

Phillip E. Nicholson*
L. A. Strick, Jr.*
Ronald J. Seltzer*
Mina Cantara
George D. Falkus, II
John V. Kuhl
Arnold O. Spaulding Jr.
Jeffrey I. Spota
John S. Miller, Jr.
Kenneth B. Bley
Ira J. Waldman
John E. Nicholson
Charles L. Noneman
Marlene D. Goodfried
Jeffrey D. Masters
Robert D. Infelise
Thomas C. Stein
Douglas P. Snyder
Gary A. Glick
Lewis G. Feldman
Mark P. McClathun
John A. Kinnaman
Stanley W. Lamport
Randall W. Black
Perry D. Mecciaro
Jess R. Bressi
Gregory J. Karns
D. Scott Turner
Sandia C. Stewart
Matthew A. Wyman
Randy P. Orlik
Kameth Williams
Laura R. Ballard
Amy H. Wells
Scott D. Books
Cory P. Downs
Valerie L. Flores
Preston W. Brooks
Paul J. Fischer
Robert J. Sykes

Alfred J. DeLeo
Stathi G. Marcopulos
Carmelita Kuo Schuk
Charles J. Moore
Robert P. Dory
Snaat J. Block
Herbert J. Klein
Estelle M. Braaf
Adam B. Weissburg
Jeffrey A. Gagliardi
Jonathan Sears
Scott L. Grossfeld
Robert M. Haight, Jr.
Richard J. Kaiser
Anne-Marie Reader
Perry S. Hughes
Judy Man-Ling Lam
Edward J. Quigley III
Daniel J. Villalpando
Christopher R. Cheloden
Kevin J. Crabtree
Peter Y. Lee
Seth I. Weissman
Lotyn Dunn Arkow
Jason A. Hobson
Steven M. Maldowney
Hillary P. Prokop
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Joanna C. Huchting
Hans J. Lauterbach
Mitchell Poole
Carolyn Yashari Bucher
Kimberly Kesler Chytraus
Catal E. Leonard
Stephen N. Murphy

COX, CASTLE & NICHOLSON LLP

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March 22, 2001

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OUR FILE NO
35920

WRITER'S DIRECT DIAL NUMBER

(415) 273-7043

WRITER'S E-MAIL ADDRESS

sbblock@ccnlaw.com

VIA FEDERAL EXPRESS

Mr. Thomas Peacock
Mr. Amir Gholami
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, CA 94602-6577

Re: 2585 Nicholson Street, San Leandro, California

Dear Messrs. Peacock and Gholami:

We represent Bank of America, N.A., the trustee for the property located at 2585 Nicholson Street, San Leandro (the "Property"). Bank of America would appreciate the opportunity to meet with both of you at your earliest convenience to discuss progress at the Property and a schedule for site closure. As indicated by the enclosed letter from Versar, Inc. ("Versar") and the numerous attachments thereto (collectively, the "Versar letter"), recent correspondence with the Alameda County Health Care Services Agency (the "County") appears to have been ineffective in moving the site toward closure.

The enclosed Versar letter summarizes the recent correspondence between Bank of America and the County. It appears, based on that correspondence, that the parties are stuck in a "do loop" with respect to certain sampling and analyses issues. Most recently, for example, the January 24, 2001 letter sent by the County to Messrs. Robert Eckstein and Steven Birch requests information on MTBE analysis and TPHd sampling that Versar has provided and addressed numerous times (see Versar letter at page 1 and Exhibits 2, 6, 8, 10, 11 and 13).¹

¹ In addition, the County's letter is again addressed to the former owners and operators of the Property, an error that Bank of America has been trying to remedy for nearly a year. (See Versar letter Exhs. 2 and 11.)

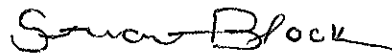
Mr. Amir Gholami
March 22, 2001
Page 2

Perhaps most significantly, the County has never responded to the two Risk Based Corrective Action ("RBCA") Analyses prepared and submitted by Versar. The first analysis was submitted to the County on January 6, 2000 -- more than a year ago. The second was prepared and submitted at Mr. Gholami's request on December 14, 2000 (see Versar letter Exh. 14). Both analyses conclude that residual concentrations of aromatic hydrocarbons in the subsurface at the location of maximum impact do not present an actionable risk to human health.

As Versar has detailed in numerous reports, the Property has been the subject of investigation and remediation activities since approximately 1991 when two underground storage tanks were removed from the site. The Property has been thoroughly investigated and monitored since that time. Bank of America is deeply concerned that, notwithstanding nearly 10 years of work and data at the Property, and the documented lack of risk presented by residual contaminants at the Property, the Property has not yet been approved for closure.

We would like to discuss such closure with you at our proposed meeting. Representatives from Bank of America will make themselves available at your earliest opportunity to discuss these issues, and we request that you contact me as soon as possible to arrange such a meeting. Thank you for your time and consideration.

Sincerely,



Stuart I. Block

SIB/pdh

Enclosures (1)

SIBL/OCK/35920/18271v1

cc: (without attachments)

Donna Proffitt, Bank of America

Janet Giannini, Bank of America

Scott Allin, Versar, Inc.

Michael Bakaldin, City of San Leandro Fire Department



STID
3570

March 22, 2001

Mr. Stuart I. Block
Cox, Castle & Nicholson LLP
505 Montgomery Street, Suite 1550
San Francisco, California 94111

**Re: 2585 Nicholson Street in San Leandro, California (STID 3570)
Versar Project No.: 104422.4422.003**

Dear Mr. Block:

In response to the January 24, 2001 correspondence from Mr. Amir K. Gholami of the Alameda County Health Care Services (ACHCS), and specifically the request by ACHCS for additional work and documentation regarding the above-referenced property (subject property), you have asked Versar, Inc. (Versar) to assemble and summarize the recent data and correspondences submitted by Versar to the ACHCS concerning the property.

The summary of requested documents is provided below. The document numbers indicated below represent Exhibit numbers attached to this letter.

1. March 28, 2000 (ACHCS letter) - This letter was addressed to former addressee's of the subject property and introduced Mr. Amir Gholami as the new ACHCS case worker for the subject property. In the letter, Mr. Gholami questioned the absence of total petroleum hydrocarbons as diesel (TPHd) and methyl-tert-butyl ether (MTBE) analyses. The letter further requested historic groundwater gradient information, and indicated a response to the Versar, January 6, 2000 Risk-Based Corrective Action (RBCA) analysis would be forthcoming.
2. April 5, 2000 (Versar letter) - This letter informed Mr. Gholami of the correct addressee's for the subject property, provided justification for not performing TPHd analysis, cited an ACHCS letter dated, October 29, 1999, which stated MTBE analysis would no longer be required at the subject property, and summarized historic groundwater gradients identified at the subject property. The letter requested concurrence for not performing TPHd analysis.

Ala020201.wpd/4422-003

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Mr. Stuart Block

March 22, 2001

Page 2 of 4

3. April 10, 2000 (ACHCS letter) - This letter restates issues raised in the March 28, 2000 ACHCS letter, but is addressed to Bank of America, as requested in the April 5, 2000 Versar letter. No other references to the information presented in the April 5, 2000 Versar letter is presented in the April 10, 2000 ACHCS letter.
4. April 17, 2000 (ACHCS letter) - In response to Versar's January 2000 monitoring report, Mr. Gholami requested analysis for MTBE and TPHd. Mr. Gholami further requested groundwater analysis for TPH as stoddard solvent (TPHss), which had been included in the fuel fingerprint scan performed during the initial investigations of the subject property.
5. April 27, 2000 (ACHCS letter) - In response to Versar's April 5, 2000 letter, Mr. Gholami stated MTBE analysis would no longer be required, requested semi-annual monitoring for TPHd from well MW-1, and reiterated the request for TPHss analysis.
6. May 1, 2000 (Versar letter) - Provided as documentation of a telephone conversation between Mr. Gholami and myself, the letter reiterates that no further analysis of MTBE will be required by the ACHCS, confirmed that TPHd will be performed at well MW-1 on a semi-annual basis starting in July 2000, and documented that ACHCS is pursuing a qualified representative to review Versar's January 6, 2000 RBCA analysis. The letter further responds to the April 27, 2000 ACHCS request for TPHss analysis by stating TPHss is believed to be a misinterpretation by the laboratory used during early assessments of the subject property, and that TPHss analysis would be performed on monitoring well MW-1 during the July 2000 monitoring event to confirm this assertion.
7. June 8, 2000 (Versar report) - Submittal of the April 2000 monitoring report. The report included a statement that TPHd and TPHss would be analyzed during the July 2000 monitoring event.
8. September 26, 2000 (Versar report) - Submittal of the July 2000 monitoring report. As stated in the report, TPHd was below the laboratory reporting limit in the sample collected from MW-1. However, the analytical laboratory failed to analyze TPHss, and the analysis would be performed during the October 2000 monitoring event. The report requested no further semi-annual testing for TPHd.
9. October 18, 2000 (ACHCS letter) - This letter was intended as a response to the April 2000 monitoring report, and was addressed to the former responsible parties for the subject property, rather than the parties identified in Versar's April 5, 2000 letter. In the letter, Mr. Gholami requested analysis of TPHd, and requested either analysis for MTBE, or documentation that

Mr. Stuart Block
March 22, 2001
Page 3 of 4

the compound had been investigated previously. Mr. Gholami further stated the benzene plume is not stable based on fluctuating concentrations in MW-1.

10. October 19, 2000 (Versar facsimile) - Intended as a partial response to the October 18, 2000 ACHCS letter, the facsimile provided to Mr. Gholami the October 29, 1999 letter from the ACHCS stating no further testing would be required for MTBE, and provided a summary table from historic sampling for fuel oxygenates at the subject property, as presented in Versar's October 18, 1999 report.
11. October 25, 2000 (Versar letter) - Intended as further response to the October 18, 2000 ACHCS letter, Versar urgently reiterated the addressee change originally referenced in Versar's April 5, 2000 letter, and informed Mr. Gholami that TPHd analysis was performed during the July 2000 monitoring event, which was submitted to the ACHCS in September 2000. Versar's letter further addressed the request for MTBE sampling by again attaching the October 29, 1999 ACHCS letter stating MTBE analysis would no longer be required at the subject property, and by attaching the April 27, 2000 letter from Mr. Gholami which also stated MTBE analysis would no longer be required.
12. December 20, 2000 (Cox, Castle & Nicholson letter) - The letter presents an updated version of the RBCA, and requests a no further action determination be issued for the subject property..
13. December 20, 2000 (Versar report) - Submittal of the October 2000 monitoring report. TPHss was not detected in the sample from monitoring well MW-1, and the request for discontinuation of semi-annual monitoring for TPHss and TPHd was reiterated.
14. January 24, 2001 (ACHCS letter) - In response to the October 2000 monitoring report, and addressed to the former responsible parties for the subject property, the letter requests a copy of the October 29, 1999 ACHCS letter stating MTBE analysis would no longer be required for the subject property. The letter further implies that TPHss was performed in lieu of TPHd, and that TPHd analysis should be performed during the January 2001 monitoring event (note: the January 2001 monitoring event was performed prior to receipt of this letter, and TPHd analysis was not performed).



Mr. Stuart Block
March 22, 2001
Page 4 of 4

As summarized above, despite attempts to address questions and issues raised by the ACHCS, select issues remain unresolved. Written communications appear to be ineffective, and a meeting with ACHCS representatives is strongly requested. If you have any questions regarding the correspondences, please feel free to call me at (916) 863-9325.

Sincerely,
Versar, Inc.

A handwritten signature in black ink, appearing to read "Scott Allin", with a stylized flourish at the end.

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

EXHIBIT 1



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:

- 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.
- The analysis for TPH-D in MW-1 well was not performed even though there has been some fluctuation on a constant basis.
- 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.
- 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.

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,

A handwritten signature in black ink, appearing to read 'Amir K. Gholami', with a long horizontal stroke extending 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

EXHIBIT 2



April 5, 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

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

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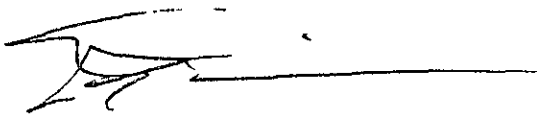
Mr. Amir Gholami
April 5, 2000
Page 2 of 2

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

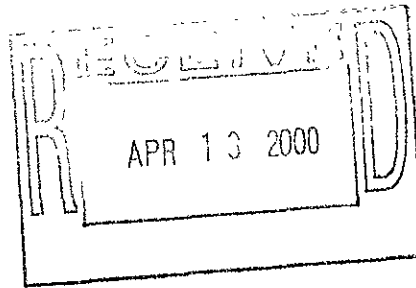
cc: Mr. John Schovanec

EXHIBIT 3

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

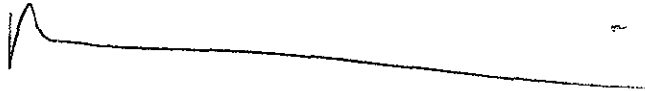
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2585 Nicholson St. San Leandro

Stid 3570

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

Sincerely,

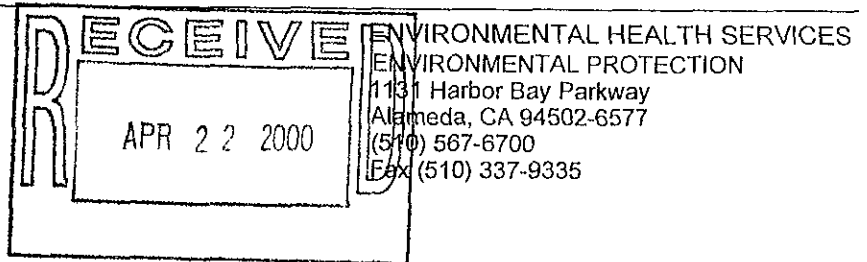
A handwritten signature in black ink, consisting of a sharp initial stroke followed by a long, slightly wavy horizontal line that tapers to the right.

Amir K. Gholami, REHS
Hazardous Materials Specialist

✓ C: Mr. Tim Berger of Versar Inc. 7844 Madison Ave., Suite 167, Fair Oaks, CA 95628
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EXHIBIT 4

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



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

EXHIBIT 5

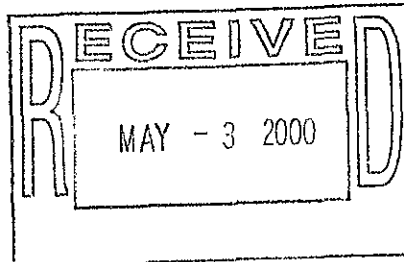


ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

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:

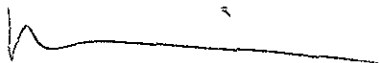
I am in receipt of the document dated April 5, 2000 by Mr. Scott Allin of Versar Inc. I reviewed this document and discussed it with Mr. Allin, your consultant. I would like to make the following comments:

- 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

EXHIBIT 6



May 1, 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:

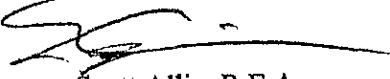
It was a pleasure speaking with you the other day regarding the above referenced property. The following is documentation of our conversation.

- ▶ 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 lessor 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 responses, 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

Ala42800.wpd/4422-001

• SACRAMENTO OFFICE •

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EXHIBIT 7



May 31, 2000

Ms. Donna Proffitt
Bank of America, N.A.
Environmental Services Department #305478
4000 MacArthur Boulevard, Suite 100
Newport Beach, California 92660

Reference: Groundwater Monitoring Report (April 2000)
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 4422-001

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. The following sections describe the scope of work, Site location, and Site background.

This letter report presents the results of the quarterly groundwater monitoring and sampling event conducted at the Site on April 13, 2000. The results of this monitoring event are presented graphically on Figures 3 and 4 in Attachment I, and are summarized in tables in Attachment II. This report has been prepared in response to the request by the Alameda County Health Care Services (ACHCS) letters dated July 14, 1999, and October 29, 1999, regarding groundwater monitoring at 2585 Nicholson Street, San Leandro, California.

The Site is located at 2585 Nicholson Street in San Leandro, California. The nearest cross street is Republic Avenue. The Site is currently occupied by Crane Works and consists of a single-story commercial office building at the north end of the property, and covered parking/work area over the western and southern edges of the property.

BACKGROUND

According to information presented in the McLaren/Hart soil and groundwater characterization report (McLaren/Hart, 1998), two underground storage tanks (USTs) were removed from the Site in 1991. Soil and groundwater samples collected during the UST removal activities identified total petroleum hydrocarbons (TPH) as diesel and gasoline in both media.

2220-01/4422-002

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June 8, 2000

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Reportedly, overexcavation was performed during UST removal activities. In 1992, Hageman-Aguiar (HA) performed an on Site soil and groundwater investigation, and installed one monitoring well (MW-1) on the central portion of the Site. Groundwater samples were collected by HA from MW-1 between 1992 and 1995. HA identified free-floating product in MW-1 during some of the sampling events, at a maximum thickness of 1.25 inches. An oil absorbent sock was placed in the well to collect the free-floating product. In 1998, McLaren/Hart performed a limited investigation of soil and groundwater, both on and off-Site. McLaren/Hart concluded that adequate definition of petroleum hydrocarbons in soil and groundwater had been completed, and that the contaminant plume was relatively stable with minimal off-Site migration of petroleum hydrocarbons. McLaren/Hart recommended installation of additional monitoring wells to confirm the direction of groundwater flow beneath the Site.

In April 1999, Versar installed four additional monitoring wells, and sampled all the Site wells, as described in our *Monitoring Well Installation and Groundwater Monitoring Report*, dated June 30, 1999. The monitoring well locations are depicted on Figure 2, Site Plan. Versar detected petroleum hydrocarbons as gasoline in the southern half of the Site; benzene, toluene, ethylbenzene, and xylenes (BTEX) were detected in well MW-1 near the center of the Site. The groundwater gradient was calculated to be approximately 0.001 feet/foot and flowing in a southeasterly direction.

Versar has been monitoring shallow groundwater condition at five wells on a quarterly basis since April 1999. Prior to April 1999, monitoring well MW-1 was sampled 11 times between June 1992 and September 1995.

In November 1999, Versar performed a Risk-Based Corrective Action (RBCA) analysis of residual petroleum hydrocarbons at the Site. The purpose for the RBCA analysis is to determine the magnitude of risk, if any, to human health associated with known Site soil and groundwater contamination. The analysis was prepared using default parameters and existing Site data. Versar's RBCA analysis found that residual concentrations of aromatic hydrocarbons in first encountered groundwater at the location of maximum impact do not present an actionable risk to human health.

In their July 14, 1999 letter, ACHCS requested information regarding the depth of gas, electric, and storm drain trenches adjacent to the Site, as depicted on Figure 2 of Versar's, June 30, 1999, *Monitoring Well Installation and Groundwater Sampling Report*. Utility information was obtained in October and November 1999 and reported in Versar's January 6, 2000, *Groundwater Monitoring and Utility Survey Report*. Versar measured the depth of utilities adjacent to the Site, as requested by ACHCS. The only utility identified with the potential to influence groundwater migration was identified upgradient from the Site. Based on this

information, Versar concluded there was no evidence that utilities are effecting plume migration at the Site and no further assessment is warranted.

In their April 27, 1999 letter, ACHCS requested semi-annual monitoring for TPH as diesel (TPHd) and stoddard solvent in well MW-1. The additional analyses were requested to address fluctuating concentrations of the constituents identified from historical data. A fuel fingerprint analysis will be performed on the groundwater sample from well MW-1 during the July 2000 monitoring event.

QUARTERLY GROUNDWATER MONITORING ACTIVITIES

Versar performed groundwater monitoring of the Site on April 13, 2000, sampling the five wells for TPH as gasoline (TPHg) and BTEX. Three of the wells were sampled for parameters indicative of intrinsic bio-remediation. Versar's quarterly groundwater monitoring program for the Site included the following tasks:

- Measure groundwater levels in monitoring wells MW-1, MW-2, MW-3, MW-4, and MW-5, and calculate the hydraulic gradient and flow direction;
- Purge and collect groundwater samples from the five monitoring wells (MW-1, MW-2, MW-3, MW-4, and MW-5);
- Obtain measurements of groundwater temperature, electrical conductivity, pH, oxidation/reduction potential (redox), and dissolved oxygen (DO) in monitoring wells MW-1, MW-2, MW-3, MW-4, and MW-5;
- Submit the groundwater samples to a California-certified analytical laboratory for analysis of one or more of the following TPHg, BTEX, methane, nitrate, sulfate, and alkalinity; and
- Prepare a letter report summarizing the results.

Groundwater Sampling Protocol

The methodology and protocol followed for the collection of groundwater samples during this groundwater sampling event are presented in Attachment III, Decontamination and Groundwater Monitoring Well Sampling Procedures.

Quarterly Groundwater Level Measurements

On April 13, 2000, the depth to groundwater in wells MW-1, MW-2, MW-3, MW-4 and MW-5 was measured to characterize groundwater flow direction and gradient. The depths to groundwater at each well, along with historical measurements, are presented in Table 1. Groundwater was measured to be flowing in an easterly direction, at a gradient of 0.002 feet per foot. Groundwater surface elevations are 0.09 to 0.28 foot higher than in January 2000. Figure 3 in Attachment I is a groundwater gradient map generated from the April 13, 2000 data.

Groundwater Sampling Activities

On April 13, 2000, groundwater samples were collected from monitoring wells MW-1, MW-2, MW-3, MW-4 and MW-5. Prior to sampling, each well was purged of approximately three casing volumes of groundwater, and the water level allowed to recover to at least 80 percent of the pre-purge level. Measurements of temperature, pH, electrical conductivity, redox, and DO were recorded a minimum of three times during each purged well volume. The groundwater monitoring well purge tables are presented in Attachment V.

Groundwater samples collected from Site wells MW-1, MW-2, MW-3, MW-4, and MW-5 were analyzed for TPHg and BTEX. Groundwater samples collected from site wells MW-1, MW-2, and MW-3 were analyzed for methane, sulfate, and alkalinity by Excelchem Environmental Labs (Excelchem), California State Laboratory Certification No. 2119, and for nitrate by CLS Labs, California State Laboratory Certification No. 1233. The samples were collected, placed in containers, preserved, transported, and analyzed within the time constraints consistent with applicable United States EPA, California EPA, and Regional Water Quality Control Board (RWQCB) procedures, and in conformance with Versar's Decontamination and Groundwater Monitoring Well Sampling Procedures, presented in Attachment III. Purge water from the April 13, 2000 sampling event was stored on Site in two DOT-approved, 55-gallon steel drums pending disposal.

