HELLER, EHRMAN, WHITE & McAULIFFE
ATTORNEYS
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

525 UNIVERSITY AVENUE
PALO ALTO, CALIFORNIA 94301-1908
FACSIMILE (415) 324-0638
TELEPHONE (415) 326-7600

333 BUSH STREET · SAN FRANCISCO, CALIFORNIA 94104-2878
CABLE HELPOW · TELEX 184-996 · FACSIMILE (415) 772-6268
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701 FIFTH AVENUE
SEATTLE, WASHINGTON 98104-7098
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601 SOUTH FIGUEROA STREET
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TACOMA, WASHINGTON 98402-4308
FACSIMILE (206) 572-6743
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1300 S.W. FIFTH AVENUE
PORTLAND, OREGON 97201-5696
FACSIMILE (503) 241-0950
TELEPHONE (503) 227-7400

550 WEST 7TH AVENUE
ANCHORAGE, ALASKA 99501-3571
FACSIMILE (907) 277-1920
TELEPHONE (907) 277-1900

WRITER'S DIRECT DIAL NUMBER

(415) 772-6611

92 FEB -6 AM 7:07

February 5, 1992

16341-0001

Larry Seto
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, California 94621

450-500 San Pablo Avenue, Albany, CA

Dear Mr. Seto:

Enclosed please find the Fifth Quarter Groundwater Monitoring Report prepared by Aqua Terra Technologies for the above-referenced Albany Bowl property. As you may recall, in response to our request that the County approve closure of monitoring well MW-1 (located adjacent to and downgradient of the former underground storage tank removed from the Albany Bowl property), the County required Albany Bowl to sample this well in March of 1992, to confirm the absence of any TPH as gasoline, BTEX and lead. Albany Bowl asked Aqua Terra to sample this well in October, even though the County did not require this, to confirm the continued absence of these contaminants in the groundwater. As the attached report indicates, no TPH as gasoline, BTEX or lead was found in this monitoring well, consistent with the four previous quarterly monitoring events.

We pass this report on to you for your information. Following the March sampling event, we will forward to you the results per our agreement with the County.

Please call if you have any questions.

Sincerely yours,

Thomas M. Donnelly

Enclosure

cc: Richard Hiett (w/enclosure)
Ken Friedman
Bill Motzer

ATT

January 23, 1992

Mr. Ken Friedman
Albany Bowl Properties
540 San Pablo Avenue
Albany, CA 94706

Subject: **Fifth Quarter Groundwater Sample Analyses for Monitoring Well MW1**
450 - 500 San Pablo Avenue
Albany, California
(Project No. 9064)

Aqua Terra Technologies
Consulting Engineers
& Scientists

2950 Buskirk Avenue
Suite 120
Walnut Creek, CA
94596-2079
FAX 934-0418
510 934-4884

Dear Mr. Friedman:

Aqua Terra Technologies, Inc. (ATT) is pleased to provide you with the chemical analyses for the fifth quarter sampling event for monitoring well MW1 at 450 - 500 San Pablo Avenue in Albany, California. ATT has conducted quarterly sampling and analysis of groundwater samples, from monitoring well MW1, in accordance with the recommendations in ATT's October 17, 1990 report (*Tank Closure Report and Monitoring Well Installation*), the Alameda County Health Care Services Agency (ACHCSA) letter of October 26, 1990, and ATT's July 12, 1991 report (*Third Quarter, Groundwater Analysis for Monitoring Well MW-1*).

Groundwater sample analyses are summarized on Table 1 (Attachment A). Samples were collected in accordance with the protocol in Attachment B. The signed laboratory analytical report, chain of custody document, and sample collection records are in Attachment C. There were no detectable concentrations of Total Petroleum Hydrocarbons (TPH) as gasoline, benzene, toluene, ethylbenzene, and total xylenes (BTEX) or tetra ethyl (organic) lead in the MW1 groundwater sample for this and previous quarters. Therefore, because there were four previous consecutive monitoring events with no detectable concentrations of TPH as gasoline, BTEX, or organic lead in water samples collected from monitoring well MW1, ATT recommended closure of this well and no further work for this property. This report reconfirms the fourth quarter groundwater monitoring sample analysis with no detectable concentrations of TPH as gasoline, BTEX, or organic lead.

Copies of this report are not required to be submitted to the Alameda County Health Care Services Agency (ACHCSA) or to the San Francisco Bay Region of the Regional Water Quality Control Board (RWQCB) at this time. ATT will sample groundwater monitoring well MW-1 in March 1992 (on a semi-annual basis) as per our agreement with the ACHCSA.

Limitations to this study are in Attachment D.

Please contact us if you have any questions or comments regarding the contents of this letter.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.

