



Geological Audit Services, Inc.

22911 Savi Ranch Parkway • Yorba Linda, CA 92687 • (714) 293-0130 • FAX (714) 293-0258

1 June 1991
(GeoAudit LA 93C3.49)

Mr. Robert Hellinger
Graham Printing and Lithograph
17475 Gale Avenue
City of Industry, CA 91745

Subject: Ground Water Sample Monitoring #2 -
Graham Printing And Lithograph
17475 Gale Avenue, City of Industry, California

Dear Mr. Hellinger:

In accordance with your request, we have obtained and analyzed water samples from the ground water monitoring well at the referenced address.

BACKGROUND

The detection of several volatile organic constituents (VOC) during a subsurface investigation at the referenced facility indicated that a discharge had occurred. Acetone, 2-butanone (MEK), 1,1,1-trichloroethane, and 4-methyl-2 pentanone were detected at levels ranging from 19 to 50 ug/kg at a depth of 10 feet below the drum storage area (Terra Tech Labs report dated 26 December 1988).

The Los Angeles Region - California Regional Water Quality Control Board (RWQCB), in a letter dated 6 June 1989, indicated that the impact of the discharge on the ground water needed to be assessed. The RWQCB required the installation of a single ground water monitoring well down-gradient from the impacted area.

Samples obtained on 5 November 1990 did not indicate the presence of volatile organic compounds (VOC). Based on these results, the RWQCB issued a letter dated 22 January 1991 indicating that the ground water quality will be monitored in January and May 1991. The letter also stated that the County of Los Angeles - Department of Health Services (DHS) should be contacted to obtain requirements for remediation of contaminated soil.

PROCEDURES

Prior to purging, the water level was measured relative to the casing top on 6 May 1991. The piezometric surface was determined from this data. A water sample (Sample MW1-T-5/6/91) was collected from the ground water surface utilizing a pre-cleaned bailer. The sample was placed in one one-liter jar utilizing a bottom sampling device and stored in a chilled container.

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Subsequently, the well was purged utilizing a two-inch diameter Timco Isomega Bladder Pump on the same day. The pump was lowered to a depth of 56 feet. A pump rate of approximately 0.75 gallons/minute was established.

The temperature, pH, and conductivity were measured at 1 gallon intervals using a Cambridge Scientific Industries Hydac Monitor. The depth to ground water was measured several times during the purging process to monitor significant drops in the elevation of the piezometric surface prior to and during water sampling.

Approximately 20 gallons of water were removed from the well. The purged water from the well was transferred into a 55 gallon hazardous waste drum and stored temporarily on site pending the results of the laboratory analysis.

Sampling was performed by placing the pump outlet hose into the top of a bailer until it was filled. The sample was collected after two to three bailer volumes of undisturbed/unagitated water was cycled through the bailer. The sample (Sample MW1-B-5/6/91) was placed in four EPA vials utilizing a bottom sampling device and stored in a chilled container. All samples were transported to Terra Tech Labs (TTL) for analysis.

Sample MW1-T-5/6/91 was analyzed for total recoverable petroleum hydrocarbons (TRPH) in accordance with EPA method 418.1. Sample MW1-B-5/6/91 was analyzed for volatile organic compounds (VOC) and turbidity in accordance with EPA methods 601/602 and 180.1, respectively.

FINDINGS

The depth to ground water was measured at 35.75 feet. The piezometric surface is at 368.25 feet above mean sea level.

Prior to sampling of ground water, stabilized temperature, pH and conductivity conditions were reached after evacuating 16 gallons of water (Table 1). The average temperature, pH, and conductivity of the ground water was 73.5 degrees Fahrenheit, 6.59, and 1,453 uS/cm.

TRPH was detected at 0.7 mg/l in Sample MW1-T-5/6/91. VOC was not detected in Sample MW1-B-5/6/91. Turbidity was indicated in Sample MW1-B-5/6/91 at 5.8 NTU. The laboratory results (TTL Project No. 1037-1), quality control summary, and chain of custody form are attached.

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A work plan for a soils investigation has recently been submitted and accepted by the County of Los Angeles - Department of Health Services (DHS).

LIMITATIONS

Our professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar localities. The findings were mainly based upon analytical results provided by an independent laboratory. Evaluations of the hydrogeologic conditions at the site for the purpose of this investigation are made from a limited number of available data points (i.e. monitoring wells) and subsurface conditions may vary away from these data points. No other warranty, expressed or implied, is made as to the professional recommendations contained in this report.

