

THE MARTIN GROUP

RECEIVED JAN 25 1990

5

January 17, 1990

Mr. Tom Barreira
Aetna Realty Investors
1740 Technology Drive
Suite 600
San Jose, CA 95150

RE: POWELL STREET PLAZA
REMOVAL OF LEAD HOT SPOT

Dear Tom:

Enclosed please find the following documents regarding removal of the lead hot spot at Powell Street Plaza:

1. Letter Report dated March 12, 1987, from Carl Basore of Geomatrix regarding the Supplemental Soil Quality Assessment - Days Inn Parking Lot which was performed for the purpose of better defining the limits of the lead contaminated soil encountered in the trade parcel we received from Days Inn.

2. Letter Report dated October 26, 1987, from Carl Basore regarding Soil Quality Test Results - Days Inn Parking Lot. The letter represents Geomatrix' report on their monitoring of the removal of the lead contaminated soil and their testing of the resulting excavation to be sure that the contaminated soil had been removed. As I recall, after receipt of this letter we refilled the excavation with clean soil.

Both Letter Reports have copies of the test results which accompanied them.

3. Uniform Hazardous Waste Manifests Numbers 87621384-85-86, 87621412-13 which we received when the lead contaminated soil was removed.

4. Individual or Partner Information Form - Hazardous Substance Tax Law dated May 27, 1988, in the name of Eastshore Partners.

5. Application for Registration Excise Taxes dated May 27, 1988, filed by Eastshore Partners.

fb (summary of related activities)

1.17.90

6. Hazardous Waste Tax Return for January - June, 1988, which was filed by Eastshore Partners regarding the removal of the lead contaminated soil and showing a tax payable of \$3,576.87. Also enclosed is a copy of our check number 302 in the same amount made payable to the State Board of Equalization.

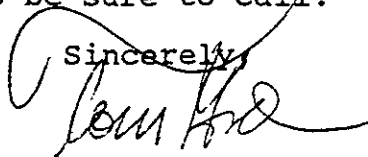
7. Notice of Generator's Fee for calendar year 1988, showing \$2,425.00 due, plus our check number 00443 in the same amount made payable to the State Board of Equalization.

8. State Board of Equalization Department of Business Taxes - Excise Tax (Superfund) showing a tax due of \$5,098.51, plus Hazardous Waste Disposal Report - Annual Superfund Tax for calendar year 1988, dated February 29, 1989, showing that we disposed of 99 tons of hazardous materials, plus check number 00547 in the amount of \$5,098.50, made payable to the State Board of Equalization.

Hopefully, this covers everything we have regarding the discovery, removal, monitoring and subsequent testing, and all of the information and tax returns, plus evidence of payment which related to the contaminated lead.

If you have additional questions be sure to call.

Sincerely,



THOMAS J. GRAM

LT0053.27

Enclosures

March 12, 1987
Project 1175A

RECEIVED
MAR 16 1987
THE MARTIN CO.

The Martin Company
4256 Hacienda Drive, Suite 101
Pleasanton, California 94566

Attention: Mr. Walt Kaczmarek

SUPPLEMENTAL SOIL QUALITY ASSESSMENT
DAYS INN PARKING LOT
Emeryville, California

Gentlemen:

As requested by Alan McKay, we have made a supplemental assessment of soil quality at the Days Inn parking lot in Emeryville, California. The purpose of this study is to better define the limits of lead contaminated soil previously encountered in the Days Inn parking lot. This report describes the supplemental soil sampling and testing program and gives our opinion regarding the probable limits of the previously encountered lead contaminated soil.

BACKGROUND

As part of assessing soil quality at the 14 acre PIE Freight Terminal site, soil samples were obtained from five borings drilled in the westernmost parking lot at the adjacent Days Inn. The locations of the five borings (EB8 through EB12) are shown in Figure 1 and in greater detail in Figure 2.

