

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



PO 2001

STID 3570

October 23, 2002

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

I have received and reviewed "Groundwater Monitoring Report" document by Mr. Scott Allen of Versar Inc. dated June 7, 2002, regarding the above referenced property. I would like to make the following comments regarding this report:

- Per this report MW-1 well seems to be the only well with significant amount of constituents at the above site. There were 3,800ppb, 380ppb, and 80ppb of TPH-G, Benzene, and Ethylbenzene respectively.
- This office has been informed that MTBE analysis has been performed and indicated non-detect levels. However you need to provide a copy of this document to this office or perform MTBE analysis on the next round as indicated previously.
- This office cannot concur with the closure of this site at this time due to the reasons indicated previously due to instability of the plume and the fact that the concentrations of constituents are higher during recent sampling compared to the ones observed in the past.

If you have any questions, please call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
File

Versar INC.

PAGE 1 of 2

No

020

April 2, 2002

Mr. Fred A. Schifferle
Bank of America
2000 Clayton Road, Building D
Concord, California 94520

V. S. H. V. 3570

**Subject: Estimated Costs to Receive Closure
2585 Nicholson Street, San Leandro, California
Versar Project No. 4422.004, ES# 305582**

Dear Mr. Schifferle,

Per the request of Ms. Suzie Benson with Bank of America, Versar, Inc. (Versar) has prepared an estimate of the effort and costs required to receive closure for the underground storage tank (UST) release at the above-referenced property (Site). The work effort and costs described herein are based on the current status of the Site, and written correspondences from the oversight regulatory agency; the Alameda County Health Care Services (ACHCS). Furthermore, this estimate is based on Versar's experience with similar facilities in a similar geographic region and setting, but should not be construed as definitive costs to receive closure for the Site.

Data obtained to date from the Site has determined the following: 1) soil and groundwater were found to be impacted by petroleum-related constituents, primarily gasoline, benzene, toluene, ethylbenzene, and total xylenes; 2) over-excavation of impacted soils was performed following removal of the Site USTs; 3) groundwater monitoring has been performed since 1992 and residual impact to groundwater is being naturally attenuated, as evidenced by the relative absence of petroleum constituents in down-gradient monitoring locations; 4) a risk assessment prepared for the Site indicated the identified impact does not pose a risk to human health and the environment under an industrial setting; and 5) a well survey performed in the Site vicinity did not identify active monitoring wells in proximity to the identified groundwater impact. Based on this information, it is Versar's opinion that the Site should be categorized as a low-risk release case.

The case worker for the Site with the ACHCS is Mr. Amir Gholami. Current monitoring requirements specified by the ACHCS consist of semi-annual monitoring of the source area monitoring well. The objective for continued monitoring, as described by Mr. Gholami, is to identify consistent or decreasing concentration trends from the source area monitoring well. It is Versar's opinion that fluctuating concentrations identified in the source area well are likely the result of dissolution of residual petroleum constituents during seasonal groundwater elevation changes.

• SACRAMENTO AREA OFFICE •

7844 MADISON AVENUE, SUITE 167 • FAIR OAKS, CA 95628 • TELEPHONE (916) 982-1812 FAX (916) 982-2678



Mr. Fred Schifferle
April 2, 2002
Page 2 of 2

The number of monitoring episodes required to achieve the objective specified by the ACHCS is difficult to accurately determine. However, Versar estimates that an additional three years of monitoring (six episodes) will achieve one of two potential closure objectives: 1) concentrations will become stable or continue to decrease, which satisfies the current ACHCS closure objective; or 2) continued groundwater monitoring will be shown to not provide meaningful information for low risk closure consideration. The current estimated cost per monitoring episode is \$2,100. The total estimated cost to complete six monitoring episodes is \$12,600. This cost estimate does not account for inflation.

If you require any additional information, please feel free to call Mr. Allin at (916) 863-9325.

Sincerely,
Versar, Inc.

Scott Allin, R.E.A. II
Senior Program Manager

Tim Berger, R.G., C.H.G.
Supervising Geoscientist

cc: Ms. Suzie Benson (Bank of America)

April 10, 2002

Above summary, analysis and opinion letter dated April 2nd, 2002 from Versar is reasonable and acceptable to Alameda County Health Care Services. Any questions, I can be reached at 510-567-6876.

page 2 of 2

Amir Gholami

4/10/02

Alameda County Health Agency
Amir K. Gholami, REHS
April 10, 2002

ALAMEDA COUNTY HEALTH AGENCY
CARE SERVICES

Amir K. Gholami, REHS
Hazardous Materials Specialist



DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway, Alameda, CA 94502
(510) 567-6876 • Fax (510) 337-9395
agholami@co.alameda.ca.us

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID 3570

March 27, 2002

Ms. Donna Proffitt
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4820 Irvine Boulevard
Irvine, CA 92620

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

This office is in receipt of "Groundwater Monitoring Report" dated November 28, 2001 by Mr. Scott Allin of Versar Inc., regarding the above referenced property. The concentrations of the constituent within MW-1 well, the most contaminated well, were detected at 1,800ppb, 210ppb, 20ppb, 47ppb, and 82ppb of TPH-G, Benzene, Toluene, Ethyl benzene, and Total xylene respectively. This reflects a decrease in the concentrations since previous analysis. As you are aware there have been some fluctuations in the concentrations of the constituents.

Additionally, as you are aware the property is being offered for sale utilizing Small Business Administration (SBA) financing. Therefore, there is a concern by SBA and the lender regarding the status of contamination at the above referenced site. Per my phone discussion with Mr. Arthur Pullem of Bank of America, it is my opinion that, despite the fact that the above referenced site is not yet ready for closure, it is moving toward an eventual closure.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



2020

STID 3570

March 27, 2002

Ms. Donna Proffitt
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(714)-734-2068
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Irvine, CA 92620

ENVIRONMENTAL HEALTH SERVICES
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Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

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Additionally, as you are aware the property is being offered for sale utilizing Small Business Administration (SBA) financing. Therefore, there is a concern by SBA and the lender regarding the status of contamination at the above referenced site. Per my phone discussion with Mr. Arthur Pullem of Bank of America, it is my opinion that, despite the fact that the above referenced site is not yet ready for closure, it is moving toward an eventual closure.

Should you have any questions, please do not hesitate to call me at (510) 567-6876.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
✓ Files

Versar INC.

Solo 3570

AKH

Post-It® Fax Note	7671	Date	# of pages
To	Amir Gholami	From	Susan Benson
Co./Dept.	Alameda County	Co.	BoFA
Phone #		Phone #	916 801 9016
Fax #	510-337-9335	Fax #	

November 28, 2001

Ms. Donna Proffitt
Bank of America, N.A.
Environmental Services Department
4620 Irvine Boulevard
Irvine, California 92620-1910

Reference: Groundwater Monitoring Report (October 2001)
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 4422-004

Dear Ms. Proffitt:

Versar, Inc. (Versar) has prepared this groundwater monitoring report on behalf of Bank of America, N.A. (Bank of America) summarizing work performed at the property located at 2585 Nicholson Street in San Leandro, California (Site). Figures 1 and 2, Attachment I, present the Site location and Site layout, respectively.

Background

A release of petroleum constituents was discovered at the Site during removal of underground storage tanks (USTs) in 1991. Subsequently, Versar and others have performed an investigation of soils and groundwater beneath the Site, and extensive groundwater monitoring. The results of the groundwater monitoring and data evaluation has determined the constituents identified in groundwater are naturally degrading over time, and pose no risk to Site occupants under an industrial setting.

The Alameda County Health Care Services (ACHCS) is currently considering granting closure for the Site. In the interim, the groundwater monitoring program has been reduced to one well (MW-1) on a semi-annual basis.

10014014422-004

• SACRAMENTO AREA OFFICE •
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Ms. Donna Proffitt
November 28, 2001
Page 2 of 2

October 2001 Results

Monitoring well MW-1 was sampled on October 30, 2001. The methodology and protocol followed for the collection of the groundwater sample during this groundwater sampling event are presented in Attachment III, Decontamination and Groundwater Monitoring Well Sampling Procedures. A monitoring well purge table documenting field measurements during sampling is presented in Attachment II. The groundwater sample from MW-1 was analyzed for total petroleum hydrocarbons (TPHg) and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Methods 8015 Modified and 8020, respectively. Laboratory analytical data sheets are included in Attachment II. Current and historic analytical results from all Site monitoring wells are presented in Table 1 of Attachment I.

As shown in Table 1, analytical results from MW-1 in October 2001 are significantly lower than the April 2001 results. The depth to groundwater in the monitoring well during the October 2001 monitoring event was approximately 0.5-foot lower than in April 2001, which supports Versar's previous assertion that fluctuating concentrations in MW-1 are the result of dissolution of residual petroleum constituents during higher groundwater elevations.

The October 2001 data supports conclusions provided previously to the ACHCS, and in Versar's opinion, the Site should be granted low-risk closure. If you have any questions, please feel free to call Scott Allin at (916) 863-9325.

Prepared by:

Scott Allin, R.E.A.
Senior Program Manager
Versar - Pacific Region

Reviewed by:

Tim Berger, R.G.
Supervising Geologist
Versar - Pacific Region

- Attachment I - Figures and Tables
- Attachment II - Laboratory Analytical Data Reports and Monitoring Well Purge Table
- Attachment III - Decontamination and Groundwater Monitoring Well Sampling Procedures

cc: Amir Gholami (Alameda County)
Susan Hugo (Alameda County)
Mike Bakaldin (City of San Leandro)

Table 1
 Analytical Results for Groundwater Samples
 258.5 Nicholson Street
 San Leandro, California

Monitoring Well No.	Date	Chemicals in Concern							Total Nylons (µg/L)	
		TPH-D (µg/L)	TPH-D (µg/L)	TPH-MC (µg/L)	TPH-K (µg/L)	TPH-S (µg/L)	Hexane (µg/L)	Toluene (µg/L)		
MW-1	Jun-02	11,000	ND	-	-	-	110	83	63	280
	Aug-02	9,800	ND	-	-	-	23	14	15	36
	Apr-03	18,000	500	ND	ND	370	48	47	80	190
	Jul-03	27,000	ND	ND	ND	ND	48	46	43	100
	Dec-03	7,800	3,100	ND	ND	ND	33	36	20	73
	Mar-04	281,000	630	ND	ND	3,300	170	140	620	1,700
	Jun-04	6,700	ND	ND	ND	ND	23	23	15	38
	Sep-04	24,000	52	ND	ND	ND	23	23	15	38
	Dec-04	4,800	1,300	ND	ND	1,000	33	23	16	60
	Apr-05	74,000	2,700	ND	ND	170	320	380	320	800
	Sep-05	33,000	46,000	ND	ND	4,000	140	270	240	1,700
	May-06	8,100	ND	ND	-	-	1,400	31	60	360
	Jul-06	3,800	1,700	-	-	-	152	23	43	170
	Oct-06	4,800	-	-	-	-	270	34	45	370
Jan-07	22,400	<100	-	-	-	1,300	40	40	2,400	
Apr-07	13,000	-	-	-	-	1,100	216	335	1,410	
Jul-07	31,400	<50	<500	-	-	1,470	180	300	867	
Oct-07	13,300	-	-	-	-	1,000	297	373	1,400	
Jan-08	17,400	-	-	-	-	87	34	23	1,000	
Apr-08	13,000	<50	-	-	-	1,200	270	490	1,300	
		1300	-	-	-	210	20	47	30	
MW-2	Apr-08	ND	ND	ND	-	-	ND	ND	ND	ND
	Jul-08	<100	<100	-	-	-	<1.0	<1.0	<1.0	<1.0
	Oct-08	<100	-	-	-	-	<1.0	<1.0	<1.0	<1.0
	Jan-09	133	-	-	-	-	0.7	<0.5	<0.5	<0.5
	Apr-09	<10	-	-	-	-	0.4	<0.5	<0.5	<0.5
	Jul-09	<100	-	-	-	-	0.4	<0.5	<0.5	<0.5
	Oct-09	<10	-	-	-	-	<0.5	<0.5	<0.5	<0.5
	Jan-10	180	-	-	-	-	<0.5	<0.5	<0.5	<0.5
Apr-10	180	-	-	-	-	<0.5	<0.5	<0.5	<0.5	
MW-3	Apr-08	ND	ND	ND	-	-	ND	ND	ND	ND
	Jul-08	300	<100	-	-	-	<1.0	<1.0	<1.0	<1.0
	Oct-08	230	-	-	-	-	<1.0	<1.0	<1.0	<1.0
	Jan-09	763	<100	-	-	-	0.8	<0.5	<0.5	<0.5
	Apr-09	90	-	-	-	-	0.7	<0.5	<0.5	<0.5
	Jul-09	<100	-	-	-	-	2.0	<0.5	<0.5	<0.5
	Oct-09	<100	-	-	-	-	<0.5	<0.5	<0.5	<0.5
	Jan-10	63	-	-	-	-	<0.5	<0.5	<0.5	<0.5
Apr-10	63	-	-	-	-	<0.5	<0.5	<0.5	<0.5	
MW-4	Apr-08	130	ND	ND	-	-	ND	ND	ND	ND
	Jul-08	130	<100	-	-	-	<1.0	<1.0	<1.0	<1.0
	Oct-08	<100	-	-	-	-	<1.0	<1.0	<1.0	<1.0
	Jan-09	104	-	-	-	-	0.4	<0.5	<0.5	<0.5
	Apr-09	89	-	-	-	-	3.1	<0.5	<0.5	<0.5
	Jul-09	-	-	-	-	-	-	-	-	-
	Oct-09	130	-	-	-	-	1.6	<0.5	<0.5	<1.0
	Jan-10	85	-	-	-	-	<0.5	<0.5	<0.5	<0.5
Apr-10	130	-	-	-	-	<0.5	<0.5	<0.5	<0.5	
MW-5	Apr-08	370	ND	ND	-	-	ND	ND	ND	ND
	Jul-08	570	<100	-	-	-	<1.0	<1.0	<1.0	<1.0
	Oct-08	540	-	-	-	-	<1.0	<1.0	<1.0	<1.0
	Jan-09	207	-	-	-	-	1.3	<0.5	<0.5	<0.5
	Apr-09	363	-	-	-	-	1.3	<0.5	<0.5	<0.5
	Jul-09	<100	-	-	-	-	<0.5	<0.5	<0.5	<0.5
	Oct-09	284	-	-	-	-	1.4	<0.5	<0.5	<1.0
	Jan-10	<10	-	-	-	-	<0.5	<0.5	<0.5	<0.5
Apr-10	200	-	-	-	-	<0.5	<0.5	<0.5	<0.5	

Oct 2001

NOPT BE

TPH-D = total petroleum hydrocarbons by distillation
 TPH-D = total petroleum hydrocarbons by distillation
 TPH-MC = total petroleum hydrocarbons by distillation
 TPH-K = total petroleum hydrocarbons by distillation
 TPH-S = total petroleum hydrocarbons by distillation
 ND = not detected
 - = not analyzed



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ENVIRONMENTAL PROTECTION
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Stid 3570

June 4, 2001

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Ms. Proffitt:

I have received "Additional Research and Evaluation" document by Mr. Scott Allen of Versar Inc. dated May 15th, 2001 along with Risk Assessment and several other attached documents regarding the above referenced property. I reviewed and discussed the above documents with your consultant Mr. Allen of Versar Inc. I would like to briefly discuss the topics, which we discussed regarding the above documents:

1. I understand that well survey was performed and the closest wells were about 0.34 to 0.47 miles away cross to down gradient of the source. In summary no concern was expressed for impacting any of these wells.
2. Soil impact used during Risk Assessment calculation used samples at four feet deep. However, please explain why six feet bgs was not used since this was the area of higher contamination in soil and would impact the risk assessment calculations.
3. Potential preferential pathways were looked into and found to not create any cause for concern according to this document.
4. Plume stability has been argued to be stable. However, I do not agree with this notion due to the fact that the concentrations of constituents are higher during recent sampling compared to the ones observed back in 1992. This is true of several constituents. However, I understand that the plume seems to be mostly around MW-1 well (source well) and that due to flat groundwater flow gradient, the plume so far does not seem to be going off-site.
5. I understand that MTBE analysis performed indicated non-detect levels. Please provide a copy of this document to this office.

6. MW-1 well seems to be the only well with significant amount of constituents at the above site. Thus, you may perform sampling and analysis of this well on a semi-annual basis while skipping the sampling and analysis on all other wells due to the fact that there has been low or non-detect amount of constituents within these wells. However, please do not destroy the wells at this time until further notice.
7. You may skip analysis of TPHd and TPHss per you request within this report.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allen of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
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Stid 3570

April 19, 2001

John Schovanec
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr Schovanec:

This office is in receipt of Groundwater Monitoring Report dated April 2, 2001, submitted by Mr. Scott Allin of Versar Inc. regarding the above referenced site. Please consider the following items regarding the above document:

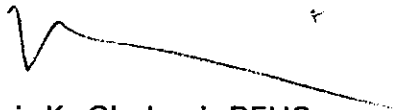
- Monitoring well MW-1 still contains the highest concentrations of the contaminants with 17800ppb of TPH-G, and 957ppb of Benzene. The other wells did not reveal any contaminants beside TPH-G with MW-2 representing the highest TPH-G level at 104ppb.
- Please either forward a copy of October 29, 1999 letter to this office or perform MTBE analysis per our discussion in the past.
- Please maintain the same unit for all constituents detected in groundwater as PPB rather than PPM specifically for TPH-G.
- You must perform analysis for TPH-D. In the previous correspondence you were requested to perform this analysis due to presence of some fluctuation on a constant basis in MW-1. As with the previous report the analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis. TPHss ranges from C-7 to C-12 while TPH-D ranges from C-12 to C-24. Therefor, TPH-D could be detected even though TPHss was not detected. Please perform this analysis on the next round.
- I concur with the work proposed for the next quarter as indicated in the above report dated April 2, 2001 by Mr. Tim Berger of Versar Inc. However, you

additionally need to properly delineate the extent of plume since there is an increasing trend in MV-1 plume concentrations. There might be an undefined source contributing to this increase in concentration trend. This trend will be more evident when you compare the concentrations of contaminant in June 1992 against the latest concentrations indicating an increasing plume.

- Please comply with all above issues since several of the items indicated above have not been complied with in the past. This was discussed with your Mr. Sudhakar Talanki of Versar Inc. as well.

Should you have any questions and or concerns, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
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March 27, 2001

Mr. John Schovanec
Bank of America, Environmental Services Dept.
(714)-734-2068
4820 Irvine Boulevard
Irvine, CA 92620

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr Schovanec:

I am in receipt of letter dated March 22nd, 2001 by Mr. Stuart I. Block, of Cox, Castle & Nicholson LLP, Your attorney, regarding the above referenced property. Attached with this letter were numerous other documents including the Risk-Based Corrective Action (RBCA) Analysis Update dated December 14, 2000 submitted by Mr. Tim Berger of Versar Inc. as well a several correspondences between this office and your consultant.

I reviewed the letter and I understand that you have expressed some concern regarding the ultimate clean up completion, "closure", of the above referenced property. I have reviewed the risk assessment and the whole package and called Mr. Block of Cox, Castle & Nicholson with my comments.

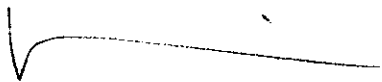
I made the following comments to Mr. Block in regard to the Risk Assessment Document and the requirement necessary for an eventual site closure:

1. Inhalation from vapors emanating from contaminants in groundwater to indoors and to outdoors were identified as the only receptor exposure pathways. The Risk Assessment does not consider possibility of water ingestion and or exposure thorough domestic/agricultural pathway. Has a "well Survey" been performed? This includes door to door inquiry for potential existence of domestic wells as well as possibilities of building basement for possible seepage.
2. Please explain why the contamination in soil as well as its impact was not considered in the risk assessment.
3. TPHg toxicity as well as its synergistic effect was not taken into account.

4. The preferential pathways, such as conduits etc. needs to be evaluated and submitted to this office
5. There has to be several criterion met before this site can be considered for closure per my discussion with Mr. Block.
6. You may need to further delineate the plume constituents such as Benzene and TPHg or otherwise prove the plume localized only as an alternative option. The most recent concentration of Benzene and TPHg were noted at 1,000ppb and 12,900ppb respectively. Please maintain the same unit for all constituents in groundwater, for instance the benzene is reported as ppb while some others such as TPHg are reported as ppm.
7. One of the criteria for site closure approval is that all plums must be stable and or decreasing. If there is an oscillation in the concentration of some of the constituents there may still be a potential existing on or off-site source contributing to this sudden increase or some other phenomena, which renders the site not ready for closure. The concentrations of Total Xylenes and TPHg and Benzene, to some extent, have revealed some oscillations. Therefor with a potential existing source and or unstable plume, a site may not be ready for closure even though the present Risk assessment has been calculated with conservative values in its assumptions due to the fact that the site has not yet been properly characterized.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
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January 24, 2001

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
San Leandro, CA 94577

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street Pleasant Hill
CA 94523-4811

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

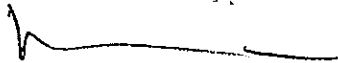
Dear Messrs. Eckstein and Birch:

This office is in receipt of Groundwater Monitoring Report dated December 20, 2000 submitted by Mr. Scott Allin of Versar Inc. regarding the above referenced site. I have reviewed this report and would like to make the following comments:

1. MW-1 well still represents the well with the highest contaminants present at the above site with, 12,900ppb of TPH-G, and 1,000ppb of Benzene.
2. As with the previous report the analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis. TPHss ranges from C-7 to C-12 while TPH-D ranges from C-12 to C-24. Therefor, TPH-D could be detected even though TPHss was not detected. Please perform this analysis on the next round.
3. In my previous correspondence, I had requested analysis for MTBE and or the letter from our office dated October 29, 1999 allowing you not to analyze for MTBE. Please forward a copy of this letter to me. Since there was no analysis for MTBE in this report or in the last analysis.
4. I suggest you keep all units in ground water as PPB rather than PPM such as for TPH-G.
5. I concur with the work proposed for the next quarter as indicated in the above report dated May 31, 2000 by Mr. Tim Berger of Versar Inc.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files

October 25, 2000

Mr. Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, California 94502-6577

3570

Re: 2585 Nicholson Street in San Leandro, California (STID 3570)

Dear Mr. Gholami:

We are in receipt of your letter dated October 18, 2000, regarding review and comment on the April 2000 quarterly monitoring report. As stated in our April 5, 2000 letter, we request that all correspondences be addressed to Bank of America, Environmental Services Department, the primary addressee on all documents submitted to the County since 1998. The addressee's listed on your October 18, 2000 letter are no longer the responsible parties for the subject property, and continued submission of correspondences to these parties potentially compromises Bank of America's position. The addressee's for all correspondences are as follows:

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
820 Irvine Boulevard
Irvine, California 92620-1910
(714) 734-2069 (telephone)
(714) 734-2086 (fax)

Please copy the following on all correspondences:

Mr. Scott Allin
Versar, Incorporated
7844 Madison Avenue, Suite 167
Fair Oaks, California 95628
(916) 863-9325 (telephone)
(916) 962-2678 (fax)

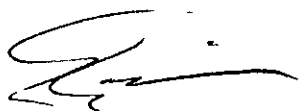
We appreciate your assistance in permanently correcting this matter. In response to the bulleted comments in your October 18, 2000 letter, Verar provides the following:

Mr. Amir Gholami
October 25, 2000
Page 2 of 2

1. As indicated in our May 1, 2000 letter, which summarizes our conversation regarding diesel in groundwater, diesel analysis was performed on monitoring well MW-1 during the July 2000 monitoring event. Your October 18, 2000 letter describes your review of the April 2000 monitoring report. Your office should be in receipt of the July 2000 monitoring report, and the results of the diesel analyses performed. Please contact me as soon as possible if you have not received the latest monitoring report. The October 2000 monitoring event is scheduled for October 26, 2000.
2. Your request for documentation regarding MTBE analysis was provided to you via facsimile on October 19, 2000, a copy of which is attached to this letter. A copy of your prior correspondence (April 27, 2000 letter) which also states the reference and analytical results for MTBE at the subject property is also attached.

