



May 3, 1999

Ms. Juliet Shin
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

**Subject: First Quarter 1999 Groundwater Monitoring Report
And Work Plan for Additional Investigation
Dreyer's Grand Ice Cream
5929 College Avenue
Oakland, California**

Dear Ms. Shin:

Dreyer's Grand Ice Cream (Dreyer's) is pleased to submit this monitoring report and work plan for additional investigation, which summarizing activities conducted during the first quarter of 1999 for the above-referenced facility.

If you have any questions, please contact me at (510) 601-4351, or Mr. Grover Buhr at CET Environmental Services, Inc. at (510) 243-9500.

Sincerely,

A handwritten signature in cursive script that reads "Gwen M. Brennan".

Gwen M. Brennan
Office/Building Manager

Attachment

cc: Rich Hiatt, Regional Water Quality Control Board

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**FIRST QUARTER 1999
GROUNDWATER MONITORING REPORT
AND WORK PLAN FOR ADDITIONAL INVESTIGATION**

Dreyer's Grand Ice Cream
5929 College Avenue
Oakland, California

Prepared for

DREYER'S GRAND ICE CREAM
Oakland, California

Prepared by

CET ENVIRONMENTAL SERVICES, INC.
3033 Richmond Parkway, Suite 300
Richmond, California 94806
(CET Job No. 3987-000)

May 3, 1999



**FIRST QUARTER 1999
GROUNDWATER MONITORING REPORT
AND WORK PLAN FOR ADDITIONAL INVESTIGATION**

Dreyer's Grand Ice Cream
5929 College Avenue
Oakland, California
Project No. 3987

Prepared for

DREYER'S GRAND ICE CREAM
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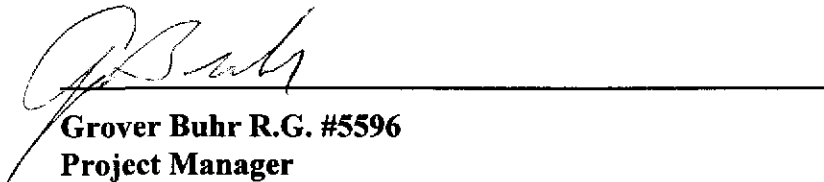
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May 3, 1999



William Madison
Project Geologist



Grover Buhr R.G. #5596
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1.0 INTRODUCTION

CET Environmental Services, Inc. (CET) is pleased to submit this report for the Dreyer's Grand Ice Cream site located at 5929 College Avenue, Oakland, California. This report includes the results of first quarter 1999 groundwater monitoring; information collection per the requirements of Ms. Juliet Shin of the Alameda County Health Care Services Agency (ACHCSA) in her letter dated January 19, 1999; and presents a work plan for evaluating if contaminated groundwater has migrated beyond the site boundaries and on-site from two upgradient sites. The location of the facility is presented on Plate 1 and a site plan showing the entire facility is presented in Plate 2. Per the information collection requirements of Ms. Shin, CET has included the following in Appendix B:

- A signed copy of the December 13, 1993 report entitled *Preliminary (Phase I) Environmental Site Assessment*
- Laboratory fuel fingerprint report for diesel analysis of groundwater samples from site monitoring wells

The following tasks were performed for the site during the first quarter of 1999:

- Wells MW1 and MW5 were redeveloped on February 17, 1999.
- Groundwater level measurements were collected from wells MW1 through MW6 on March 16, 1999. The groundwater elevation data is presented on Table 1.
- First quarter groundwater sampling was performed on March 16, 1999. The laboratory analytical results are presented on Tables 2 and 3, and Plate 4 and the laboratory reports are included in Appendix A.
- CET personnel reviewed the plans for underground utilities located under Chabot Road and College Avenue in the vicinity of the site. The results are included in Section 5.
- CET completed the Work Plan for Groundwater Plume Delineation included in this report in Section 6.



2.0 REDEVELOPMENT OF MONITORING WELLS

On February 17, 1999, CET personnel redeveloped monitoring wells MW1 and MW5. The wells were redeveloped using the following method:

- Each well was surged from the top of the water table to the bottom of the well for approximately 5 to 10 minutes using a weighted disposable bailer.
- After each surge interval, approximately two well volumes of groundwater were pumped from the wells using a centrifugal pump. The parameters pH, specific conductivity, temperature and turbidity were then measured.
- The surging and pumping were continued in each well until turbidity readings were approximately 20 NTU's.

Approximately 95 gallons of purge water were removed from the wells and stored in 55-gallon drums on-site.

Well development records are included in Appendix A

3.0 GROUNDWATER MONITORING

3.1 Groundwater Elevation Monitoring

On March 16, 1999, the depth-to-groundwater in each monitoring well was measured prior to the collection of groundwater samples from any of the wells. Groundwater elevation data compiled from August 1991 through March 1999 is presented in Table 1.

3.2 Groundwater Sample Collection and Analyses

Groundwater samples were collected from on-site monitoring wells MW1 through MW6 on March 16, 1999. All samples were analyzed for total petroleum hydrocarbons as gasoline and as diesel (TPH-G and TPH-D) by EPA Method 8015; benzene, toluene, ethyl benzene, and total xylenes (BTEX) by EPA Method 8020; total oil and grease (TOG) by Standard Method B and F; and lead scavengers 1,2-dichloroethane (DCE) and 1,2-dibromoethane (DBE) by EPA method 8010. Samples from monitoring wells MW2 and MW3 were tested for the fuel oxygenates methyl tertiary butyl ether (MTBE), tertiary butyl alcohol (TBA), di-isopropyl ether (DIPE), ethyl tertiary butyl ether



(ETBE), and tertiary amyl methyl ether (TAME) by EPA Method 8260. Samples from monitoring wells MW2, MW3, MW4, MW5 were tested for semi-volatile organic compounds (SVOCs) by EPA Method 8270.

3.3 Groundwater Sample Collection and Handling Protocol

On March 16, 1999, CET personnel collected groundwater samples from wells MW1, MW2, MW3, MW4, MW5, and MW6 without initially purging the wells. The non-purge approach approved by the San Francisco Bay Regional Water Quality Control Board (RWQCB) was approved for use on the site in the ACHCSA letter dated January 19, 1999 from Ms. Juliet Shin. The number and type of sample containers used for each sample collected was in accordance with the analytical laboratory requirements and EPA protocol. All sample bottles were pre-cleaned by the supplier according to EPA protocols. To prevent cross contamination of groundwater samples by the sampling equipment, disposable bailers and string were used to collect the samples. Sample containers were labeled with sample number, project number, date and time of collection, and the initials of the person collecting the sample. A separate sample collection record was maintained for each groundwater sample collected. Copies of these records are included in Appendix A. The samples were placed in a cooler with bagged ice immediately following collection, and remained in the cooler until refrigerated at the analytical laboratory. The samples were delivered to Chromolab Inc., of Pleasanton, California by courier within 48 hours after the time of collection. Chromalab is certified by the California Department of Health Services (DHS). Appropriate chain of custody forms were used for all samples. Quality assurance documentation accompanied all analytical reports generated by the laboratory.

3.4 Groundwater Sample Analytical Results and Discussion

Analytical results for samples collected from the site's groundwater monitoring wells from August 1991 to the first quarter of 1999 are presented in Table 2. Analytical results only for samples collected during the first quarter of 1999 are presented in Table 3 and on Plate 4. Signed laboratory analytical reports and chain-of-custody documentation are presented in Appendix A.



During the March 16, 1999 groundwater sampling event, fuel oxygenates, DCE, DBE, TOG were not detected in any of the groundwater samples. None of the analytes was detected in the samples from wells MW1 and MW4. Due to interference from components in the groundwater matrix in the groundwater samples from wells MW2 and MW3, Chromalab was not able to lower the detection limits for the analyses for fuel oxygenates. Ms. Shin had requested that the lowest detection limits be used for this analysis in her January 19, 1999 letter.

Concentrations of TPH-D in groundwater samples ranged from 760 micrograms per liter (ug/L) in MW6 to 4,900 ug/L in MW2. The hydrocarbon detected was in the early diesel range and did not match the laboratory's diesel standard. Concentrations of TPH-G in groundwater samples ranged from 400 ug/L in MW5 to 16,000 ug/L in MW2.

Concentrations of benzene in groundwater samples ranged from 7.6 ug/L in MW6 to 1000 ug/L in MW3. Concentrations of toluene, ethyl benzene, and xylenes ranged from 14.6 ug/L in MW6 to 3,786 ug/L in MW2.

In wells MW2, MW3 and MW5, SVOCs were detected. Concentrations of 2 methylnaphthalene in groundwater samples ranged from 4.4 ug/L in MW3 to 79 ug/L in MW2. Concentrations of naphthalene in groundwater ranged from 12 ug/L in MW3 to 190 ug/L in MW2. Concentrations of phenol in groundwater ranged from 2.7 ug/L in MW5 to 11 ug/L in MW3.

In general, the concentrations of the analytes detected this quarter in monitoring wells MW1, MW2, MW3 and MW6 were similar to concentrations detected last quarter. In well MW1, the only significant difference from last quarter was that TPH-D was not detected. However, the concentrations of analytes detected this quarter in monitoring wells MW4 and MW5 were significantly different than last quarter. This quarter none of the analytes were detected in MW4. In MW5, the concentrations of TPH-G and BTEX declined 2 orders of magnitude. CET is uncertain as to the cause of the changes in concentrations in wells MW4 and MW5.



CET has included in this report the fuel fingerprint conducted by Chromalab on the diesel range petroleum hydrocarbons detected in the monitoring wells last quarter. The results of the fuel fingerprint are:

- The compound detected in each sample is similar
- The carbon chain of the compound is 9 to 14 carbons long, thus, the compound is in the range of the aromatic hydrocarbons, not the diesel range.
- The compound has the characteristic pattern of old gasoline, aromatic petroleum solvents or paint thinner.
- The compound as evaluated is not diesel

The limitation of this fuel fingerprint is that the compound evaluated by Chromalab was in water samples, thus, only the soluble portion of the compound was evaluated, which tends to be in the aromatic range of hydrocarbons. Because of this limitation, an evaluation of the true nature of the compound can not be completed by Chromalab.

