



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 6  
1445 ROSS AVENUE, SUITE 1200  
DALLAS, TX 75202-2733

To: Ron Kern

Ron,

As promised, here is the report prepared for the RTC for the property adjacent to Sparton. As you can see, the RTC did not exactly get their money's worth.

Vincent Malott

(214) 655-8313

cc: John Wakefield, Sparton Tech. (w/ attachment).



September 13, 1991

Ms. Marie Webb  
FDIC  
Division of Liquidation  
5080 Spectrum Drive 1000E  
Dallas, Texas 75248

Subject: Phase II Environmental Site Assessment Eagle Ranch Development/Adobe Wells,  
Eagle Ranch Road, Albuquerque, New Mexico

Job No. 6 178 91

This report presents the results of the Phase II Environmental Site Assessment conducted on the State Federal Receivership Eagle Ranch Development/Adobe Wells Asset, Asset Number 7600-100003-001. The site is located west of the Sparton Technology property, north of the intersection of Irving Boulevard and Coors Road Northwest, Albuquerque, New Mexico. The purpose of the investigation was to establish ground-water quality at an upgradient location on the Eagle Ranch site near the Sparton Technology property. A single ground-water monitoring well was installed in the unconfined aquifer to allow monitoring of the ground-water quality.

Subsurface investigations at the Sparton Technology property have been conducted to establish the extent and degree of soil and ground-water contamination as the result of previous site activities. A review of the EPA Region VI files for Sparton was conducted by Espey, Huston, and Associates, Inc., on behalf of the FDIC Dallas Consolidated Office. The review indicated that ground water has been impacted by chlorinated volatile organic compounds in excess of the Maximum Contaminant Level (MCL) as established by the EPA through the Safe Drinking Water Act. The investigation also discovered that the local direction of ground-water flow is to the northwest, toward the Eagle Ranch site. Based on the information available, it is likely that the Sparton contaminant plume has migrated onto the site.

Monitoring Well Installation and Soil Sampling: On August 23, 1991, one ground-water monitoring well was installed on the Eagle Ranch Development site at Irving Boulevard and Eagle Ranch Road in Albuquerque, New Mexico. The monitoring well, MW-1, was placed in

a downgradient and 112 feet west of Spartan Technology's MW-41 monitoring well, and near the Eagle Ranch site's eastern boundary. The approximate location of the monitoring well is shown in Figure 1. During drilling, soil samples were obtained at five foot intervals using a split spoon sampler. The samples were described according to the Unified Soil Classification system. The lithologic log and monitoring well completion report are included in Appendix A. A split of each sample was used for headspace analysis with a photoionization detector. A split of each sample is placed in a clean glass jar, tightly sealed with aluminum foil. The sample was allowed to warm to promote volatilization, and the air space above the sample was analyzed for the presence of volatile organic compounds using an HNU photoionization detector (PID). No readings indicating the presence of volatile organic compounds were detected. Therefore, a sample was selected just above the free ground-water table and submitted to an independent laboratory for analysis of volatile organic compounds (VOC).

Subsurface conditions encountered in the boring consisted of fine to coarse sand to 50 feet below surface, fine to coarse sand and gravel from 50 to 70 feet, and very fine silty to clayey sand from 70 to 80 feet.

Following completion of the boring, a monitoring well was installed for ground-water sampling. The monitoring well was constructed using two-inch diameter flush threaded 0.010 slotted PVC screen and two-inch diameter PVC riser pipe. A permanent flush mounted protective cover was installed. Details of the monitoring well installation are presented in Appendix A. The monitoring well was developed by surging and bailing until the well yielded low turbidity ground-water.

Ground-water Sampling: On August 24, 1991 monitoring well MW-1 was sampled. Ground-water measurements indicated an initial water depth of 72 feet. The well was purged of two and one-half casing volumes before it bailed dry. The well was allowed to recover and then sampled. Samples were obtained using a teflon bailer and were submitted to an independent laboratory for analysis of volatile organic compounds (EPA method 8260), and eight dissolved RCRA metals with drinking water limits (EPA method SW-846).

