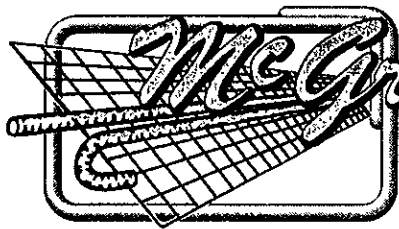


1063

WIRE MESH



REINFORCING STEEL BARS
September 23, 2005

McGrath Steel Company

CA. LICENSE # 161512

6655 HOLLIS STREET • EMERYVILLE • CALIFORNIA 94608
P.O. BOX 8036 • EMERYVILLE • CALIFORNIA 94662

TEL. (510) 596-2400 • FAX (510) 658 6910 • FAX (510) 652-5510

Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Alameda County
SEP 27 2005
Environmental Health

Re: Ground Water Monitoring Report
McGrath Steel Company
6655 Hollis Street
Emeryville, California
Fuel Leak Case RO0000063

Dear Mr. Chan:

Please find enclosed the ground water monitoring report requested in the Alameda County Health Care Services letter to McGrath Steel dated June 30, 2005¹.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

If you have any comments or questions concerning the contents of this report, please contact me at (510) 596-2410.

Sincerely,

Jon Braden
President

Enclosures: Report

cc: L. Malle Smith, Weiss Associates

¹ June 30, 2005 letter from Barney M. Chan, ACHCS, to Jon Braden, McGrath Steel Company, Re: Fuel Leak Case RO0000063, McGrath Steel Company, 6655 Hollis Street, Oakland, California, 94608.



September 23, 2005

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Alameda County
SEP 27 2005
Environmental Health

**RE: Ground Water Monitoring Report
McGrath Steel Company
6655 Hollis Street
Emeryville, California
Fuel Leak Case RO0000063
Weiss Project No. 184-1761-1**

Dear Mr. Chan:

On behalf of McGrath Steel Company, owner of the property at 6655 Hollis Street in Emeryville, California (the Site; Figure 1), Weiss Associates (Weiss) is submitting this ground water monitoring report as requested in the Alameda County Health Care Services (ACHCS) letter to McGrath Steel dated June 30, 2005¹.

Background

In late 1994, Clearprint Paper Company removed four underground storage tanks (USTs) from their facility at 1482 67th Street in Emeryville, across the street and downgradient from the McGrath warehouse². The former USTs, located under the sidewalk between the Clearprint facility and 67th Street, were used to store solvents and mineral oil. During the UST removal and in a subsequent 1995 investigation, total petroleum hydrocarbons as gasoline (TPH-G) and diesel (TPH-D), and benzene, toluene, ethylbenzene, and total xylenes (BTEX) were detected in soil samples collected from the UST excavation sidewalls and bottoms and from several onsite and offsite soil borings. Three monitoring wells—MW-1, MW-2, and MW-3—were installed during the 1995 investigation as well. TPH-G, TPH-D, and BTEX compounds were detected in ground water

¹ June 30, 2005 letter from Barney M. Chan, ACHCS, to Jon Braden, McGrath Steel Company, Re: Fuel Leak Case RO0000063, McGrath Steel Company, 6655 Hollis Street, Oakland, California, 94608.

² Environmental Strategies Corporation, 1995, Supplemental Investigation of the Former Underground Storage Tank Area, consultant's report prepared for Clearprint Paper Company, Emeryville, California, December 14, 1995.



samples from wells MW-1 (Clearprint source area) and MW-3 (upgradient of the Clearprint site). Only TPH-D was detected in ground water sampled from well MW-2.

In July 1996, McGrath Steel removed two 2,000-gallon USTs from beneath the 67th Street sidewalk adjacent to the McGrath property near the southwest intersection of 67th and Hollis Streets. The USTs were used to store unleaded gasoline and diesel. Petroleum hydrocarbons were detected in analyses of confirmatory soil samples collected from the initial UST pits and from the subsequent over-excavation. Due to the positive confirmation sample results and because of the potentially large number of other hydrocarbon sources in the vicinity³, ACHCS subsequently requested a ground water investigation workplan to determine the extent of the McGrath UST petroleum hydrocarbon impact to soil and/or ground water.

On May 20, 1998, Weiss drilled three boreholes (B-1 cross-gradient, B-2 upgradient, and B-5 downgradient) near the location of the former USTs⁴. Petroleum hydrocarbons were detected only in soil samples collected from boring B-5 at a depth of 12 feet below ground surface (ft bgs). TPH-G was detected at a concentration of 27 parts per million (ppm), TPH-D was detected at 2.8 ppm, benzene was detected at 0.28 ppm, toluene was detected at 0.6 ppm, total xylenes was detected at 0.49 ppm, and methyl tertiary butyl ether (MTBE) was detected at 3.8 ppm. Petroleum hydrocarbons were detected in ground water samples collected from borings B-1, B-2, and B-5 at maximum concentrations of 270 ppm of TPH-G, 1.6 ppm TPH-D, and 59 ppm MTBE. Also detected were 21 ppm, 34 ppm, 6 ppm, and 36 ppm (respectively) of benzene, toluene, ethylbenzene, and total xylenes (BTEX).

In September 1999, Weiss proposed to further delineate the extent of dissolved petroleum hydrocarbons in ground water downgradient from the former USTs by installing a ground water monitoring well. It is assumed that the workplan was not approved by the ACHCS and that the proposed Site characterization work was not conducted. A revised site characterization workplan was submitted to the ACHCS on August 26, 2005.

Objective

ACHCS confirmed the completion of site investigations and remedial actions at the Clearprint site and requested closure of the site on June 27, 2005. Two of Clearprint's monitoring wells—MW-1 and MW-2—were destroyed on June 22, 2005 as part of case closure activities requested by ACHCS. In their June 30, 2005 letter to McGrath Steel, the ACHCS requested that McGrath Steel incorporate Clearprint monitoring well MW-3 into its ground water monitoring program.