Thus, the diesel range compound detected this quarter appears to be the same compound detected in monitoring wells last quarter and evaluated above. The diesel range hydrocarbon, like last quarter, is in the early diesel range and does not match the laboratory's diesel standard.

4.0 CONCLUSIONS

Based on the results of this quarter and last quarter it appears concentrations of the petroleum hydrocarbons detected in the monitoring wells in general are not decreasing significantly. Because of this, it appears that there is a lack of mobility in the aquifer. Thus, it is possible that the contaminated groundwater plume has not moved off-site.

Oh really? Could also imply an on-going source



5.0 PLANNED ACTIVITIES

The following activities are planned for the second quarter of 1999:

- CET will conduct quarterly monitoring activities for the site monitoring wells.
- CET anticipates that the Work Plan for Additional Investigation will be approved by the ACHCSA
- CET anticipates implementing the work plan

6.0 UTILITY LINE DESCRIPTION

At the request of Ms. Juliet Shin of the ACHCSA, CET personnel reviewed available maps for underground utilities and the concrete culvert located under Chabot Road and College Avenue in the vicinity of the site. CET reviewed these maps in order to determine if the utilities and concrete culvert located under these streets intercept groundwater. The backfill material around utility lines may provide potential contaminant migratory pathways for groundwater contamination that migrates off-site. In addition, the concrete culvert could be a sensitive receptor if groundwater is infiltrating the culvert. CET personnel reviewed East Bay Municipal Utility District (EBMUD) and Pacific Gas and Electric Company (PG&E) underground utility maps. At the writing of this report, CET was not able to obtain any information regarding telephone or cable lines. The results of this review are described below. According to PG&E, all dimensions and locations for PG&E utilities are approximate. All elevations are to standard mean sea level datum.

How about the storm sewer lines?

6.1 Chabot Road

The following underground utilities run east-west under Chabot Road adjacent to the site: a 54" water main, a 6" water line, a 5'7" x 4'9" concrete arch culvert, an 8" sanitary sewer, a 115 KV PG&E electrical power line in a 4" conduit, and a 2" plastic PG&E gas line.

- The bottom of the 54" water main is approximately 16.5 feet below ground surface (bgs),



(approximate elevation of 173 feet) under the intersection of Chabot Road and College Avenue and continuing to approximately 58 feet west of the northwest curb of the intersection. Then the bottom of the main rises to 8 feet bgs (approximate elevation of 181.5 feet) at approximately 89 feet west of the northwest curb. As the main continues west under Chabot Road, the elevation ranges from approximately 181.5 feet to 177.5 feet. The main is located approximately 12 feet south of the north curb.

- The bottom of the 6" water line is approximately 8.5 feet bgs. The approximate elevation of the bottom of the line ranges from 172.5 feet to 186.5 feet in the vicinity of the site. The line is located approximately 4 feet south of the north curb.
- The bottom of the culvert is approximately 9.5 feet bgs. The approximate elevation of the bottom of the culvert ranges from 169.5 feet to 180 feet in the vicinity of the site. The location of the culvert is described below.
- The bottom of the 8" sanitary sewer is approximately 11 feet bgs. The approximate elevation of the bottom of the sewer ranges from 175 feet to 179.5 feet in the vicinity of the site. The sewer is located approximately under the center of the road (approximately 20 feet from the north curb).
- The 115 KV electrical power line has 43 inches of cover over it, and is located 15 feet from the property line under the northern side of Chabot Road. No elevation data was available from PG&E.
- The depth and elevation of the 2" gas line was not available from PG&E. The line runs from the east side of College Avenue, west along Chabot Road under the southern most side of Chabot Road (probably under the sidewalk).

The culvert runs under the northern sidewalk of Chabot Road east of College Avenue. At the intersection of College Avenue and Chabot Road, it proceeds west-southwest approximately under



the center of the intersection. At the west side of the intersection, the culvert is located above the 54" water main. The culvert then proceeds southwest, and proceeds under a building on the south side of Chabot Road approximately 92 feet west of the western curb of College Avenue.

EBMUD and PG&E have no information regarding the backfill material for any of the above mentioned utility lines and culvert.

6.2 College Avenue

The following underground utilities run north-south under College Avenue adjacent to the site: 12" cast iron (C.I.) and 10" C.I. water lines, an 8" sanitary sewer, a 16" water line, 8" and 24" storm sewers, two 120-240 secondary PG&E electrical power lines in 4" conduits, and two PG&E 1" gas lines.

- The bottom of the 12" water line is approximately 3.5 feet bgs (approximate elevation of 186.5 feet). The line is located under the west side of College Avenue, approximately 4 feet from the western curb.
- The bottom of the 10" water line is approximately 3 feet bgs (approximate elevation of 187 feet). The line is located under the eastern side of College Ave, approximately 10 feet from the eastern curb.
- The bottom of the 16" water line is approximately 3.5 feet bgs (approximate elevation of 186.5 feet). The line is located under the eastern side of College Ave, approximately 8 feet from the eastern curb.
- The bottom of the 8" sanitary sewer line is approximately 10.5 feet bgs (approximate elevation of 179.5 feet). The sanitary sewer is located under the center of College Ave, approximately 24 feet from either curb.



- The bottom of the 8" and 24" storm sewers are approximately 6.0 feet and 9.5 feet bgs, respectively (approximate elevations of 184.5 feet and 181 feet, respectively). The storm sewers are located under the eastern side of College Ave, approximately 5 feet from the eastern curb. The 24" storm sewer intersects the culvert.
- The two 120-240 secondary electrical power lines have 23 to 29 inches of cover over them, and probably run underneath the sidewalks (one on each side of the street). No elevation data was available from PG&E.
- The depth and elevation of the two 1" gas lines was not available from PG&E. They probably run underneath the sidewalks (one on each side of the street).

EBMUD and PG&E have no information regarding the backfill material for any of the above mentioned utility lines and culvert.

From this review of maps of utilities located under Chabot Road and College Avenue in the vicinity of the site, it appears that the utilities and culvert are at elevations which are at or below the groundwater table. Based on groundwater flow direction under the site this quarter and in the past, it is possible that any groundwater contamination that may have migrated off-site could intercept the utility line trenches and culvert. Thus, any groundwater contamination that intercepts the utility trenches may infiltrate the backfill material and travel a long distance off-site in the utility trench, especially if the backfill material is more permeable than the native soil. In addition, if groundwater is infiltrating the concrete culvert (i.e. through cracks in the culvert), then contaminated groundwater could also infiltrate the culvert. If this happens, then contaminated groundwater would be carried in the culvert with the stream water to the mouth of the stream, which could be San Francisco Bay, thus contaminating the Bay.



7.0 WORK PLAN FOR ADDITIONAL INVESTIGATION

CET hereby presents this two phased work plan to further delineate the extent of groundwater contamination at the site, per the request of Ms. Juliet Shin of the ACHCSA. Ms. Shin requested that such a work plan be submitted after the submittal of this groundwater monitoring report, in her January 19, 1999 letter to Ms. Gwen Brannan of Dreyer's Grand Ice Cream. The first phase of the work plan is to address these two tasks: 1. delineating the extent of groundwater contamination originating on the site, and possibly migrating off-site; 2. investigating the possibility that groundwater contamination from two sites located upgradient of the subject site to the north and northeast may be affecting groundwater at the subject site. The second phase of the work plan is to address any additional groundwater investigation based on the results of the first phase.

7.1 Purpose

CET is proposing to complete the scope of work in this work plan for the following two reasons:

- The lateral extent of the petroleum hydrocarbons consistently detected in monitoring wells MW2, MW3, MW4, MW5 and MW6 has not been delineated. Thus, the petroleum hydrocarbons which have consistently been detected in groundwater monitoring wells MW3, MW4 and MW6, which are located adjacent to the southern and eastern property boundaries, may be migrating off-site.
- Petroleum hydrocarbons have been reported in groundwater under the Shell gas station located upgradient to the north of the subject site. In addition, the site located at 5930 College Avenue, upgradient to the northeast of the site, is being investigated for potential petroleum contamination. Groundwater contamination located under these sites may be affecting the groundwater under the subject site.



7.2 Scope of Work

In order to accomplish the above stated objectives, CET proposes the following scope of work to be completed in two phases.

7.2.1 Phase I

CET proposes to advance eleven Geoprobe borings to groundwater and collect soil gas, soil and groundwater samples from the borings in order to further delineate the petroleum hydrocarbons detected in groundwater on-site, and to investigate the possibility of contamination of on-site groundwater from the two upgradient potential sources mentioned above. The borings will be advanced to approximately 10 feet below ground surface (bgs). CET will collect one soil gas sample from approximately 2 feet above the water table, one groundwater sample from the water table and one soil sample from just below the water table in each of the borings.

The borings will be located on-site and also off-site adjacent to the property boundaries as shown on Plate 5. The purpose of eight of the boring locations is for delineation of groundwater contamination originating on-site. However, the purpose of the two borings located northeast of monitoring well MW2, and the boring located east of monitoring well MW6 is for investigating the possibility of groundwater contamination migrating on-site from the upgradient sites. CET has reviewed but is not relying upon the grab groundwater results from 1993 (i.e. PC borings and B1 boring) for placement of the borings, due to the age of the results.

At the completion of this phase of work, CET will complete an investigation report summarizing the field activities, presenting analytical results, and presenting conclusions and recommendations.



7.2.2 Phase II

If analytical results from the borings indicated that groundwater contamination has not been completely delineated, then CET will confer with the ACHCSA regarding the possible need for *further delineation of the groundwater contamination.*

If further delineation of the groundwater contamination is necessary, then CET will prepare a work plan for a second phase of investigation, to be submitted to the ACHCSA for approval. This second phase of investigation would include advancing additional borings to groundwater, and collecting soil gas, soil and groundwater samples. If off-site delineation of the groundwater contamination is required, then CET will include in the work plan a review of maps for utilities located in the vicinity of the site not reviewed at the writing of this report in order determine the location, elevation, and type of backfill for these utilities.

If utility lines appear to be in the path of contaminated groundwater migrating off-site, then CET may include in the work plan advancing additional borings adjacent to the utility lines and culvert in order to determine if the contaminated groundwater is possibly infiltrating the utility trenches and culvert. The number and locations of these borings would be determined based on the analytical results from samples collected during Phase I and input from the ACHCSA.

7.3 Field Procedures

CET will complete the field activities presented above for Phase II and III according to the following field procedures.