Field and Analytical Results: The results of the soil and ground-water analyses are summarized in Table II and the complete laboratory reports are presented in Appendix B. The results of the volatile organic analysis for the soil sample indicates that no volatile organic compounds were detected in the sample. The results of the ground-water sample analyses indicate that trichloroethene (TCE) is present at the location of MW-1 at a concentration of 162 ug/liter (ppb), well in excess of the drinking water standard of 5 ppb. 1,1,1-Trichloroethane (TCA) was detected at a concentration of 16.1 ppb, substantially below the MCL of 200 ppb. The ground-water sample was also analyzed for the eight dissolved RCRA metals. All eight were undetected.

TABLE II  
 Summary of Detected Compounds in Ground Water  
 All Values in Parts Per Billion (ppb)

COMPOUND	MCL <sup>(1)</sup>	MW-1	
		Water Sample	Soil Sample
Volatile Organic Compounds			
1,1,1-Trichloroethane (ug/L)	200	16.1	U
Trichloroethene (ug/L)	5	162	U
Dissolved 8 RCRA Metals	Various	U	NA

NOTES:

- U - Compound analyzed but not detected
- NA - Not Analyzed
- (1) - Maximum Contaminant Level, as established by the EPA according to the Safe Drinking Water Act

FDIC  
September 13, 1991  
Page 4

Conclusions: Based on the data obtained in this study and the review of previous investigations of the Sparton Technology property, the ground water beneath the Eagle Ranch site has been impacted by volatile organic compounds including trichloroethene and 1,1,1-trichloroethane. The extent and degree of the impact at the site has not been delineated based on this investigation.

The results of the volatile organic compounds analysis of the soil sample and the field screening of the headspace samples indicate the subsurface soil has not been impacted at the MW-1 monitoring well location.

Limitations: This report has been prepared in accordance with the generally accepted practice in the area for use by the client for evaluation purposes. Conclusions submitted in this report are based upon the data obtained from the information reviewed and our site observations. Additional sampling may alter the conclusions of this report.