If you have any questions regarding the above comments or the addressees, please feel free to call me or Ms. Proffitt at the numbers provided previously.

Sincerely,
Versar, Inc.



Scott Allin, R.E.A.
Senior Program Manager

cc: Mr. Thomas Peacock (Alameda County)
Ms. Donna Proffitt (Bank of America)

facsimile
TRANSMITTAL

TO: Amir Gholami
FAX #: (510) 337-9335
RE: 2585 Nicholson Street, San Leandro
DATE: October 19, 2000
PAGES: 4, including this cover sheet.

COMMENTS:

Hello Amir,

Received your vmail message this morning. Attached is the MTBE information you requested. I will try to contact you soon to discuss plume stability and the RBCA analysis.

SA

TEL 510-567-6876

Versar INC.

From the desk of...

Scott Allin
Senior Program Manager
7844 Madison Ave., Suite 167
Sacramento, CA 95628

(916) 863-9325
Fax: (916) 962-2678

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



1999, 10-29 10:38 #389 P.01/02

Post-It™ brand fax transmittal memo 7671 # of pages > 2

To	Scott Main	From	Juliet Shin
Co.	Versar	Co.	Alameda County
Dept.		Phone #	510-567-6763
Fax #	916-962-2678	Fax #	510-337-9335

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 667-6700

October 29, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STD: 3570

Re: Investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed the October 18, 1999 Groundwater Monitoring Report, prepared by Versar Inc. (Versar) for the above site. Based on the fact that the identified levels of Methyl Tertiary Butyl Ether (MTBE) were below the 200 parts per billion (ppb) threshold value currently being employed by the San Francisco Bay-Regional Water Quality Control Board (RWQCB), no further analysis for MTBE or the other fuel oxygenates will be required in future groundwater monitoring events. Additionally, since the level of naphthalene, which is one of the more toxic Semi-Volatile Organic Compounds (SVOCs), was below the tap water threshold value given in Region I Environmental Protection Agency's Preliminary Remediation Goals, no further groundwater monitoring for SVOCs will be required at the site. Due to the Non Detect results of the TPH-mo, analysis for this constituent may also be discontinued.

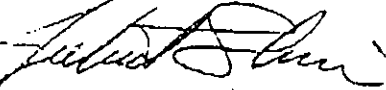
According to Figure 2 in Versar's June 30, 1999, storm sewer lines, as well as gas and electrical lines, were identified in and around the site. Based on this information and the shallow groundwater at the site, this office requested in a July 14, 1999 letter that you submit information on the depths of the utility line trenches to try and determine whether they could be intercepting and locally redirecting the migration of the contaminant plume. However, Versar did not even address the storm sewer lines in the October 18, 1999 report, and only speculated that the electrical and gas trenches were located above the water table. Per Section 2725, Chapter 16, Division 3, Title 23 California Code of Regulations, this office is requiring that information on the depths of all three of these utility line trenches be submitted with the next report. If you and Versar are going to make the argument that these utility line trenches are not influencing the direction of the contaminant plume, your argument must be supported by solid documentation.

Quarterly groundwater must continue at the site. The next monitoring event is due to take place in October 1999. Groundwater samples should be analyzed for TPHg, TPHd, and BTEX.

Mr. John Schovanec
Re: 2585 Nicholson Ave.
October 29, 1999
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

File JMS

FROM VER-SAR
OCT. 18, 99 REPORT

Table 2 (continued)
Analytical Results for Groundwater Samples
85 Nicholson Street
San Leandro, California

Monitoring Well No.	Date	Chemicals of Concern						
		Tert-Butanol (µg/L)	Methyl- <i>tert</i> -Butyl Ether (µg/L)	Di-isopropyl Ether (µg/L)	Ethyl- <i>tert</i> -Butyl Ether (µg/L)	Tert-Amyl Methyl Ether (µg/L)	1,2-Dichloroethane (µg/L)	1,2-Dibromoethane (µg/L)
MW-1	May-99	NA	NA	NA	NA	NA	NA	NA
	Jul-99	<25	11	<0.5	<0.5	<0.5	<0.5	<0.5
MW-2	Apr-99	NA	NA	ND	NA	NA	NA	NA
	Jul-99	<25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
MW-3	Apr-99	NA	NA	NA	NA	NA	NA	NA
	Jul-99	<25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
MW-4	Apr-99	NA	NA	NA	NA	NA	NA	NA
	Jul-99	<25	10	<0.5	<0.5	<0.5	<0.5	<0.5
MW-5	Apr-99	NA	ND	NA	NA	NA	NA	NA
	Jul-99	<25	7.3	<0.5	<0.5	<0.5	<0.5	<0.5

Notes and Abbreviations:

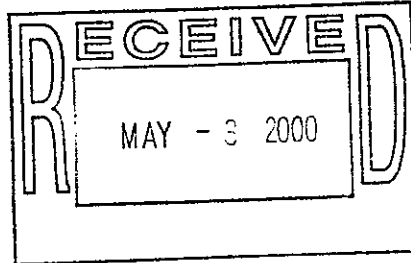
µg/L = micrograms per liter, equivalent to parts per billion (ppb).

ND = not detected at or above the method reporting limit.

NA = not analyzed



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335



Stid 3570

April 27, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

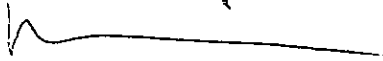
I am in receipt of the document dated April 5, 2000 by Mr. Scott Allin of Versar Inc. I reviewed this document and discussed it with Mr. Allin, your consultant. I would like to make the following comments:

- I understand that MTBE constituent was analyzed for previously during the July 1999 monitoring event. This report was dated October 18, 1999 and revealed up to 11ppb of MTBE. You do not need to perform this analysis any longer.
- TPHd levels had been ND or at low levels for all the wells during the previous sampling events with the exception of MW-1 well. Therefore, with the exception of MW-1 well, you may skip this analysis for all wells until further notice. We also discussed the possible reporting of error in laboratory reporting as well as possible causes for fluctuations in concentration of this constituent in MW-1 well. Please perform analysis for TPHd on a semi-annual basis for MW-1 well only at the present time.
- As indicated previously, MW-1 well seems to be the well with the highest contaminants present at the above site with, 22,400ppb of TPH-G, and 1, and 300ppb of Benzene. However there was some significant increase in the concentrations of these constituents.
- I have noted that TPH-ss, Stoddard solvent was not analyzed for during several periods. There has been some fluctuation on this constituent, which renders it necessary to perform this analysis.
- I understand that the groundwater flow gradient is predominantly southeasterly.

You may continue with the work proposed for the next quarter as indicated in the above report dated March 21, 2000 by Mr. Scott Allin of Versar Inc. However, please ensure you observe the above items as I discussed it with Mr. Allin as well.

If you have any questions, please do not hesitate to call me at (510) 567-6876

Sincerely;



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Mr. Scott Allin, Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files

3570

October 25, 2000

Mr. Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Re: 2585 Nicholson Street in San Leandro, California (STID 3570)

Dear Mr. Gholami:

We are in receipt of your letter dated October 18, 2000, regarding review and comment on the April 2000 quarterly monitoring report. As stated in our April 5, 2000 letter, we request that all correspondences be addressed to Bank of America, Environmental Services Department, the primary addressee on all documents submitted to the County since 1998. The addressee's listed on your October 18, 2000 letter are no longer the responsible parties for the subject property, and continued submission of correspondences to these parties potentially compromises Bank of America's position. The addressee's for all correspondences are as follows:

Ms. Donna Proffitt
Bank of America, Environmental Services Dept.
20 Irvine Boulevard
Irvine, California 92620-1910
(714) 734-2069 (telephone)
(714) 734-2086 (fax)

Please copy the following on all correspondences:

Mr. Scott Allin
Versar, Incorporated
7844 Madison Avenue, Suite 167
Fair Oaks, California 95628
(916) 863-9325 (telephone)
(916) 962-2678 (fax)

We appreciate your assistance in permanently correcting this matter. In response to the bulleted comments in your October 18, 2000 letter, Verar provides the following:

00 OCT 26 PM 4: 13

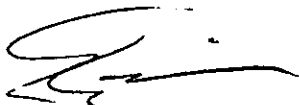
ENVIRONMENTAL PROTECTION

Mr. Amir Gholami
October 25, 2000
Page 2 of 2

1. As indicated in our May 1, 2000 letter, which summarizes our conversation regarding diesel in groundwater, diesel analysis was performed on monitoring well MW-1 during the July 2000 monitoring event. Your October 18, 2000 letter describes your review of the April 2000 monitoring report. Your office should be in receipt of the July 2000 monitoring report, and the results of the diesel analyses performed. Please contact me as soon as possible if you have not received the latest monitoring report. The October 2000 monitoring event is scheduled for October 26, 2000.
2. Your request for documentation regarding MTBE analysis was provided to you via facsimile on October 19, 2000, a copy of which is attached to this letter. A copy of your prior correspondence (April 27, 2000 letter) which also states the reference and analytical results for MTBE at the subject property is also attached.

If you have any questions regarding the above comments or the addressees, please feel free to call me or Ms. Proffitt at the numbers provided previously.

Sincerely,
Versar, Inc.



Scott Allin, R.E.A.
Senior Program Manager

cc: Mr. Thomas Peacock (Alameda County)
Ms. Donna Proffitt (Bank of America)

facsimile
TRANSMITTAL

TO: Amir Gholami
FAX #: (510) 337-9335
RE: 2585 Nicholson Street, San Leandro
DATE: October 19, 2000
PAGES: 4, including this cover sheet.

COMMENTS:

Hello Amir,

Received your vmail message this morning. Attached is the MTBE information you requested. I will try to contact you soon to discuss plume stability and the RBCA analysis.

SA

TEL 510-567-6876

Versar INC.

From the desk of...

Scott Allin
Senior Program Manager
7844 Madison Ave., Suite 167
Sacramento, CA 95628

(916) 863-9325
Fax: (916) 962-2678

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Post-it™ brand fax transmittal memo 7671 # of pages > 2

To	Soot Main	From	Juliet Shin
Co.	Versar	Co.	Alameda County
Dept.		Phone #	510-567-6765
Fax #	916-962-2678	Fax #	510-337-9335

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700

October 29, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STD: 3570

Re: Investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed the October 18, 1999 Groundwater Monitoring Report, prepared by Versar Inc. (Versar) for the above site. Based on the fact that the identified levels of Methyl Tertiary Butyl Ether (MTBE) were below the 200 parts per billion (ppb) threshold value currently being employed by the San Francisco Bay-Regional Water Quality Control Board (RWQCB), no further analysis for MTBE or the other fuel oxygenates will be required in future groundwater monitoring events. Additionally, since the level of naphthalene, which is one of the more toxic Semi-Volatile Organic Compounds (SVOCs), was below the tap water threshold value given in Region D Environmental Protection Agency's Preliminary Remediation Goals, no further groundwater monitoring for SVOCs will be required at the site. Due to the Non Detect results of the TPH-mo, analysis for this constituent may also be discontinued.

According to Figure 2 in Versar's June 30, 1999, storm sewer lines, as well as gas and electrical lines, were identified in and around the site. Based on this information and the shallow groundwater at the site, this office requested in a July 14, 1999 letter that you submit information on the depths of the utility line trenches to try and determine whether they could be intercepting and locally redirecting the migration of the contaminant plume. However, Versar did not even address the storm sewer lines in the October 18, 1999 report, and only speculated that the electrical and gas trenches were located above the water table. Per Section 2725, Chapter 16, Division 3, Title 23 California Code of Regulations, this office is requiring that information on the depths of all three of these utility line trenches be submitted with the next report. If you and Versar are going to make the argument that these utility line trenches are not influencing the direction of the contaminant plume, your argument must be supported by solid documentation.

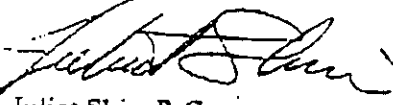
Quarterly groundwater must continue at the site. The next monitoring event is due to take place in October 1999. Groundwater samples should be analyzed for TPHg, TPHd, and BTEX.

10/30 10:00 P. 10/27/82

Mr. John Schovanec
Re: 2585 Nicholson Ave.
October 29, 1999
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

File: JMS

FROM VER-SAR
OCT. 18, 99 REPORT

Table 2 (continued)
Analytical Results for Groundwater Samples
3585 Nicholson Street
San Leandro, California

Monitoring Well No.	Date	Chemicals of Concern						
		Tert-Butanol (µg/L)	Methyl- <i>tert</i> -Butyl Ether (µg/L)	Di-isopropyl Ether (µg/L)	Ethyl- <i>tert</i> -Butyl Ether (µg/L)	Tert-Amyl Methyl Ether (µg/L)	1,2-Dichloroethane (µg/L)	1,2-Dibromoethane (µg/L)
MW-1	May-99	NA	NA	NA	NA	NA	NA	NA
	Jul-99	<25	11	<0.5	<0.5	<0.5	<0.5	<0.5
MW-2	Apr-99	NA	NA	ND	NA	NA	NA	NA
	Jul-99	<25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
MW-3	Apr-99	NA	NA	NA	NA	NA	NA	NA
	Jul-99	<25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
MW-4	Apr-99	NA	NA	NA	NA	NA	NA	NA
	Jul-99	<25	10	<0.5	<0.5	<0.5	<0.5	<0.5
MW-5	Apr-99	NA	ND	NA	NA	NA	NA	NA
	Jul-99	<25	7.3	<0.5	<0.5	<0.5	<0.5	<0.5

Notes and Abbreviations:

µg/L = micrograms per liter, equivalent to parts per billion (ppb).

ND = not detected at or above the method reporting limit.

NA = not analyzed

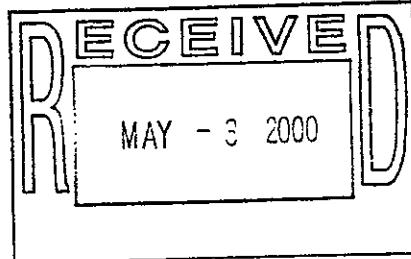


ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

April 27, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax



Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

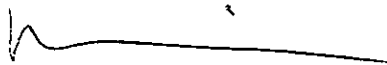
I am in receipt of the document dated April 5, 2000 by Mr. Scott Allin of Versar Inc. I reviewed this document and discussed it with Mr. Allin, your consultant. I would like to make the following comments:

- I understand that MTBE constituent was analyzed for previously during the July 1999 monitoring event. This report was dated October 18, 1999 and revealed up to 11ppb of MTBE. You do not need to perform this analysis any longer.
- TPHd levels had been ND or at low levels for all the wells during the previous sampling events with the exception of MW-1 well. Therefore, with the exception of MW-1 well, you may skip this analysis for all wells until further notice. We also discussed the possible reporting of error in laboratory reporting as well as possible causes for fluctuations in concentration of this constituent in MW-1 well. Please perform analysis for TPHd on a semi-annual basis for MW-1 well only at the present time.
- As indicated previously, MW-1 well seems to be the well with the highest contaminants present at the above site with, 22,400ppb of TPH-G, and 1, and 300ppb of Benzene. However there was some significant increase in the concentrations of these constituents.
- I have noted that TPH-ss, Stoddard solvent was not analyzed for during several periods. There has been some fluctuation on this constituent, which renders it necessary to perform this analysis.
- I understand that the groundwater flow gradient is predominantly southeasterly.

You may continue with the work proposed for the next quarter as indicated in the above report dated March 21, 2000 by Mr. Scott Allin of Versar Inc. However, please ensure you observe the above items as I discussed it with Mr. Allin as well.

If you have any questions, please do not hesitate to call me at (510) 567-6876

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Mr. Scott Allin, Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

October 18, 2000

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
San Leandro, CA 94577

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street Pleasant Hill
CA 94523-4811

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Messrs. Eckstein and Birch:

I am in receipt of Groundwater Monitoring Report (April 2000) by by Mr. Tim Berger of Versar Inc. regarding the above referenced site.

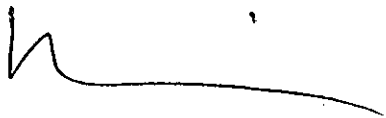
I would like to make the following comments regarding this report:

- MW-1 well is still the well with the highest contaminants present at the above site with, 13,000ppb of TPH-G, and 1130ppb of Benzene.
- The analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis.
- In your letter dated May 1, 2000 you indicated that a letter from our office dated October 29, 1999 granted that you do not need to analyze for MTBE. Please forward a copy of this letter to me. Since there was no analysis for MTBE in this report or in the past analysis per your table 2 of the above report. Unless this has been performed in the past with ND results, you need to also verify presence of this constituent. If this has already been performed, please provide documentation to this office.
- Per my message on your voice mail, the Benzene plume is not stable and or decreasing. Benzene concentration was 110ppb in 1992 and up to 1130ppb at the last report.

I concur with the work proposed for the next quarter as indicated in the above report dated May 31, 2000 by Mr. Tim Berger of Versar Inc.

Should you have any questions, please call me at (510) 567-8876.

Sincerely,

A handwritten signature in black ink, appearing to be 'Amir K. Gholami', written over a horizontal line.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files

May 1, 2000

00 MAY -4 AM 9:57

Mr. Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, California 94502-6577

3570

REVIEWED
10/17/2000
[Signature]

Re: 2585 Nicholson Street in San Leandro, California (STID 3570)

Dear Mr. Gholami:

It was a pleasure speaking with you the other day regarding the above referenced property. The following is documentation of our conversation.

OK
M.M. 11/3/00
3/27/00 G.M.M.

- As indicated in Versar's April 5, 2000 letter, no further analysis of MTBE and fuel oxygenates at the Site was granted by your agency in your October 29, 1999 letter. Per our conversation, no further analysis of these constituents will be performed.
- While we both agreed that diesel is lesser constituent of concern at the Site, and may or may not be a laboratory misinterpretation, diesel analysis will be performed on a semi-annual basis until relatively stable conditions are achieved. The analysis will be performed on well MW-1 only, and will be performed during the July 2000 monitoring event.
- In reference to review of Versar's RBCA analysis, as you indicated, your agency is currently pursuing qualified individuals to evaluate risk assessments. The schedule for reviewing the RBCA analysis is indeterminate.

Subsequent to our conversation, Versar has received and reviewed your April 17, 2000 letter, which requests stoddard solvent analysis due to detection of the constituent during initial investigation of the subject property. It is Versar's assertion that the identification of stoddard solvent, similarly to diesel, is a misinterpretation by former laboratories used to analyze samples from the Site. To provide evidence of this assertion, Versar will perform a fuel fingerprint analysis of a groundwater sample from well MW-1 during the July 2000 monitoring event. Future analyses for groundwater samples will be proposed in the July 2000 monitoring report for your approval.

To expedite reponses, please copy any future correspondence regarding the project to my attention at Versar. If you have any questions or comments regarding this letter, please feel free to call me at (916) 863-9325.

Sincerely,
Versar, Inc.

Scott Allin, R.E.A.
Senior Program Manager

cc: Ms. Donna Proffitt



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

April 27, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

I am in receipt of the document dated April 5, 2000 by Mr. Scott Allin of Versar Inc. I reviewed this document and discussed it with Mr. Allin, your consultant. I would like to make the following comments:

- I understand that MTBE constituent was analyzed for previously during the July 1999 monitoring event. This report was dated October 18, 1999 and revealed up to 11ppb of MTBE. You do not need to perform this analysis any longer.
- TPHd levels had been ND or at low levels for all the wells during the previous sampling events with the exception of MW-1 well. Therefore, with the exception of MW-1 well, you may skip this analysis for all wells until further notice. We also discussed the possible reporting of error in laboratory reporting as well as possible causes for fluctuations in concentration of this constituent in MW-1 well. Please perform analysis for TPHd on a semi-annual basis for MW-1 well only at the present time.
- As indicated previously, MW-1 well seems to be the well with the highest contaminants present at the above site with, 22,400ppb of TPH-G, and 1, and 300ppb of Benzene. However there was some significant increase in the concentrations of these constituents.
- I have noted that TPH-ss, Stoddard solvent was not analyzed for during several periods. There has been some fluctuation on this constituent, which renders it necessary to perform this analysis.
- I understand that the groundwater flow gradient is predominantly southeasterly.

You may continue with the work proposed for the next quarter as indicated in the above report dated March 21, 2000 by Mr. Scott Allin of Versar Inc. However, please ensure you observe the above items as I discussed it with Mr. Allin as well.

If you have any questions, please do not hesitate to call me at (510) 567-6876

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allin, Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

April 27, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

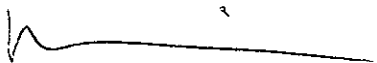
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If you have any questions, please do not hesitate to call me at (510) 567-6876

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Scott Allin, Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
✓ Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

April 17, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

This office is in receipt of Groundwater Monitoring Report, January 2000 dated March 21, 2000 by Mr. Scott Allin of Versar Inc. I have reviewed this document made the following observations regarding this site:

- You need to perform an analysis for MTBE as well. Unless this has been performed in the past with ND results, you need to also verify presence of this constituent. If this has already been performed, please provide documentation to this office.
- Similar to the past MW-1 well seems to be the well with the highest contaminants present at the above site with, 22,400ppb of TPH-G, and 1, and 300ppb of Benzene. However there was some significant increase in the concentrations of these constituents
- TPH-ss, Stoddard solvent was not analyzed for during several periods. There has been some fluctuation on this constituent, which renders it necessary to perform this analysis.

I concur with the work proposed for the next quarter as indicated in the above report dated March 21, 2000 by Mr. Scott Allin of Versar Inc. However, you should still analyze for the presence of TPH-D in MW-1 well, since there has been some fluctuations in the concentrations of this constituent, but you may skip this analysis for MW-3 Well.

Should you have any questions, please feel free to call me at (510) 567-6876

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
✓ Files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

April 17, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

This office is in receipt of Groundwater Monitoring Report, January 2000 dated March 21, 2000 by Mr. Scott Allin of Versar Inc. I have reviewed this document made the following observations regarding this site:

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Should you have any questions, please feel free to call me at (510) 567-6876

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

April 10, 2000

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, CA 92620
(714) 734-2068 Telephone
(714) 734-2086 Fax

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Mr. Schovanec:

I am in receipt of a response document dated April 5th, 2000 by Mr. Tim Berger of Versar Inc. who informed me that you will be the contact person for Bank of America and that all my correspondences should go to you. I would like to inform you that I have been recently assigned to oversee the clean up process at the above reference site. I made site visit and reviewed the property with the president of the existing company, Mr. R. Vijay, who is leasing the referenced property. I have also reviewed the latest quarterly groundwater monitoring analysis dated January 6th, 2000 prepared by Mr. Tim Berger of Versar Inc.

