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

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

RO0000111

June 14, 2001

Mr. Bob Trent
BJ Gem Investment Co.
P.O. Box 4187
Oakland, CA 94614

Ms. Carolyn Ratliff
3298 Sweet Drive
Lafayette, CA 94608

Re: Fuel Leak Site Case Closure for 9131 San Leandro Street, Oakland, CA

Dear Mr. Trent and Ms. Ratliff:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- up to 220ppm TPH as gasoline and 2.0ppm benzene exists in soil beneath the site, and
- up to 339ppb TPHg, 18000ppb TPH as hydraulic oil, 22ppb benzene, 160ppb chlorobenzene, and 39ppb 1,4-Dichlorobenzene exists in groundwater beneath the site.

If you have any questions, please contact me at (510) 567-6762.

eva chu
Hazardous Materials Specialist

enlosures: 1. Case Closure Letter 2 Case Closure Summary

c: Leroy Griffin, OFD
files (amtract-12)

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(510) 567-6700
FAX (510) 337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

RO-111/StID 867 - 9131 San Leandro Street, Oakland, CA
(1-1000 gallon tank removed on June 29, 1988)

June 14, 2001

Mr. Bob Trent
BJ Gem Investment Co.
P.O. Box 4187
Oakland, CA 94614

Ms. Carolyn Ratliff
3298 Sweet Drive
Lafayette, CA 94608

Dear Mr. Trent and Ms. Ratliff:

This letter confirms the completion of site investigation and corrective action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

cc: Chuck Headlee, RWQCB
Dave Deaner, SWRCB
Leroy Griffin, OFD
files-ec (amtract-11)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: June 12, 2000

Agency name: **Alameda County-HazMat** Address: **1131 Harbor Bay Pkwy**
City/State/Zip: **Alameda, CA 94502** Phone: **(510) 567-6700**
Responsible staff person: **Eva Chu** Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **American Tractor Equipment**
Site facility address: **9131 San Leandro Street, Oakland, CA 94603**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **867**
URF filing date: **7/11/88** SWEEPS No: **N/A**

Responsible Parties:	Addresses:		Phone Numbers:
B J Gem Investment Co	**John DeClercq**	**Moses Libitzki**	**Carolyn Ratliff**
Bob Trent	**TAEI II**	**Orbit Property**	**3298 Sweet Dr**
P.O. Box 4187	**2065 Kittredge, #A**	**1475 Powell , #201**	**Lafayette, CA**
Oakland, Ca 94614	**Berkeley, CA 94704**	**Emeryville, CA 94608**	**94608**

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1,000	Gasoline	Removed	6/29/88

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete? **YES**
Date approved by oversight agency: **4/22/98**
Monitoring Wells installed? **Yes** Number: **6**
Proper screened interval? **Yes, 6' to 18' bgs in well MW-2**
Highest GW depth below ground surface: **5.65'** Lowest depth: **8.8' in well MW-2**
Flow direction: **SW**
Most sensitive current use: **Commercial/Industrial**
Are drinking water wells affected? **No** Aquifer name: **Unknown**
Is surface water affected? No Nearest affected SW name: Unknown
Off-site beneficial use impacts (addresses/locations): Unknown
Report(s) on file? YES Where is report(s) filed? Alameda County, 1131 Harbor Bay Pkwy, Alameda, CA 94502 and Oakland Fire Dept, 1605 MLK Jr. Wy, Oakland, CA 94612

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal w/destination)	Date
Tank	1 UST	Disposed by H & H, San Francisco	6/29/88
Free Product	50 gallons	Disposed by H & H, San Francisco	6/29/88
Soil	446 cy	Disposed at Chem Waste, Kettleman City	Mar 1990

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before[1]	After[2]	Before[3]	After[4]
TPH (Gas)	2,000	220	2,100	339
TPH (hydraulic oil)			74,000	18,000
TPH (kerosene)	300	NA	1,500	540
Benzene	18	2.0	140	22.3
Toluene	100	5.8	21	ND
Ethylbenzene	44	2.0	34	4.0
Xylenes	160	13	580	28.1
MtBE	NA	NA	NA	22
Oil & Grease		1,200	170,000	7,200
Other Chlorobenzene	.36	.36	1,300	160
1,4-Dichlorobenzene		.17	95	39
PCB AroChlor 54		.0685	NA	NA

NOTE
1 soil sample collected from UST excavation, 6/88
2 soil sample collected after overexcavation of 6 areas identified to have contamination, 3/90
3 maximum groundwater concentration detected in monitoring wells
4 most recent groundwater results, 8/99
NA Not Analyzed

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? _____

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? _____

Does corrective action protect public health for current land use? **YES**

Site management requirements: **A site safety plan must be prepared for construction workers in the event excavation/trenching is proposed in the vicinity of residual soil and groundwater contamination.**

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: No, pending site closure

Number Decommissioned: 0 Number Retained: 6

List enforcement actions taken: None

List enforcement actions rescinded: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Eva Chu** Title: **Haz Mat Specialist**

Signature: [signature] Date: 7/28/00

Reviewed by

Name: **Barney Chan** Title: **Haz Mat Specialist**

Signature: [signature] Date: 6-19-00

Name: **Thomas Peacock** Title: **Supervisor**

Signature: [signature] Date: 7-28-00

VI. RWQCB NOTIFICATION

Date Submitted to RB: 7/28/00 RB Response: concur

RWQCB Staff Name: **Chuck Headlee** Title: **AEG**

Signature: [signature] Date: 2/7/01

VII. ADDITIONAL COMMENTS, DATA, ETC.

The property is a 3.64-acre site bounded by San Leandro Street to the northeast, the Paco Pump factory to the southeast, a main railroad line to the southwest and a railroad spur to the northwest. The American Tractor Equipment Company formerly occupied the site. The factory produced tractor parts, such as plows, blades, hydraulic cylinders, etc. The manufacturing processes include heat tempering, honing, machining, welding, and painting. An auto repair shop was also located on the site.

Five buildings are located at the site, an auto shop, paint shop, main plant, office building and the heat tempering building. All of the buildings are constructed of corrugated steel. The entire site is covered with a concrete slab. The slab thickness varies from four inches to one foot. (See Figs 1 and 2)

Subsurface sediments beneath the site consists of two to three feet of medium to coarse grained sandy clay over a thick layer of very fine grained organic black Bay Mud. Regionally, the mud is between twenty and fifty feet thick. Groundwater flows predominately to the southwest (see Fig 2B).

In June 1988 a 1,000-gallon gasoline UST was removed. The tank appeared intact with no obvious holes. Soil in the pit appeared stained and emitted a strong hydrocarbon odor. Groundwater was encountered at ~9' bgs. Two soil samples, SS2 and SS3, were collected from the north and south ends of the pit bottom at ~10.5' and 9' bgs, respectively. And one soil sample, SS-1, was collected from the product piping trench. The samples were analyzed for TPHg and BTEX. (See Fig 3, Table 1)

Elevated hydrocarbon was noted in soil sample SS-3. The excavation was re-sampled in September 1988. Soil samples, also named SS-1 and SS-2, were collected from the north and south wall, respectively, at ~8' bgs. A maximum of 570 ppm TPHg, and 0.23, 4.8, 4.8, and 21 ppm BTEX, respectively, were detected in the soil samples. (See Table 2)

At this same general time frame (May-June 1988) for divestment purposes, environmental soil sampling was conducted at the site. Six areas of concern were identified (see Fig 4, Table 3). Each of the six sites was excavated, removing contaminated soil. Confirmatory soil samples were collected from the sidewalls as well as pit bottom. Residual soil contamination that appeared elevated remains in the auto shop, the paint shop, and in the former UST excavation. The six areas of concern are listed as:

1. site/excavation #1 is in the auto shop where soil is contaminated with hydraulic oil from an auto lift (see Fig 5, 6, Table 4);
2. site/excavation #2 is in the paint shop where soil beneath an old honing machine is contaminated with 300ppm TFH as kerosene (see Fig 5, 7, Table 5);
3. site/excavation #3 is also in the paint shop where solvent (BTEX) contaminated soil was found near a paint booth (see Fig 5, 8, Table 6);
4. site/excavation #4 is in the main plant where soil is contaminated with cutting oil from an old machine tool (see Fig 5, 8, Table 7);
5. site/excavation #5 is in the heat treatment building where soil is contaminated with lubricating oil from an old air compressor (see Fig 5, 9, and Table 8); and,
6. site/excavation #6 is in the parking area located between the paint shop and the auto shop. This is the location of the two former gasoline USTs. The removal of the north tank was not documented and had occurred some years ago. The southern tank was the one removed in June 1988 and discussed above. (See Fig 5, 10, Table 9)

Six groundwater monitoring wells (MW-1 through MW-6) were installed at the site. Wells MW-1 though MW-4 are located in the areas of elevated residual soil contamination. Groundwater monitoring has identified elevated levels of TPH as kerosene, benzene, hydraulic oil, chlorobenzene, and 1,4-dichlorobenzene in well MW-2. This well is located inside the former auto shop and is downgradient of the former hydraulic lift and the former gasoline USTs. (See Fig 11, Tables 10, 11, 12, and 13)

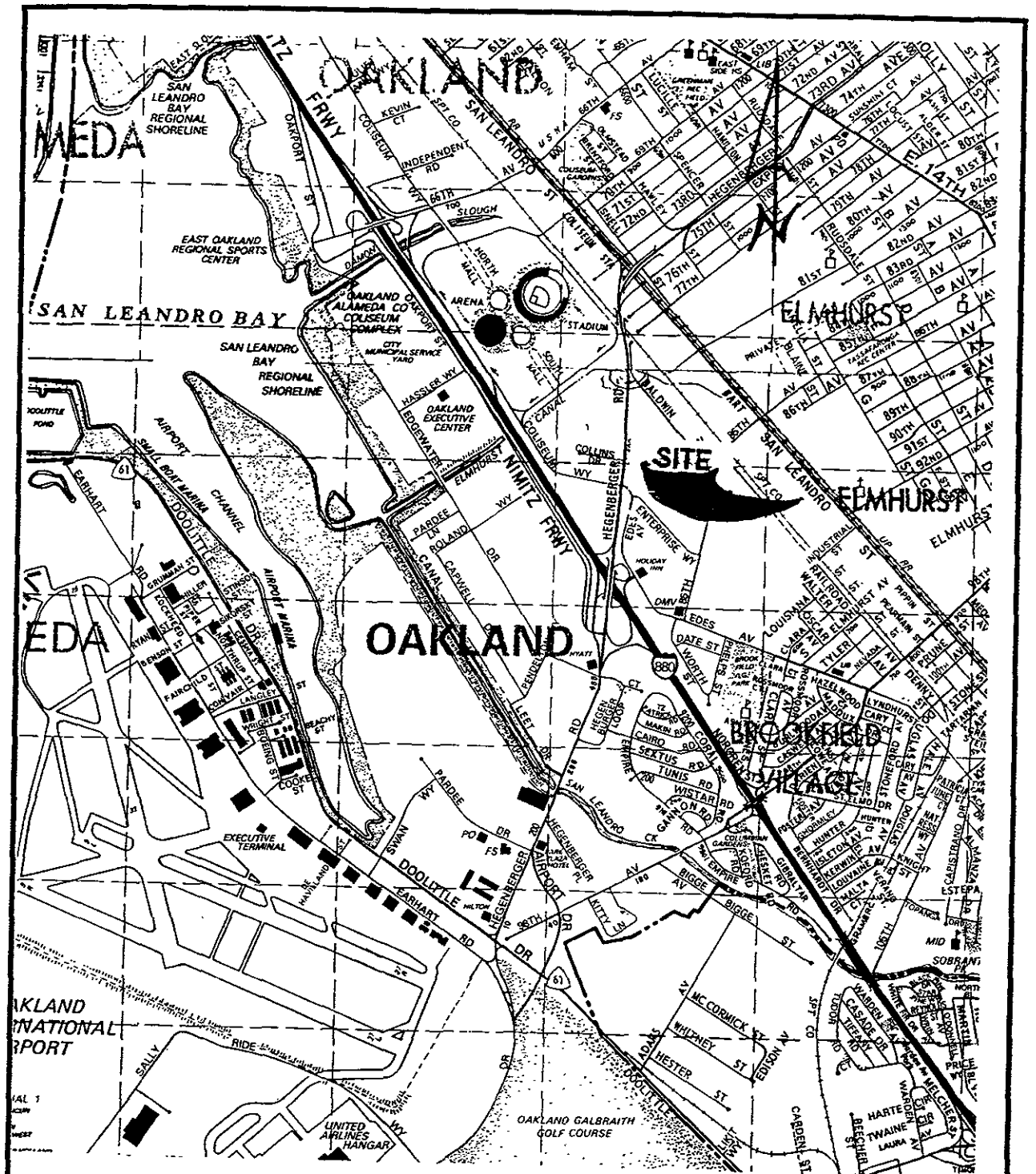
In March 1993 free product (probably hydraulic oil) was noted in well MW-2. A passive recovery system was installed in this well in April 1993. By October 1994 manual bailing on a weekly basis (if not more frequent) was initiated in an attempt to remove the free product and reduce the HVOC levels.