7.3.1 Drilling

Prior to initiation of drilling activities, CET will obtain the appropriate drilling permits and/or encroachment permits from the appropriate agency. In addition, CET will contact Underground



Service Alert (USA) and utilize a private utility locator for marking of utility locations at proposed boring locations.

A CET geologist or engineer will be on-site supervising the advancement of the borings and collecting samples. The borings will be advanced to groundwater (approximately 10 feet below ground surface (bgs)) utilizing a *Geoprobe 5400* direct push technology (DPT) soil probing unit mounted on an all wheel drive (4 X 4) one ton pick-up truck. Soil samples will be collected continuously in a 48-inch long by 2-inch diameter 'Macro-Core' core barrel containing a PETG clear plastic liner. The core barrel will be hydraulically pushed and/or hammered to a maximum of approximately four (4) feet per drive. The core barrel will then be removed from the boring, and the plastic liner containing the soil core will be removed. A new section of core barrel will be added, the assembly lowered down the boring, and the process repeated until the desired depth is reached. All downhole equipment will either be steam cleaned, or washed with laboratory grade detergent and double rinsed, prior to usage. Soil vapor, soil and groundwater sampling will be conducted according to the procedure presented below.

After completion of sampling, the borings will be filled with neat cement from bottom of the boring to the ground surface using tremie pipe or hose.

7.3.2 Sampling

Soil Vapor

Soil vapor samples will be collected using Geoprobe's *Post-Run Tubing (PRT) system*. The PRT system will be utilized to collect soil vapor samples from 2 feet above the groundwater table in the vadose zone. The PRT system utilizes a down-hole retractable section of casing, and plastic tubing which connects the retractable section of casing to the sampling device. Prior to collecting a sample, the tube will be purged of up to 3 times the volume of the length of tube. The purging will be accomplished by applying a vacuum to the tube using an eleven-liter vacuum tank on the rig. The purge volume will be monitored by using the gauge on the tank which is calibrated in both tank volume and vacuum pressure. Thus, the volume removed from the tube can be measured. After



purging is completed, a Tedlar bag will be placed in a vacuum box and the bag connected to the tubing. As a vacuum is created in the box, the bag will fill passively with soil vapor from the tubing. After sample collection, a label with the sample ID, depth collected, time and date of collection, project #, and the initials of the person who collected the sample will be affixed to the Tedlar bag. Soil vapor samples in tedlar bags will be placed in a closed box for transportation to the analytical laboratory. The samples will be transported to Chromalab of Pleasanton, California, a state-certified laboratory, under Chain-of- Custody protocol for analysis for TPH-G and for BTEX.

Soil

Soil samples will continuously be collected with a 4-foot Geoprobe 2" diameter 'Macro-Core' core barrel containing a PETG clear plastic liner. The core barrel will be advanced 4 feet and then removed from the boring. The liner will be removed from the core barrel, the core barrel cleaned, and a new liner inserted into the core barrel, and then the whole assembly will be inserted into the boring and advanced another 4 feet. The bottom 6 inches of the PETG liner will be cut from the core liner for submittal to the laboratory. After retrieval, the ends of the sample will immediately be sealed with Teflon tape and plastic caps, and the sample will be labeled and chilled in a clean field cooler containing either ice or chemical ice ("blue ice") until delivered to the laboratory for analysis. The soil samples will be labeled with the sample ID, depth collected, time and date of collection, project number, and the initials of the person who collected the sample.

Samples will be delivered to the laboratory the same day they are collected, if physically possible. If the samples must be held until the next day, they will be kept cold at approximately four Celsius in the CET facility. The samples will be transported to Chromalab under Chain-of-Custody protocol and analyzed for the following : TPH-G/BTEX and TPH-D. In addition, samples from borings in the vicinity of groundwater monitoring wells MW2 and MW5 will be analyzed for SVOCs.

Soil samples will also be monitored in the field with a photo-ionization detector for the presence of VOCs. The results of the monitoring will be recorded on the boring log. Each sample will be



visually logged using the Unified Soil Classification System on boring logs. The soil will additionally be observed for evidence of contamination, and noted on the boring logs.

Core barrels, samplers, tubes and all downhole equipment will be cleaned in a solution of laboratory grade detergent and double rinsed with distilled water, and/or steam cleaned prior to use and between borings to minimize the potential for cross-contamination.

Groundwater

Groundwater samples will be collected from borings using Hydropunch samplers. Borings will be advanced to a depth of approximately one foot above the groundwater table, and then the Geoprobe rig will drive the plastic Hydropunch screen into the saturated zone. After groundwater has infiltrated the sampler, a Teflon or stainless steel bailer will be used to collect the sample.

Sample containers will be labeled with the sample ID, time and date of collection, the initials of the person who collected the sample, and project number. The sample ID will include the boring number where the sample was collected. After labeling, the samples will be placed in iced coolers for storage and transport to the laboratory. Samples will be transferred to the laboratory the same day they are collected, if physically possible. If samples must be held until the next day, they are kept cold at approximately 4 degrees Celsius in the CET facility. The samples will be transported to Chromalab under Chain-of- Custody protocol for analysis for TPH-G/BTEX and TPH-D. In addition, samples from borings in the vicinity of groundwater monitoring wells MW2 and MW5 will be analyzed for SVOCs.

7.4 Investigation Report

At the completion of field activities, CET will complete an investigation report summarizing the field activities, presenting analytical results, and presenting conclusions and recommendations. The report will also include boring logs and laboratory analytical reports with Chains-of Custody. CET will complete this report within 4 weeks after completion of the field activities and will submit it to



Dreyer's for review. After Dreyer's completes the review, CET will incorporate Dreyer's comments into a final report for submittal to ACHCSA on behalf of Dreyer's.



TABLES

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC Elevation (feet)	Date	Groundwater Depth ^a (feet)	Groundwater Elevation ^b (feet)
MW1	189.12 ^c	08/12/91	14.86	174.28
		12/04/91	16.16	172.98
		04/24/92	11.93	177.21
		05/04/92	12.15	176.99
		06/17/92	13.17	175.97
		07/15/92	13.66	175.48
		08/31/92	14.91	174.23
		09/14/92	15.18	173.96
		10/22/92	15.34	173.80
		11/20/92	15.27	173.87
		12/03/92	14.44	174.70
		01/18/93	7.85	181.29
		02/10/93	9.29	179.85
		03/10/93	9.88	179.26
		04/20/93	10.13	179.01
		05/01/93	----	----
		06/02/93	10.82	171.40
		07/09/93	11.62	170.60
		08/10/93	12.31	169.91
		09/28/93	----	----
		10/08/93	13.68	175.44
		11/10/93	14.72	174.40
		12/08/93	14.28	174.84
		01/21/94	14.30	174.82
		02/02/94	13.06	176.06
		03/25/94	12.26	176.86
		04/29/94	12.55	176.57
		05/20/94	12.59	176.53
		06/06/94	12.96	176.16
		07/27/94	13.81	175.31
		08/30/94	14.29	174.83
		09/20/94	14.55	174.57
		10/13/94	14.83	174.29
		11/15/94	11.00	178.12

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC	Date	Groundwater	Groundwater
	Elevation (feet)		Depth ^a (feet)	Elevation ^b (feet)
		12/06/94	11.33	177.79
		01/31/95	8.14	180.98
		02/28/95	10.16	178.96
		03/14/95	7.90	181.22
		08/03/95	11.11	178.01
		06/27/95	10.31	178.81
		08/31/95	11.80	177.32
		09/28/95	12.39	176.73
		12/08/95	14.04	175.08
		01/30/96	9.99	179.13
		02/08/96	8.64	180.48
		03/22/96	9.61	179.51
		04/17/96	9.73	179.39
		05/31/96	9.99	179.13
		06/28/96	10.75	178.37
		07/31/96	11.31	177.81
		08/30/96	11.85	177.27
		09/27/96	12.46	176.66
		10/03/96	12.55	176.57
		12/09/96	9.10	180.02
	189.13 ^d	10/27/98	12.40	176.73
		03/16/99	9.66	179.47 ✓
MW2	185.74 ^e	08/12/91	12.26	172.97
		12/04/91	12.30	172.93
		04/24/92	10.00	175.23
		05/04/92	10.29	174.94
		06/17/92	10.86	174.37
		07/15/92	11.48	173.75
		08/31/92	12.02	173.21
		09/14/92	12.34	172.89
		10/22/92	12.37	172.86
		11/20/92	11.64	173.59
		12/03/92	11.95	173.28

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC Elevation (feet)	Date	Groundwater Depth ^a (feet)	Groundwater Elevation ^b (feet)
		01/18/93	5.86	179.37
		02/10/93	8.20	177.03
		03/10/93	8.57	176.66
		04/20/93	8.95	176.28
		05/01/93	----	----
		06/02/93	9.10	176.74
		07/09/93	8.35	177.49
		08/10/93	8.45	177.39
		09/28/93	----	----
		10/08/93	10.19	175.55
		11/10/93	11.15	174.59
		12/08/93	11.13	174.61
		01/21/94	11.40	174.34
		02/02/94	9.85	175.89
		03/25/94	10.05	175.69
		04/29/94	9.86	175.88
		05/20/94	9.68	176.06
		06/06/94	10.27	175.47
		07/27/94	10.32	175.42
		08/30/94	11.01	174.73
		09/20/94	11.34	174.40
		10/13/94	11.42	174.32
		11/15/94	8.92	176.82
		12/06/94	8.79	176.95
		01/31/95	5.91	179.83
		02/28/95	9.01	176.73
		03/14/95	5.95	179.79
		06/27/95	8.84	176.90
		08/03/95	9.16	176.58
		08/31/95	9.26	176.48
		09/28/95	9.97	175.77
		12/08/95	10.31	175.43
		01/30/96	6.93	178.81
		02/08/96	5.90	179.84

