



REC'D
Rec'd June 26, 1995
JHugo

Crosby and Herring Investment Company

June 20, 1995

Ms. Susan Hugo
Alameda County Health Agency
Division of Hazardous Materials
1131 Harbor Bay Blvd.
Alameda, Ca. 94502

- Reference: 1. Environmental Site Assessment: 5813 Shellmound, Emeryville, Ca.
Cambria Environmental Technology, Inc. - March 16, 1995.
2. Nature of Contamination at F. P. Lathrop Property
5813 Shellmound Street, Emeryville, Ca.
I. M. Whittemore and T. H. Gouw, March 18, 1995.

Dear Ms. Hugo:

You have acknowledged receiving the above two referenced reports from Crosby, Heafy, Roach and May by Susan Beth Bowden regarding the property at 5813 Shellmound, Emeryville, Ca. owned by F. P. Lathrop Co.

As you know, our property is adjacent to this site on its west side and the above reports refer to certain conditions that affect our property located at 5800 Christie, Emeryville. We do not agree with some of the statements and conclusions of these reports and I have asked our consultant, Mr. Walter Loo, President and CEO of Environment and Technology Services, to review and comment on them. The attached letter dated June 4, 1995, with attachments, outline Mr. Loo's comments.

Point 1. indicates that gasoline TPH-g was found on the Lathrop property both in water from the broken sewer pipe (2800 FFB) and from the backfill material (23000 FFB) which tells us there was significant gasoline contamination on the Lathrop property. It would seem that if the under storage tank was sound, there must have been surface spills contaminating the backfill material, and up-gradient sewer contamination from unknown sources, possibly Lathrop or Fibreboard/Fabco, the previous owner of the up-gradient property.

353 Beacon Ridge Lane, Walnut Creek, California 94596
Telephone: 510-939-1118

This appears to conflict with the conclusions of the Whittemore and Gouw report on page 1, paragraph 3, where they conclude that there was no TPH-g gasoline contamination on the Lathrop site. Also, in the fourth paragraph, they imply the gasoline constituents on our property are more appropriately ascribed to coal-tar material. Our May 1995 test results on well ZW-1 clearly show gasoline related compounds and no polycyclic aromatic hydrocarbons (PAHs). This well is the closest well to the Lathrop under ground Storage tank. Test results on well MW-4 at the extreme south side of the property do show both gasoline and (PAHs), but this is also the well that contained asphaltic material as reported in our quarterly report dated July 31, 1993.


In Mr. Loo's point 2, it is clear that Cambria is attempting to extrapolate contamination on the Croley property without adequate control and sampling points as well as trying to compare 1988-89 Croley data with 1994-95 Cambria results. Further, they make no mention of the cleanup on the Croley property including excavation and replacement of soil (80 cu. yds.) and in-situ vapor extraction. As Mr. Loo points out, erroneous conclusions could easily be drawn from this data and it should be eliminated, corrected, or at the very least, annotated to correct the errors and deficiencies. We would appreciate your help in getting this done.

On point 3, while we acknowledge that poly nuclear aromatics are found on our property as noted in the May test results in well MW-4, these results appear to come from the asphaltic material discovered in that well as reported in our July 31, 1993 quarterly monitoring report. It would seem logical that this resulted from the production of creosote, coal-tar, and asphaltic materials by Fibreboard/Pabco, the only prior owner using those products. However, the presence of poly nuclear aromatics does not preclude the existence of gasoline constituents in a plume unrelated to the poly nuclear aromatics.

And last, it has not been established that the parking lot area of the Lathrop property was surfaced at the same time the property was purchased and the building erected. Not mentioned in the Cambria report, this parking lot was used for a number of years to store, maintain, and service gasoline and diesel powered construction equipment and it wasn't until the late 1970's that the parking lot was surfaced with concrete, according to our information. Spills in this area could easily contribute to TPH-g and TPH-d contamination on the Lathrop property.

We ask that you review these reports and Mr. Loo's comments so that we can discuss how to set the record straight on the points mentioned. Mr. Loo and I look forward to getting together with you at 10:00 AM on July 11, 1995 at your office.