The most recent sampling event (Aug 1999) identified 22 ppb benzene, 22 ppb MTBE (using Method 8020), 339 ppb TPHg, 7,200 ppb TOG, 176 ppb chlorobenzene, and 34.4 ppb 1,4-dichlorobenzene in groundwater from well MW-2. Residual chlorobenzene and di-chlorobenzene concentrations in groundwater have stabilized. The chlorobenzene concentrations are below the Oakland RBCA Tier 1 risk numbers. And the dichlorobenzene concentrations are only 10 times the MCLs for drinking water. The shallow groundwater contamination is unlikely to migrate through the Bay Mud and impact deeper aquifers. Residual contaminants do not appear to pose a risk to human health or the environment. Continued monitoring is not warranted.

In summary, case closure is recommended because:

- the leak and ongoing sources have been removed;
- the site has been adequately characterized;
- the dissolved plume is not migrating;
- no water wells, surface water, or other sensitive receptors are likely to be impacted; and,
- the site presents no significant risk to human health or the environment.
  The most significant release to soil and groundwater is from hydraulic oil in the area of excavation 1, the hydraulic lift/auto shop. The RWQCB has determined that hydraulic oil does not pose a significant health threat and has exempted hydraulic lift tanks from regulations pertaining to cleanup of releases from underground storage tanks.

amtract-7



EGS INC

Site Vicinity Map

9131 San Leandro St., Oakland, CA

Figure 1	Job 44-025-99	September 1999

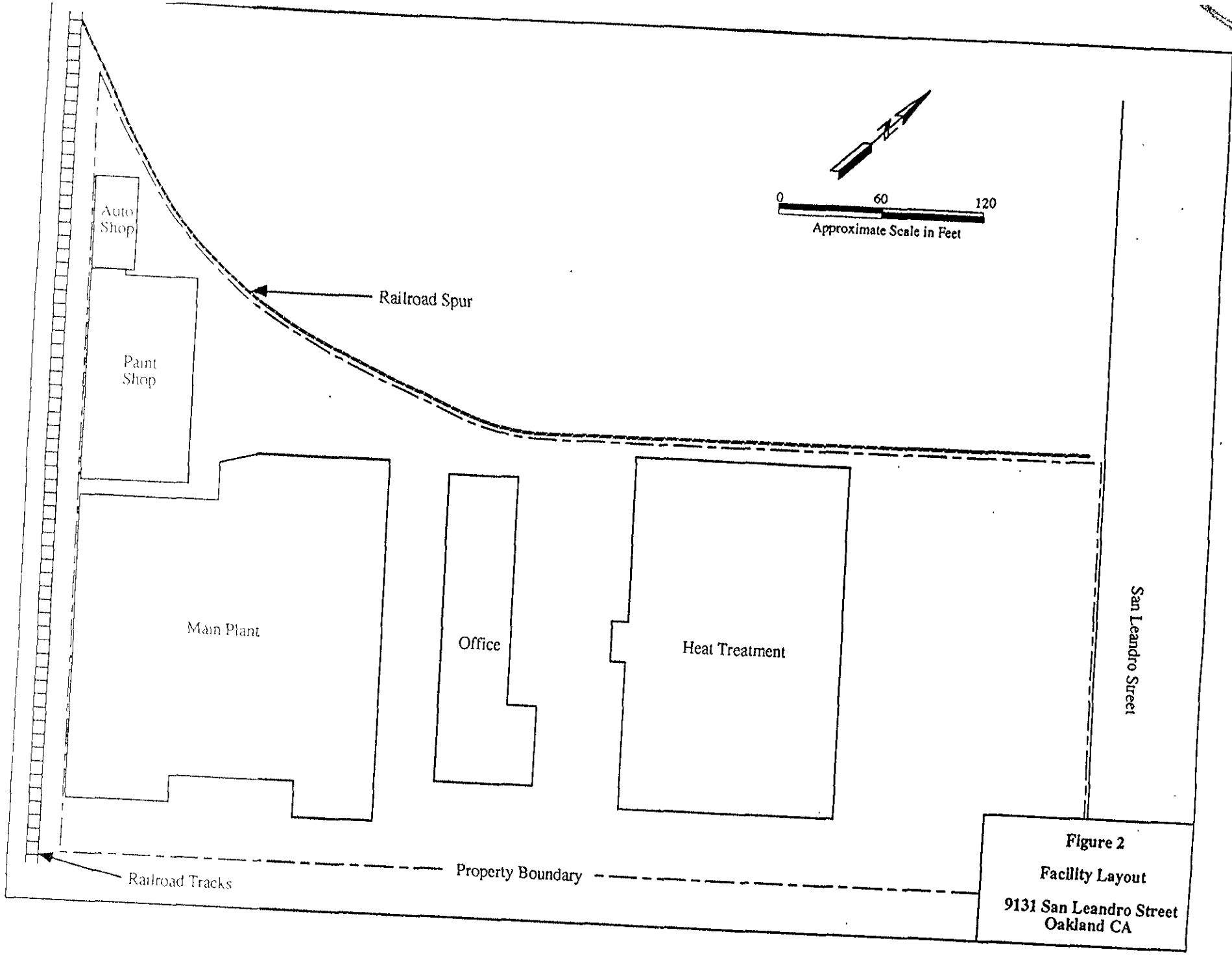
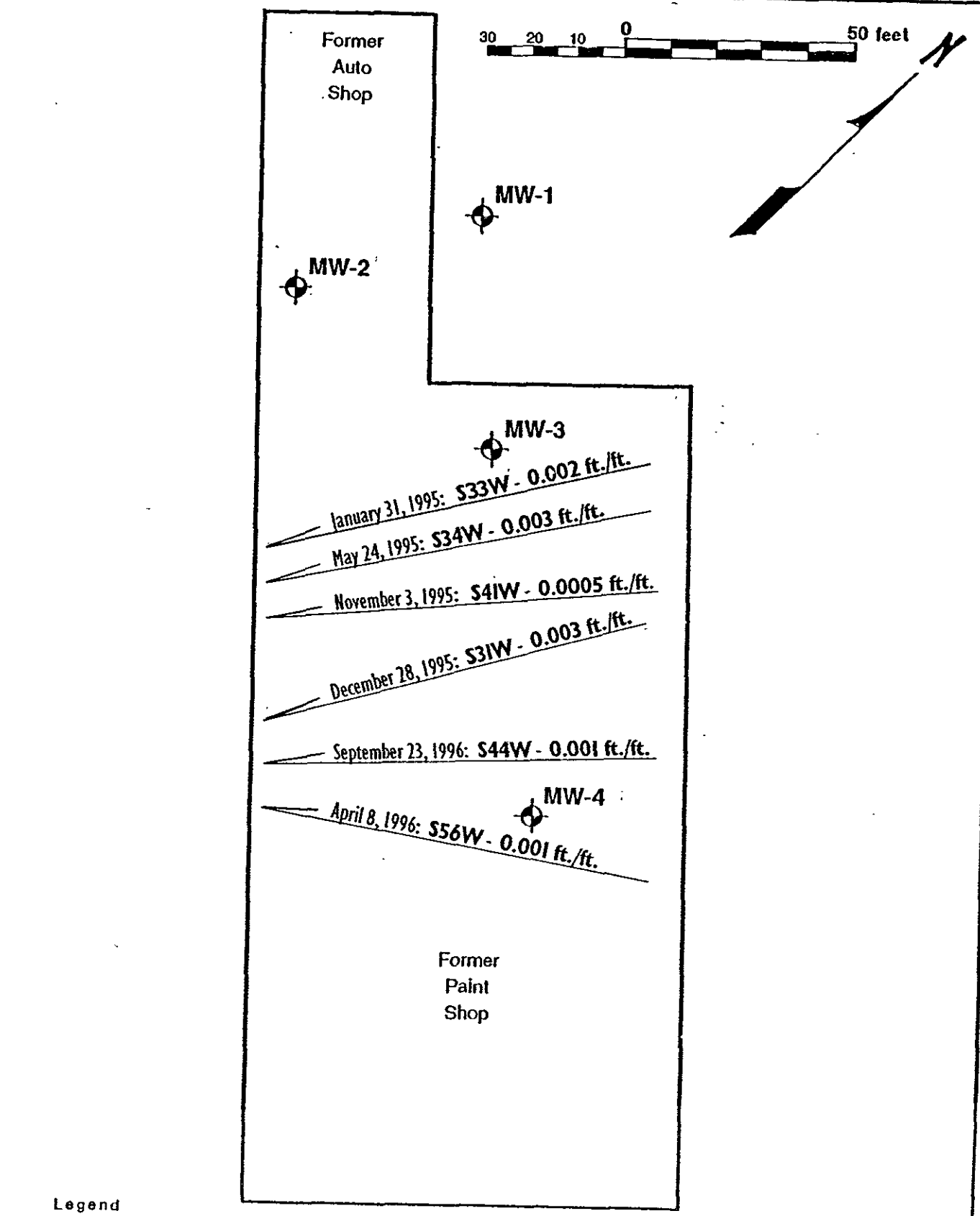