Sincerely,

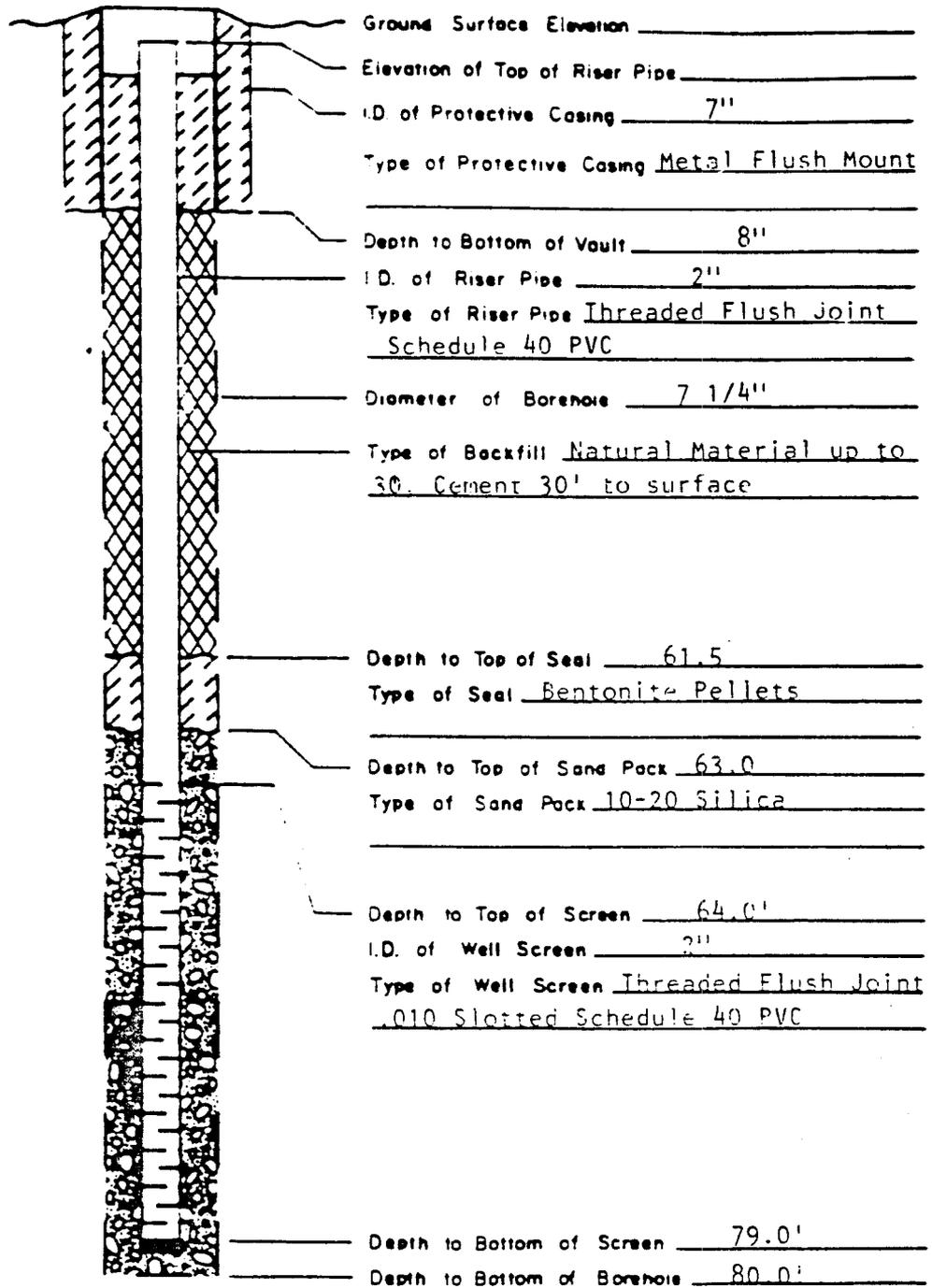
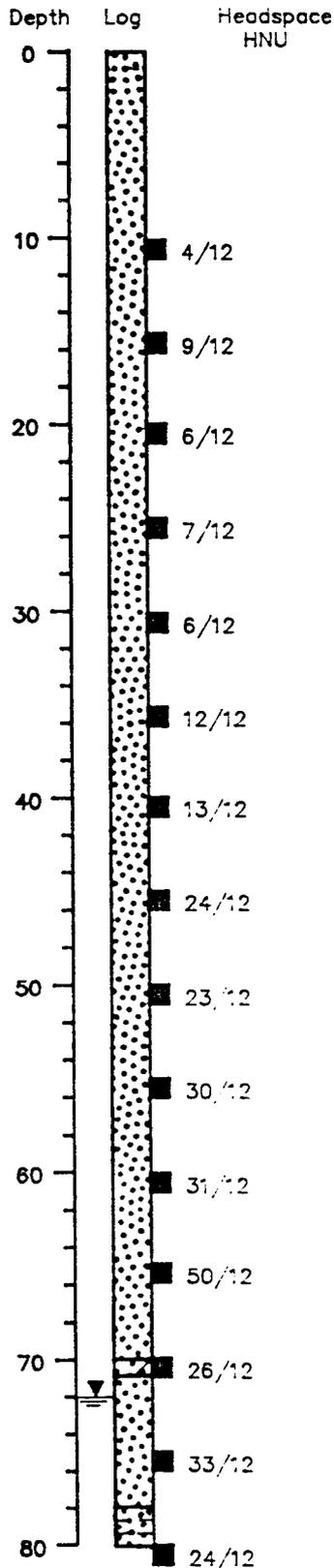


Richard M. Luce  
Program Manager  
Environmental Site Assessments

RML/djb  
Rev. By: RLP  
Enclosures

ATTACHMENT A

Date of Installation 8/23/91  
 Drilling Company Western Tech  
 Drilling Method Hollow Stem Auger  
 Field Engineer LLG



Ground Water Level  
 (Depth from Top of Riser)

Date	Depth
<u>8/24/91</u>	<u>72'</u>
_____	_____
_____	_____

## LEGEND:



SAND, very fine to coarse grained to gravelly, moist, light brown.



SAND, very fine, clayey, moist, brown.



SAND, very fine to fine, silty, wet, brown.



Drive sample, Standard Penetration Test, 1 3/8-inch split spoon sample.

4/12 Drive sample blow count. Indicates that 4 blows of a 140-pound hammer falling 30 inches were required to drive the California sampler 12 inches.



Depth to water level and number of days after drilling measurement was made.