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC	Date	Groundwater	Groundwater
	Elevation (feet)		Depth ^a (feet)	Elevation ^b (feet)
		03/22/96	8.30	177.44
		04/17/96	7.91	177.83
		05/31/96	8.08	177.66
		06/28/96	8.75	176.99
		07/31/96	9.40	176.34
		08/30/96	9.85	175.89
		09/27/96	10.51	175.23
		10/03/96	10.37	175.37
		12/09/96	8.15	177.59
	185.76 ^d	10/27/98	9.55	176.21
		03/16/99	7.55	178.21 178.21
MW3	185.21 ^e	08/12/91	11.73	172.95
		12/04/91	11.65	173.03
		04/24/92	11.00	173.68
		05/04/92	11.09	173.59
		06/17/92	11.51	173.17
		07/15/92	11.84	172.84
		08/31/92	11.70	172.98
		09/14/92	11.74	172.94
		10/22/92	11.33	173.35
		11/20/92	10.58	174.10
		12/03/92	10.12	174.56
		01/18/93	8.42	176.26
		02/10/93	9.94	174.74
		03/10/93	10.19	174.49
		04/20/93	10.22	174.46
		05/01/93	---	---
		06/02/93	10.73	174.56
		07/09/93	10.03	175.26
		08/10/93	8.32	176.97
		09/28/93	---	---
		10/08/93	10.53	174.68
		11/10/93	11.22	173.99

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC Elevation (feet)	Date	Groundwater Depth ^a (feet)	Groundwater Elevation ^b (feet)
		12/08/93	11.79	173.42
		01/21/94	12.02	174.19
		02/02/94	11.48	173.73
		03/25/94	11.26	173.95
		04/29/94	11.47	173.74
		05/20/94	11.16	174.05
		06/06/94	11.55	173.66
		07/27/94	9.78	175.43
		08/30/94	11.50	173.71
		09/20/94	11.74	173.47
		10/13/94	11.52	173.69
		11/15/94	10.28	174.93
		12/06/94	11.19	174.02
		01/31/95	8.91	176.30
		02/28/95	11.35	173.86
		03/14/95	9.96	175.25
		06/27/95	7.15	178.06
		08/03/95	11.02	174.19
		08/31/95	11.10	174.11
		09/28/95	11.21	174.00
		12/08/95	10.79	174.42
		01/30/96	10.18	175.03
		02/08/96	8.94	176.27
		03/22/96	10.75	174.46
		04/17/96	10.42	174.79
		05/31/96	10.72	174.49
		06/28/96	11.54	173.67
		07/31/96	11.55	173.66
		09/27/96	12.05	173.16
		10/03/96	12.11	173.10
		12/09/96	11.17	174.04
	185.21 ^d	10/27/98	10.84	174.37
		03/16/99	9.90	175.31

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC Elevation (feet)	Date	Groundwater Depth ^a (feet)	Groundwater Elevation ^b (feet)
MW4	184.74 ^c	09/28/93	----	----
		10/08/93	10.29	174.45
		11/10/93	11.14	173.60
		12/08/93	11.82	172.92
		01/21/94	12.07	172.67
		02/02/94	11.41	173.33
		03/25/94	11.03	173.71
		04/29/94	11.50	173.24
		05/20/94	11.13	173.61
		06/06/94	11.56	173.18
		07/27/94	9.57	175.17
		08/30/94	11.21	173.53
		09/20/94	11.56	173.18
		10/13/94	11.40	173.34
		11/15/94	9.83	174.91
		12/06/94	10.85	173.89
		01/31/95	8.53	176.21
		02/28/95	10.95	173.79
		03/14/95	9.81	174.93
		06/27/95	10.90	173.84
		08/03/95	11.18	173.56
		08/31/95	10.97	173.77
		09/28/95	11.08	173.66
		12/08/95	10.63	175.11
		01/30/96	9.90	174.84
		02/08/96	8.59	176.15
		03/22/96	10.37	174.37
		04/17/96	10.22	174.52
		05/31/96	10.38	174.36
		06/28/96	11.45	173.29
		07/31/96	11.28	173.46
		08/30/96	12.10	172.64
		09/27/96	12.23	172.51
		10/03/96	12.25	172.49

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC	Date	Groundwater	Groundwater
	Elevation (feet)		Depth ^a (feet)	Elevation ^b (feet)
		12/09/96	10.54	174.20
	184.75 ^d	10/27/98	10.97	173.78
		03/16/99	9.63	175.12 ✓
MW5	184.75 ^c	09/28/93	----	----
		10/08/93	9.84	174.91
		11/10/93	10.53	174.22
		12/08/93	10.69	174.06
		01/21/94	11.22	173.53
		02/02/94	8.80	175.95
		03/25/94	9.75	175.00
		04/29/94	9.00	175.75
		05/20/94	9.29	175.46
		06/06/94	9.74	175.01
		07/27/94	9.88	174.87
		08/30/94	10.44	174.31
		09/20/94	10.56	174.19
		10/13/94	10.87	173.88
		11/15/94	8.17	176.58
		12/06/94	7.98	176.77
		06/27/95	8.33	176.42
		01/31/95	5.09	179.66
		02/28/95	8.48	176.27
		03/14/95	5.10	179.65
		08/03/95	8.55	176.20
		08/31/95	8.66	176.09
		09/28/95	9.31	175.44
		12/08/95	9.47	175.28
		01/30/96	6.05	178.70
		02/08/96	5.09	179.66
		03/22/96	7.69	177.06
		04/17/96	7.37	177.38
		05/31/96	7.38	177.37
		06/28/96	8.04	176.71

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC	Date	Groundwater	Groundwater
	Elevation (feet)		Depth ^a (feet)	Elevation ^b (feet)
		07/31/96	8.43	176.32
		08/30/96	9.13	175.62
		09/27/96	9.62	175.13
		10/03/96	9.67	175.08
		12/09/96	6.79	177.96
	184.75 ^d	10/27/98	9.01	175.74
		03/16/99	6.68	178.07 ✓
MW6	187.20 ^e	09/28/93	----	----
		10/08/93	8.23	178.97
		11/10/93	7.74	179.46
		12/08/93	8.53	178.67
		01/21/94	8.46	178.74
		02/02/94	7.84	179.36
		03/25/94	7.72	179.48
		04/29/94	7.64	179.56
		05/20/94	7.60	179.60
		06/06/94	7.91	179.29
		07/27/94	6.90	180.30
		08/30/94	8.10	179.10
		09/20/94	8.17	179.03
		10/13/94	8.21	178.99
		11/15/94	7.62	179.58
		12/06/94	8.15	179.05
		01/31/95	5.75	181.45
		02/28/95	7.75	179.45
		03/14/95	5.70	181.50
		06/27/95	7.53	179.67
		08/03/95	7.86	179.34
		08/31/95	7.91	179.29
		09/28/95	8.35	178.85
		12/08/95	8.61	178.59
		01/30/96	6.62	180.58
		02/08/96	5.61	181.59

Table 1
Groundwater Elevation Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	TOC Elevation (feet)	Date	Groundwater Depth ^a (feet)	Groundwater Elevation ^b (feet)
		03/22/96	7.10	180.10
		04/17/96	7.50	179.70
		05/31/96	7.34	179.86
		06/28/96	8.38	178.82
		07/31/96	10.11	177.09
		08/30/96	9.10	178.10
		09/27/96	9.35	177.85
		10/03/96	9.45	177.75
		12/09/96	10.11	177.09
	187.21 ^d	10/27/98	7.62	179.59
		03/16/99	5.55	181.66 ✓

- a. Depth to groundwater measured from the top of the cap (TOC).
- b. Groundwater elevation is equal to the difference between the TOC elevation and groundwater depth.
- c. Top of casing surveyed by a California licensed surveyor.
- d. Top of casing resurveyed by a California licensed surveyor 11/16/1998

Table 2
Groundwater Chemical Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	Sampling Date	TPH-D	TPH-G	B	T	E	X	2-MN	N	P	FOX	DCE	DBE	KER	MO	TOG
		ug/L														
MW1	08/05/91	NA	<50	1.1	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/04/91	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/10/93	85	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/02/93	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/08/93	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	<50	<50	NA
	12/08/93	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	<50	<50	NA
	03/25/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/06/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/20/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/06/94	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/27/95	<50	<50	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/08/95	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/22/96	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/03/96	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/18/96	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
10/27/98	70	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	ND	NA	NA	NA	NA	<1.0	
03/16/99	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	<1.0	<1.0	NA	NA	<1.0	
MW2	08/05/91	1,900	38,000	8,300	8,200	2,300	13,000	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/04/91	<50	91,000	6,900	6,800	3,200	25,000	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/10/93	89	59,000	5,800	5,300	3,100	15,000	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/02/93	<50	58,000	50	68	70	170	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/08/93	110	56,000	2,800	2,400	2,900	12,000	NA	NA	NA	NA	NA	NA	<50	<50	NA
	12/08/93	<50	54,000	2,400	1,700	2,900	10,000	NA	NA	NA	NA	NA	NA	<50	<50	NA
	03/25/94	<50	91,000	1,900	1,500	2,100	8,100	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/06/94	<50	7,700	1,900	1,300	2,300	9,400	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/20/94	<500	63,000	1,900	1,200	3,000	12,000	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 2
Groundwater Chemical Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	Sampling Date	TPH-D	TPH-G	B	T	E	X	2-MN	N	P	FOX	DCE	DBE	KER	MO	TOG
		ug/L														
MW2	12/06/94	<50	25,000	1,800	910	1,800	7,600	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cont.	06/27/95	<50	33,000	1,700	820	2,800	9,700	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/08/95	<50	37,000	1,400	850	2700	9700	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/28/96	<50	30,000	1,000	450	2,600	4,700	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/18/96	<50	34,000	930	420	2,100	6,500	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/27/98	11,000	21,000	370	120	1,900	2,600	100	320	<2.0	ND	NA	NA	NA	NA	<1.0
	03/16/99	4,900 ^a	16,000	400	86	2,300	1,400	79	190	<2.0	ND	<1.0	<1.0	NA	NA	<1.0
MW3	08/05/91	800	3,300	3,900	160	95	150	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/04/91	<50	10,000	3,300	88	80	130	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/10/93	<50	8,100	2,000	31	240	30	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/02/93	<50	14,000	11	13	16	49	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/08/93	<50	7,600	2,400	<10	49	<10	NA	NA	NA	NA	NA	NA	<50	<50	NA
	12/08/93	<50	3,800	340	3.9	29	13	NA	NA	NA	NA	NA	NA	<50	<50	NA
	03/25/94	<50	5,700	500	10	21	25	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/06/94	<50	12,000	1,100	23	33	43	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/20/94	<50	5,200	1,100	22	32	42	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/06/94	<50	4,100	790	16	23	45	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/27/95	<50	11,000	2,700	65	74	72	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/08/95	<50	8,100	1,600	40	70	91	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/28/96	<50	7,100	2,600	28	48	55	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/18/96	<50	8,100	1,400	33	60	44	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/27/98	2,200	7,100	1,500	57	46	47	NA	NA	NA	ND	NA	NA	NA	NA	<1.0
03/16/99	1,500 ^a	5,600	1,000	200	88	80	4.4	12	11	ND	<1.0	<1.0	NA	NA	<1.0	
MW4	10/08/93	<50	1,400	<0.5	<0.5	2.9	3.1	NA	NA	NA	NA	NA	NA	<50	<50	NA
	12/08/93	<50	2,800	460	<0.5	3.8	3.8	NA	NA	NA	NA	NA	NA	<50	<50	NA