Figure 2

Facility Layout

9131 San Leandro Street
Oakland CA

STREAMBORN



Legend

Monitoring Well

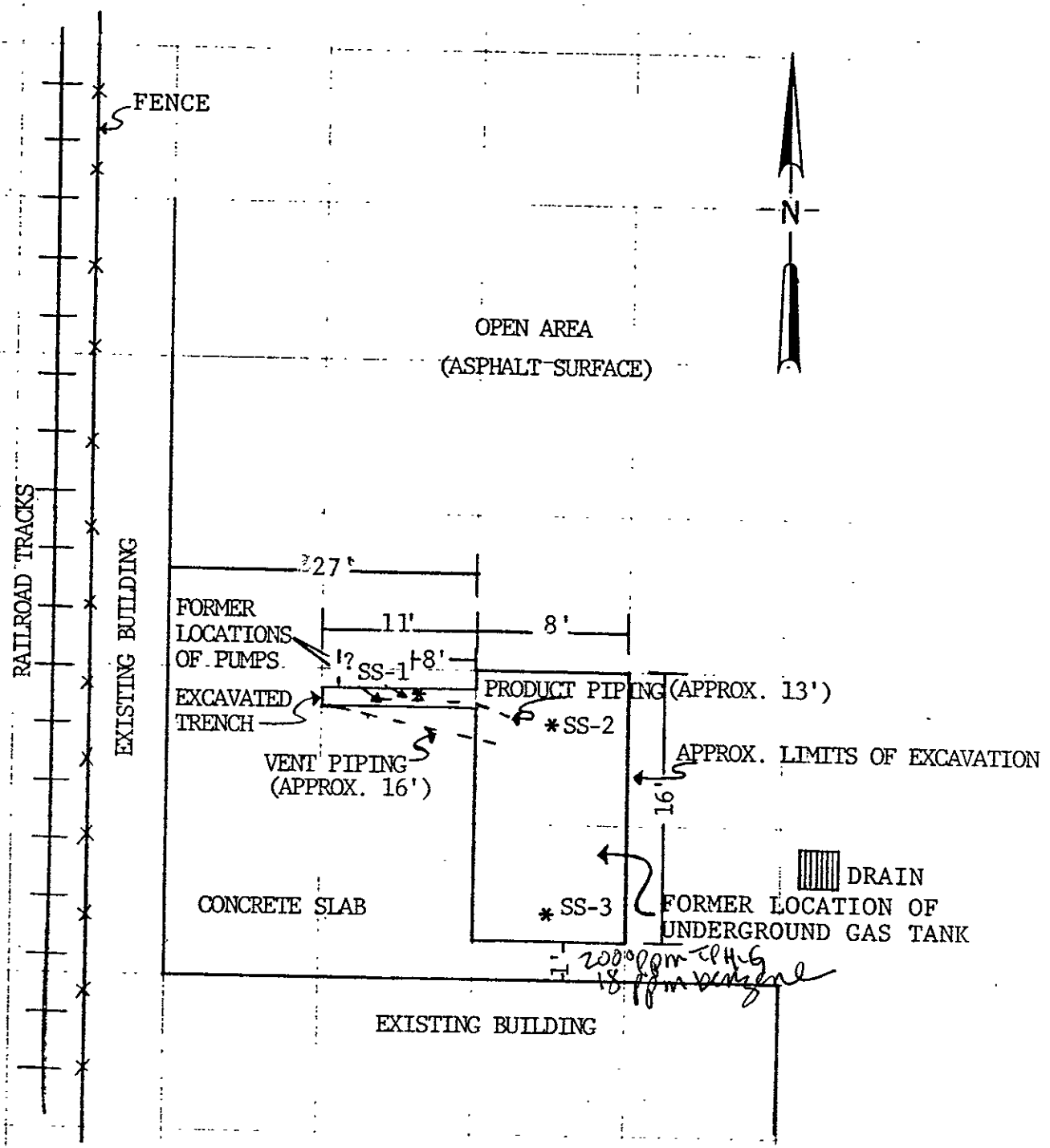
Plan derived from report by Streamborn, 1993.

EPIGENE INTERNATIONAL	Project No. 96-104 9131 SAN LEANDRO ST Oakland, California

FIGURE 2B **GROUNDWATER GRADIENT VARIATIONS**

FIG 2B

JOB NAME:
AMERICAN TRACTOR



SITE MAP
9131 SAN LEANDRO STREET
OAKLAND, CA

NO SCALE

- - - FORMER LOCATION UNDERGROUND PIPING
? FORMER LOCATION OF UNDERGROUND PIPING OF UNCERTAIN ORIGIN

ENVIRONMENTAL TECHNOLOGY

Fig 3
~~PLATE 1~~

SEQUOIA Analytical Laboratory
2549 Middlefield Road
Redwood City, CA 94063 • (415) 364-9222 • FAX (415) 364-9233

RECEIVED
7-8

Environmental Technology
260 Cristich Lane
Campbell, CA 95008
Attn: Michael Princeville

Date Sampled: 06/29/88
Date Received: 07/01/88
Date Analyzed: 07/06/88
Date Reported: 07/07/88

Project: American Tractor

TOTAL PETROLEUM FUEL HYDROCARBONS WITH BTEX DISTINCTION

Sample Number	Sample Description Soil	Low to Medium Boiling Point Hydrocarbons ppm	Benzene ppm	Toluene ppm	Ethyl Benzene ppm	Xylenes ppm
8070030	SS-1	7.6	0.051	0.11	N.D.	N.D.
8070031	SS-2	17	0.20	0.70	0.14	0.50
8070032	SS-3	2000	18	100	44	160
Detection Limits:		1.0	0.05	0.1	0.1	0.1

Method of Analysis: EPA 5030 or 3810/8015/8020

SEQUOIA ANALYTICAL LABORATORY

Arthur G. Burton
Laboratory Director

Table 1

SEQUOIA ANALYTICAL

2549 Middlefield Road
Redwood City, CA 94063 • (415) 364-9222 • FAX (415) 364-9233

Environmental Technology
260 Cristich Lane
Campbell, CA 95008
Attn: Connie Kuhman

Date Sampled: 09/22/88
Date Received: 09/26/88
Date Analyzed: 10/03/88
Date Reported: 10/04/88

Project: American Tractor

TOTAL PETROLEUM FUEL HYDROCARBONS WITH BTEX DISTINCTION

Sample Number	Sample Description Soil	Low to Medium Boiling Point Hydrocarbons ppm	Benzene ppm	Toluene ppm	Ethyl Benzene ppm	Xylenes ppm
8092417	SS-1 North(8')	570	N.D.	4.8	4.8	29
8092418	SS-2 South Wall(8')	210	0.23	2.5	1.9	8.0
Detection Limits:		1.0	0.05	0.1	0.1	0.1
Method of Analysis:		EPA 5030 or 3810/8015/8020				

SEQUOIA ANALYTICAL LABORATORY

Arthur G. Burton
Laboratory Director

Table 2

Soil Sample Locations

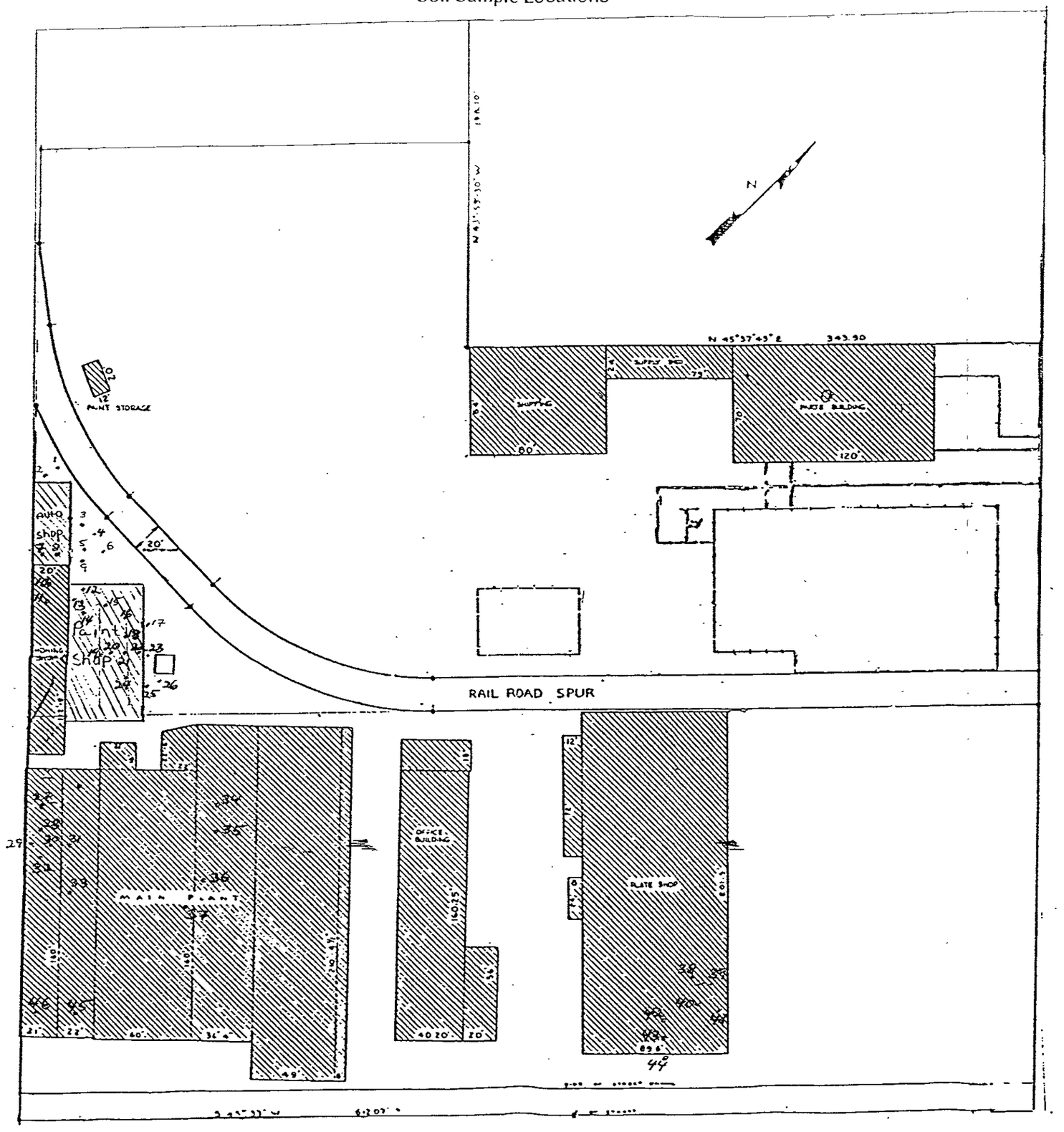


Fig 4

Table 3

SOIL SAMPLE RESULTS

Hole #	Sample #(s)	Depth	Test	Results(mg/kg)
1.	9599	3'3"	Pet IR	<50
2.	Not Sampled	--	--	--
3.	9600	4'2"	TFH	<10
4.	Gravel no sample		--	--
5.	9621	3'3"	TFH BTX	TFH = 12 B = 0.8* T = <0.3* X = 0.8*
6.	9601	5'8"	TFH	290
7.	Rock no sample	--	--	--
8.	9625 9626 9627	2'1" 5' 5'4"	Pet IR Pet IR Pet IR	5220 kg 240 kg 400 kg
9.	9602	4'6"	TFH	<10
10.	Not Sampled	--	--	--
11.	9607	3'	Pet IR	<50
12.	Not Sampled	--	--	--
13.	9606	3'	THF	300
14.	9628 9629 9630	2'6" 5'2" 6'5"	TFH TFH TFH	Detected (<6) 9.0 kg 38.2
15.	9631 9632	1'8" 3'4"	8020 8020	Detected (<6) B = 8.6* T = 58.1* X = 35.4*
	9633	4'8"	8020	Gasoline 120 B = 1.4* T = 1.7* X = 5.6
	9634	5'9"	TFH	Detected (<6)