Michael L. Deschenes
Project Geologist

William E. Motzer, Ph.D.
Senior Hydrogeologist/Project Manager
California Registered Geologist No. 4202
(Expires 6-30-92)

MLD/WEM:pd

Attachments

cc: Thomas M. Donnelly - Heller, Erhman, White & McAuliffe

ATTACHMENT A

Table

Table 1. Summary of Analytical Results
Groundwater Samples
450-500 San Pablo Avenue
Albany, California

Sample/ Well I.D.	Sampling Interval	Sampling Date	Concentration in μg/L					
			TPH-G[a]	B[b]	T[b]	E[b]	X[b]	Pb[c]
MW1	First Quarter Sampling Event	09-06-90[d]	<50	<0.5	<0.5	<0.5	<0.5	<40
MW1	Second Quarter Sampling Event	01-18-91	<50	<0.5	<0.5	<0.5	<0.5	<40
MW1	Third Quarter Sampling Event	04-18-91	<50	<0.5	<0.5	<0.5	<0.5	<40
MW1	Fourth Quarter Sampling Event	07-31-91	<50	<0.5	<0.5	<0.5	<0.5	<40
MW1	Fifth Quarter Sampling Event	10-17-91	<50	<0.5	<0.5	<0.5	<0.5	<100

a. TPH-G: total petroleum hydrocarbons as gasoline. Detection limit equals 50 μg/L.
b. BTEX: benzene, toluene, ethylbenzene, and total xylenes. Detection limit equals 0.5 μg/L.
c. Pb: tetra ethyl (organic) lead. Detection limit equals 40 μg/L.
d. Analytical results for this sampling date were originally presented in the following report:
AQUA TERRA TECHNOLOGIES, INC. (ATT), 1990; *Tank Closure Report and Monitoring Well Installation*: ATT unpublished report (October 17, 1990) 10p., with attachments.

ATTACHMENT B

Soil & Groundwater Sample Collection & Handling Protocol

ATTACHMENT B

SOIL & GROUNDWATER SAMPLE COLLECTION & HANDLING PROTOCOL

INTRODUCTION & PURPOSE

Because reliable and representative test results must be generated from soil and groundwater samples, it is essential to establish a sampling procedure which assures that all samples are:

- Collected by approved and repeatable methods
- Representative of the materials(s) at the desired location and depth
- Uncontaminated by container and sampling equipment

The following sampling protocol was designed to be a guide to the sampling and handling procedures for soil and groundwater samples. Based on conditions which may be encountered in the field, some modifications to this protocol may be required to fit the needs of an individual site.

SAMPLING PROCEDURES

Groundwater Sampling

Prior to collecting groundwater samples, monitoring wells were purged by bailing until pH, conductivity, and temperature levels stabilize. A minimum of four well casing volumes was purged from each well. Wells were purged and groundwater samples were obtained using a teflon bailer, or disposable polyethelene bailer, and nylon rope. New nylon rope is used for each well.

The appropriate number of sample containers and type were used for each sample collected, in accordance with the analytical laboratory requirements and EPA protocol. The bottles were filled using the bailer. All sample bottles were pre-cleaned by the supplier according to EPA protocols.

To prevent cross contamination of groundwater samples by the sampling equipment, all reusable equipment used in sampling was washed with a trisodium phosphate solution (TSP), triple rinsed with purified water, and

allowed to air dry prior to each use. A sample of the purified water was retained for analysis as part of sample quality assurance.

Soil Sampling

After the soil sampler was driven to the desired depth and the samples were retrieved, each end of the tube containing the soil sample retained for laboratory analysis was sealed with teflon sheeting, covered with plastic end caps, and sealed with PVC tape. All sample containers (tubes) were steamed cleaned (or washed with TSP, as above) and air dried prior to use. The soil sample recovered in the tube just above the sample retained for chemical analysis was examined in the field for visual and olfactory indications of chemical contamination and used for lithologic description.

The Unified Soil Classification System (USCS) was used to log and describe the soil by the onsite geologist. These logs also include details of the sampling process such as depth, apparent odors, discoloration, and any other factors which may be required to evaluate the presence of contamination at the site.

POST SAMPLING PROCEDURES

One field/travel blank consisting of one sample bottle filled with purified water accompanied soil and groundwater sample containers at all times, including during transport to and from the site. Purified water field/travel blanks were analyzed according to the appropriate EPA Methods corresponding to the soil/groundwater sample analyses.

Sample containers were labeled with sample number, project number, date, and the initials of the person collecting the sample. A separate sample collection record was maintained for each groundwater sample collected.

Soil and groundwater samples collected were analyzed by an analytical laboratory certified by the California Department of Health Services (DHS). Quality assurance documentation accompanied all analytical reports generated by the laboratory.

The samples were placed in a cooler with dry ice (for soil samples) or bagged ice (for water samples) immediately following collection, and remained in the cooler until refrigerated at the analytical laboratory. The samples were delivered to the laboratory direct by courier or overnight freight within 48 hours of time of collection. Appropriate chain of custody forms were used for all samples.

ATTACHMENT C

Laboratory Analytical Report
Chain of Custody
Sample Collection Records

CHROMALAB, INC.

Analytical Laboratory (E694)

5 DAYS TURNAROUND

October 24, 1991 ChromaLab File No.: 1091166

AQUA TERRA TECHNOLOGIES, INC.