## NOTES:

1. Exploratory boring was drilled on August 23, 1991 with a 4-inch diameter continuous flight power auger.
2. Location of the exploratory boring was measured approximately by pacing from features shown on the site plan provided.
3. Elevation of the exploratory boring was not measured and log of exploratory boring is drawn to depth.
4. The exploratory boring location should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the exploratory boring log represent the approximate boundaries between material types and the transitions may be gradual.
6. Ground water level shown on the log was measured at the time and under conditions indicated. Fluctuations in the water level may occur with time.

ATTACHMENT B

JOB NO.: 011011

Chen Northern, Inc.

CUSTODY NO.: \_\_\_\_\_

SITE NAME: Eagle Ranch

CONSULTING ENGINEERS AND SCIENTISTS  
ENVIRONMENTAL SERVICES DIVISION

PROJ. ENG.: \_\_\_\_\_

PROJECT: 10-178-91

CONTACT: Rick Luce

SAMPLED BY: L. Cardina

CHAIN OF CUSTODY RECORD

#8267  
521046

SAMPLE NUMBER	DATE	TIME	SAMPLE LOCATION	MATRIX	COMPOSITE OR GRAB	FIELD MEASUREMENTS	NO. OF CONTAINERS	ANALYSIS REQUIRED								REMARKS (PRESERVATION, ETC.)		
MU1A	8-24-91	3:30	Eagle Ranch	WTR	Grab		2	X										
MU1B	8-24-91	3:35	" "	" "	" "		1	X										

Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Shipped/Delivered:		Date/Time
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Remarks: <u>Metals Filtered in Lab</u>		
Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature)			

JOB NO.: 6-7-78-41

Chen Northern, Inc.

CUSTODY NO.: \_\_\_\_\_

SITE NAME: Eagle Ranch

CONSULTING ENGINEERS AND SCIENTISTS  
ENVIRONMENTAL SERVICES DIVISION

PROJ. ENG.: \_\_\_\_\_

PROJECT: \_\_\_\_\_

CONTACT: Rick Luce

SAMPLED BY: L. Gardiner

CHAIN OF CUSTODY RECORD

SAMPLE NUMBER	DATE	TIME	SAMPLE LOCATION	MATRIX	COMPOSITE OR GRAB	FIELD MEASUREMENTS	NO. OF CONTAINERS	ANALYSIS REQUIRED						REMARKS (PRESERVATION, ETC.)	
SS-1	8-25-81	11:30	Eagle Ranch	Soil	Grab		1	X							