Cont Table 3

16.	9635	3'2"	8020	B = 2.2* T = 1.6* X = 7.0
17.	9603	3'7"	8240	Non Detected
18.	9622	1'9"	8020	B = .04* T = .05 X = .02
	9623	3'3"	8020	B = 3.2* T = 2.2* X = 1.7* E = 1.3*
19.	9636	2'7"	8020	B = .09* T = .09* X = .18*
20.	9609	2'6"	8240	Non Detected
21.	9608	2'	8240	E = 120* T = 78*
22.	9624	1'10"	8020	B = .04* T = .02* X = 19* E = 2.3*
23.	9404	2'2"	8240	Non Detected
24.	9637	2'4"	8020	B = <.02* T = .09* X = 1.3*
25.	Not Sampled	--	--	--
26.	9605	4'6"	8240	Non Detected
27.	9638	4'4"	Fuel IR	<30
28.	9639	4'4"	Fuel IR	60
29.	9610	3'6"	Pet IR	110
30.	9640	4'5"	Pet IR	<30
31.	9611	2'2"	Pet IR	<50
32.	9641	4'0"	Pet IR	<50

cont. Table 3

33.	9612	3'6"	Pet IR	<50
34.	9617	2'6"	Pet IR	<50
35.	9616	3'	Pet IR	<50
36.	9615	2'6"	Pet IR	<50
37.	9614	4'8"	Pet IR	<50
38.	9619	2'6"	Pet IR	<50
39.	Hit Pipe No Sample		--	--
40.	9649	4'	Pet IR	<30
41.	9618	9'	Pet IR	<50
42.	9642	2'8"	Pet IR	1080
	9643	4'10"	Pet IR	<30
43.	9620	1'6"	Pet IR	180
44.	9644	2'2"	Pet IR	71
	9645	3'0"	Pet IR	111
45.	Rocks No Sample		--	--
46.	9613	2'1"	Pet IR	<50

* B = Benzene
* T = Toluene
* X = Xylene
* E = Ethylbenzene

Pet IR = TPH as / TOG
TPH = TPHg
THF = hydraulic fluid

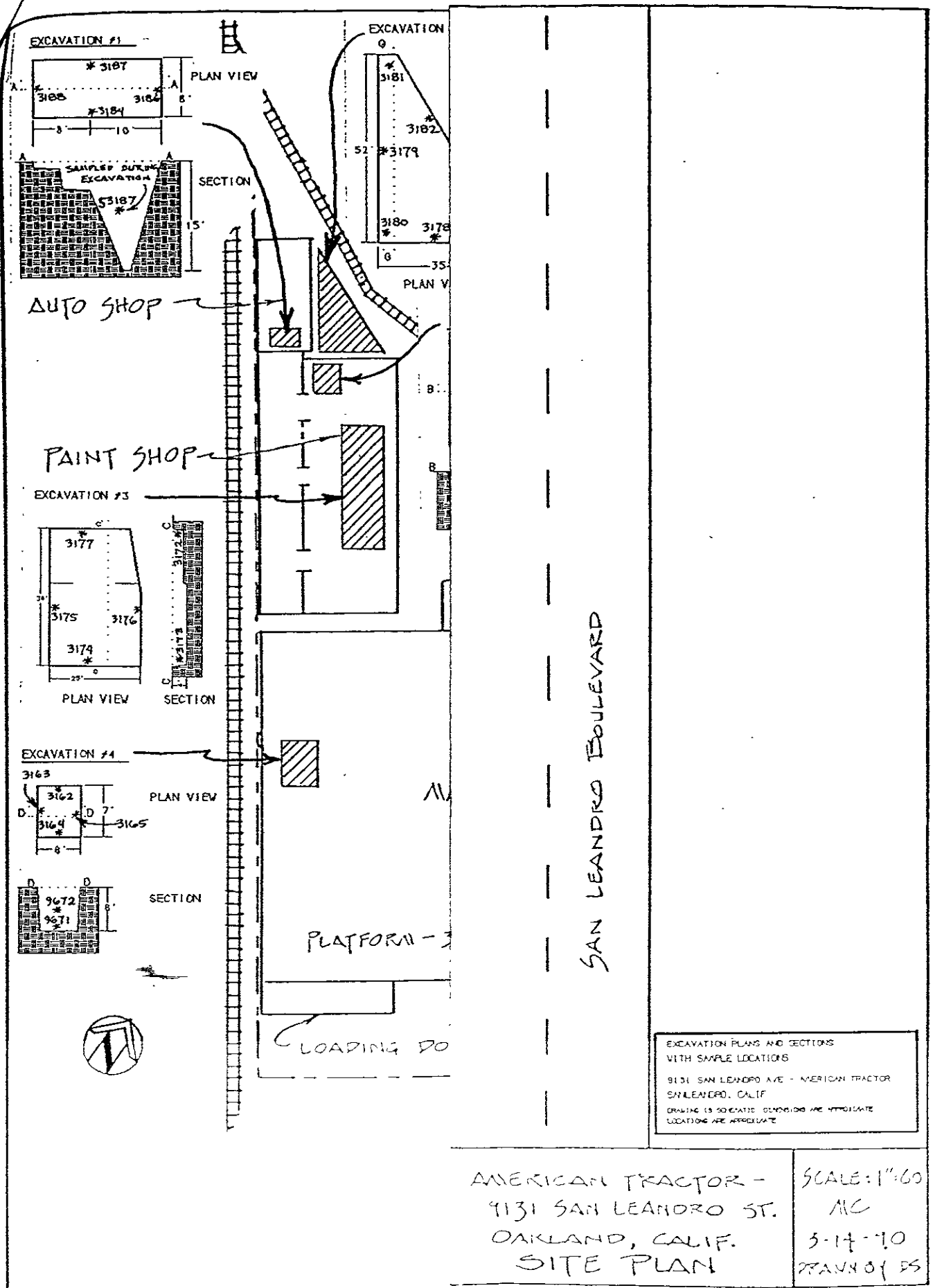
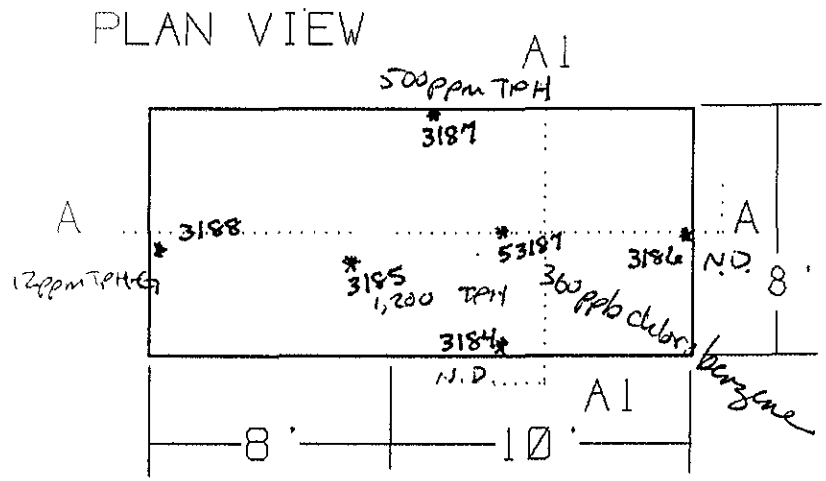
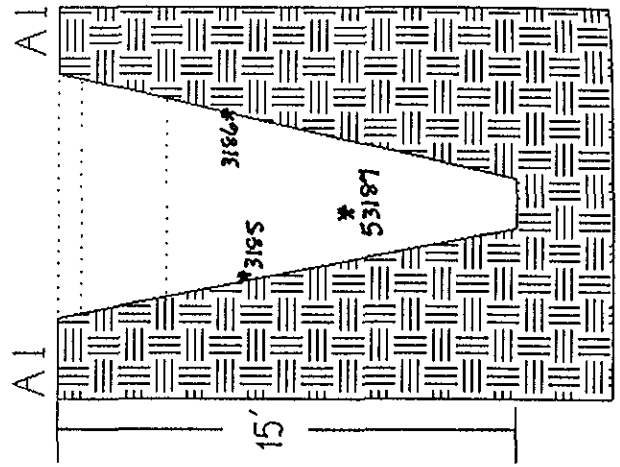
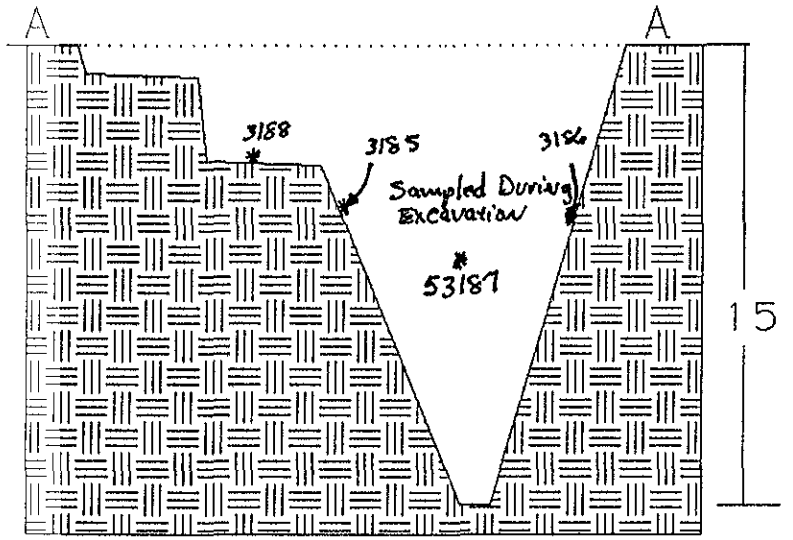

EXCAVATION #1
PLAN VIEW
SECTION
SAMPLED DURING EXCAVATION
EXCAVATION
PLAN V
AUTO SHOP
PAINT SHOP
EXCAVATION #3
PLAN VIEW
SECTION
EXCAVATION #4
PLAN VIEW
SECTION
SAN LEANDRO BOULEVARD
PLATFORM
LOADING DO
EXCAVATION PLANS AND SECTIONS
WITH SAMPLE LOCATIONS
9131 SAN LEANDRO AVE - AMERICAN TRACTOR
SAN LEANDRO, CALIF
DRAWING IS SCHEMATIC DIMENSIONS ARE APPROXIMATE
LOCATIONS ARE APPROXIMATE
AMERICAN TRACTOR -
9131 SAN LEANDRO ST.
OAKLAND, CALIF.
SITE PLAN
SCALE: 1"=60
MC
5-14-90
PLANNOT DS

FIG 5





SECTION A1-A1



SECTION A-A

DRAWING IS SCHEMATIC. DIMENSIONS ARE APPROXIMATE.
LOCATIONS ARE APPROXIMATE.

PLAN AND SECTIONS WITH SAMPLE LOCATIONS
EXCAVATION #1 Hydraulic Lift - Auto Shop

9131 SAN LEANDRO AVE. - AMERICAN TRACTOR
SAN LEANDRO, CALIF.

F16 6

Table 4

Excavation # 1: Hydraulic Lift - Auto Shop

Five samples: EPA Method 8240/5020/8015/8020 for base and EPA Method 418.1 for walls.

