



3682

00 DEC 13 PM 4:08
ENVIRONMENTAL
PROTECTION

December 12, 2000
00-ENV262A

Owens Financial Group
2221 Olympic Boulevard
Walnut Creek, California 94596

Attention: Mr. William Owens

Subject: Limited Stockpiled Soil Sampling
East 12th Street (between 40th and 41st Avenue)
Oakland, California

Dear Mr. Owens:

Basics Environmental (Basics) has performed this Limited Stockpiled Soil Sampling for Owens Financial Group pursuant to our letter of agreement signed November 20, 2000. The "stockpiled soil" is located at East 12th Street (between 40th and 41st Avenue) in Oakland, California.

Background

On the basis of the information provided to us, we understand approximately 50 cubic yards of stockpiled soil was generated from the excavation and removal of a former waste oil and gasoline storage tank in 1990. We also understand from conversations with Mr. Barney Chan of the Alameda County Health Services Agency, no residual amounts of volatile organic compounds or metals were detected within the excavation pit. However, there were concerns over possible residual impacts from total petroleum hydrocarbons as gasoline and oil and grease within the stockpiled soil.

To address the potential impact from total petroleum hydrocarbons as gasoline and oil and grease within the excavated soil, Basics proposed the following limited stockpiled soil sampling approach to preliminarily assess the possible impact to the stockpiled soil.

All work for this surface soil sampling was performed within the client approved scope of work and budget for the investigation.

Field Activities

The field activities performed for this surface soil sampling consisted of the following tasks:

- On December 5, 2000, a Basics field geologist under the direction of a California Registered Environmental Assessor II, advanced six test borings (SB-1 through SB-6) within the stockpiled soil (See Drawing 1). Basics utilized a hand auger sampling system. A soil sample was collected in pre-cleaned brass liner within the inner

sample barrel. After advancing both the hand-auger casing barrel 12 inches, the sampler was retracted, and the sample removed. The selected sample then was sealed and labeled for analytical purposes;

- One soil sample was taken from each of the six test borings;
- Samples were collected, labeled, placed in a cooler with chemical ice, and transported under Chain of Custody control to McCampbell Analytical Laboratories, Inc., a certified laboratory with the Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency, for analysis;
- The six soil samples were composited (3:1) into two soil samples for analysis (SB1-SB3 & SB4-SB6);
- The samples were analyzed for Total Petroleum Hydrocarbons as Gasoline, BTEX & MTBE (EPA Modified 8015) and Total Recoverable Petroleum Hydrocarbons as Oil & Grease (EPA 418.1);
- Analytical results revealed no detectable amounts of Total Petroleum Hydrocarbons as Gasoline, BTEX or MTBE within the composited soil samples collected; and
- Analytical results revealed detectable amounts of Total Recoverable Petroleum Hydrocarbons as Oil & Grease at 170 mg/kg in SB1-SB3 and 160 mg/kg in SB4-SB6 within the composited soil samples collected.

Recommendations

On the basis of the information compiled from the limited stockpiled soil sampling conducted by Basics, our findings indicate the total recoverable petroleum hydrocarbons as oil and grease concentrations detected within the soil are within typical background levels for the area. Typically, total recoverable petroleum hydrocarbons as oil and grease is used only as an indicator of potential problems and no established regulatory action level has been set for total recoverable petroleum hydrocarbons as oil and grease. As such, carcinogens associated with total recoverable petroleum hydrocarbons as oil and grease (such as benzene, toluene, ethylbenzene, total xylenes and methyl tert-butyl ethylene) are utilized to assess the potential health risk. No detectable amounts of benzene, toluene, ethylbenzene, total xylenes and methyl tert-butyl ethylene were discovered within the soil samples collected.

Therefore, no residual concentrations of petroleum hydrocarbons and its constituents appear to be within the stockpiled soil and recommend no further investigation or documentation of the stockpiled soil located at the subject site.

Limitations

This letter report has been prepared by the staff of Basics Environmental (Basics) under the professional supervision of the Principal Consultant whose seal and signature appears hereon. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional engineering and geologic practice and within the requirements by the Client. There is no other warranty, either expressed or implied.