ANALYTICAL RESULTS

The analytical results of the TPHg and BTEX analyses are summarized in Table 2 in Attachment II. Figure 4 in Attachment I spatially depicts the analytical results for the January 20, 2000 groundwater monitoring event. The analytical results of the methane, nitrate, sulfate, and alkalinity analyses; and DO and redox measurements; are summarized in Table 3 in Attachment II. The laboratory analytical reports are included in Attachment V. The following is a summary of the analytical results:

- TPHg was detected in wells MW-1, MW-3, MW-4 and MW-5 at concentrations of 13 milligrams per liter (mg/L), 0.09 mg/L, 0.099 mg/L and 0.353 mg/L, respectively;
- Benzene was detected in wells MW-1, MW-2, MW-3, MW-4, and MW-5 at concentrations of 1,130 micrograms per liter ($\mu\text{g/L}$), 0.5 $\mu\text{g/L}$, 0.7 $\mu\text{g/L}$, 1.0 $\mu\text{g/L}$, and 3.5 $\mu\text{g/L}$, respectively;
- Toluene was only detected in well MW-1 at a concentration of 226 $\mu\text{g/L}$;
- Ethylbenzene was only detected in well MW-1 at a concentration of 335 $\mu\text{g/L}$; and
- Total xylene isomers was only detected in well MW-1 at a concentration of 1,410 $\mu\text{g/L}$.

In general, bioremediation indicator parameters (see Table 3) showed variations from the previous monitoring event results. While anaerobic biodegradation appears to be occurring, the data suggests anaerobic activity has decreased, which is believed to be correlated to the increase in petroleum constituent concentrations during the previous monitoring event.

CONCLUSIONS

Based on the results of this most recent quarterly groundwater monitoring event Versar has made the following conclusions.

- During the April 2000 monitoring event, the groundwater flow direction was calculated to be to the east, under a gradient of approximately 0.002 ft/ft. Groundwater surface elevations are 0.09 to 0.28 foot higher than in January 2000.
- TPHg and BTEX were detected in the samples collected from well MW-1. Low levels of TPHg and benzene were detected in the samples collected from wells MW-3, MW-4, and MW-5. Low levels of benzene were detected in the sample collected from well MW-2. Toluene, ethylbenzene, and total xylenes were not detected in the samples collected from wells MW-2, MW-3, MW-4, and MW-5. In general, concentrations of TPHg and BTEX during the April 2000 monitoring event decreased from the previous monitoring event. The data indicates that the area of residual contamination at the Site is located near the center of the property, in the vicinity of MW-1. The presence of TPHg and benzene at Site wells other than MW-1 may be the result of the rising groundwater table intersecting a smear zone of petroleum product. Groundwater is

currently at the highest elevation since monitoring of groundwater table elevation began in April 1999.

- Samples collected from wells MW-1, MW-2, and MW-3 to assess the potential for intrinsic bio-remediation suggest that anaerobic intrinsic biodegradation is occurring at the Site, as evidenced by nitrate concentrations being lower in MW-1, suggesting use of this electron receptor in biological degradation. However, the increase in petroleum concentrations observed during the previous monitoring event, which was believed to be a result of rising groundwater elevations intersecting a smear zone of petroleum constituents, appears to have lessened biodegradation activity. This is evidenced by a decrease in methane concentrations, and an increase in the redox results. It is anticipated that as groundwater elevations and petroleum constituent concentrations stabilize, biodegradation activity will increase.

FUTURE ACTIVITIES

Continued quarterly groundwater monitoring is planned for the Site to characterize groundwater fluctuations, flow direction, and contaminant concentrations. A fuel fingerprint analysis will be performed on well MW-1 during the next monitoring event. Continued analysis of intrinsic bio-remediation indicator parameters will also be performed during the next monitoring event. This information is required in considering closure for the Site by the ACHCS.

REFERENCES

Alameda County Health Care Services Agency. Letter to Mr. John Schovanec, Bank of America Environmental Services. Re: Groundwater monitoring at 2584 Nicholson Street, San Leandro, CA. Dated July 14, 1999.

United States Department of the Interior Geological Survey. Map. *San Leandro Quadrangle, 7.5 Minute Series (Topographic)*. 1959, Photorevised 1980.

Versar, Inc.. *Monitoring Well Installation and Groundwater Monitoring Report*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. June 30, 1999.

Versar, Inc.. *Groundwater Monitoring and Utility Survey Report*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. January 6, 2000.

Versar, Inc.. *Groundwater Monitoring Report, January 2000*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. March 21, 2000.

STATEMENT OF LIMITATIONS

The conclusions presented above are based on the agreed-upon scope of work outlined in the beginning of this report. Versar makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others and used by Versar. It is possible that information exists beyond the scope of this investigation. Also, changes in Site use may have occurred sometime in the past due to variations in rainfall, temperature, water usage, economic, agricultural, or other factors. Additional information that was not found or available to Versar at the time of the writing of this report may result in a modification of the conclusions presented. This report is not a legal opinion.

The services performed by Versar have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty expressed or implied is made.

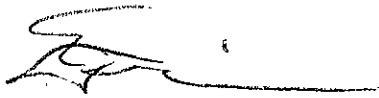
This Quarterly Monitoring Report was prepared by Versar on behalf of Bank of America. Mr. Dale Anderson, Senior Environmental Technician, performed the groundwater sample collection. Mr. Tim Berger, Registered Geologist, prepared the report, and supervised the field activities. Mr. Scott Allin, Registered Environmental Assessor, reviewed the report.

Prepared by:



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- Attachment I - Figures
- Attachment II - Tables
- Attachment III - Decontamination and Groundwater Monitoring Well Sampling Procedures
- Attachment IV - Monitoring Well Purge Tables
- Attachment V - Laboratory Analytical Reports and Chain-of-Custody Documentation

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

ATTACHMENT I

Figures



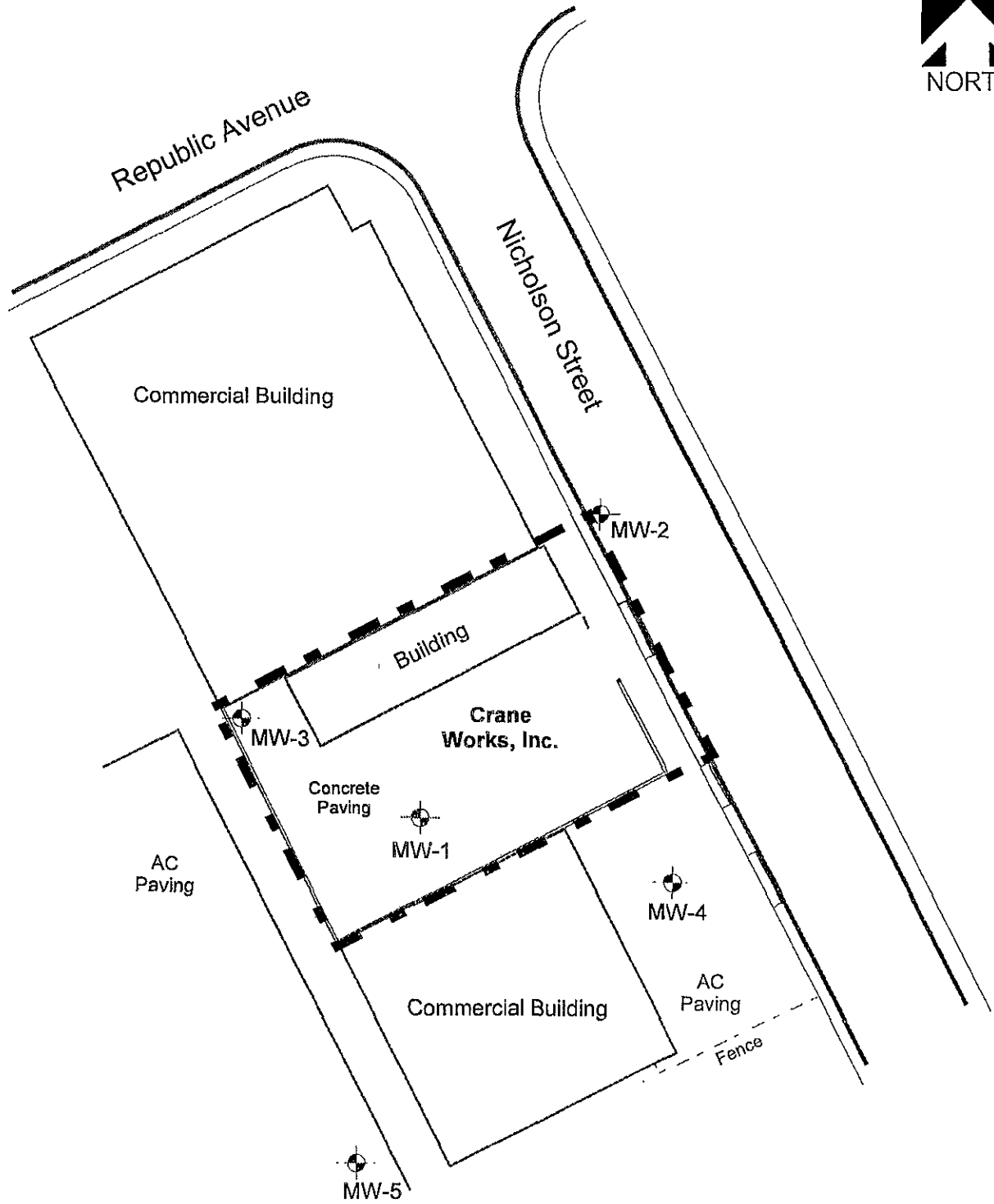
Ref. USGS 7.5 Minute Topographical Quadrangle Maps;
 San Leandro, Calif. c. 1959 Photorevised 1980

Dr. By: Dale Anderson
 Date: 5/10/99
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 Versar Project No. 4422-001
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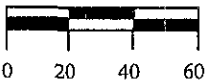
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SITE LOCATION
 2585 Nicholson Street
 San Leandro, California

Figure
 1



(Scale - Feet)



Dr. By: Dale Anderson
Date: 5/10/99
Scale: 1 Inch= 60 feet
Versar Project No. 4422-001
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**SITE LAYOUT AND MONITORING
WELL LOCATION MAP**
2585 Nicholson Street
San Leandro, California

Figure
2



Republic Avenue

Nicholson Street

Commercial Building

MW-1
Depth to Water: 4.95'
G.W. Elevation: 10.32'

MW-2
Depth to Water: 3.61'
G.W. Elevation: 10.08'

MW-3
Depth to Water: 5.41'
G.W. Elevation: 10.47

Crane Works, Inc.

Concrete Paving

MW-4
Depth to Water: 5.06'
G.W. Elevation: 10.19'

AC Paving

Commercial Building

AC Paving

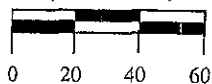
MW-5
Depth to Water: 6.15'
G.W. Elevation: 10.31'

10.20
Fence

Groundwater
Gradient: 0.002 ft/ft

Legend	
	Observation Well Location
10.05	Groundwater Contour Interval in Feet Above Mean Sea Level
	Groundwater Contour
	Groundwater Flow Direction

(Scale - Feet)



Dr. By: Dale Anderson
 Date: 4/19/00
 Scale: 1 Inch= 60 feet
 Versar Project No. 4422-002

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Groundwater Contour Map

April 13, 2000
 2585 Nicholson Street
 San Leandro, California

Figure
 3



Republic Avenue

Nicholson Street

Commercial Building

Crane Works, Inc.

Commercial Building

MW-3	
TPH-G:	.09
B:	0.7
T:	ND
E:	ND
X:	ND

MW-1	
TPH-G:	13
B:	1,130
T:	226
E:	335
X:	1,410

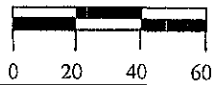
MW-2	
TPH-G:	ND
B:	0.5
T:	ND
E:	ND
X:	ND

MW-4	
TPH-G:	.099
B:	1.0
T:	ND
E:	ND
X:	ND

MW-5	
TPH-G:	.353
B:	3.5
T:	ND
E:	ND
X:	ND

Legend	
	Extraction and Observation Well Location
NOTE:	BTEX Results in Ug/L, and TPH-G Results in mg/L
TPH-G:	Total Petroleum Hydrocarbons as Gasoline
B:	Benzene
T:	Toluene
E:	Ethybenzenc
X:	Total Xylencs
ND:	Not detected at or above the methods reporting limit.

(Scale - Feet)



Dr. By: Dale Anderson
 Date: 05/03/00
 Scale: 1 inch= 60 feet
 Versar Project No. 4422-002

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**Laboratory Analytical Results
 For Groundwater Samples**
April 13, 2000
 2585 Nicholson Street
 San Leandro, California

Figure 4

ATTACHMENT II

Tables

Table 1
Groundwater Elevation Data
2585 Nicholson Street
San Leandro, California

		Groundwater Monitoring Well					Hydraulic gradient magnitude (ft/ft)	General gradient direction
		MW-1	MW-2	MW-3	MW-4	MW-5		
Well casing elevation (feet amsl)		15.27	13.69	15.88	15.25	16.46	---	---
April 29, 1999	Depth to groundwater (feet toc)	5.33	3.76	5.88	5.40	6.64	0.001	Southeast
	Groundwater elevation (feet amsl)	9.94	9.93	10.00	9.85	9.82		
July 28, 1999	Depth to groundwater (feet toc)	5.85	4.19	6.37	5.84	7.11	0.001	Southeast
	Groundwater elevation (feet amsl)	9.42	9.50	9.51	9.41	9.35		
	Change from previous elevation	-0.52	-0.43	-0.49	-0.44	-0.47		
October 28, 1999	Depth to groundwater (feet toc)	5.45	4.06	5.79	5.60	6.68	0.002	Easterly
	Groundwater elevation (feet amsl)	9.82	9.63	10.09	9.65	9.78		
	Change from previous elevation	0.40	0.13	0.58	0.24	0.43		
January 20, 2000	Depth to groundwater (feet toc)	5.13	3.70	5.63	5.25	6.43	0.001	Easterly
	Groundwater elevation (feet amsl)	10.14	9.99	10.25	10.00	10.03		
	Change from previous elevation	0.32	0.36	0.16	0.35	0.25		
April 13, 2000	Depth to groundwater (feet toc)	4.95	3.61	5.41	5.06	6.15	0.002	Easterly
	Groundwater elevation (feet amsl)	10.32	10.08	10.47	10.19	10.31		
	Change from previous elevation	0.18	0.09	0.22	0.19	0.28		

Notes and Abbreviations:

ft/ft = feet per foot

amsl = above mean sea level

toc = top of casing

Table 2
 Analytical Results for Groundwater Samples
 2585 Nicholson Street
 San Leandro, California

Monitoring Well No.	Date	Chemicals of Concern										
		TPH-G (mg/L)	TPH-D (mg/L)	TPH-MO (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)	TPH-K (mg/L)	TPH-SS (mg/L)	Naphthalene	2-Methylnaphthalene
MW-1	Jun-92	10	ND	NA	110	81	62	280	--	--	--	--
	Nov-92	9.8	ND	--	23	14	22	96	--	--	--	--
	Apr-93	18	.56	ND	42	47	50	190	ND	.37	--	--
	Jul-93	27	ND	ND	40	45	63	190	ND	ND	--	--
	Dec-93	7.8	3.8	ND	13	16	20	77	ND	ND	--	--
	Mar-94	280	.62	ND	970	880	620	1,700	ND	3.3	--	--
	Jun-94	8.5	ND	ND	23	13	8.5	19	ND	ND	--	--
	Sep-94	2.4	.052	ND	5.3	2.6	2.5	6	ND	ND	--	--
	Dec-94	4.8	1.3	ND	32	32	16	50	ND	1.0	--	--
	Apr-95	74	3.7	ND	320	350	350	940	ND	.57	--	--
	Sep-95	33	46	ND	140	270	260	1,100	ND	4.9	--	--
	May-99	8.1	ND	ND	1,400	31	82	360	--	--	--	--
	Jul-99	3.5	1.7	--	252	23	43	179	--	--	10	6.5
	Oct-99	4.9	--	--	270	34	<5	370	--	--	--	--
Jan-00	22.4	<.05	--	1,300	402	483	2,490	--	--	--	--	
Apr-00	13	NA	NA	1,130	226	335	1,410	--	--	--	--	
MW-2	Apr-99	ND	ND	ND	ND	ND	ND	ND	--	--	--	--
	Jul-99	<1	<1	--	<1.0	<1.0	<1.0	<1.0	--	--	--	--
	Oct-99	<1	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--	--
	Jan-00	.118	--	--	0.7	<0.5	<0.5	<0.5	--	--	--	--
	Apr-00	<.05	--	--	0.5	<0.5	<0.5	<0.5	--	--	--	--
MW-3	Apr-99	ND	.54	ND	ND	ND	ND	ND	--	--	ND	ND
	Jul-99	.3	<1	--	<1.0	<1.0	<1.0	<1.0	--	--	<5.0	<5.0
	Oct-99	.23	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--	--
	Jan-00	.163	<.05	--	0.8	<0.5	<0.5	<0.5	--	--	--	--
	Apr-00	.09	--	--	0.7	<0.5	<0.5	<0.5	--	--	--	--
MW-4	Apr-99	.11	ND	ND	ND	ND	ND	ND	--	--	--	--
	Jul-99	.12	<1	--	<1.0	<1.0	<1.0	<1.0	--	--	--	--
	Oct-99	<1	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--	--
	Jan-00	.106	--	--	0.9	<0.5	<0.5	<0.5	--	--	--	--
	Apr-00	.099	--	--	1	<0.5	<0.5	<0.5	--	--	--	--
MW-5	Apr-99	.27	ND	ND	ND	ND	ND	ND	--	--	--	--
	Jul-99	.57	<1	--	<1.0	<1.0	<1.0	<1.0	--	--	--	--
	Oct-99	.54	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--	--
	Jan-00	.231	--	--	1.9	<0.5	<0.5	<0.5	--	--	--	--
	Apr-00	.353	--	--	3.5	<0.5	<0.5	<0.5	--	--	--	--

Notes and Abbreviations:

TPH-G = total petroleum hydrocarbons as gasoline.

TPH-D = total petroleum hydrocarbons as diesel.

TPH-K = total petroleum hydrocarbons as kerosene

TPH-SS = total petroleum hydrocarbons as stockard solvent

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

mg/L = milligrams per liter, equivalent to parts per million (ppm)

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

-- = not analyzed

Table 3
 Intrinsic Bioremediation Indicator Analytical Results for Groundwater Samples
 2585 Nicholson Street
 San Leandro, California

Monitoring Well No.	Date	Bioremediation Indicators						
		Methane (µg/L)	Nitrate (mg/L)	Sulfate (mg/L)	Ferrous (mg/L)	Alkalinity (mg/L)	Redox (mV)	D/O (mg/L)
MW-1	Jan-00	2590.0	0.27	46	--	576	-106	2.51
	Apr-00	3.1	<0.20	14	--	614	137	0.94
MW-2	Jan-00	1.5	3.04	82	--	530	-048	1.63
	Apr-00	<0.01	24	75	--	498	195	0.93
MW-3	Jan-00	13.0	1.37	45	--	346	-055	2.61
	Apr-00	0.020	3.2	20	--	304	061	0.98
MW-4	Jan-00	--	--	--	--	--	-060	1.49
	Apr-00	--	--	--	--	--	181	0.94
MW-5	Jan-00	--	--	--	--	--	-072	1.91
	Apr-00	--	--	--	--	--	116	1.48

Notes and Abbreviations:

Methane by Gas Chromatography / Mass Spectroscopy

Nitrate by EPA method 353.2

Sulfate by EPA method 375.4

Ferrous iron by EPA method 3500 FE-D

Alkalinity by EPA method 2320B

Redox - Reduction/Oxidation potential in millivolts, field measured with direct reading instrument, average of last three readings.

D/O - Dissolved Oxygen, field measured with direct reading instrument, average of last three readings.

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

mg/L = milligrams per liter, equivalent to parts per million (ppm).

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

-- = not analysed

ATTACHMENT III

Decontamination and Groundwater Monitoring Well Sampling Procedures

1.0 DECONTAMINATION PROCEDURES

The decontamination procedures for non-dedicated field equipment and well development/purging equipment are given below. These procedures are followed during all field activities.

1. Non-dedicated well development, purging, and sampling equipment is carefully pre-cleaned prior to each use, as follows:
 - a. Carefully brush off any loose foreign debris with a soft bristle brush.
 - b. Rinse the equipment thoroughly in clean water.
 - c. Wash the equipment in a non-phosphate detergent bath.
 - d. Rinse thoroughly in clean water.
 - e. Rinse thoroughly with deionized water.
 - f. Air dry in a dust-free environment.
 - g. Store in unused plastic bags or other suitable cover until use.
2. Clean disposable gloves are worn by all field personnel when handling decontaminated equipment.

2.0 COLLECTION OF SAMPLES

2.1 Groundwater Sampling

Groundwater samples are collected for laboratory analysis using the procedures given below.

1. Open the well and measure the organic vapor concentration with a flame-ionization detector (FID) or photoionization detector (PID).
2. Measure the water levels (if any) in the well using a decontaminated measuring device. All measurements must be made to the nearest 0.01 foot, and measured relative to the top of the casing. Record the depth of the water in the field notebook.

3. Inspect the disposable bailer to ensure that the bottom valve assembly is working correctly.
4. Begin purging the well by inserting a bailer into the PVC monitoring well casing and carefully lower it into the well. Take care to avoid agitating and aerating the fluid column in the well.
5. Slowly withdraw the bailer and transfer the water samples to a sampling containers.
6. Measure the temperature, pH, conductivity, and turbidity. Record these and all subsequent measurements in the field notebook.
7. Continue purging the well (a minimum of three well volumes) until the temperature, pH, conductivity, and turbidity have stabilized, or the well is dry.
8. When the water has recovered to 80 percent of the original level, carefully lower a new disposable bailer into the well and recover groundwater samples.
9. Fill the appropriate sample containers by releasing water from the bailer via the bottom emptying device with a minimum of agitation. The most volatile parameters are collected first, proceeding to the least volatile parameters.
10. Place the purge water in a DOT-approved 55-gallon drums.

3.0 ANALYSIS OF SAMPLES

Samples are submitted to a California state-certified laboratory for analysis.

4.0 SAMPLE HANDLING

4.1 Sample Containers, Preservation, and Holding Times

All samples are collected, placed in containers, preserved, and analyzed within the time constraints with applicable local, provincial, and federal procedures. All sample containers are precleaned in accordance with prescribed EPA methods. A custody seal is placed around all sample container lids to prevent leaks and unauthorized tampering with individual samples following collection and prior to the time of analysis.

4.2 Sample Tracking and Management

All samples are tracked using a standard chain-of-custody form. The chain of custody record includes the following information:

1. Sample number
2. Signature of collector
3. Date and time of collection
4. Sample collection location
5. Sample type
6. Signature of persons involved in the chain-of-possession
7. Inclusive dates of possession
8. Analytical parameters
9. Pertinent field observations

The custody record is completed using waterproof ink. Corrections are made by drawing a line through, initialing the error, and then entering the correct information.

Custody of the samples begins at the time of sample collection and are maintained by the sampling team supervisor until samples are relinquished for shipment to the laboratory, or until samples are hand-delivered to the designated laboratory sample custodian. Partial sample sets being accumulated for hand-delivery to the laboratory are stored in coolers with chain-of-custody records sealed in plastic bags and placed in the cooler with the sample sets.

