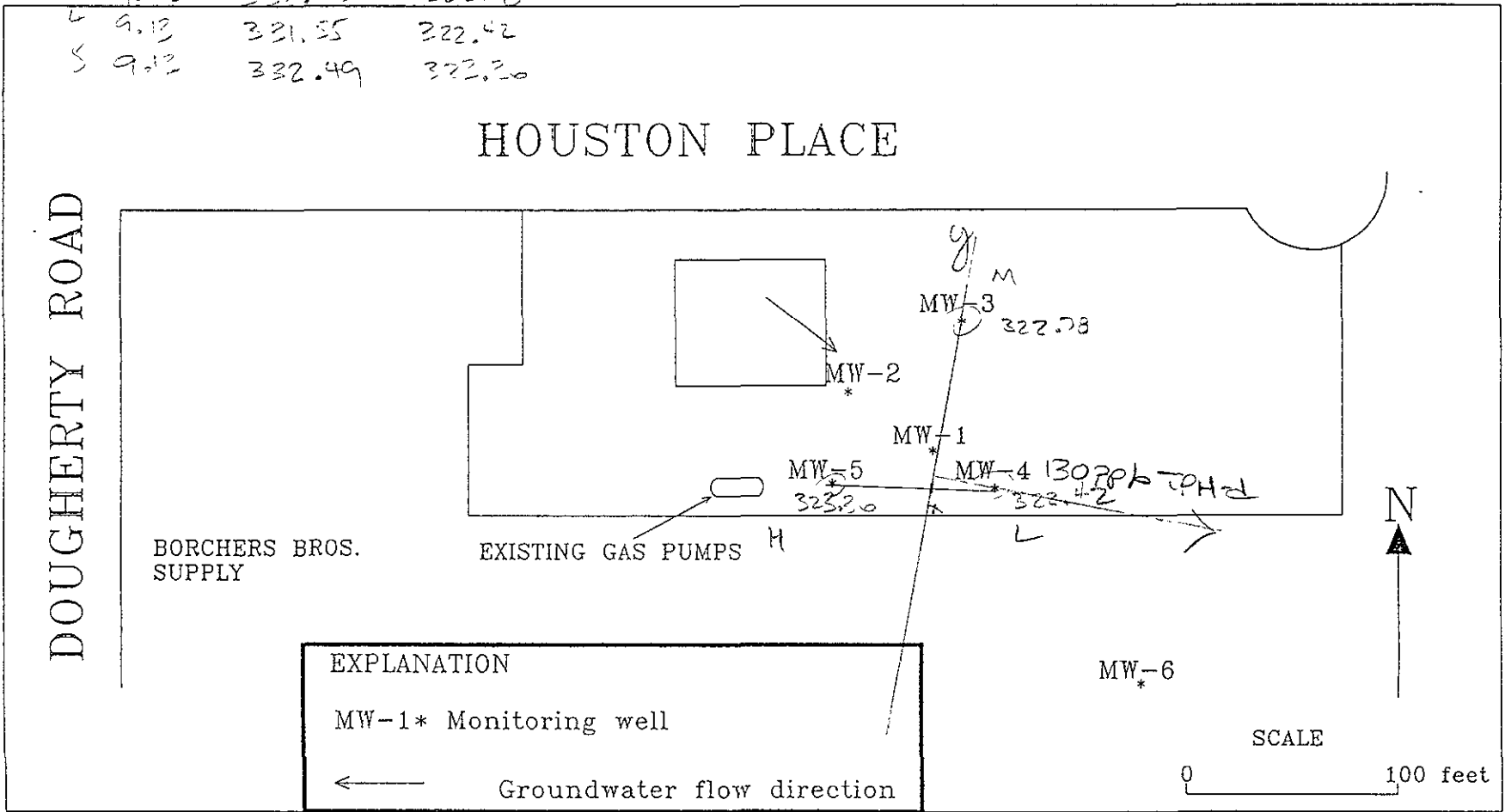


ALFA ENVIRONMENTAL REMEDIATION SERVICES		WINNING ACTION INVESTMENTS SITE LOCATION MAP	Figure 1
Project No. 6912	Drawn by: V. N. C.		
Date: 2/15/93			

Jan 1993
 WHE C.W.E

MW-1	9.73	322.47	312.69
2	9.75	322.53	312.33
3	9.02	332.42	322.78
4	9.13	321.55	322.42
5	9.12	332.49	322.30

$$x = \frac{.58}{.94} = .62$$



ALFA ENVIRONMENTAL REMEDIATION SERVICES

Project No. 6912

Date: 2/15/93

Drawn by: V.N.C.