I made the following comments to Mr. Berger and previous contacts regarding this report:

1. MW-1 well seems to be the well with the highest contaminants present at the above site with, 4900ppb of TPH-G, and 270ppb of Benzene.
2. The analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis.
3. There was no analysis for MTBE in this report. Unless this has been performed in the past with ND results, you need to also verify presence of this constituent. If this has already been performed, please provide documentation to this office.
4. Per this report, the average flow gradient has been to the east in October of 1999. Please explain how consistent the flow gradient has this been throughout the groundwater investigation phase.

Furthermore, I mentioned that I would have to get back with you regarding the Risk-Based Corrective Action (RBCA) analysis prepared by Mr. Tim Berger of Versar Inc.

Additionally I concur with the work proposed for the next quarter as indicated in the above report dated January 6th, 2000 by Mr. Tim Berger of Versar Inc.

Page 2 of 2

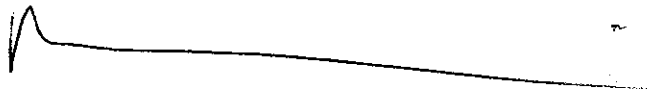
4/10/2000

2585 Nicholson St. San Leandro

Stid 3570

Should you have any questions, please feel free to call me at (510) 567-6876

Sincerely,

A handwritten signature in black ink, starting with a vertical stroke and a small loop, followed by a long horizontal line that tapers to the right.

Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
✓ Files



ENVIRONMENTAL
PROTECTION

April 5, 2000

00 APR 10 AM 10:06

2020

3570

Mr. Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Re: 2585 Nicholson Street in San Leandro, California

Dear Mr. Gholami:

We are in receipt of your letter dated March 28, 2000, indicating you have been assigned to oversee the clean up process at the above referenced property (Site), and look forward to working with you on this project. The addressee's listed on your letter are no longer involved with activities at the Site. In early 1998, Bank of America, NT&SA obtained ownership of the Site. Correspondences should be addressed to the following:

Mr. John Schovanec
Bank of America, Environmental Services Dept.
4820 Irvine Boulevard
Irvine, California 92620
(714) 734-2068 (telephone)
(714) 734-2086 (fax)

I am the acting project manager within Versar, Inc. (Versar), and Mr. Tim Berger provides quality review and field activity oversight. Please submit future Versar correspondences to myself.

Your March 28, 2000 letter requested references for additional information. The following bulleted comments correspond with bulleted requests in your March 28 letter.

- ▶ We concur that well MW-1 contains the highest concentrations at the Site. Concentrations of other wells have been significantly lower.
- ▶ Total petroleum hydrocarbons as diesel (TPHd) was analyzed by Versar in all wells during the April and May 1999 monitoring event, as described in Versar's *Monitoring Well Installation and Groundwater Monitoring Report*, dated June 30, 1999. During that event, TPHd was only detected in well MW-3, at a low concentration of 540 micrograms per liter (ug/l). Additional TPHd analyses were performed by Versar in July 1999, as described in Versar's report titled *Groundwater Monitoring Report*, dated October 18, 1999. The July 1999 results identified

Ala4500.wpd/4422-001

• SACRAMENTO OFFICE •

7844 MADISON AVENUE, SUITE 167 • FAIR OAKS, CALIFORNIA 95628 • TELEPHONE: (916) 962-1612 FAX: (916) 962-2678

Mr. Amir Gholami

April 5, 2000

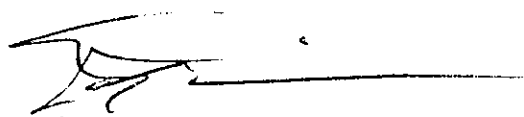
Page 2 of 2

TPHd at a concentration of 1,700 ug/l in well MW-1, however, the laboratory indicated that the TPHd detected appeared on the chromatogram to be predominantly gasoline. TPHd was not detected in any other wells during the July 1999 sampling event. Based on these results, Versar requested discontinuation of TPHd analysis. A response to this request was not received in time for the October 1999 sampling event. TPHd was, however, analyzed during the January 2000 monitoring event, as described in Versar's *Groundwater Monitoring Report, January 2000*, dated March 21, 2000. The results from January 2000 did not detect TPHd above the laboratory reporting limit. The March 21, 2000 report again requested discontinuation of the TPHd analysis. Your timely concurrence with this request would be appreciated.

- ▶ Fuel oxygenates by EPA Method 8260 were performed at the request of your agency during the July 1999 monitoring event (Versar report dated October 18, 1999). The results identified low levels of MTBE, with a maximum concentration of 11 ug/l. Based on these results, your agency indicated no further analysis of fuel oxygenates would be required, as specified in paragraph one of your October 29, 1999 letter.
- ▶ Groundwater flow gradient during the four quarterly monitoring episodes performed by Versar has ranged from east to south, with a predominant southeast trend. The gradient is extremely flat which has limited off-site migration of petroleum constituents.

We look forward to your comments on the Risk-Based Corrective Action (RBCA) analysis. We encourage your review of previous environmental documents prepared for the Site. If you have any questions, please feel free to call me at (916) 863-9325, or Mr. Schovanec at the number provided previously.

Sincerely,
Versar, Inc.



Scott Allin, R.E.A.
Senior Program Manager

cc: Mr. John Schovanec



APRIL 10 DID NOT RECEIVE

April 5, 2000

357°

Mr. Amir K. Gholami, REHS
 Hazardous Materials Specialist
 Alameda County Health Care Services
 1131 Harbor Bay Parkway
 Alameda, California 94502-6577

Re: 2585 Nicholson Street in San Leandro, California

Dear Mr. Gholami:

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 4820 Irvine Boulevard
 Irvine, California 92620
 (714) 734-2068 (telephone)
 (714) 734-2086 (fax)

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• SACRAMENTO OFFICE •

7844 MADISON AVENUE, SUITE 167 • FAIR OAKS, CALIFORNIA 95628 • TELEPHONE: (916) 982-1612 FAX: (916) 962-2678

Versar INC.

mw TPHd SemiAnnual

Mr. Amir Gholami
April 5, 2000
Page 2 of 2

1700

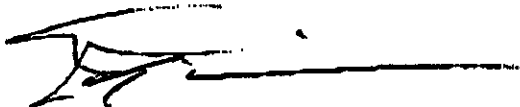
*mw
TPHD
2/12*

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Sincerely,
Versar, Inc.



Scott Allin, R.E.A.
Senior Program Manager

cc: Mr. John Schovanec



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

Stid 3570

March 28, 2000

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
San Leandro, CA 94577

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street Pleasant Hill
CA 94523-4811

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

Dear Messrs. Eckstein and Birch:

I would like to inform you that I have been recently assigned to oversee the clean up process at the above reference site. I made site visit and reviewed the property with the president of the existing company, Mr. R. Vijay, who is leasing the referenced property. I have also reviewed the latest quarterly groundwater monitoring analysis dated January 6th, 2000 prepared by Mr. Tim Berger of Versar Inc.

I would like to make the following comments regarding this report:

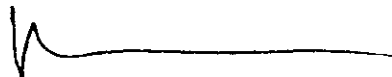
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I will have to get back with you regarding the Risk-Based Corrective Action (RBCA) analysis prepared by Mr. Tim Berger of Versar Inc.

I concur with the work proposed for the next quarter as indicated in the above report dated January 6th, 2000 by Mr. Tim Berger of Versar Inc.

If you have any questions, please call me at (510) 567-6876.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
Files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION

1131 Harbor Bay Parkway

Alameda, CA 94502-6577

(510) 567-6700

(510) 337-9432

Stid 3570

February 9, 2000

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
Pleasant Hill, CA 94523-4811

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street
San Leandro, CA 94577

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Messrs. Eckstein and Birch:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

LANDOWNER NOTIFICATION

Re: 2585 Nicholson St. San Leandro

February 9, 2000

Page 2 of 2

In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,



Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

Stid 3570

February 9, 2000

Mr. Robert Eckstein
Sketchley Trust
300 Ellinwood Way #260
Pleasant Hill, CA 94523-4811

Mr. Steven Birch
Rodding Cleaning Service
2585 Nicholson Street
San Leandro, CA 94577

Re: Property at 2585 Nicholson St. San Leandro, CA 94577

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

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LANDOWNER NOTIFICATION

Re: 2585 Nicholson St. San Leandro

February 9, 2000

Page 2 of 2

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Please call me at (510) 567-6876 if you have any questions about the content of this letter.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist

cc: Chuck Headlee, RWQCB

Attachments: Sample letter 2 and Sample letter 3, which must be filled out by the Responsible Party and mailed to Alameda County.

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**"List of Landowners" form
(Sample Letter 2)**

SUBJECT: CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR (Site
name and address)
(to be filled in by the primary responsible party and mailed to
Alameda County)

(Note: Fill out item 1 if there are multiple site landowners. If
you are the sole site landowner, skip item 1 and fill out item 2)

1. In accordance with section 25297.15(a) of Chapter 6.7 of
the Health & Safety Code, I, (name of primary responsible
party), certify that the following is a complete list of
current record fee title owners and their mailing addresses
for the above site:

2. In accordance with section 25297.15(a) of Chapter 6.7 of
the Health & Safety Code, I, (name of primary responsible
party), certify that I am the sole landowner for the above
site.

Sincerely,

Signature of primary responsible party

Name of primary responsible party

Alameda County Health care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

**"Notice of Proposed Action" form
(Sample Letter 3)**

**SUBJECT: NOTICE OF PROPOSED ACTION SUBMITTED TO LOCAL AGENCY FOR
(site name and address)
(to be filled in by the primary responsible party and mailed to
Alameda county)**

In accordance with section 25297,15(a) of Chapter 6.7 of the
Health & Safety Code, I, (name of primary responsible party),
certify that I have notified all responsible landowners of the
enclosed proposed action. Check space for applicable proposed
action(s):

- cleanup proposal (corrective action plan)
- site closure proposal
- local agency intention to make a determination that no
further action is required
- local agency intention to issue a closure letter

Sincerely,

Signature of primary responsible party

Name of primary responsible party

cc: Names and addresses of all record fee title owners

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700.

October 29, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID: 3570

Re: Investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed the October 18, 1999 Groundwater Monitoring Report, prepared by Versar Inc. (Versar) for the above site. Based on the fact that the identified levels of Methyl Tertiary Butyl Ether (MTBE) were below the 200 parts per billion (ppb) threshold value currently being employed by the San Francisco Bay-Regional Water Quality Control Board (RWQCB), no further analysis for MTBE or the other fuel oxygenates will be required in future groundwater monitoring events. Additionally, since the level of naphthalene, which is one of the more toxic Semi-Volatile Organic Compounds (SVOCs), was below the tap water threshold value given in Region IX Environmental Protection Agency's Preliminary Remediation Goals, no further groundwater monitoring for SVOCs will be required at the site. Due to the Non Detect results of the TPH-mo, analysis for this constituent may also be discontinued.

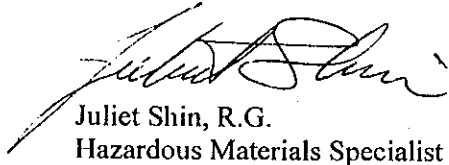
According to Figure 2 in Versar's June 30, 1999, storm sewer lines, as well as gas and electrical lines, were identified in and around the site. Based on this information and the shallow groundwater at the site, this office requested in a July 14, 1999 letter that you submit information on the depths of the utility line trenches to try and determine whether they could be intercepting and locally redirecting the migration of the contaminant plume. However, Versar did not even address the storm sewer lines in the October 18, 1999 report, and only speculated that the electrical and gas trenches were located above the water table. Per Section 2725, Chapter 16, Division 3, Title 23 California Code of Regulations, this office is requiring that information on the depths of all three of these utility line trenches be submitted with the next report. If you and Versar are going to make the argument that these utility line trenches are not influencing the direction of the contaminant plume, your argument must be supported by solid documentation.

Quarterly groundwater must continue at the site. The next monitoring event is due to take place in October 1999. Groundwater samples should be analyzed for TPHg, TPHd, and BTEX.

Mr. John Schovanec
Re: 2585 Nicholson Ave.
October 29, 1999
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7671		# of pages > 2
To Scott Allin	From Juliet Skir	
Co. Versar	Co. Alameda County	
Dept.	Phone # 510-567-6763	
Fax # 916-962-2678	Fax # 510-337-9335	

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700

October 29, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID: 3570

Re: Investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed the October 18, 1999 Groundwater Monitoring Report, prepared by Versar Inc. (Versar) for the above site. Based on the fact that the identified levels of Methyl Tertiary Butyl Ether (MTBE) were below the 200 parts per billion (ppb) threshold value currently being employed by the San Francisco Bay-Regional Water Quality Control Board (RWQCB), no further analysis for MTBE or the other fuel oxygenates will be required in future groundwater monitoring events. Additionally, since the level of naphthalene, which is one of the more toxic Semi-Volatile Organic Compounds (SVOCs), was below the tap water threshold value given in Region IX Environmental Protection Agency's Preliminary Remediation Goals, no further groundwater monitoring for SVOCs will be required at the site. Due to the Non Detect results of the TPH-mo, analysis for this constituent may also be discontinued.

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

July 14, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID: 3570

Re: Groundwater monitoring at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed Versar's Monitoring Well Installation and Groundwater Monitoring Report, dated June 30, 1999, for the above site. This office is in agreement with Versar's recommendations to analyze Wells MW-1, MW-3, MW-4, and MW-5 for MTBE and the other fuel oxygenates using Method 8260 and analyze Wells MW-1 and MW-3 for SVOCs using Method 8270 in the next quarterly sampling event. Quarterly groundwater monitoring of all five monitoring wells, MW-1 through MW-5, shall continue in order to assess any seasonal fluctuations, confirm the accuracy of the initial sample results, and to assist this office in estimating the stability of the contaminant plume.

Although the contaminant concentrations identified in the newly installed monitoring wells were low to NonDetect, it is still necessary to confirm that there are no domestic/industrial/irrigation wells within 200 feet of the site that could eventually be impacted or influence the migration of the contaminant plume. Therefore, the well survey that was requested in the County's November 17, 1998, January 04, 1999, and February 01, 1999 letters still needs to be implemented.

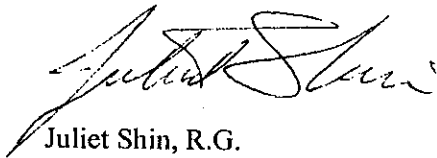
Lastly, Figure 2 of Versar's June 30, 1999 report identified the locations of storm sewer, electric, and natural gas utility lines in close proximity to the site, yet there was no information provided about the depths of these lines. This information is necessary to determine whether these lines could be intercepting portions of the contaminant plume. Please provide this information in the next quarterly groundwater monitoring report.

Per Versar's report, the next quarterly groundwater sampling event will take place in July 1999. A report documenting the results of this sampling event will be due to our office by September 1999.

Mr. John Schovanec
Re: 2585 Nicholson Ave.
July 14, 1999
Page 2 of 2

Thank you for your cooperation. If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin, R.G.
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th Street
San Leandro, CA 94577

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ALAMEDA COUNTY
 HEALTH CARE SERVICES

AGENCY
 DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To Scott Allin	From Juliet Shin	
Cn. Versar	Cn. Alameda County	
Dept.	Phone # 510-567-6763	
Fax # 916-962-2678	Fax # 510-337-9335	

ENVIRONMENTAL HEALTH SERVICES
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577
 (510) 567-6700
 (510) 337-9335 (FAX)

July 14, 1999

Mr. John Schovanec
 Bank of America Environmental Services
 4000 MacArthur Blvd., Ste 1000
 Newport Beach, CA 92660

STID: 3570

Re: Groundwater monitoring at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed Versar's Monitoring Well Installation and Groundwater Monitoring Report, dated June 30, 1999, for the above site. This office is in agreement with Versar's recommendations to analyze Wells MW-1, MW-3, MW-4, and MW-5 for MTBE and the other fuel oxygenates using Method 8260 and analyze Wells MW-1 and MW-3 for SVOCs using Method 8270 in the next quarterly sampling event. Quarterly groundwater monitoring of all five monitoring wells, MW-1 through MW-5, shall continue in order to assess any seasonal fluctuations, confirm the accuracy of the initial sample results, and to assist this office in estimating the stability of the contaminant plume.

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

February 01, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID 3570

Re: Addendum to workplan for investigations at 2585 Nicholson Street, San Leandro, CA.

Dear Mr. Schovanec,

Per our conference call today, the following is a summary of our conclusions on the issues outlined in Alameda County's January 4, 1999 letter to your office:

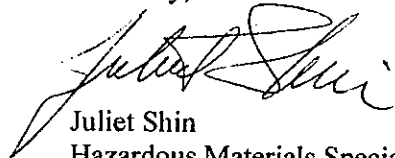
- It was decided that the locations of the four proposed wells, MW-2, MW-3, MW4, and MW-5 are acceptable for the purposes of delineating the extent of the observed contaminant plume. However, as we discussed, additional sampling locations within the plume **may** be required in the future for risk assessment purposes.
- In response to concerns about utility line trenches potentially diverting the plume, it was determined that a preliminary survey for utility lines would be conducted on site as part of the well installation work. If utility lines are located that may be diverting the plume, additional plan reviews will be conducted to collect information on the depth, diameter, backfill materials, slope, etc. of these utility lines.
- The comparison of non-purge and purge data stipulated in RWQCB's guidelines is requested by RWQCB to obtain the most accurate and conservative data for site assessments. Per our conference call, you requested a copy of these guidelines for your review and deliberation. Your consultant, Scott Allin, also stated that he will be discussing these requirements further with Chuck Headlee, RWQCB, before coming to any final conclusions about the need to implement this work.
- Scott Allin has contacted a certified laboratory that can conduct analysis using lower detection limits, as requested by this office.
- The requested well survey will be conducted after this phase of well installation work.

Per our discussions, the workplan will be implemented after obtaining access agreements for well installation from the neighboring sites. Please notify this office at least one week in advance of field work.

Mr. John Schovanec
Re: 2585 Nicholson St.
February 01, 1999
Page 2 of 2

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

ATTACHMENT

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, CA 95628

Mike Bakaldin
City of San Leandro
835 East 14th St.
San Leandro, CA 94577

Files-JMS

Alameda County Environmental Health

1131 Harbor Bay Pkwy., #250
Alameda CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

TO: Scott Allin, Fax: 916 962-2678

FROM: Juliet Shin

DATE: 02/01/99

Total number of pages including cover sheet 5

-NOTES- Scott, here is a copy of my letter
+ RWQCB guidelines. Please forward to
John Schovanec. The original is in the mail
to Mr. Schovanec and you. Thx.

Juliet Shin

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
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Alameda County Environmental Health

1131 Harbor Bay Pkwy., #250
 Alameda CA 94502-6577
 Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

TO: Scott Allin, Fax: 916 962-2678
 FROM: Juliet Shin
 DATE: 02/01/99

Total number of pages including cover sheet 5

-NOTES- Scott, here is a copy of my letter
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John Schovanec. The original is in the mail
to Mr. Schovanec and ...

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

January 4, 1999

Mr. John Schovanec
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID: 3570

Re: Addendum to workplan for investigations at 2585 Nicholson Street, San Leandro, CA

Dear Mr. Schovanec,

This office has reviewed Versar Inc.'s (Versar) December 23, 1998 Addendum to the November 4, 1998 workplan. The addendum to the workplan is acceptable with the following changes:

- ^ • Although Versar states that underground utilities to the northeast of the site are inhibiting the installation of a monitoring well in that direction, it is unclear to this office how McLaren Hart consultants managed to drill boring M-1 in this location during their investigations at the site in 1997. Please provide more detailed information as to why a well cannot be placed in proximity to former boring M-1. Additionally, the proposed location of Well MW-5 must be relocated in closer proximity to former boring M-5.
- x • Due to shallow groundwater at the site (~6-feet bgs) and Versar's reference to nearby utility lines, this office is requiring that research be conducted to determine whether the utility line trenches could be intercepting the contaminant plume. Information must be gathered on the utility line locations, depths of the utility lines, diameter of the utility lines, backfill trench material, and slope. Additionally, information must be submitted on whether the drainage ditch to the northeast of the site may be influencing the migration of the plume. The above research may be conducted in conjunction with the proposed well installations, and the results of this investigation submitted with the report documenting the well installations.
- Based on The Western States Petroleum Association's 1996 Study on Groundwater Purging of Monitoring Wells, the San Francisco Bay Regional Water Quality Control Board came out with guidance documents on the purging of wells, dated January 31, 1997. Per these guidelines, "For new wells or wells brought into monitoring for the first time, the first round of groundwater sampling performed at a site shall be with both non-purged and purged samples. The purging and the sampling method used shall be documented. This shall include the rate of purge and sampling details. For these wells, we require measurements of dissolved oxygen, specific conductance, pH, and temperature whether purged or not purged." This data shall be included in the final report. Based on our comparisons of the non-purge and purge samples, it will be decided

Mr. John Schovanec
Re: 2585 Nicholson St.
January 4, 1999
Page 2 of 2

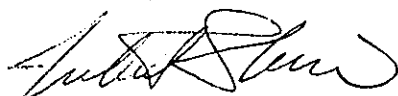
whether future quarterly groundwater samples will involve purging of the monitoring wells. If it is determined that no purging is required, it will be to Bank of America's benefit, since it will eliminate the costs for the disposal of purge water.

- In reference to item 3) in Versar's Addendum, it is known to this office that labs have been able to lower detection limits in cases of matrix interferences if they are notified in advance of the analysis. Please contact this office in advance of the analysis if you cannot find a lab which can accommodate these needs.
- In reference to item 5) in Versar's Addendum, the well survey for wells within 300 feet of the site must be conducted immediately after the completion of the well installation work. The need for a risk assessment will be evaluated on the basis of the results of the proposed groundwater sampling and the current land uses of the site and adjacent properties. A description of the land uses will need to be submitted in the final report.

Please provide additional information as to why wells cannot be placed in the locations of former borings M-1 and M-5. After determining the final placement of proposed Wells MW-2 and MW-5, the workplan shall be implemented with consideration of all the above requirements. Work shall commence within 60 days after the County's acceptance of the final workplan. A report documenting the work shall be submitted to this office within 45 days after completing field activities. Any requests for extensions of the stated deadlines, or modifications of the required tasks, must be put in writing and approved by either this agency or RWQCB.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Cc: Scott Allin
Versar, Inc.
7844 Madison Avenue, Ste 167
Fair Oaks, California 95628

Mike Bakaldin
City of San Leandro
835 East 14th St.
San Leandro, CA 94577

Files-JMS

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

November 17, 1998

Ms. Donna DiRocco
Bank of America Environmental Services
4000 MacArthur Blvd., Ste 1000
Newport Beach, CA 92660

STID 3570

Re: Workplan for investigations at 2585 Nicholson Street, San Leandro, CA

Dear Ms. DiRocco,

This office has reviewed Versar Inc.'s workplan, dated November 4, 1998, addressing additional investigations at the above site. Versar has proposed that two groundwater monitoring wells be installed off site to the southwest, which is the presumed downgradient direction. Based on the results of McLaren/Harts' hydropunch investigations at the site in July 1997 and March 1998, this office feels that only one additional groundwater monitoring well may be necessary in this location. Preferably this well should be placed in proximity to former hydropunch M-5. Additionally, based on the elevated concentrations observed in the on-site hydropunches M-1 through M-4, and the requirements of Article 11, Title 23 California Code of Regulations (CCR), three additional groundwater monitoring wells shall be installed on site in proximity to hydropunches M-1, M-4, and between M-2 and M14, in order to adequately delineate the cross-gradient and upgradient extent of the observed contaminant plume.