ATTACHMENT IV
Monitoring Well Purge Tables

MONITORING WELL PURGE TABLE

Project Number: 4422-002	Site Name: Bank of America-San Leandro
Well Number: MW-1	Date(s) Purged: 4/13/00
OVM - Ambient: NR	Purge Method: Centrifugal Pump
OVM - Vault: NR	Purge Rate: 3.16 gpm
OVM - Casing: NR	Date & Time Sampled: 4/13/00 1550
Water Level - Initial: 4.95 1246	Purged & Sampled: Dale Anderson
Water Level - Final: 5.4	Sampling Method: Disposable Bailer
Well Depth: 18.00 feet	Free Product: <input checked="" type="checkbox"/>
Well Diameter: 6 inch	Sheen: <input checked="" type="checkbox"/>
Well Casing Volume: 19.6	Odor: STRONG HYDROCARBON

Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (µmhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
1518	5	18.1	6.5	596	142	2.60	LOW
1521	10	17.6	6.4	503	177	1.09	LOW
1525	20	17.9	6.4	522	163	1.43	"
1527	30	17.9	6.4	604	158	.88	"
1529	40	17.9	6.4	674	155	1.03	"
1531	45	18.0	6.5	660	144	.95	"
1533	50	18.1	6.5	672	144	.94	"
1535	55	18.0	6.5	656	137	1.15	
1537	60	18.1	6.5	676	131	.74	
1550	Sample						

MONITORING WELL PURGE TABLE

Project Number: 4422-002				Site Name: Bank of America-San Leandro			
Well Number: MW-2				Date(s) Purged: 4/13/00			
OVM - Ambient: NR				Purge Method: Dedicated Disposable Bailer			
OVM - Vault: NR				Purge Rate: ~33 g/m			
OVM - Casing: NR				Date & Time Sampled: 4/13/00 1400			
Water Level - Initial: 3.61 @ 1239				Purged & Sampled: Dale Anderson 1			
Water Level - Final: 3.6 @ 1349				Sampling Method: Dedicated Disposable Bailer			
Well Depth: 14.20 feet				Free Product: 0			
Well Diameter: 2 inch				Sheen: 0			
Well Casing Volume: 1.7				Odor: 0			
Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (µmhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
1332	0.25	19.9	6.7	752	195	1.24	Low
1334	1.0	19.0	6.6	748	199	0.78	1
1336	2.0	18.9	6.5	636	207	0.99	MOD
1338	2.75	18.8	6.6	528	197	1.44	MOD
1339	3.25	18.9	6.3	746	196	0.75	11
1342	3.75	18.9	6.6	743	193	0.96	11
1344	4.25	19.0	6.4	744	202	1.08	1
1346	4.75	19.0	6.5	741	195	0.78	11
1348	5.25	19.0	6.5	738	187	0.94	11
1400	Sample	19.6	6.7	758	181	2.84	1

MONITORING WELL PURGE TABLE

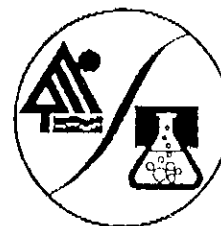
Project Number: 4422-002	Site Name: Bank of America-San Leandro
Well Number: MW-5	Date(s) Purged: 4/13/00
OVM - Ambient: NR	Purge Method: Dedicated Disposable Bailer
OVM - Vault: NR	Purge Rate: .25 gpm
OVM - Casing: NR	Date & Time Sampled: 4/13/00 1205
Water Level - Initial: 6.15 @ 1133	Purged & Sampled: Dale Anderson
Water Level - Final: 6.20 @ 1159	Sampling Method: Dedicated Disposable Bailer
Well Depth: 15.55 feet	Free Product: 0
Well Diameter: 2 inch	Sheen: 0
Well Casing Volume: 1.5	Odor: 0

Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (µmhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
1140	1.25	18.8	6.3	913	165	1.79	Low
1143	1.0	17.9	6.3	891	122	—	"
1146	1.5	17.7	6.4	890	112	2.01	"
1148	2.0	17.7	6.3	894	107	1.84	"
1150	2.5	17.7	6.3	894	105	1.76	"
1151	3.0	17.7	6.3	531	108	1.83	"
1154	3.5	17.9	6.3	649	117	1.48	"
1156	4.0	17.8	6.3	633	118	1.52	"
1158	4.5	17.9	6.3	887	113	1.44	"
1205	Sample	18.3	6.4	893	137	2.58	"

ATTACHMENT V

Laboratory Analytical Reports and Chain-of-Custody Documentation

EXCELCHEM ENVIRONMENTAL LABS



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Dale Anderson
Versar
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628

Project: Bank of America WT San Leandro/4422-002
Method: EPA 602/8015m

Date Sampled: 04/13/00
Date Received: 04/13/00
BTEX/TPHg Analyzed: 04/17/00
Matrix: Water
Units: µg/L

Client Sample I.D.	MW 5		MW 4		MW 3		MW 2		MW 1	
LAB. NO	W0400222		W0400223		W0400224		W0400225		W0400226	
ANALYTE	R/L	Results	R/L	Results	R/L	Results	R/L	Results	R/L	Results
Benzene	0.5	3.5	0.5	1.0	0.5	0.7	0.5	0.5	10	1130
Toluene	0.5	ND	0.5	ND	0.5	ND	0.5	ND	10	226
Ethylbenzene	0.5	ND	0.5	ND	0.5	ND	0.5	ND	10	335
Total Xylenes	0.5	ND	0.5	ND	0.5	ND	0.5	ND	10	1410
TPH as Gasoline	50	353	50	99	50	90	50	ND*	1000	13000

QA/QC %RECOVERY		
	LCS	LCSD
Benzene	106	107
Toluene	108	109
Ethylbenzene	108	109
Total Xylenes	109	109

QA/QC Analyzed: 04/17/00

*The sample chromatogram does not match our gasoline standard chromatogram. Value is due mainly to one or two single peaks integrated within the gasoline range. The result is ND.

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit


Laboratory Representative

04/28/00
Date Reported

**EXCELCHEM
ENVIRONMENTAL LABS**

500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784




ANALYSIS REPORT

Attention: Dale Anderson
Versar
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628
Project: Bank of America WT San Leandro/4422-002
Method: EPA 3810

Date Sampled: 04/13/00
Date Received: 04/13/00
Methane Analyzed: 04/18/00
Matrix: Water
Units: µG/ml

Client Sample I.D.	MW 3		MW 2		MW 1	
LAB. NO.	W0400224		W0400225		W0400226	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Methane	0.010	0.020	0.010	ND	0.010	3.1

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit
R/L = Reporting Limit



Laboratory Representative

04/28/00
Date Reported

**EXCELCHEM
ENVIRONMENTAL LABS**



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Dale Anderson
Versar
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628

Date Sampled: 04/13/00
Date Received: 04/13/00
Matrix: Water

Project: Bank of America WT San Leandro/4422-002

Method: EPA 375.4 Units: mg/L SO₄²⁻ Date Analyzed: 04/18/00

Client Sample I.D.	MW 3		MW 2		MW 1	
LAB. NO.	W0400224		W0400225		W0400226	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Sulfate	5	20	5	75	5	14

QA/QC %RECOVERY		
	LCS	LCSD
Sulfate	95	105

QA/QC Analyzed: 04/18/00

Method: EPA 2320B Units: mg/L Date Analyzed: 04/19/00

Client Sample I.D.	MW 3		MW 2		MW 1	
LAB. NO.	W0400224		W0400225		W0400226	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Alkalinity	5.0	304	5.0	498	5.0	614

QA/QC %RECOVERY		
	LCS	LCSD
Alkalinity	102	106

QA/QC Analyzed: 04/19/00

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit


Laboratory Representative

04/28/00
Date Reported

vods in bin 4/7

CHAIN OF CUSTODY RECORD

plastic in bin 4/8

PROJECT NO.		PROJECT NAME					PARAMETERS						INDUSTRIAL HYGIENE SAMPLE	Y		
4422-002		BANK of AMERICA NT SAN LEANDRO														
SAMPLERS: (Signature)					(Printed)											REMARKS
Dale Anderson					DALE ANDERSON											
FIELD SAMPLE NUMBER	DATE 2000	TIME	COMP.	GRAB	STATION LOCATION	NO. OF CONTAINERS	PH-G/BER	METHANE	SULFIDE 37°C	ALCALINITY						
MW 5	4/13	1205		X	W0400222	2	X									
MW 4		1320			W0400223	2	X									
MW 3		1445			W0400224	6	X	X	X	X						
MW 2		1400			W0400225	6	X									
MW 1		1500			W0400226	6	X							HYDRO ODOR		
Relinquished by: (Signature)					Date / Time		Received by: (Signature)					Date / Time		Received by: (Signature)		
Dale Anderson					4/14/94											
(Printed)							(Printed)							(Printed)		
DALE ANDERSON																
Relinquished by: (Signature)					Date / Time		Received for Laboratory by: (Signature)			Date / Time		Remarks				
							shannon beale			4/13/00 7:45		STD JAT				
(Printed)							(Printed)									
							shannon beale									

P. 2
FROM
4-28-2000 4 33AM

CLS Labs

Versar, Inc.
7844 Madison Avenue STE 167
Fair Oaks, CA 95628

04/27/2000

Attention: Dale Anderson

Reference: Analytical Results

Project Name: Bank of America NT -San Leandro
Project No.: 4422-002
Date Received: 04/13/2000
Chain Of Custody: NO NUMBER

CLS ID No.: R8880
CLS Job No.: 828880

The following analyses were performed on the above referenced project:

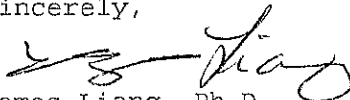
<u>No. of Samples</u>	<u>Turnaround Time</u>	<u>Analysis Description</u>
3	10 Days	Nitrite, Nitrate and Nitrite-N EPA 353.3

These samples were received by CLS Labs in a chilled, intact state and accompanied by a valid chain of custody document.

Calibrations for analytical testing have been performed in accordance to and pass the EPA's criteria for acceptability.

Analytical results are attached to this letter. Please call if we can provide additional assistance.

Sincerely,



James Liang, Ph.D.
Laboratory Director

CLS Labs

Analysis Report: Nitrate, EPA Method 353.3

Client: Versar, Inc.
7844 Madison Avenue STE 167
Fair Oaks, CA 95628

Project No.: 4422-002
Contact: Dale Anderson
Phone: (916)962-1612

Project: Bank of America NT -
San Leandro

Lab Contact: James Liang
Lab ID No.: R8880-1A
Job No.: 828880
COC Log No.: NO NUMBER
Batch No.: WY2K0414A
Instrument ID: UV002
Analyst ID: PONGC
Matrix: WATER

Date Sampled: 04/13/00
Date Received: 04/13/00
Date Extracted: N/A
Date Analyzed: 04/14/00
Date Reported: 04/21/00
Client ID No.: MW3

Sample: MW3

Analyte	CAS No.	Results (mg/L)	Rep. Limit (mg/L)	Dilution (factor)
Nitrate (as NO3)	5945	3.2	1.0	5.0

ND = Not detected at or above indicated Reporting Limit

CLS Labs

Analysis Report: Nitrate, EPA Method 353.3

Client: Versar, Inc.
7844 Madison Avenue STE 167
Fair Oaks, CA 95628

Project No.: 4422-002
Contact: Dale Anderson
Phone: (916)962-1612

Project: Bank of America NT -
San Leandro

Lab Contact: James Liang
Lab ID No.: R8880-2A
Job No.: 828880
COC Log No.: NO NUMBER
Batch No.: WY2K0414A
Instrument ID: UVO02
Analyst ID: PONGC
Matrix: WATER

Date Sampled: 04/13/00
Date Received: 04/13/00
Date Extracted: N/A
Date Analyzed: 04/14/00
Date Reported: 04/21/00
Client ID No.: MW2

Sample: MW2

Analyte	CAS No.	Results (mg/L)	Rep. Limit (mg/L)	Dilution (factor)
Nitrate (as NO3)	5945	24	2.0	10

ND = Not detected at or above indicated Reporting Limit

CLS Labs

Analysis Report: Nitrate, EPA Method 353.3

Client: Versar, Inc.
7844 Madison Avenue STE 167
Fair Oaks, CA 95628

Project No.: 4422-002
Contact: Dale Anderson
Phone: (916)962-1612

Project: Bank of America NT -
San Leandro

Lab Contact: James Liang
Lab ID No.: R8880-3A
Job No.: 828880
COC Log No.: NO NUMBER
Batch No.: WY2K0414A
Instrument ID: UV002
Analyst ID: PONGC
Matrix: WATER

Date Sampled: 04/13/00
Date Received: 04/13/00
Date Extracted: N/A
Date Analyzed: 04/14/00
Date Reported: 04/21/00
Client ID No.: MW1

Sample: MW1

Analyte	CAS No.	Results (mg/L)	Rep. Limit (mg/L)	Dilution (factor)
Nitrate (as NO3)	5945	ND	0.20	1.0

ND = Not detected at or above indicated Reporting Limit

28880

PROJECT NO. 4422-002		PROJECT NAME BANK OF AMERICA NT - SAN LEANDRO					PARAMETERS					INDUSTRIAL HYGIENE SAMPLE	Y N						
SAMPLERS: (Signature) Dale Anderson					(Printed) DALE ANDERSON					REMARKS									
FIELD SAMPLE NUMBER	DATE	TIME	COMP.	GRAB	STATION LOCATION										NO. OF CONTAINERS NITRATE 353				
MW 3	4/13	1445		X											1 X				
MW 2	↓	1400		↓											1 X				
M 1	↓	1530		↓						1 X									
Relinquished by: (Signature) Dale Anderson			Date / Time 4/13/00 1855		Received by: (Signature)					Relinquished by: (Signature)		Date / Time		Received by: (Signature)					
(Printed) DALE ANDERSON					(Printed)					(Printed)				(Printed)					
Relinquished by: (Signature)			Date / Time		Received for Laboratory by: (Signature)					Date / Time		Remarks							
(Printed)					(Printed)					4-13 1855		STD TAT							

EXHIBIT 8



September 26, 2000

Ms. Donna Proffitt
Bank of America, N.A.
Environmental Services Department #305478
4000 MacArthur Boulevard, Suite 100
Newport Beach, California 92660

Reference: Groundwater Monitoring Report (July 2000)
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 4422-002

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. The following sections describe the scope of work, Site location, and Site background.

This letter report presents the results of the quarterly groundwater monitoring and sampling event conducted at the Site on July 20, 2000. The results of this monitoring event are presented graphically on Figures 3 and 4 in Attachment I, and are summarized in tables in Attachment II. This report has been prepared in response to the request by the Alameda County Health Care Services (ACHCS) letters dated July 14, 1999, and October 29, 1999, regarding groundwater monitoring at 2585 Nicholson Street, San Leandro, California.

The Site is located at 2585 Nicholson Street in San Leandro, California. The nearest cross street is Republic Avenue. The Site is currently occupied by Crane Works and consists of a single-story commercial office building at the north end of the property, and covered parking/work areas over the western and southern edges of the property.

2334-01/4422-002

• SACRAMENTO AREA OFFICE •

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



Ms. Donna Proffitt
September 26, 2000
Page 2 of 7

BACKGROUND

According to prior assessment documents, two underground storage tanks (USTs) were removed from the Site in 1991. Soil and groundwater samples collected during the UST removal activities identified total petroleum hydrocarbons as diesel (TPHd) and gasoline (TPHg) in both media, and soils were over excavated. One groundwater monitoring well (MW-1) was installed in 1992, and an oil absorbent sock was used to collect free-floating product (maximum of 1.25-inches).

In April 1999, Versar installed four additional monitoring wells on or around the Site perimeter. Quarterly monitoring of groundwater from the monitoring wells has been performed since well installation. Groundwater monitoring has identified TPHg and benzene, toluene, ethylbenzene, and xylenes (BTEX) on-site in well MW-1. Low to non-detect levels of the constituents have been identified in the surrounding monitoring wells. This report presents the July 2000 monitoring episode.

In their April 27, 2000 letter, and as further discussed in Versar's May 1, 2000 letter, ACHCS requested semi-annual monitoring for TPH as diesel (TPHd) and TPH as stoddard solvent (TPHss) in well MW-1. The additional analyses were requested to address fluctuating concentrations of the constituents identified from historical data. A fuel fingerprint analysis was requested on the groundwater sample from well MW-1 during the this monitoring event, as described herein.

QUARTERLY GROUNDWATER MONITORING ACTIVITIES

Versar performed groundwater monitoring of the Site on July 20, 2000, sampling the five wells for TPH as gasoline (TPHg) and BTEX. Three of the wells were sampled for parameters indicative of intrinsic bio-remediation. In addition, a fuel fingerprint scan was also performed on the groundwater sample from monitoring well MW-1. Versar's quarterly groundwater monitoring program for the Site included the following tasks:

- Measure groundwater levels in monitoring wells MW-1, MW-2, MW-3, MW-4, and MW-5, and calculate the hydraulic gradient and flow direction;
- Purge and collect groundwater samples from the five monitoring wells (MW-1, MW-2, MW-3, MW-4, and MW-5);



Ms. Donna Proffitt
September 26, 2000
Page 3 of 7

- Obtain measurements of groundwater temperature, electrical conductivity, pH, oxidation/reduction potential (redox), and dissolved oxygen (DO) in monitoring wells MW-1, MW-2, MW-3, MW-4, and MW-5;
- Submit the groundwater samples to a California-certified analytical laboratory for analysis of one or more of the following TPHg, BTEX, fuel fingerprint scan, methane, nitrate, sulfate, and alkalinity; and
- Prepare a letter report summarizing the results.

Groundwater Sampling Protocol

The methodology and protocol followed for the collection of groundwater samples during this groundwater sampling event are presented in Attachment III, Decontamination and Groundwater Monitoring Well Sampling Procedures.

Quarterly Groundwater Level Measurements

On July 20, 2000, the depth to groundwater in wells MW-1, MW-2, MW-3, MW-4 and MW-5 was measured to characterize groundwater flow direction and gradient. The depths to groundwater at each well, along with historical measurements, are presented in Table 1. Groundwater was measured to be flowing in a south/southeast direction, at a gradient of approximately 0.001 feet per foot. Groundwater surface elevations are 0.45 to 0.96 foot lower than in April 2000. Figure 3 in Attachment I is a groundwater gradient map generated from the July 20, 2000 data.

Groundwater Sampling Activities

On July 20, 2000, groundwater samples were collected from monitoring wells MW-1, MW-2, MW-3, MW-4 and MW-5. Prior to sampling, each well was purged of approximately three casing volumes of groundwater, and the water level allowed to recover to at least 80 percent of the pre-purge level. Measurements of temperature, pH, electrical conductivity, redox, and DO were recorded a minimum of three times during each purged well volume. The groundwater monitoring well purge tables are presented in Attachment IV.

Groundwater samples collected from Site wells MW-1, MW-2, MW-3, and MW-5 were analyzed for TPHg and BTEX. Groundwater samples collected from site wells MW-1, MW-2, and MW-3 were analyzed for methane, sulfate, nitrate and alkalinity. The groundwater sample from well MW-1 was also analyzed for fuel fingerprint scan. Versar submitted a groundwater sample from well MW-4 for TPHg and BTEX, but due to laboratory error, the sample was not analyzed. All analyses were performed by Excelchem Environmental Labs (Excelchem),

California State Laboratory Certification No. 2119. The samples were collected, placed in containers, preserved, transported, and analyzed within the time constraints consistent with applicable United States EPA, California EPA, and Regional Water Quality Control Board (RWQCB) procedures, and in conformance with Versar's Decontamination and Groundwater Monitoring Well Sampling Procedures, presented in Attachment III. Purge water from the July 20, 2000 sampling event was stored on-site in two DOT-approved, 55-gallon steel drums, and was subsequently recycled by Seaport Environmental. A certificate of disposal for the purge water is presented in Attachment VI.

ANALYTICAL RESULTS

The analytical results of the TPH and BTEX analyses are summarized in Table 2 in Attachment II. Figure 4 in Attachment I spatially depicts the analytical results for the July 20, 2000 groundwater monitoring event. The analytical results of the methane, nitrate, sulfate, and alkalinity analyses; and DO and redox measurements; are summarized in Table 3 in Attachment II. The laboratory analytical reports are included in Attachment V. The following is a summary of the analytical results:

- TPHg was detected in well MW-1 at a concentration of 28.4 milligrams per liter (mg/L);
- Benzene was detected in wells MW-1, MW-2, and MW-3 at concentrations of 1,470 micrograms per liter ($\mu\text{g/L}$), 0.8 $\mu\text{g/L}$, and 2.0 $\mu\text{g/L}$, respectively;
- Toluene was detected in well MW-1 at a concentration of 190 $\mu\text{g/L}$;
- Ethylbenzene was detected in well MW-1 at a concentration of 299 $\mu\text{g/L}$; and
- Total xylene isomers was detected in well MW-1 at a concentration of 967 $\mu\text{g/L}$.

The fuel fingerprint scan performed on the groundwater sample from well MW-1 did not detect TPHd or TPH as motor oil (TPHmo) above the laboratory reporting limit (see Table 2, Attachment II). As part of the fuel fingerprint scan, Versar requested analysis of stoddard solvent. However, the laboratory failed to include the constituent in the analysis. Consequently, the groundwater sample from MW-1 will be analyzed for stoddard solvent during the October 2000 monitoring event.

Samples collected from wells MW-1, MW-2, and MW-3 to assess the potential for intrinsic bio-remediation indicate that anaerobic intrinsic biodegradation continues to occur at the Site. Methane concentrations are elevated in MW-1, suggesting anaerobic respiration. Nitrate and

sulfate concentrations are less in MW-1, suggesting use of these electron receptors in biological degradation. In addition, redox is strongly negative in MW-1, suggesting biological activity.

CONCLUSIONS

Based on the results of this most recent quarterly groundwater monitoring event Versar has made the following conclusions.

- During the July 2000 monitoring event, the groundwater flow direction was calculated to be to the south/southeast, under a gradient of approximately 0.001 ft/ft. Groundwater surface elevations are 0.45 to 0.96 foot lower than in April 2000.
- TPHg and BTEX were detected in the sample collected from well MW-1. Low levels of benzene were detected in the samples collected from wells MW-2 and MW-3. TPHg, Toluene, ethylbenzene, and total xylenes were not detected in the samples collected from wells MW-2, MW-3, and MW-5. Concentrations of TPHg and BTEX in well MW-1 remained relatively consistent during the July 2000 monitoring event. Concentrations of TPHg and BTEX either decreased or remained consistent in other Site monitoring wells, when compared to the previous monitoring event. The data indicates that the area of residual impact at the Site is located near the center of the property, in the vicinity of MW-1.
- Samples collected from wells MW-1, MW-2, and MW-3 to assess the potential for intrinsic bio-remediation indicate that anaerobic intrinsic biodegradation continues to occur at the Site.
- TPHd, TPHmo, and TPHss were not detected above the laboratory reporting limits in the sample collected from well MW-1, which confirms that prior detections of TPHd and TPHss were likely the result of misinterpretation by the analytical laboratory, and TPHd and TPHss are not constituents of concern at the Site.



Ms. Donna Proffitt
September 26, 2000
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FUTURE ACTIVITIES

Continued quarterly groundwater monitoring is planned for the Site to characterize groundwater fluctuations, flow direction, and contaminant concentrations. Continued analysis of intrinsic bio-remediation indicator parameters will also be performed during the next monitoring event. This information is required in considering closure for the Site by the ACHCS. Versar proposes discontinuing semi-annual analysis for TPHd, TPHmo, and TPHss from well MW-1.