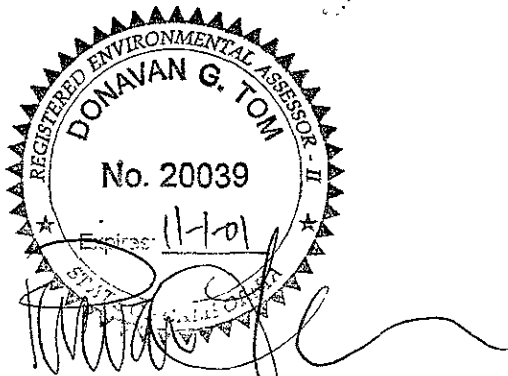
The data and findings of this report are based on the data and information obtained from the agreed upon scope of work between Basics and the Client. Because contamination is not necessarily evenly distributed across the property's soils and ground water, it can easily remain undetected. Additional scope of services (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject Site.

This letter report was prepared solely for the benefit of Basic's Client. Basics consents to the release of this report to third parties involved in the evaluation of the property for which the letter report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental



Donavan G. Tom, M.B.A., R.E.A. II
Principal Consultant

DGT:sck
REPORT LTR

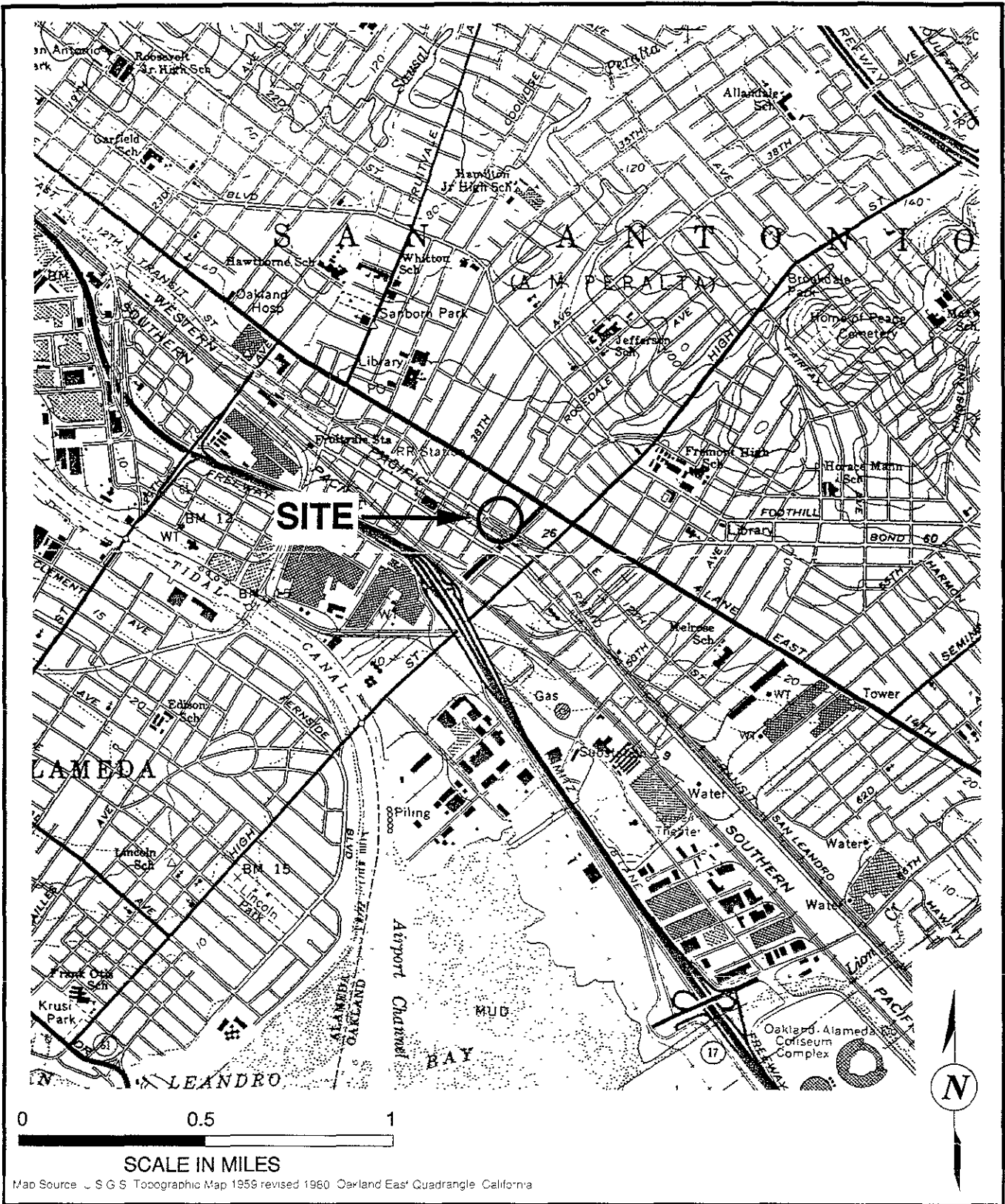
cc: Mr. Barney Chan, Alameda County Health Services Agency