Sample # 3188: Method 8015/8020/5020
12 mg/kg-Gasoline
0.2 mg/kg-Xylene

Sample #3187: Method 418.1
500 mg/kg-TPH

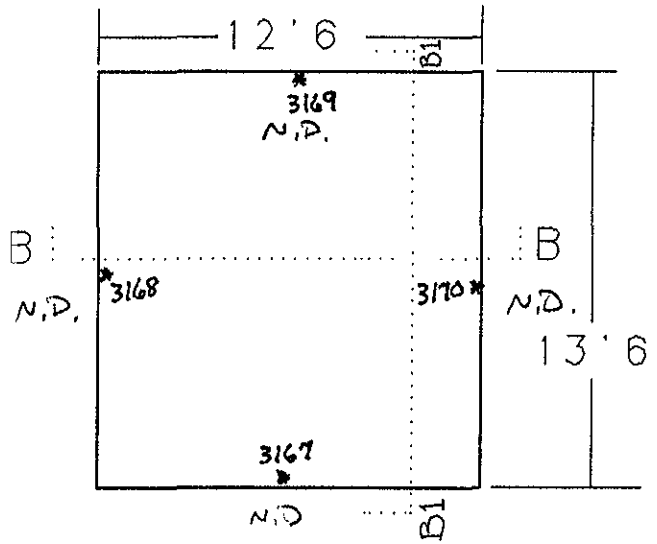
Sample # 3186: Method 418.1
None-Detected

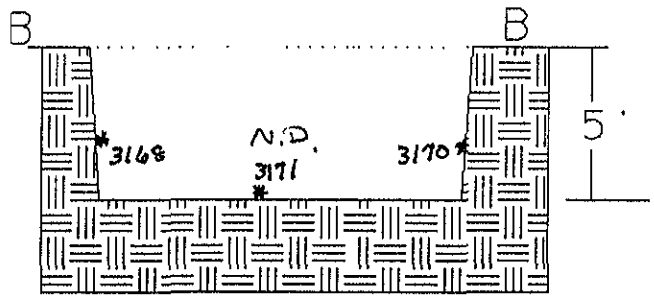
Sample # 3185: Method 418.1
1,200 mg/kg-TPH

Sample # 3184: Method 418.1
None-Detected

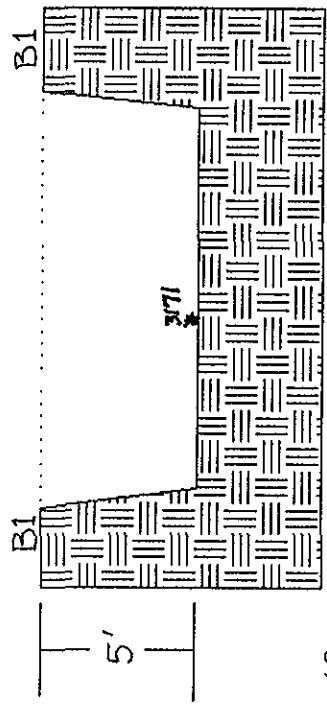
Sample # 53187: Method 8240
None-Detected-Benzene
360 ug/kg-Chlorobenzene
170 ug/kg-1,4-Dichlorobenzene
285 ug/kg-Ethylbenzene
16 ug/kg-Xylenes

PLAN VIEW





SECTION B-B



SECTION B1-B1

DRAWING IS SCHEMATIC. DIMENSIONS ARE APPROXIMATE.
LOCATIONS ARE APPROXIMATE.

3171 :
19, 32, 18, 120 ppb BTEX
63 methylene chloride

PLAN AND SECTIONS WITH SAMPLE LOCATIONS
EXCAVATION #2 Honing Machine

9131 SAN LEANDRO AVE. - AMERICAN TRACTOR
SAN LEANDRO, CALIF.

FIG 7

Table 5

Excavation 2: Honing Machine - Paint Shop

Five samples: EPA Method 8240 for base and EPA Method 418.1 Total Petroleum Hydrocarbons (TPH) for walls.

Sample # 3167: Method 418.1 TPH
None-Detected

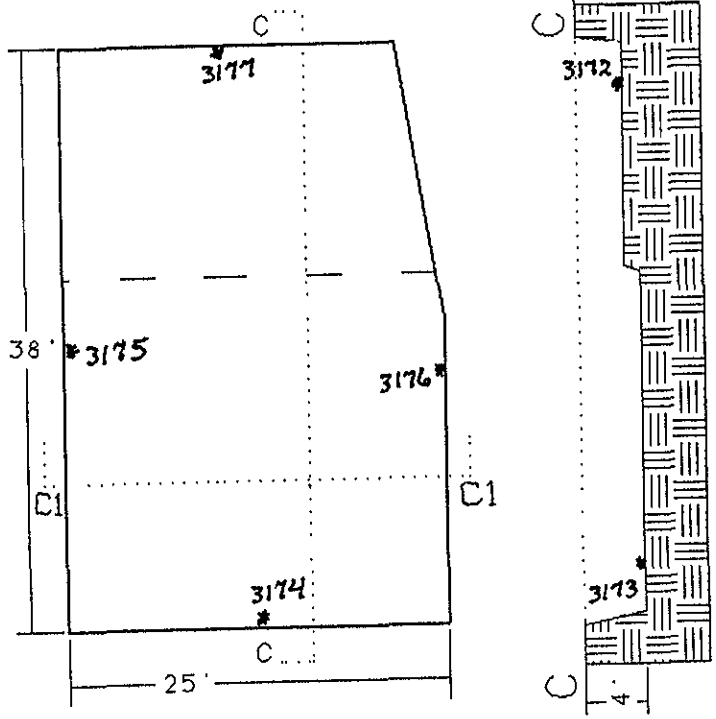
Sample # 3168: Method 418.1 TPH
None-Detected

Sample # 3169: Method 418.1 TPH
None-Detected

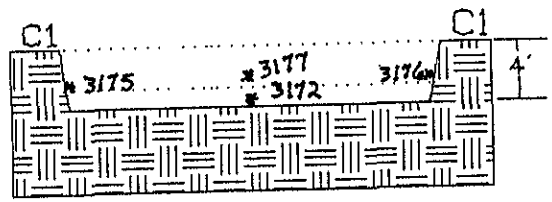
Sample # 3170: Method 418.1 TPH
None-Detected

Sample # 3171: Method 8240
None-Detected

PLAN VIEW



SECTION C-C



SECTION C1-C1

DRAWING IS SCHEMATIC. DIMENSIONS ARE APPROXIMATE.
LOCATIONS ARE APPROXIMATE.

PLAN AND SECTIONS WITH SAMPLE LOCATIONS
EXCAVATION #3 Paint Booth

9131 SAN LEANDRO AVE. - AMERICAN TRACTOR
SAN LEANDRO, CALIF.

Inc Levels of C-HC using 8240

FIG 8

Table 6

Excavation 3: Water Cascade Paint Booth - Paint Shop

Six samples: EPA Method 8240 for base and walls

Sample # 3172: Method 8240
- 40 ug/kg-Benzene
- 117 ug/kg-Ethylbenzene
- 520 ug/kg-Xylenes

Sample # 3173: Method 8240
- None-Detected

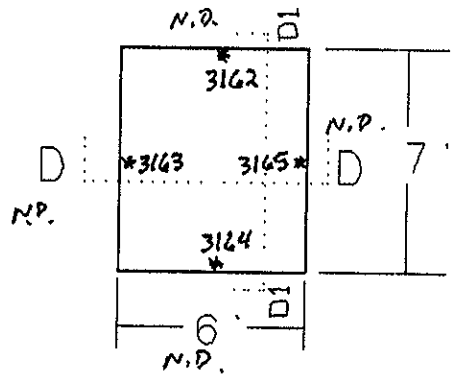
Sample # 3174: Method 8240
- 190 ug/kg-Acetone
- 8.7 ug/kg-Ethylbenzene
- 10 ug/kg-Methylene Chloride
- 53 ug/kg-Xylenes

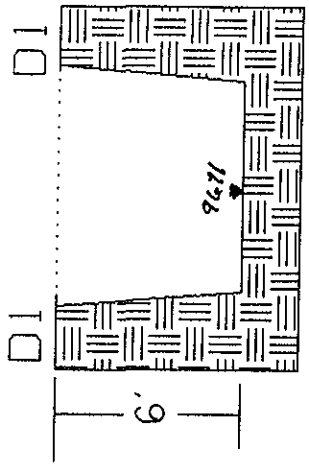
Sample # 3175: Method 8240
- 8.0 ug/kg-Benzene
- 3.6 ug/kg-1,2-Dichlorobenzene
- 8.2 ug/kg-Ethylbenzene
- 7.6 ug/mg-Methylene Chloride
- 2.4 ug/kg-Toluene
- 15 ug/kg-Xylenes
- 170 ug/kg-Acetone

Sample # 3176: Method 8240
- 140 ug/kg-Benzene
- 32 ug/kg-Ethylbenzene
- 18 ug/kg-Methylene Chloride
- 41 ug/kg-Toluene
- 18 ug/kg-Xylenes

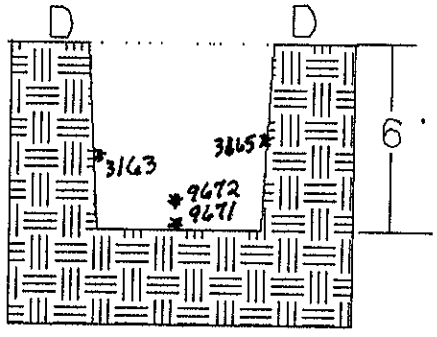
Sample # 3177: Method 8240
- 265 ug/kg-Benzene
- 300 ug/kg-Toluene
- 190 ug/kg-Xylenes

PLAN VIEW





SECTION D1-D1



SECTION D-D

DRAWING IS SCHEMATIC. DIMENSIONS ARE APPROXIMATE.
LOCATIONS ARE APPROXIMATE.

PLAN AND SECTIONS WITH SAMPLE LOCATIONS
EXCAVATION #4 Machine Tool - Main Plant

9131 SAN LEANDRO AVE. - AMERICAN TRACTOR
SAN LEANDRO, CALIF.

FIG 9

Table 7

Excavation 4: Machine Tool - Main Plant

Five samples: EPA Method 8240/5020/8020/8080 for base and EPA Method 418.1 Total Petroleum Hydrocarbons (TPH) for walls