³ A 1995 regulatory database search confirmed at least 48 leaking UST sites within a half-mile radius of the Clearprint and McGrath facilities, seven having impacted ground water with TPH-G and three having impacted ground water with TPH-D. Neither the Clearprint nor the McGrath facility was included in the list of 48 sites.

⁴ Per the Weiss Subsurface Investigation Report dated August 5, 1998, only three of seven proposed boreholes for the 1998 investigation were drilled due to adverse field conditions and schedule restraints.



Summary of Field Activities

On August 22, 2005 Weiss field technicians collected ground water samples from well MW-3. Ground water was encountered at 12.36 feet below top-of-casing. Purge water was collected in a 55-gallon drum, labeled, and stored onsite at the McGrath Steel property pending analytical results and appropriate disposal. The samples were labeled, placed in a cooler with ice, and transported under chain-of-custody procedures to Curtis and Tompkins Analytical Laboratory in Berkeley, California. The samples were analyzed for TPH-D, TPH-G, BTEX, MTBE, tert-amyl methyl ether (TAME), ethyl tert-butyl ether (ETBE), di-isopropyl ether (DIPE), tert-butyl alcohol (TBA), ethylene dibromide (EDB), and ethylene dichloride (EDC) using United States Environmental Protection Agency (USEPA) Methods 8015M and 8260B.

Analytic Results

Ground water collected from well MW-3 on August 22, 2005 contained the following constituents:

- 39 ppm TPH-G;
- 2.5 ppm TPH-D;
- 7.2 ppm MTBE;
- 3.1 ppm benzene;
- 3.8 ppm toluene;
- 1.1 ppm ethylbenzene;
- 3.4 ppm m,p-xylene; and,
- 1.3 ppm o-xylene.

Results are summarized on Figure 2 and in Table 1, and the laboratory analytic report is included as Attachment A.

Mr. Barney Chan, ACHCS
September 23, 2005

4

Weiss Associates



Closing

The next ground water sample event at well MW-3 will be conducted in November 2005. If you have any questions or concerns regarding the upcoming sample event, or any questions or comments regarding this report, please feel welcome to contact me at 650-968-7000 or lms@weiss.com.

Sincerely,
Weiss Associates

A handwritten signature in black ink, appearing to read 'Maile Smith'. The signature is fluid and cursive.

L. Maile Smith, PG
Project Manager

Figures 1 and 2
Table 1
Attachment A – Laboratory Analytic Report
cc: Mr. Jon Braden, McGrath Steel Company

LMS:lms
J:\McGrath\1761_2005\reports\05Q3\0509GWrppt.doc

FIGURES

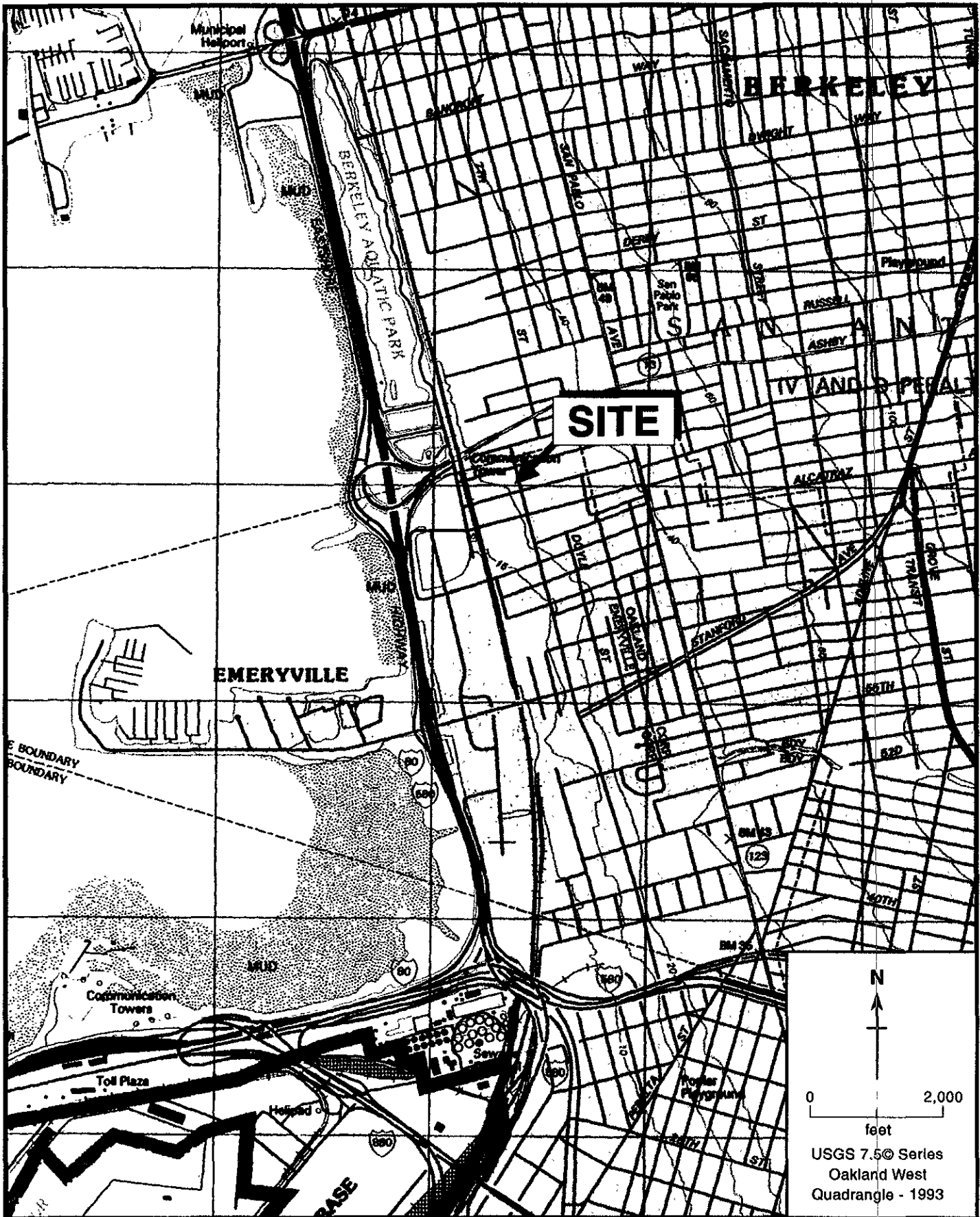


Figure 1. Site Location Map—McGrath Steel, 6655 Hollis Street, Emeryville, California