REFERENCES

Alameda County Health Care Services Agency. Letter to Mr. John Schovanec, Bank of America Environmental Services. Re: Groundwater monitoring at 2584 Nicholson Street, San Leandro, CA. Dated July 14, 1999.

United States Department of the Interior Geological Survey. Map. *San Leandro Quadrangle, 7.5 Minute Series (Topographic)*. 1959, Photorevised 1980.

Versar, Inc.. *Monitoring Well Installation and Groundwater Monitoring Report*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. June 30, 1999.

Versar, Inc.. *Groundwater Monitoring and Utility Survey Report*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. January 6, 2000.

Versar, Inc.. *Groundwater Monitoring Report, January 2000*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. March 21, 2000.

STATEMENT OF LIMITATIONS

The conclusions presented above are based on the agreed-upon scope of work outlined in the beginning of this report. Versar makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others and used by Versar. It is possible that information exists beyond the scope of this investigation. Also, changes in Site use may have occurred sometime in the past due to variations in rainfall, temperature, water usage, economic, agricultural, or other factors. Additional information that was not found or available to Versar at the time of the writing of this report may result in a modification of the conclusions presented. This report is not a legal opinion.



Ms. Donna Proffitt

September 26, 2000

Page 7 of 7

The services performed by Versar have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty expressed or implied is made.

This Quarterly Monitoring Report was prepared by Versar on behalf of Bank of America. Mr. Dale Anderson, Senior Environmental Technician, performed the groundwater sample collection. Mr. Tim Berger, Registered Geologist, prepared the report, and supervised the field activities. Mr. Scott Allin, Registered Environmental Assessor, reviewed the report.

Prepared by:

Scott Allin, R.E.A. 076223
Senior Program Manager
Versar - Pacific Region

Reviewed by:

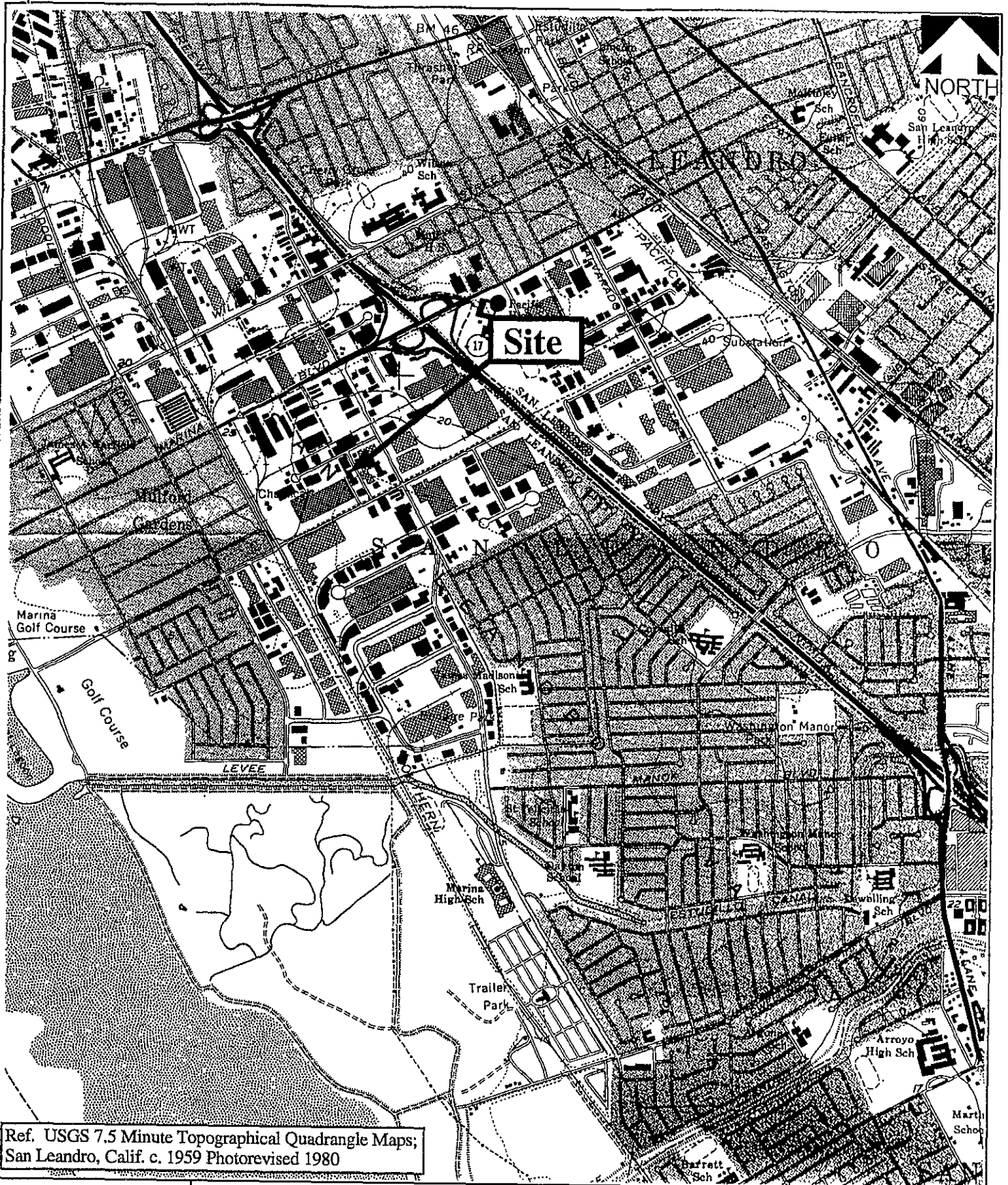
Tim Berger R.G. 5225
Supervising Geologist
Versar - Pacific Region

- Attachment I - Figures
- Attachment II - Tables
- Attachment III - Decontamination and Groundwater Monitoring Well Sampling Procedures
- Attachment IV - Monitoring Well Purge Tables
- Attachment V - Laboratory Analytical Reports and Chain-of-Custody Documentation
- Attachment VI - Certificate of Disposal

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

ATTACHMENT I

Figures



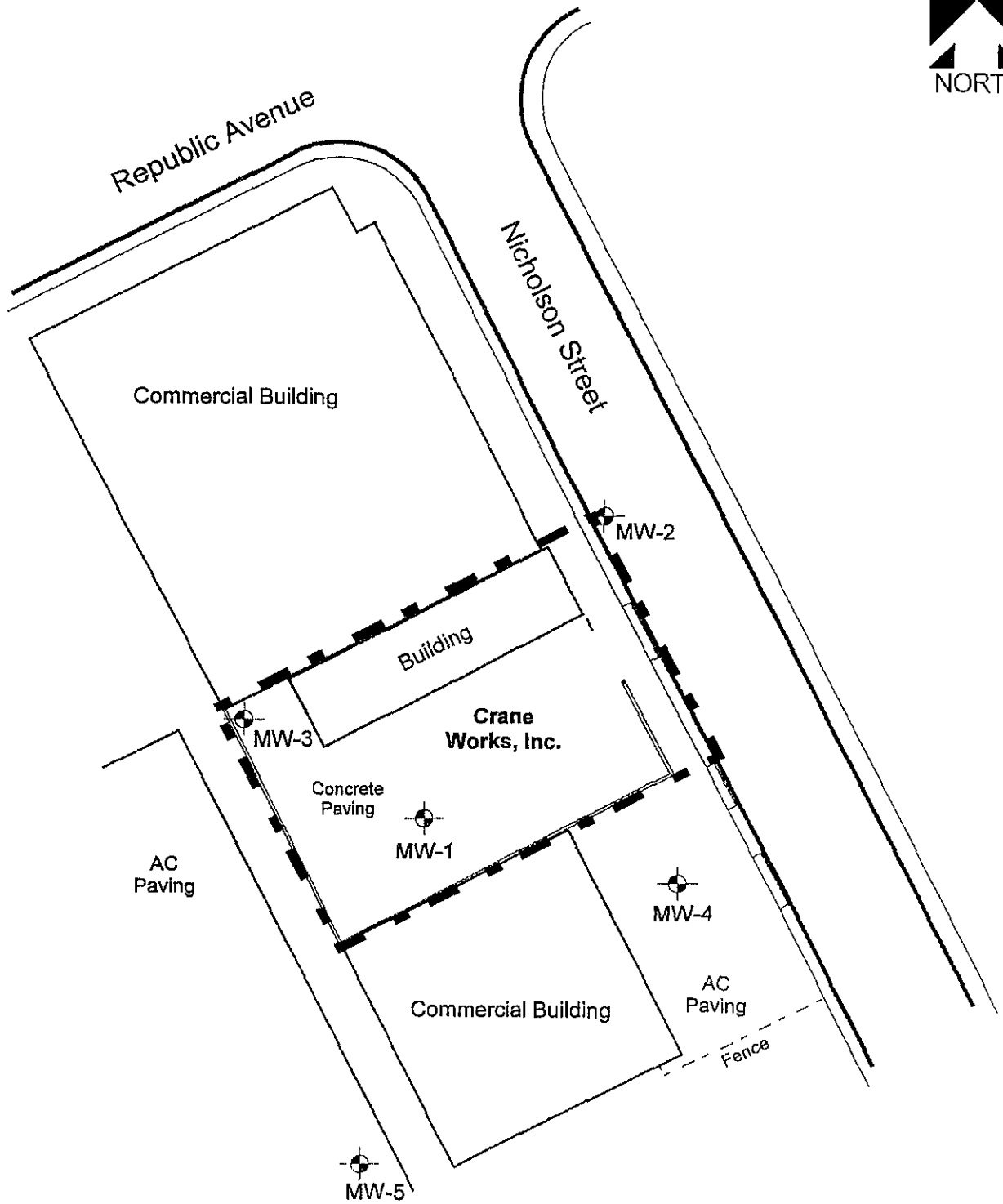
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San Leandro, Calif. c. 1959 Photorevised 1980

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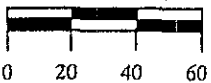
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SITE LOCATION
2585 Nicholson Street
San Leandro, California

Figure
1



(Scale - Feet)



Dr. By: Dale Anderson
Date: 5/10/99
Scale: 1 inch= 60 feet
Versar Project No. 4422-001
Path/File: P:\BOFA\SanLeandro\Report\Fig2

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**SITE LAYOUT AND MONITORING
WELL LOCATION MAP**
2585 Nicholson Street
San Leandro, California

Figure
2



Republic Avenue

Nicholson Street

Commercial Building

MW-1
Depth to Water: 5.74'
G.W. Elevation: 9.53'

MW-2
Depth to Water: 4.06'
G.W. Elevation: 9.63'

MW-3
Depth to Water: 6.27'
G.W. Elevation: 9.61'

Crane Works, Inc.

MW-4
Depth to Water: 5.77'
G.W. Elevation: 9.48'

AC Paving

9.60'

9.50'

Commercial Building

AC Paving

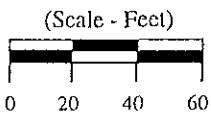
Fence

MW-5
Depth to Water: 7.11'
G.W. Elevation: 9.35'

9.40'

Groundwater
Gradient: 0.001 ft/ft

Legend	
	Observation Well Location
9.35'	Groundwater Contour Interval in Feet Above Mean Sea Level
	Groundwater Contour
	Groundwater Flow Direction

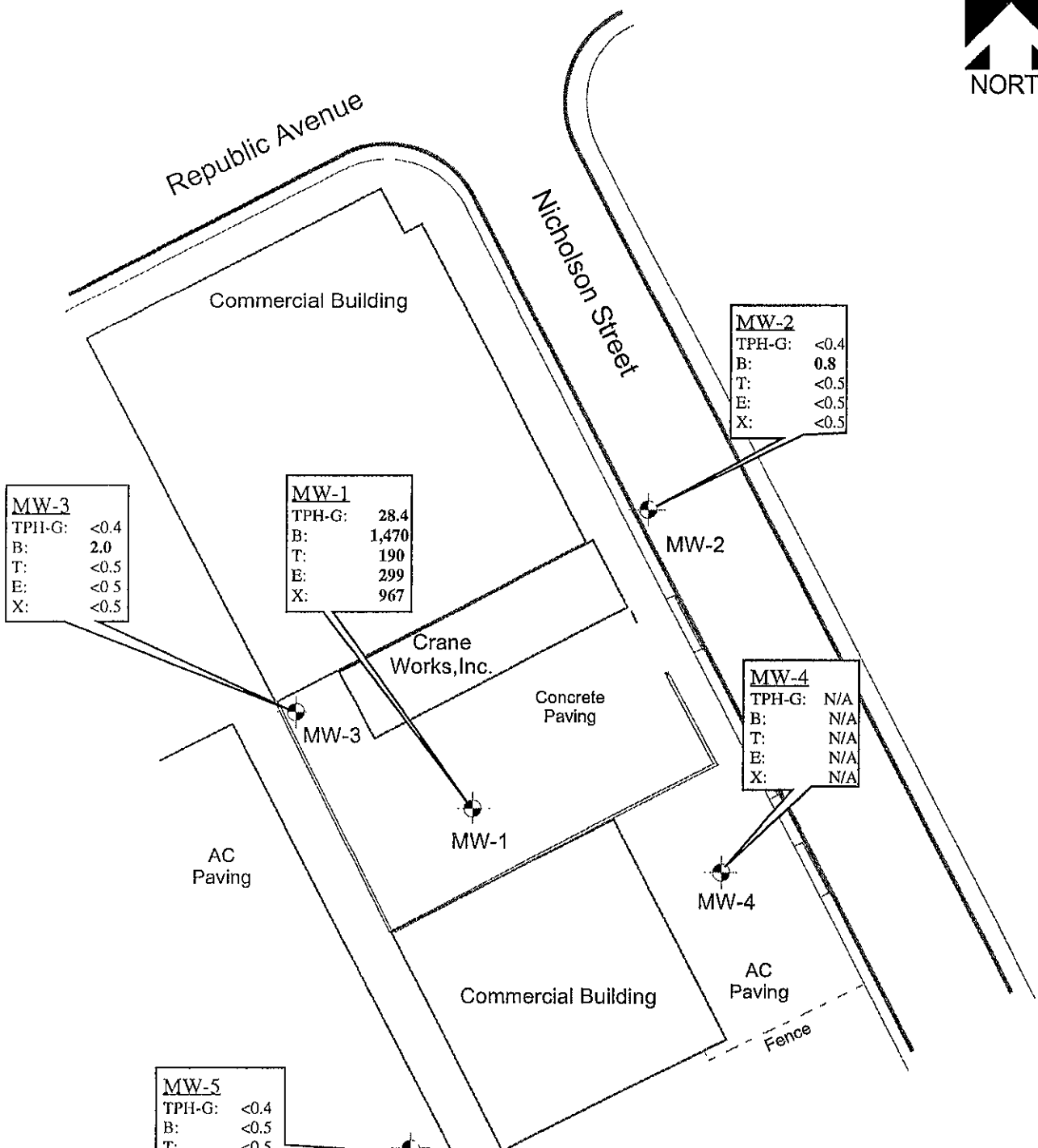


Dr. By: Dale Anderson
 Date: 9/18/00
 Scale: 1 inch= 60 feet
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Groundwater Contour Map
 July 20, 2000
 2585 Nicholson Street
 San Leandro, California

Figure
3



Legend	
	Extraction and Observation Well Location
NOTE: BTEX Results in ug/L, and TPH-G Results in mg/L	
TPH-G:	Total Petroleum Hydrocarbons as Gasoline
B:	Benzene
T:	Toluene
E:	Ethybenzene
X:	Total Xylenes
NA:	Not analyzed.

Dr. By: Dale Anderson
 Date: 09/18/00
 Scale: 1 inch= 60 feet
 Versar Project No 4422-002

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**Laboratory Analytical Results
 For Groundwater Samples
 July 20, 2000
 2585 Nicholson Street
 San Leandro, California**

**Figure
 4**

ATTACHMENT II

Tables

Table 1
Groundwater Elevation Data
2585 Nicholson Street
San Leandro, California

		Groundwater Monitoring Well					Hydraulic gradient magnitude (ft/ft)	General gradient direction
		MW-1	MW-2	MW-3	MW-4	MW-5		
Well casing elevation (feet amsl)		15.27	13.69	15.88	15.25	16.46	---	---
April 29, 1999	Depth to groundwater (feet toc)	5.33	3.76	5.88	5.40	6.64	0.001	Southeast
	Groundwater elevation (feet amsl)	9.94	9.93	10.00	9.85	9.82		
July 28, 1999	Depth to groundwater (feet toc)	5.85	4.19	6.37	5.84	7.11	0.001	Southeast
	Groundwater elevation (feet amsl)	9.42	9.50	9.51	9.41	9.35		
	Change from previous elevation	-0.52	-0.43	-0.49	-0.44	-0.47		
October 28, 1999	Depth to groundwater (feet toc)	5.45	4.06	5.79	5.60	6.68	0.002	Easterly
	Groundwater elevation (feet amsl)	9.82	9.63	10.09	9.65	9.78		
	Change from previous elevation	0.40	0.13	0.58	0.24	0.43		
January 20, 2000	Depth to groundwater (feet toc)	5.13	3.70	5.63	5.25	6.43	0.001	Easterly
	Groundwater elevation (feet amsl)	10.14	9.99	10.25	10.00	10.03		
	Change from previous elevation	0.32	0.36	0.16	0.35	0.25		
April 13, 2000	Depth to groundwater (feet toc)	4.95	3.61	5.41	5.06	6.15	0.002	Easterly
	Groundwater elevation (feet amsl)	10.32	10.08	10.47	10.19	10.31		
	Change from previous elevation	0.18	0.09	0.22	0.19	0.28		
July 20, 2000	Depth to groundwater (feet toc)	5.74	4.06	6.27	5.77	7.11	0.001	South/Southeast
	Groundwater elevation (feet amsl)	9.53	9.63	9.61	9.48	9.35		
	Change from previous elevation	-0.79	-0.45	-0.86	-0.71	-0.96		

Notes and Abbreviations:
ft/ft = feet per foot
amsl = above mean sea level
toc = top of casing

Table 2
Analytical Results for Groundwater Samples
2585 Nicholson Street
San Leandro, California

Monitoring Well No.	Date	Chemicals of Concern								
		TPH-G (mg/L)	TPH-D (mg/L)	TPH-MO (mg/L)	TPH-K (mg/L)	TPH-SS (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)
MW-1	Jun-92	10	ND	--	--	--	110	81	62	280
	Nov-92	9.8	ND	--	--	--	23	14	22	96
	Apr-93	18	0.56	ND	ND	0.37	42	47	50	190
	Jul-93	27	ND	ND	ND	ND	40	45	63	190
	Dec-93	7.8	3.8	ND	ND	ND	13	16	20	77
	Mar-94	280	0.62	ND	ND	3.3	970	880	620	1,700
	Jun-94	8.5	ND	ND	ND	ND	23	13	8.5	19
	Sep-94	2.4	0.052	ND	ND	ND	5.3	2.6	2.5	6
	Dec-94	4.8	1.3	ND	ND	1.0	32	32	16	50
	Apr-95	74	3.7	ND	ND	0.57	320	350	350	940
	Sep-95	33	46	ND	ND	4.9	140	270	260	1,100
	May-99	8.1	ND	ND	--	--	1,400	31	82	360
	Jul-99	3.5	1.7	--	--	--	252	23	43	179
	Oct-99	4.9	--	--	--	--	270	34	<5	370
	Jan-00	22.4	<0.5	--	--	--	1,300	402	483	2,490
	Apr-00	13	--	--	--	--	1,130	226	335	1,410
Jul-00	28.4	<0.5	<0.5	--	--	1,470	190	299	967	
MW-2	Apr-99	ND	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	<0.1	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<0.1	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.118	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Apr-00	<0.05	--	--	--	--	0.5	<0.5	<0.5	<0.5
	Jul-00	<0.4	--	--	--	--	0.8	<0.5	<0.5	<0.5
MW-3	Apr-99	ND	0.54	ND	--	--	ND	ND	ND	ND
	Jul-99	0.3	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	0.23	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.163	<0.05	--	--	--	0.8	<0.5	<0.5	<0.5
	Apr-00	0.09	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Jul-00	<0.4	--	--	--	--	2.0	<0.5	<0.5	<0.5
MW-4	Apr-99	0.11	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	0.12	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<0.1	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.106	--	--	--	--	0.9	<0.5	<0.5	<0.5
	Apr-00	0.099	--	--	--	--	1.0	<0.5	<0.5	<0.5
	Jul-00	--	--	--	--	--	--	--	--	--
MW-5	Apr-99	0.27	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	0.57	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	0.54	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.231	--	--	--	--	1.9	<0.5	<0.5	<0.5
	Apr-00	0.353	--	--	--	--	3.5	<0.5	<0.5	<0.5
	Jul-00	<0.4	--	--	--	--	<0.5	<0.5	<0.5	<0.5

Notes and Abbreviations

TPH-G = total petroleum hydrocarbons as gasoline.
 TPH-D = total petroleum hydrocarbons as diesel.
 TPH-K = total petroleum hydrocarbons as kerosene
 TPH-SS = total petroleum hydrocarbons as stoddard solvent.
 µg/L = micrograms per liter, equivalent to parts per billion (ppb).
 mg/L = milligrams per liter, equivalent to parts per million (ppm).
 ND = not detected at or above the methods reporting limit.
 -- = not analysed

Table 3
 Intrinsic Bioremediation Indicator Analytical Results for Groundwater Samples
 2585 Nicholson Street
 San Leandro, California

Monitoring Well No.	Date	Bioremediation Indicators					
		Methane (µg/L)	Nitrate (mg/L)	Sulfate (mg/L)	Alkalinity (mg/L)	Redox (mV)	D/O (mg/L)
MW-1	Jan-00	2590	0.27	46	576	-106	2.51
	Apr-00	3.1	<0.20	14	614	137	0.94
	Jul-00	2170	<0.5	13	524	-167	1.01
MW-2	Jan-00	1.5	3.04	82	530	-048	1.63
	Apr-00	<0.01	24	75	498	195	0.93
	Jul-00	3.1	6.3	59	706	-015	1.05
MW-3	Jan-00	13.0	1.37	45	346	-055	2.61
	Apr-00	0.02	3.2	20	304	061	0.98
	Jul-00	31	1.9	44	312	069	0.95
MW-4	Jan-00	--	--	--	--	-060	1.49
	Apr-00	--	--	--	--	181	0.94
	Jul-00	--	--	--	--	033	0.76
MW-5	Jan-00	--	--	--	--	-072	1.91
	Apr-00	--	--	--	--	116	1.48
	Jul-00	--	--	--	--	-045	1.02

Notes and Abbreviations:

Methane by Gas Chromatography / Mass Spectroscopy

Nitrate by EPA method 353.2

Sulfate by EPA method 375.4

Alkalinity by EPA method 2320B

Redox - Reduction/Oxidation potential in millivolts, field measured with direct reading instrument, average of last three readings.

D/O - Dissolved Oxygen, field measured with direct reading instrument, average of last three readings.

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

mg/L = milligrams per liter, equivalent to parts per million (ppm).