The groundwater monitoring wells shall be screened roughly 5-feet above the seasonal high groundwater level and 10-feet below this level, similar to the construction of the existing on-site well MW-1. Per Article 11, Title 23 CCR, you are required to wait a minimum of 72 hours after installing the wells before developing them. Additionally, you are required to wait a minimum of 48 hours after developing these wells before purging and sampling them. These wells shall be surveyed to Mean Sea Level (MSL). If the existing well MW-1 has not yet been surveyed to MSL, then this well shall also be surveyed along with the newly installed wells.

Although the McLaren/Hart Soil and Groundwater report, dated May 1, 1998, states that the previously detected Total Petroleum Hydrocarbons as Diesel (TPHD) and TPH as Motor Oil (TPHM) concentrations in groundwater were resulting from off site because these constituents were not detected in on-site borings M-1 through M-5, this office is not yet convinced. The detection limits used for the TPHD and TPHM analyses for these sample locations were unacceptably high, up to 70,000 parts per billion (ppb), and any existing diesel or motor oil concentrations on site could have easily been missed. Additionally, the TPHD and TPHM contaminants could easily be associated with releases from the site's two former underground storage tanks, which contained waste oil and diesel.

Donna Di Rocco
Re: 2585 Nicholson St.
November 17, 1998
Page 2 of 2

Therefore, this office is requiring that future groundwater samples be analyzed for TPHD and TPHM, in addition to TPH as Gasoline (TPHG) and benzene, toluene, ethylbenzene, and total xylenes. Additionally, per the Regional Water Quality Control Board's (RWQCB) guidelines, you are required to analyze the groundwater samples for the following oxygenates and lead scavengers using Methods 8240 or 8260 and Method 8010: Methyl Tertiary Butyl Ether (MTBE); Tertiary Amyl Methyl Ether (TAME); Diisopropyl Ether (DIPE); Ethyl Tertiary Butyl Ether (ETBE); Tertiary Butyl Alcohol (TBA); Ethylene Dibromide (EDB); and Ethylene Dichloride (EDC). Furthermore, past soil and groundwater samples were not analyzed for Semi-Volatile Organic Compounds (SVOCs), which are common constituents in both waste oil and diesel. Therefore, future groundwater samples must also be analyzed for SVOCs using Method 8270.

Observed concentrations of benzene in soil and groundwater have exceeded the human-health protective threshold values for commercial uses given in the Tier 1 Table of the American Society for Testing and Materials' Risk Based Corrective Action guidelines (ASTM RBCA). Therefore, per the RWQCB's guidelines, the workplan shall include proposals for preparing a site-specific risk assessment to determine whether there are any on-going impacts to human health both on site and on adjacent sites.

The workplan shall also include a proposal to conduct a well survey within 300 feet of the site, in order to locate any wells that may be impacted by or influencing the contaminant plume.

An addendum to Versar's workplan addressing the above additional work shall be submitted to this office for our review within 30 days of the date of this letter, i.e., by December 15, 1998.

If you have any questions or comments, please contact me at (510) 567-6763.

Sincerely,


Juliet Shin
Hazardous Materials Specialist

Cc: Scott Allin, Versar Inc.,
7844 Madison Avenue, Ste 167,
Fair Oaks, California 95628

COM No.	REMOTE STATION
654	91696226

Alameda County Superior Court

1131 Harbor Bay Pkwy., #250
 Alameda CA 94502-6577
 Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

TO:

Scott Allin, (916) 962-2678

FROM:

Juliet Shin

DATE:

11/17/98

Total number of pages including cover sheet

3

NOTES-

Scott, here are my comments on the work plan. The original is in the mail. Let me know if you have any questions. Al...

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



August 12, 1998

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

STID #3570

Mr. John A. Schovanic
Bank of America Environmental Services
4000 MacArthur Blvd., Suite 1000,
Newport Beach, CA 92660

Subject: Rodding-Cleaning Services, 2585 Nicholson St., San Leandro, CA 94577

Dear Mr. Schovanic:

This office has received the "Soil and Groundwater Characterization..." dated May 1, 1998, and submitted by McLaren Hart, your consultants of record. Thank you for the prompt submission of the document.

Upon review of the work as submitted, this office concurs with the recommendations articulated by McLaren/Hart in their "conclusions", on page 3-1. In order to define the contamination migrating off-site, the consultants have suggested that an additional two monitoring wells be installed. This would help define the hydraulic gradient.

Please direct your consultants to submit a work-plan indicating specifically where the monitoring wells are to be installed. The plan should be submitted within 45 days. If you have any questions, please do not hesitate to call this office, the telephone number is (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist,

C: Scott Allin, McLaren/Hart, Environmental Engineering Corp.,

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



February 4, 1998

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

STID#3570

Ms. Donna DiRocco
Bank of America Environmental Services
4000 MacArthur Blvd., Suite 1000,
Newport Beach, CA 92660

**Subject: Rodding and Cleaning Services, 2585 Nicholson St.,
San Leandro, CA 94577**

Dear Ms. Di Rocco:

This office has received the "Work Plan for Additional Groundwater Characterization", dated December 18, 1997, and submitted by McLaren Hart, you consultant of record. Thank you for the submitting the document in a timely manner.

Upon review of the plan, this office concurs with the contemplated scope of activities. The work will include the determination of groundwater flow. Please commence work at the site as soon as possible. You should contact this office at least forty-eight (48) hours prior to undertaking any work on site.

If you have any questions, please contact this office at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS, REA
Hazardous Materials Specialist

c: Scott Allin, McLaren & Hart, Environmental Engineering Corp.



Bank of America

October 24, 1997

Environmental Services 24122

SENT VIA FACSIMILE & CERTIFIED MAIL

Mr. Brian Oliva
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Rc: Extension Request
Rodding-Cleaning Services
2585 Nicholson Street
San Leandro, CA 94577
ES #305582

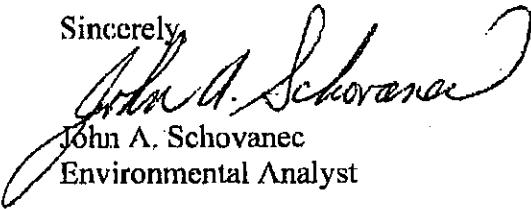
Dear Mr. Oliva:

This letter is to confirm your approval of the two week extension to the October 20, 1997 deadline referenced in your October 7, 1997 letter.

As discussed during our recent telephone conversation on October 17, 1997, we are currently in the process of evaluating next-step options and will keep you informed of any environmental activities planned for the site.

If you have any questions or comments regarding this letter please feel free to give me a call at (714) 260-5812.

Sincerely,



John A. Schovanec
Environmental Analyst

CC: Joan Uhler, #19991

Trust.5582BO.L1.doc

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



October 7, 1997

STID# 3570

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Ms. Donna DiRocco
Bank of America Environmental Services
4000 MacArthur Blvd., Suite 100,
Newport Beach, CA 92660

**Subject: Rodding-Cleaning Services, 2585 Nicholson St., San
Leandro, CA 94577**

Dear Ms. DiRocco:

This office has received and reviewed the "Status Report", dated September 17, 1997, submitted by your office. Thank you for the prompt attention addressing the site.

Upon review, this office concurs with the proposal to undertake additional site assessment activities. However, I am concerned about the methods that will be employed to do so. Please submit a work plan that encompasses the following:

- 1) The specific area from which the "grab" groundwater samples be obtained.
- 2) The hydraulic gradient has not been ascertained. It will be necessary to, in a more reliable method, do so. This would most likely come from the installation of two more permanent wells.

We concur with your plan to investigate the potential "off site" contamination possibilities, and the future submission of a comprehensive investigation report. Please respond to this office by October 20, 1997 concerning the questions raised. If you have any other questions this office may be contacted at (510) 567-6737.

Sincerely,

Brian P. Oliva, REHS REA,
Hazardous Materials Specialist

c: Mike Bakaldin, City of San Leandro,
Steve Birch 2585 Nicholson St., San Leandro, CA 94577
files

StId #3570 - Rodding-Cleaning Service
2585 Nicholson St
San Leandro CA 94577

Notes to File - ALL

June 20, 1997

Brief review of case file and workplan dated 9/20/96. Purpose of 9/96 proposed w/p is to define the horizontal extent of residual soil and groundwater contamination. GW at this site ~ 6' bgs.

Returned Scott Allen's call with MacLaren Hart. They have already implemented the 9/20/96 workplan, including the installation of an additional upgradient boring per the County's request (see Dale K's letter dated 9/25/95). He said he does not believe they have yet found the "zero" line of the plume. He wanted to know if it was necessary to complete the analyses on the soil samples collected from each boring.

We decided the soil samples should be analyzed for two reasons: 1) this data will be useful to complete an off-site risk assessment should the need arise and 2) soil results can help confirm results of "grab" groundwater samples. He also confirmed they will be analyzing groundwater for MtBE.

We discussed the need to collect soil type parameters for completing a risk assessment (i.e. analyzing a background sample for foc, moisture content, porosity, and bulk density). He said he may defer these analyses to future investigation when they install add'l monitoring wells since he's not sure they have a representative background soil sample.

3570 Hageman-Aguiar Gary Aguiar 510.284.1661 FX.1664
Rodding Cleaning Service, 2585 Nicholson Street, SL 94577

7/18/95 Two tanks were removed in 1991, and groundwater was encountered at approximately 6' bgs. Significant petroleum concentrations including free product were encountered at 6' bgs. Hydrocarbon concentrations are centered around the locations of the former underground storage tanks, and that the concentrations have "spread out" toward the south, consistent with the mechanism of longitudinal dispersion in the direction of the shallow groundwater flow. Analytical data indicates a well-defined plume of petroleum concentrations migrating to the south, either floating on top of, or dissolve within the shallow groundwater. Free product migration can be expected to occur within the capillary fringe above the shallow water table. Two inches of free product were encountered during well sampling procedures performed on 4/20/95. In addition, significant benzene concentrations are associated with this site.

Recommendations: Installation of a petroleum recovery unit to capture significant free product in MW-1. In addition, extent of contamination has yet to be defined, since this is a rather large plume and contamination is present wherever sampling was performed. Perform soil-gas vapor surveys to determine correct location of borings/monitoring wells.

8/3/95 Review file and November 7, 1994 HAI proposal for subsequent phase of soil and water investigations (SWI). Draft letter requesting that MW-1 be fitted with an EZY* skimmer or equivalent to capture free product. Called the offices of HAI requesting revised work plan to include free product recovery. In addition, this workplan is to use soil-vapor survey techniques to determine correct locations for proposed monitoring wells.

9/26/95 Review HAI workplan for SWI-dated September 20, 1995. HAI proposes the collection of soil and shallow groundwater samples from five (5) Geoprobe* locations down-gradient of the previous USTs location.

Comments: There is a need for an additional Geoprobe sampling location up-gradient of the former UST excavation. Work plan does not address free product recovery in well MW-1.

Review HAI "Groundwater Sampling Report"-dated September 19, 1995 (sampled September 5, 1995). **1.25" of free product was measured in well MW-1.** This free product remains to be a priority. Results of laboratory analysis for groundwater sample collected from MW-1 detected TPHg-(33 ppm), TPHd-(46 ppm) and BTEX at 140 ppb, 270 ppb, 260 ppb and 1100 ppb, respectively. Stoddard solvent was also present in the groundwater sample at a concentration of 4900 ppb. Will draft letter again requesting free product (FP) removal in well MW-1. Received call from Larry Hobel, Attorney-at-law, legal counsel for Rodding-Cleaning, phone number (415)772-6348. Lengthy conversation with him

concerning future investigations needed in order to request closure from the SWRQB. Informed him that after the hydropunch sampling and analysis, a minimum of three wells will be needed for site monitoring. Informed Mr. Hobel that a realistic time frame for evaluating closure status would be in a best-case scenario of 18 months. This would allow six months for placement of wells and an additional minimum of four quarters (1 year) of monitoring to get to the point where a enough sampling data would be gathered to determine if an additional work would be needed. I told him that after the first two or three sampling events the situation would be re-evaluated with respect to how the free product recovery was affecting the down-gradient contamination. This data would give us a reasonal assumption as to how well the source (especially free product) was being remediated. I also told him that it was in the best interests of his client to install the passive skimming system ASAP, since monitoring has been ineffective.

- 9/27/95 Prepare final draft of letter requesting FP removal for peer review. Sent letter.
- 11/14/95 Review HAI letter-dated November 6, 1995. Received response to my September 27, 1995 letter requesting free product recovery in well MW-1. HAI had a technician bail approximately 1.5 gallons of free product from well MW-1. Absorbent socks were then installed to further mitigate environmental conditions and free product within the well. Only a light sheen remains after the initial bailing and no additional free product has entered the well as of the date of the letter (11/6/95). They will continue to monitor the situation, but obviously do not feel that a passive skimmer needs to be installed. They will report the progress of the free product removal in their quarterly monitoring reports. Call from Brian Griffith with Heller, Ehrman, White and McAuliffe, who are attorneys for the Bank of America request to be copied with any ACHCSA documents. Their address is 333 Bush Street, San Francisco, CA 94104.
- 1/19/96 Call from Donna DiRocco of Bank Of America Environmental Services (714)260-5810, Fax 260-5803. She stated that the tenant (Rodding Cleaning Services) has vacated the site and that she feels they will no longer follow through with the cleanup of the site. She requested a copy of the approved work plan which was dated September 20, 1995 and which I approved 9/26/95. They will be the ones which we continue to follow through with the remediation. Her address is B of A Environmental Services, Unit #24122, 4000 MacArthur Blvd., Suite 100, Newport Beach, CA 92660. Copied document and sent to Donna DiRocco.
- 5/14/96 Calls from/to Ms. DiRocco. Left message.
- 5/20/96 Voice mail from Ms. DiRocco on Friday. She has given her recommendation for a consultant to prepare the work plan to the B of A Trust for approval. She is waiting back for B of A approval.
- 1/10/97 Call to/from Donna DiRocco of Bank of America. McLaren Hart is new consultant. Final draft of NOV letter sent after BC review.

1/22/97

Received letter from Bank of America (Donna DiRocco) dated 1/15/97.

1/27/97

Reviewed letter from Madden, Jones, Cole & Johnson, Attorneys at Law, dated 1/22/97. They would like to be copied on any correspondence with ALCODEH. Contact is Montgomery Cole, c/o Madden, Jones, Cole & Johnson, 111 West Ocean Boulevard, Suite 1300, P.O. Box 2210, Long Beach, CA 90801-2210.



Bank of America

ENVIRONMENTAL
PROTECTION
97 SEP 23 AM 10:55

Environmental Services 24122

September 17, 1997

Mr. Brian Oliva
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Status Report
Rodding-Cleaning Services, 2585 Nicholson St., San Leandro, CA
STID #3570

Dear Mr. Oliva:

This letter presents the status of soil and groundwater sampling at the above referenced property and proposed additional activities for the site. The sampling activities discussed herein were completed in accordance with the scope of work described in the document "Revised Proposed Workplan for Soil and Water Investigation", dated September 20, 1995, and approved by your agency.

Implementation of the workplan was delayed due to the requirement to obtain site access to the adjacent property. Upon finalization of the site access agreement with the adjacent property owner and their tenant, soil and groundwater sampling was conducted on June 19 and 20, 1997. Figure 1 presents the boring locations. Analytical results from the soil and groundwater samples are presented in Table 1.

First groundwater was encountered beneath the site at approximately 7.0 feet below ground surface. Results of the potentiometric surface elevation measurements from the temporary well points was inconclusive in providing a groundwater flow direction. It is suspected that the fine grained lithologic material and low groundwater yield encountered in the boreholes resulted in incomplete hydraulic communication within the temporary well points. However, chemical data suggests the groundwater flow direction is to the south or southeast.

Soil and groundwater analytical results from the Phase II subsurface investigation provide characterization of contaminant extent to the west and south by borings M-6 through M-8. However, data collected to date does not provide complete definition to the east or north of the site. Additionally, results from suspected upgradient boring location M-1 indicate the possible presence of an offsite source.

Mr. Brian Oliva
STID #3570
September 17, 1997
Page 2

Based upon the subsurface investigation results, Bank of America proposes the following additional assessment activities for the site:

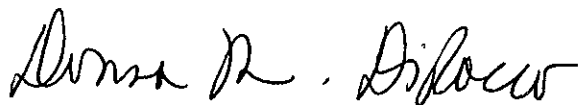
- To assess the potential for a release on an adjacent property to have resulted in the elevated concentration of contaminants reported in samples collected from Boring M-1 (the suspected upgradient sampling location), an agency file search will be conducted. In addition, the files research will be used to determine if groundwater flow direction data has been collected near the site; and
- Collect up to four additional grab groundwater samples northeast and east of the site to define contaminant extent in groundwater. Actual sampling locations will be determined based on the results of adjacent property research described above.

Data from the recent subsurface investigation, along with the additional activities described above will be presented in a comprehensive investigation report following completion of the characterization activities.

If you have any questions or comments regarding the data summarized herein or our proposed additional activities, please contact me at (714) 260-5810.

Thank you for your time and consideration.

Very truly yours,
BANK OF AMERICA ENVIRONMENTAL SERVICES



Donna M. DiRocco
Environmental Analyst

\DMD
Enclosures

cc: Joan Uhler, BofA #19991

REPUBLIC AVENUE

NICHOLSON STREET

RODDING-CLEANING SERVICE

CROWN CORK & SEAL CO.

DRAINAGE DITCH

⊕ M-6

⊕ M-5

⊕ M-7

⊕ M-8

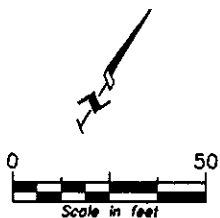
⊕ M-4

⊕ M-3

MW-1

⊕ M-2

⊕ M-1



LEGEND:

- ◆ MONITORING WELL LOCATION
MW-1
- ⊕ GEOPROBE BORING LOCATION
M-2



PHASE II SUBSURFACE INVESTIGATION

RODDING-CLEANING SERVICES
2585 NICHOLSON STREET
SAN LEANDRO, CALIFORNIA

TABLE 1
SOIL AND GROUNDWATER ANALYTICAL RESULTS
RODDING-CLEANING SERVICES
2585 NICHOLSON STREET
SAN LEANDRO, CA

Boring Location: Sample Depth:	M-1		M-2		M-3		M-4		M-5		M-6		M-7		M-8		MW-1
	6	GW	5	GW	5	GW	5	GW	5	GW	5	GW	5	GW	5	GW	GW
<i>TPH (mg/kg or mg/l)</i>																	
Gasoline	1100	47	330	1300	790	67	210	79	<1.0	1.5	--	<0.5	--	<0.5	<1.0	0.36	20
Motor oil	<500	<12	<1000	<22	<200	<70	<100	<2.8	1.5	<1.0	--	<2.8	--	3.4	<1.0	0.51	<0.25
<i>Purgeable Aromatics (ug/kg or ug/l)</i>																	
Benzene	4500	4800	2100	39000	1300	27000	2500	26000	<5.0	350	--	<0.5	--	<0.5	<5.0	10	1400
Toluene	45000	17000	16000	100000	23000	22000	18000	22000	<5.0	17	--	<0.5	--	<0.5	<5.0	1.8	2800
Ethylbenzene	4100	2200	7100	40000	17000	2200	6900	2000	<5.0	150	--	<0.5	--	<0.5	<5.0	1.1	530
Xylenes, Total	110000	12000	37000	200000	97000	12000	36000	11000	<10.0	37	--	<1.5	--	<1.5	<10.0	2.5	6900
MTBE	<40000	<500	<8000	14000	<8000	<1000	<8000	<1000	<80	19	--	<1.0	--	<1.0	<80	12	270

- - TPH
 - Purgeable Aromatics
 - GW
 - mg/kg
 - mg/l
 - ug/kg
 - ug/l
- Not analyzed.
 - Total petroleum hydrocarbons by Modified EPA Method 8015.
 - By EPA Method 8020.
 - Groundwater.
 - Milligrams per kilogram.
 - Milligrams per liter.
 - Micrograms per kilogram.
 - Micrograms per liter.



Bank of America

SDVD 3070

October 24, 1997

Environmental Services 24122

SENT VIA FACSIMILE & CERTIFIED MAIL

Mr. Brian Oliva
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Re: Extension Request
Rodding-Cleaning Services
2585 Nicholson Street
San Leandro, CA 94577
ES #305582

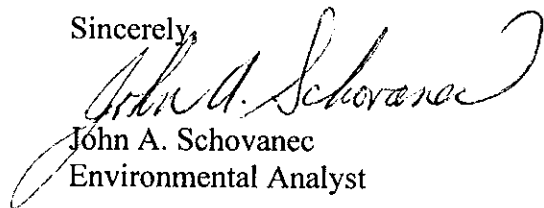
Dear Mr. Oliva:

This letter is to confirm your approval of the two week extension to the October 20, 1997 deadline referenced in your October 7, 1997 letter.

As discussed during our recent telephone conversation on October 17, 1997, we are currently in the process of evaluating next-step options and will keep you informed of any environmental activities planned for the site.

If you have any questions or comments regarding this letter please feel free to give me a call at (714) 260-5812.

Sincerely,



John A. Schovanec
Environmental Analyst

CC: Joan Uhler, #19991

Trust.5582BO.L1.doc

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



April 22, 1997

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

Ms. Donna M. DiRocco
Environmental Analyst
Bank of America National
Trust and Savings Association
4000 MacArthur Blvd., Suite 100
Newport Beach, California 92660

STID # 3570

**RE: Rodding-Cleaning Services, 2585 Nicholson Street, San
Leandro, California 94577**

Dear Ms. Donna DiRocco:

I have received your correspondence dated February 24, 1997, requesting a 90 day extension to submit a report on further site investigation work on an adjacent site. Due to the circumstances presented in your letter, the additional 90 days are approved. The report is now required by June 10, 1997.

Please be advised, I am the new case worker for your site. All future correspondence should be directed to me, Kevin Tinsley.

Should you have any questions or concerns regarding your case, do not hesitate to call me at (510) 567-5731.

Sincerely,

Kevin Tinsley
Hazardous Materials Specialist

c, Thomas Peacock, Supervising Hazardous Materials Specialist
Bob Chambers, Alameda County District Attorney's Office
KT/files



Bank of America

Environmental Services 24122

STW 8570

February 24, 1997

Mr. Tom Peacock
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Rodding-Cleaning Services, 2585 Nicholson Street, San Leandro, CA

Dear Mr. Peacock:

Bank of America NT&SA serves as Trustee for the subject site and has been working with Mr. Dale Klettke, a former member of your staff, regarding site assessment activities at the subject site and the adjacent property. The subject site previously contained leaking USTs which were removed by the former site tenant (Rodding Cleaning Services) in 1991. Site assessment activities conducted by Rodding in 1992 indicated that petroleum hydrocarbon contamination from the former USTs did not appear to be limited to the subject site, and may have migrated onto the adjacent downgradient property occupied by Crown Cork & Seal (CC&S).

* Rodding vacated the property in 1995, and Bank of America as Trustee has assumed site assessment responsibilities. We have selected McLaren Hart to conduct offsite assessment activities in accordance with a workplan approved by your office. In June 1996, we prepared a request for site access and sent it to CC&S, who we believed to be the owner of the adjacent property. Several months and several telephone conversations later, CC&S informed us that they were not the property owner.

Since that time, we have determined and made contact with the property owner, Mr. Michael Parker, and on January 10, 1997, sent Mr. Parker a proposed site access agreement. According to Mr. Parker, he has marked comments on our proposed site access agreement and has forwarded it to CC&S for comments. However, CC&S has not yet responded to his request for comments.