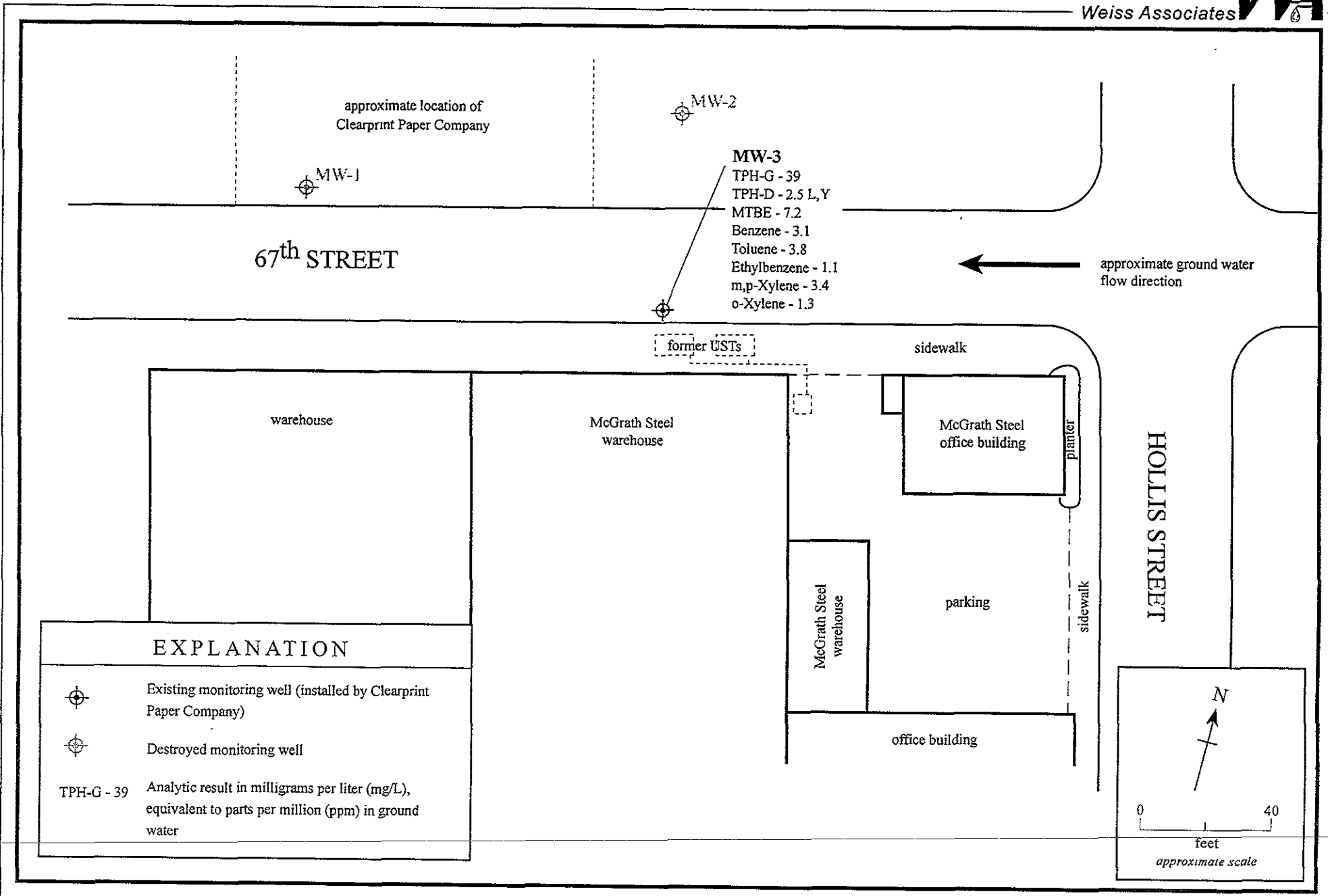


Figure 2. Summary of Monitoring Well MW-3 Analytic Results, McGrath Steel, 6655 Hollis Street, Emeryville, California

TABLES

Table 1. Chemical Analytic Results Summary for Monitoring Well MW-3, McGrath Steel, Emeryville, California

Sample ID	Sample Date	Analytic Method	TPH-G (mg/L)	TPH-D (mg/L)	Benzene (mg/L)	Toluene (mg/L)	Ethyl-benzene (mg/L)	m,p-Xylene (mg/L)	o-Xylene (mg/L)	MTBE (mg/L)	TAME (mg/L)	ETBE (mg/L)	DIPE (mg/L)	TBA (mg/L)	EDB (mg/L)	EDC (mg/L)
<i>3rd Quarter 2005:</i>																
MW-3	22-Aug-05	8015M, 8260B	39	2.5 L,Y	3.1	3.8	1.1	3.4	1.3	7.2	ND	ND	ND	ND	ND	ND
<i>Laboratory Detection Limit</i>			0.5	0.05	0.063	0.063	0.063	0.063	0.063	0.063	0.063	0.063	0.063	1.3	0.063	0.063