The results of laboratory tests performed on selected soil samples from 10 of the 12 borings drilled for the PIE site assessment study showed relatively low concentrations of lead except for a sample recovered at a depth of 2 feet in Boring EB8. The measured concentration of lead in the sample from Boring EB8 was 24,000 mg/kg. A retest of soil from the same sample gave a lead concentration of 11,000 mg/kg. A more detailed description of the field exploration and laboratory testing programs for the PIE Freight Terminal site is given in the January 28, 1987 report.

SOIL SAMPLING AND LABORATORY TESTING

In order to assess the lateral and vertical extent of high lead concentration in the soil, seven borings were drilled in a circular pattern around Boring EB8 as shown in Figure 3. Specifically, four borings (EB13

Mr. Walt Kaczmarek
The Martin Company
March 12, 1987
Page 2

through EB16) were drilled 5 feet from Boring EB8 and three borings (EB17 through EB19) were drilled 10 feet from Boring EB8. Boring EB18 encountered a concrete slab just below the asphalt surfacing and could not be completed. The boring was relocated (EB18A) and again encountered refusal on a concrete slab. As a result, no samples were obtained from Boring EB18 for testing.

The drilling and sampling was performed by Bay Area Exploration, Inc. on February 26, 1987. The borings were advanced with an 8-inch diameter hollow stem auger. Soil samples were obtained with a 2-inch diameter (ID) modified California drive sampler containing thin brass liners. The sampler was driven 18 inches into the soil at the bottom of the borehole at depths of 1, 2-1/2 and 4 feet in each boring. After the sampler was driven, it was withdrawn from the borehole and the brass tubes removed and sealed with plastic caps and stored for delivery to the laboratory.

Before drilling and sampling started at each borehole, the augers, sampler and sampler liners were steam-cleaned to minimize the possibility of cross-contamination between borings. In addition, the sampler was thoroughly washed and rinsed between samples taken in the same boring.

Soil samples from the six completed borings were delivered to the Brown and Caldwell Analytical Laboratory in Emeryville for testing. Tests for lead were initially requested for the upper two samples from Borings EB13 through EB16. It was planned to review the results of the first eight tests and then decide if additional laboratory testing is required. The concentration of lead detected in all eight samples was well below the established threshold limit so additional testing was not required. Results of the testing program are presented in Table 1 and in Appendix A.

FINDINGS AND CONCLUSIONS

Results of laboratory tests performed on the eight soil samples indicated lead concentrations of between 5 and 71 mg/kg. These values are well below the threshold limit concentration (TTL) of 1000 mg/kg established by the State of California in Title 22 of the California Administrative Code. In view of the low concentrations of lead encountered in the nearest borings nearest to Boring EB8, no additional tests were ordered for samples from Boring EB17 and EB18.

Results of the supplemental soil sampling and testing program indicate that the high concentration of lead encountered in Boring EB8 is limited in both lateral and vertical extent. Specifically, the lead contaminated soil is limited to a localized area with a radius of less than 5 feet from Boring EB8.

Mr. Walt Kaczmarek
The Martin Company
March 12, 1987
Page 3

Please call us should questions regarding the supplemental soil quality assessment arise or if we can be of further assistance.

Sincerely yours,
GEOMATRIX CONSULTANTS



Carl Basore
Principle Engineer

ckk

Attachments

Table 1

Appendix A

Figures 1 through 3

cc: Alan McKay

TABLE 1

RESULTS OF LABORATORY TESTS ON SOIL SAMPLES

<u>Boring No.</u>	<u>Sample No.</u>	<u>Sample Depth (ft)</u>	<u>Lead (mg/kg)</u>
EB13	1	2	8.9
EB13	2	3.5	39
EB14	1	2	20
EB14	2	3.5	71
EB15	1	2	7.3
EB15	2	3.5	5.4
EB16	1	2	45
EB16	2	3.5	69

APPENDIX A

RESULTS OF LABORATORY TESTS ON SOIL SAMPLES



LOG NO: E87-02-548

Received: 26 FEB 87

Reported: 03 MAR 87

Mr. Carl Basore
Geomatrix Consultants
1 Market Plaza, Spear Tower, Ste.717
San Francisco, California 94105