226

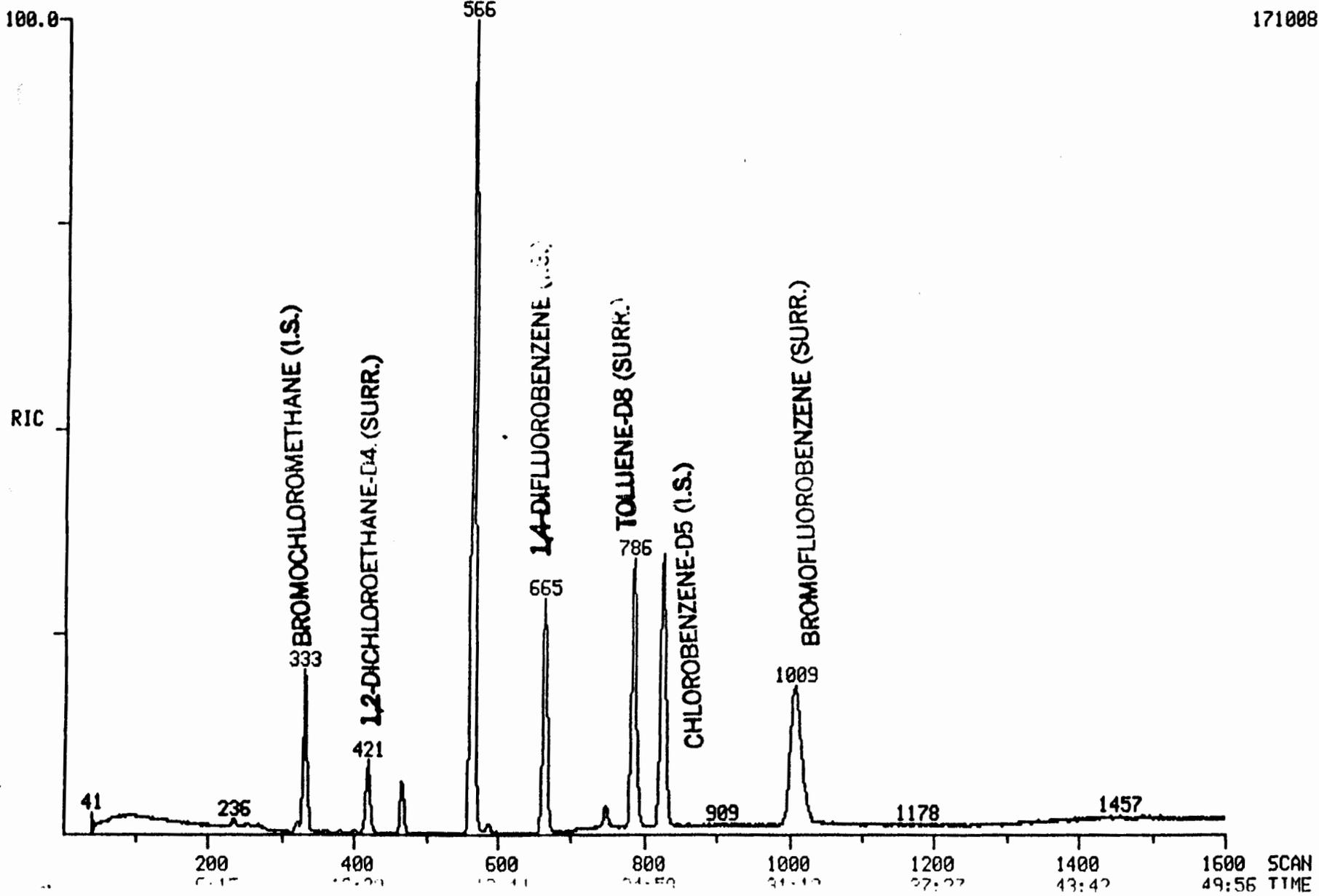
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Relinquished by: (Signature)	Date/Time	Received by: (Signature)
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Shipped/Delivered:		Date/Time
Relinquished by: (Signature)	Date/Time	Received by: (Signature)	Remarks:		
Relinquished by: (Signature)	Date/Time	Received for Laboratory by: (Signature)			

L. Gardiner 8-24-81 5:45



MIDRIC DATA: U082705 #1 SCANS 1 TO 1600  
08/28/91 0:47:00 CALI: U082705 #2  
SAMPLE: 9108385-1 CHEN NORTHERN MW-1-A&B 5ML  
CONDS.: 45(3)-22008/MIN HOLD 25  
RANGE: G 1,1600 LABEL: N 0, 4.0 QUAN: A 0, 1.0 J 0 BASE: U 20, 3

171008.



VOLATILE ORGANICS ANALYSIS DATA SHEET  
EPA METHOD 624-WATER  
EPA METHOD 8240-SOIL/WASTECASE NO 108385  
SAS NO \_\_\_\_\_LABORATORY SwL - Houston  
REPORTED 08/28/91 15:20CONTRACT 617891EAGLE  
CUSTOMER CHEN NORTH

Notes and summary data for this report.

U - Compound analyzed for but not detected. The reported value is the minimum attainable detection limit for the sample.