Mr. Tom Peacock
February 24, 1997
Page 2

The Bank is anxious to proceed with the site investigation, but unfortunately has been hindered by lack of access to the adjacent property. We were hoping to proceed with the work by mid-February, in order to meet your report deadline of March 10, 1997, which was requested in your letter to Bank of America dated January 10, 1997. However, since the site access agreement has not been finalized, we are requesting an additional 90 days (until June 10, 1997) to submit a report to you. We believe that the details of the site access agreement will be worked out within the next 2-4 weeks so that we may proceed with implementation of the workplan. *

We thank you for your continued patience, and look forward to working with your office on this project. If another member of your staff has been assigned to this site, please advise as to who that person is so that we may keep that person informed of our progress. Thank you for your consideration.

Very truly yours,
BANK OF AMERICA ENVIRONMENTAL SERVICES



Donna M. DiRocco
Environmental Analyst

\DMD

cc: Harold Kleiderman, Bank of America #19991
Monika P. Lee, Heller, Ehrman, White & McAuliffe

ENVIRONMENTAL
PROTECTION

97 FEB 27 PM 2:58



Bank of America

3570

Environmental Services 24122

May 27, 1997

Mr. Kevin Tinsley
Hazardous Materials Specialist
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Rodding-Cleaning Services, 2585 Nicholson Street, San Leandro, CA
STID #3570

Dear Mr. Tinsley:

Per our telephone conversation today, Bank of America NT&SA, as Trustee for the subject site, requests an extension of the subsurface investigation report due date for the Crown Cork & Seal (CC&S) property which lies adjacent to the subject site. The reason for this request is that full execution of the site access agreement (copy attached) was delayed by CC&S. CC&S was the final party to sign the agreement, having done so on May 12, 1997. The Bank received a copy of CC&S' signature to the agreement on May 19, 1997.

Pursuant to Section 1(a) of the site access agreement, the Bank is required to notify the property owner and the tenant 15 business days in advance of conducting field work, and to provide a copy of the workplan for the soil and groundwater investigation. This workplan and notification letter (copy attached) was mailed via certified mail, return receipt requested, to the owner and the tenant on May 24, 1997.

Per the terms of the site access agreement, access is deemed to be granted unless the Bank is notified of any objections within 10 business days of receipt of the workplan by the owner and the tenant. We do not anticipate any objections to the proposed scope of work, and have tentatively scheduled the subsurface investigation to be conducted on Wednesday, June 18, 1997.

Because of the delay in receiving all required signatures to the site access agreement, as well as the advance notification requirement of the site access agreement, we will not be able to meet the June 10, 1997 deadline for submittal of the report to your

Mr. Kevin Tinsley
STID # 3570
May 27, 1997
Page 2

agency. In addition, the field work could be delayed beyond June 18, due to any unforeseen objections by either the owner or the tenant. In order to allow for the possibility of any objections by the owner or the tenant, we request an additional 90-day extension, to September 10, 1997 to submit the report to your agency. We will notify you of any changes in the proposed schedule.

We thank you for your continued patience, and look forward to working with your office on this project. Thank you for your consideration with respect to this extension request.

Very truly yours,
BANK OF AMERICA ENVIRONMENTAL SERVICES



Donna M. DiRocco
Environmental Analyst

\DMD
xtnsn.ltr

Encl.

cc w/out encl: Ms. Carolyn Lown, BofA #3017
Mr. Harold Kleiderman, BofA #19991
Mr. Scott Allen, McLaren/Hart



Bank of America

Environmental Services 24122

May 23, 1997

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Mr. Michael Parker
1700 La Vereda Rd.
Berkeley, CA 94704

Mr. Michael J. Rowley
Senior Attorney
Crown Cork & Seal Company, Inc. (CC&S)
One Crown Way
Philadelphia, PA 19154-4599

Mr. Jeffrey M. Judd, Esq.
O'Melveny & Myers LLP
Embarcadero Center West
275 Battery Street
San Francisco, CA 94111-3305

Re: Soil and Groundwater Investigation
1951 Fairway Dr., San Leandro, CA

Gentlemen:

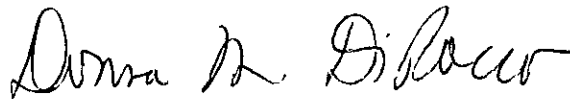
Pursuant to Section 1(a) of the Site Access Agreement and Permission to Enter Premises recently executed by Bank of America and its consultant (McLaren/Hart), CC&S (the subject site tenant), and Mr. Michael Parker, (the subject site owner), enclosed please find a copy of the workplan for the soil and groundwater investigation to be conducted at the subject site. This workplan has been approved by the Alameda County Health Care Services Agency, which is the lead agency overseeing the subsurface investigation.

Bank of America anticipates that the subsurface investigation will be conducted on approximately Wednesday, June 18, 1997. Per the terms of the Site Access Agreement, access is deemed to be granted unless the Bank is notified of any objections within 10 days of your receipt of the workplan.

Mr. Michael Parker
Mr. Michael J. Rowley
Mr. Jeffrey M. Judd, Esq.
May 23, 1997
Page 2

If you have any questions regarding the enclosed, please feel free to contact me at (714) 260-5810. Your continued cooperation is appreciated.

Very truly yours,
BANK OF AMERICA ENVIRONMENTAL SERVICES,



Donna M. DiRocco
Environmental Analyst

\DMD
wrkpln.ltr

Encl.

cc w/out encl: Mr. Kevin Tinsley, Alameda County Health Care Services Agency ✓
Ms. Carolyn Lown, BofA #3017
Mr. Harold Kleiderman, BofA #19991

SITE ACCESS AGREEMENT AND
PERMISSION TO ENTER PREMISES

ENVIRONMENTAL
PROTECTION
97 MAY 29 PM 3:12

(Between Owner, Tenant, Bank and Consultant)

This Site Access Agreement and Permission to Enter Premises is dated as of the 9TH day of APRIL, 1997 by and between Bank of America NT & SA, in its capacity as Trustee for the Sketchley Trust, ("Bank"), McLaren/Hart ("Consultant"), Fairway Properties ("Owner"), and Crown Cork and Seal ("Tenant").

1. Subject to the terms and conditions of this Agreement, Owner and Tenant hereby grant Bank and Consultant a revocable non-assignable license to enter upon the property described in the attached Exhibit A (the "Premises") for the limited purpose of observing the Premises and taking environmental samples (the "Site Work") subject to the following limitations on use:

a. Bank or Consultant shall provide Owner and Tenant with a workplan and timeline or schedule for on-site activity ("Workplan"), including the location and scheduled dates and times of all drilling or sampling work to be performed and a copy of its sampling and testing procedures, including a list of constituents to be analyzed. The Workplan shall be provided at least fifteen (15) business days in advance of any activity contemplated under this Agreement. The Owner and Tenant shall be deemed to have consented to access to perform the activity described in the Workplan unless within ten (10) business days after such Workplan is provided, either the Owner or Tenant notifies the Bank of any objections to the activities described. In the event that Owner or Tenant notifies the Bank within this ten-day period of any such objections, the parties will confer in an effort to resolve the objections; provided, however that Bank in its sole discretion may elect to withdraw its request for access rather than to modify the proposed Workplan.

b. Bank and Consultant will use all reasonable efforts not to interfere with Owner's or Tenant's use of the Premises, and will keep Owner and Tenant advised in a timely fashion of their activities and proposed activities on the Premises.

c. Bank agrees that Owner and/or Tenant shall have the right, but shall have no duty, to obtain portions of any soil or water sample obtained from, at or underneath the Premises by Bank or Consultant (the "Split Samples"), at the sole cost of Owner and/or Tenant, respectively, as applicable. In the event Owner and/or Tenant obtain Split Samples, Owner and Tenant each agrees to promptly deliver to Bank and Consultant copies of all data obtained in connection with any analysis of the Split Samples.

d. At Consultant's expense, Consultant will repair, replace, or otherwise correct any and all damages caused by Consultant to the Premises, including without limitation the backfilling and compaction of any excavations or borings made and the destruction of any monitoring wells installed, to restore the Premises to the extent reasonably practicable to the condition that existed immediately prior to commencement of the Site Work. This repair or replacement, to the extent reasonable, will be undertaken promptly after any such damages occur and will be completed in a timely fashion. Any monitoring or testing structures, including without limitation any groundwater monitoring wells, that may remain on the Property longer than sixty (60) days after installation or location, will be removed and any damages created as a result of their installation or location will be repaired, replaced or otherwise corrected within sixty (60) days after Consultant or Bank has ceased using these structures. Consultant will not leave the Premises in any other condition unless agreed upon in writing by Owner.

2. Bank shall promptly deliver to Owner and Tenant copies of all data obtained and reports prepared in connection with performance of the Site Work. Owner understands and agrees that Bank makes no warranty or representation to Owner regarding the truth, accuracy, or completeness of such information. Owner also understands that, depending upon the Site Work results, Owner may have a legal obligation to notify one or more environmental agencies of the results of the Site Work, that such reporting requirements are site-specific, and are to be evaluated by Owner without advice or assistance from Bank.

3. Bank shall and does release, indemnify, defend and hold Owner and Tenant harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses (including sums paid in settlement of claims, attorney's fees and expert fees) that at any time arise out of or relate to loss, injury, death or damages to persons or property that may be suffered or sustained at any time by Bank's or Consultant's entry and activities on the Premises in connection with any activities conducted pursuant to this Agreement (other than disruption of Owner's or Tenant's business that cannot reasonably be avoided), except to the extent the same are caused in whole or part by the Owner's or Tenant's negligent or intentional wrongful act or failure to act when there exists a duty to act.

4. Owner and Tenant will give Consultant and Bank all reasonable cooperation and assistance to carry out Consultant's testing and assessment of the Premises. Owner and Tenant shall furnish any information or documentation in Owner's or Tenant's possession or knowledge regarding the location of any subsurface structures such as pipes, tanks, cables and utilities in the area(s) identified by Bank as the area(s) from which samples are to be obtained.

5. Owner and Tenant acknowledge and agree that the investigation of the Premises undertaken pursuant to this Agreement is solely for the purpose of observing the Premises, taking environmental samples, and, if appropriate, the performance of related removal or remediation work subject to paragraph 1(a) above. Bank and Consultant owe no duty of care, other than whatever otherwise might exist under applicable law, to protect Owner, Tenant or any other party against, or inform Owner, Tenant or any other party of, any adverse condition affecting the Premises, including any negligent or defective design or construction or the presence of any hazardous or toxic substances or wastes on the Premises.

6. Consultant shall properly manage any waste generated on the Property in connection with any activities conducted pursuant to this Agreement and arrange for the timely and proper transportation of the waste off-site for storage, treatment or disposal.

7. In the event that Consultant defaults or neglects to carry out the Site Work and fails to commence and continue correction of such default or neglect, without prejudice to any other remedy it may have, Bank may make good such deficiencies and shall have access to the Premises to conduct such activities.

8. This Agreement in no way supersedes, limits or waives any of the rights or obligations of the parties under any applicable law. This Agreement does not alter, supersede, limit or waive any rights or obligations between Bank and Consultant as reflected in any separate Environmental Consulting Agreement or similar document.

9. Arbitration; Reference.

a. Any controversy or claim between or among the parties, including but not limited to those arising out of or relating to this Agreement or any agreements or instruments relating hereto or delivered in connection herewith and any claim based on or arising from an alleged tort, shall at the written request of any party be determined by arbitration. The arbitration shall be conducted in accordance with the United States Arbitration Act (Title 9, U.S. Code), notwithstanding any choice of law provision in this Agreement, and under the Commercial Rules of the American Arbitration Association ("AAA"). The arbitrator(s) shall give effect to statutes of limitation in determining any claim. Any controversy concerning whether an issue is arbitrable shall be determined by the arbitrator(s). Judgement upon the arbitration award may be entered in any court having jurisdiction. The institution and maintenance of an action for judicial relief or pursuit of a provisional or ancillary remedy shall not constitute a waiver of the right of any party, including the plaintiff, to submit the controversy or

claim to arbitration if any other party contests such action for judicial relief.

b. At the written request of any party a controversy or claim which is not submitted to arbitration as provided and limited in subparagraph (a) shall be determined by a reference in accordance with California Code of Civil Procedure Section 638 et seq. If such an election is made, the parties shall designate to the court a referee or referees selected under the auspices of the AAA in the same manner as arbitrators are selected in AAA-sponsored proceedings. The presiding referee of the panel, or the referee if there is a single referee, shall be an active attorney or retired judge. Judgment upon the award rendered by such referee or referees shall be entered in the court in which such proceedings was commenced in accordance with California Code of Civil Procedure Sections 644 and 645.

c. In the event a legal action or arbitration proceeding is commenced in connection with the enforcement of this Agreement or any instrument or agreement required under this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees (including allocated costs for in-house legal services), costs and necessary disbursements incurred in connection with such action or proceeding, as determined by the court or arbitrator.

d. Any arbitration or referral hereunder shall be decided by a single arbitrator, who shall apply California law, including, without limitation, the California Rules of Evidence and California substantive law. Parties to such a dispute shall have all rights to discovery under the California Code of Civil Procedure. An arbitration decision and/or award shall be in writing and shall be fully appealable.

10. By entering into this Agreement, neither Owner nor Tenant nor Bank is admitting any responsibility for any contamination at or on the Premises. This Agreement may not be construed or interpreted as an admission or concession of liability on the part of Owner, Tenant, or Bank.

11. Miscellaneous.

(a) This Agreement is binding upon and inures to the benefit of the parties and their respective heirs, personal representatives, successors and assigns, including any purchasers, including without limitation by foreclosure or deed in lieu of foreclosure.

(b) There are no oral agreements between the parties with respect to the subject matter of this Agreement and this Agreement supersedes any and all previous negotiations, arrangements and undertakings, oral or written, if any, between

the parties. This Agreement may not be amended or modified in any respect whatsoever except by written agreement signed by the party against whom enforcement of the amendment or modification is sought.

(c) The unenforceability, invalidity or illegality of any provision hereof will not render the other provisions unenforceable, invalid, or illegal.

(d) Owner represents and warrants that they own the Premises and have the legal authority to grant this license subject to Tenant's rights pursuant to the lease governing Tenant's use and enjoyment of the Premises.

(e) This Agreement may be executed in counterparts, and if so executed, each counterpart, when combined with the remaining counterparts, shall constitute a single, complete, and enforceable Agreement.

In Witness Whereof, the parties have executed this Agreement as of the day and year first above written.

Bank of America National Trust and Savings Association in its capacity as Trustee for the Sketchley Trust

By _____

Date _____

Title _____

By _____

Date _____

Title _____

Owner

By _____

Date _____

Title _____

Tenant

By _____

Date _____

Title _____

Consultant

By *[Signature]*

Date 5/6/97

Title CONTRACTS MANAGER

O'MELVENY & MYERS LLP

EMBARCADERO CENTER WEST
275 BATTERY STREET
SAN FRANCISCO, CALIFORNIA 94111-3305
TELEPHONE (415) 984-8700
FACSIMILE (415) 984-8701

400 SOUTH MAIN STREET
LOS ANGELES, CALIFORNIA 90071-2809
TELEPHONE (213) 660-6000
FACSIMILE (213) 669-6407
CITICORP CENTER
163 EAST 53RD STREET
NEW YORK, NEW YORK 10022-4911
TELEPHONE (212) 326-2000
FACSIMILE (212) 326-2061
225 13TH STREET, N.W.
WASHINGTON, D. C. 20004-1102
TELEPHONE (202) 383-5100
FACSIMILE (202) 383-5414
1900 AVENUE OF THE STARS
LOS ANGELES, CALIFORNIA 90067-0038
TELEPHONE (310) 883-8700
FACSIMILE (310) 248-8778
810 NEWPORT CENTER DRIVE
NEWPORT BEACH, CALIFORNIA 92660-6428
TELEPHONE (714) 760-9800
FACSIMILE (714) 662-9991

10 FINSBURY SQUARE
LONDON EC2A 1LA
TELEPHONE (0171) 255-8451
FACSIMILE (0171) 838-4705
SANBANCHI 80-6 BUILDING
6 SANBANCHI, CHITOU-KU
YOKYU 102
TELEPHONE (03) 3339-2800
FACSIMILE (03) 3239-2432
SUITE 1005, PEREGRINE TOWER, 11090 CENTRE
89 QUEENSWAY, CENTRAL
HONG KONG
TELEPHONE (852) 2523-8266
FACSIMILE (852) 2522-1760
SHANGHAI INTERNATIONAL TRADE CENTRE
SUITE 2011, 4200 YAN AN ROAD WEST
SHANGHAI 200336, CHINA
TELEPHONE (86-21) 6219-5363
FACSIMILE (86-21) 6275-4949

May
19th
1 9 9 7

WRITER'S DIRECT DIAL NUMBER

(415) 984-8798

OUR FILE NUMBER

650,627-015

BY HAND DELIVERY

Carolyn A. Lown, Esq.
Senior Counsel
Legal Department North 3017
BANK OF AMERICA NT&SA
555 California Street, Suite 700
San Francisco, California 94104

Re: Access Agreement -- 1971 Fairway Drive, San
Leandro, California

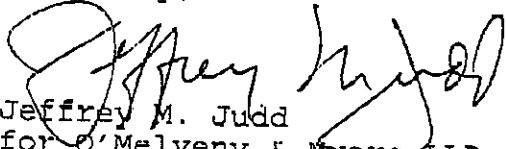
Dear Carolyn:

I enclose the Site Access Agreement and Permission to Enter Premises pertaining to the above-captioned property which has been executed (somewhat belatedly) by Crown Cork & Seal.

If you have any questions or comments, or if I may be of further assistance, please call.

Thank you.

Sincerely,


Jeffrey M. Judd
for O'Melveny & Myers LLP

Enclosure
263973.V1

cc: Mr. Michael Parker (by telecopy) (w/o enc.)
Ms. Gwen Tellegen (by telecopy) (w/o enc.)

In Witness Whereof, the parties have executed this Agreement as of the day and year first above written.

Bank of America National Trust and Savings Association in its capacity as Trustee for the Sketchley Trust

By _____

Date _____

Title _____

By _____

Date _____

Title _____

Owner

By _____

Date _____

Title _____

Tenant

By *Richard J. [Signature]*

Date 5/12/97

Title CORPORATE MANAGER OF REAL ESTATE

Consultant

By _____

Date _____

Title _____

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID 3570

January 10, 1997

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Ms. Janet Giannini
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

“NOTICE OF VIOLATION”

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN LEANDRO

Dear Mr. Birch and Ms. Giannini ;

This letter serves as a follow up to an Alameda County Department of Environmental Health dated September 25, 1995. This letter approved the September 20, 1995 Hageman-Aguiar, Inc. (HAI) “Revised - Proposed Workplan for Soil and Water Investigation (SWI)”, with the stipulation that an additional “Geoprobe” point be located upgradient of the former tank excavation.

No report documenting the completion of the approved activities has been received by this office. **At this time you are directed to submit a report documenting the approved revised work plan within 60 days of the date of this letter or by March 10, 1997.**

Please be advised that failure to satisfy this request may result in the referral of this case to the Alameda County District Attorneys Office. Please be further advised that Section 25299(b) of the California Health and Safety Code, among other possible statutes, provides for civil penalties of up to \$5000 per tank per day for failure to comply with this directive.

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b) and Health and Safety Code Sections 25299.37 and 25299.78.

In the event that you any questions, please feel free to contact me directly at (510)567-6880.

Messrs. Birch and Giannini
RE: 2585 Nicholson Street, San Leandro
January 10, 1997
Page 2 of 2

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Dale Klettke--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Bob Chambers, Alameda County District Attorney's Office
Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd., Suite 372, Lafayette, CA
94549
Ms. Donna DiRocco, c/o B of A Environmental Services, Unit #24122, 4000 MacArthur
Blvd., Suite 100, Newport Beach, CA 92660.

3570nov.dkt

Be



Underground Contamination Investigations, Groundwater Consultants, Environmental Engineering

November 6, 1995

Mr. Dale Klettke
Alemeda County
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

RE: Rodding-Cleaning Services, 2585 Nicholson Street, San Leandro

Dear Mr. Klettke;

Hageman-Aguiar, Inc., received your September 26, 1995 letter to Mr. Stephen Birch of Rodding Cleaning Services, Inc., and Ms. Janet Giannini of Bank of America. As you recall, this letter directed the addressees to install some type of passive skimmer device that would initiate free product recovery in monitoring well MW-1.

In response to your letter, Hageman-Aguiar, Inc., performed a site visit on October 3, 1995 and bailed approximately 1.5 gallons of free product from monitoring well MW-1. Only a light sheen remained within MW-1 after the removal of the free product. Three SoakEase(TM) disposable absorbent tubes were installed to further mitigate environmental conditions within the well.

Two additional site visits were conducted on October 13, and November 2, 1995. During these site visits it was found that only a light sheen of free product remains in monitoring well MW-1 and that no additional free product has entered the well.

Absorbent socks will remain installed within the well and frequent observations of the conditions within MW-1 will

continue to be made. All of these observations will be included in future quarterly monitoring reports.

If you should have any questions concerning these actions findings, please do not hesitate to contact me at (510) 28 1661.

Sincerely,

A handwritten signature in cursive script that reads "Mark Hainsworth".

Mark Hainsworth
Staff Engineer

ENVIRONMENTAL
PROTECTION
95 NOV -8 PM 1:25

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

STID 3570

September 26, 1995

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Ms. Janet Giannini
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN LEANDRO

Dear Messrs. Birch and Eckstein;

This office is in receipt of and has completed review of the case file for this site, up to and including the September 20, 1995 Hageman-Aguiar, Inc. (HAI) "Revised - Proposed Workplan for Soil and Water Investigation (SWI)". **This workplan is approved with the stipulation that an additional "Geoprobe" point be located upgradient of the former tank excavation.** Since this is a extensive groundwater hydrocarbon plume, additional "Geoprobe" points may be needed to adequately define the extents of the soil and groundwater contamination down-gradient of the former tank pit excavation. This will help facilitate the proper placement of future groundwater monitoring wells.

Ground water samples collected from monitoring well MW-1 has consistently shown elevated dissolved concentrations of fuel hydrocarbons. Thickness of free product was measured at 1.25 inches for the September 5, 1995 sampling event. As stated in my August 7, 1995 letter, the recovery of free product in MW-1 should be considered a priority. However, no mention of free product recovery is addressed in the September 20, 1995 HAI revised workplan. As stated in the November 7, 1994 HAI "Proposed Workplan for Soil and Water Investigation (SWI)", groundwater monitoring well MW-1 was installed with a larger well casing diameter (6-inch) specifically for the purpose of successful free product recovery. To my knowledge, no free product has been recovered since the well was installed in June of 1992.

Some type of a passive skimmer device addressing free product recovery in monitoring well MW-1 is to be installed within 30 days of the date of this letter, or by October 28, 1995.

In addition, subsequent quarterly groundwater monitoring reports should include amounts of free product removal, as well as total amount of free product removal to date.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
September 26, 1995
Page 2 of 2

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

c: Jun Makishima, Interim Director of Environmental Health--files
Mike Bakaldin, San Leandro Hazardous Materials Program
Gil Jensen, Alameda County District Attorney's Office
Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd., Suite 372, Lafayette, CA
94549

dk.3570free

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Director

STID 3570

August 7, 1995

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Mr. Robert Eckstein
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

DEPARTMENT OF ENVIRONMENTAL HEALTH
Environmental Protection Division
1131 Harbor Bay Parkway, #250
Alameda, CA 94502-6577
(510) 567-6700

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN LEANDRO

Dear Messrs. Birch and Eckstein;

This office is in receipt of and has completed review of the case file for this site, up to and including the April 24, 1995 Hageman-Aguiar, Inc. (HAI) "Quarterly Groundwater Sampling Report". This correspondence is in specific reference to the proposed "Work Plan for Soil and Water Investigation" (SWI), dated November 7, 1994, prepared by HAI.