Notes and Abbreviations

- 8015M = Modified USEPA Method 8015 for total volatile and extractable petroleum hydrocarbons
- 8260B = USEPA Method 8260 for volatile organic compounds (VOCs) by gas chromatography-mass spectrometry (GCMS)
- DIPE = di-isopropyl ether
- EDB = ethylene dibromide; 1,2-dibromoethane
- EDC = ethylene dichloride; 1,2-dichloroethane
- ETBE = ethyl tert-butyl ether
- L = lighter hydrocarbons contributed to the quantitation
- mg/L = milligrams per liter; equivalent to parts per million (ppm) in ground water
- MTBE = methyl tertiary butyl ether
- ND = not detected above laboratory reporting limit
- TAME = tert-amyl methyl ether
- TBA = tert-butyl alcohol
- TPH-D = total petroleum hydrocarbons as diesel (C10-C24 range)
- TPH-G = total petroleum hydrocarbons as gasoline (C7-C12 range)
- Y = sample exhibits chromatographic pattern which does not resemble standard

ATTACHMENT A



Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

A N A L Y T I C A L R E P O R T

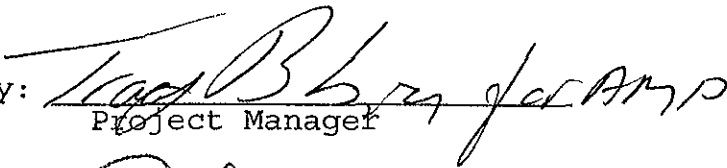
Prepared for:

Weiss Associates
350 East Middlefield Rd
Mountain View, CA 94043

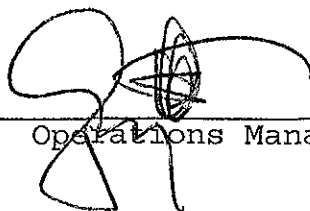
Date: 30-AUG-05
Lab Job Number: 181380
Project ID: STANDARD
Location: McGrath Steel

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signatures. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis.

Reviewed by:


Project Manager

Reviewed by:


Operations Manager

This package may be reproduced only in its entirety.



CASE NARRATIVE

Laboratory number: 181380
Client: Weiss Associates
Location: McGrath Steel
Request Date: 08/22/05
Samples Received: 08/22/05

This hardcopy data package contains sample and QC results for one water sample, requested for the above referenced project on 08/22/05. The sample was received cold and intact. Matrix spikes were not reported for this analysis because the parent sample required a dilution that would have diluted out the spikes.

TPH-Purgeables and/or BTXE by GC (EPA 8015B):

No analytical problems were encountered.

TPH-Extractables by GC (EPA 8015B):

No analytical problems were encountered.

Volatile Organics by GC/MS (EPA 8260B):

No analytical problems were encountered.



Total Volatile Hydrocarbons

Lab #:	181380	Location:	McGrath Steel
Client:	Weiss Associates	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8015B
Field ID:	MW-3	Sampled:	08/22/05
Matrix:	Water	Received:	08/22/05
Units:	ug/L	Analyzed:	08/22/05
Batch#:	105033		

Type: SAMPLE Diln Fac: 10.00
 Lab ID: 181380-001

Analyte	Result	RL
Gasoline C7-C12	39,000	500

Surrogate	%REC	Limits
Trifluorotoluene (FID)	118	63-141
Bromofluorobenzene (FID)	125	79-139

Type: BLANK Diln Fac: 1.000
 Lab ID: QC305853

Analyte	Result	RL
Gasoline C7-C12	ND	50

Surrogate	%REC	Limits
Trifluorotoluene (FID)	101	63-141
Bromofluorobenzene (FID)	117	79-139