Table 2
Groundwater Chemical Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	Sampling Date	TPH-D	TPH-G	B	T	E	X	2-MN	N	P	FOX	DCE	DBE	KER	MO	TOG
		ug/L														
MW4	03/25/94	<50	1,600	94	1.7	4.4	5.6	NA	NA	NA	NA	NA	NA	NA	NA	NA
Cont.	06/0694	<50	12,000	3,100	15	11	13	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/20/94	<50	1,900	6.2	2.4	7.1	8.7	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/06/94	<50	1,000	0.7	<0.5	14	17	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/27/95	<50	720	<0.5	<0.5	5.2	24	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/08/95	<50	840	<0.5	<0.5	4.2	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/22/96	<50	820	3.4	<0.5	3.3	10	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/03/96	<50	870	7.3	2.7	5.4	14	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/18/96	<50	1,100	2.1	2.9	4.6	8.8	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/27/98	480	600	4.2	5.5	6.4	8.2	NA	NA	NA	ND	NA	NA	NA	NA	<1.0
	03/16/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.1	<2.1	<2.1	NA	<1.0	<1.0	NA	NA	<1.0
MW5	10/08/93	<50	31,000	4,000	1,200	1,800	5,100	NA	NA	NA	NA	NA	NA	<50	<50	NA
	12/08/93	<50	25,000	2,600	110	1,700	2,400	NA	NA	NA	NA	NA	NA	<50	<50	NA
	03/25/94	<50	41,000	2,400	500	1,400	2,800	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/06/94	<50	42,000	2,500	320	1,700	3,000	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/20/94	<50	23,000	2,100	170	1,500	2,400	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/06/94	<50	16,000	800	35	1,300	1,600	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/27/95	<50	25,000	3,200	750	2,500	7,900	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/08/95	<50	21,000	2,700	200	2,400	4,300	NA	NA	NA	NA	NA	NA	NA	NA	NA
	03/22/96	<50	22,000	2,100	260	2,000	3,500	NA	NA	NA	NA	NA	NA	NA	NA	NA
	08/30/96	<50	26,000	2,400	480	2,600	6,600	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/18/96	<50	23,000	1,500	97	2,000	2,100	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/27/98	9,300	22,000	1,200	140	2,200	2,600	87	320	<2.0	ND	NA	NA	NA	NA	<1.0
03/16/99	3,100 ^a	400	38	2.2	45	14	44	110	2.7	NA	<1.0	<1.0	NA	NA	<1.0	

Table 2
Groundwater Chemical Data Summary
Dreyer's Grand Ice Cream
Oakland, California

Well No.	Sampling Date	TPH-D	TPH-G	B	T	E	X	2-MN	N	P	FOX	DCE	DBE	KER	MO	TOG
		ug/L														
MW6	10/08/93	<50	2,100	85	<0.5	70	190	NA	NA	NA	NA	NA	NA	<50	<50	NA
	12/08/93	<50	3,800	74	<0.5	210	150	NA	NA	NA	NA	NA	NA	<50	<50	NA
	03/25/94	<50	460	9.6	27	15	11	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/06/94	<50	440	8.4	1	4.9	3	NA	NA	NA	NA	NA	NA	NA	NA	NA
	09/20/94	<50	490	4.5	0.6	12	2.4	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/06/94	<50	730	28	15	86	11	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/27/95	<50	660	11	<0.5	20	22	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/08/95	<50	1,100	23	<0.5	69	52	NA	NA	NA	NA	NA	NA	NA	NA	NA
	06/28/96	<50	200	3.2	<0.5	6.5	5	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/18/96	<50	770	7.3	1.4	12	16	NA	NA	NA	NA	NA	NA	NA	NA	NA
	10/27/98	910	1,200	8.4	2.7	12	4.1	NA	NA	NA	ND	NA	NA	NA	NA	<1.0
	03/16/99	760 ^a	1,500	7.6	2.3	6.2	6.1	NA	NA	NA	NA	<1.0	<1.0	NA	NA	<1.0

Table 2
Groundwater Chemical Data Summary
Dreyer's Grand Ice Cream
Oakland, California

NOTES:

TPH-D = total petroleum hydrocarbons as diesel EPA Method 8015
TPH-G = total petroleum hydrocarbons as gasoline EPA Method 8015
B = benzene, T = toluene, E = ethyl benzene, X = total xylenes by EPA Method 8020
2-MN = 2-methylnaphthalene by EPA Method 8270
N = naphthalene by EPA Method 8270
P = phenol by EPA Method 8270
FOX = fuel oxygenates by EPA Method 8260
DCE = 1,2-dichloroethane by EPA Method 8010
DBE = 1,2-dibromoethane by EPA Method 8010
KER = kerosene
MO = motor oil
TOG = total oil and grease by Standard Method 5520 B & F
ND = not detected at or above the test method detection limits
NA = not analyzed
a = Hydrocarbon reported is in the early diesel range and does not match the laboratory's diesel standard.

Table 3
First Quarter 1999 Groundwater Chemical Data Summary
Dreyer's Grand Ice Cream
Oakland, California

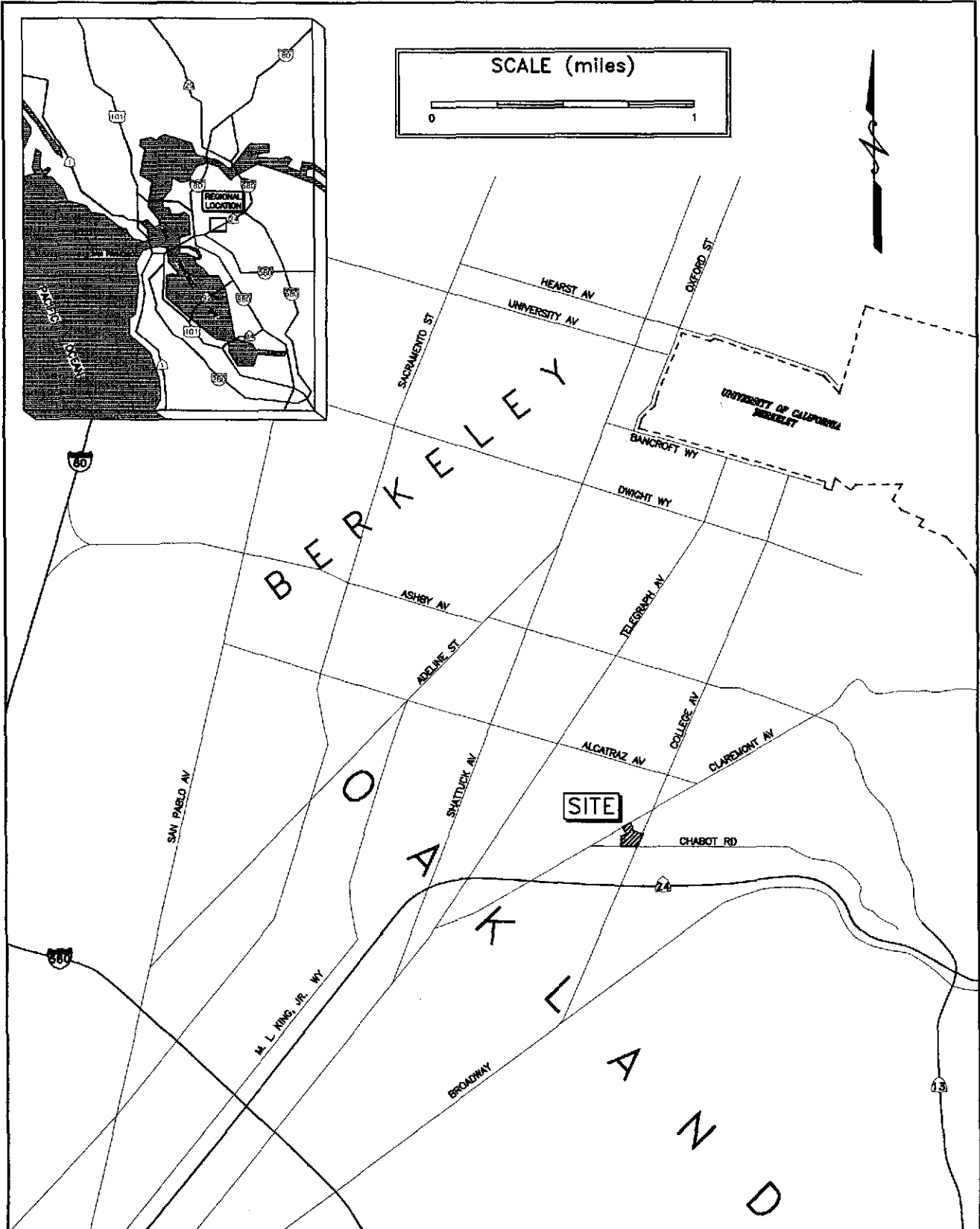
Well No.	Sampling Date	TPH-D	TPH-G	B	T	E	X	2-MN	N	P	FOX	DCE	DBE	TOG
		ug/L												
MW1	03/16/99	<50	<50	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	<1.0	<1.0	<1.0
MW2	03/16/99	4,900 ^a	16,000	400	86	2,300	1,400	79	190	<2.0	ND	<1.0	<1.0	<1.0
MW3	03/16/99	1,500 ^a	5,600	1,000	200	88	80	4.4	12	11	ND	<1.0	<1.0	<1.0
MW4	03/16/99	<50	<50	<0.5	<0.5	<0.5	<0.5	<2.1	<2.1	<2.1	NA	<1.0	<1.0	<1.0
MW5	03/16/99	3,100 ^a	400	38	2.2	45	14	44	110	2.7	NA	<1.0	<1.0	<1.0
MW6	03/16/99	760 ^a	1,500	7.6	2.3	6.2	6.1	NA	NA	NA	NA	<1.0	<1.0	<1.0

NOTES:

TPH-D = total petroleum hydrocarbons as diesel EPA Method 8015
 TPH-G = total petroleum hydrocarbons as gasoline EPA Method 8015
 B = benzene, T = toluene, E = ethyl benzene, X = total xylenes by EPA Method 8020
 2-MN = 2-methylnaphthalene by EPA Method 8270
 N = naphthalene by EPA Method 8270
 P = phenol by EPA Method 8270
 FOX = fuel oxygenates by EPA Method 8260
 TOG = total oil and grease by Standard Method 5520 B & F
 DCE = 1,2-dichloroethane by EPA Method 8010
 DBE = 1,2-dibromoethane by EPA Method 8010
 ND = not detected at or above the test method detection limits
 NA = not analyzed
 a = Hydrocarbon reported is in the early diesel range and does not match the laboratory's diesel standard.