VOLATILE ORGANICS ANALYSIS DATA SHEET  
EPA METHOD 624-WATER  
EPA METHOD 8240-SOIL/WASTE

CASE NO 108385  
SAS NO \_\_\_\_\_

LABORATORY SwL - Houston  
REPORTED 08/28/91 15:20

CONTRACT 617891EAGLE  
CUSTOMER CHEN NORTH

FILE NAME V082705  
TYPE EPA  
INST 5100

SAMPLE ID MW1 A B  
LAB SAMP ID 9108385-1  
ANALYZED 08/28/91 00:47

LEVEL LOW  
MATRIX WATER  
UNITS ug/L

CODE	CAS NO	COMPOUND	TYPES	CONC	FLAGS
010	74-87-3	Chloromethane		10.0	U
015	74-83-9	Bromomethane		10.0	U
020	75-01-4	Vinyl Chloride		10.0	U
025	75-00-3	Chloroethane		10.0	U
030	75-09-2	Methylene Chloride		5.00	U
045	75-35-4	1,1-Dichloroethene		5.00	U
050	75-34-3	1,1-Dichloroethane		5.00	U
055	156-60-5	Trans-1,2-Dichloroethene		5.00	U
060	67-66-3	Chloroform		5.00	U
065	107-06-2	1,2-Dichloroethane		5.00	U
115	71-55-6	1,1,1-Trichloroethane		16.1	
120	56-23-5	Carbon Tetrachloride		5.00	U
130	75-27-4	Bromodichloromethane		5.00	U
140	78-87-5	1,2-Dichloropropane		5.00	U
145	10061-02-6	Trans-1,3-Dichloropropene		5.00	U
150	79-01-6	Trichloroethene		162	
155	124-48-1	Dibromochloromethane		5.00	U
160	79-00-5	1,1,2-Trichloroethane		5.00	U
165	71-43-2	Benzene		5.00	U
170	10061-01-5	cis-1,3-Dichloropropene		5.00	U
175	110-75-8	2-Chloroethylvinylether		10.0	U
180	75-25-2	Bromoform		5.00	U
220	127-18-4	Tetrachloroethene		5.00	U
225	79-34-5	1,1,2,2-Tetrachloroethane		5.00	U
230	108-88-3	Toluene		5.00	U
235	108-90-7	Chlorobenzene		5.00	U
240	100-41-4	Ethylbenzene		5.00	U
250	1330-20-7	Xylene (total)		5.00	U
263	107-02-8	Acrolein		50.0	U
264	107-13-1	Acrylonitrile		50.0	U

Order # 91-08-385  
09/06/91 09:11  
Client: CHEN NORTHERN, INC.

Page 2

TEST RESULTS BY SAMPLE

Sample: 01A MW-1-A &amp; B

Collected: 08/24/91 15:30

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection Limit</u>	<u>Date Started</u>	<u>Analyst</u>
DISSOLVED ARSENIC	EPA 206.2	<0.010	mg/l	0.01	08/30/91	JP
DISSOLVED BARIUM	EPA 200.7	<0.22	mg/l	0.22	08/31/91	GLM
DISSOLVED CADMIUM	EPA 200.7	<0.01	mg/l	0.01	08/31/91	GLM
DISSOLVED CHROMIUM	EPA 200.7	<0.05	mg/l	0.05	08/31/91	GLM
DISSOLVED LEAD	EPA 239.1	<0.10	mg/l	0.10	08/30/91	GLM
DISSOLVED MERCURY	EPA 245.1	<0.0008	mg/l	0.0008	09/05/91	JP
DISSOLVED SELENIUM	EPA 270.2	<0.010	mg/l	0.01	08/30/91	JP
DISSOLVED SILVER	EPA 272.2	<0.05	mg/l	0.05	09/04/91	GLM
VOLATILE ORGANICS - WATER	EPA_624	ENCLOSURE	DATE		08/27/91	RKW



# SOUTHWESTERN LABORATORIES

Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services  
222 CAVALCADE \* P.O. BOX 8768, HOUSTON, TEXAS 77249 \* 713 692-9151