DATE 12/12/00

REVIEWED BY

DGT

PREPARED BY



Site Location



Limited Stockpiled Soil Sampling
 East 12th Street (between 40th and 41st Avenue)
 Oakland, California

PROJECT NO
 00-ENV262A

DRAWING NO

1

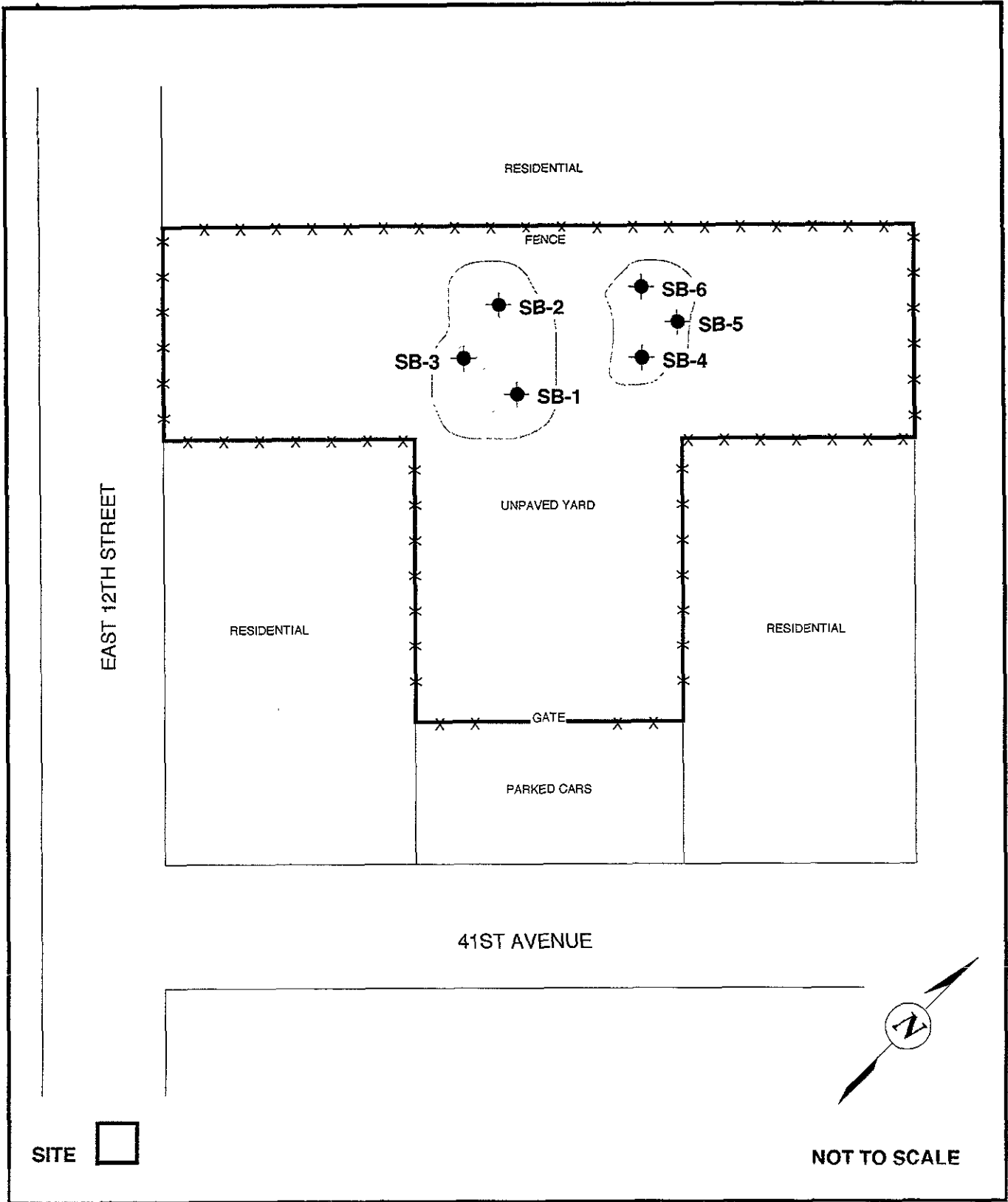
FILED 15/28/00

DATE 12/12/00

REVIEWED BY

DGT

PREPARED BY



Soil Sampling Locations



Limited Stockpiled Soil Sampling
 East 12th Street (between 40th and 41st Avenue)
 Oakland, California