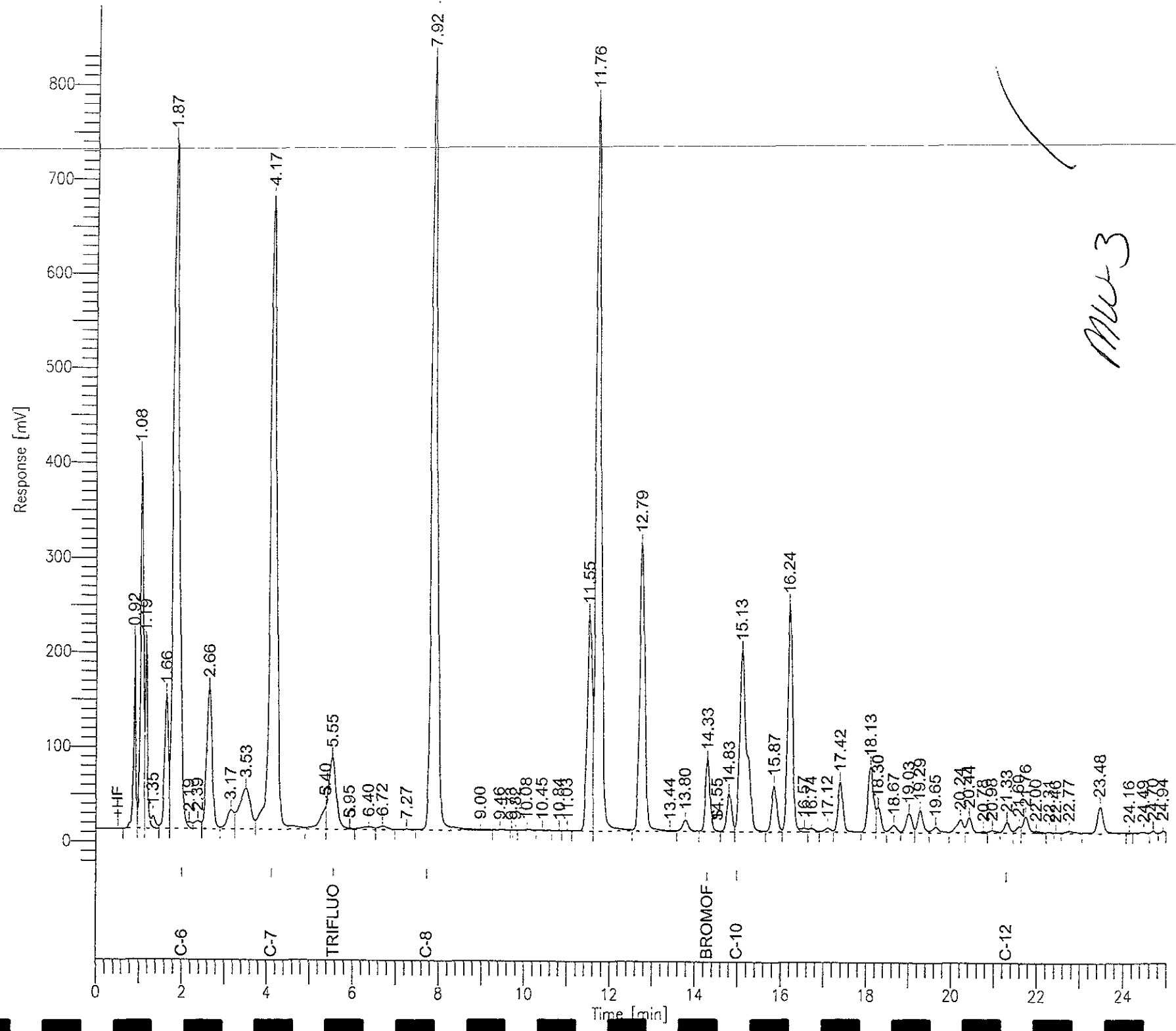
AS 8/23/05

Chromatogram

380

Sample Name : 101000001,105033,tvhn only
 FileName : G:\GC05\DATA\234G007.raw
 Method : TVHPIXE
 Start Time : 0.00 min
 Scale Factor: 1.0

Sample #: a1.0
 Date : 8/23/05 07:50 AM
 Time of Injection: 8/22/05 08:37 PM
 Low Point : -27.47 mV
 High Point : 832.09 mV
 End Time : 25.00 min
 Plot Offset: -27 mV
 Plot Scale: 859.6 mV

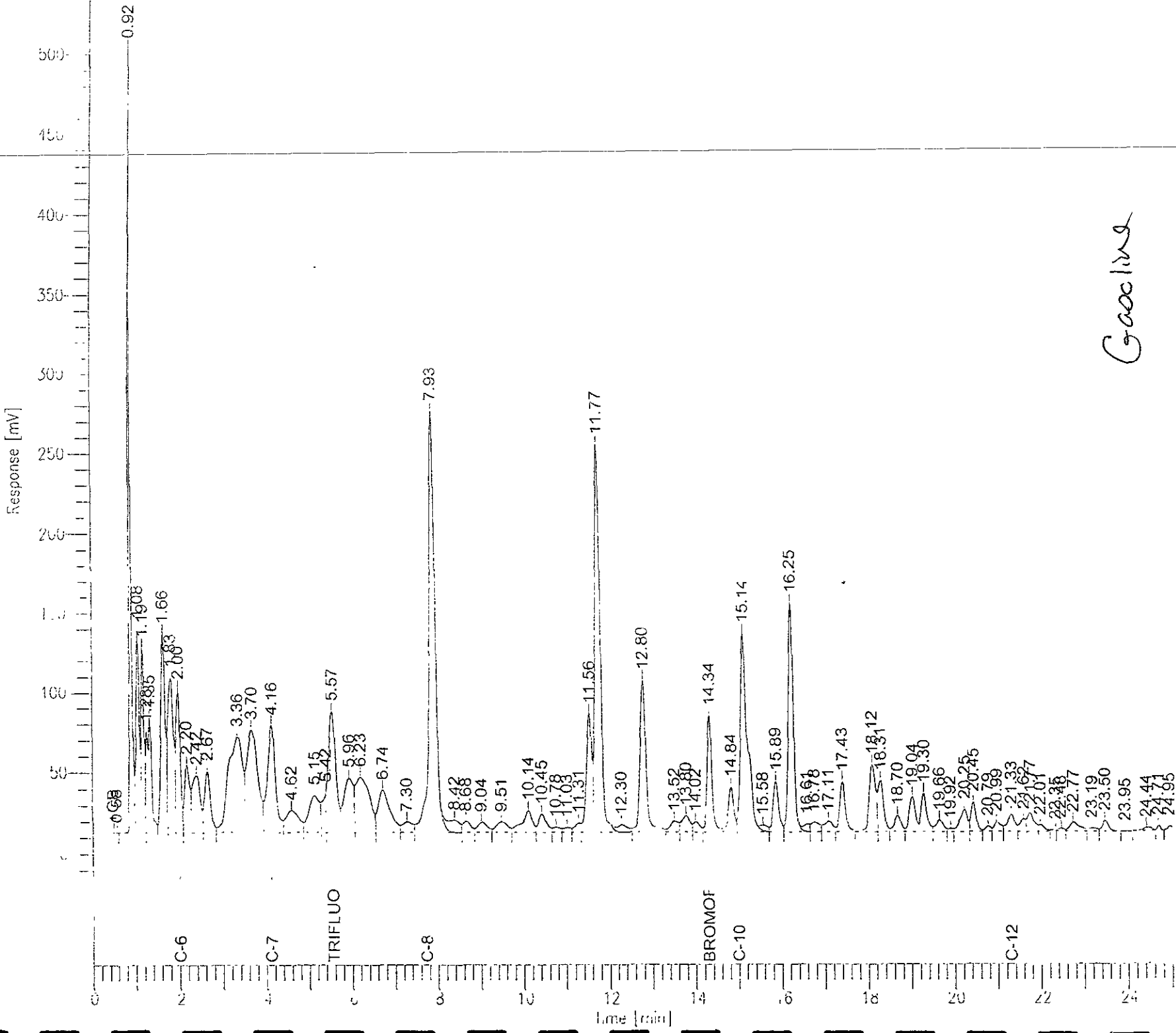


MW-3

Chromatogram

Sample Name : ccv\bs.gc\05f55.105033.01150.5\5000
Date : 8/23/05 06:05 AM
Time of Injection: 8/22/05 09:06 AM
Start Time : 0.00 min
End Time : 25.00 min
Scale Factor: 1.0
Method : TVHETXE
Plot Scale: 514.8 mV
Low Point : -11.10 mV
High Point : 503.75 mV
Plot Offset: -11 mV