Ground water samples collected from monitoring well MW-1 has consistently shown elevated dissolved concentrations of fuel hydrocarbons. Thickness of free product was measured at 2.0 inches for the April 20, 1995 sampling event. As you have been previously made aware, the extent of the contamination has not yet been defined.

In order to pursue the pending SWI in a more cost-effective fashion, this office has suggested that you first employ rapid site assessment tools (e.g. CPT, Geo Probe, Hydropunch, etc.) to qualitatively assess impacts before proposing final well locations.

In addition, the current program for the recovery of free product in MW-1 should be modified to include the use of a continuous skimming device, such as an EZY* Skimmer. Removal of free product should be considered a priority and should help to attenuate the contaminant plume.

These requests have been communicated with your consultant Hageman-Aguiar on several occasions by telephone, most recently in a conversation on August 4, 1995. Mr. Hageman informed me that an amended SWI work plan, modifying the initial November 7, 1994 plan, is in the process of being developed for subsequent review by this office.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
August 7, 1995
Page 2 of 2

This amended work plan is due within 45 days of the date of this letter, or by September 22, 1995. Work should commence no later than 30 days following receipt of off-site encroachment permits to adjoining properties.

Please be advised that this is a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB for enforcement action.

Please also bear in mind that, in order to maintain SB2004 UST clean-up fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact the SWRCB fund representative (916/227-4529) for more case-specific information, or if you have not, as of yet, applied for financial assistance.

I have taken over management of this project as of July 12, 1995 from Scott Seery of this office. Please feel free to call me directly at 510/567-6880, should you have any questions.

Sincerely,



Dale Klettke, CHMM
Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director
Mike Bakaldin, San Leandro Hazardous Materials Program
Gil Jensen, Alameda County District Attorney's Office
Gary Aguiar, Hageman-Aguiar, Inc., 3732 Mt. Diablo Blvd., Suite 372, Lafayette, CA
94549

dk.3570swi2

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

May 1, 1995

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

STID 3570

Mr. Gary Aguiar
Hageman-Aguiar, Inc.
3732 Mt. Diablo Road, Ste. 372
Lafayette, CA 94549

RE: RODDING-CLEANING SERVICE, 2585 NICHOLSON STREET, SAN
LEANDRO

Dear Mr. Aguiar:

I have been trying to contact you by telephone over the course of the last month regarding the November 7, 1994 Hageman-Aguiar, Inc. soil and water investigation work plan for this site. To date, I am not aware that any of my several messages have been answered.

Please contact me at 510/567-6783 so that we may discuss this case.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Agency Director



RODDING-CLEANING SERVICES, INC.

Specializing in today's needs for environmental protection.

2585 Nicholson Street • San Leandro, CA 94577-4276 • (510) 357-8875 • Fax (510) 357-9039

ALCO
HAZMAT

CL OCT 31 PM 5:00

October 27, 1994

Alameda County
Health Care Services Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Rm 200
Oakland, CA 94621

Mr. Scott O. Seery

This letter is to update you as to what is occurring here at Rodding-Cleaning Services, Inc. in response to your letter dated October 7, 1994. In that letter you outlined the requirements for a soil and water investigation (SWI) and a corrective action plan (CAP).

The letter has been forwarded to Bruce Hageman of Hageman-Aguiar, Inc. who has been doing all of the monitoring work for us. He has made an appointment with me to view the sight next Tuesday (November 1, 1994) with the intent of formulating a plan for the SWI which will then lead to the CAP. He did not set a time for actually being able to submit the SWI but assures me it should fall well within the ninety (90) day limit stated in your letter.

Please feel free to contact me with any further questions or clarifications.

Thank you,
Rodding-Cleaning Services, Inc

Stephen E. Birch
General Manager

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 3570

October 7, 1994

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

Mr. Stephen Birch
Rodding-Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94677-4276

Mr. Robert Eckstein
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523-4811

RE: RODDING-CLEANING SERVICES, 2585 NICHOLSON STREET, SAN
LEANDRO - REQUIREMENT FOR SOIL AND WATER INVESTIGATION

Dear Messrs. Birch and Eckstein:

I am in receipt of the environmental investigation data package submitted under Rodding-Cleaning Services, Inc. cover dated September 30, 1994. The referenced data package included the report documenting the initial assessment of the subject site which occurred during 1992, and other reports documenting the subsequent sampling of the sole well at the site beginning late 1992, up to September 1994.

The assessment work performed to date indicates a significant release of fuel from the former underground storage tanks (UST) at this site ^{which} has impacted underlying sediments and shallow ground water. Soil and ground water contamination in substantial concentrations has been mapped towards the southern site boundary. Free-phase (undissolved) fuel compounds were identified in many of the 19 shallow soil borings, as well as measurable thicknesses on ground water encountered in monitoring well MW-1. Currently the extent of the environmental impact from the release has not been defined, nor have ground water flow directions been confirmed.

Pursuant to provisions of Article 11, Title 23, California Code of Regulations (CCR), you are required to perform a soil and water investigation (SWI). The SWI must be designed to define the extent of the soil and ground water pollution associated with this site, and confirm ground water flow directions. Such work will minimally require the installation of several more soil borings and monitoring wells. In order to substantially define the limits of the pollutant plumes, however, it is anticipated that during this phase of the investigation many of these borings and wells will need to encroach onto adjoining properties.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
October 7, 1994
Page 2 of 3

The results of the SWI will be used in preparing a viable corrective action plan (CAP), pursuant to Section 2725 et seq., Article 11, 23CCR. The CAP must include, among other elements: 1) an assessment of impacts to the site; 2) a feasibility study of several remediation methodologies; and, 3) applicable cleanup levels. Free-phase product removal is an interim, minimum objective which should be employed at this time pending completion of the SWI and CAP development phases of the project.

A SWI work plan must be submitted for review. **This work plan is due within 90 days of the date of this letter.** Work should commence no later than 30 days following work plan approval.

A report must be submitted within 45 days of the completion of field activities associated with this phase of work at the site. Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign off."

The referenced SWI and quarterly reports must describe the status of the investigation and include, among other elements, the following:

- o Details and results of all work performed during the designated reporting period: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed (including QA/QC data), tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination and characterization
- o Interpretation of results: water level contour maps showing gradients, free and dissolved product plume definition maps for each target compound, geologic cross sections, etc.
- o Recommendations for additional work

All reports and proposals must be submitted under seal of a California-registered geologist or civil engineer with the appropriate environmental background. Please include a statement of qualifications for each lead professional involved with this project.

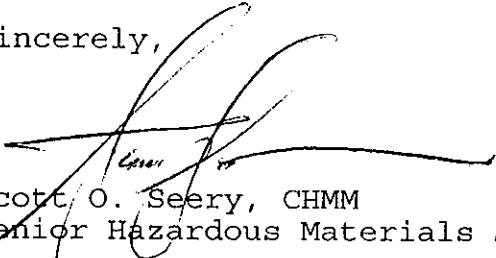
Messrs. Birch and Eckstein
RE: 2585 Nicholson Street, San Leandro
October 7, 1994
Page 2 of 3

Please be advised that this letter constitutes a formal request for technical reports pursuant to California Water Code Section 13267(b). Failure to respond may result in the referral of this case to the RWQCB or other enforcement agency for action.

Please also bear in mind that, in order to maintain SB2004 fund eligibility, specific bidding requirements and contracting criteria must be met. You are encouraged to contact your SWRCB fund representative (916/227-4529) for more case-specific information.

Please feel free to call me at 510/567-6783, or -6700, should you have any questions.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Assistant Agency Director, Env. Health
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire District
Robert Weston, ACDEH



RODDING-CLEANING SERVICES, INC.

Specializing in today's needs for environmental protection.

2585 Nicholson Street • San Leandro, CA 94577-4276 • (510) 357-8876 • Fax: (510) 357-9089

ALCO
HAZMAT

September 30, 1994

Alameda County Health Care Services
Dept. Of Environmental Health
1131 Harbor Bay Pkwy - 2nd Floor
Alameda, CA 94502-6577

Attn: Scott O. Seery

I am responding to your second request (Dated Sept. 22, 1994) for information on the under ground tank removal at this address. Although your letter dated June 22, 1993 was directed to me, the (then) Executive Vice-president - Glenn Foreman - was handling all matters dealing with the tank removal. In fact, I never received the letter.

In any case, I am forwarding copies of all reports documenting the results of the soil and ground water investigation and corrective action recommended or taken.

If you have further questions or requests, please feel free to call me here at my office. In addition, if you have need of clarification on any of the information contained in the reports themselves, Bruce Hageman of Hageman-Aguiar, Inc. has stated his willingness to supply that information. He can be reached through this office as well.

Thank you,
Rodding-Cleaning Services, Inc.

Stephen E Birch

Stephen E. Birch
General Manager

cc: Julius Hemmelstein - Carylton Corp.
Dennis Keene - NPS
Robert Eckstein - Bank of America
Steve Jones - Madden, Jones & Cole

10-3-94

P.S. Scott - I have included copies of everything remotely important; more than you need I'm sure. Some things might be duplicated - call if you need anything else.

(83)



Bank of America

ALCO
HAZMAT

94 OCT -4 AM 9:15

Financial Management &
Trust Services 8079

September 30, 1994

Mr. Scott O. Seery, CHMM
Senior Hazardous Materials Specialist
Alameda County Health Care Services
1131 Harbor Bay Pkwy, 2nd Floor
Alameda, CA 94501-6577

Subject: Sketchley Trust #49-5085260 & 49-5085270
2585 Nicholson Street, San Leandro, CA 94577

Dear Mr. Seery:

I have received your letter dated September 22, 1994. Bank of America is successor trustee, by merger, to Security Pacific Bank which manages the Sketchley Trust, the owner of the subject property. Rodding Cleaning is the tenant at 2585 Nicholson Street and they installed the underground storage tanks and are also responsible for their removal and clean-up.

The June 22, 1993 letter to Security Pacific Bank went to our old address that we vacated in 1991 and it was not forwarded to our current address. I have contacted Rodding Cleaning's attorney, Mr. Steven A. Jones, Esq. of Madden, Jones & Cole, to assure that we get a response from Mr. Birch.

Please let me know if Mr. Birch does not answer. Also, please note our new address is 300 Ellinwood Way, Suite 260, Pleasant Hill, CA 94523-4811. Our new stationary has not arrived.

Sincerely,

Robert B. Eckstein
Assistant Vice President and
Property Manager
510-603-3045 - Voice
510-603-3052 - FAX

cc Richard Smith - 8325

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

STID 5011

September 22, 1994

Stephen Birch
Rodding Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Robert Eckstein
Bank of America
300 Ellinwood Way, Ste. 260
Pleasant Hill, CA 94523

Alameda County CC 4580
Health Care Services Agency
Dept. Of Environmental Health
1131 Harbor Bay Pkwy 2nd Flr.
Alameda, CA 94502-6577

RE: ESTATE OF CLEMENT SKETHLEY / RODDING CLEANING SERVICES,
2585 NICHOLSON STREET, SAN LEANDRO

Dear Messrs. Birch and Eckstein:

Your attention is directed to the June 22, 1993 correspondence from this office (copy attached) in which was requested the submittal of all reports issued since May 1991 documenting the results of the soil and ground water investigation and corrective action which may have been affected at the referenced site. To date, the requested documents have not been received by this office.

Although the authority under which our request for technical reports was not articulated in the aforementioned correspondence, nonetheless, such request was under authority of Section 13267(b) of the California Water Code, and Section 2652(d) of Title 23, California Code of Regulations. You are currently in violation of these sections.

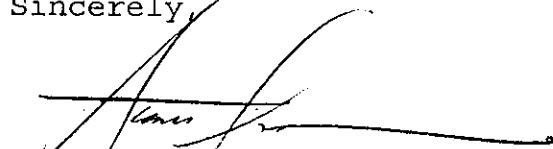
At this time, you are directed to respond to this notice **within 30 days** by way of the submittal of the requested reports or an explanation as to why such reports cannot be provided.

Please be advised that failure to respond to this request for technical reports will result in the referral of this case to the appropriate enforcement agency for action. Please be further advised that Section 25299 of the California Health and Safety Code provides for civil penalties of up to \$5000 per day per violation upon conviction. Additionally, such noncompliance will significantly impact your eligibility for reimbursement through the State Water Resources Control Board (SWRCB) underground storage tank fund for monies spent on this project.

Messrs. Birch and Eckstein
RE: 2585 Nicholson Street
September 22, 1994
Page 2 of 2

Should you have any questions, you may reach me by calling
510/567-6783, or -6700.

Sincerely,



Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

attachment

cc: Rafat A. Shahid, Agency Director
Gil Jensen, Alameda County District Attorney's Office
Kevin Graves, RWQCB
Mike Bakaldin, San Leandro Fire Department

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

STID 3570

June 22, 1993

Mr. Stephen Birch
Rodding Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577-4276

Security Pacific Bank
Trustees, Sketchley Trust
710 S. Broadway
Walnut Creek, CA 94596

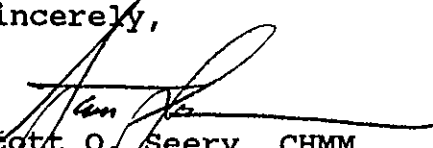
RE: UNDERGROUND STORAGE TANK LEAK AND ASSESSMENT FILE, 2585
NICHOLSON STREET, SAN LEANDRO

Dear Mr. Birch and Trustees:

This office is currently reviewing the underground storage tank (UST) leak and assessment file for the referenced site. The information presently available in this file appears incomplete. Absent are any reports documenting the results of the soil and ground water investigation, and any corrective action, following the May 1991 UST closures, during which was discovered an unauthorized release. Specifically, this office needs all reports documenting work performed after May 1991 to the present.

Please submit all documents relating to the noted activities at your earliest convenience, preferably within the next 30 days. You may contact me at 510/271-4530 should you have any questions.

Sincerely,


Scott O. Seery, CHMM
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director
Gil Jensen, Alameda County District Attorney's Office
Mike Bakaldin, San Leandro Fire Department
files

DATE: 10-24-91
TO : Local Oversight Program
FROM: L Miller
SUBJ: Transfer of Eligible Oversight Case

Site name: Rodding Cleaning Services
Address: 2585 Nicholson St city S.L. zip 94577
Closure plan attached? Y N DepRef remaining \$ 575
DepRef Project # _____ STID #(if any) 5095
Number of Tanks: 2 removed? Y N Date of removal UNKNOWN
Samples received? Y N Contamination: TPH, BTEX
Petroleum Y N Types: Avgas Jet leaded unleaded diesel
fuel oil waste oil kerosene solvents
Monitoring wells on site _____ Monitoring schedule? Y N
LUFT category 1 2 3 * H S C A R W G O
Briefly describe the following:
Preliminary Assessment _____
Remedial Action _____
Post Remedial Action Monitoring _____
Enforcement Action _____

5-21-91

discovery:
5-21-91

Preliminary site assessment and remediation submitted; further work needed as per July 16, 1991 letter

Site Brief for GENERATORS
for the City of Emeryville

StID#	Name of Site	Site Address	Zip	LastInsp	#Empl	Sta
368	PPG Industries	1601 - 63rd St.	608	09/11/86	7	C
1764	Christie Avenue Part	0 - 64th & Christie	608	09/21/89		I
1763	Nielsen Site	0 - 64th & Christie	608	03/14/89		I
1458	Bay Center Associate	0 - 64th & La Coste St	608		0	I
382	Smith & Co.	1455 - 64th St.	608	09/03/86	4	C
797	Tranzo Envelope Co.	1600 - 64th St.	608	11/09/88		I
1475	Nady Systems	1145 - 65th St.	608	06/06/86	70	I
1330	Oliver Rubber Compan	1200 - 65th St.	608	11/14/85	120	C
306	Baker Metal Products	1265 - 65th St.	608	08/25/86	9	C
363	Oakland Diesel Inc.	1301 - 65th St.	608	06/01/90	3	C
336	J.B. Fredericks, Ltd	1310 - 65th St.	608	08/25/86	13	I
799	Ryerson Steel	1465 - 65th St.	608	01/06/89	40	C
998	Sparks Haultain Belt	541 - 66th Ave.	621		7	I
526	Art Sign Co.	559 - 66th Ave.	621	08/28/86	4	C
522	Allied Crane Mainten	727 - 66th Ave.	621	08/14/86	0	C
564	Mill Engineering & M	727 - 66th Ave.	621	08/14/86	3	C
565	Pacific Electric Mot	1009 - 66th Ave.	621	09/28/88	9	C
2942	Bacchus Press, Inc.	1287 - 66th Ave.	608		3	C
537	LSI Liquid Sugars	1285 - 66th St.	608	10/29/90	14	C
344	Knopp Incorporated	1307 - 66th St.	608	12/16/86	35	C
361	M. Funk Ceramics	1330 - 66th St.	608	04/18/86	6	C
374	Ratto Rubber Co., In	1466 - 66th St.	608	08/08/88	7	I
787	Atlas Pacific Engine	0 - 67th & Hollis	608	08/08/88	60	I
1694	St. Francis Pie Shop	1125 - 67th St.	608	11/16/87	3	C
350	Fabco Automotive Cor	1249 - 67th St.	608	12/17/87	90	C
803	George M. Martin Co.	1250 - 67th St.	608	01/31/91	67	I
318	Challenge Manufactur	1308 - 67th St.	608	05/16/86	7	C
792	European Autolite, I	1311 - 67th St.	608	01/25/91	2	I
356	Metalco	1475 - 67th St.	608	02/23/87	8	C
320	Clearprint Paper Com	1482 - 67th St.	608	03/06/91	35	C
1385	Coulter Steel and Fo	1494 - 67th St.	608	03/19/91	70	C
2072	Standard Iron & Meta	801 - 69th Ave.	621	05/04/88	23	C
2071	Reed Junkyard	830 - 69th Ave.	621	05/04/88		Q
585	Western Colloid Prod	700 - 71st Ave.	621	11/13/90	6	C
687	George E. Masker, In	887 - 71st Ave.	621	09/13/88	48	C
1198	L&M Plating Company	902 - 72nd Ave.	621	11/01/90	5	C
26	Firestone	2701 - 73rd Ave.	605	12/12/90	0	I
1650	Omega Pest Control,	807 - 75th Ave.	621	02/13/91	6	C
1659	Sea Tech	821 - 75th Ave.	621	11/04/87	3	C
3373	WheelCare Express	900 - 75th Ave.	621		1	C
964	Swanson Sound Servic	916 - 75th Ave.	621		5	C
1036	Columbia Machine Wor	934 - 75th Ave.	621	01/26/87	4	C
952	Reliable Automotive	1325 - 76th Ave.	621	05/26/87	4	C
3256	J. Thompson Auto Bod	905 - 77th Ave.	621	01/08/91	1	C
1162	Ferraer's Custom Bod	929 - 77th Ave.	621	07/23/86	0	C
2542	Custom Blenders @	980 - 77th Ave.	621	03/22/90	6	C
3257	Collins & Collins Au	1001 - 77th Ave.	621		4	C
1062	Whelan Engr. Co.	1002 - 77th Ave.	621		7	C
620	Casper Industries, I	1047 - 77th Ave.	621	12/01/86	2	C
1077	Safeway Soap Plant	1100 - 77th Ave.	621	01/08/91	48	C
3305	Mother's Cake & Cook	810 - 81st Ave.	621		39	C
1044	Wellmade Metal Produ	860 - 81st Ave.	621	12/17/86	30	C
1060	Bay Area Crane Hoist	873 - 81st Ave.	621		40	C

STATUS: C = Current

I = Inactive

Q = need Q'naire

***** Alameda County Department of Environmental Health *****
Deposit/Refund Account History

** PROJECT INFORMATION **

Project#: --5095A Date Open: 06/27/91 Date Closed: 11/10/91

Payor Information:

Site Information:

RODDING-CLEANING SVCS., INC.
 2585 NICHOLSON STREET
 SAN LEANDRO CA 94577

RODDING CLEANING SERVICES
 2585 NICHOLSON STREET
 SAN LEANDRO CA 94577

** DEPOSIT HISTORY **

Deposit Date	Receipt#	Amount Received
06/27/91	592495	642.00
		642.00

** WORKLOG HISTORY **

Work Date	Activity Description / Time Spent (hrs)	Amount Charged
10/22/91	letter/plan review 1.	67.00
10/22/91	Project Ended/Refund request	0.00
		67.00
Balance:	0.00	Amount Refunded: 575.00

91 NOV 22 11 5:32

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

Total Lit to Lowell 11/6

EMERGENCY <input type="checkbox"/> YES <input type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25100.7 OF THE HEALTH AND SAFETY CODE. SIGNED _____ DATE _____
REPORT DATE M M D D Y Y _____		CASE # _____

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT MERLIN BOWEN	PHONE (415) 447-9703	SIGNATURE <i>Merlin Bowen</i>	
	REPRESENTING <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OTHER CONTRACTOR	COMPANY OR AGENCY NAME VERL'S CONSTRUCTION, INC.		
	ADDRESS 753 PERALTA AVE. SAN LEANDRO CA. 94577			

RESPONSIBLE PARTY	NAME <input type="checkbox"/> UNKNOWN	CONTACT PERSON	PHONE ()
	ADDRESS STREET CITY STATE ZIP		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) ROTO ROOTER	OPERATOR	PHONE ()	
	ADDRESS STREET CITY STATE ZIP			
	CROSS STREET STREET CITY COUNTY ZIP			

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME CONTACT PERSON PHONE ()
	REGIONAL BOARD CONTACT PERSON PHONE ()

SUBSTANCES INVOLVED	(1) NAME QUANTITY LOST (GALLONS) GASOLINE TAINTED H₂O <input checked="" type="checkbox"/> UNKNOWN
	(2) NAME QUANTITY LOST (GALLONS) _____ <input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED M M D D Y Y 6 1 15 9 0	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER
	DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE M M D D Y Y	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
---------------------	---	--

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
------------------	---

CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
-----------------------	---

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) <small>(SEE BACK FOR DETAILS)</small> <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> VACUUM EXTRACT (VE)	<input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)	<input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VENT SOIL (VS)
------------------------	--	---	---

COMMENTS
 UPON REMOVAL OF TANK, THERE WAS 75 GALLONS OF H₂O IN TANK. TANK HAD NOT BEEN USED FOR 10 YEARS.

INSTRUCTIONS

EMERGENCY

Indicate whether emergency response personnel and equipment were involved at any time. If so, a Hazardous Material Incident Report should be filed with the State Office of Emergency Services (OES) at 2800 Meadowview Road, Sacramento, CA 95832. Copies of the OES report form may be obtained at your local underground storage tank permitting agency. Indicate whether the OES report has been filed as of the date of this report.

LOCAL AGENCY ONLY

To avoid duplicate notification pursuant to Health and Safety code Section 25180.7, a designated government employee should sign and date the form in this block. A signature here does not mean that the leak has been determined to pose a significant threat to human health or safety, only that notification procedures have been followed if required.

REPORTED BY

Enter your name, telephone number, and address. Indicate which party you represent and provide company or agency name.