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

-- = not analysed

ATTACHMENT III

Decontamination and Groundwater Monitoring Well Sampling Procedures

1.0 DECONTAMINATION PROCEDURES

The decontamination procedures for non-dedicated field equipment and well development/purging equipment are given below. These procedures are followed during all field activities.

1. Non-dedicated well development, purging, and sampling equipment is carefully pre-cleaned prior to each use, as follows:
 - a. Carefully brush off any loose foreign debris with a soft bristle brush.
 - b. Rinse the equipment thoroughly in clean water.
 - c. Wash the equipment in a non-phosphate detergent bath.
 - d. Rinse thoroughly in clean water.
 - e. Rinse thoroughly with deionized water.
 - f. Air dry in a dust-free environment.
 - g. Store in unused plastic bags or other suitable cover until use.
2. Clean disposable gloves are worn by all field personnel when handling decontaminated equipment.

2.0 COLLECTION OF SAMPLES

2.1 Groundwater Sampling

Groundwater samples are collected for laboratory analysis using the procedures given below.

1. Open the well and measure the organic vapor concentration with a flame-ionization detector (FID) or photoionization detector (PID).
2. Measure the water levels (if any) in the well using a decontaminated measuring device. All measurements must be made to the nearest 0.01 foot, and measured relative to the top of the casing. Record the depth of the water in the field notebook.

3. Inspect the disposable bailer to ensure that the bottom valve assembly is working correctly.
4. Begin purging the well by inserting a bailer into the PVC monitoring well casing and carefully lower it into the well. Take care to avoid agitating and aerating the fluid column in the well.
5. Slowly withdraw the bailer and transfer the water samples to a sampling containers.
6. Measure the temperature, pH, conductivity, and turbidity. Record these and all subsequent measurements in the field notebook.
7. Continue purging the well (a minimum of three well volumes) until the temperature, pH, conductivity, and turbidity have stabilized, or the well is dry.
8. When the water has recovered to 80 percent of the original level, carefully lower a new disposable bailer into the well and recover groundwater samples.
9. Fill the appropriate sample containers by releasing water from the bailer via the bottom emptying device with a minimum of agitation. The most volatile parameters are collected first, proceeding to the least volatile parameters.
10. Place the purge water in a DOT-approved 55-gallon drums.

3.0 ANALYSIS OF SAMPLES

Samples are submitted to a California state-certified laboratory for analysis.

4.0 SAMPLE HANDLING

4.1 Sample Containers, Preservation, and Holding Times

All samples are collected, placed in containers, preserved, and analyzed within the time constraints with applicable local, provincial, and federal procedures. All sample containers are precleaned in accordance with prescribed EPA methods. A custody seal is placed around all sample container lids to prevent leaks and unauthorized tampering with individual samples following collection and prior to the time of analysis.

4.2 Sample Tracking and Management

All samples are tracked using a standard chain-of-custody form. The chain of custody record includes the following information:

1. Sample number
2. Signature of collector
3. Date and time of collection
4. Sample collection location
5. Sample type
6. Signature of persons involved in the chain-of-possession
7. Inclusive dates of possession
8. Analytical parameters
9. Pertinent field observations

The custody record is completed using waterproof ink. Corrections are made by drawing a line through, initialing the error, and then entering the correct information.

Custody of the samples begins at the time of sample collection and are maintained by the sampling team supervisor until samples are relinquished for shipment to the laboratory, or until samples are hand-delivered to the designated laboratory sample custodian. Partial sample sets being accumulated for hand-delivery to the laboratory are stored in coolers with chain-of-custody records sealed in plastic bags and placed in the cooler with the sample sets.

ATTACHMENT IV

Monitoring Well Purge Tables



MONITORING WELL PURGE TABLE

Project Number: 4422-002-				Site Name: Bank of America - San Leandro			
Well Number: MW-1				Date(s) Purged: 7/20/00			
OVM - Ambient: NR				Purge Method: Centrifugal Pump			
OVM - Vault: NR				Purge Rate:			
OVM - Casing: NR				Date & Time Sampled: 7/20/00 1315			
Water Level - Initial: 5.74 @ 1223				Purged & Sampled: Dale Anderson			
Water Level - Final: 7.1 @ 1302				Sampling Method: Disposable Bailer - DEDICATED			
Well Depth: 18.0 feet				Free Product: 0			
Well Diameter: 6 inch				Sheen: 0			
Well Casing Volume: 180 ft ³				Odor: MODERATE HYDROCARBON			
Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (µmhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
1235	10	19.5	7.1	1243	-199	1.09	LOW
1240	20	19.3	7.1	1198	-211	.93	"
1242	25	19.2	7.2	1161	-191	1.07	"
1246	30	19.2	7.2	1221	-185	.83	"
1248	35	19.2	7.2	417	-176	0.89	"
1251	40	19.1	7.2	973	-164	1.06	"
1254	45	19.1	7.2	790	-170	1.04	"
1256	50	19.2	7.2	1011	-164	1.06	"
1300	56	19.0	7.1	450	-167	0.93	"
1315	Sample						



MONITORING WELL PURGE TABLE

Project Number: 4422-002-	Site Name: Bank of America - San Leandro
Well Number: MW-2	Date(s) Purged: 7/20/00
OVM - Ambient:	Purge Method: Dedicated Disposable Bailer
OVM - Vault:	Purge Rate:
OVM - Casing:	Date & Time Sampled: 7/20/00 1115
Water Level - Initial: 4.06 @ 14.24	Purged & Sampled: Dale Anderson
Water Level - Final: 4.10 @ 1110	Sampling Method: Dedicated Disposable Bailer
Well Depth: 14.20 feet	Free Product:
Well Diameter: 2 inch	Sheen:
Well Casing Volume: 1.7,	Odor:

Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (µmhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
1050	.5	19.3	7.3	1082	676	0.92	Low
1055	1.0	19.0	7.4	1298	-013	0.69	MON
1057	2.0	19.3	7.4	966	-022	0.84	11
1059	2.75	19.4	7.4	1344	-025	0.83	11
1101	3.25	19.4	7.3	1347	-024	1.21	11
1103	3.75	19.4	7.3	1056	-031	0.80	11
1105	4.25	19.6	7.2	851	-017	0.84	11
1107	4.75	19.7	7.3	935	-011	1.22	11
1109	5.25	19.8	7.3	623	-017	1.09	11
1115	Sample						

--	--	--	--	--	--	--	--



MONITORING WELL PURGE TABLE

Project Number: 4422-002-	Site Name: Bank of America - San Leandro
Well Number: MW-3	Date(s) Purged: 7/20/00
OVM - Ambient: NR	Purge Method: Dedicated Disposable Bailer
OVM - Vault: NR	Purge Rate:
OVM - Casing: NR	Date & Time Sampled: 7/20/00 0950
Water Level - Initial: 6.27 @ 908	Purged & Sampled: Dale Anderson
Water Level - Final: 6.3 @ 938	Sampling Method: Dedicated Disposable Bailer
Well Depth: 14.90 feet	Free Product: <input checked="" type="checkbox"/>
Well Diameter: 2 inch	Sheen: <input checked="" type="checkbox"/>
Well Casing Volume: 1.4	Odor: <input checked="" type="checkbox"/>

Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (µmhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
915	.5	17.9	7.4	185	129	.88	Low
919	1	18.1	7.4	99	158	.91	MOD
0922	1.5	18.1	7.5	266	147	1.13	LL
0924	2.0	17.9	7.6	496	128	.92	11
0926	2.5	18.0	7.6	164	104	.99	11
0928	3.0	18.0	7.6	233	088	1.01	LL
0930	3.5	18.0	7.6	517	084	.87	11
0933	4.0	18.0	7.6	210	060	.96	11
0934	4.25	17.9	7.6	246	064	1.01	4
0950	Sample						

--	--	--	--	--	--	--	--



MONITORING WELL PURGE TABLE

Project Number: 4422-002-				Site Name: Bank of America - San Leandro			
Well Number: MW-4				Date(s) Purged: 7/20/00			
OVM - Ambient: NR				Purge Method: Dedicated Disposable Bailer			
OVM - Vault: NR				Purge Rate:			
OVM - Casing: NR				Date & Time Sampled: 7/20/00 1200			
Water Level - Initial: 5.77 0837				Purged & Sampled: Dale Anderson			
Water Level - Final: 5.8 @ 1157				Sampling Method: Dedicated Disposable Bailer			
Well Depth: 14.20 feet				Free Product: <input checked="" type="checkbox"/>			
Well Diameter: 2 inch				Sheen: <input checked="" type="checkbox"/>			
Well Casing Volume: 1.4				Odor: <input checked="" type="checkbox"/>			
Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (µmhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
1136	.5	22.4	7.3	592	115	.95	clear
1140	1.0	20.8	7.1	1010	075	.87	low
1143	1.5	21.9	7.1	1569	050	.71	Med
1145	2	21.7	7.2	1102	036	.66	11
1147	2.5	21.8	7.2	1506	027	0.72	11
1149	3	21.1	7.2	1150	024	.57	11
1151	3.5	21.9	7.2	1524	030	.86	11
1153	4	21.4	7.1	1258	032	.61	11
1155	4.25	21.2	7.1	1540	038	.81	11
1700	Sample						



MONITORING WELL PURGE TABLE

Project Number: 4422-002-				Site Name: Bank of America - San Leandro			
Well Number: MW-5				Date(s) Purged: 7/20/00			
OVM - Ambient: NR				Purge Method: Dedicated Disposable Bailer			
OVM - Vault: NR				Purge Rate:			
OVM - Casing: NR				Date & Time Sampled: 7/20/00 10:30			
Water Level - Initial: 7.11 @ 845				Purged & Sampled: Dale Anderson			
Water Level - Final: 7.18 @ 1027				Sampling Method: Dedicated Disposable Bailer			
Well Depth: 15.55 feet				Free Product: <input checked="" type="checkbox"/>			
Well Diameter: 2 inch				Sheen: <input checked="" type="checkbox"/>			
Well Casing Volume: 1.4				Odor: <input checked="" type="checkbox"/>			
Time	Purge Water Removed (gal)	Temperature (degrees Celcius)	pH	Electrical Conductivity (umhos)	Oxidation - Reduction Potential (mV)	Dissolved Oxygen (mg/L)	Turbidity (NTU)
1005	.5	19.4	7.1	1166	821	1.00	Low
1008	1	19.5	7.1	1424	-027	.87	Low
1010	1.5	19.7	7.1	1856	-040	.75	"
1012	2	19.2	7.1	624	-043	.83	"
1014	2.5	19.4	7.0	1516	-034	.91	"
1016	3	19.1	7.0	965	-038	.81	"
1018	3.5	19.4	7.0	737	-044	1.24	"
1022	4	18.9	7.0	994	-050	0.80	"
1025	4.25	19.3	7.0	550	-041	1.02	"
1030	Sample						

ATTACHMENT V

Laboratory Analytical Reports and Chain-of-Custody Documentation

EXCELCHEM ENVIRONMENTAL LABS



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Dale Anderson
Versar Inc.
7844 Madison Ave. Suite 167
Fair Oaks, CA 95628
Project: 4422-002/ Bank of America San Leandro
Method: EPA 602/8015m

Date Sampled: 07/20/00
Date Received: 07/21/00
BTEX/TPHg Analyzed: 07/28/00
TPHd Analyzed: 07/26/00
TPHo Analyzed: 07/26/00
Matrix: Water
Units: µg/L

Client Sample I.D.	MW-3		MW-5		MW-2		MW-1	
LAB NO.	W0700430		W0700431		W0700432		W0700434	
ANALYTE	R/L	Results	R/L	Results	R/L	Results	R/L	Results
Benzene	0.5	2.0	0.5	ND	0.5	0.8	40.0	1470
Toluene	0.5	ND	0.5	ND	0.5	ND	40.0	190
Ethylbenzene	0.5	ND	0.5	ND	0.5	ND	40.0	299
Total Xylenes	0.5	ND	0.5	ND	0.5	ND	40.0	967
TPH as Gasoline	400	ND	400	ND	400	ND	4000	28400

Client Sample I.D.	MW-1	
LAB NO.	W0700434	
ANALYTE	R/L	Results
TPH as Diesel	50	ND
TPH as Oil	500	ND

QA/QC %RECOVERY		
	LCS	LCSD
Benzene	97	106
Toluene	96	107
Ethylbenzene	97	108
Total Xylenes	99	109
TPH as Diesel	82	67

QA/QC Analyzed: 07/26,27/00
ND = Not detected. Compound(s) may be present at concentrations below the reporting limit
R/L = Reporting Limit


Laboratory Representative

09/01/00
Date Reported

EXCELCHEM ENVIRONMENTAL LABS

500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784



ANALYSIS REPORT

Attention: Dale Anderson
Versar Inc.
7844 Madison Ave. Suite 167
Fair Oaks, CA 95628
Project: 4422-002/ Bank of America San Leandro

Date Sampled: 07/20/00
Date Received: 07/21/00
Alkalinity Analyzed: 07/24/00
Nitrate/Sulfate Analyzed: 07/22,24/00
Matrix: Water

Method: EPA 2320B Units: mg/L CaCO₃

Client Sample I.D.	MW-3		MW-2		MW-1	
LAB. NO.	W0700430		W0700432		W0700434	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Hydroxide	5.0	ND	5.0	ND	5.0	ND
Carbonate	5.0	ND	5.0	ND	5.0	ND
Bicarbonate	5.0	312	5.0	706	5.0	524

QA/QC % RECOVERY		
	LCS	LCSD
Alkalinity, Total	106	104

QA/QC Analyzed: 07/24/00

Units: mg/L

Client Sample I.D.	MW-3		MW-2		MW-1	
LAB. NO.	W0700430		W0700432		W0700434	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Nitrate EPA 300	0.50	19	0.50	6.3	0.50	ND
Sulfate EPA 375.4	5.0	44	5.0	59	5.0	13

QA/QC % RECOVERY			
	LCS	MS	MSD
Nitrate	104	100	100

QA/QC Analyzed: 07/22/00

QA/QC % RECOVERY		
	LCS	LCSD
Sulfate	110	115

QA/QC Analyzed: 07/24/00

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.
R/L = Reporting Limit

Laboratory Representative

09/01/00
Date Reported

EXCELCHEM ENVIRONMENTAL LABS

500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784



ANALYSIS REPORT

Attention: Dale Anderson
Versar Inc.
7844 Madison Ave. Suite ,167
Fair Oaks, CA 95628
Project: 4422-002/ Bank of America San Leandro
Method: EPA RSKSOP-175

Date Sampled: 07/20/00
Date Received: 07/21/00
Date Analyzed: 07/26/00
Matrix: Water
Units: µg/L

Client Sample I.D.	MW-3		MW-2		MW-1	
LAB. NO.	W0700430		W0700432		W0700434	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Methane	1.0	31	1.0	3.1	5.0	2170

QA/QC %RECOVERY		
	LCS	LCS/D
Methane	95	89

QA/QC Analyzed: 07/26/00
ND = Not detected Compound(s) may be present at concentrations below the reporting limit
R/L = Reporting Limit


Laboratory Representative

09/01/00
Date Reported

PROJECT NO.		PROJECT NAME		PARAMETERS							INDUSTRIAL HYGIENE SAMPLE	Y
4422-002		BANK of AMERICA SAN LEANDRO										
SAMPLERS (Signature)			(Printed)			NO OF CONTAINERS					REMARKS	
Dale Anderson			DALE ANDERSON			TPH-G/B/Z METHANE AMMONIA 310 ULTRAFINE 303 SULFIDE 325 EVER FINGERPRINT						
FIELD SAMPLE NUMBER	DATE	TIME	COMP.	GRAB	STATION LOCATION							
mw-3	7/20	0950		X	W0700430	5	X	X	X	X		
mw-5		1030			W0700431	2						
mw-2		1115			W0700432	5	X	X	X	X		
mw-4		1200			W0700433	2						
mw-1	▽	1315		▽	W0700434	8	▽	X	X	X	* ODOR * SILICA GEL CLEAN-UP	

Relinquished by: (Signature) Dale Anderson	Date / Time 7/21/10 7:45a	Received by: (Signature) Ken B...	Relinquished by: (Signature)	Date / Time	Received by: (Signature)
(Printed) DALE ANDERSON		(Printed) Ken B...	(Printed)		(Printed)
Relinquished by: (Signature)	Date / Time	Received for Laboratory by: (Signature)	Date / Time	Remarks: standard TAT PER Dale	
(Printed)		(Printed)			

P.2
FROM
9-01-2000 4:29AM

ATTACHMENT VI

Certificate of Disposal

IWM, Inc.

INTEGRATED WASTESTREAM MANAGEMENT, INC.
950 AMES AVENUE, MILPITAS, CA 95035
PHONE: 408.942.8955 FAX: 408.942.1499

CERTIFICATE OF DISPOSAL

Generator Name: Bank of America NA
Address: _____
Contact: _____
Phone: _____

Facility Name: Crane Works
Address: 2585 Nicholson Street
San Leandro, CA
Facility Contact: Dale Anderson
Phone: 916-863-9333

IWM Job #:	<u>90967-DW</u>
Description of Waste:	<u>2 Drum of</u> <u>Non-Hazardous Water</u>
Removal Date:	<u>8/29/00</u>
Ticket #:	<u>SP290800-Misc</u>

Transporter Information

Name: IWM, Inc.
Address: 950 Ames Avenue
Milpitas, CA 95035
Phone: (408) 942-8955

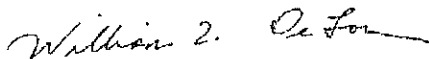
Disposal Facility Information

Name: Seaport Environmental
Address: 675 Seaport Blvd
Redwood City, CA 94063
Phone: (650) 364-1024

IWM, INC. CERTIFIES THAT THE ABOVE LISTED NON-HAZARDOUS WASTE WILL BE TREATED AND DISPOSED AT THE DESIGNATED FACILITY IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

William T. DeLon

Authorized Representative (Print Name and Signature)



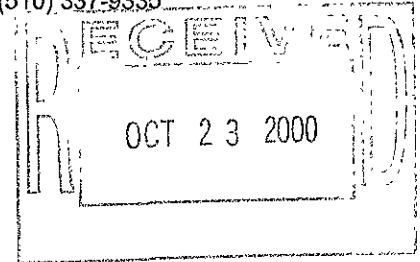
29 August 2000

Date

EXHIBIT 9



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.

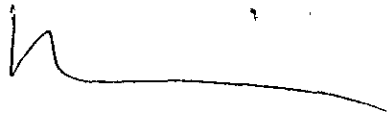
I would like to make the following comments regarding this report:

- 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) 567-6876.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amir K. Gholami', with a long horizontal flourish extending 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
✓ Mr. Mike Bakaldin, City of San Leandro, Environmental Services Division, 835 East
14th Street, San Leandro, CA 94577
Files

EXHIBIT 10

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	Scott Allin	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) 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 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.

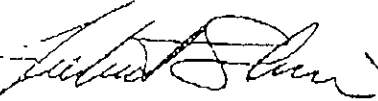
According to Figure 2 in Versar's June 30, 1999, storm sewer lines, as well as gas and electrical lines, were identified in and around the site. Based on this information and the shallow groundwater at the site, this office requested in a July 14, 1999 letter that you submit information on the depths 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

Files-JMS

FROM VERJAR
 OCT. 18, 99 REPORT

Table 2 (continued)
 Analytical Results for Groundwater Samples
 2585 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

EXHIBIT 11



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.
4820 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, Versar provides the following:

Ala4500.wpd/4422-001

• SACRAMENTO AREA OFFICE •

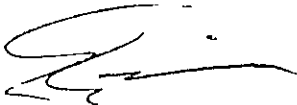
7844 MADISON AVENUE, SUITE 167 • FAIR OAKS, CA 95628 • TELEPHONE (916) 962-1612 FAX (916) 962-2678

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 Scott Allin	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) 657-6700

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 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.

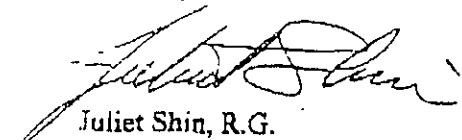
According to Figure 2 in Versar's June 30, 1999, storm sewer lines, as well as gas and electrical lines, were identified in and around the site. Based on this information and the shallow groundwater at the site, this office requested in a July 14, 1999 letter that you submit information on the depths 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

Files-JMS

FROM VER-SAR
OCT. 18, 99 REPORT

Table 2 (continued)
Analytical Results for Groundwater Samples
2585 Nicholson Street
San Leandro, California

Monitoring Well No	Date	Chemicals of Concern						
		Tert-Butanol (µg/L)	Methyl-tert-Butyl Ether (µg/L)	Di-isopropyl Ether (µg/L)	Ethyl-tert-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

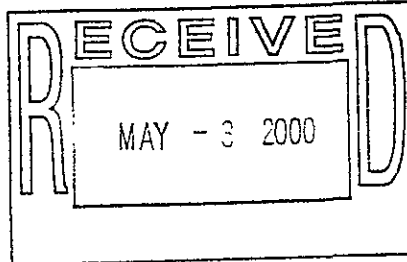


ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700
Fax (510) 337-9335

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:

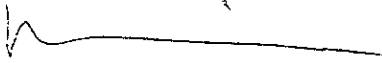
I am in receipt of the document dated April 5, 2000 by Mr. Scott Allin of Versar Inc. I reviewed this document and discussed it with Mr. Allin, your consultant. I would like to make the following comments:

- 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) 567-0070

Sincerely;



Amir K. Gholami, REHS
Hazardous Materials Specialist

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

EXHIBIT 12

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Richard I. Silverman*
Mario Camara
George D. Calkins, II
John H. Kuhl
Arthur O. Spaulding, Jr.
Jeffrey Lapota
John S. Miller, Jr.
Kenneth B. Bley
Ira J. Waldman
John F. Nicholson
Charles E. Noneman
Marlene D. Goodfried
Jeffrey D. Masters
Robert D. Infelise
Tamar C. Stein
Douglas P. Snyder
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John A. Kincannon
Stanley W. Lampert
Randall W. Black
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Gregory J. Karns
D. Scott Turner
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Robert J. Sykes

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Stathi G. Marcopoulos
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December 20, 2000

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OUR FILE NO.
35920

WRITER'S DIRECT DIAL NUMBER
(415) 273-7043
WRITER'S E-MAIL ADDRESS
sbloek@ccnlaw.com

VIA FEDERAL EXPRESS

Amir K. Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway
Alameda, CA 94602-6577

Re: 2585 Nicholson Street, San Leandro, California

Dear Mr. Gholami:

Pursuant to your request during our telephone conversation last Tuesday, enclosed please find an updated Risk-Based Corrective Action ("RBCA") analysis for contaminants of concern at the above-referenced property (the "Property") prepared by Versar, Inc. ("Versar"). The analysis concludes that "residual concentrations of aromatic hydrocarbons in the subsurface at the location of maximum impact do not present an actionable risk to human health." This conclusion is consistent with the finding of the RBCA analysis submitted in January 2000.