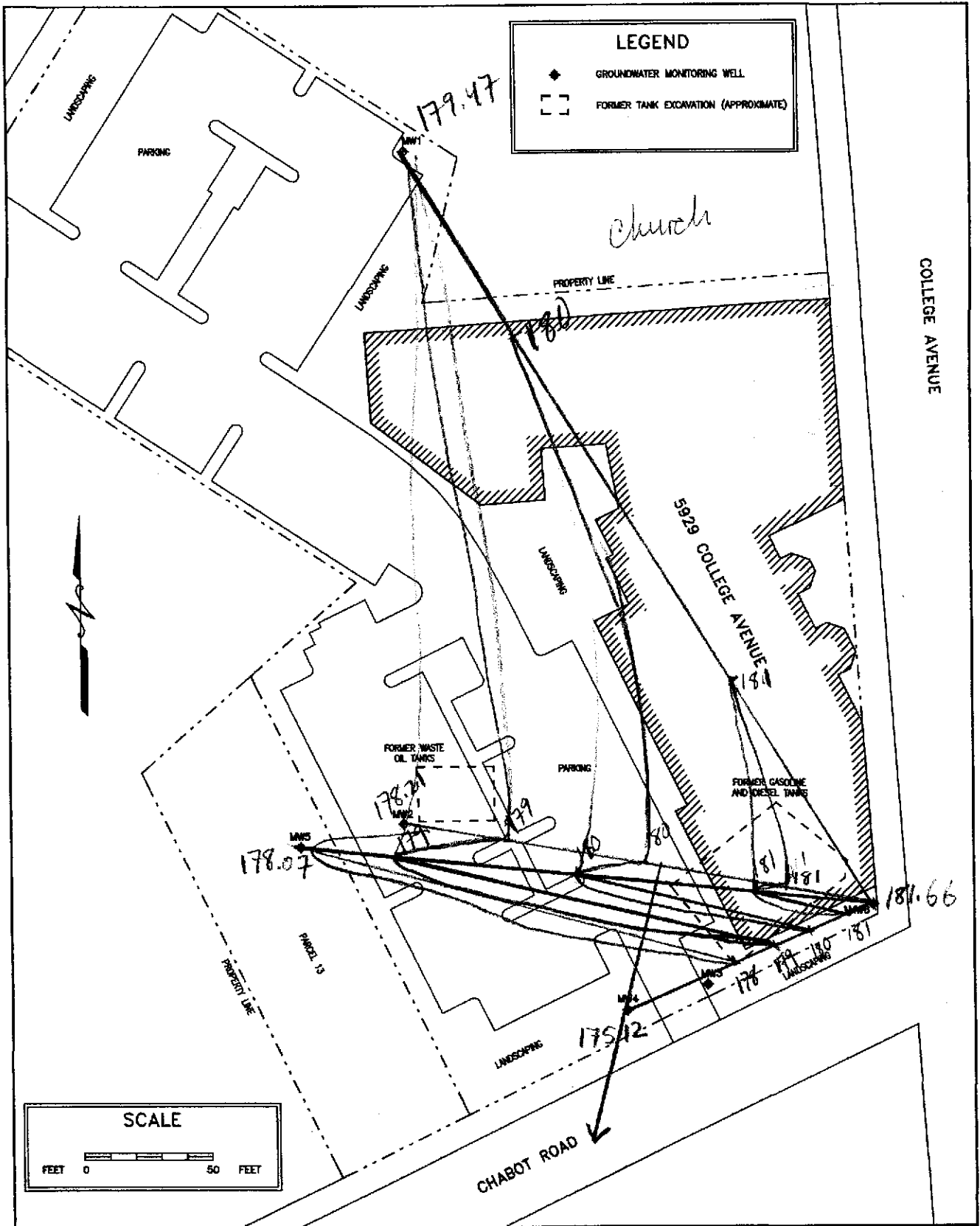
PLATES




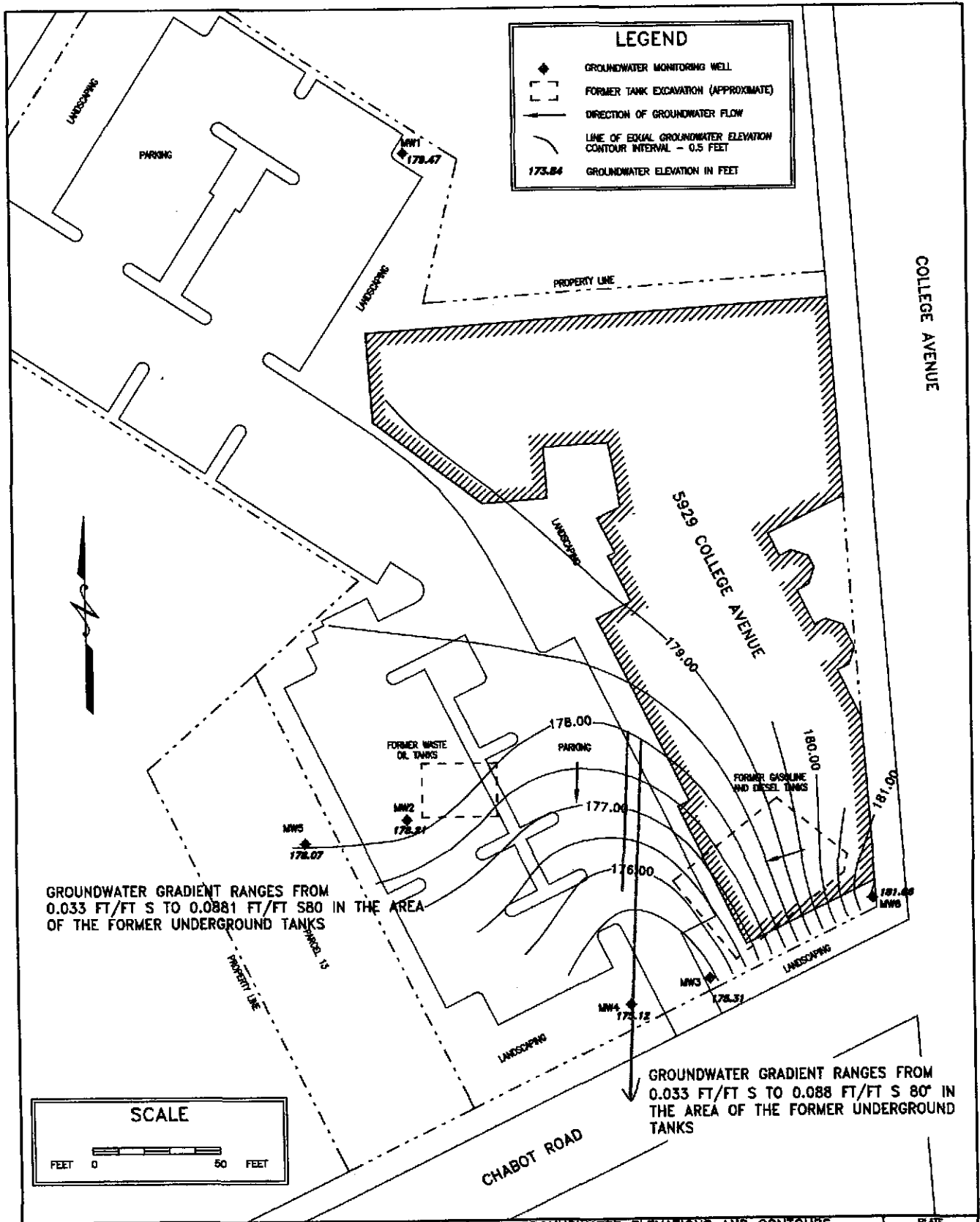
CET Environmental Services, Inc.