Sincerely,


Richard D. Herring, President
Croley and Herring Investment Company

cc: Walter Loo, Environment & Technology Services

353 Beacon Ridge Lane, Walnut Creek, California 94596
Telephone: 510-939-1118

ETS **ENVIRONMENT & TECHNOLOGY SERVICES**

2081 15TH STREET, SAN FRANCISCO, CALIFORNIA 94114
PHONE 415-861-0810 FAX 415-861-3269

June 4, 1995

Mr. Dick Herring
President
Croley & Herring Investment Company
353 Beacon Ridge Lane,
Walnut Creek, California 94596

Subject: Review and Comments
Environmental Site Assessment Report
5813 Shellmound Street, Emeryville, California

Dear Mr. Herring:

As per your request, ETS has reviewed the subject report prepared by Cambria Environmental Technology, Inc.(Cambria) of Oakland, California. The report was prepared for Crosby, Heafey, Roach and May to the attention of Ms. Susan Beth Bowden. It is my understanding that the subject report was distributed and on file with the Bay Area RWQCB and Alameda County Health Care Services.

The following are my review and comments:

- 1) On Page 2 of the Cambria report, the description of the 1989 underground storage tank UST removal indicated backfill soil and groundwater were contaminated with gasoline related compounds(TPH as gasoline, toluene and xylenes). This is indicative of a former spill of gasoline and discharge of gasoline into the former sanitary sewer which was broken during the tank removal. This past gasoline spillage may have migrated downgradient onto your property(5800 Christie Avenue) as evidenced by a persistent presence of toluene and other gasoline related compounds in the groundwater monitoring well EW1 which is downgradient from the former Lathrop gasoline UST. The origin of the portion of the toluene may also be related to the former Parrafine Paint Company (Pabco/Fiberboard) which may have used large quantities of toluene in its paint product.

ETS has further sampled wells EW-1 and MW-4 on your property. The attached laboratory analysis results clearly indicted that only gasoline related compounds were found in EW-1, the well located immediately downgradient from the former Lathrop gasoline UST, but no polycyclic aromatic hydrocarbons (PAHs) were detected. In well MW-4, both gasoline and PAHs were detected.

The conclusion of Lathrop or Cambria outside consultants Whitmore and Gouw dated 3/18/95 also appeared to be erroneous based on the presence of asoline(TPH-G) but non-detect of PAHs as shown on our attached recent monitoring results. *(for well EW1)*

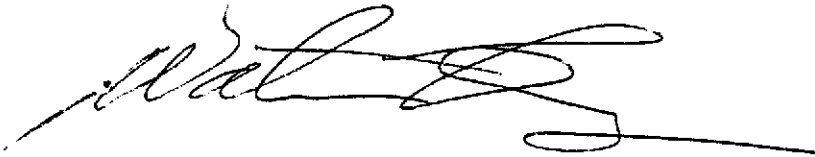
- 2) Figures 5, 6 and 7(attached) show there is wide spread contamination of benzene, toluene and TCE in shallow soil underlying your property. The contaminant contour lines to the west of the Lathrop property(5813 Shellmound Street) are erroneous and without control or sampling points for justification. The shallow soil west of the Lathrop property was remediated by excavation and ex-situ treatment and further by in-situ soil vapor extraction.

ETS strongly recommends that you notify the regulatory agency about the interpretation errors and request Lathrop, Cambria Environmental and Crosby, Heafey, Roach and May to retrieve these figures from the regulatory agency files. The existence of these erroneously interpreted figures in the regulatory agency files may adversely affect the real estate value of your property when interested buyers or their consultants conduct regulatory agency file search.

- 3) The benzene and creosote(polyaromatic compounds) may not be related and may be coincidental plumes originated from gasoline and asphaltic material. The asphaltic materials do exist on the southside of your property which appears to be a widespread problem. ETS has reported the detection of the asphaltic material in boring log of MW4(see 7/31/93 groundwater quarterly monitoring report). The asphaltic material most likely was originated from asphaltic production activities of Pabco/Fiberboard. ETS recommended that groundwater samples be taken to positively identify all gasoline related compounds by GCMS analysis.

With your permission, ETS has further sampled wells EW-1 and MW-4 on your property. The attached laboratory analysis results clearly indicted that only gasoline related compounds were found in EW-1 but didnot detect any polycyclic aromatic hydrocarbons (PAHs). In well MW-4, both gasoline and PAHs were detected.