Page 1 of 1





Batch QC Report

Total Volatile Hydrocarbons

Lab #:	181380	Location:	McGrath Steel
Client:	Weiss Associates	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8015B
Matrix:	Water	Batch#:	105033
Units:	ug/L	Analyzed:	08/22/05
Diln Fac:	1.000		

Type: BS Lab ID: QC305855

Analyte	Spiked	Result	%REC	Limits
Gasoline C7-C12	2,000	1,991	100	80-120
Surrogate	%REC	Limits		
Trifluorotoluene (FID)	118	63-141		
Bromofluorobenzene (FID)	127	79-139		

Type: BSD Lab ID: QC305966

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Gasoline C7-C12	2,000	2,002	100	80-120	1	20
Surrogate	%REC	Limits				
Trifluorotoluene (FID)	117	63-141				
Bromofluorobenzene (FID)	127	79-139				

Total Extractable Hydrocarbons

Lab #:	181380	Location:	McGrath Steel
Client:	Weiss Associates	Prep:	EPA 3520C
Project#:	STANDARD	Analysis:	EPA 8015B
Field ID:	MW-3	Sampled:	08/22/05
Matrix:	Water	Received:	08/22/05
Units:	ug/L	Prepared:	08/24/05
Diln Fac:	1.000	Analyzed:	08/25/05
Batch#:	105125		

Type: SAMPLE Lab ID: 181380-001

Analyte	Result	RL
Diesel C10-C24	2,500 L Y	50

Surrogate	%REC	Limits
Hexacosane	123	55-143

Type: BLANK Cleanup Method: EPA 3630C
Lab ID: QC306255

Analyte	Result	RL
Diesel C10-C24	ND	50

Surrogate	%REC	Limits
Hexacosane	103	55-143

L= Lighter hydrocarbons contributed to the quantitation
Y= Sample exhibits chromatographic pattern which does not resemble standard
D= Not Detected
RL= Reporting Limit

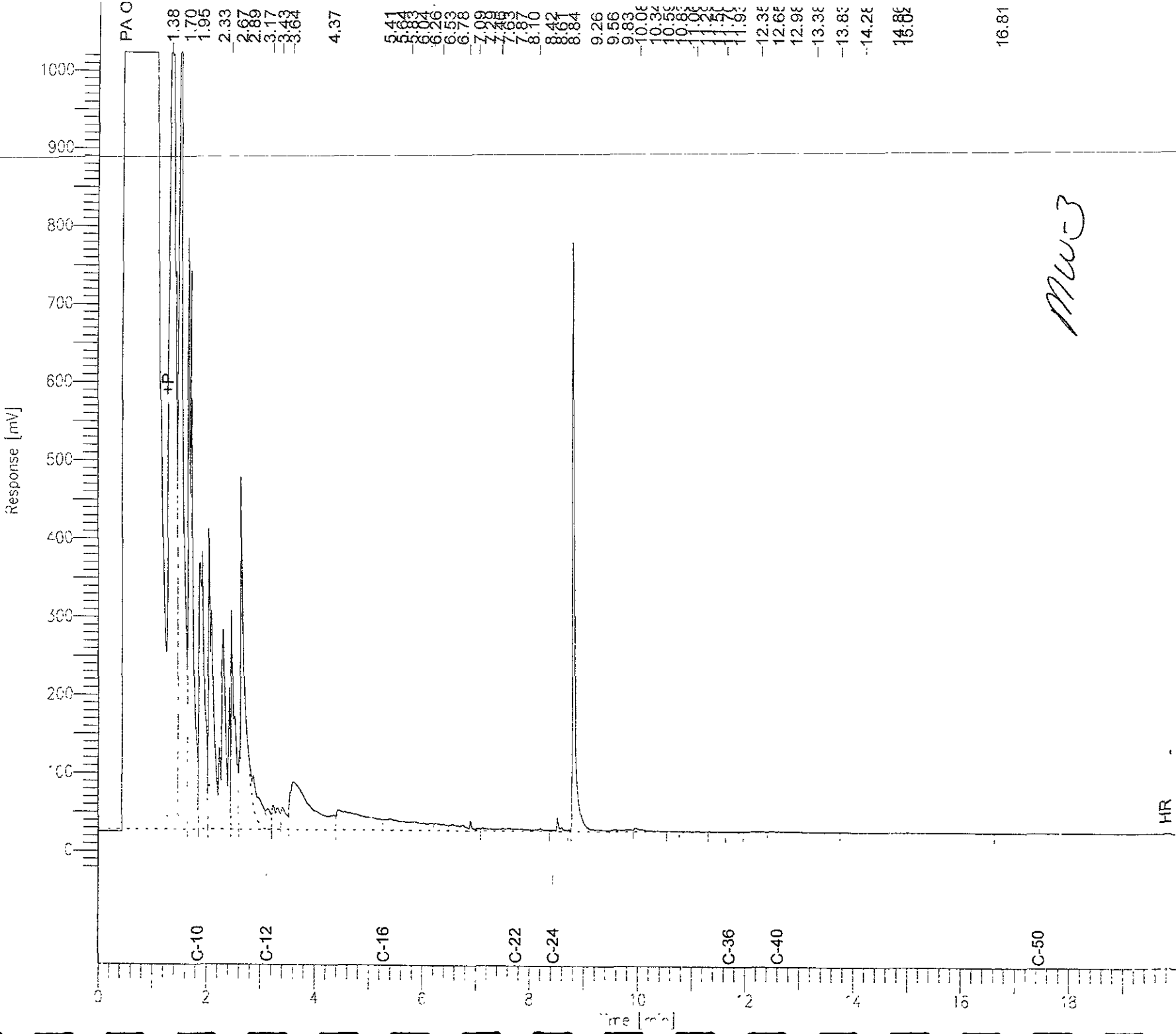
Chromatogram

Sample Name : 181380-00194,105125
FileName : G:\GC17\CHA\237A008.RAW
Method : ATEH196.MTH
Start Time : 0.00 min
Scale Factor: 0.0