Sample # 3162: Method 418.1 TPH
None-Detected

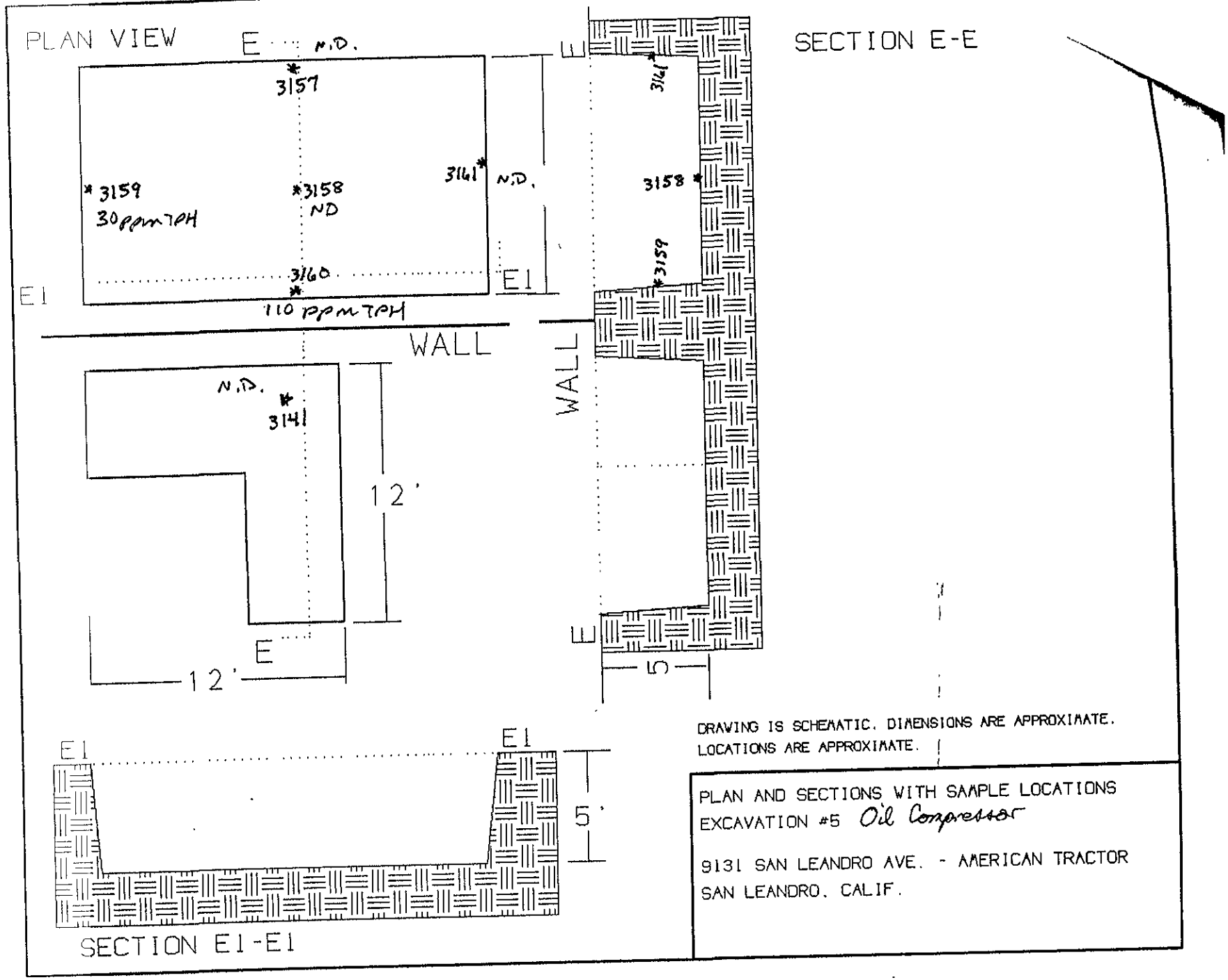
Sample # 3163: Method 418.1 TPH
None-Detected

Sample # 3164: Method 418.1 TPH
None-Detected

Sample # 3165: Method 418.1 TPH
None-Detected

Sample # 9671: Method 8240 and 5020/8020/8080
None-Detected

Sample # 9672: Method 8080
.0685 ug/gm ARO54 — PCB



DRAWING IS SCHEMATIC. DIMENSIONS ARE APPROXIMATE.
LOCATIONS ARE APPROXIMATE.

PLAN AND SECTIONS WITH SAMPLE LOCATIONS
EXCAVATION #5 Oil Compressor

9131 SAN LEANDRO AVE. - AMERICAN TRACTOR
SAN LEANDRO, CALIF.

FIG 10

Table 8

Excavation 5: Oil Compressor - Heat Treatment Building

Five samples: EPA Method 8240 for base and EPA Method 418.1 Total Petroleum Hydrocarbons (TPH) for walls

Sample # 3158: Method 8240
None-Detected

Sample # 3157: Method 418.1 TPH
None-Detected

Sample # 3159: Method 418.1 TPH
30 mg/kg-TPH

Sample # 3160: Method 418.1 TPH
110 mg/kg-TPH

Sample # 3161: Method 418.1 TPH
None-Detected

Sample # 3141: Method 418.1 TPH
None-Detected

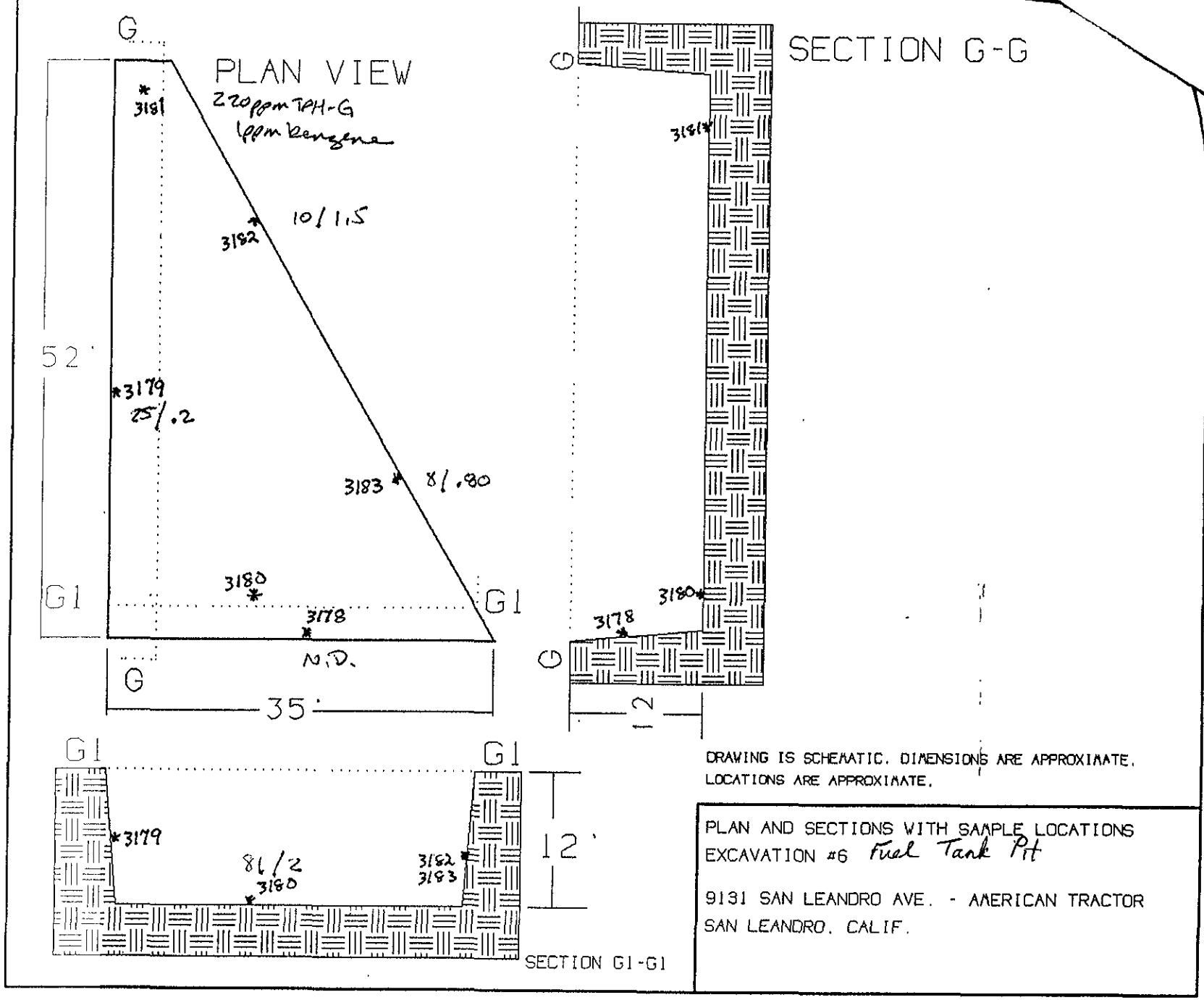

PLAN VIEW
220ppm TPH-G
1ppm Benzene
SECTION G-G
SECTION G1-G1
3181
3182
3179
3183
3180
3178
10/1.5
25/.2
8/.80
8 1/2
52
35
12
N.D.
G
G1
DRAWING IS SCHEMATIC. DIMENSIONS ARE APPROXIMATE.
LOCATIONS ARE APPROXIMATE.
PLAN AND SECTIONS WITH SAMPLE LOCATIONS
EXCAVATION #6 Fuel Tank Pit
9131 SAN LEANDRO AVE. - AMERICAN TRACTOR
SAN LEANDRO, CALIF.

FIG 4

Table 9

Excavation 6: Fuel Tank Pit - Parking Area Between Paint Shop and Auto Shop

Six samples: EPA Method 8240/8015/8020/418.1 for base and walls

Sample # 3178: Method 5020/8015/8020
None-Detected

Sample # 3179: Method 5020/8015/8020
25 mg/kg-Gasoline
0.2 mg/kg-Benzene
0.35 mg/kg-Toluene
39 mg/kg-Ethylbenzene
1.5 mg/kg-Xylene

Sample # 3180: Method 5020/8015/8020/8240
81 mg/kg-Gasoline
2.0 mg/kg-Benzene
5.8 mg/kg-Toluene
1.0 mg/kg-Ethylbenzene
13.0 mg/kg-Xylene

Sample # 3181: Method 5020/8015/8020
220 mg/kg-Gasoline
1.0 mg/kg-Benzene
5.0 mg/k-Toluene
2.0 mg/kg-Ethylbenzene
12.0 mg/kg-Xylene

Sample # 3182: Method 5020/8015/8020
10 mg/kg-Gasoline
1.5 mg/kg-Benzene
0.1 mg/kg-Toluene
0.07 mg/kg-Ethylbenzene
0.04 mg/kg-Xylene

Sample # 3183: Method 5020/8015/8020
8 mg/kg-Gasoline
0.80 mg/kg-Benzene
0.4 mg/kg-Toluene
0.4 mg/kg-Ethylbenzene
2.0 mg/kg-Xylene

WATER SAMPLE RESULTS:

MONITORING WELL #1: SAMPLE #1018 - NONE DETECTED; SAMPLE #2383 - NONE DETECTED

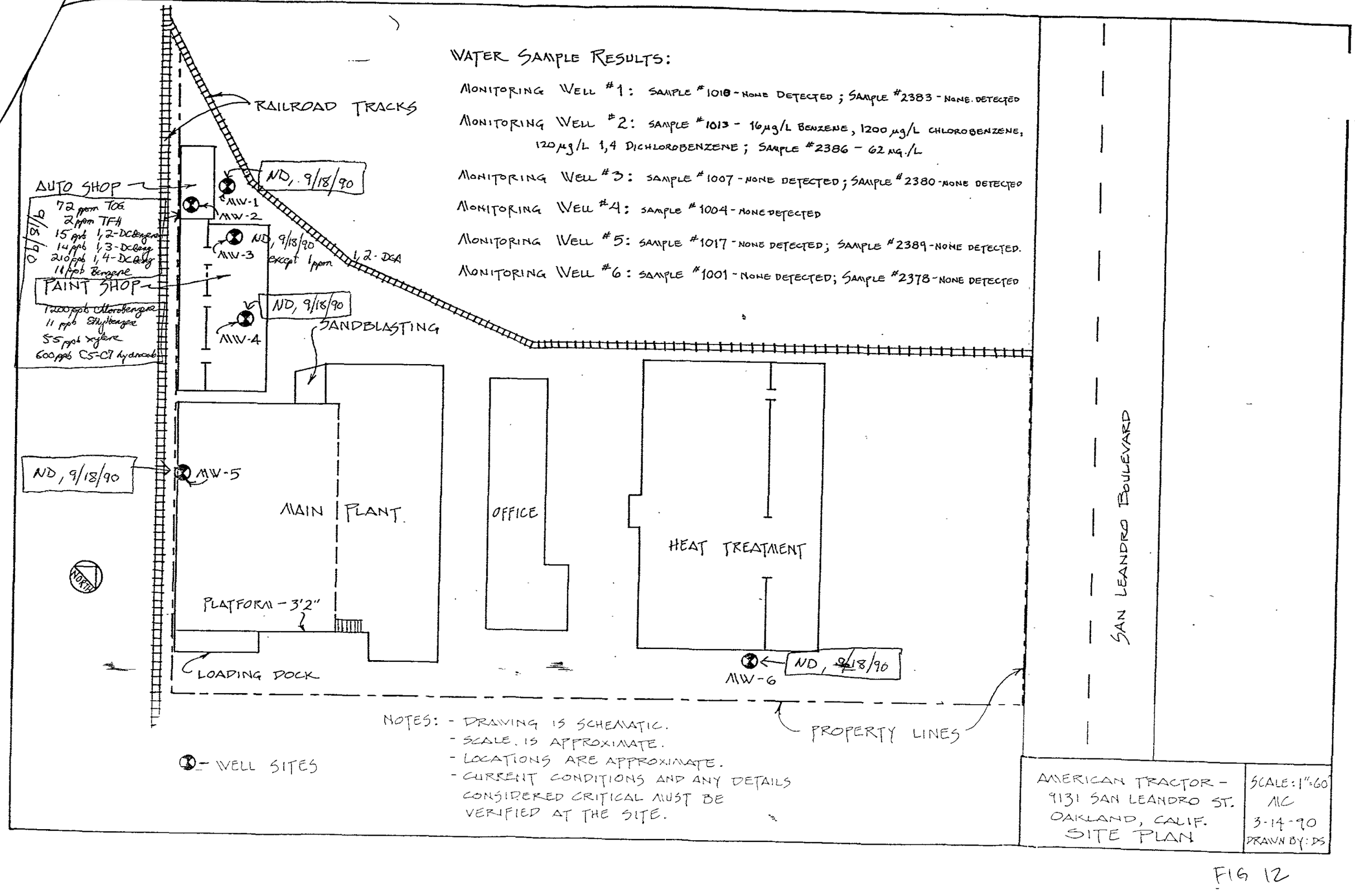
MONITORING WELL #2: SAMPLE #1013 - 16 µg/L BENZENE, 1200 µg/L CHLOROBENZENE, 120 µg/L 1,4 DICHLOROBENZENE; SAMPLE #2386 - 62 NG./L