Attn: Bruce Berman

RE: Two water samples for Gasoline/BTEX analysis

Project Number: 9064
Date Sampled: Oct. 17, 1991 Date Submitted: Oct. 17, 1991
Date Extracted: Oct. 21-22, 1991 Date Analyzed: Oct.21-22,1991

RESULTS:

Sample I.D.	Gasoline (µg/l)	Benzene (µg/l)	Toluene (µg/l)	Ethyl Benzene (µg/l)	Total Xylenes (µg/l)
FB	N.D.	N.D.	N.D.	N.D.	N.D.
MW1	N.D.	N.D.	N.D.	N.D.	N.D.
BLANK	N.D.	N.D.	N.D.	N.D.	N.D.
SPIKE RECOVERY	98.0%	89.1%	89.5%	92.0%	88.6%
DETECTION LIMIT	50	0.5	0.5	0.5	0.5
METHOD OF ANALYSIS	5030/ 8015	602	602	602	602

ChromaLab, Inc.

David Duong
Chief Chemist

Eric Tam
Laboratory Director

2239 Omega Road, #1 • San Ramon, California 94583
510/831-1788 • Facsimile 510/831-8798
Federal ID #68-0140157

MOBILE CHEM LABS INC.

5021 Blum Road, Suite 3 • Martinez, CA 94553
Phone (415) 372-3700 • Fax (415) 372-6955

1091166\011861

Chromalab, Inc.
2239 Omega Road, #1
San Ramon, CA 94583
ATTN: Eric Tam
Project Manager

Date Sampled: 10-17-91
Date Received: 10-29-91
Date Reported: 10-29-91

ORGANIC LEAD

Sample Number	Sample Description	Detection Limit	WATER RESULTS
		ppm	ppm
	Project No.:	1091166	
B101012	MW1	0.1	<0.1

QA/QC: Sample blank is none detected
Spike Recovery on 110%
Duplicate Deviation is 10.0%

Note: California LUFT 12/87
(ppm) = mg/L)

MOBILE CHEM LABS

Ronald G. Evans
Lab Director

Aqua Terra Technologies, Inc.
2950 Buskirk Avenue, Ste. 120
Walnut Creek, CA 94596
Tel. (415) 934-4884
Fax. (415) 934-0418

CHAIN OF SAMPLE CUSTODY RECORD

(original document, please return)

ATT

Sampled By: DAVID BEARDSLEY
Signature: [signature]
Results To Be Sent To: BRUCE BERMAN
Results Needed By: STANDARD TURNAROUND
Fax Results ASAP ☑

Date Sampled: 10·17·91
ATT Job #: 9064
Lab Name: CHROMALAB
Contact:
Phone #: 831-1788
Lab Job #:

Sample Collection				Sample Preservation				Sample Containers				Analysis/EPA Method No.						
Sample I.D.	Time (24 hr)	Matrix (e.g. Water, Soil)	Number of Containers	Ice	HCL	Dry Ice		40 ML VOA	1 LITER AMBER			BTEX	TPH G	ORGANIC LEAD				Remarks
FB	11:00	WATER	3					3				1	1					
MW 1	11:30	"	5					3	2			1	1	1				

CHROMALAB FILE # 1091166
ORDER # 3834

Notes: SAMPLE PUT ON ICE IMEDIATLEY AFTER COLLECTED.

Relinquished by/ Company Affiliation	Date	Time	Received by: Company Affiliation	Date	Time
[signature]	10·17·91	12:45	[signature]	10/17/91	12:45 PM

ATTACHMENT D

Limitations and Uncertainty

LIMITATIONS AND UNCERTAINTY

This report was prepared in general accordance with the accepted standard of practice which exists in northern California at the time the investigation was conducted and within the scope of services outlined in our proposal. It should be recognized that the definition and evaluation of surface and subsurface environmental conditions is a difficult and inexact science. Judgements leading to conclusions and recommendations generally are made with an incomplete knowledge of the conditions present. It is possible that variations in the soil and/or groundwater conditions could exist beyond the points explored for this investigation. Also changes in groundwater conditions could occur sometime in the future due to variations in tides, rainfall, temperature, local or regional water use or other factors. If the client wishes to reduce the uncertainty beyond the level associated with this study, ATT should be notified for additional consultation.

The discussion and recommendations presented in this report are based on: 1) information and data provided by third party consultants, 2) the exploratory test borings drilled at the site, 3) the observations of field personnel, 4) the results of laboratory analysis by a California Department of Health Services certified laboratory, and 5) interpretations of federal, state, and local regulations and/or ordinances.

Chemical analytical data included in this report have been obtained from state certified laboratories. The analytical methods employed by the laboratories were in accordance with procedures suggested by the U.S. Environmental Protection Agency and the State of California. ATT is not responsible for laboratory errors in procedures or reporting.

ATT has conducted this investigation in a manner consistent with the level of care and skill ordinarily exercised by members of the environmental consulting profession currently practicing under similar conditions in northern California. ATT has prepared this report for the client's (and assigned parties) exclusive use for this particular project. No other warranties, expressed or implied, as to the professional advice provided are made.