WINNING ACTION INVESTMENTS

SITE MAP

Figure 2

ATTACHMENT B

TABLE

Table 1: Summary of historical groundwater monitoring results for American City Truck Stop, Winning Action Investment, Dublin, CA

ppm

MONITORING WELL MW-1

DATE	TPHD	TOG	B	T	E	X
8/15/89	10.6	N/A	0.016	ND	0.0024	0.0031
12/13/89	60.0	N/A	ND	ND	ND	ND
6/20/90	4.3	7.2	ND	ND	ND	ND
8/30/90	15.0	20.0	ND	ND	ND	ND
3/01/91	<0.05	<0.5	N/A	N/A	N/A	N/A
7/19/91	10.0	20.0	N/A	N/A	N/A	N/A
1/17/92	3.2	<5	<0.0003	0.0006	0.0004	0.0024
9/24/92	0.69	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A

MONITORING WELL MW-2

DATE	TPHD	TOG	B	T	E	X
8/15/89	47.0	50.0	ND	ND	ND	ND
12/13/89	34.0	95.0	ND	ND	ND	ND
6/20/90	1.2	ND	ND	ND	ND	ND
8/30/90	1.8	2.5	ND	ND	ND	ND
3/01/91	<0.05	1.9	N/A	N/A	N/A	N/A
7/19/91	2.3	8.9	N/A	N/A	N/A	N/A
1/17/92	0.65	<5	<0.0003	<0.0003	<0.0003	0.0006
9/24/92	0.26	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A

MONITORING WELL MW-3

DATE	TPHD	TOG	B	T	E	X
8/15/89	2.0	N/A	ND	ND	ND	ND
12/13/89	1.7	N/A	ND	ND	ND	ND
6/20/90	ND	ND	ND	ND	ND	ND
3/01/91	0.45	0.6	N/A	N/A	N/A	N/A
7/19/91	0.32	0.7	N/A	N/A	N/A	N/A
1/17/92	0.16	<5	<0.0003	<0.0003	<0.0003	0.0003
9/24/92	ND	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A

MONITORING WELL MW-4

DATE	TPHD	TOG	B	T	E	X
6/20/90	22.0	8.6	ND	ND	ND	ND
8/30/90	0.56	2.4	ND	ND	ND	ND
3/01/91	0.73	1.4	N/A	N/A	N/A	N/A
7/19/91	0.72	1.2	N/A	N/A	N/A	N/A
1/17/92	N/A	N/A	N/A	N/A	N/A	N/A
9/24/92	N/A	N/A	N/A	N/A	N/A	N/A
1/28/93	0.13	ND	N/A	N/A	N/A	N/A

MONITORING WELL MW-5

DATE	TPHD	TOG	B	T	E	X
3/07/91	74.0	160	<0.0005	0.0012	0.001	0.0022
7/19/91	32.0	34	<0.0005	<0.0005	<0.0005	0.0020
1/17/92	0.66	<5	<0.0003	<0.0003	<0.0003	0.0009

9/24/92	0.17	ND	ND	ND	ND	ND
1/28/93	ND	ND	N/A	N/A	N/A	N/A

MONITORING WELL MW-6

DATE	TPHD	TOG	B	T	E	X
3/07/91	<0.05	<0.5	N/A	N/A	N/A	N/A
7/19/91	<0.05	<0.5	N/A	N/A	N/A	N/A
1/17/92	<0.05	<5	<0.0003	<0.0003	<0.0003	<0.0003
9/24/92	ND	ND	ND	ND	ND	ND
1/28/93	ND	ND	ND	ND	ND	ND

DHS/DWS FOR IS: 0.001 FOR BENZENE, 0.680 FOR ETHYLBENZENE AND 1.750 FOR XYLENES.