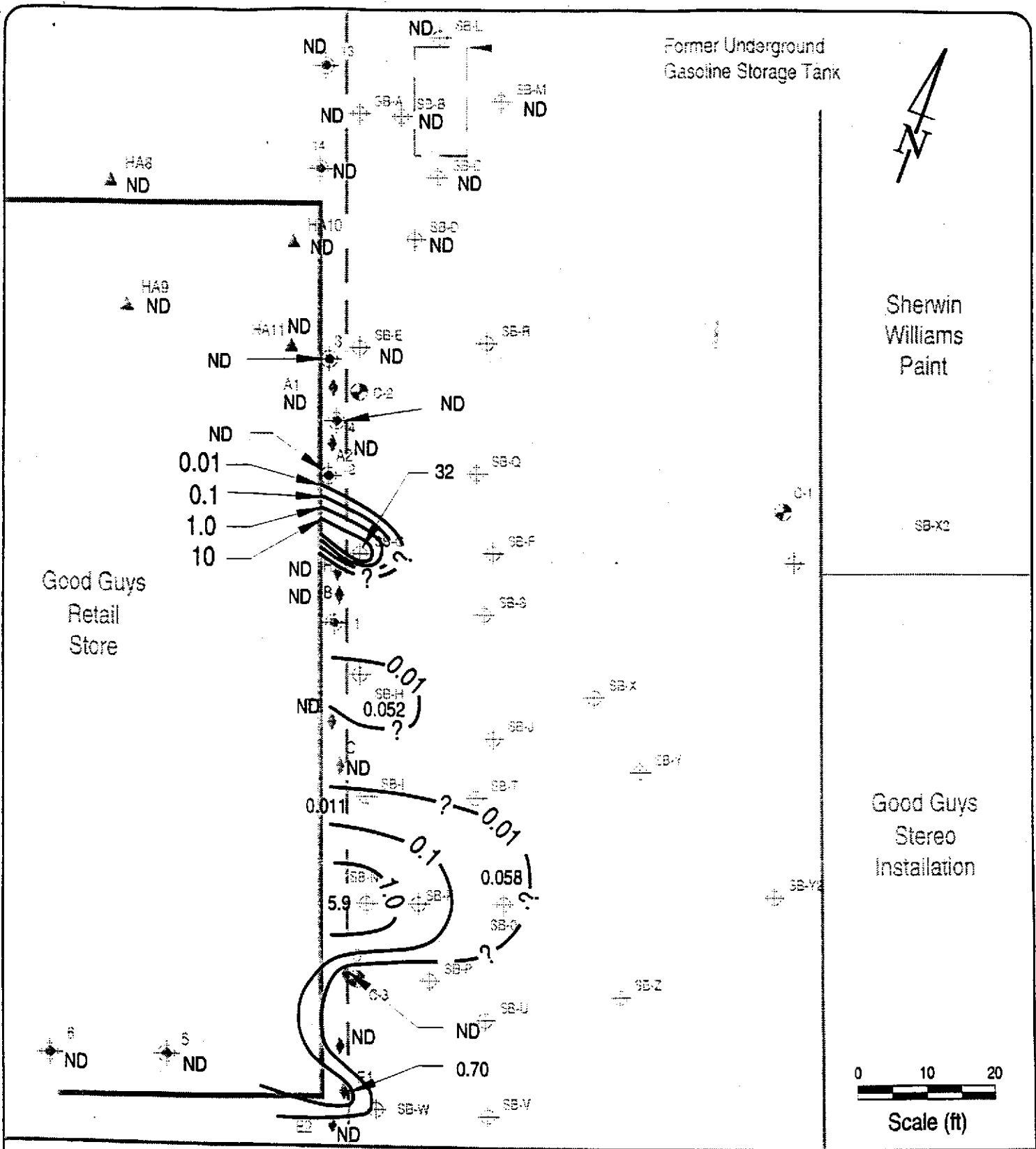
Sincerely,

A handwritten signature in black ink, appearing to read 'Walter W. Loo', with a long horizontal flourish extending to the right.