As detailed in prior reports and correspondence prepared by Versar and directed to your office, the Property has been the subject of investigation and remediation activities since approximately 1991 when two underground storage tanks were removed from the site. Samples collected during removal activities identified total petroleum hydrocarbons ("TPH") as diesel and gasoline in soil and ground water. In 1992, Hageman-Aguilar ("HA") conducted additional soil and groundwater investigation and installed a monitoring well ("MW-1") in the central portion of the Property. HA monitored the well between 1992 and 1995. In 1998, McClaren/Hart performed a limited investigation of soil and ground water at the Property and concluded that impacts from the TPH had been defined and that the contamination plume was generally stable.

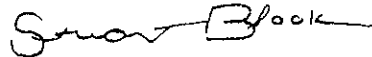
Amir K. Gholami, REHS
December 20, 2000
Page 2

In April 1999, at the County's request, Versar installed four additional monitoring wells at the Property. Versar has monitored the five wells on the Property quarterly since April 1999, and provided quarterly monitoring reports to the County, as requested. In addition, at the County's request, Versar has submitted reports documenting the depth and location of utilities at the Property, and the absence of any impact from those utility corridors on plume migration. Further, at the County's request, Versar has conducted semi-annual monitoring of MW-1 for TPH(d) and stoddard solvent. In January 2000, Versar performed and submitted to the County a RBCA analysis to determine whether the residual contaminants at the Property present any risk to human health. The analysis concluded that such residual concentrations do not present an actionable risk. That analysis is confirmed in the enclosed updated RBCA analysis.

As we discussed, Bank of America, the current Trustee for the Property, is deeply concerned that, notwithstanding the above work, the years of expense, and the documented lack of risk at the site, the Property has not yet been approved for closure. We thereby request that, per our discussion, you review the enclosed RBCA analysis with the appropriate State personnel as soon as possible and confirm that, based on the above work and absence of risk, no further action is required at the Property.

If you have any questions concerning these issues, please contact me at the number above. We look forward to hearing from you shortly.

Sincerely,



Stuart I. Block

SIB/pdh

Enclosures (1)

SIBLOCK/35920/17474v1

cc: (By U.S. Mail)

Janet Giannini, Bank of America

Michael Bakaldin, City of San Leandro Fire Department



December 14, 2000

Mr. Stuart Block
Cox, Castle & Nicholson LLP
505 Montgomery Street, Suite 1550
San Francisco, California 94104

Reference: Risk-Based Corrective Action (RBCA) Analysis Update
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 4422-003

Dear Mr. Block:

Per your request, Versar, Inc. (Versar) has updated our Risk-Based Corrective Action (RBCA) analysis of residual petroleum hydrocarbons at the above-referenced property (Site). The purpose for the RBCA analysis is to assess the magnitude of risk, if any, to human health associated with known Site groundwater contamination. The analysis was prepared using standard default parameters and updated existing Site data.

Versar originally performed a RBCA analysis for the Site in January 2000, as described in Versar's letter dated January 6, 2000. Subsequent to performing the analysis, unusually high groundwater levels resulted in a concentration spike in one Site monitoring well (MW-1). This updated RBCA analysis utilizes revised maximum concentration of benzene in groundwater (1,470 micrograms per liter). A commercial building is located in the predominant down-gradient direction of groundwater flow. Since benzene could be migrating off Site to the southeast, and groundwater is shallow (less than 10 feet), the RBCA analysis was performed to quantify the risk to human health, if any, from potentially completed human receptor contact pathways within the area of benzene concentrations.

The RBCA Assessment

Versar has performed an American Society of Testing and Materials (ASTM) RBCA assessment of aromatic hydrocarbon concentrations in soil and groundwater to characterize potential risk to commercial workers in the area of maximum benzene concentrations at the Site. This assessment is considered a conservative indication of the risk to human health in the benzene plume area. While the Site and RBCA analysis include concentrations of other aromatic hydrocarbons, benzene is considered the chemical of concern, based on its concentrations and health risk to humans. The RBCA analysis includes an assessment of the cumulative risk of multiple chemicals of concern, as well as the potential impacts of individual chemicals. The assessment includes Versar's Site-specific data and assumptions regarding contaminant exposure pathways and Site receptors.



Mr. Stuart Block
December 14, 2000
Page 2 of 4

The RBCA assessment is a decision-making process for assessment and response development to subsurface contamination by petroleum compounds. The process takes into account general physical and chemical characteristics of the Site in a tiered approach to tailor assessment and remediation activities to site-specific conditions. The RBCA process utilizes risk and exposure assessment practices promulgated by the U.S. Environmental Protection Agency (USEPA).

The RBCA assessment is performed in tiers. A Tier 1 assessment is initially performed to evaluate potential risks to on-site users using a broad, conservative approach. Contaminant exposure pathways via air, soil, and ground- and surface-water matrices to on-site users are identified; and cancer and toxicity risks are derived for chemicals of concern. In addition, risk-based screening levels (RBSLs) for each pathway matrix may be developed to focus further assessment activities on areas of greater risk.

If Tier 1 cancer/toxicity risks are exceeded, or there are off-site receptors, a Tier 2 assessment is performed. The Tier 2 analysis reassesses potential cancer/toxicity risks posed by Site chemicals of concern with more site-specific data, and also derives site-specific target levels (SSTL) for cleanup of each constituent of concern in air, water or soil matrices to levels protective of prospective receptors. The Tier 2 assessment incorporates site-specific parameters in performing conservative contaminant transport analyses for soil, groundwater and air to characterize risks from chemicals of concern to on- and off-site receptors. Models for contaminant transport and attenuation can be selected based on the amount of available data regarding site physical and chemical conditions, as well as contaminant concentration data over time.

The Updated Site RBCA Analysis

Versar's updated RBCA analysis utilized a Microsoft® Excel spreadsheet-based program by Groundwater Services, Inc. (GSI) called the *RBCA Tool Kit, Chemical Releases, Version 1.0a* (RBCA Tool Kit). The GSI program utilizes the formulas and guidelines of the ASTM *Provisional Guide for Risk Based Corrective Action, PS 104*, in a PC-compatible, windows-based application. Printouts generated by the RBCA Toolkit presenting and supporting Versar's RBCA analyses are presented in Attachment I.

Risk Assessment Parameters

Site constituents of concern are the following: benzene, toluene, ethylbenzene, and total xylene isomers. Benzene represents the most significant potential risk since it is a carcinogen. Tier 1 and Tier 2 analyses characterize site usage as either residential or commercial, with adult or child receptors. The observed Site use is commercial. The identified receptor exposure pathway is inhalation from vapors emanating from contaminants in groundwater to indoor and outdoor air (see Figure 1, Attachment I). ~~This pathway was selected because surface and subsurface concentrations of hydrocarbons in soil have not been identified or have been removed, surface water is not present~~

*How many
monitor wells
will be installed
in the area?*

*only 1 pathway for exposure
volatilization from shallow groundwater
why not soil??
SAS around existing wells??*

in the defined area of hydrocarbons, and no drinking, agricultural, or industrial water supply wells have been identified in the area of hydrocarbons.

*What area? well survey?
Do not?*

Versar used the ASTM RBCA Tier 1 assessment methodology to characterize the risk to human health from residual hydrocarbons in groundwater at the Site. The exposure scenarios were based on commercial Site use. The exposure pathway was determined to be volatilization to indoor and outdoor air from residual hydrocarbon concentrations in shallow groundwater. The 95 percent upper confidence level of the mean concentration of each chemical of concern at the location of highest concentrations, monitoring well MW-1, was used in the model. Conservative model defaults were used where Site-specific parameters are not known. Site-specific information used in the model included the depth to saturated soil and groundwater, soil type, and soil pH (see Figure 2). The very conservative default receptor exposure duration of 25 years (the Reasonable Maximum Exposure - RME) was used in the model. RBCA chemical exposure pathways are presented in Attachment I.

Assume no volatilization from soil

Findings

The results of the Tier 1 RBCA analysis indicate that the selected cancer risk threshold of one-in-a-million (1×10^{-6}) is not exceeded for outdoor air (result is 6.4×10^{-10}) and indoor air (result is 1.7×10^{-7}) as a result of inhaling volatilized benzene at the location of maximum groundwater concentrations at the Site. The cumulative risk of toxic effects from inhaling volatilized chemicals of concern at the Site are less than the Hazard Index of 1.0. for outdoor air (result is 3.6×10^{-5}) and indoor air (result is 9.6×10^{-3}). The RBCA worksheets for the indoor and outdoor exposure scenarios are presented in Attachment I.

Conclusion

Versar finds that the residual concentrations of aromatic hydrocarbons in the subsurface at the location of maximum impact do not present an actionable risk to human health. This finding is consistent with the previous RBCA analysis performed in January 2000.

References

Groundwater Services, Inc. (GSI). *RBCA Tool Kit for Chemical Releases, Version 1.0a*. 1998.

U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Alameda County, California, Western Part*. 1980. 273-058/6

Versar, Inc.. *Monitoring Well Installation and Groundwater Monitoring Report (draft)*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-002. October 2000.



Mr. Stuart Block
December 14, 2000
Page 4 of 4

Statement of Limitations

The conclusions presented above are based on the agreed-upon scope of work outlined in the beginning of this report. Versar makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others and used by Versar. It is possible that information exists beyond the scope of this investigation. Also, changes in Site use may have occurred sometime in the past due to variations in rainfall, temperature, water usage, economic, agricultural, or other factors. Additional information that was not found or available to Versar at the time of the writing of this report may result in a modification of the conclusions presented. This report is not a legal opinion.

The services performed by Versar have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty expressed or implied is made.

This RBCA assessment was prepared by Versar on behalf of Bank of America. Mr. Tim Berger, Registered Geologist, prepared the report, and Mr. Scott Allin, Registered Environmental Assessor, reviewed the report.

Prepared by:

Tim Berger R.G. 5225
Supervising Geologist
Versar - Pacific Region

Reviewed by:

Scott Allin, R.E.A. 076223
Senior Program Manager
Versar - Pacific Region

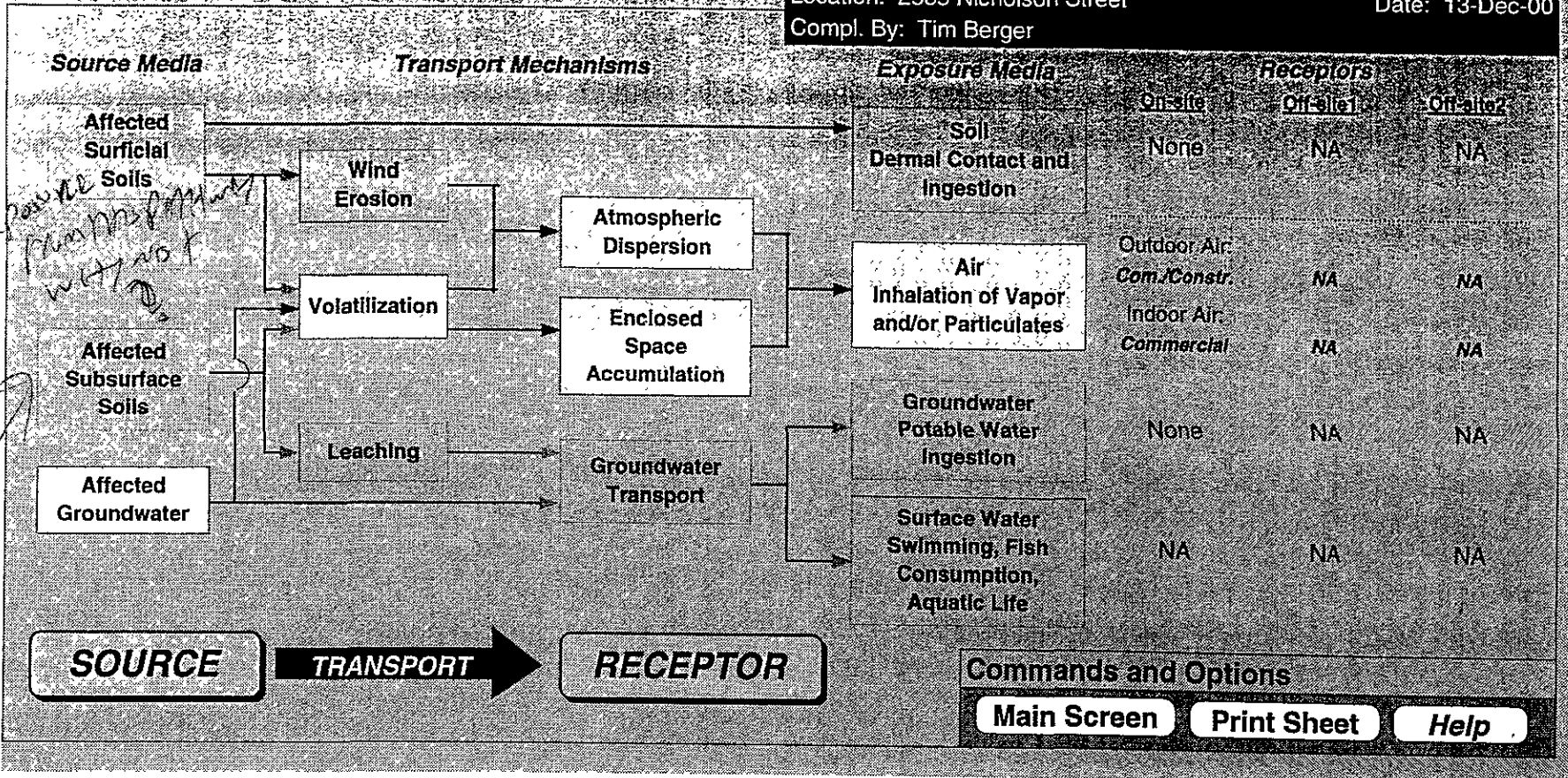
Attachment I - RBCA Toolkit Printout

cc: Ms. Donna Proffitt (Bank of America)
Ms. Janet Giannini (Bank of America)

ATTACHMENT I
RBCA Toolkit Printout

Exposure Pathway Flowchart

Site Name: Bank of America - San Leandro, California Job ID: 4422-003
 Location: 2585 Nicholson Street Date: 13-Dec-00
 Compl. By: Tim Berger



Ed: possible physical contact with soil

*PHG toxicity -
 not considered
 discussion cons & consider ✓
 up to 12900 PPB LOS ?!*

*Building
 3 BBRBTS.
 + Do not have wellboring*

Site-Specific Soil Parameters

Site Name: Bank of America - San Leandro, California Job ID: 4422-003
 Location: 2585 Nicholson Street Date: 13-Dec-00
 Compl. By: Tim Berger

1. Soil Source Zone Characteristics

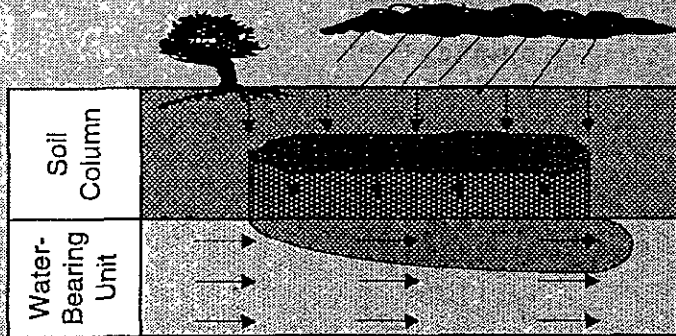
Hydrogeology

General Case Construction

Depth to water-bearing unit (ft)
 Capillary zone thickness (ft)
 Soil column thickness (ft)

Affected Soil Zone

Depth to top of affected soils (ft)
 Depth to base of affected soils (ft)
 Affected soil area (ft²)
 Length of affected soil parallel to assumed wind direction (ft)
 Length of affected soil parallel to assumed GW flow direction (ft)



2. Surface Soil Column

Vadose Zone Capillary Fringe

Predominant USCS Soil Type

CL: Silty Clay

or

Total porosity (-)
 Volumetric water content (-) (-)
 Volumetric air content (-) (-)
 Dry bulk density (kg/L)
 Vertical hydraulic conductivity (cm/d)
 Vapor permeability (ft²)
 Capillary zone thickness (ft)

Net Rainfall Infiltration

Net infiltration estimate (cm/yr)
 or (cm/yr)
 Average annual precipitation (cm/yr)

Partitioning Parameters

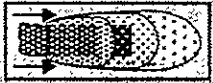
Fraction organic carbon (-)
 Soil/water pH (-)

3. Commands and Options

Exposure Pathway Identification

Site Name: Bank of America - San Leandro, California
 Location: 2585 Nicholson Street
 Compl. By: Tim Berger
 Job ID: 4422-003
 Date: 13-Dec-00

1. Groundwater Exposure



**Groundwater Ingestion/
Surface Water Impact**

Receptor: None ▼ [] ▼ [] ▼
 Type: On-site Off-site1 Off-site2

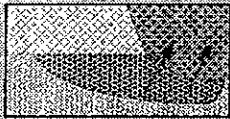
Source Media:

- Affected Groundwater
- Affected Soils Leaching to Groundwater

Distance to GW receptors

0		(ft)
On-site	Off-site1	Off-site2
0		(ft)

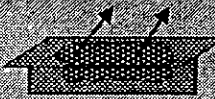
GW Discharge to Surface Water Exposure



- Swimming
- Fish Consumption
- Aquatic Life Protection

2. Surface Soil Exposure

**Direct Ingestion
and Dermal Contact**



Receptor: None ▼ []
 Type: On-site No off-site receptors

Construction Worker

3. Air Exposure

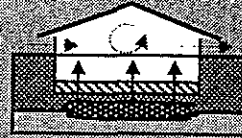
**Volatilization and Particulates
to Outdoor Air Inhalation**



Receptor: Com. ▼ [] ▼ [] ▼
 Type: On-site Off-site1 Off-site2
 0 (ft)

Construction worker

- Affected Soils-Volatilization to Ambient Outdoor Air
- Affected Groundwater-Volatilization to Ambient Outdoor Air
- Affected Surface Soils-Particulates to Ambient Outdoor Air



**Volatilization to
Indoor Air Inhalation**

Receptor: Com. ▼ []
 Type: On-site No off-site receptors

- Affected Soils-Volatilization to Enclosed Space
- Affected Groundwater-Volatilization to Enclosed Space

4. Commands and Options

Exposure Factors & Target Risks

RBCA SITE ASSESSMENT

5 OF 7

TIER 1 EXPOSURE CONCENTRATION AND INTAKE CALCULATION

OUTDOOR AIR EXPOSURE PATHWAYS (CHECKED IF PATHWAY IS ACTIVE)

GROUNDWATER: VAPOR
INHALATION

Exposure Concentration

Constituents of Concern	1) Source Medium	2) NAF Value (m ³ /L) Receptor			3) Exposure Medium Outdoor Air: POE Conc. (mg/m ³) (1) / (2)		
	Groundwater Conc. (mg/L)	On-site (0 ft)	Off-site 1 (0 ft)	Off-site 2 (0 ft)	On-site (0 ft)	Off-site 1 (0 ft)	Off-site 2 (0 ft)
		Commercial	NA	NA	Commercial	NA	NA
Benzene	3.6E-1	1.2E+6			3.1E-7		
Toluene	1.2E-1	1.2E+6			1.0E-7		
Ethylbenzene	1.3E-1	1.4E+6			9.4E-8		
Xylene (mixed isomers)	5.4E-1	1.3E+6			4.2E-7		

NOTE: NAF = Natural attenuation factor POE = Point of exposure

Site Name: Bank of America - San Leandro, California
Site Location: 2585 Nicholson Street
Completed By: Tim Berger

Date Completed: 13-Dec-00
Job ID: 4422-003

RBCA SITE ASSESSMENT

TIER 1 EXPOSURE CONCENTRATION AND INTAKE CALCULATION

OUTDOOR AIR EXPOSURE PATHWAYS

GROUNDWATER: VAPOR

INHALATION (cont'd)

Constituents of Concern	4) Exposure Multiplier (EFxED)/(ATx365) (unitless)			5) Average Inhalation Exposure Concentration (mg/m ³) (3) X (4)		
	On-site (0 ft) Commercial	Off-site 1 (0 ft) NA	Off-site 2 (0 ft) NA	On-site (0 ft) Commercial	Off-site 1 (0 ft) NA	Off-site 2 (0 ft) NA
Benzene	2.4E-1			7.7E-8		
Toluene	6.8E-1			6.8E-8		
Ethylbenzene	6.8E-1			6.4E-8		
Xylene (mixed isomers)	6.8E-1			2.9E-7		

NOTE: AT = Averaging time (days) EF = Exposure frequency (days/yr) ED = Exposure duration (yr)

Site Name: Bank of America - San Leandro, California

Date Completed: 13-Dec-00

Site Location: 2585 Nicholson Street

Job ID: 4422-003

Completed By: Tim Berger

RBCA SITE ASSESSMENT

7 OF 7

TIER 1 EXPOSURE CONCENTRATION AND INTAKE CALCULATION

OUTDOOR AIR EXPOSURE PATHWAYS

TOTAL PATHWAY EXPOSURE (mg/m³)

(Sum average exposure concentrations from soil and groundwater routes.)