Project: 1175A

REPORT OF ANALYTICAL RESULTS

Page 1

LOG NO	SAMPLE DESCRIPTION, SOIL SAMPLES					DATE SAMPLED
						26 FEB 87
02-548-1	EB13-1-3					26 FEB 87
02-548-2	EB13-2-4					26 FEB 87
02-548-3	EB14-1-3					26 FEB 87
02-548-4	EB14-2-4					26 FEB 87
02-548-5	EB15-1-3					
PARAMETER	02-548-1	02-548-2	02-548-3	02-548-4	02-548-5	
Lead, mg/kg	8.9	39	20	71	7.3	
Nitric Acid Digestion, Date	02.27.87	02.27.87	02.27.87	02.27.87	02.27.87	



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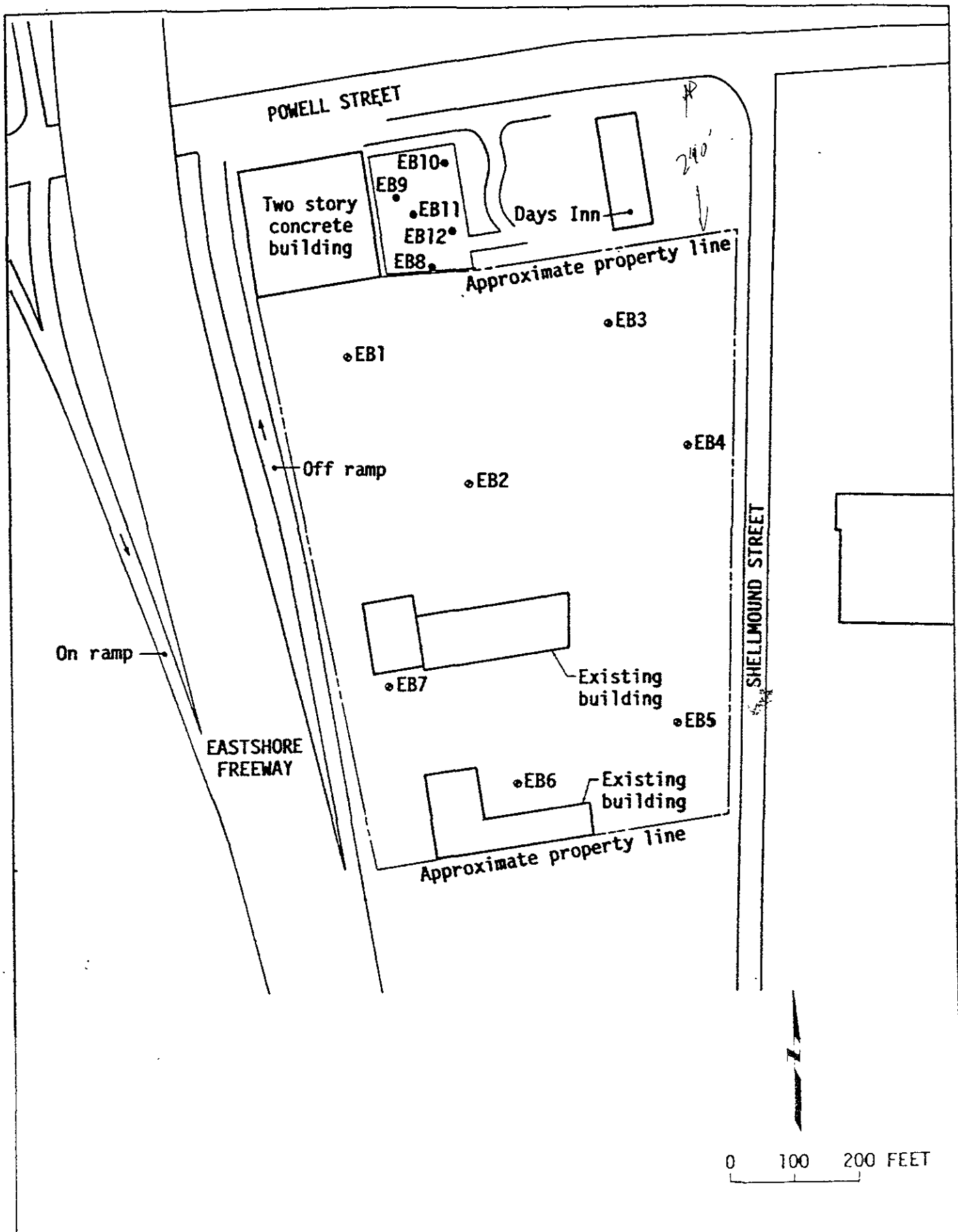
Project: 1175A