MONITORING WELL #3: SAMPLE #1007 - NONE DETECTED; SAMPLE #2380 - NONE DETECTED

MONITORING WELL #4: SAMPLE #1004 - NONE DETECTED

MONITORING WELL #5: SAMPLE #1017 - NONE DETECTED; SAMPLE #2389 - NONE DETECTED.

MONITORING WELL #6: SAMPLE #1001 - NONE DETECTED; SAMPLE #2378 - NONE DETECTED



NOTES:
- DRAWING IS SCHEMATIC.
- SCALE IS APPROXIMATE.
- LOCATIONS ARE APPROXIMATE.
- CURRENT CONDITIONS AND ANY DETAILS CONSIDERED CRITICAL MUST BE VERIFIED AT THE SITE.

⊗ - WELL SITES

AMERICAN TRACTOR - 9131 SAN LEANDRO ST. OAKLAND, CALIF.
SITE PLAN

SCALE: 1"=60'
MC
3-14-90
DRAWN BY: DS

FIG 12

Table # 10

Groundwater Analytical Results

Location	Sample Date	Sampled By	Sample Type	Oil & Grease (mg/L)	Total Petroleum Hydrocarbons (mg/L)	Benzene (mg/L)	Toluene (mg/L)	Ethyl-benzene (mg/L)	Total Xylenes (mg/L)	Chloro-benzene (mg/L)	1,4-Dichloro-benzene (mg/L)	1,2-Dichloro-benzene (mg/L)	1,3-Dichloro-benzene (mg/L)	Other Organic Compounds (mg/L)	Total Suspended Solids (mg/L)	Total Dissolved Solids (mg/L)
MW-1	28 Dec 1989	Robert Gils & Associates	Grab (bailer)	Not Measured	<1	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	Not Detected	2,800	Not Measured
	18 Sep 1990	Robert Gils & Associates	Grab (bailer)	Not Measured	<1	<0.001	<0.01	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	Not Detected	Not Measured	Not Measured
	31 Mar 1993	Streamborn	Grab (bailer)	Not Measured	Not Measured	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	Not Detected	Not Measured	Not Measured
	15 July 1993	Streamborn	Grab (bailer)	Not Measured	Not Measured	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	Not Measured	Not Measured
MW-2	28 Dec 1989	Robert Gils & Associates	Grab (bailer)	Not Measured	62 (as Oil)	0.016	<0.01	<0.01	<0.01	1.2	0.12	<0.001	<0.001	Not Detected	9,700	Not Measured
	18 Sep 1990	Robert Gils & Associates	Grab (bailer)	72	2 (Not Characterized)	0.011	<0.001	0.011	0.055	1.2	0.21	0.015	0.014	C5 - C7 = 0.6 Others = ND	Not Measured	1,600
	15 July 1993	Streamborn	Grab (bailer)	Not Measured	Kerosene = 4.7 Motor Oil = 27 Diesel < 0.05	<0.0025	0.0047	<0.0025	0.38	0.45	0.20	0.007	0.012	<0.0005	Not Measured	Not Measured
	26 Oct 1993	Streamborn	Grab (bailer)	Not Measured	Kerosene = 1.2 Motor Oil = 15 Diesel < 0.05	0.0045	<0.0005	<0.0005	0.052	0.57	0.180	0.0076	0.015	Not Detected	Not Measured	Not Measured
MW-3	28 Dec 1989	Robert Gils & Associates	Grab (bailer)	Not Measured	<1	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	Not Detected	14,000	Not Measured
	18 Sep 1990	Robert Gils & Associates	Grab (bailer)	<5	<1	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	1,2-Dichloro-ethane = 0.001 Others = ND	Not Measured	610
	31 Mar 1993	Streamborn	Grab (bailer)	Not Measured	Not Measured	0.074	0.014	0.0073	0.04	<0.0005	<0.0005	<0.0005	<0.0005	Not Detected	Not Measured	Not Measured
	15 July 1993	Streamborn	Grab (bailer)	Not Measured	Not Measured	0.0099	0.0019	0.0025	0.003	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	Not Measured	Not Measured
	26 Oct 1993	Streamborn	Grab (bailer)	Not Measured	Kerosene = <0.05 Motor Oil = <0.5 Diesel < 0.05	0.005	<0.0005	0.0034	0.0039	Not Measured	Not Measured	Not Measured	Not Measured	Not Measured	Not Measured	Not Measured
MW-4	28 Dec 1989	Robert Gils & Associates	Grab (bailer)	Not Measured	Not Measured	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	Not Detected	13,000	Not Measured
	18 Sep 1990	Robert Gils & Associates	Grab (bailer)	Not Measured	<1	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	Not Detected	Not Measured	Not Measured
EPA Maximum Contaminant Level				Not Promulgated	Not Promulgated	0.005	1	0.7	10	0.1	0.075	0.6	0.6	Not Promulgated	Not Promul-gated	500

General Notes

(a) ND = not detected. Detection limit varied according to compound, as is normal. Non-detected concentrations are indicated by shaded areas.

(b) C5 - C7 = Hydrocarbons containing 5 to 7 carbon atoms, semi-quantified results.

(c) Other Organic Compounds = compounds of interest per EPA Method 8240 (GC/MS) or EPA Method 8010 (GC).

(d) Samples collected by Robert Gils & Associates (Emeryville CA) analyzed by BC Analytical, Emeryville CA.

(e) Samples collected by Streamborn (Berkeley CA) analyzed by Chromalab, San Ramon CA.

9131 San Leandro St Oakland

Table 1

Groundwater Analytical Results

Well No.	Sampl Date	B ppb	T ppb	E ppb	X ppb	TPHg ppb	Chloro benz ppb	1,4-di chloro benz ppb	TPH h o. ppb	TOG ppm
MW-2	10/97	31	1 0	3 4	79	590	160	39	18000	NA
	3/97	1.3	0.84	0.84	30	400	160	40	74000	NA
	9/96	2.6	0.51	1.5	4.8	NA	150	46	NA	NA
	4/96	140	21	21	59	1100	260	5.3	8300	35
	12/95	4.4	1.7	3.6	110	1700	590	95	NA	9.4
	9/95	8.2	4.2	4.3	210	2100	310	82	62000	450
	5/95	100	14	27	130	NA	790	81	250	3.5
	1/95	150	21	27	130	NA	770	83	760	12
	7/94	2.0	0.53	ND	32	540	470	36	NA	ND
	3/94	16	1.2	3.0	580	NA	1300	ND	NA	170
MW-3	10/97	140	5.2	21	37	570	NA	NA	NA	NA
	3/97	28	1.4	5.8	7.8	130	NA	NA	NA	NA
	9/96	55	2.0	8.0	13	NA	ND	ND	NA	NA
	4/96	41	4.6	9.8	17	210	ND	ND	550	ND
	12/95	120	15	23	43	600	ND	ND	NA	ND
	9/95	24	1.9	5.1	11	1400	1088	ND	78	ND
	5/95	22	3.6	4.8	22	NA	ND	ND	ND	ND
	1/94	140	30	25	44	NA	ND	ND	ND	ND
	7/94	17	2.7	2.9	7.0	68	ND	ND	NA	ND
	3/94	12	2.5	2.2	3.2	NA	ND	ND	NA	ND

9131 San Leandro Street, Oakland, CA

TABLE # 12

SUMMARY GROUND WATER ANALYSES RESULTS
MONITORING WELLS MW-2 AND MW-3
1995, 1996, 1997, and 1999
9131 SAN LEANDRO STREET
OAKLAND, CALIFORNIA

Well Number	Date Sampled	TPHG (µg/l)	Benzene (µg/l)	Toluene (µg/l)	Ethylbenzene (µg/l)	Xylenes (µg/l)	TOG (mg/l)	Chlorobenzene (µg/l)	1,4-Dichlorobenzene (µg/l)
MW-2	**8/99**	**339**	**ND**	**ND**	**1.25**	**28.1**	**7.2**	**176**	**34.4**
	10/97	590	31	1.0	3.4	79	NA	160	39
	3/97	400	1.3	0.84	0.84	30	NA	160	40
	9/96	NA	2.6	0.51	1.5	4.8	NA	150	46
	4/96	NA	140	21	21	59	35	260	53
	12/95	NA	4.4	1.7	3.6	110	9.4	590	95
MW-3	**8/99**	**77.7**	**22.3**	**ND**	**4.09**	**ND**	**ND**	**ND**	**ND**
	10/97	570	140	5.2	21	37	NA	NA	NA
	3/97	130	28	1.4	5.8	7.8	NA	NA	NA
	9/96	NA	5.5	2.0	8.0	13	NA	ND	ND
	4/96	NA	41	4.6	9.8	17	ND	ND	ND
	12/95	NA	120	15	23	43	ND	ND	ND

TPHG - Total Petroleum Hydrocarbons as gasoline
TOG - Total Oil and Grease
(µg/l)-parts per billion
(mg/l)-parts per million
NA - Not Analyzed
ND - Not Detected

Historical data from Epigene International report of November 10 1997

– 5 MCL

2700 – RBCA Tier 1

Table 13

McCAMPBELL ANALYTICAL INC.
110 Second Avenue South, #D7, Pacheco, CA 94553
Telephone 510-798-1620 Fax 510-798-1622
http://www.mccampbell.com E-mail main@mccampbell.com

Epigene International	Client Project ID #97-104, BJ GEM	Date Sampled 10/20/97
38750 Paseo Padre Pkwy, #A-11		Date Received 10/21/97
Fremont, CA 94536	Client Contact John Alt	Date Extracted 10/21-10/22/97
	Client P.O.	Date Analyzed 10/21-10/22/97