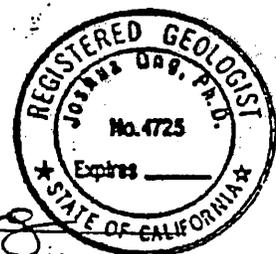
The opportunity to prepare this report is greatly appreciated. Please call our office if you have any questions.

Sincerely,

GEOLOGICAL AUDIT SERVICES, INC.


Robert D. Loggler
Project Geologist


Joshua Ong, Ph.D.
Senior Project Hydrogeologist
Registered Geologist #4725

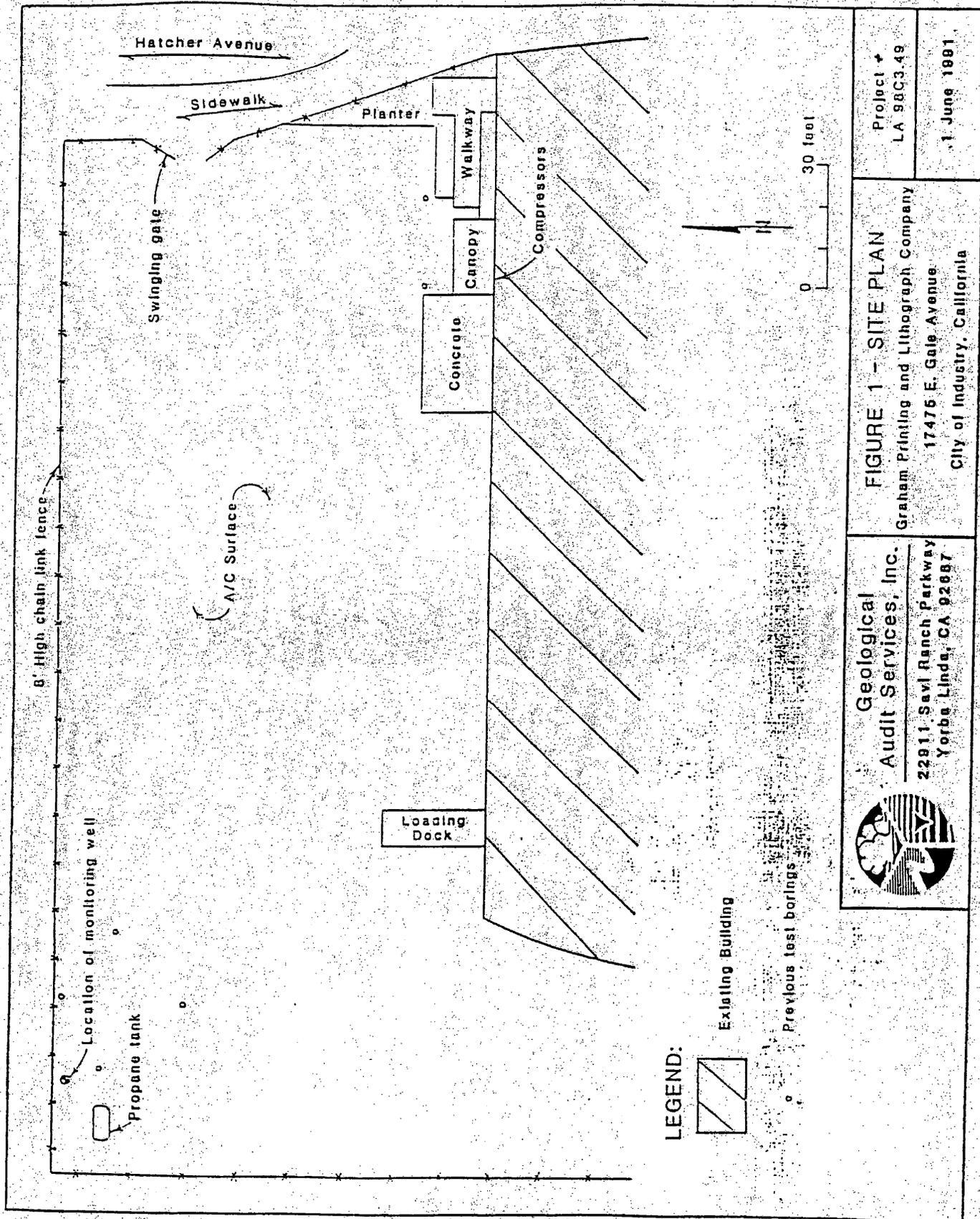


Enclosures

cc: (2) addressee
(1) Mr. Phillip Ramsey - Los Angeles Region - RWQCB
(1) Ms. Lisa Newcombe-Dierl - Terra Tech Labs
(1) Ms. Shahin Nourishad, Los Angeles County - DHS