Constituents of Concern	On-site (0 ft)		Off-site 1 (0 ft)	Off-site 2 (0 ft)
	Commercial	Construction Worker	NA	NA
Benzene	7.7E-8			
Toluene	6.8E-8			
Ethylbenzene	6.4E-8			
Xylene (mixed isomers)	2.9E-7			

Site Name: Bank of America - San Leandro, California
 Site Location: 2585 Nicholson Street
 Completed By: Tim Berger

Date Completed: 13-Dec-00
 Job ID: 4422-003

RBCA SITE ASSESSMENT

TIER 1 PATHWAY RISK CALCULATION

OUTDOOR AIR EXPOSURE PATHWAYS (CHECKED IF PATHWAYS ARE ACTIVE)

CARCINOGENIC RISK

Constituents of Concern	(1) EPA Carcinogenic Classification	(2) Total Carcinogenic Exposure (mg/m ³)				(3) Inhalation Unit Risk Factor (µg/m ³) ⁻¹	(4) Individual COC Risk (2) x (3) x 1000				
		On-site (0 ft)		Off-site 1 (0 ft)	Off-site 2 (0 ft)		On-site (0 ft)		Off-site 1 (0 ft)	Off-site 2 (0 ft)	
		Commercial	Construction Worker	NA	NA		Commercial	Construction Worker	NA	NA	
Benzene	A	7.7E-8				8.3E-6	6.4E-10				
Toluene	D										
Ethylbenzene	D										
Xylene (mixed isomers)	D										

Total Pathway Carcinogenic Risk = 6.4E-10

Site Name: Bank of America - San Leandro, California
 Site Location: 2585 Nicholson Street

Completed By: Tim Berger
 Date Completed: 13-Dec-00

Job ID: 4422-003

RBCA SITE ASSESSMENT

TIER 1 PATHWAY RISK CALCULATION

OUTDOOR AIR EXPOSURE PATHWAYS **(CHECKED IF PATHWAYS ARE ACTIVE)**

TOXIC EFFECTS

Constituents of Concern	(5) Total Toxicant Exposure (mg/m ³)				(6) Inhalation Reference Conc. (mg/m ³)	(7) Individual COC Hazard Quotient (5) / (6)			
	On-site (0 ft)		Off-site 1 (0 ft)	Off-site 2 (0 ft)		On-site (0 ft)		Off-site 1 (0 ft)	Off-site 2 (0 ft)
	Commercial	Construction Worker	NA	NA		Commercial	Construction Worker	NA	NA
Benzene	2.2E-7				6.0E-3	3.6E-5			
Toluene	6.8E-8				4.0E-1	1.7E-7			
Ethylbenzene	6.4E-8				1.0E+0	6.4E-8			
Xylene (mixed isomers)	2.9E-7				7.0E+0	4.1E-8			

Total Pathway Hazard Index = **3.6E-5**

Site Name: Bank of America - San Leandro, California
 Site Location: 2585 Nicholson Street

Completed By: Tim Berger
 Date Completed: 13-Dec-00

Job ID: 4422-003

RBCA SITE ASSESSMENT

TIER 1 EXPOSURE CONCENTRATION AND INTAKE CALCULATION

INDOOR AIR EXPOSURE PATHWAYS (CHECKED IF PATHWAY IS ACTIVE)

GROUNDWATER: VAPOR INTRUSION
INTO ON-SITE BUILDINGS

Exposure Concentration

Constituents of Concern	1) Source Medium	2) NAF Value (m ³ /L) Receptor	3) Exposure Medium Indoor Air: POE Conc. (mg/m ³) (1) / (2)	4) Exposure Multiplier (EF×ED)/(AT×365) (unitless)	5) Average Inhalation Exposure Concentration (mg/m ³) (3) X (4)
	Groundwater Conc. (mg/L)	Commercial	Commercial	Commercial	Commercial
Benzene	3.6E-1	4.4E+3	8.3E-5	2.4E-1	2.0E-5
Toluene	1.2E-1	4.5E+3	2.6E-5	6.8E-1	1.8E-5
Ethylbenzene	1.3E-1	5.2E+3	2.5E-5	6.8E-1	1.7E-5
Xylene (mixed isomers)	5.4E-1	4.9E+3	1.1E-4	6.8E-1	7.5E-5

NOTE: AT = Averaging time (days) EF = Exposure frequency (days/yr) ED = Exposure duration (yr) NAF = Natural attenuation factor POE = Point of exposure

Site Name: Bank of America - San Leandro, California

Site Location: 2585 Nicholson Street

Completed By: Tim Berger

Date Completed: 13-Dec-00

Job ID: 4422-003

RBCA SITE ASSESSMENT

3 OF 3

TIER 1 EXPOSURE CONCENTRATION AND INTAKE CALCULATION

INDOOR AIR EXPOSURE PATHWAYS

TOTAL PATHWAY EXPOSURE (mg/m³)

(Sum average exposure concentrations from soil and groundwater routes.)

Constituents of Concern	Commercial
Benzene	2.0E-5
Toluene	1.8E-5
Ethylbenzene	1.7E-5
Xylene (mixed isomers)	7.5E-5

Site Name: Bank of America - San Leandro, Calif Date Completed: 13-Dec-00
 Site Location: 2585 Nicholson Street Job ID: 4422-003
 Completed By: Tim Berger

RBCA SITE ASSESSMENT

3 OF 10

TIER 1 PATHWAY RISK CALCULATION

INDOOR AIR EXPOSURE PATHWAYS **(CHECKED IF PATHWAYS ARE ACTIVE)**

CARCINOGENIC RISK

Constituents of Concern	(1) EPA Carcinogenic Classification	(2) Total Carcinogenic Exposure (mg/m ³) Commercial	(3) Inhalation Unit Risk Factor (µg/m ³) ⁻¹	(4) Individual COC Risk (2) x (3) x 1000 Commercial
	Benzene	A	2.0E-5	8.3E-6
Toluene	D			
Ethylbenzene	D			
Xylene (mixed isomers)	D			

Total Pathway Carcinogenic Risk = 1.7E-7

Site Name: Bank of America - San Leandro, California
 Site Location: 2585 Nicholson Street
 Completed By: Tim Berger

Date Completed: 13-Dec-00
 Job ID: 4422-003

RBCA SITE ASSESSMENT

4 OF 10

TIER 1 PATHWAY RISK CALCULATION

INDOOR AIR EXPOSURE PATHWAYS **(CHECKED IF PATHWAYS ARE ACTIVE)**

TOXIC EFFECTS

Constituents of Concern	(5) Total Toxicant Exposure (mg/m ³)	(6) Inhalation Reference Concentration (mg/m ³)	(7) Individual COC Hazard Quotient (5) / (6)
	Commercial		Commercial
Benzene	5.7E-5	6.0E-3	9.5E-3
Toluene	1.8E-5	4.0E-1	4.5E-5
Ethylbenzene	1.7E-5	1.0E+0	1.7E-5
Xylene (mixed isomers)	7.5E-5	7.0E+0	1.1E-5

Total Pathway Hazard Index = 9.6E-3

Site Name: Bank of America - San Leandro, California
 Site Location: 2585 Nicholson Street
 Completed By: Tim Berger

Date Completed: 13-Dec-00
 Job ID: 4422-003

RBCA SITE ASSESSMENT

Baseline Risk Summary-All Pathways

Site Name: Bank of America - San Leandro, California
 Site Location: 2585 Nicholson Street

Completed By: Tim Berger
 Date Completed: 13-Dec-00

TIER 1 BASELINE RISK SUMMARY TABLE

EXPOSURE PATHWAY	BASELINE CARCINOGENIC RISK					BASELINE TOXIC EFFECTS				
	Individual COC Risk		Cumulative COC Risk		Risk Limit(s) Exceeded?	Hazard Quotient		Hazard Index		Toxicity Limit(s) Exceeded?
	Maximum Value	Target Risk	Total Value	Target Risk		Maximum Value	Applicable Limit	Total Value	Applicable Limit	
OUTDOOR AIR EXPOSURE PATHWAYS										
Complete:	6.4E-10	1.0E-6	6.4E-10	1.0E-5	<input type="checkbox"/>	3.6E-5	1.0E+0	3.6E-5	1.0E+0	<input type="checkbox"/>
INDOOR AIR EXPOSURE PATHWAYS										
Complete:	1.7E-7	1.0E-6	1.7E-7	1.0E-5	<input type="checkbox"/>	9.5E-3	1.0E+0	9.6E-3	1.0E+0	<input type="checkbox"/>
SOIL EXPOSURE PATHWAYS										
Complete:	NA	NA	NA	NA	<input type="checkbox"/>	NA	NA	NA	NA	<input type="checkbox"/>
GROUNDWATER EXPOSURE PATHWAYS										
Complete:	NA	NA	NA	NA	<input type="checkbox"/>	NA	NA	NA	NA	<input type="checkbox"/>
SURFACE WATER EXPOSURE PATHWAYS										
Complete:	NA	NA	NA	NA	<input type="checkbox"/>	NA	NA	NA	NA	<input type="checkbox"/>
CRITICAL EXPOSURE PATHWAY (Maximum Values From Complete Pathways)										
	1.7E-7	1.0E-6	1.7E-7	1.0E-5	<input type="checkbox"/>	9.5E-3	1.0E+0	9.6E-3	1.0E+0	<input type="checkbox"/>
	Indoor Air		Indoor Air			Indoor Air		Indoor Air		

EXHIBIT 13



December 20, 2000

Ms. Donna Proffitt
Bank of America, N.A.
Environmental Services Department
4820 Irvine Boulevard
Irvine, California 92620-1910

Reference: Groundwater Monitoring Report (October 2000)
2585 Nicholson Street in San Leandro, California
ES# 305582
Versar Project No. 4422-003

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. The following sections describe the scope of work, Site location, and Site background.

This letter report presents the results of the quarterly groundwater monitoring and sampling event conducted at the Site on October 26, 2000. The results of this monitoring event are presented graphically on Figure 3 in Attachment I, and are summarized in tables in Attachment II. This report has been prepared in response to the request by the Alameda County Health Care Services (ACHCS) letters dated July 14, 1999, and October 29, 1999, regarding groundwater monitoring at 2585 Nicholson Street, San Leandro, California.

The Site is located at 2585 Nicholson Street in San Leandro, California. The nearest cross street is Republic Avenue. The Site is currently occupied by Crane Works and consists of a single-story commercial office building at the north end of the property, and covered parking/work areas over the western and southern edges of the property.

2334-01/4422-002

• SACRAMENTO AREA OFFICE •

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

BACKGROUND

According to prior assessment documents, two underground storage tanks (USTs) were removed from the Site in 1991. Soil and groundwater samples collected during the UST removal activities identified total petroleum hydrocarbons as diesel (TPHd) and gasoline (TPHg) in both media, and soils were over excavated. One groundwater monitoring well (MW-1) was installed in 1992, and an oil absorbent sock was used to collect free-floating product (maximum of 1.25-inches).

In April 1999, Versar installed four additional monitoring wells on or around the Site perimeter. Quarterly monitoring of groundwater from the monitoring wells has been performed since well installation. Groundwater monitoring has identified TPHg and benzene, toluene, ethylbenzene, and xylenes (BTEX) on-site in well MW-1. Low to non-detect levels of the constituents have been identified in the surrounding monitoring wells. This report presents the October 2000 monitoring episode.

In their April 27, 2000 letter, and as further discussed in Versar's May 1, 2000 letter, ACHCS requested semi-annual monitoring for TPH as diesel (TPHd) and TPH as stoddard solvent (TPHss) in well MW-1. The additional analyses were requested to address fluctuating concentrations of the constituents identified from historical data. TPHd analysis was performed on the groundwater sample from well MW-1 during the July 2000 monitoring event, and the results were below the laboratory reporting limit. TPHss analysis was performed on the groundwater sample from well MW-1 during this monitoring event, as described herein.

QUARTERLY GROUNDWATER MONITORING ACTIVITIES

Versar performed groundwater monitoring of the Site on October 26, 2000, sampling the five wells for TPH as gasoline (TPHg) and BTEX. Three of the wells were sampled for parameters indicative of intrinsic bio-remediation. In addition, TPHss was performed on the groundwater sample from monitoring well MW-1. Versar's quarterly groundwater monitoring program for the Site included the following tasks:

- Measure groundwater levels in monitoring wells MW-1, MW-2, MW-3, MW-4, and MW-5, and calculate the hydraulic gradient and flow direction;
- Purge and collect groundwater samples from the five monitoring wells (MW-1, MW-2, MW-3, MW-4, and MW-5);

- Obtain measurements of groundwater temperature, electrical conductivity, pH, oxidation/reduction potential (redox), and dissolved oxygen (DO) in monitoring wells MW-1, MW-2, MW-3, MW-4, and MW-5;
- Submit the groundwater samples to a California-certified analytical laboratory for analysis of one or more of the following TPHg, BTEX, TPHss, methane, nitrate, sulfate, and alkalinity; and
- Prepare a letter report summarizing the results.

Groundwater Sampling Protocol

The methodology and protocol followed for the collection of groundwater samples during this groundwater sampling event are presented in Attachment III, Decontamination and Groundwater Monitoring Well Sampling Procedures.

Quarterly Groundwater Level Measurements

On October 26, 2000, the depth to groundwater in wells MW-1, MW-2, MW-3, MW-4 and MW-5 was measured to characterize groundwater flow direction and gradient. The depths to groundwater at each well, along with historical measurements, are presented in Table 1. Groundwater surface elevations are 0.21 to 0.55 foot higher than in July 2000. Versar attempted to calculate the groundwater gradient using the October 2000 data. However, the data was determined to be either anomalous or erroneous, and groundwater flow patterns could not be established. The data may have been affected by unusually strong precipitation which occurred on and around the date of sampling.

Groundwater Sampling Activities

On October 26, 2000, groundwater samples were collected from monitoring wells MW-1, MW-2, MW-3, MW-4 and MW-5. Prior to sampling, each well was purged of approximately three casing volumes of groundwater, and the water level allowed to recover to at least 80 percent of the pre-purge level. Measurements of temperature, pH, electrical conductivity, redox, and DO were recorded a minimum of three times during each purged well volume. The groundwater monitoring well purge tables are presented in Attachment IV.

Groundwater samples collected from Site wells MW-1, MW-2, MW-3, and MW-5 were analyzed for TPHg and BTEX. Groundwater samples collected from site wells MW-1, MW-2, and MW-3 were analyzed for methane, sulfate, nitrate and alkalinity. The groundwater sample from well MW-1 was also analyzed for stoddard solvents. All analyses were performed by Excelchem Environmental Labs (Excelchem), California State Laboratory Certification No.

2119. The samples were collected, placed in containers, preserved, transported, and analyzed within the time constraints consistent with applicable United States EPA, California EPA, and Regional Water Quality Control Board (RWQCB) procedures, and in conformance with Versar's Decontamination and Groundwater Monitoring Well Sampling Procedures, presented in Attachment III. Purge water from the October 26, 2000 sampling event was stored on-site in two DOT-approved, 55-gallon steel drums, pending recycling by Seaport Environmental.

ANALYTICAL RESULTS

The analytical results of the TPH and BTEX analyses are summarized in Table 2 in Attachment II. Figure 3 in Attachment I spatially depicts the analytical results for the October 26, 2000 groundwater monitoring event. The analytical results of the methane, nitrate, sulfate, and alkalinity analyses; and DO and redox measurements; are summarized in Table 3 in Attachment II. The laboratory analytical reports are included in Attachment V. The following is a summary of the analytical results:

- TPHg was detected in well MW-1, MW-4 and MW-5 at concentrations of 12.9 milligrams per liter (mg/L), 0.139 mg/L, and 0.156 mg/L, respectively;
- Benzene was detected in wells MW-1, MW-4, and MW-5 at concentrations of 1,000 micrograms per liter ($\mu\text{g/L}$), 0.6 $\mu\text{g/L}$, and 1.0 $\mu\text{g/L}$, respectively;
- Toluene was detected in well MW-1 at a concentration of 197 $\mu\text{g/L}$;
- Ethylbenzene was detected in well MW-1 at a concentration of 353 $\mu\text{g/L}$;
- Total xylene isomers was detected in well MW-1 at a concentration of 1,400 $\mu\text{g/L}$; and
- TPHss was below the laboratory reporting limit in the sample from MW-1.

Samples collected from wells MW-1, MW-2, and MW-3 to assess the potential for intrinsic bio-remediation indicate that anaerobic intrinsic biodegradation continues to occur at the Site. Methane concentrations are elevated in MW-1, suggesting anaerobic respiration. The nitrate concentration is significantly lower in MW-1, suggesting use of these electron receptors in biological degradation. In addition, redox is strongly negative in MW-1, suggesting biological activity.

CONCLUSIONS

Based on the results of this most recent quarterly groundwater monitoring event Versar has made the following conclusions.

- During the October 2000 monitoring event, groundwater surface elevations were 0.21 to 0.55 foot higher than in July 2000.
- TPHg and BTEX were detected in the sample collected from well MW-1. Lower levels of TPHg and benzene were detected in samples collected from MW-4 and MW-5. TPHg, Benzene, Toluene, ethylbenzene, and total xylenes were not detected in the samples collected from wells MW-2 and MW-3. Concentrations of TPHg and BTEX in well MW-1 remained relatively consistent during the October 2000 monitoring event. The data indicates that the area of residual impact at the Site is located near the center of the property, in the vicinity of MW-1.
- Samples collected from wells MW-1, MW-2, and MW-3 to assess the potential for intrinsic bio-remediation indicate that anaerobic intrinsic biodegradation continues to occur at the Site.
- TPHss was not detected above the laboratory reporting limit in the sample collected from well MW-1, which confirms that prior detections of TPHd and TPHss were likely the result of misinterpretation by the analytical laboratory, and TPHd and TPHss are not constituents of concern at the Site.

FUTURE ACTIVITIES

Continued quarterly groundwater monitoring is planned for the Site to characterize groundwater fluctuations, flow direction, and contaminant concentrations. Continued analysis of intrinsic bio-remediation indicator parameters will also be performed during the next monitoring event. This information is required in considering closure for the Site by the ACHCS. Versar proposes discontinuing semi-annual analysis for TPHd, and TPHss from well MW-1.

REFERENCES

- Alameda County Health Care Services Agency. Letter to Mr. John Schovanec, Bank of America Environmental Services. Re: Groundwater monitoring at 2584 Nicholson Street, San Leandro, CA. Dated July 14, 1999.
- United States Department of the Interior Geological Survey. Map. *San Leandro Quadrangle, 7.5 Minute Series (Topographic)*. 1959, Photorevised 1980.
- Versar, Inc.. *Monitoring Well Installation and Groundwater Monitoring Report*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. June 30, 1999.
- Versar, Inc.. *Groundwater Monitoring and Utility Survey Report*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. January 6, 2000.
- Versar, Inc.. *Groundwater Monitoring Report, January 2000*. Prepared for Bank of America, N.T. & S.A.. Project No. 4422-001. March 21, 2000.

STATEMENT OF LIMITATIONS

The conclusions presented above are based on the agreed-upon scope of work outlined in the beginning of this report. Versar makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others and used by Versar. It is possible that information exists beyond the scope of this investigation. Also, changes in Site use may have occurred sometime in the past due to variations in rainfall, temperature, water usage, economic, agricultural, or other factors. Additional information that was not found or available to Versar at the time of the writing of this report may result in a modification of the conclusions presented. This report is not a legal opinion.



Ms. Donna Proffitt

December 20, 2000

Page 7 of 7

The services performed by Versar have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty expressed or implied is made.

This Quarterly Monitoring Report was prepared by Versar on behalf of Bank of America. Mr. Kevin Reeve, Senior Environmental Assessor, performed the groundwater sample collection. Ms. Jeni VanDusen, Staff Geologist, prepared the report, and supervised the field activities. Mr. Scott Allin, Registered Environmental Assessor, reviewed the report.

Prepared by:

Jeni VanDusen
Staff Geologist
Versar - Pacific Region

Reviewed by:

Scott Allin, R.E.A. 076223
Senior Program Manager
Versar - Pacific Region

- Attachment I - Figures
- Attachment II - Tables
- Attachment III - Decontamination and Groundwater Monitoring Well Sampling Procedures
- Attachment IV - Monitoring Well Purge Tables
- Attachment V - Laboratory Analytical Reports and Chain-of-Custody Documentation

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

ATTACHMENT I

Figures



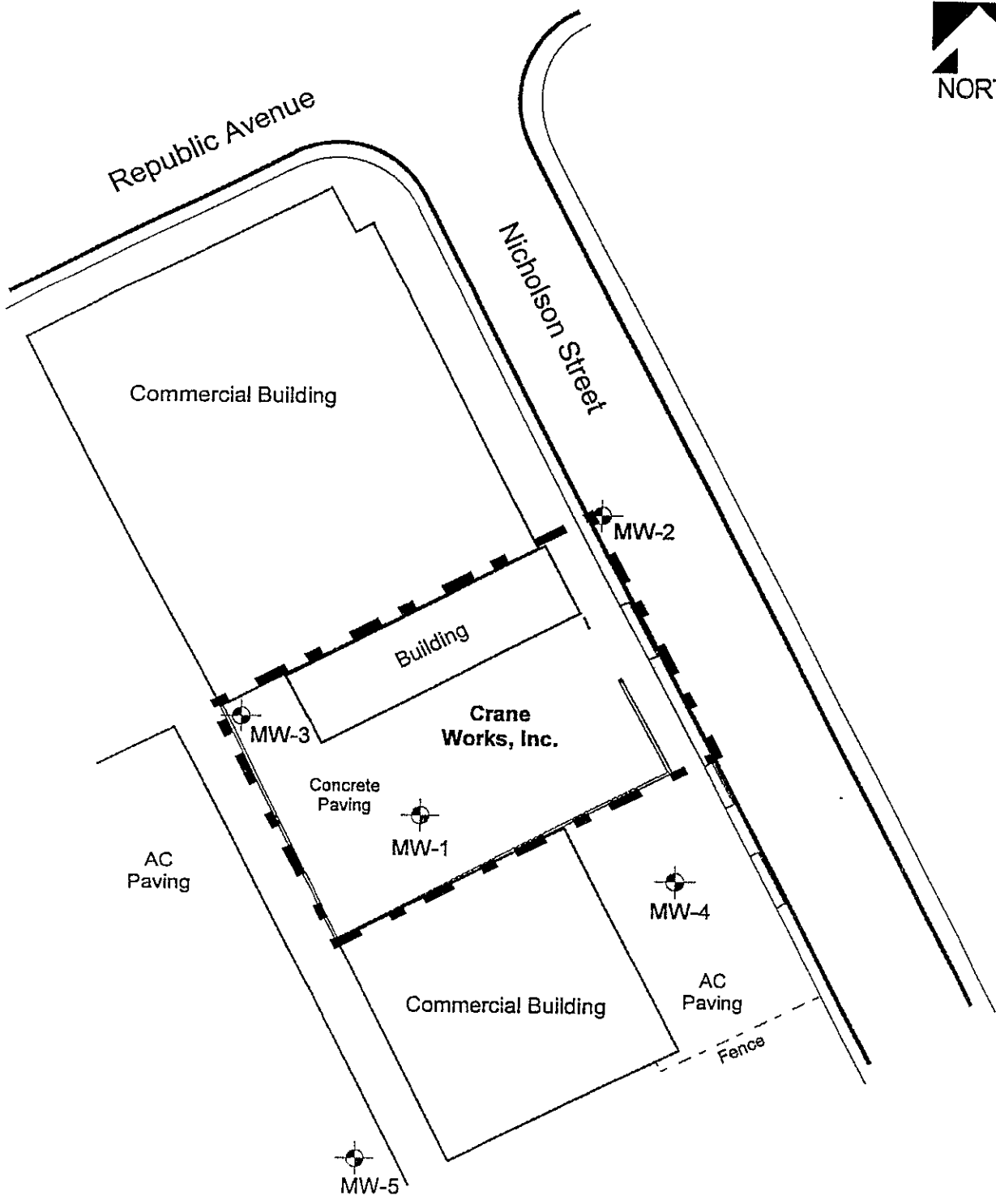
Ref. USGS 7.5 Minute Topographical Quadrangle Maps;
 San Leandro, Calif. c. 1959 Photorevised 1980

Dr. By: Dale Anderson
 Date: 5/10/99
 Scale: 1 inch=2,000 feet
 Versar Project No. 4422-001
 PlotFile: P:\BOFAISANLEAMREPORT\Fig1

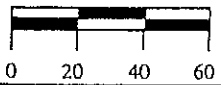
Versar
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SITE LOCATION
 2585 Nicholson Street
 San Leandro, California

Figure
 1



(Scale - Feet)



Dr. By: Dale Anderson
 Date: 5/10/99
 Scale: 1 Inch= 60 feet
 Versar Project No. 4422-001
 Path\File: P:\BDF\SanLeandroReport\Fig2

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**SITE LAYOUT AND MONITORING
 WELL LOCATION MAP
 2585 Nicholson Street
 San Leandro, California**

**Figure
 2**



Republic Avenue

Nicholson Street

Commercial Building

MW-2	
TPH-G:	<0.05
B:	<0.5
T:	<0.5
E:	<0.5
X:	<1.0

MW-3	
TPH-G:	<0.05
B:	<0.5
T:	<0.5
E:	<0.5
X:	<1.0

MW-1	
TPH-G:	12.9
B:	1,000
T:	197
E:	353
X:	1,400

MW-2

MW-4	
TPH-G:	0.139
B:	0.6
T:	<0.5
E:	<0.5
X:	<1.0

Crane Works, Inc.