Client CHEN NORTHERN, INC.  
96 SOUTH ZURI STREET  
DENVER, COLORADO 80223  
303/744-7105  
Attn: MR. RICK LUCE

Client No. 2\_2088\_03  
Report No. 91-08-385  
Report Date 09/06/91 09:11

Project 6-178-91/EAGLE RANCH

Date Sampled 08/24/91

Sampled By CLIENT

Sample Type LIQUID SAMPLES

Transported by FED EX #2954511324

P.O. # 20060

Date Received 08/26/91

Lab No.  
91-08-385-01

Sample Identification  
MW-1-A & B

SOUTHWESTERN LABORATORIES

K.S.  
Reviewed By

Chris Barry  
CHRIS BARRY

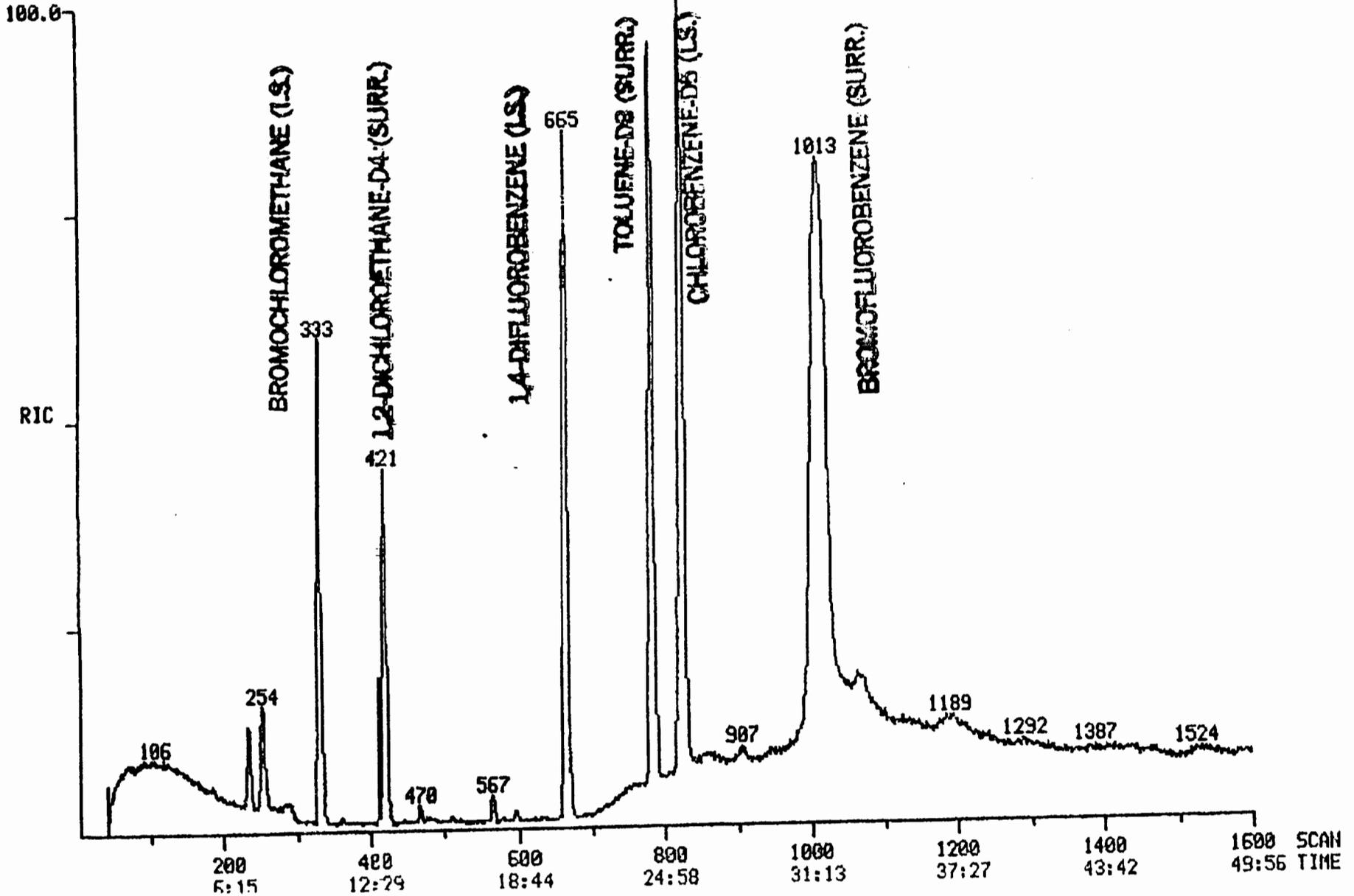
MIDRIC  
09/09/91 19:57:00  
SAMPLE: 9108385-1 CHEN NORTH S5-1 5G  
CONDS.: 45(3)-220@8/MIN HOLD 25  
RANGE: G 1,1500 LABEL: N 0, 4.0

DATA: U090906 #1  
CALI: U090906 #2

SCANS 1 TO 1600

QUAN: A 0, 1.0 J 0 BASE: U 20, 3

30208.