Note: 1989 and 1990 results reported in Winters Petroleum (1989), Safety Specialists (1989) and NSI (1990).

Concentrations expressed in milligrams per liter (mg/L), or ppm.

Abbreviations

TPHD - total petroleum hydrocarbons as diesel

B - benzene

T - toluene

X - xylenes

E - ethylbenzene

TOG - total oil and grease

ND - not detected

N/A - not analyzed

DHS/DWS - California Department of Health Services Drinking Water Standards (CCR Title 22)

ATTACHMENT C

LABORATORY RESULTS AND CHAIN OF CUSTODY

Excelchem
Environmental Labs
8112 Patton Avenue
Citrus Heights, CA 95610
(916) 729-5313



ANALYSIS REPORT

Attention: Mr. Valentine Constantinescu Date Sampled : 01-28-93
ALFA Environmental Date Received: 01-29-93
1326 Hopyard Rd., #54 TOG Analyzed: 02-04-93
Pleasanton, CA. 94566 Matrix : Water

Project: W.A.I.

Reporting Limit: TOG
PPM
10

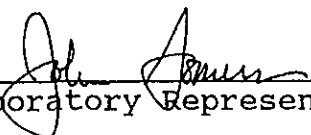
SAMPLE
Laboratory Identification

MW-1 W0193073	ND
MW-2 W0193074	ND
MW-3 W0193075	ND
MW-4 W0193076	ND
MW-5 W0193077	ND
MW-6 W0193078	ND

ppm = parts per million = mg/L = milligrams per liter
ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

ANALYTICAL PROCEDURES

TOG-- Total oil and grease is measured gravimetrically by standard method 5520e&f.



Laboratory Representative

02-08-93

Date Reported

Excelchem
Environmental Labs
8112 Patton Avenue
Citrus Heights, CA 95610
(916) 729-5313



ANALYSIS REPORT

Attention: Mr. Valentin Constantinescu Date Sampled : 01-28-93
ALFA Enviromental Date Received: 01-29-93
1326 Hopyard Rd., #54 TPHd Analyzed: 02-04-93
Pleasanton, CA. 94566 Matrix: Water

Project#: W.A.I.

Reporting Limit: TPHd
 PPB
 100

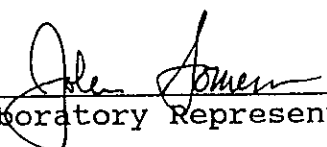
SAMPLE
Laboratory Identification

MW-1 W0193073	ND
MW-2 W0193074	ND
MW-3 W0193075	ND
MW-4 W0193076	130
MW-5 W0193077	ND
MW-6 W0193078	ND

ppb = parts per billion = ug/L = micrograms per liter
ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

ANALYTICAL PROCEDURES

TPHd--Total petroleum hydrocarbons as diesel (high boiling points) are measured by extraction using EPA Method 3510 followed by modified EPA 8015 with direct sample injection into a GC equipped with an FID.
TPHo--Total petroleum hydrocarbons as motor oil (high boiling points) are measured by extraction using EPA Method 3510 followed by modified EPA 8015 with direct sample injection into a GC equipped with an FID.



Laboratory Representative

02-08-93

Date Reported

ALFA ENVIRONMENTAL
 1326 HOPYARD ROAD, #54
 PLEASANTON CA 94566

CHAIN OF CUSTODY

DATE: 1/28/93 PAGE: 1 OF 1

PROJ. MGR. VALENTIN CONSTANTINESCU

ANALYSIS REQUEST

SAMPLER'S SIGNATURE Valentin Constantinescu
 PHONE NO. 510 462-9763

SAMPLE I.D.	DATE	TIME	MATRIX	TPHG	TPHG & BTEX	TPHD	BTEX	O & G	METALS <small>Cd, Cr Pb, Zn Ni</small>	HALO CARBONS PURCEABLE	VOLATILE ORGANICS	ORGANIC LEAD	TOTAL LEAD	SOLUBLE LEAD					NUMBER OF CONTAINERS
MW-1	1/28/93	13:40	SOIL / WATER			X		X											2
MW-2	1/28/93	13:45	SOIL / WATER			X		X											2
MW-3	1/28/93	13:50	SOIL / WATER			X		X											2
MW-4	1/28/93	13:55	SOIL / WATER			X		X											2
MW-5	1/28/93	14:00	SOIL / WATER			X		X											2
MW-6	1/28/93	14:05	SOIL / WATER			X		X											2

PROJECT INFORMATION:
W. A. I.