End Time : 19.99 min
Plot Offset: -27 mV

Sample #: 105125
Date : 8/26/05 09:24 AM
Time of Injection: 8/25/05 08:31 PM
Low Point : -27.21 mV
Plot Scale: 1051.2 mV

Page 1 of 1
High Point : 1024.00 mV



MW3

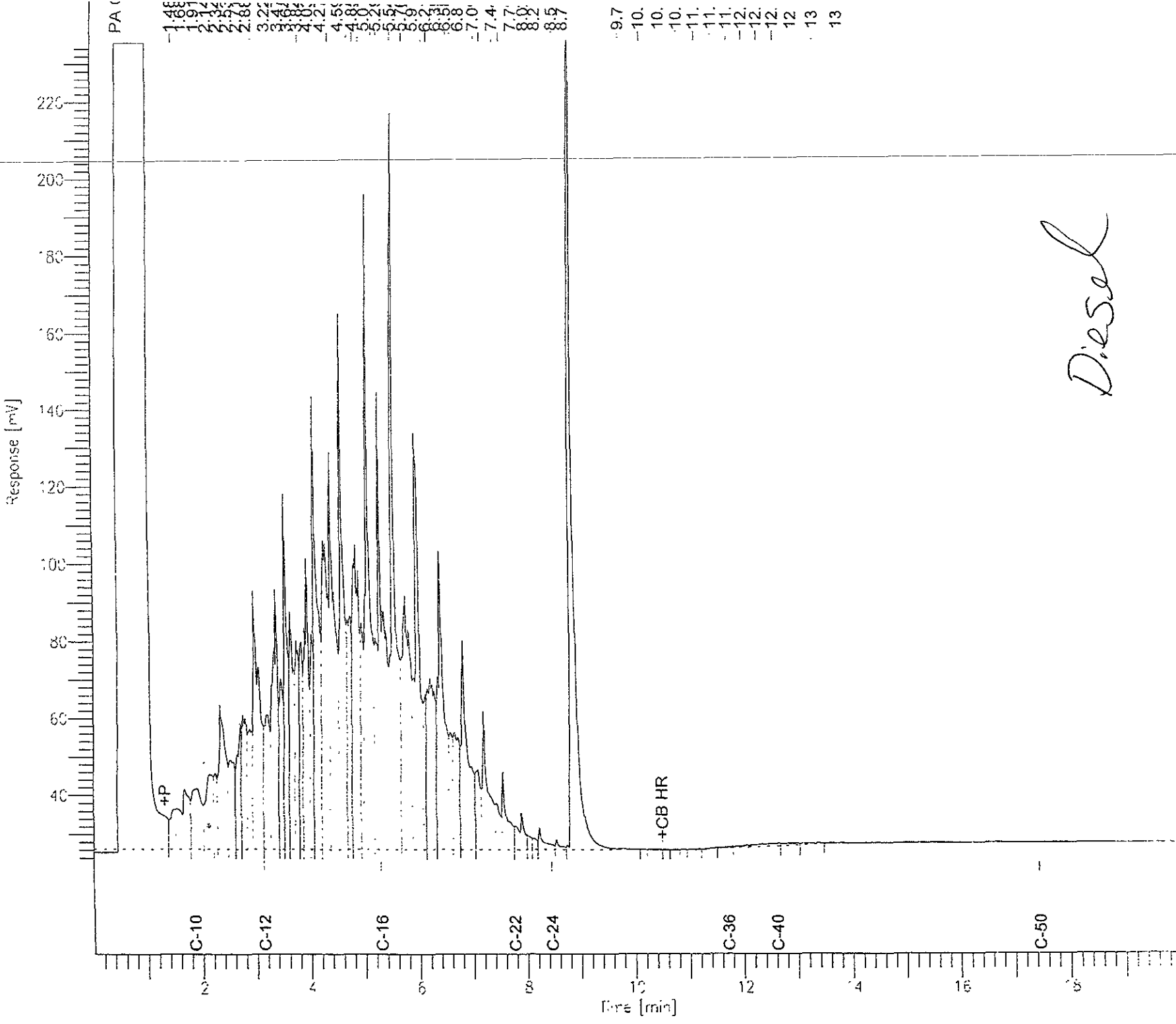
Chromatogram

Sample Name : ccv,S1289,ds1
FileName : G:\GC17\CHA\237A003.RAW
Method : ATEH196.MTH
Start Time : 0.01 min
Scale Factor: 0.0

End Time : 19.99 min
Plot Offset: 23 mV

Sample #: 500mg/L
Date : 8/25/05 12:02 PM
Time of Injection: 8/25/05 11:28 AM
Low Point : 23.20 mV
Plot Scale: 212.4 mV

High Point : 235.60 mV



Diesel



Batch QC Report

Total Extractable Hydrocarbons

Lab #:	181380	Location:	McGrath Steel
Client:	Weiss Associates	Prep:	EPA 3520C
Project#:	STANDARD	Analysis:	EPA 8015B
Matrix:	Water	Batch#:	105125
Units:	ug/L	Prepared:	08/24/05
Diln Fac:	1.000	Analyzed:	08/25/05

Type: BS Cleanup Method: EPA 3630C
 Lab ID: QC306256

Analyte	Spiked	Result	%REC	Limits
Diesel C10-C24	2,500	2,448	98	50-133

Surrogate	%REC	Limits
Hexacosane	100	55-143

Type: BSD Cleanup Method: EPA 3630C
 Lab ID: QC306257

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Diesel C10-C24	2,500	2,573	103	50-133	5	40