REPORT OF ANALYTICAL RESULTS

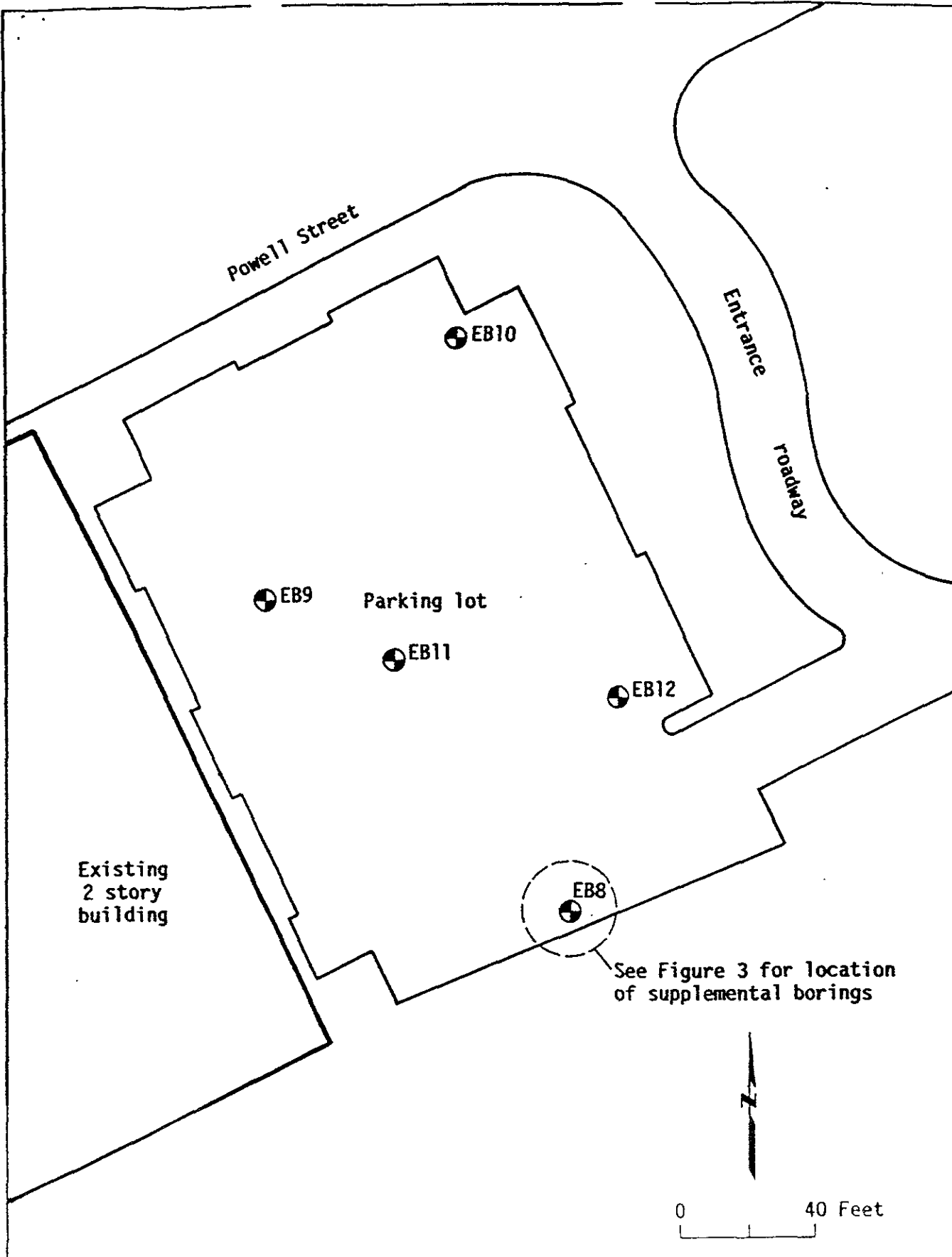
Page 2

LOG NO	SAMPLE DESCRIPTION, SOIL SAMPLES	DATE SAMPLED		
02-548-6	EB15-2-4			26 FEB 87
02-548-7	EB16-1-3			26 FEB 87
02-548-8	EB16-2-4			26 FEB 87
PARAMETER		02-548-6	02-548-7	02-548-8
Lead, mg/kg		5.4	45	69
Nitric Acid Digestion, Date		02.27.87	02.27.87	02.27.87

D. A. McLean, Laboratory Director

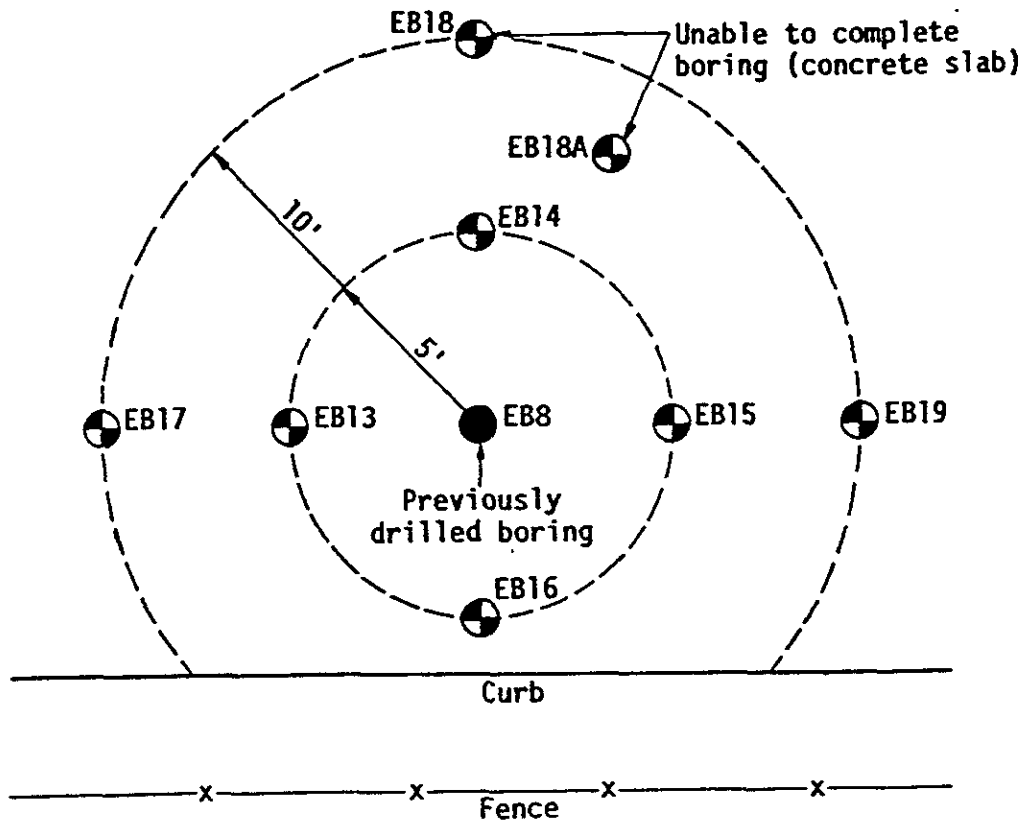


Project No 1175A	P.I.E. Site Emeryville, California	SITE AND BORING LOCATION MAP	Figure 1
Geomatrix Consultants			



LOCATION OF PREVIOUSLY DRILLED BORINGS
 Days Inn Parking Lot
 Emeryville, California

Figure
 2
 Project No.
 1175A



KEY

⊕ Supplemental borings drilled for this study



0 5 Feet



LOCATION OF SUPPLEMENTAL BORINGS
Days Inn Parking Lot
Emeryville, California

Figure
3

Project No.
1175A