Walter W. Loo, RG CEG
President

Attachments(3 figures)

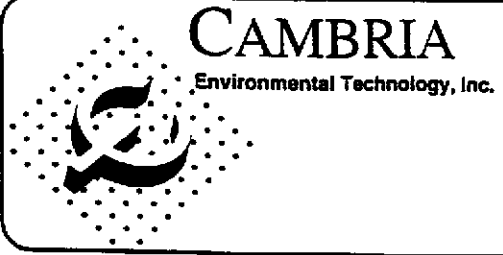
CC: Mr. Sum Arigala, San Francisco Bay Area RWQCB
Ms. Susan Hugo, Alameda County Health Care Services



Powell Street

Overpass

0:\PROJECT\CROSBY\EMERYVILLE\FIGURE-2A.DWG



| EXPLANATION | |
|-------------|--|
| x.xx | Concentration in parts per million (mg/kg) |
| — | Concentration contour |

~~Benzene Concentrations in Soil~~
~~at 2 to 7 ft Depth~~

5813-15 Shellmound Street
 Emeryville, California

FIGURE

5

Enviro - Chem, Inc.**1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907**

Date: May 17, 1995

Mr. Dick Herring/Walter Loo
Croley & Herring Co.
353 Beacon Ridge Lane
Walnut Creek, CA 94596

Dear Mr. Herring:

The analytical results for the two (2) water samples (Project: CHIC), received by our Lab on May 10, 1995, are attached. The report also faxed to Mr. Walter Loo at (415)861-3269.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call Mr. John Ackerman, our Customer Service Specialist, or myself, if you have any questions.

Sincerely,



Steven Chen, Ph.D.
Lab Director



Hon Su
program Manager

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 353 BEACON RIDGE LANE,
WALNUT CREEK, CA 94596 TEL(510)939-1118

PROJECT: CHIC
MATRIX: WATER DATE SAMPLE REC'D: 05/10/95 (FED DEX)
DATE SAMPLED: 05/05/95 DATE ANALYZED: 05/12/95
REPORTED TO: MR. DICK HERRING DATE REPORTED: 05/17/95
MR. WALTER LOO/ETS (FAX: 415-861-3269)

SAMPLE I.D.: LAB I.D.: 950510-3

ANALYSIS: , EPA METHOD 624+

UNIT: UG/L (PPB)

| PARAMETER | SAMPLE RESULT | D.L. X1 |
|--------------|---------------|---------|
| BENZENE | ~20 | 1 |
| TOLUENE | ~4,000 | 1 |
| ETHYLBENZENE | ~1 | 1 |
| XYLENES | ~70 | 2 |
| OTHERS | ND | ~1 |

COMMENTS

D.L. = DETECTION LIMIT

ND = NON-DETECTED OR BELOW THE DETECTION LIMIT

Data Reviewed and Approved by:

CAL-DHS ELAP#1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 353 BEACON RIDGE LANE,
WALNUT CREEK, CA 94596 TEL(510)939-1118

PROJECT: CHIC DATE SAMPLE REC'D: 05/10/95 (FED DEX)
MATRIX: WATER DATE ANALYZED: 05/12/95
DATE SAMPLED: 05/05/95 DATE REPORTED: 05/17/95
REPORTED TO: MR. DICK HERRING MR. WALTER LOO/ETS (FAX:415-861-3269)

SAMPLE I.D.: LAB I.D.: 950510-4

ANALYSIS: , EPA METHOD 624+

UNIT: UG/L (PPB)

| PARAMETER | SAMPLE RESULT | D.L. X1 |
|--------------------------|---------------|------------|
| BENZENE | <u>~1,000</u> | <u>1</u> |
| TOLUENE | <u>~200</u> | <u>1</u> |
| ETHYLBENZENE | <u>~400</u> | <u>1</u> |
| XYLENES | <u>~200</u> | <u>2</u> |
| STYRENE | <u>~20</u> | <u>1</u> |
| 1-ETHYL-4-METHYL BENZENE | <u>~10</u> | <u>---</u> |
| 1-ETHYL-4-METHYL BENZENE | <u>~30</u> | <u>---</u> |
| NAPHTHALENE | <u>~1,000</u> | <u>---</u> |
| OTHERS | <u>ND</u> | <u>~1</u> |

COMMENTS

D.L. = DETECTION LIMIT

ND = NON-DETECTED OR BELOW THE DETECTION LIMIT

Data Reviewed and Approved by:

CAL-DHS ELAP#1555

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LABORATORIES**

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Pomona, CA 91766

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CHAIN of CUSTODY RECORD

Lab Project # _____

CA-DHS ELAP CERTIFICATE # 1555

DATE: 5/5/95
PAGE: 1 of 1

| REPORT TO: <u>MR. DICK HERRING</u> | | | | PROJECT NAME: <u>CHIC</u> | | TURN AROUND TIME DESIRED | |
|--------------------------------------|-----------------|---------------------------------|--------------|---|--|--|------------------------|
| STREET: <u>353 BEACON RIDGE LANE</u> | | | | PROJECT CONTACT: <u>WALTER LOB</u> | | <input type="checkbox"/> Same Day <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 1 Week <input type="checkbox"/> Standard(2 Weeks) | |
| CITY: <u>WALNUT CREEK</u> | | STATE: <u>CA</u> | | ZIP: <u>94596</u> | | <input type="checkbox"/> Others: _____ Confirmed By: _____ | |
| TEL: <u>(415) 861-0810</u> | | FAX: <u>(415) 861-3269</u> | | AFTER ANALYSES, SAMPLES ARE TO BE: | | <input checked="" type="checkbox"/> DISPOSED OF <input type="checkbox"/> STORED (30 days) <input type="checkbox"/> RETURNED TO CLIENT <input type="checkbox"/> OTHER: _____ | |
| SHIPPING INFORMATION | | | | RECEIVED BY: (Signature) <u>[Signature]</u> | | DATE: <u>5/10/95</u> TIME: <u>1427</u> | |
| RELINQUISHED BY: (Signature) | | | | RECEIVED BY: (Signature) | | DATE: _____ TIME: _____ | |
| RELINQUISHED BY: (Signature) | | | | RECEIVED BY: (Signature) | | DATE: _____ TIME: _____ | |
| SAMPLE I.D. | LAB I.D. | SAMPLING DATE/TIME | MATRIX | Nº of Containers | ANALYSIS REQUESTED | SAMPLE RECEIVED CONDITION | Sample Stored Location |
| <u>EW 1</u> | <u>950510-3</u> | <u>5/5/95</u> <u>10:30AM</u> | <u>WATER</u> | <u>40ML(4)</u> | <u>GCMS ON</u> <u>GASOLINE COMPOUNDS</u> <u>ID ALL PEAKS</u> | | |
| <u>MW 4</u> | <u>950510-4</u> | <u>5/5/95</u> <u>11:00AM</u> | <u>WATER</u> | <u>40ML(4)</u> | <u>GCMS ON</u> <u>GASOLINE COMPOUNDS</u> <u>ID ALL PEAKS</u> | | |
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Date: May 17, 1995

Mr. Dick Herring/Walter Loo
Croley & Herring Co.
353 Beacon Ridge Lane
Walnut Creek, CA 94596

Dear Mr. Herring:

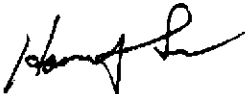
The analytical results for the two (2) water samples (Project: CHIC), received by our Lab on May 10, 1995, are attached. The report also faxed to Mr. walter Loo at (415)861-3269.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call Mr. John Ackerman, our Customer Service Specialist, or myself, if you have any questions.

Sincerely,



Steven Chen, Ph.D.
Lab Director



Hon Su
program Manager

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LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 353 BEACON RIDGE LANE, WALNUT CREEK, CA 94596 TEL(510)939-1118

PROJECT: CHIC DATE SAMPLE REC'D: 05/10/95 (FED DEX)
MATRIX: WATER DATE ANALYZED: 05/12/95
DATE SAMPLED: 05/05/95 DATE REPORTED: 05/17/95
REPORTED TO: MR. DICK HERRING MR. WALTER LOO/ETS (FAX: 415-861-3269)

SAMPLE I.D. LAB I.D.: 950510-5

ANALYSIS: POLYNUCLEAR AROMATIC HYDROCARBONS EPA METHOD 625

UNIT: UG/L (PPB)

Table with 3 columns: PARAMETER, SAMPLE RESULT, D.L. X5. Lists various chemical compounds like ACENAPHTHENE, ANTHRACENE, etc., with results 'ND' and detection limits.