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	Ethylben-zene	Xylenes	% Recovery Surrogate
82077	MW-2	W	590,a,h	ND	31	1.0	3.4	79	102
82078	MW-3	W	570,a	ND	140	5.2	21	37	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 TCLP and SPLP extracts in ug/L

cluttered chromatogram; sample peak coelutes 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 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

Edward Hamilton, Lab Director

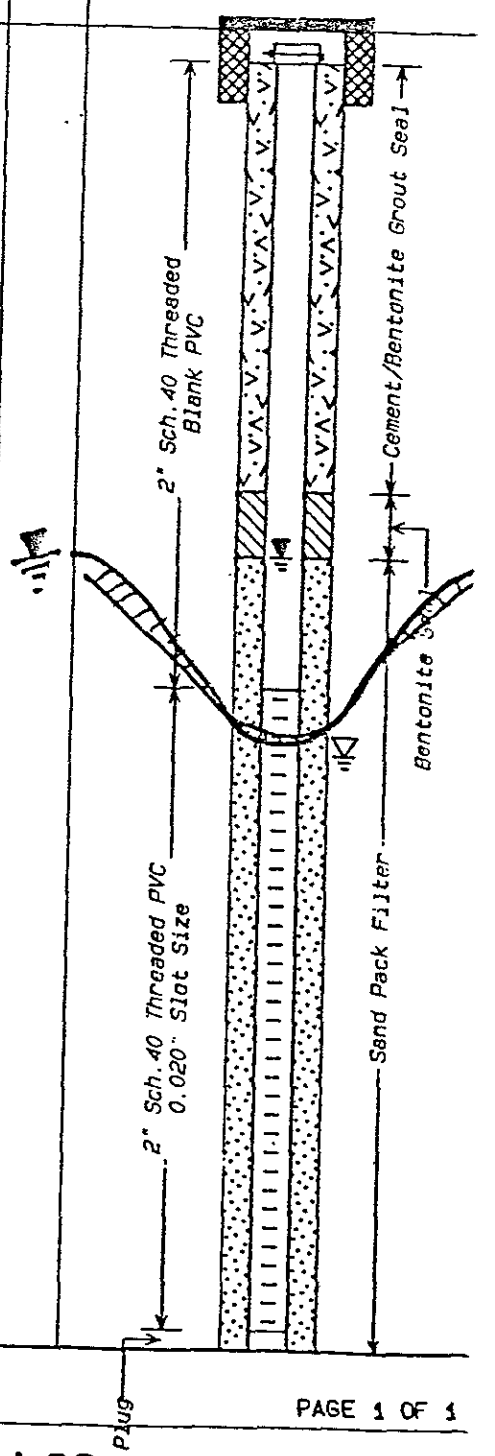
HOLE NO. MW-

PROJECT: American Tractor | DATE: 12-13-89 | LOGGED BY: KPH

DRILL RIG: CME 458 | HOLE DIA: 7.5 in | SAMPLER: —

GROUNDWATER DEPTH INITIAL: 11.0 ft | FINAL: 8 ft | HOLE ELEV: — ft

DESCRIPTION	GRAPHIC LOG	SOIL TYPE	DEPTH	SAMPLE	BLOWS / FT	WELL CONSTRUCTION DETAIL
Concrete Pad= 4-6"			0			
SAND. clean fill; medium to coarse grained; no fines; odorless;		SW	1			
moist			2			
			3			
			4			
			5			
			6			
			7			
Approximate elevation of ground water - measured 9-18-90. Note: Cone of depression will be required to determine accurate measurement of free product.			8			
			9			
			10			
			11			
CLAY: brown, slight odor - (could be methane from bay muds;) worm tubes;		CH	12			
			13			
			14			
			15			
			16			
			17			
			18			
			19			
Bottom of Drill Hole @ 20.0'.			20			



PROJECT #: 246-1.1

Beta Associates, Inc.

PAGE 1 OF 1

EXPLORATION DRILL HOLE LOG

HOLE NO. MW-1

PROJECT: American Tractor | DATE: 12-15-89 | LOGGED BY: CLH

DRILL RIG: CME 45B | HOLE DIA: 7.5 in | SAMPLER: —

GROUNDWATER DEPTH INITIAL: 10.5 ft | FINAL: 9 ft | HOLE ELEV: — ft

DESCRIPTION	GRAPHIC LOG	SOIL TYPE	DEPTH	SAMPLE	BLOWS / FT	WELL CONSTRUCTION DETAIL
Concrete Pad= 4-6"			0			
SAND. (fill) grey-brown, occasional concrete chunks and rebar.		SW	1 2 3 4			
CLAY: dark brown, moist.		CH	5 6 7			
CLAY: grey-brown, moist, heavy odor (combination: sewer/hydrocarbons).		CH	8 9			
odor slight			10 11 12 13 14 15 16 17			
Bottom of Drill Hole @ 18.5'.			18 19 20			

(Approx) 9-18-90

2" Sch.40 Threaded Blank PVC

2" Sch.40 Threaded PVC 0.020" Slot Size

Plug

Bentonite Seal

Sand Pack Filter

PROJECT #: 246-1.1

Beta Associates, Inc.

PAGE 1 OF 1

EXPLORATION DRILL HOLE LOG

HOLE NO. MW-

PROJECT: American Tractor | DATE: 12-14-89 | LOGGED BY: CLH

DRILL RIG: CME 458 | HOLE DIA: 7.5 in | SAMPLER: --

GROUNDWATER DEPTH INITIAL: 11.0 ft | FINAL: 9 ft | HOLE ELEV: -- ft

DESCRIPTION	GRAPHIC LOG	SOIL TYPE	DEPTH	SAMPLE	BLOWS / FT	WELL CONSTRUCTION DETAIL
Concrete Pad= 4-6"			0			
CLAY: brown to grey-green; some sand and silt; moist.		CH	1			
Measured g.w = 9-18-90 (Approx)			2			
wet			3			
strong odor (solvent?)			4			
			5			
			6			
			7			
			8			
			9			
			10			
SANDY CLAY/CLAYEY SAND: brown, wet; increasing sand with depth; somes cobbles; strong odor.		CH/SC	11			
			12			
			13			
			14			
			15			
			16			
			17			
Bottom of Drill Hole @ 18...			18			
			19			
			20			

2" Sch.40 Threaded Blank PVC

2" Sch.40 Threaded PVC 0.020" Slot Size

Bentonite Seal

Sand Pack Filter

Plug

PROJECT #: 246-1.1

Beta Associates, Inc.

PAGE 1 OF 1

EXPLORATION DRILL HOLE LOG

HOLE NO. MW-

PROJECT: American Tractor | DATE: 12-13-89 | LOGGED BY: KPH

DRILL RIG: CME 458 | HOLE DIA: 7.5 in | SAMPLER: —

GROUNDWATER DEPTH INITIAL: 11.0 ft | FINAL: 8 ft | HOLE ELEV: — ft

DESCRIPTION	GRAPHIC LOG	SOIL TYPE	DEPTH	SAMPLE	BLOWS / FT	WELL CONSTRUCTION DETAIL
Concrete Pad= 4-6"			0			
SAND FILL: grey-brown.		SW	1			
			2			
			3			
			4			
CLAY: green-grey; some silt; odor of solvent; moist-wet.		CH	5			
			6			
CLAYEY SAND: grey-green; brown, medium sands with occasional clay lenses; slight moderate solvent odors; moist-wet.		SC	7			
			8			
"Cone of Depression" (see MW-1)			9			
wet			10			
			11			
			12			
decreasing clay			13			
			14			
			15			
			16			
			17			
			18			
GRAVEL: grey-green; with sand & silt; slight odor; wet.			19			
Bottom of Drill Hole @ 20.0'.		GM	20			

2" Sch. 40 Threaded Blank PVC

Cement/Bentonite Grout Seal

Bentonite Seal

2" Sch. 40 Threaded PVC 0.020" Slot Size

Sand Pack Filter

Plug

PROJECT #: 246-1.1

Beta Associates, Inc.

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EXPLORATION DRILL HOLE LOG

HOLE NO. MW-

PROJECT: American Tractor | DATE: 12-14-89 | LOGGED BY: CLH

DRILL RIG: CME 45B | HOLE DIA: 8 in | SAMPLER: --

GROUNDWATER DEPTH INITIAL: -- ft | FINAL: 12.5 ft | HOLE ELEV: -- ft

DESCRIPTION	GRAPHIC LOG	SOIL TYPE	DEPTH	SAMPLE	BLOWS / FT	WELL CONSTRUCTION DETAIL
Concrete Pad= 6"			0			
SAND FILL: grey-brown, damp to moist.		SW	1 2 3 4 5 6 7 8 9			
CLAY: brown, moist to wet.		CH	10 11 12			
drilling easier @ 12'						
9-26-90 (G.W. level ≅ approx)			13 14			
CLAYEY SILT: light brown, wet; sandy.		MH	15 16 17 18 19 20			
Bottom of Drill Hole @ 20.0						

2" Sch.40 Threaded Blank PVC

2" Sch.40 Threaded PVC 0.020" Slot Size

Plug

Cement/Bentonite Grout Seal

Bentonite Seal

Sand Pack Filter

PROJECT #: 246-1.1

Beta Associates, Inc.

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EXPLORATION DRILL HOLE LOG

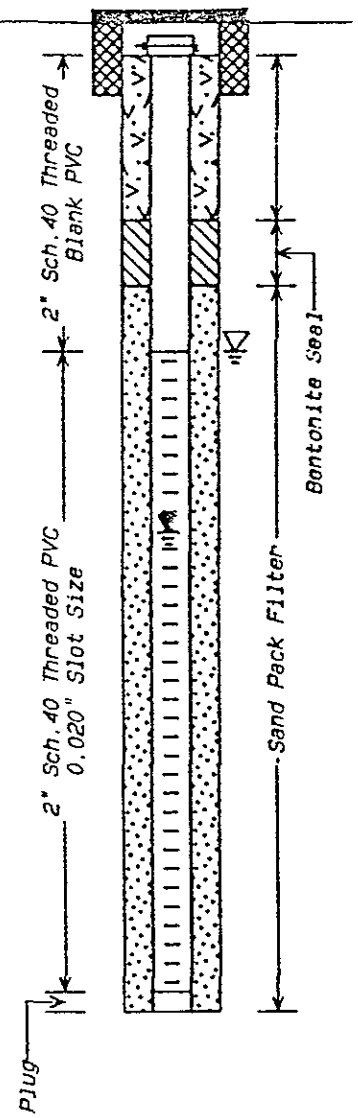
HOLE NO. MW-

PROJECT: American Tractor | DATE: 12-14-89 | LOGGED BY: CLH

DRILL RIG: CME 45B | HOLE DIA: 7.5 in | SAMPLER: —

GROUNDWATER DEPTH INITIAL: 5 ft | FINAL: 7.75 ft | HOLE ELEV: — ft

DESCRIPTION	GRAPHIC LOG	SOIL TYPE	DEPTH	SAMPLE	BLOWS / FT	WELL CONSTRUCTION DETAIL
Concrete Pad=4-6"		SW	0			
SAND FILL: grey-brown, moist.			1			
wet			2			
			3			
			4			
saturated			5			
			6			
9-18-90 (gw Depth ≈ Approx)			7			
			8			
CLAY: brown, wet.		CH	9			
			10			
			11			
			12			
			13			
			14			
			15			
Bottom of Drill Hole @ 15.0'			16			
			17			
			18			
			19			
			20			



PROJECT #: 246-1.1

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EXPLORATION DRILL HOLE LOG