TABLE 1
GROUND WATER STABILITY
17475 E. GALE AVENUE

<u>Gallons purged</u>	<u>Temp. (F)</u>	<u>pH</u>	<u>Conductivity (uS/cm)</u>
0	81.6	10.55	1,710
1	76.2	9.30	1,430
2	74.0	8.16	1,330
3	74.1	7.80	1,420
4	74.2	7.53	1,480
5	74.4	7.55	1,460
6	75.2	7.19	1,410
7	74.1	7.28	1,400
8	73.4	7.39	1,410
9	74.0	7.34	1,420
10	74.0	7.35	1,460
11	74.2	7.38	1,420
12	74.3	7.37	1,430
13	75.4	6.59	1,480
14	74.6	6.61	1,420
15	74.3	6.58	1,440
16	74.5	6.40	1,420
17	73.2	6.59	1,430
18	73.7	6.61	1,470
19	73.4	6.58	1,450
20	73.7	6.56	1,460
AVG. AFTER STABILITY	73.5	6.59	1,453



Project #
LA 98C3.49

FIGURE 1 - SITE PLAN
Graham Printing and Lithograph Company
17476 E. Gale Avenue
City of Industry, California

**Geological
Audit Services, Inc.**
22911 Sawl Ranch Parkway
Yorba Linda, CA 92687



1 June 1991

TERRA TECH LABS Inc.

ENVIRONMENTAL TESTING

1920 E. Deane Ave

Suite 130

Santa Ana

California

92705

Tel 714 757 7022

Fax 714 757 7274

Quality Control Summary

Client: Geological Audit Services, Inc.
 Client Address: 22911 Savi Ranch Parkway
 Yorba Linda, CA 92687

Report Date: 5/30/91
 Lab P.N.: 1818
 Client P.N.: N/A

Project Name: Graham Printing
 Project Address: 17475 Gale Avenue
 City of Industry, CA

Date Sampled: 5/6/91
 Date Received: 5/6/91
 Date Analyzed: 5/7/91-5/13/91
 Physical State: Aqueous

EPA 8010--QA/QC Batch # MDR051491/000005-272-273

	1,1-DCA	1,1,1-TCA	c-1,3-DCP	Chlorobenzene	Surr 1	Surr 2
Spike Concentration (mg/l)	100	100	150	100	100	100
Matrix Spike (%)	86	95	100	109	113	118
Matrix Spike Duplicate (%)	86	97	106	126	113	120
Relative Percent Difference (%)	0	2	5	14	0	2
Sample Recoveries	-	-	-	-	110	116

EPA 418.1--QA/QC Batch

Spike Concentration (mg/l)	10
Matrix Spike (%)	97.4
Matrix Spike Duplicate (%)	102.9
Relative Percent Difference (%)	5.4

EPA 180.1

Sample Analysis (NTU)	5.8 NTU
Sample Duplicate Analysis (NTU)	5.7 NTU
Relative Percent Difference (%)	1.7%

EPA 8020--QA/QC Batch #MRT051491/000005-272-273

	Benzene	Toluene	Ethelbenzene	Xylenes	Surrogate
Spike Concentration (µg/l)	100	100	100	100	100
Matrix Spike (%)	77	120	107	85	86
Matrix Spike Duplicate (%)	72	124	104	82	82
Relative Percent Difference (%)	7	3	3	3	5
Sample Recovery	-	-	-	-	84

TERRA TECH LABS Inc.

ENVIRONMENTAL TESTING

1900 E. Deere Ave

Suite 130

Santa Ana

California

92705

Tel 714 757 7022

Fax 714 757 7274

LABORATORY REPORT

Client: Geological Audit Services, Inc
Client Address: 22911 Savi Ranch Parkway
Yorba Linda, CA 92687

Report Date: 5/20/91
Lab P.N.: 1818
Client P.N.: N/A

Contact: Rob Loeffler @ Geo Audit

Project Name: Graham Printing
Project Address: 17475 E. Gale Avenue
City of Industry, CA

Date Sampled: 5/6/91
Date Received: 5/6/91
Date Analyzed: 5/7/91 - 5/13/91
Physical State: Aqueous