COMMENTS

D.L. = DETECTION LIMIT
ND = NON-DETECTED OR BELOW THE DETECTION LIMIT

Data Reviewed and Approved by: [Signature] CAL-DHS ELAP#1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: CROLEY & HERRING CO., 353 BEACON RIDGE LANE, WALNUT CREEK, CA 94596 TEL(510)939-1118

PROJECT: CHIC MATRIX: WATER DATE SAMPLE REC'D: 05/10/95 (FED DEX) DATE SAMPLED: 05/05/95 DATE ANALYZED: 05/12/95 REPORTED TO: MR. DICK HERRING DATE REPORTED: 05/17/95 MR. WALTER LOO/ETS (FAX: 415-861-3269)

SAMPLE I.D.: LAB I.D.: 950510-6

ANALYSIS: AROMATIC HYDROCARBONS, EPA METHOD 625

UNIT: UG/L (PPB)

Table with 3 columns: PARAMETER, SAMPLE RESULT, D.L. X5. Lists various aromatic hydrocarbons and their detection levels.

COMMENTS

D.L. = DETECTION LIMIT ND = NON-DETECTED OR BELOW THE DETECTION LIMIT

Data Reviewed and Approved by: [Signature] CAL-DHS ELAP#1555

**ENVIRO-CHEM, INC.
LABORATORIES**

1214 E. Lexington Ave.

Pomona, CA 91766

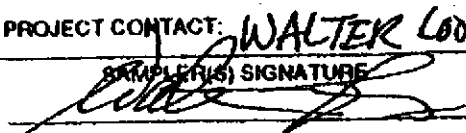

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CHAIN of CUSTODY RECORD

Lab Project # _____

CA-DHS ELAP CERTIFICATE # 1555

DATE: 5/5/95
PAGE: 1 of 1

| REPORT TO: <u>MR. DICK HERRING</u> | | | PROJECT NAME <u>CHIC</u> | | | TURN AROUND TIME DESIRED | | | |
|--------------------------------------|-----------------|---------------------------------|------------------------------------|---|---|--|---|---|--|
| STREET: <u>353 BEACON RIDGE LANE</u> | | | PROJECT CONTACT: <u>WALTER LOO</u> | | | <input type="checkbox"/> Same Day <input type="checkbox"/> 24 Hour <input type="checkbox"/> 48 Hour <input checked="" type="checkbox"/> 1 Week <input type="checkbox"/> Standard(2 Weeks) | | | |
| CITY: <u>WALNUT CREEK</u> | | STATE <u>CA</u> | ZIP: <u>94596</u> | | ANALYSES SIGNATURE  | | | <input type="checkbox"/> Others: _____ Confirmed By: _____ | |
| TEL: <u>(415) 861-0810</u> | | FAX: <u>(415) 861-3269</u> | | AFTER ANALYSES, SAMPLES ARE TO BE: | | | <input checked="" type="checkbox"/> DISPOSED OF <input type="checkbox"/> STORED (30 days) <input type="checkbox"/> RETURNED TO CLIENT <input type="checkbox"/> OTHER: _____ | | |
| SHIPPING INFORMATION | | | | RECEIVED BY: <u></u> | | | DATE: <u>5/10/95</u> | TIME: <u>1427</u> | |
| RELINQUISHED BY: (Signature) | | | | RECEIVED BY: (Signature) | | | DATE: | TIME: | |
| RELINQUISHED BY: (Signature) | | | | RECEIVED BY: (Signature) | | | DATE: | TIME: | |
| RELINQUISHED BY: (Signature) | | | | RECEIVED BY: (Signature) | | | DATE: | TIME: | |
| SAMPLE I.D. | LAB I.D. | SAMPLING DATE/TIME | MATRIX | NP of Containers | ANALYSIS REQUESTED | SAMPLE RECEIVED CONDITION | | Sample Stored Location | |
| <u>EW 1</u> | <u>950510-5</u> | <u>5/5/95</u> <u>10:30AM</u> | <u>WATER</u> | <u>1 liter</u> | <u>PAHs</u> | <u>ok</u> | | <u>RG</u> | |
| <u>MW 4</u> | <u>950510-6</u> | <u>5/5/95</u> <u>11:00AM</u> | <u>WATER</u> | <u>1 liter</u> | <u>PAHs</u> | ↓ | | ↓ | |
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