RESPONSIBLE PARTY

Enter name, telephone number, contact person, and address of the party responsible for the leak. The responsible party would normally be the tank owner.

SITE LOCATION

Enter information regarding the tank facility. At a minimum, you must provide the facility name and full address.

IMPLEMENTING AGENCIES

Enter names of the local agency and Regional Water Quality Control Board involved.

SUBSTANCES INVOLVED

Enter the name and quantity lost of the hazardous substance involved. Room is provided for information on two substances if appropriate. If more than two substances leaked, list the two of most concern for cleanup.

DISCOVERY/ABATEMENT

Provide information regarding the discovery and abatement of the leak.

SOURCE/CAUSE

Indicate source(s) of leak. Check box(es) indicating cause of leak.

CASE TYPE

Indicate the case type category for this leak. Check one box only. Case type is based on the most sensitive resource affected. For example, if both soil and ground water have been affected, case type will be "Ground Water". Indicate "Drinking Water" only if one or more municipal or domestic water wells have actually been affected. A "Ground Water" designation does not imply that the affected water cannot be, or is not, used for drinking water, but only that water wells have not yet been affected. It is understood that case type may change upon further investigation.

CURRENT STATUS

Indicate the category which best describes the current status of the case. Check one box only. The response should be relative to the case type. For example, if case type is "Ground Water", then "Current Status" should refer to the status of the ground water investigation or cleanup, as opposed to that of soil. Descriptions of options follow:

No Action Taken - No action has been taken by responsible party beyond initial report of leak.

Leak Being Confirmed - Leak suspected at site, but has not been confirmed.

Preliminary Site Assessment Workplan Submitted - workplan/proposal requested of/submitted by responsible party to determine whether ground water has been, or will be, impacted as a result of the release.

Preliminary Site Assessment Underway - implementation of workplan.

Pollution Characterization - responsible party is in the process of fully defining the extent of contamination in soil and ground water and assessing impacts on surface and/or ground water.

Remediation Plan - remediation plan submitted evaluating long term remediation options. Proposal and implementation schedule for appropriate remediation options also submitted.

Cleanup Underway - implementation of remediation plan.

Post Cleanup Monitoring in Progress - periodic ground water or other monitoring at site, as necessary, to verify and/or evaluate effectiveness of remedial activities.

Case Closed - regional board and local agency in concurrence that no further work is necessary at the site.

IMPORTANT: THE INFORMATION PROVIDED ON THIS FORM IS INTENDED FOR GENERAL STATISTICAL PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS REPRESENTING THE OFFICIAL POSITION OF ANY GOVERNMENTAL AGENCY

REMEDIAL ACTION

Indicate which action have been used to cleanup or remediate the leak. Descriptions of options follow:

Cap Site - install horizontal impermeable layer to reduce rainfall infiltration.

Containment Barrier - install vertical dike to block horizontal movement of contaminant.

Excavate and Dispose - remove contaminated soil and dispose in approved site.

Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming).

Remove Free Product - remove floating product from water table.

Pump and Treat Groundwater - generally employed to remove dissolved contaminants.

Enhanced Biodegradation - use of any available technology to promote bacterial decomposition of contaminants.

Replace Supply - provide alternative water supply to affected parties.

Treatment at Hookup - install water treatment devices at each dwelling or other place of use.

Vacuum Extract - use pumps or blowers to draw air through soil.

Vent Soil - bore holes in soil to allow volatilization of contaminants.

No Action Required - incident is minor, requiring no remedial action.

COMMENTS - Use this space to elaborate on any aspects of the incident.

SIGNATURE - Sign the form in the space provided.

DISTRIBUTION

If the form is completed by the tank owner or his agent, retain the last copy and forward the remaining copies intact to your local tank permitting agency for distribution.

1. Original - Local Tank Permitting Agency
2. State Water Resources Control Board, Division of Loans and Grants, Underground Storage Tank Program, P.O. Box 942212, Sacramento, CA 94244-2120
3. Regional Water Quality Control Board
4. County Board of Supervisors or designee to receive Proposition 65 notifications.
5. Owner/responsible party.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



RECEIVED JUL 19 1991

July 16, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Steven Birch
Rodding-Cleaning Services
2585 Nicholson
San Leandro, CA 94577

Subject: 2585 Nicholson Ave, San Leandro, CA 94577

Dear Mr. Birch

We have received your letter of June 26, 1991 along with regarding your proposals regarding the above site.

As you may be aware the initial tank removal was conducted by the San Leandro Fire Department. In the event that there is contamination discovered as a result of a tank leak, the case was turned over to our department for further action. Our procedures and guidelines are set forth by the San Francisco Regional Water Quality Control Board and the State Water Resources Control Board. These guidelines are available from those agencies. As a convenience for affected parties, The Alameda County Department of Health has summarized these guidelines in a document available upon request. A copy of these guidelines is enclosed. All reports received by this office are reviewed to check their conformance with these guidelines and those of the boards previously mentioned.

The normal course of an investigation includes:

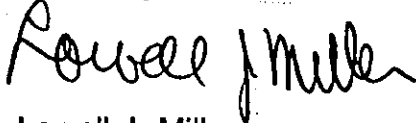
1. Preparation of an investigation,
2. Approval of the results of the investigation by this department
3. Submission of a remedial plan or further investigation
4. Final approval of the remediation
5. Recommendation for site closure to Regional Board for approval

ALCO
HAZMAT
9th OCT -4 PM 3:25

The report you have submitted outlines your proposed course of actions but it does not address all the items identified the guidelines attached. You are therefore requested to submit a workplan which would address the items discussed in the attachments to this office no later than August 19, 1991. You may, of course, conduct activities on this site regarding soil removal or hole closure, provided they conform to CA laws and regulations regarding contaminated and hazardous waste and any other applicable CA laws. These will not, however, be considered County approved remediations until reports regarding the investigation and remediation plans outlined above have been approved by this department.

If you have any questions on this matter, please contact me at 271-4320. Since I will be out of the office until August 12, 1991 you may contact Ms. Maria Mendoza if you have any questions before my return.

Sincerely,



Lowell J. Miller
Senior Hazardous Materials Specialist

cc Rich Hiatt, RWQCB
Mike Bakaldin, City of San Leandro

attachment

July 16, 1991

Mr. Steven Birch
Rodding-Cleaning Services
2585 Nicholson
San Leandro, CA 94577

Subject: 2585 Nicholson Ave, San Leandro, CA 94577

Dear Mr. Birch

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Sincerely,

Lowell J. Miller
Senior Hazardous Materials Specialist

cc Rich Hiett, RWQCB
Mike Bakaldin, City of San Leandro

attachment



RODDING-CLEANING SERVICES, INC.

Specializing in today's needs for environmental protection.

2585 Nicholson Street • San Leandro, CA 94577-4276 • (415) 357-8875

June 26, 1991

Mr. Lowell Miller
Alameda County Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, California 94621

RE: Underground Tank Removal and Remediation
Rodding Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577

Dear Mr. Miller:

I am submitting this remedial action plan for the removal of two underground tanks at Rodding Cleaning Services' yard in San Leandro. I am also submitting a deposit of \$642.00 to cover the cost of your review.

The following items have been completed to date:

1. Two underground tanks (1,000 gallons and 8,000 gallons capacity) previously used to store diesel and gasoline were removed by Scott Mechanical of Oakland.
2. Samples of the soil were taken by Scott Mechanical and analyzed by West Environmental (report enclosed). These samples showed soil contamination up to 1,400 mg/Kg of TPH. Additionally, samples of groundwater which intruded the excavation showed up to 320 mg/L of TPH.
3. A Leak Report was filed by Scott Mechanical with the City of San Leandro (report enclosed).

Rodding Cleaning Services proposes the following to remediate the site:

1. The existing contaminated water in the excavation will be pumped to a temporary storage tank for ultimate disposal off-site by H&H Environmental Services, Inc.

91 JUL 12 AM 11:45

2. Further excavation and sampling of the contaminated soil to remove remaining TPH contamination. A level of less than 100 mg/Kg of TPH and less than 100 mg/Kg of BTEX in the soil will be the target for cleanup. Any further groundwater intrusion will be pumped to a storage tank as above.
3. All of the contaminated soil will be disposed of at the BFI landfill in Livermore after analysis by an approved laboratory.
4. Lining with an impervious material and backfill of the excavation with clean soil once the excavation is shown to be below the above target concentrations.
5. Installation of a monitoring well within ten feet and down-gradient to the contamination site.
6. Quarterly sampling of the monitoring well with analyses for TPH and BTEX.
7. Closure of the monitoring well by filing with your department after four consecutive quarters of monitoring well samples show less than 100 ug/L of TPH and less than 100 ug/L of BTEX.

Upon your approval Rodding will begin the implementation of this remedial action plan. If you have any questions please contact me at (415) 357-8875. We look forward to your timely approval.

Sincerely,



Stephen E. Birch
Manager

SEB/no enclosure

REF./
A/C NO. **R**

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: **6/27/91**

MISCELLANEOUS RECEIPT

No 592495 LM

RECEIVED JUN 29 1991

\$642.00
DOLLARS

RECEIVED FROM:	Rodding-Cleaning Services, Inc. 2585 Nicholson St. ^{SAN Leandro} 94577-4276	
FOR:	" " "	
	Rodding Cleaning Service, Inc., 2885 Nicholson St., San Leandro 94577	
RECEIVED BY:	Shiley Simil	DEPT. NO.: 430-453

CASH PERSONAL/CASHIER'S CHECK/M. O. # **10735** OTHER: _____

110-1 (Rev 10/85) [0134E (08)] 3-Part

Distribution: White - Payor Yellow & Pink - Depart.

Copy

ALCO
HAZMAT

94 OCT -4 PM 3: 25

June 18, 1991

Mr. Steve Birch
Rodding Cleaning Services
2585 Nickleson Street
San Leandro, CA 94577

**RE: Underground Tank Removal and Site Remediation
San Leandro Site**

Dear Steve:

By way of this letter I am summarizing the status of the tank removal at Rodding.

The lead agency on the physical removal of the tank and initial sampling was the City of San Leandro. Scott Mechanical, who removed the tank and did the initial sampling, needs to file a "leak report" with the City. I spoke to Jay Groh of Scott who assured me that he would do so right away. Please have a copy of that report made for me.

Once the tank is removed the lead agency is switched to Alameda County Health (Lowell Miller). County Health is overseen by the Regional Water Quality Control Board (RWQCB) in Oakland, who must ultimately approve any final "closure" of the tank removal site.

The typical scenario and options for cleanup of this site goes like this:

- o "Leak Report" is filed to the City of San Leandro. This will most likely be the City's last involvement in the project.
- o We will file a "Remediation Plan" to Alameda County detailing what action we will take. This will include:
 - Pumping of the contaminated water in the hole into a temporary storage tank. Disposal of this water offsite will probably be the least expensive alternative as compared to TTSI treatment onsite with its associated agency filings. You may be able to eliminate the storage tank step and pump directly into a disposal company tanker (e.g. H&H Environmental Services, San Francisco).

- Further excavation to remove the contaminated areas of soil as found by the first sampling.
- Disposal of all of the soil to a landfill. I believe that this soil can be sent to a new Class III landfill in Livermore (BFI - Vasco Road) thus saving some expense. A representative composite sample of the soil must be analyzed to show less than 1,000 ppm TPH for acceptance.
- Backfill of the hole with clean soil.
- Drilling of one down-gradient monitoring well. RWQCB has suggested this might be acceptable to them. County Health will have final say, though, and may require three wells. If we can get by with one we can save about \$10,000.
- o Quarterly sampling of the monitoring well(s). Four clean (to be established) samples then the well can be "closed".
- o County Health must then "file" to RWQCB for ultimate "closure" of the well(s).

As you know, County Health will not start its review of our plan until a deposit is sent to them. When I receive the leak report I will write up this plan to send to County Health with the deposit.

As with most bureaucracies, there is some downside potential to this project. County Health may require a hydrogeologist review the site and plan and may require three wells. BFI may not accept the soil as Class III. The removed water may require further costly treatment before disposal, and a volume more than you now have may need to be pumped from the hole. Of course, I will help you all that I can to eliminate these extra requirements. I think we stand a good chance of the above plan being accepted, though.

Please let me know as soon as you get the "leak report" from Scott Mechanical. I'll stay in touch.

Regards,



Jim Mille

cc: Julius Hemmelstein

106/14

D R A F T

June 25, 1991

Mr. Lowell Miller
Alameda County Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, California 94621

**RE: Underground Tank Removal and Remediation
Rodding Cleaning Services, Inc.
2585 Nickleson Street
San Leandro, CA 94577**

Dear Mr. Miller:

I am submitting this remedial action plan for the removal of two underground tanks at Rodding Cleaning Service's yard in San Leandro. I am also submitting a deposit of \$642.00 to cover the cost of your review.

The following items have been completed to date:

- o Two underground tanks (1,000 gallons and 8,000 gallons capacity) which previously stored diesel and gasoline were removed by Scott Mechanical of Oakland.
- o Samples of the soil were taken by Scott Mechanical and analyzed by West Environmental (report enclosed). These samples showed soil contamination upto 1,400 mg/Kg of TPH. Additionally, samples of groundwater which intruded the excavation showed upto 320 mg/L of TPH.
- o A Leak Report was filed by Scott Mechanical with the City of San Leandro (report enclosed).

Rodding Cleaning Services proposes the following to remediate the site:

- o The existing contaminated water in the excavation will be pumped to a temporary storage tank for ultimate disposal offsite by H&H Environmental Services, Inc.

- o Further excavation and sampling of the contaminated soil to remove remaining TPH contamination. A level of less than 100 mg/Kg of TPH and less than 100 mg/Kg of BTEX in the soil will be the target for cleanup. Any further groundwater intrusion will be pumped to a storage tank as above.
- o All of the contaminated soil will be disposed of at the BFI landfill in Livermore after analysis by an approved laboratory.
- o Lining with an impervious material and backfill of the excavation with clean soil once the excavation is shown to be below the above target concentrations.
- o Installation of a monitoring well within ten feet and down-gradient to the contamination site.
- o Quarterly sampling of the monitoring well with analyses for TPH and BTEX.
- o Closure of the monitoring well by filing with your department after four consecutive quarters of monitoring well samples show less than 100 ug/L of TPH and less than 100 ug/L of BTEX.

Upon your approval Rodding will begin the implementation of this remedial action plan. If you have any questions please contact me at (415) 357-8875. We look forward to your timely approval.

Sincerely,

Stephan
Stephan Birch



RODDING-CLEANING SERVICES, INC.

Specializing in today's needs for environmental protection.

2585 Nicholson Street • San Leandro, CA 94577-4276 • (415) 357-8875

June 26, 1991

Mr. Lowell Miller
Alameda County Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Suite 200
Oakland, California 94621

RE: Underground Tank Removal and Remediation
Rodding Cleaning Services, Inc.
2585 Nicholson Street
San Leandro, CA 94577

Dear Mr. Miller:

I am submitting this remedial action plan for the removal of two underground tanks at Rodding Cleaning Services' yard in San Leandro. I am also submitting a deposit of \$642.00 to cover the cost of your review.

The following items have been completed to date:

1. Two underground tanks (1,000 gallons and 8,000 gallons capacity) previously used to store diesel and gasoline were removed by Scott Mechanical of Oakland.
2. Samples of the soil were taken by Scott Mechanical and analyzed by West Environmental (report enclosed). These samples showed soil contamination up to 1,400 mg/Kg of TPH. Additionally, samples of groundwater which intruded the excavation showed up to 320 mg/L of TPH.
3. A Leak Report was filed by Scott Mechanical with the City of San Leandro (report enclosed).

Rodding Cleaning Services proposes the following to remediate the site:

1. The existing contaminated water in the excavation will be pumped to a temporary storage tank for ultimate disposal off-site by H&H Environmental Services, Inc.

2. Further excavation and sampling of the contaminated soil to remove remaining TPH contamination. A level of less than 100 mg/Kg of TPH and less than 100 mg/Kg of BTEX in the soil will be the target for cleanup. Any further groundwater intrusion will be pumped to a storage tank as above.
3. All of the contaminated soil will be disposed of at the BFI landfill in Livermore after analysis by an approved laboratory.
4. Lining with an impervious material and backfill of the excavation with clean soil once the excavation is shown to be below the above target concentrations.
5. Installation of a monitoring well within ten feet and down-gradient to the contamination site.
6. Quarterly sampling of the monitoring well with analyses for TPH and BTEX.

Closure of the monitoring well by filing with your department after four consecutive quarters of monitoring well samples show less than 100 ug/L of TPH and less than 100 ug/L of BTEX.

Upon your approval Rodding will begin the implementation of this remedial action plan. If you have any questions please contact me at (415) 357-8875. We look forward to your timely approval.

Sincerely,



Stephen E. Birch
Manager

SEB/no enclosure

REF./
A/C NO. **R**

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: **6/27/91**

MISCELLANEOUS RECEIPT

No **592495 LM**

RECEIVED JUN 29 1991

\$642.00
DOLLARS

RECEIVED FROM:	Rodding-Cleaning Services, Inc. 2585 Nicholson St. ^{SAN LEANDRO} 94577-4276	
FOR:	" " "	
RECEIVED BY:	Shirley Simil	DEPT. NO.: 430-453

CASH PERSONAL/CASHIER'S CHECK/M. O. # **10735** OTHER:

ALAMEDA COUNTY

HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program

RECEIVED NOV 25 1991

certified mailer #P 367 604 584

November 20, 1991
STID# 3570

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
XXX(510) 271-4320

Notice of Requirement to Reimburse

Rodding-Cleaning Services
ATTN: Steven Birch
2585 Nicholson St.
San Leandro, CA 94577

Responsible Party
Contact Person

Estate of Clement Skethley
P.O.Box 54029
Terminal Annex
Los Angeles, CA 90054

Responsible Party
Property Owner

Rodding-Cleaning Services
2585 Nicholson St.
San Leandro, CA 94577

SITE

Date First Reported 05/21/91
Substance: diesel, gasoline
Petroleum (X)Yes

The federal Petroleum Leaking Underground Storage Tank Trust Fund (Federal Trust Fund) provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The direct and indirect costs of overseeing removal or remedial action at the above site are funded, in whole or in part, from the Federal Trust Fund. The above individual(s) or entity(ies) have been identified as the party or parties responsible for investigation and cleanup of the above site. **YOU ARE HEREBY NOTIFIED** that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Sections 25297.1 and 25360 of the California Health and Safety Code, the above Responsible Party or Parties must reimburse the State Water Resources Control Board not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above underground storage tank site, and the above Responsible Party or Parties must make full payment of such costs within 30 days of receipt of a detailed invoice from the State Water Resources Control Board.

If you have any questions concerning this matter please contact Thomas Peacock, Supervising Hazardous Material Specialist, at this office.

Edgar B. Howell, III, Chief
Contract Project Director

Rodding-Cleaning Services

November 20, 1991

Page 2 of 2

cc: Sandra Malos, SWRCB
Mike Bakaldin, S.L.F.D.

SWRCB Use :

add: X	Reason: New case
--------	------------------

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.		
REPORT DATE 05/21/91		CASE #		SIGNED _____ DATE _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT JAY GROH		PHONE (415) 834-2333		SIGNATURE Jay Groh	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER <u>CONTRACTOR</u>		COMPANY OR AGENCY NAME Scott Co		CITY ORLAND	
	ADDRESS 1919 Market		CITY ORLAND		STATE CA	
RESPONSIBLE PARTY	NAME Rodding Cleaning		CONTACT PERSON Steve Birch		PHONE (415) 357-8875	
	ADDRESS 2585 Nickleson St		CITY SAN LEANDRO		STATE CA	
	FACILITY NAME (IF APPLICABLE) Rodding Cleaning Service		OPERATOR SAN LEANDRO		PHONE (415) 357-8875	
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health		CONTACT PERSON Les Feldman		PHONE (415) 271-4320	
	REGIONAL BOARD BAWQCB		PHONE ()		COUNTY CA	
	CROSS STREET → A		CITY SAN LEANDRO		STATE CA	
SUBSTANCES INVOLVED	(1) NAME Diesel / Gasoline				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2)				<input checked="" type="checkbox"/> UNKNOWN	
DISCOVERY/ABATEMENT	DATE DISCOVERED 05/21/91		HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER			
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> REMOVE CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE UNKNOWN					
SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (BT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) <u>TO BE DETERMINED</u>					
COMMENTS	TANKS upon removal were NOT compromised & we assume leak came from over spill over the extended life of the tanks					

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **C A C 0 0 0 5 9 8 9 8 4**
 Manifest Document No. **0 0 1 0 1 1**

2. Page 1 of 1
 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
LOADING CLEANING SERVICE
100 Nicholson Street, San Leandro, Ca. 94577
 Generator's Phone **415-357-6975**

A. State Manifest Document Number
90538065

4. Transporter 1 Company Name **H & H Ship Service Company**
 6. US EPA ID Number **C A D 0 0 4 7 7 1 1 6 8**

B. State Generator's ID

C. State Transporter's ID **200552**
 D. Transporter's Phone **(415) 543-4835**

5. Transporter 2 Company Name
 8. US EPA ID Number

E. State Transporter's ID
 F. Transporter's Phone

9. Designated Facility Name and Site Address
H & H Ship Service Company
220 China Basin Street
San Francisco, CA 94107
 10. US EPA ID Number **C A D 0 0 4 7 7 1 1 6 8**

G. State Facility's ID

H. Facility's Phone **(415) 543-4835**

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers: No. Type
 13. Total Quantity
 14. Unit (WT/Vol)
 Waste No.

RESIDUE DIESEL TANK
NON-RCRA HAZARDOUS WASTE SOLID

0 0 1 2 **TIP 0 1 8 1 0 1 0 0** **P**
 State **512**
 EPA/Other

12. Total Descriptions for Materials Listed Above

15. Special Handling Instructions and Additional Information
JOB #7622
24 Hr. Emergency Contact: H & H # (415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

16. Generator's Certification: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
 If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

17. Transporter 1 Acknowledgement of Receipt of Materials
 Printed/Typed Name **STEPHEN BIRCH**
 Signature *Stephen E Birch*
 Month Day Year **10 5 12 11 9 11**

17. Transporter 2 Acknowledgement of Receipt of Materials
 Printed/Typed Name **MARTIN J. COSTELLO**
 Signature *Martin Costello*
 Month Day Year **10 5 12 11 9 11**

18. Discrepancy Indication Space

19. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
 Printed/Typed Name **Claudia Valdez**
 Signature *Claudia Valdez*
 Month Day Year **05 21 91**

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
 Printed/Typed Name
 Signature
 Month Day Year

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8892; MTF-UNIFORM CALIFORNIA CALL 1-800-962-7550

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL TSP CENTER 1-800-424-0002. WITHIN CALIFORNIA CALL 1-800-952-7331

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CNC 1000598981	Manifest Document No. 005113	2. Page 1 of	Information in the shaded areas is not required by Federal law.
3. Generator's Name and Mailing Address POWELL LOGGING 1585 NICHOLSON STREET SAN LEANDRO, CA 4. Generator's Phone (415) 337-8875-94599				A. State Manifest Document Number 90005513 B. State Generator's ID 108008	
5. Transporter 1 Company Name MIDCO CHEM SERVICES, INC 6. US EPA ID Number CAP980914594				C. State Transporter's ID 712-577-1111 D. Transporter's Phone	
7. Transporter 2 Company Name 8. US EPA ID Number				E. State Transporter's ID F. Transporter's Phone	
9. Designated Facility Name and Site Address REFINERY SERVICES 13331 N. HIGHWAY 33 PATTERSON, CA 95363 10. US EPA ID Number CAP083166728				G. State Facility's ID 1-800-577-1111 H. Facility's Phone	
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number) WATER, AND OIL "NON R.C.R.P. HAZARDOUS WASTE LIQUID"		12. Containers: No. Type 001 TT		13. Total Quantity 150 G 14. Unit Wt/Vol WASTE No. State: CA EPA/OID: 108008	
15. Special Handling Instructions and Additional Information RUBBER GLOVES, GOGGLES, AND RESPIRATOR JOB # 01439		16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.		17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name: TERRY K BOUQUENOY Signature: Jerry R. Bouquenooy Month Day Year: 10/5/19/11	
18. Discrepancy Indication Space		19. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest, except as noted in Item 19. Printed/Typed Name: MATTHEW ANGIUS Signature: Matthew R. Angius Month Day Year: 05/22/11		20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest, except as noted in Item 19.	