LABORATORY INSTRUCTIONS/COMMENTS:
 Turn Around Time (Circle One)
 Same Day 24 Hrs 48 Hrs
 72 Hrs Normal

ANALYTICAL LABORATORY EXCEL CHEM
 CITY CIRUS HEIGHTS

RELINQUISHED BY:
Valentin Constantinescu
 Signature
VALENTIN CONSTANTINESCU
 Printed Name
ALFA ENVIRONMENTAL
 Company
 Time 14:30 Date 1/28/93

RECEIVED BY:
EXP-1
 Signature
 Printed Name
EXP-1
 Company
 Time 14:30 Date 1/28/93

RELINQUISHED BY:
 Signature
 Printed Name
 Company
 Time _____ Date _____

RECEIVED BY:
Excelchem - Mindy Somers
 Signature
Mindy Somers
 Printed Name
Excelchem
 Company
 Time 9:45 AM Date 1/29/93

RELINQUISHED BY:
 Signature
 Printed Name
 Company
 Time _____ Date _____

RECEIVED BY:
 Signature
 Printed Name
 Company
 Time _____ Date _____

ATTACHMENT D

WELL MONITORING FORMS

WELL MONITORING FORM:

CLIENT: Fred L. Houston DATE: 1/28/93

ADDRESS: 6310 Houston Place

Dublin, California

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 20.30 MONITORING WELL # MW-1

- DEPTH TO WATER 9.78

= WATER COLUMN HEIGHT 10.52 X 0.66 = 6.94 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 6.94 = 20.8 (3 well volumes)

VOLUME	TEMPERATURE	CONDUCTIVITY	pH
1	66.7	5.79	7.12
3	65.4	5.68	7.11
5	64.5	5.43	7.14
7	64.5	4.87	7.15
9	64.1	4.37	7.18
11	63.9	4.25	7.16
13	63.8	3.68	7.19
15	63.6	3.54	7.20
17	63.4	3.52	7.23
19	63.1	3.45	7.22
21	63.1	3.47	7.25

CONTAMINANT ODOR? NO

TURBIDITY LEVEL: LOW

WITNESSED BY: NO WITNESS

SHEEN ON WATER? NO

SAMPLER'S SIGNATURE: Valencia Constanza

WELL MONITORING FORM:

CLIENT: Fred L. Houston DATE: 1/28/93

ADDRESS: 6310 Houston Place

Dublin, California

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 19.07 MONITORING WELL # MW-2

- DEPTH TO WATER 9.75

= WATER COLUMN HEIGHT 9.32 X 0.66 = 6.15 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 6.15 = 18.45 (3 well volumes)

VOLUME	TEMPERATURE	CONDUCTIVITY	pH
1	64.3	3.64	6.94
3	64.1	3.62	6.99
5	63.8	3.56	7.12
7	63.4	3.52	7.18
9	63.5	3.48	7.21
11	62.8	3.50	7.25
13	62.5	3.49	7.21
15	62.2	3.48	7.23
17	61.9	3.48	7.24
19	61.8	3.47	7.26

CONTAMINANT ODOR? NO

TURBIDITY LEVEL: LOW

SHEEN ON WATER? NO

WITNESSED BY: NO WITNESS

SAMPLER'S SIGNATURE: *Fred L. Houston*

WELL MONITORING FORM:

CLIENT: Fred L. Houston DATE: 1/28/93

ADDRESS: 6310 Houston Place

Dublin, California

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 17.45 MONITORING WELL # MW-3