Surrogate	%REC	Limits
Hexacosane	107	55-143

BTXE & Oxygenates

Lab #:	181380	Location:	McGrath Steel
Client:	Weiss Associates	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8260B
Field ID:	MW-3	Batch#:	105078
Lab ID:	181380-001	Sampled:	08/22/05
Matrix:	Water	Received:	08/22/05
Units:	ug/L	Analyzed:	08/23/05
Diln Fac:	125.0		

Analyte	Result	RL
tert-Butyl Alcohol (TBA)	ND	1,300
MTBE	7,200	63
Isopropyl Ether (DIPE)	ND	63
Ethyl tert-Butyl Ether (ETBE)	ND	63
1,2-Dichloroethane	ND	63
Benzene	3,100	63
Methyl tert-Amyl Ether (TAME)	ND	63
Toluene	3,800	63
1,2-Dibromoethane	ND	63
Ethylbenzene	1,100	63
m,p-Xylenes	3,400	63
o-Xylene	1,300	63

Surrogate	REC	Limits
Dibromofluoromethane	108	80-120
1,2-Dichloroethane-d4	118	80-122
Toluene-d8	103	80-120
Bromofluorobenzene	103	80-124

ND= Not Detected

RL= Reporting Limit

Batch QC Report

BTXE & Oxygenates			
Lab #:	181380	Location:	McGrath Steel
Client:	Weiss Associates	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8260B
Type:	BLANK	Diln Fac:	1.000
Lab ID:	QC306045	Batch#:	105078
Matrix:	Water	Analyzed:	08/23/05
Units:	ug/L		

Analyte	Result	RL
tert-Butyl Alcohol (TBA)	ND	10
MTBE	ND	0.5
Isopropyl Ether (DIPE)	ND	0.5
Ethyl tert-Butyl Ether (ETBE)	ND	0.5
1,2-Dichloroethane	ND	0.5
Benzene	ND	0.5
Methyl tert-Amyl Ether (TAME)	ND	0.5
Toluene	ND	0.5
1,2-Dibromoethane	ND	0.5
Ethylbenzene	ND	0.5
m,p-Xylenes	ND	0.5
o-Xylene	ND	0.5

Surrogate	%REC	Limits
Dibromofluoromethane	106	80-120
1,2-Dichloroethane-d4	111	80-122
Toluene-d8	104	80-120
Bromofluorobenzene	102	80-124

ND= Not Detected
 RL= Reporting Limit
 Page 1 of 1



Batch QC Report

BTXE & Oxygenates

Lab #:	181380	Location:	McGrath Steel
Client:	Weiss Associates	Prep:	EPA 5030B
Project#:	STANDARD	Analysis:	EPA 8260B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC306042	Batch#:	105078
Matrix:	Water	Analyzed:	08/23/05
Units:	ug/L		

Analyte	Spiked	Result	%REC	Limits
tert-Butyl Alcohol (TBA)	125.0	130.9	105	65-139
MTBE	25.00	22.18	89	72-129
Isopropyl Ether (DIPE)	25.00	21.61	86	76-120
Ethyl tert-Butyl Ether (ETBE)	25.00	25.09	100	80-120
1,2-Dichloroethane	25.00	26.35	105	75-120
Benzene	25.00	23.43	94	80-120
Methyl tert-Amyl Ether (TAME)	25.00	24.41	98	80-120
Toluene	25.00	24.94	100	80-120
1,2-Dibromoethane	25.00	25.55	102	80-120
Ethylbenzene	25.00	25.26	101	80-120
m,p-Xylenes	50.00	50.67	101	80-120
o-Xylene	25.00	24.63	99	80-120

Surrogate	%REC	Limits
Dibromofluoromethane	105	80-120
1,2-Dichloroethane-d4	111	80-122
Toluene-d8	104	80-120
Bromofluorobenzene	99	80-124

181380



Weiss Associates
Environmental Science, Engineering and Management Services
350 E. Middlefield Rd., Mountain View, CA 94043
Phone: (650) 968-7000 Fax: (650) 968-7034
AquaTerra Associates Incorporated, DBA

Please send analytic results, EDD, and the original chain-of-custody form to:
Maile Smith (lms@weiss.com)
Project ID: 184-1761-01-3
Protocol No.: 1761_082205

LAB PERSONNEL:
Please Include QA/QC Data.
Specify analytic method and detection limit in report.
Notify us of any anomalous peaks in GC or other scans.
Notify us of any questions or problems.

CHAIN-OF-CUSTODY RECORD AND ANALYTIC INSTRUCTIONS

Sampled by: RS/OC Laboratory Name: C&T Site Name: McGrath Steel

Sample ID	Sample Date	Sample Time	# of Containers	Sample/ Container Type ¹	Volume	Preservative?	Filter? ²	Refrig? ³	Turn ⁴	Analyze for	Analytical Method	Special Instructions
MW-3	08/22/05	08:05	2	W/A	1 L	none	N	Y	N	TPH-diesel	8015M	
MW-3	08/22/05	08:05	4	W/V	40 ml	HCl	N	Y	N	TPH-gas, BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB, and EDC	8260B	
---			---	---	---	---	---	---	---			

1 (Affiliation) Weiss 3 (Affiliation) C&T 5 (Affiliation) _____
 2 (Affiliation) _____ 4 (Affiliation) 8/22/05 9:15 AM 6 (Affiliation) _____
Received by (Signature), Date, Time

1 = Sample Type Codes: W = Water, S = Soil, Describe Other;
 Cap Codes: PT = Plastic, Teflon Lined 2 = Filtered (Y/N)
 Container Type Codes: V = VOA/Teflon Septa, P = Plastic, C or B - Clear/Brown Glass, Describe Other;
 3 = Refrigerated (Y/N) 4 = Turnaround: N = Normal, W = 1 Week, R = 24 Hour, HOLD (write out)

☒ = Samples stored in a secured, locked area.
ADDITIONAL COMMENTS, CONDITIONS, PROBLEMS:

cc'd email