Quality Assurance/Quality Control Summary

<u>Parameter (Method)</u>	<u>QC Type</u>	<u>Percent Recovery</u>	<u>Acceptable Range</u>	<u>Relative Percent Difference</u>	<u>Acceptable Range</u>
Benzene (EPA 8020)	M	77	39-150	7	0-20
Toluene (EPA 8020)	M	120	46-148	3	0-20
Ethylbenzene (EPA 8020)	M	107	32-160	3	0-20
Xylenes, Total (EPA 8020)	M	65	46-148	3	0-20
TPH, Recoverable (EPA 418.1)	M	97	70-125	5	0-15
1,1,1-Trichloroethane	M	95	41-138	2	0-50
Cis-1,3-Dichloropropene	M	100	22-178	5	0-50
1,1 Dichloroethene	M	65	47-132	0	0-50

M = Matrix Spike / Spike Duplicate

L = Laboratory Control Sample Spike / Spike Duplicate

Ruth Wilkerson

Reviewed

Steve Jones

Approved

The samples were received by TERRA TECH LABS, Inc. in a chilled state, intact and accompanied by the Chain-of-Custody Record.

Acceptance of samples by Terra Tech Labs, Inc. is not an indication of condition upon receipt.

Laboratory Results apply only to the sample matrix analyzed and may not apply to an apparently identical or similar sample.

The Laboratory Report is the property of the client to whom it is addressed.

The Laboratory Results are only a portion of the Laboratory Report.

TERRA TECH LABS^{Inc.}

ENVIRONMENTAL TESTING

LABORATORY RESULTS

Client: Geological Audit Services, Inc.
 Client Address: 22911 Savi Ranch Parkway
 Yorba Linda, CA 92687

Report Date: 5/20/91
 Lab P.N.: 1818
 Client P.N.: N/A

Project Name: Graham Printing
 Project Address: 17475 E. Gale Avenue
 City of Industry, CA

Date Sampled: 5/6/91
 Date Analyzed: 5/13/91
 Physical State: Aqueous

Sample ID	Benzene	Toluene	Ethylbenzene	Xylenes, Total
	EPA 8020 µg/l	EPA 8020 µg/l	EPA 8020 µg/l	EPA 8020 µg/l
MW1-B/5-6-91	ND	ND	ND	ND
Detection Limit, µg/l	1.0	1.0	1.0	1.0

ND; Not Detectable
 The Laboratory Results are only a portion of the Laboratory Report.

TERRA TECH LABS^{Inc.}

ENVIRONMENTAL TESTING

LABORATORY RESULTS

Client: Geological Audit Services, Inc
 Client Address: 22911 Savi Ranch Parkway
 Yorba Linda, CA 92687

Report Date: 5/20/91
 Lab P.N.: 1818
 Client P.N.: N/A

Project Name: Graham Printing
 Project Address: 17475 E. Gale Avenue
 City of Industry, CA

Date Sampled: 5/6/91
 Date Analyzed: 5/13/91
 Physical State: Aqueous

EPA 8010

<u>Sample ID</u>	<u>MW1-R/5-6-91</u>	<u>Detection Limits</u>
<u>Parameters</u>	<u>Conc. (ug/l)</u>	<u>(ug/l)</u>
Chloromethane	ND	1.0
Vinylchloride	ND	1.0
Trichlorofluoromethane	ND	1.0
Bromomethane	ND	1.0
Chloroethane	ND	1.0
1,1-Dichloroethene	ND	1.0
Methylene Chloride	ND	50
Trans-1,2-Dichloroethene	ND	1.0
1,1-Dichloroethane	ND	1.0
Chloroform	ND	1.0
1,1,1-Trichloroethane	ND	1.0
Carbon Tetrachloride	ND	1.0
1,2-Dichloroethane	ND	1.0
Trichloroethene	ND	1.0
1,2-Dichloropropane	ND	1.0
Bromodichloromethane	ND	1.0
Cis-1,3-Dichloropropene	ND	1.0
Trans-1,3-Dichloropropene	ND	1.0
1,1,2-Trichloroethane	ND	1.0
Tetrachloroethene	ND	1.0
Dibromochloromethane	ND	1.0
Chlorobenzene	ND	1.0
Bromoform	ND	1.0
1,1,2,2-Tetrachloroethane	ND	1.0
1,3-Dichlorobenzene	ND	1.0
1,4-Dichlorobenzene	ND	1.0
1,2-Dichlorobenzene	ND	1.0

ND; Not Detectable

The Laboratory Results are only a portion of the Laboratory Report.

TERRA TECH LABS Inc.

ENVIRONMENTAL TESTING

LABORATORY RESULTS

Client: Geological Audit Services, Inc.
Client Address: 22911 Savi Ranch Parkway
Yorba Linda, CA 92687

Report Date: 5/20/91
Lab P.N.: 1818
Client P.N.: N/A

Project Name: Graham Printing
Project Address: 17475 E. Gale Avenue
City of Industry, CA

Date Sampled: 5/6/91
Date Analyzed: 5/7/91
Physical State: Aqueous

<u>Sample ID</u>	TPH, Recoverable EPA 418.1 mg/l
MW1-T/5-6-91	0.70
<u>Detection Limit, mg/l</u>	<u>0.10</u>

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TERRA TECH LABS Inc.