Concrete Paving

MW-3

MW-1

MW-4

AC Paving

Commercial Building


AC Paving

Fence

MW-5	
TPH-G:	0.156
B:	1.0
T:	<0.5
E:	<0.5
X:	<1.0

MW-5

Legend

-  Extraction and Observation Well Location
- NOTE: BTEX Results in Ug/L, and TPH-G Results in mg/L
- TPH-G: Total Petroleum Hydrocarbons as Gasoline
- B: Benzene
- T: Toluene
- E: Ethybenzene
- X: Total Xylenes
- NA: Not analyzed.

(Scale - Feet)



Dr. By: Jenl VanDusen
 Date: 12/14/00
 Scale: 1 inch= 60 feet
 Versar Project No. 4422-002

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**Laboratory Analytical Results
 For Groundwater Samples
 October 26, 2000
 2585 Nicholson Street
 San Leandro, California**

Figure 3

ATTACHMENT II

Tables

Table 1
Groundwater Elevation Data
2585 Nicholson Street
San Leandro, California

		Groundwater Monitoring Well					Hydraulic gradient magnitude (ft/ft)	General gradient direction
		MW-1	MW-2	MW-3	MW-4	MW-5		
Well casing elevation (feet amsl)		15.27	13.69	15.88	15.25	16.46	---	---
April 29, 1999	Depth to groundwater (feet toc)	5.33	3.76	5.88	5.40	6.64	0.001	Southeast
	Groundwater elevation (feet amsl)	9.94	9.93	10.00	9.85	9.82		
July 28, 1999	Depth to groundwater (feet toc)	5.85	4.19	6.37	5.84	7.11	0.001	Southeast
	Groundwater elevation (feet amsl)	9.42	9.50	9.51	9.41	9.35		
	Change from previous elevation	-0.52	-0.43	-0.49	-0.44	-0.47		
October 28, 1999	Depth to groundwater (feet toc)	5.45	4.06	5.79	5.60	6.68	0.002	Easterly
	Groundwater elevation (feet amsl)	9.82	9.63	10.09	9.65	9.78		
	Change from previous elevation	0.40	0.13	0.58	0.24	0.43		
January 20, 2000	Depth to groundwater (feet toc)	5.13	3.70	5.63	5.25	6.43	0.001	Easterly
	Groundwater elevation (feet amsl)	10.14	9.99	10.25	10.00	10.03		
	Change from previous elevation	0.32	0.36	0.16	0.35	0.25		
April 13, 2000	Depth to groundwater (feet toc)	4.95	3.61	5.41	5.06	6.15	0.002	Easterly
	Groundwater elevation (feet amsl)	10.32	10.08	10.47	10.19	10.31		
	Change from previous elevation	0.18	0.09	0.22	0.19	0.28		
July 20, 2000	Depth to groundwater (feet toc)	5.74	4.06	6.27	5.77	7.11	0.001	South/Southeast
	Groundwater elevation (feet amsl)	9.53	9.63	9.61	9.48	9.35		
	Change from previous elevation	-0.79	-0.45	-0.86	-0.71	-0.96		
October 26, 2000	Depth to groundwater (feet toc)	5.35	3.85	5.75	5.28	6.56	N/A	N/A
	Groundwater elevation (feet amsl)	9.92	9.84	10.13	9.97	9.90		
	Change from previous elevation	0.39	0.21	0.52	0.49	0.55		

Notes and Abbreviations:
ft/ft = feet per foot
amsl = above mean sea level
toc = top of casing
N/A = not available

Table 2
Analytical Results for Groundwater Samples
2585 Nicholson Street
San Leandro, California

Monitoring Well No.	Date	Chemicals of Concern								
		TPH-G (mg/L)	TPH-D (mg/L)	TPH-MO (mg/L)	TPH-K (mg/L)	TPH-SS (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total Xylenes (µg/L)
MW-1	Jun-92	10	ND	--	--	--	110	81	62	280
	Nov-92	9.8	ND	--	--	--	23	14	22	96
	Apr-93	18	0.56	ND	ND	0.37	42	47	50	190
	Jul-93	27	ND	ND	ND	ND	40	45	63	190
	Dec-93	7.8	3.8	ND	ND	ND	13	16	20	77
	Mar-94	280	0.62	ND	ND	3.3	970	880	620	1,700
	Jun-94	8.5	ND	ND	ND	ND	23	13	8.5	19
	Sep-94	2.4	0.052	ND	ND	ND	5.3	2.6	2.5	6
	Dec-94	4.8	1.3	ND	ND	1.0	32	32	16	50
	Apr-95	74	3.7	ND	ND	0.57	320	350	350	940
	Sep-95	33	46	ND	ND	4.9	140	270	260	1,100
	May-99	8.1	ND	ND	--	--	1,400	31	82	360
	Jul-99	3.5	1.7	--	--	--	252	23	43	179
	Oct-99	4.9	--	--	--	--	270	34	<5	370
	Jan-00	22.4	<0.5	--	--	--	1,300	402	483	2,490
	Apr-00	13	--	--	--	--	1,130	226	335	1,410
Jul-00	28.4	<0.05	<0.5	--	--	1,470	190	299	967	
Oct-00	12.9	--	--	--	--	<1.0	1,000	197	353	1,400
MW-2	Apr-99	ND	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	<0.1	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<0.1	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.118	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Apr-00	<0.05	--	--	--	--	0.5	<0.5	<0.5	<0.5
	Jul-00	<0.4	--	--	--	--	0.8	<0.5	<0.5	<0.5
	Oct-00	<0.05	--	--	--	--	<0.5	<0.5	<0.5	<1.0
MW-3	Apr-99	ND	0.54	ND	--	--	ND	ND	ND	ND
	Jul-99	0.3	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	0.23	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.163	<0.05	--	--	--	0.8	<0.5	<0.5	<0.5
	Apr-00	0.09	--	--	--	--	0.7	<0.5	<0.5	<0.5
	Jul-00	<0.4	--	--	--	--	2.0	<0.5	<0.5	<0.5
	Oct-00	<0.05	--	--	--	--	<0.5	<0.5	<0.5	<1.0
MW-4	Apr-99	0.11	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	0.12	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	<0.1	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.106	--	--	--	--	0.9	<0.5	<0.5	<0.5
	Apr-00	0.099	--	--	--	--	1.0	<0.5	<0.5	<0.5
	Jul-00	--	--	--	--	--	--	--	--	--
	Oct-00	0.139	--	--	--	--	0.6	<0.5	<0.5	<1.0
MW-5	Apr-99	0.27	ND	ND	--	--	ND	ND	ND	ND
	Jul-99	0.57	<0.1	--	--	--	<1.0	<1.0	<1.0	<1.0
	Oct-99	0.54	--	--	--	--	<1.0	<1.0	<1.0	<1.0
	Jan-00	0.231	--	--	--	--	1.9	<0.5	<0.5	<0.5
	Apr-00	0.353	--	--	--	--	3.5	<0.5	<0.5	<0.5
	Jul-00	<0.4	--	--	--	--	<0.5	<0.5	<0.5	<0.5
	Oct-00	0.156	--	--	--	--	1.0	<0.5	<0.5	<1.0

Notes and Abbreviations:

TPH-G = total petroleum hydrocarbons as gasoline.
 TPH-D = total petroleum hydrocarbons as diesel
 TPH-K = total petroleum hydrocarbons as kerosene.
 TPH-SS = total petroleum hydrocarbons as stoddard solvent.
 µg/L = micrograms per liter, equivalent to parts per billion (ppb).
 mg/L = milligrams per liter, equivalent to parts per million (ppm)
 ND = not detected at or above the methods reporting limit.
 -- = not analysed

Table 3
 Intrinsic Bioremediation Indicator Analytical Results for Groundwater Samples
 2585 Nicholson Street
 San Leandro, California

Monitoring Well No.	Date	Bioremediation Indicators					
		Methane (µg/L)	Nitrate (mg/L)	Sulfate (mg/L)	Alkalinity (mg/L)	Redox (mV)	D/O (mg/L)
MW-1	Jan-00	2590	0.27	46	576	-106	2.51
	Apr-00	3.1	<0.20	14	614	137	0.94
	Jul-00	2170	<0.5	13	524	-167	1.01
	Oct-00	2660	<0.5	32	578	-107	0.69
MW-2	Jan-00	1.5	3.04	82	530	-048	1.63
	Apr-00	<0.01	24	75	498	195	0.93
	Jul-00	3.1	6.3	59	706	-015	1.05
	Oct-00	2.5	24	24	546	164	2.63
MW-3	Jan-00	13.0	1.37	45	346	-055	2.61
	Apr-00	0.02	3.2	20	304	061	0.98
	Jul-00	31	1.9	44	312	069	0.95
	Oct-00	42	8.9	47	366	-009	2.28
MW-4	Jan-00	--	--	--	--	-060	1.49
	Apr-00	--	--	--	--	181	0.94
	Jul-00	--	--	--	--	033	0.76
	Oct-00	--	--	--	--	132	3.05
MW-5	Jan-00	--	--	--	--	-072	1.91
	Apr-00	--	--	--	--	116	1.48
	Jul-00	--	--	--	--	-045	1.02
	Oct-00	--	--	--	--	125	0.96

Notes and Abbreviations:

Methane by Gas Chromatography / Mass Spectroscopy

Nitrate by EPA method 353.2

Sulfate by EPA method 375.4

Alkalinity by EPA method 2320B

Redox - Reduction/Oxidation potential in millivolts, field measured with direct reading instrument, average of last three readings.

D/O - Dissolved Oxygen, field measured with direct reading instrument, average of last three readings.

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

mg/L = milligrams per liter, equivalent to parts per million (ppm).

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

-- = not analysed

ATTACHMENT III

Decontamination and Groundwater Monitoring Well Sampling Procedures

1.0 DECONTAMINATION PROCEDURES

The decontamination procedures for non-dedicated field equipment and well development/purging equipment are given below. These procedures are followed during all field activities.

1. Non-dedicated well development, purging, and sampling equipment is carefully pre-cleaned prior to each use, as follows:
 - a. Carefully brush off any loose foreign debris with a soft bristle brush.
 - b. Rinse the equipment thoroughly in clean water.
 - c. Wash the equipment in a non-phosphate detergent bath.
 - d. Rinse thoroughly in clean water.
 - e. Rinse thoroughly with deionized water.
 - f. Air dry in a dust-free environment.
 - g. Store in unused plastic bags or other suitable cover until use.
2. Clean disposable gloves are worn by all field personnel when handling decontaminated equipment.

2.0 COLLECTION OF SAMPLES

2.1 Groundwater Sampling

Groundwater samples are collected for laboratory analysis using the procedures given below.

1. Open the well and measure the organic vapor concentration with a flame-ionization detector (FID) or photoionization detector (PID).
2. Measure the water levels (if any) in the well using a decontaminated measuring device. All measurements must be made to the nearest 0.01 foot, and measured relative to the top of the casing. Record the depth of the water in the field notebook.

3. Inspect the disposable bailer to ensure that the bottom valve assembly is working correctly.
4. Begin purging the well by inserting a bailer into the PVC monitoring well casing and carefully lower it into the well. Take care to avoid agitating and aerating the fluid column in the well.
5. Slowly withdraw the bailer and transfer the water samples to a sampling containers.
6. Measure the temperature, pH, conductivity, and turbidity. Record these and all subsequent measurements in the field notebook.
7. Continue purging the well (a minimum of three well volumes) until the temperature, pH, conductivity, and turbidity have stabilized, or the well is dry.
8. When the water has recovered to 80 percent of the original level, carefully lower a new disposable bailer into the well and recover groundwater samples.
9. Fill the appropriate sample containers by releasing water from the bailer via the bottom emptying device with a minimum of agitation. The most volatile parameters are collected first, proceeding to the least volatile parameters.
10. Place the purge water in a DOT-approved 55-gallon drums.

3.0 ANALYSIS OF SAMPLES

Samples are submitted to a California state-certified laboratory for analysis.

4.0 SAMPLE HANDLING

4.1 Sample Containers, Preservation, and Holding Times

All samples are collected, placed in containers, preserved, and analyzed within the time constraints with applicable local, provincial, and federal procedures. All sample containers are precleaned in accordance with prescribed EPA methods. A custody seal is placed around all sample container lids to prevent leaks and unauthorized tampering with individual samples following collection and prior to the time of analysis.

4.2 Sample Tracking and Management

All samples are tracked using a standard chain-of-custody form. The chain of custody record includes the following information:

1. Sample number
2. Signature of collector
3. Date and time of collection
4. Sample collection location
5. Sample type
6. Signature of persons involved in the chain-of-possession
7. Inclusive dates of possession
8. Analytical parameters
9. Pertinent field observations

The custody record is completed using waterproof ink. Corrections are made by drawing a line through, initialing the error, and then entering the correct information.

Custody of the samples begins at the time of sample collection and are maintained by the sampling team supervisor until samples are relinquished for shipment to the laboratory, or until samples are hand-delivered to the designated laboratory sample custodian. Partial sample sets being accumulated for hand-delivery to the laboratory are stored in coolers with chain-of-custody records sealed in plastic bags and placed in the cooler with the sample sets.

ATTACHMENT IV

Monitoring Well Purge Tables

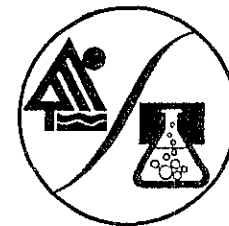
ATTACHMENT V

Laboratory Analytical Reports and Chain-of-Custody Documentation

CHAIN OF CUSTODY RECORD

PROJECT NO.		PROJECT NAME					PARAMETERS							INDUSTRIAL HYGIENE SAMPLE		
4422-003		BOFA - SAN LEANDRO												Y N		
SAMPLERS: (Signature)					(Printed)					REMARKS						
KOR					KEVIN REEVE											
FIELD SAMPLE NUMBER	DATE	TIME	COMP.	GRAB	STATION LOCATION	NO. OF CONTAINERS	TPH9/BTEX	METHANE	ALKALINITY	NITRATE	SULFATE	TPH-SSX				
MW-1	10/26	1247		X		7	X	X	X	X	X	X	* DO SILI LABEL CLEANUP			
MW-2	↓	1520		↓		5	X	X	X	X	X					
MW-3	↓	1335		↓		5	X	X	X	X						
MW-4	↓	1555		↓		2	X									
MW-5	↓	1445		↓		2	X									
Relinquished by: (Signature)			Date / Time		Received by: (Signature)			Relinquished by: (Signature)			Date / Time		Received by: (Signature)			
KOR			10/27/00 0745													
(Printed)					(Printed)			(Printed)					(Printed)			
KEVIN REEVE																
Relinquished by: (Signature)			Date / Time		Received for Laboratory by: (Signature)			Date / Time		Remarks						
					Joseph Balke			10/27/00 07:42		TPH-SS = TPH STANDARD SOLVENT						
(Printed)					(Printed)											

EXCEL CHEM
ENVIRONMENTAL LABS



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Kevin Reeve
Versar Incorporated
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628
Project: B of A - San Leandro / 4422-003
Method: EPA 8020/8015m

Date Sampled: 10/26/00
Date Received: 10/27/00
BTEX/TPHg Analyzed: 11/02/00

Client Sample I.D.	MW-1		MW-2		MW-3		MW-4		MW-5	
LAB. NO.	W1000688		W1000689		W1000690		W1000691		W1000692	
ANALYTE	R/L	Results	R/L	Results	R/L	Results	R/L	Results	R/L	Results
Benzene	20.0	1000	0.5	ND	0.5	ND	0.5	0.6	0.5	1.0
Toluene	20.0	197	0.5	ND	0.5	ND	0.5	ND	0.5	ND
Ethylbenzene	20.0	353	0.5	ND	0.5	ND	0.5	ND	0.5	ND
Total Xylenes	40.0	1400	1.0	ND	1.0	ND	1.0	ND	1.0	ND
TPH as Gasoline	2000	12900	50.0	ND	50.0	ND	50.0	139	50.0	156

QA/QC %RECOVERY		
	LCS	LCS/D
Benzene	98	101
Toluene	97	99
Ethylbenzene	98	100
Total Xylenes	98	99

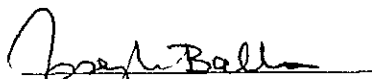
QA/QC Analyzed: 11/01/00

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit

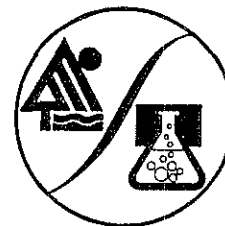
Water samples reported in µg/L

Soil samples reported in mg/kg


Laboratory Representative

11/30/00
Date Reported

**EXCELICHEM
ENVIRONMENTAL LABS**



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Kevin Reeve
Versar Incorporated
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628
Project: B of A - San Leandro / 4422-003
Method: EPA RSKSOP-175

Date Sampled: 10/26/00
Date Received: 10/27/00
Date Analyzed: 11/01/00

Client Sample I.D.	MW-1		MW-2		MW-3	
LAB. NO.	W1000688		W1000689		W1000690	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Methane	5.0	2660	1.0	2.5	1.0	42.0

QA/QC %RECOVERY		
	LCS	LCSD
Methane	79	80

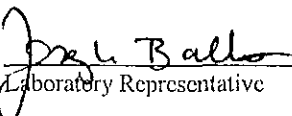
QA/QC Analyzed: 11/01/00

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit

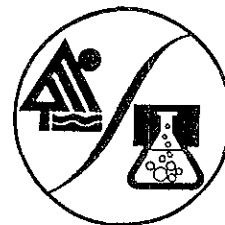
Water samples reported in µg/L

Soil samples reported in mg/kg


Laboratory Representative

11/30/00
Date Reported

**EXCELICHEM
ENVIRONMENTAL LABS**



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Kevin Reeve
Versar Incorporated
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628
Project: B of A - San Leandro / 4422-003
Method: EPA 310.1 Alkalinity (as CaCO₃)

Date Sampled: 10/26/00
Date Received: 10/27/00
Date Analyzed: 10/30/00

Client Sample I.D.	MW-1		MW-2		MW-3	
LAB. NO.	W1000688		W1000689		W1000690	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Hydroxide	5.0	ND	5.0	ND	5.0	ND
Carbonate	5.0	ND	5.0	ND	5.0	ND
Bicarbonate	5.0	578	5.0	546	5.0	366

QA/QC % RECOVERY		
	LCS	LCSD
Alkalinity, Total	110	109

QA/QC Analyzed: 10/30/00

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit

Water samples reported in mg/L

Soil samples reported in mg/kg

Joseph Balla
Laboratory Representative

11/30/00
Date Reported

EXCELCHEM
ENVIRONMENTAL LABS



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Kevin Reeve
Vecsar Incorporated
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628
Project: B of A - San Leandro / 4422-003
Method: EPA 300.0

Date Sampled: 10/26/00
Date Received: 10/27/00
Date Analyzed: 10/27/00

Client Sample I.D.	MW-1		MW-2		MW-3	
LAB. NO.	W1000688		W1000689		W1000690	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Nitrate	0.5	ND	5.0	24.0	2.5	8.9

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit

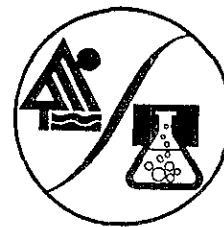
Water samples reported in mg/L

Soil samples reported in mg/kg

Joy L. Ball
Laboratory Representative

11/30/00
Date Reported

**EXCELICHEM
ENVIRONMENTAL LABS**



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Kevin Reeve
Versar Incorporated
7844 Madison Avenue, Suite 167
Fair Oaks, CA 95628
Project: B of A - San Leandro / 4422-003
Method: EPA 375.4

Date Sampled: 10/26/00
Date Received: 10/27/00
TPHd Analyzed: 11/03/00

Client Sample I.D.	MW-1		MW-2		MW-3	
LAB. NO.	W1000688		W1000689		W1000690	
ANALYTE	R/L	Results	R/L	Results	R/L	Results
Sulfate	4.0	32.0	4.0	24.0	4.0	47.0

QA/QC %RECOVERY		
	LCS	LCSD
Sulfate	105	120

QA/QC Analyzed: 11/03/00

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit

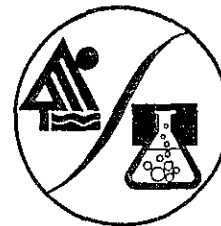
Water samples reported in mg/L

Soil samples reported in mg/kg

Joseph Balla
Laboratory Representative

11/30/00
Date Reported

**EXCELCHEM
ENVIRONMENTAL LABS**



500 Giuseppe Court, Suite 9
Roseville, CA 95678
Phone#: (916) 773-3664 Fax#: (916) 773-4784

ANALYSIS REPORT

Attention: Kevin Reeve
Versar Incorporated
7844 Madison Avenue, Suite 167
Farr Oaks, CA 95628
Project: B of A - San Leandro / 4422-003
Method: EPA 8015m

Date Sampled: 10/26/00
Date Received: 10/27/00
Date Analyzed: 11/10/00

Client Sample I.D.	MW-1	
LAB. NO.	W1000688	
ANALYTE	R/L	Results
TPH as Standard Solvents	1000	ND

QA/QC %RECOVERY		
	LCS	LCSD
TPH as Standard Solvents	86	85

QA/QC Analyzed: 11/10/00

ND = Not detected. Compound(s) may be present at concentrations below the reporting limit.

R/L = Reporting Limit

Water samples reported in µg/L

Soil samples reported in mg/kg

Jayl Balla
Laboratory Representative

11/30/00
Date Reported

PROJECT NO. 4422-003		PROJECT NAME BOFA-SAN LEANDRO		PARAMETERS										INDUSTRIAL HYGIENE SAMPLE			
SAMPLERS: (Signature) <i>K. R.</i>				(Printed) KEVIN REEVE				NO. OF CONTAINERS	TPH9/BTEX	METHANE	ALCALINITY	NITRATE	SULFATE	TPH-SSX	REMARKS		
FIELD SAMPLE NUMBER	DATE	TIME	COMP.	GRAB	STATION LOCATION												
MW-1	10/26	1247		X	W1000088	7	X	X	X	X	X	X			* DO SILICA GEL CLEANUP		
MW-2		1520			W1000089	5	X	X	X	X	X						
MW-3		1335			W1000090	5	X	X	X	X	X						
MW-4		1555			W1000091	2	X										
MW-5		1445			W1000092	2	X										
Relinquished by: (Signature) <i>K. R.</i>				Date / Time 10/27/00 0745		Received by: (Signature)				Relinquished by: (Signature)				Date / Time		Received by: (Signature)	
(Printed) KEVIN REEVE						(Printed)				(Printed)						(Printed)	
Relinquished by: (Signature)				Date / Time		Received for Laboratory by: (Signature) <i>Joseph Balke</i>				Date / Time 10/27/00 07:45		Remarks TPH-SS = TPH STOODAKO SOLVENT					
(Printed)						(Printed)											

EXHIBIT 14



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

Stid 3570

JAN 24 2001

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

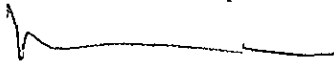
Dear Messrs. Eckstein and Birch:

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. Therefore, 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