PROJECT NO
 00-ENV262A

DRAWING NO

2

TBLCK (5/29/92)

Martinez

 McCAMPBELL ANALYTICAL INC.	110 2nd Avenue South, #D7, Pacheco, CA 94553-5560 Telephone : 925-798-1620 Fax : 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com
	(Empty space for additional contact information)

Basics Environmental 116 Gloreitta Boulevard Orinda, CA 94563	Client Project ID: #3063	Date Sampled: 12/05/00
		Date Received: 12/05/00
	Client Contact: Donovan Tom	Date Extracted: 12/05/00
	Client P.O:	Date Analyzed: 12/05/00


Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*
 EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g) [†]	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	% Recovery Surrogate
55039	SS(1-3)	S	ND	ND	ND	ND	ND	ND	108
55040	SS(4-6)	S	ND	ND	ND	ND	ND	ND	105
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W		50 ug/L	5.0	0.5	0.5	0.5	0.5	
	S		1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCEP and SPLP extracts in ug/L

[†] cluttered chromatogram, sample peak co-elutes with surrogate peak

The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant, b) heavier gasoline range compounds are significant (aged gasoline?) c) lighter gasoline range compounds (the most mobile fraction) are significant, d) gasoline range compounds having broad chromatographic peaks are significant, biologically altered gasoline?, e) TPH pattern that does not appear to be derived from gasoline (??) f) one to a few isolated peaks present, g) strongly aged gasoline or diesel range compounds are significant, h) lighter than water immiscible sheen is present, i) liquid sample that contains greater than ~5% of % sediment, j) no recognizable pattern

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Basics Environmental 116 Gloreitta Boulevard Orinda, CA 94563	Client Project ID: #3063	Date Sampled: 12/05/00
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Petroleum Oil & Grease (with Silica Gel Clean-up) *
 EPA methods 413.1, 9070 or 9071; Standard Methods 5520 D/E&F or 503 D&E for solids and 5520 B&F or 503 A&E for liquids

Lab ID	Client ID	Matrix	Oil & Grease*
55039	SS(1-3)	S	170
55040	SS(4-6)	S	160
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W		5 mg/L
	S		50 mg/kg

* water samples are reported in mg/L, wipe samples in mg/wipe, soil and sludge samples in mg/kg, and all TCLP / STLC / SPLP extracts in mg/L.
 b) lighter than water immiscible (leak is present) liquid sample that contains greater than 5% vol % sediment.

DHS Certification No 1644

 Edward Hamilton Lab Director

23405 Zba.48.doc

McCAMPBELL ANALYTICAL INC.
 110 2nd AVENUE SOUTH, #D7
 PACIFICCO, CA 94553-8500
 Telephone: (925) 798-1620 Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD
 TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY

Report To: Donavan Tom Bill To: Basics Environmental
 Company: Basics Environmental
116 Blorietta Blvd
Orinda CALIFORNIA
 Tele: (925) 258 9099 Fax: 925 258 9099
 Project #: 3063 Project Name: _____
 Project Location: OAKLAND, 41st Street
 Sampler Signature: J.P. Green

SAMPLE ID	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED			Analysis Request											Other	Comments																
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO ₃	Other	BTEX & TPH as Gas (602/8020 - 3015V MTBE)	TPH 45 Diesel (8015)	Total Petroleum Oil & Grease (5120 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601 / 8010	BTEX ONLY (EPA 602 / 8020)	EPA 608 / 8080	EPA 608 / 8080 PCB's ONLY	EPA 624 / 8240 / 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310		CAM-17 Metals	LUFT 5 Metals	Lead (72407/421/239.2/6010)	RCI												
SS(1-3)		12500	1315	3			X								X	X																										
SS(4-6)		12500	1325	3			X								X	X																										

55039
55040

Relinquished By: J.P. Green Date: 12500 Time: 150 Received By: Yen Cao 12/5/00
 Relinquished By: _____ Date: _____ Time: _____ Received By: _____
 Relinquished By: _____ Date: _____ Time: _____ Received By: _____

Remarks:
 ICE/LEAD SPACE ABSENT PRESERVATION APPROPRIATE CONTAINERS
 VOAS O&G METALS OTHER