- DEPTH TO WATER 9.62

= WATER COLUMN HEIGHT 7.83 X 0.66 = 5.17 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 5.17 = 15.51 (3 well volumes)

VOLUME	TEMPERATURE	CONDUCTIVITY	pH
1	66.8	10.12	7.46
3	65.7	10.15	7.43
5	65.3	10.21	7.46
7	65.2	10.35	7.53
9	64.8	10.45	7.51
11	64.5	10.47	7.52
13	64.6	10.52	7.55
16	64.5	10.51	7.54

CONTAMINANT ODOR? NO

TURBIDITY LEVEL: LOW

SHEEN ON WATER? NO

WITNESSED BY: NO WITNESS

SAMPLER'S SIGNATURE: Valentin Houston

WELL MONITORING FORM:

CLIENT: Fred L. Houston DATE: 1/28/93

ADDRESS: 6310 Houston Place

Dublin, California

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 18.90 MONITORING WELL # MW-4

- DEPTH TO WATER 9.13

= WATER COLUMN HEIGHT 9.77 X 0.66 = 6.45 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 6.45 = 19.35 (3 well volumes)

VOLUME	TEMPERATURE	CONDUCTIVITY	pH
1	63.7	3.52	7.15
3	63.4	3.54	7.23
5	63.3	3.51	7.34
7	63.1	3.46	7.36
9	62.6	3.48	7.37
11	62.5	3.45	7.39
13	62.2	3.43	7.38
16	61.7	3.41	7.36
20	61.6	3.39	7.38

CONTAMINANT ODOR? NO

TURBIDITY LEVEL: LOW

WITNESSED BY: NO WITNESS

SHEEN ON WATER? NO

SAMPLER'S SIGNATURE: Valentin Lombardi

WELL MONITORING FORM:

CLIENT: Fred L. Houston DATE: 1/28/93

ADDRESS: 6310 Houston Place

Dublin, California

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 18.15 MONITORING WELL # MW-5

- DEPTH TO WATER 9.13

= WATER COLUMN HEIGHT 9.02 X .17 = 1.53 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 1.53 = 4.59 (3 well volumes)

VOLUME	TEMPERATURE	CONDUCTIVITY	pH
1	65.8	8.15	7.14
2	64.7	8.09	7.15
3	64.8	8.13	7.19
4	64.6	8.15	7.23
5	64.4	8.16	7.24

CONTAMINANT ODOR? NO

TURBIDITY LEVEL: LOW

WITNESSED BY: NO WITNESS

SHEEN ON WATER? NO

SAMPLER'S SIGNATURE: Valencia Houston

WELL MONITORING FORM:

CLIENT: Fred L. Houston DATE: 1/28/93

ADDRESS: 6310 Houston Place

Dublin, California

Note 1: TOTAL WELL DEPTH & DEPTH TO WATER measurements are read to an accuracy of .01' from a straight edge placed in a north-south orientation on top of the christy box.

Note 2: The 0.17 figure used below to convert WATER COLUMN HEIGHT to gallons has units of gallons/linear foot, and is for a 2" diameter, Schedule 40 PVC pipe with an inside diameter of 2.067". Similarly, use a conversion factor of 0.66 for a 4" pipe, which has a 4.026" I.D.

TOTAL WELL DEPTH 18.81' MONITORING WELL # MW-6

- DEPTH TO WATER 9.62

= WATER COLUMN HEIGHT 9.19 X 0.17 = 1.56 Gallons (1 well volume)

Multiply 1 well volume by 3 to obtain the minimum number of gallons of water to be purged from monitoring well prior to taking samples.

3 X 1.56 = 4.68 (3 well volumes)

VOLUME	TEMPERATURE	CONDUCTIVITY	pH
1	62.3	4.23	7.89
2	61.9	4.12	7.76
3	61.7	4.09	7.67
4	61.6	4.07	7.55
5	61.5	4.01	7.53

CONTAMINANT ODOR? NO

TURBIDITY LEVEL: LOW

SHEEN ON WATER? NO

WITNESSED BY: NO WITNESS

SAMPLER'S SIGNATURE: Valentin Cantan