HS 8022 A (1/88)
 PA 8700-22
 (rev. 9-88) Previous editions are obsolete.

Do Not Write Below This Line

Yellow: TSDf SENDS THIS COPY TO GENERATOR WITHIN 30 DAYS

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **CAP00059798AC** Manifest Document No. **2**

2. Page 1 of Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
**PO BOX 120000
 2585 NICHOLSON STREET
 SAN FRANCISCO CA**
 Generator's Phone **(415) 397-2773**

A. State Manifest Document Number
90005513

5. Transporter 1 Company Name
INDORO CHEM SERVICES INC 6. US EPA ID Number **CAP980814594**

B. State Generator's ID

7. Transporter 2 Company Name 8. US EPA ID Number

C. State Transporter's ID

9. Designated Facility Name and Site Address
**REPAIRERS SERVICES
 13331 N. MISSION ST
 SAN FRANCISCO CA 94303** 10. US EPA ID Number **CAP008316672E**

D. Transporter's Phone

E. State Transporter's ID

F. Transporter's Phone

G. State Facility's ID

H. Facility's Phone

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers No. Type 13. Total Quantity 14. Unit Wt/Vol

**WATER ADD. OPL, "NON H.R.A."
 HAZARDOUS WASTE LIQUID"**

001 TT 150 G

Waste No. State **223**

EPA Other

State

EPA/Other

State

EPA/Other

State

EPA/Other

Additional Descriptions for Materials Listed Above
**WATER 95%
 OPL 05%**

K. Handling Codes for Wastes Listed Above

16. Special Handling Instructions and Additional Information

RUBBER GLOVES, GOGGLES, AND RESPIRATOR Job # **01434**

18. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
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Printed/Typed Name
JOHN J. ...

Signature
 Month Day Year
05 21 91

17. Transporter 1 Acknowledgement of Receipt of Materials
 Printed/Typed Name
TERRY K. BOQUENOY

Signature
 Month Day Year
05 21 91

18. Transporter 2 Acknowledgement of Receipt of Materials
 Printed/Typed Name

Signature
 Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
 Printed/Typed Name
 Signature
 Month Day Year

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER: 1-800-424-8902. IN CALIFORNIA, CALL 1-800-952-7650.

FACILITY

Do Not Write Below This Line

YELLOW: GENERATOR RETAINS

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **C A C 0 0 0 5 9 8 9 8 4 0 0 0 0 1**
 Manifest Document No. **0 0 0 0 0 1**

Page 1 of 1
 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
RODDING CLEANING SERVICE
188 Nicholson Street, San Leandro, Ca. 94577
 Generator's Phone **(415) 357-8875**

A. State Manifest Document Number
90538065

5. Transporter 1 Company Name
H. H. Ship Service Company
 Transporter 1 US EPA ID Number
C A D 0 0 4 7 7 1 1 6 1 8

B. State Generator's ID

C. State Transporter's ID
200552

7. Transporter 2 Company Name
 Transporter 2 US EPA ID Number

D. Transporter's Phone
(415) 543-4835

E. State Transporter's ID

9. Designated Facility Name and Site Address
H. H. Ship Service Company
10 China Basin Street
San Francisco, CA 94107
 Facility US EPA ID Number
C A D 0 0 4 7 7 1 1 6 1 8

F. Transporter's Phone

G. State Facility's ID
C A D 0 0 4 7 7 1 1 6 1 8

H. Facility's Phone
(415) 543-4835

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers: No. Type
 13. Total Quantity
 14. Unit Wt/Vol
 Waste No.

RESIDUE DIESEL TANK
IRON-RCRA HAZARDOUS WASTE SOLID

No.	Type	Total Quantity	Unit Wt/Vol	Waste No.
01011	71P	016101010	P	State: 512 EPA/Other:

13. Additional Descriptions for Materials Listed Above
OUT OF 8,000 GALLON TANK last containing
oil. Tank lined with dry ice for transport.
PROFILE #A0860

K. Handling Codes for Wastes Listed Above
 a. **01**
 b.
 c.
 d.

15. Special Handling Instructions and Additional Information
JOB #7622
24 Hr. Emergency Contact: H & H (415) 543-4835
APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
 If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.

Printed/Typed Name: *[Signature]* Signature: *[Signature]* Month Day Year: **10/5/21/91**

17. Transporter 1 Acknowledgement of Receipt of Materials
 Printed/Typed Name: **MARTIN J. COSTELLO** Signature: *[Signature]* Month Day Year: **10/5/21/91**

18. Transporter 2 Acknowledgement of Receipt of Materials
 Printed/Typed Name: Signature: Month Day Year:

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
 Printed/Typed Name: Signature: Month Day Year:

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802. WITHIN CALIFORNIA, CALL 1-800-852-7650.

TRANSPORTER FACILITY

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7500

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **CAIC0101015191819124** Manifest Document No. **010101012**

2. Page 1 of 1 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
LOADING CLEANING SERVICE
136 Nicholson Street, San Leandro, Ca. 94577
Generator's Phone **(415) 345-8875**

A. State Manifest Document Number
90538068

4. Transporter 1 Company Name **Ship Service Company** 6. US EPA ID Number **CAIC01010141717111618**

B. State Generator's ID

5. Transporter 2 Company Name 8. US EPA ID Number

C. State Transporter's ID **200552**
D. Transporter's Phone **(415) 543-4835**
E. State Transporter's ID
F. Transporter's Phone

9. Designated Facility Name and Site Address
Johnson, Inc.
15 Parr Blvd.
Richmond, Ca. 94601 10. US EPA ID Number **CAIC0101019141616131912**

G. State Facility's ID **CAIC0101019141616131912**
H. Facility's Phone **(415) 231-4193**

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)

12. Containers No. Type 13. Total Quantity 14. Unit (Wt./Vol)

No.	Type	Total Quantity	Unit (Wt./Vol)
1	T10	1	100
Waste Empty Tank			
15 lb. Drums per 1000 Gal. Capacity			

EPA/Other	State	EPA/Other	State

15. Special Handling Instructions and Additional Information
Keep away from sources of ignition. Always wear hardhats when working around U.S.T.'s. 24 Hr. Contact Name H & R. Phone # (415) 543-4835. JOB #7629

16. Handling Codes for Wastes Listed Above

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name **STEPHEN BIRCH** Signature *Stephen E Birch* Month Day Year **10/5/12 11/9/11**

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name **MARTIN J. COSTELLO** Signature *Martin Costello* Month Day Year **10/5/12 11/9/11**

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.
Printed/Typed Name **Donald A. Rossow Jr** Signature *Donald A. Rossow Jr* Month Day Year **05/28/91**

TRANSPORTER FACILITY

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25100.7 OF THE HEALTH AND SAFETY CODE.		
REPORT DATE 05/21/91		CASE #		SIGNED: _____ DATE: _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT JAY GROH		PHONE (415) 834-2333		SIGNATURE 	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER <u>CONTRACTOR</u>		COMPANY OR AGENCY NAME Scott Co			
	ADDRESS 1919 Market STREET OAKLAND CA 94607					
RESPONSIBLE PARTY	NAME Rodding Cleaning <input type="checkbox"/> UNKNOWN		CONTACT PERSON Steve Birch		PHONE (415) 357-8875	
	ADDRESS 2585 Nickleson ST		SAN LEANDRO CITY		CA 94577 STATE ZIP	
SITE LOCATION	FACILITY NAME (IF APPLICABLE) Rodding Cleaning Service		OPERATOR		PHONE (415) 357-8875	
	ADDRESS 2585 Nickleson STREET		SAN LEANDRO CITY		CA 94577 STATE ZIP	
	CROSS STREET NA					
IMPLEMENTING AGENCIES	LOCAL AGENCY Alameda County Health		AGENCY NAME		CONTACT PERSON Les Feldman	
	REGIONAL BOARD BANQCB		CONTACT PERSON Les Feldman		PHONE ()	
SUBSTANCES INVOLVED	(1) NAME Diesel / Gasoline				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2) <input checked="" type="checkbox"/> UNKNOWN					
DISCOVERY/ABATEMENT	DATE DISCOVERED 05/21/91		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER			
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> REMOVE CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER			
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <u>UNKNOWN</u>					
SOURCE/ CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CASE TYPE <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input checked="" type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) <input type="checkbox"/> CAP SITE (CD) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (BT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HL) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) <u>TO BE DETERMINED</u>					
COMMENTS	Tanks upon removal were NOT compromised & we assume leak came from over spill over the extended life of the tanks					



Alameda County
District Attorney's Office
John J. Meehan, District Attorney

ALCO
HAZMAT

94 OCT -4 PM 3:25

NOTICE OF CITATION HEARING

February 11, 1991

Rodding-Cleaning Services Inc.
2585 Nicholson Street
San Leandro, CA 94577

Complaint has been made to this office that you may have violated California Underground Tank Laws.

You are therefore, cited to appear in the Office of the District Attorney, Consumer & Environmental Protection Division located at 7677 Oakport Street, Suite 400, Oakland, CA 94621, on February 27, 1991 at 11:30 a.m. to show cause, if any you may have, why a formal complaint should not be filed.

Please be prompt and bring this citation with you.

Very truly yours,

JOHN J. MEEHAN
District Attorney

By: *Gilbert A. Jensen*
Gilbert A. Jensen
Senior Deputy District Attorney

post paid to 3/20?

cc: Mike Bakaldin, San Leandro Fire Department

Inspection Procedure Regarding
Underground Tank Installations
(Above ground pump)

First Inspection:

1. Tank or tanks will be inspected by the Fire Department before any back filling operations are started.
2. For the purpose of lifting and handling, "cat eyes" must be welded to tanks.
3. Inspection of condition of tanks:
 - a. Damage to tanks.
 - b. Any scaling or damage to protective covering of tank.
4. Back fill to be sand, firmly tamped, which shall extend one (1) foot beyond the tank in all directions.

Second Inspection:

1. Inspection of piping is required before covering. A notification shall be given the Fire Chief, who shall himself or through an authorized member of the department, inspect and give his approval or disapproval thereof.
2. Tank and piping to be given a hydrostatic test or a pressure test using a Mercury gauge. (Mercury gauge to be furnished by installers)

Date November 22, 1971

Name RODDING CLEANING MACHINE

Location 2585 Nicholson

Remarks in regard to this installation: (notes are also added to the plans received)

- Full buoyancy of completely empty tanks should be calculated to see if anchorage or weight is needed to hold the tanks securely in place at the high-water table of this area.
- Vent piping shall not terminate less than 3 feet measuring horizontally or vertically in any window or other building opening or header, and 18" above wall or highest part of building.
- "NO SMOKING", "STOP MOTOR", signs of contrasting color shall be located so that they are visible from either side of the island.
- Where vehicular traffic over tank is expected, as a measure of safety tanks are to be covered with reinforced concrete at least 6" in thickness which shall extend one foot beyond the outline of tanks in all directions.
- We recommend one 15# CO-2 fire extinguisher, or equal, at island.
- In order to expedite this installation, we request the representative of the company doing the work to notify the San Leandro Fire Department before starting the job and to go over the underground storage regulations.
- Plumbing permit for tanks at Public Works Office.

One (1) 1,000 waste oil tank and one (1) 8,000 gallon gasoline tank (wrapped) to be installed by D. L. Stevens, Inc., 990 - 98 Ave., Oakland, 568-0938.

OK'd Joe Neves, Captain
Fire Prevention
11-22-71

Manuel Rodriguez, Fire Chief
by *Joe Neves*
Joe Neves, Captain
Fire Prevention Bureau
San Leandro Fire Department

OK'd
12/1/71

RODDING, CLEANING
MACHINE

2585 NICHOLSON

SAN LEANORO

D. L. STEVENS INC.

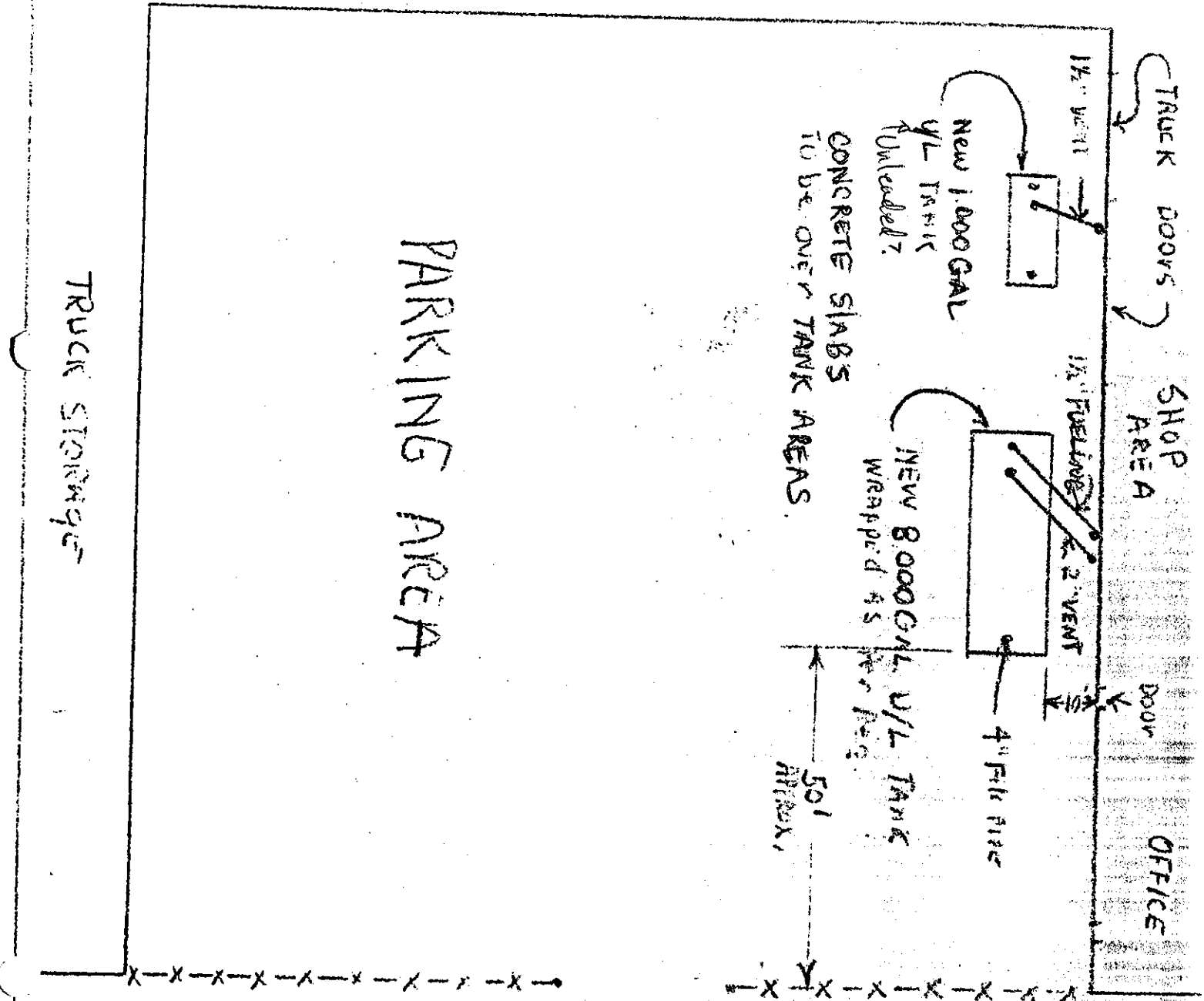
GENERAL CONTRACTORS
SERVICE STATION AND INDUSTRIAL EQUIPMENT
INSTALLATION - SALES AND SERVICE
990 - 98TH AVENUE
OAKLAND, CALIFORNIA 94603

PROPOSED FUELING

NOV. 17, 1971

PHONES { 568-0938
568-1686
RES. 278-5396

TRUCK STORAGE



NICHOLSON AVE



SECURITY PACIFIC NATIONAL BANK

NORTH COASTAL REAL ESTATE MANAGEMENT OFFICE • TELEPHONE (415) 945-7486

710 SO. BROADWAY, SUITE 202, WALNUT CREEK, CALIFORNIA 94596

*28 UG TANKS
start file*

January 29, 1986

Rafat A. Shahid
Hazardous Materials Program
470 - 27th Street
Third Floor
Oakland, CA 94612

RE: Underground Tank Registration

Dear Mr. Shahid:

Please make sure the underground registration form is processed through the proper channels. If further information is needed I may be contacted at the above number.

Sincerely,

Fred A. Schifferle
Real Estate Officer

FAS/lac
Encl.

RECEIVED
JAN 30 1986
HAZARDOUS MATERIALS/
WASTE PROGRAM

VI Piping

A. Associated Piping: 01 Above Ground 02 Underground 03 Vaulted

B. Underground Piping: 01 Gravity 02 Pressure 03 Suction 04 Unknown

C. Piping Repairs: 01 None 02 Unknown 03 Yes, Year of most recent repair: _____

VII Leak Detection

01 Visual 02 Stock Inventory 03 Tile Drain 04 Vapor Sniff Wells 05 Sensor Instrument

06 Ground Water Monitoring Wells 07 Pressure Test 08 Internal Inspection 09 None

10 Other: _____

VIII Chemical Composition of Materials Currently or Previously Stored in Underground Containers
 If you checked yes to IV-H you are not required to complete this section.

currently stored	previously stored	CAS # (if known)	Chemical Do Not Use Commercial Name (Use additional paper for more room)
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
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<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		

B. 01 Vaulted (located in an underground Vault.) 02 Non-vaulted 03 Unknown

C. 01 Double Walled 02 Single Walled 03 Lined 04 Wrapped 05 Unknown 06 None

D. 01 Carbon Steel 02 Stainless Steel 03 Fiberglass 04 Polyvinyl Chloride 05 Concrete 06 Aluminum

E. 01 Rubber Lined 02 Alkyd Lining 03 Epoxy Lining 04 Phenolic Lining 05 Glass Lining 06 Clay Lining

F. 01 Polyethylene Wrap 02 Vinyl Wrapping 03 Cathodic Protection 04 Unknown 05 None 06 Other: _____

07 Unlined 08 Unknown 09 Other: _____

10 Unknown 11 Other: _____

Official Registration Form
California Water Resources Control Board
Hazardous Substance Storage Statement



Who Must File: Each person storing hazardous substances in any underground container must file this form no later than July 1, 1984 (After October 1, 1984 and no later than January 1, 1985 for tanks used on farms).

Definition of Underground Containers: The law applies to "concrete sumps, nonvaulted buried tanks or other underground containers." (Water Code section 13173) All containers, including earthen walled pits, ponds, lagoons and sumps, that are below the normal ground surface level must register. A tank sitting on the ground is not included. Containers partially beneath the surface are included. Lined or unlined pits, ponds and lagoons are covered if earth has been removed from the storage area to construct the facility. Normal grading is not considered construction below ground level.

Definition of Hazardous Substance: Any substance listed in Section 6382 of the Labor Code or in Section 25316 of the Health and Safety Code. This includes: gasoline, diesel fuel, all industrial solvents, pesticides, herbicides and fumigants. If the material must be carried by a registered hauler, disposed of at a hazardous waste site, is explosive, generates pressure due to heat or decomposition or would harm humans or wildlife you must register

the tank. Wastes are included.

Fee: For each tank registered a \$10 fee must be paid except that retail gasoline stations pay \$5 per tank.

Penalties: For failure to file, the penalty is \$500-\$5,000 per day. If you falsify information, you can be fined up to \$20,000 for each day the information is incorrect and has not been corrected.

Confidentiality: If you have information protected by trade secret laws, please attach a list of the information on this form that is confidential and the justification for confidentiality, including specific citations of relevant statutory and case law.

Multiple Containers: Fill I and II on one form and leave it blank on all the remaining forms. Attach all forms together securely. If you own more than 50 tanks you can file information on computer tape. Call 916/324-1262 for information.

This is not a Permit Application. All Underground Tanks will be subject to local regulation. Some jurisdictions have already begun programs. Check with your local county government for further information.

NOTE: ALL UNDERGROUND CONTAINERS MUST REGISTER EVEN IF STATE AND/OR LOCAL PERMITS ARE IN FORCE.

I Owner

Name (Corporation, Individual or Public Agency) SECURITY PACIFIC BANK, TRUSTEES, SKETCHLEY TRUST			
Street Address 710 S. BROADWAY	City WALNUT CREEK	State CA	ZIP 94596

II Facility

Facility Name Rodding Cleaning Services, Inc.		Dealer/Foreman/Supervisor office mgr - PAT DOORNIK	
Street Address 2585 Nicholson Street		Nearest Cross Street	
City San Leandro CALIF.		County Alameda	ZIP 94577
Mailing Address Same		City	State ZIP
Phone w/area code (415) 357-8875		Type of Business <input type="checkbox"/> 01 Motor Vehicle Fuel Station <input type="checkbox"/> 02 Other: Contractor YARD	
Number of Tanks at this Facility 1	Rural Areas Only:	Township	Range
			Section

III 24 Hour Emergency Contact Person

Days: Name (last name first) and Phone w/area code Peterson, Walter (415) 357-8875	Nights: Name (last name first) and Phone w/area code - Same -
--	---

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

A. <input checked="" type="checkbox"/> 01 Tank <input type="checkbox"/> 02 Sump <input type="checkbox"/> 03 Lagoon, Pit or Pond <input type="checkbox"/> 04 Other: _____		Container Number (If there is no number, assign one) None
B. Manufacturer (if appropriate): N/A	Year of Mfg.: N/A	C. Year Installed: 1972 <input type="checkbox"/> Unknown
D. Container Capacity: 5000 gallons <input type="checkbox"/> Unknown	E. Container Repairs: <input checked="" type="checkbox"/> 01 None <input type="checkbox"/> 02 Unknown <input type="checkbox"/> 03 Yes Year: _____	
F. Is Container currently used? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If No, year of last use: _____ <input type="checkbox"/> 03 Unknown		
G. Does the Container Store (Check One): <input type="checkbox"/> 01 Waste <input checked="" type="checkbox"/> 02 Product		
H. Does the Container Store Motor Vehicle Fuel or Waste Oil? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If Yes, Check appropriate box(es): <input type="checkbox"/> 01 Unleaded <input checked="" type="checkbox"/> 02 Regular <input type="checkbox"/> 03 Premium <input type="checkbox"/> 04 Diesel <input type="checkbox"/> 05 Waste Oil <input type="checkbox"/> 06 Other (List): _____		

V Container Construction

A. Thickness of Primary Containment: _____ <input type="checkbox"/> Gauge <input type="checkbox"/> Inches <input type="checkbox"/> cm <input checked="" type="checkbox"/> Unknown