ENVIRONMENTAL TESTING

LABORATORY RESULTS

Client: Geological Audit Services, Inc
Client Address: 22911 Savi Ranch Parkway
Yorba Linda, CA 92687

Report Date: 5/20/91
Lab P.N.: 1818
Client P.N.: N/A

Project Name: Graham Printing
Project Address: 17475 E. Gale Avenue
City of Industry, CA

Date Sampled: 5/6/91
Date Analyzed: 5/7/91
Physical State: Aqueous

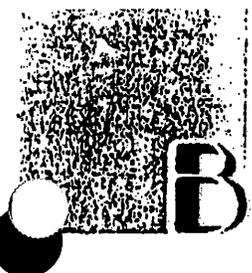
<u>Sample ID</u>	Turbidity EPA 180.1 NTU
MW1-B/5-6-91	5.8
Detection Limit, NTU	0.10

NTU= Nephelometric Turbidity Units

The Laboratory Results are only a portion of the Laboratory Report.

RECEIVED JAN 25 1991

BOELTER
ENVIRONMENTAL CONSULTANTS



701 East Ball Road
Suite 101
Anaheim, CA 92805

714 / 991-1700
FAX 714 / 991-1925

January 22, 1991

*1/31/91
Gale Ave. File*

Mr. Donald G. Brewer
District Manager
The RREEF Funds
1630 South Sunkist, Unit A
Anaheim, CA 92806

Re: Graham Printing and Lithography
BACI Project #102-0386

Dear Mr. Brewer:

During a Graham Printing and Lithography facility walkthrough with you, Mr. Robert Hellinger and Mr. John Green of Graham Printing and Mr. Mike Warner of Boelter Environmental Consultants (BEC), last autumn, I discovered an unidentifiable metal piece imbedded in the asphalt by the rear of the facility. No one present was aware of the presence of any underground storage tanks (UST) at the site, but the piece of metal was not dissimilar to those covering fill pipes on some USTs.

At your request, we inquired at the Los Angeles County Department of Public Works and found no records of any USTs registered at the 17475 East Gale Avenue address.

On December 6, 1990, Mr. Alex Vargas, Environmental Technician, BEC, and I dug the asphalt from around the suspect metal piece, removed it and found it to be a flange of unknown origin. Below it were wood chips and dirt. The investigation concluded there to be no unregistered UST at the site in the area investigated.

If you have any questions or need additional information, please contact me.

Sincerely,

BOELTER ENVIRONMENTAL CONSULTANTS

E.W. "Ed" Milnes
Project Manager

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File

1719

RECEIVED OCT 7 1991

B **BOELTER**
ENVIRONMENTAL CONSULTANTS

701 East Ball Road
Suite 101
Anaheim, CA 92805

October 3, 1991

714 / 991-1700
FAX 714 / 991-1925

Ms. Vickie Dewey
Property Manager
The RREEF Funds
1630 South Sunkist, Unit A
Anaheim, CA 92806

Re: Graham Printing and Lithograph Company
17475 East Gale Avenue, Project Status
BACI Project #102-0229

Dear Ms. Dewey:

According to information provided by Mr. Robert Loeffler (Geological Audit Services, Inc.) on October 2, 1991, the subject site status continues in the monitoring phase by the County of Los Angeles Department of Health Services (DHS) and the Los Angeles County Regional Water Quality Control Board (RWQCB).

Mr. Hellinger of Graham Printing and Lithograph authorized Geological Audit Services, Inc. to submit a site investigation work plan to the DHS and RWQCB for approval on September 30, 1991. The stated work plan objective is to delineate the vertical extent of volatile organic compounds (VOC's) adjacent to the compressor and barrel storage areas at the Graham Printing facility. This will be accomplished by establishing one (1) boring in the compressor area and two (2) borings in the barrel storage area in order to obtain soil samples from depths of 1, 5, 10, 15, 20 and 30 feet. The DHS has approved the plan and the RWQCB approval is pending.

The latest groundwater monitoring sample was collected in May 1991. (See BEC letter dated June 6, 1991 for sample results.) No further groundwater sampling is scheduled.

Sincerely,

BOELTER ENVIRONMENTAL CONSULTANTS

Richard P. Opp

Richard P. Opp
Environmental Consultant

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