SITE LOCATION				
DREYER'S GRAND ICE CREAM, INC. 5929 COLLEGE AVENUE OAKLAND, CALIFORNIA				
JOB NUMBER	DATE	DRAWING	BY	REVISED
3987	12/98	LOC	JL	12/98

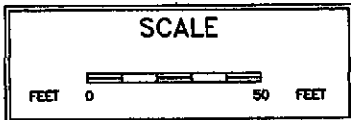
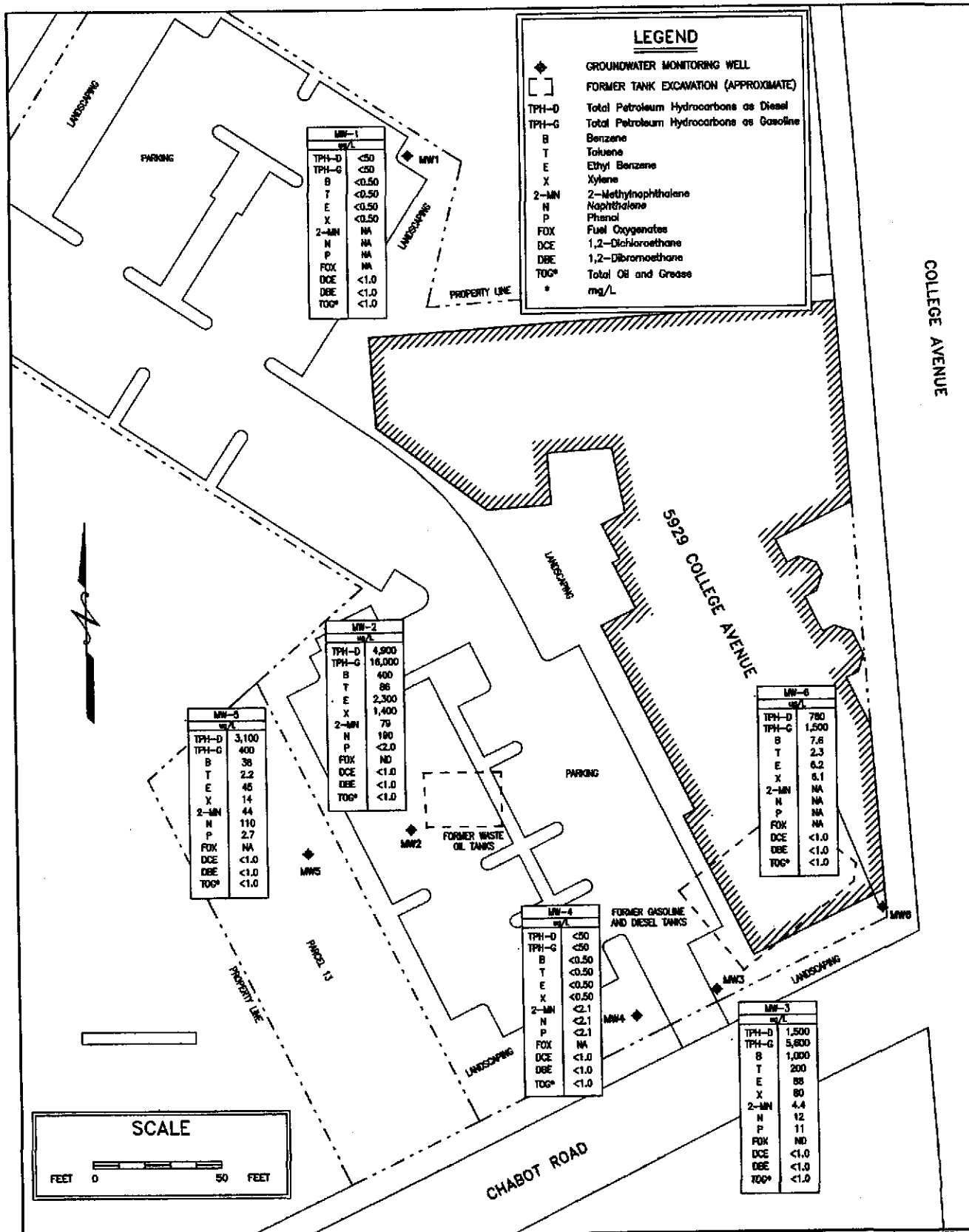
PLATE
1



	CET Environmental Services, Inc.				SITE PLAN		PAGE
	DREYER'S GRAND ICE CREAM, INC. 5929 COLLEGE AVENUE OAKLAND, CALIFORNIA				2		
JOB NUMBER 3987	DATE 12/98	DRAWING SITEWELLS	BY JL/ZS	REVISION 10/98			

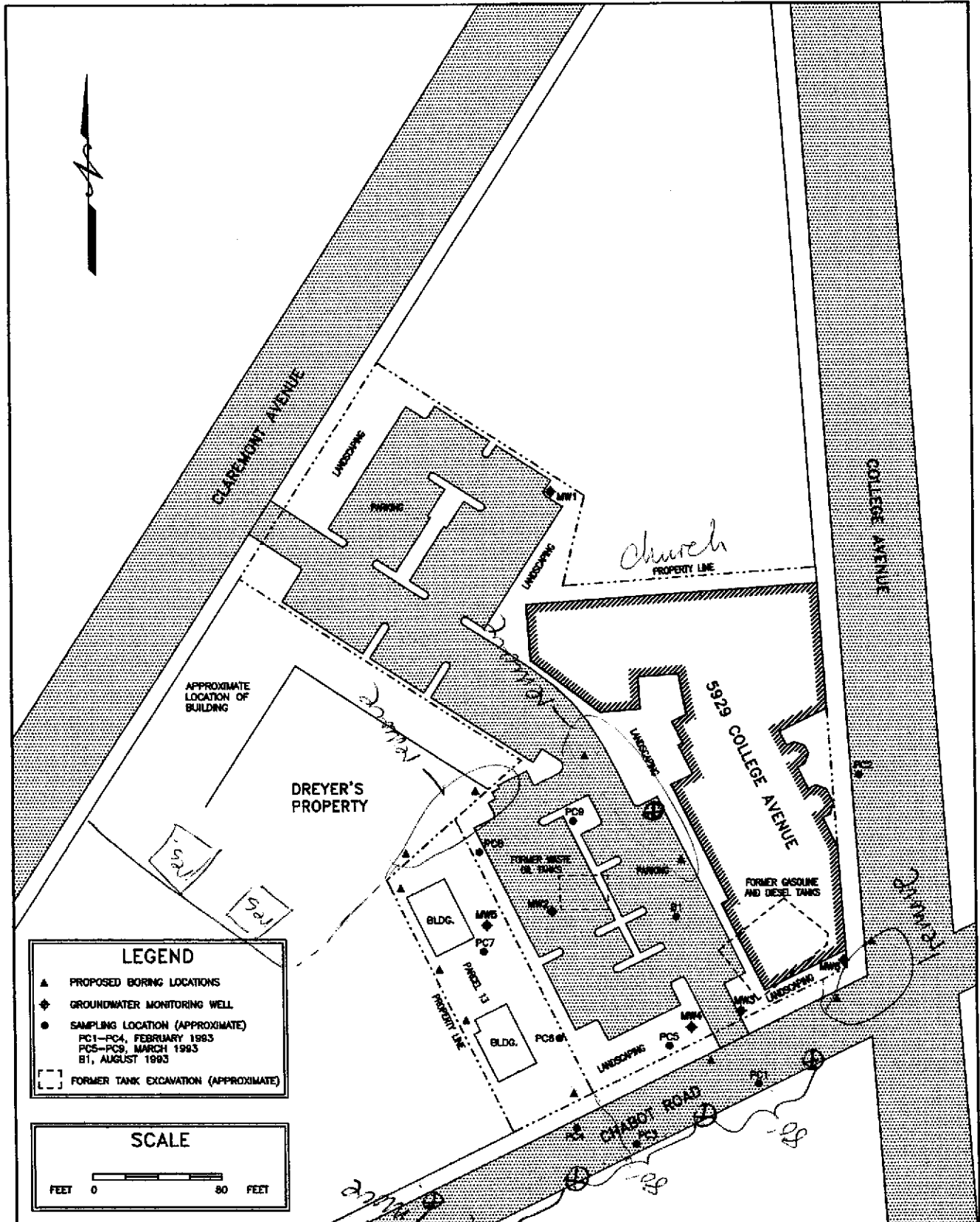


	CET Environmental Services, Inc.				GROUNDWATER ELEVATIONS AND CONTOURS 03/16/99 DREYER'S GRAND ICE CREAM, INC. 5929 COLLEGE AVENUE OAKLAND, CALIFORNIA	PLATE 3
	JOB NUMBER 3987	DATE 04/99	DRAWING gw3-99	BY Z.SUCHA		



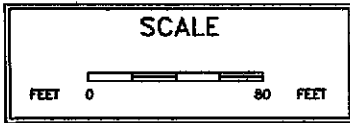
 **CET Environmental Services, Inc.**

CHEMICAL DATA 3/16/99 DREYER'S GRAND ICE CREAM, INC. 5929 COLLEGE AVENUE OAKLAND, CALIFORNIA					PLATE 4
JOB NUMBER	DATE	DRAWING	BY	REVISED	
3987	12/98	1STQTR99	Z.SUCHA	4/99	



LEGEND

- ▲ PROPOSED BORING LOCATIONS
- ◆ GROUNDWATER MONITORING WELL
- SAMPLING LOCATION (APPROXIMATE)
PC1-PC4, FEBRUARY 1983
PC5-PC9, MARCH 1983
B1, AUGUST 1983
- [] FORMER TANK EXCAVATION (APPROXIMATE)



CET Environmental Services, Inc.

PROPOSED BORING LOCATIONS
DREYER'S GRAND ICE CREAM, INC.
5929 COLLEGE AVENUE
OAKLAND, CALIFORNIA

JOB NUMBER	DATE	DRAWING	BY	REVISED
3987	04/94	BORING	J LONG	4/99

PLATE
5



APPENDIX A

**Well Development Records
Laboratory Analytical Reports
Chain of Custody Documentation
Sample Collection Records**



WELL DEVELOPMENT AND SAMPLING

1/2

PROJECT NAME: Dreyer's Grand Ice Cream	PROJECT NO: 3987-000
PROJECT MANAGER: Grover Buhr	PROJECT TECHNICIAN:
PROJECT ADDRESS: 5929 College ave Oakland CA	

WELL INFORMATION:

WELL #: MW-5	TIME:	DATE: 2-17-99
DIAMETER: 2	TOTAL DEPTH: 28.95 28.65	
DEPTH OF WATER: 5.22'	WELL VOLUME: 3.98	GAL.