VOLATILE ORGANICS ANALYSIS DATA SHEET  
EPA METHOD 624-WATER  
EPA METHOD 8240-SOIL/WASTE

CASE NO 108386                      LABORATORY SwL - Houston                      CONTRACT EAGLE RANCH  
SAS NO \_\_\_\_\_                      REPORTED 09/12/91 16:32                      CUSTOMER CHEN NORTH

FILE NAME V090906                      SAMPLE ID SS-1                      LEVEL LOW  
TYPE EPA                      LAB SAMP ID 9108386-1                      MATRIX SOIL  
INST 5100                      ANALYZED 09/09/91 19:57                      UNITS ug/Kg

CODE	CAS NO	COMPOUND	TYPES	CONC	FLAGS
C010	74-87-3	Chloromethane		10.9	U
C015	74-83-9	Bromomethane		10.9	U
C020	75-01-4	Vinyl Chloride		10.9	U
C025	75-00-3	Chloroethane		10.9	U
C030	75-09-2	Methylene Chloride		5.45	U
C045	75-35-4	1,1-Dichloroethene		5.45	U
C050	75-34-3	1,1-Dichloroethane		5.45	U
C055	156-60-5	Trans-1,2-Dichloroethene		5.45	U
C060	67-66-3	Chloroform		5.45	U
C065	107-06-2	1,2-Dichloroethane		5.45	U
C115	71-55-6	1,1,1-Trichloroethane		5.45	U
C120	56-23-5	Carbon Tetrachloride		5.45	U
C130	75-27-4	Bromodichloromethane		5.45	U
C140	78-87-5	1,2-Dichloropropane		5.45	U
C145	10061-02-6	Trans-1,3-Dichloropropene		5.45	U
C150	79-01-6	Trichloroethene		5.45	U
C155	124-48-1	Dibromochloromethane		5.45	U
C160	79-00-5	1,1,2-Trichloroethane		5.45	U
C165	71-43-2	Benzene		5.45	U
C170	10061-01-5	cis-1,3-Dichloropropene		5.45	U
C175	110-75-8	2-Chloroethylvinylether		10.9	U
C180	75-25-2	Bromoform		5.45	U
C220	127-18-4	Tetrachloroethene		5.45	U
C225	79-34-5	1,1,2,2-Tetrachloroethane		5.45	U
C230	108-88-3	Toluene		5.45	U
C235	108-90-7	Chlorobenzene		5.45	U
C240	100-41-4	Ethylbenzene		5.45	U
C250	1330-20-7	Xylene (total)		5.45	U
C263	107-02-8	Acrolein		54.5	U
C264	107-13-1	Acrylonitrile		54.5	U

Notes and summary data for this report.

U - Compound analyzed for but not detected. The reported value is the minimum attainable detection limit for the sample.

**JOUTHWESTERN LABORATORIES**

Order # 91-08-386  
09/13/91 10:55  
Client: CMEN NORTHEN, INC

Page 2

TEST RESULTS BY SAMPLE

Sample: 01A SS-1

Collected: 08/23/91 11:30

<u>Test Name</u>	<u>Method</u>	<u>Result</u>	<u>Units</u>	<u>Detection</u>	<u>Date</u>	<u>Limit</u>	<u>Started</u>	<u>Analyst</u>
VOLATILE ORGANICS - SOIL	EPA_8240	ENCLOSURE	DATE		09/09/91			RKW



# SOUTHWESTERN LABORATORIES

Materials, environmental and geotechnical engineering, nondestructive, metallurgical and analytical services  
222 CAVALCADE \* P.O. BOX 8768, HOUSTON, TEXAS 77249 \* 713 692-9151

Client CHEN MORTHEPN, INC  
96 SOUTH ZURI STREET  
DENVER, COLORADO 80223  
303/744-7105  
Attn: MR. RICK LUCE

Client No. 2 2088 03  
Report No. 91-08-386  
Report Date 09/13/91 10:55

Project 6-178-91/EAGLE RANCH

Date Sampled 08/23/91

Sampled By CLIENT

Sample Type SOIL SAMPLE

Transported by FED EX #2954511324

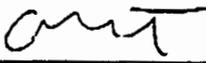
P.O. # 20060

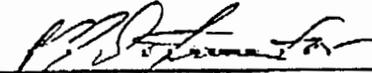
Date Received 08/26/91

Lab No.  
91-08-386-01

Sample Identification  
SS-1

SOUTHWESTERN LABORATORIES

  
\_\_\_\_\_  
Reviewed By

  
\_\_\_\_\_  
CHRIS BARRY