*2" PVC (0.17 g/ft), 4" PVC (0.66 g/ft), 6" PVC (1.5 g/ft) x WATER THICKNESS

YIELD: of gpm	LOW:	MEDIUM: X	HIGH:
TOTAL NUMBER GALLONS REMOVED:			
DISPOSAL OF WELL WATER TO:			
GROUND:	DRUMS:	OTHER:	
EXTRACTED WATER BY: BAILER:	PUMPS: Centrifugal	TYPE:	
GROUNDWATER SUSPECT/KNOWN CONTAMINANTS:			
SAFETY EQUIPMENT NEEDED:			

SAMPLE INFORMATION:

TIME/GAL	TEMP	pH	MV	EC	TDS (PPM)	OTHERS
SAMPLE #'s			COC			
CONTAINER:		FIELD BLANK:		TRIP BLANK:		
REPRESENTATIVES:						
REMARKS: Surged by disposable bailer						

23.43' 11 1/8'

WELL-DEV.FEB

Data on Back →



WELL DEVELOPMENT AND SAMPLING

1/2

PROJECT NAME: Dreyer's Grand Ice Cream	PROJECT NO: 3987-000
PROJECT MANAGER: Grover Buhr	PROJECT TECHNICIAN:
PROJECT ADDRESS: 5929 College Ave Oakland	

WELL INFORMATION:

WELL #: MW-1	TIME: 10:30	DATE: 2-17-99
DIAMETER: 2"	TOTAL DEPTH: 28.65	
DEPTH OF WATER: 7.05	WELL VOLUME: 3.67	GAL

*2" PVC (0.17 g/ft), 4" PVC (0.66 g/ft), 6" PVC (1.5 g/ft) x WATER THICKNESS

YIELD: of gpm	LOW:	MEDIUM:	HIGH: X
TOTAL NUMBER GALLONS REMOVED: 37 gallons			
DISPOSAL OF WELL WATER TO: Drum			
GROUND:	DRUMS: 55 gallons	OTHER:	
EXTRACTED WATER BY:	BAILER:	PUMPS: Centrifugal	TYPE:
GROUNDWATER SUSPECT/KNOWN CONTAMINANTS:			
SAFETY EQUIPMENT NEEDED:			

SAMPLE INFORMATION:

TIME/GAL	TEMP	pH	MV	EC	TDS (PPM)	OTHERS
SAMPLE #'s			C-O-C			
CONTAINER:		FIELD BLANK:		TRIP BLANK:		
REPRESENTATIVES:						
REMARKS: Surged by disposable bailer						

Turbidity

WELL-DEV.FEB

Data on back →

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM

Project#: 3987/000

Received: March 16, 1999

re: One sample for Gasoline BTEX analysis.

Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW1

Spl#: 232762

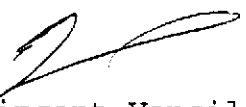
Matrix: WATER


Sampled: March 16, 1999

Run#:17888

Analyzed: March 18, 1999

<u>ANALYTE</u>	<u>RESULT</u> <u>(ug/L)</u>	<u>REPORTING</u> <u>LIMIT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>RESULT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>SPIKE</u> <u>(%)</u>	<u>DILUTION</u> <u>FACTOR</u>
GASOLINE	N.D.	50	N.D.	108	1
BENZENE	N.D.	0.50	N.D.	106	1
TOLUENE	N.D.	0.50	N.D.	109	1
ETHYL BENZENE	N.D.	0.50	N.D.	113	1
XYLENES	N.D.	0.50	N.D.	111	1


Vincent Vancil
Analyst


Michael Verona
Operations Manager

510-243-9501

1220 Quarry Lane • Pleasanton, California 94566-4756
(925) 484-1919 • Facsimile (925) 484-1096
Federal ID #68-0140157

GC V132 O: BTEXQC0220
VINCE 13:25

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW6

Spl#: 232768

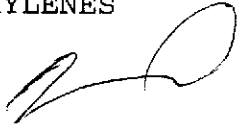
Matrix: WATER

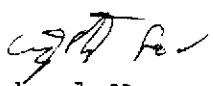
Sampled: March 16, 1999

Run#:17888

Analyzed: March 18, 1999

<u>ANALYTE</u>	<u>RESULT</u> <u>(ug/L)</u>	<u>REPORTING</u> <u>LIMIT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>RESULT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>SPIKE</u> <u>(%)</u>	<u>DILUTION</u> <u>FACTOR</u>
GASOLINE	1500	50	N.D.	108	1
BENZENE	7.6	0.50	N.D.	106	1
TOLUENE	2.3	0.50	N.D.	109	1
ETHYL BENZENE	6.2	0.50	N.D.	113	1
XYLENES	6.1	0.50	N.D.	111	1


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GC V132 O:BTXGC0220
VINCE 13:25

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW2

Spl#: 232771


Matrix: WATER

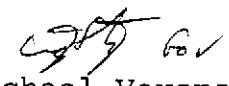
Sampled: March 16, 1999

Run#:17910

Analyzed: March 18, 1999

<u>ANALYTE</u>	<u>RESULT</u> <u>(ug/L)</u>	<u>REPORTING</u> <u>LIMIT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>RESULT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>SPIKE</u> <u>(%)</u>	<u>DILUTION</u> <u>FACTOR</u>
GASOLINE	16000	1000	N.D.	100	20
BENZENE	400	10	N.D.	105	20
TOLUENE	86	10	N.D.	104	20
ETHYL BENZENE	2300	10	N.D.	101	20
XYLENES	1400	10	N.D.	98	20


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Federal ID #68-0140157

GC V132 O: BTEXQC0220
VINCE 13:25

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW5

Spl#: 232774

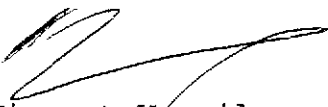
Matrix: WATER


Sampled: March 16, 1999

Run#: 17950

Analyzed: March 19, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
GASOLINE	400	50	N.D.	94	1
BENZENE	38	0.50	N.D.	106	1
TOLUENE	2.2	0.50	N.D.	104	1
ETHYL BENZENE	45	0.50	N.D.	102	1
XYLENES	14	0.50	N.D.	99	1


Vincent Vancil
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Federal ID #68-0140157

GC V132 O: BTEXQC0220
VINCE 13:25

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW3

Spl#: 232772

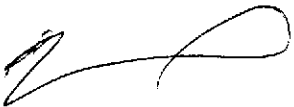
Matrix: WATER


Sampled: March 16, 1999

Run#: 17910

Analyzed: March 18, 1999

<u>ANALYTE</u>	<u>RESULT</u> <u>(ug/L)</u>	<u>REPORTING</u> <u>LIMIT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>RESULT</u> <u>(ug/L)</u>	<u>BLANK</u> <u>SPIKE</u> <u>(%)</u>	<u>DILUTION</u> <u>FACTOR</u>
GASOLINE	5600	1200	N.D.	100	25
BENZENE	1000	12	N.D.	105	25
TOLUENE	200	12	N.D.	104	25
ETHYL BENZENE	88	12	N.D.	101	25
XYLENES	80	12	N.D.	98	25


Vincent Vancil
Analyst


Michael Verona
Operations Manager

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(925) 484-1919 • Facsimile (925) 484-1096
Federal ID #68-0140157

GC V132 O: BTEXQC0220
VINCE 13:25

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Gasoline BTEX analysis.
Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: MW4

Spl#: 232773

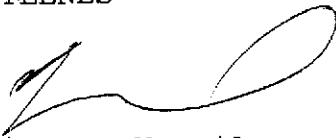
Matrix: WATER


Sampled: March 16, 1999

Run#:17950

Analyzed: March 19, 1999

<u>ANALYTE</u>	<u>RESULT</u> (ug/L)	<u>REPORTING</u> <u>LIMIT</u> (ug/L)	<u>BLANK</u> <u>RESULT</u> (ug/L)	<u>BLANK</u> <u>SPIKE</u> (%)	<u>DILUTION</u> <u>FACTOR</u>
GASOLINE	N.D.	50	N.D.	94	1
BENZENE	N.D.	0.50	N.D.	106	1
TOLUENE	N.D.	0.50	N.D.	104	1
ETHYL BENZENE	N.D.	0.50	N.D.	102	1
XYLENES	N.D.	0.50	N.D.	99	1


Vincent Vancil
Analyst


Michael Verona
Operations Manager

510-243-9501

1220 Quarry Lane • Pleasanton, California 94566-4756
(925) 484-1919 • Facsimile (925) 484-1096
Federal ID #68-0140157

GC V132 0: BTEXQC0220
VINCE 13:25

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

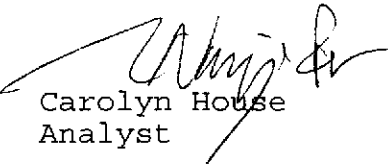
re: 6 samples for TPH - Diesel analysis.
Method: EPA 8015M


Matrix: WATER Extracted: March 19, 1999
Run#: 17942 Analyzed: March 19, 1999
Sampled: March 16, 1999

Spl#	CLIENT SPL ID	DIESEL (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
232762	MW1	N.D.	50	N.D.	96.0	1
232768	MW6	760	50	N.D.	96.0	1
Note: Hydrocarbon reported is in the early Diesel Range and does not match our Diesel Standard.						
232771	MW2	4900	50	N.D.	96.0	1
Note: Hydrocarbon reported is in the early Diesel Range and does not match our Diesel Standard.						
232772	MW3	1500	50	N.D.	96.0	1
Note: Hydrocarbon reported is in the early Diesel Range and does not match our Diesel Standard.						
232773	MW4	N.D.	50	N.D.	96.0	1

Matrix: WATER Extracted: March 19, 1999
Run#: 17942 Analyzed: March 20, 1999
Sampled: March 16, 1999

Spl#	CLIENT SPL ID	DIESEL (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
232774	MW5	3100	50	N.D.	96.0	1
Note: Hydrocarbon reported is in the early Diesel Range and does not match our Diesel Standard.						


Carolyn House
Analyst


Bruce Havlik
Analyst

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR


Project: DREYERS ICE CREAM
Received: March 16, 1999

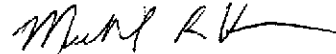
Project#: 3987/000

re: 6 samples for Hydrocarbon Oil and Grease analysis.
Method: 5520 B&F

Sampled: March 16, 1999 Matrix: WATER Extracted: March 18, 1999
Run#: 17914 Analyzed: March 18, 1999

<u>Spl#</u>	<u>CLIENT SPL ID</u>	<u>OIL & GREASE</u> <u>(mg/L)</u>	<u>REPORTING</u> <u>LIMIT</u> <u>(mg/L)</u>	<u>BLANK</u> <u>RESULT</u> <u>(mg/L)</u>	<u>BLANK</u> <u>SPIKE</u> <u>(%)</u>	<u>DILUTION</u> <u>FACTOR</u>
232762	MW1	N.D.	1.0	N.D.	93.5	1
232768	MW6	N.D.	1.0	N.D.	93.5	1
232771	MW2	N.D.	1.0	N.D.	93.5	1
232772	MW3	N.D.	1.0	N.D.	93.5	1
232773	MW4	N.D.	1.0	N.D.	93.5	1
232774	MW5	N.D.	1.0	N.D.	93.5	1


Lulu Frazier
Analyst


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Semivolatile Organics (B/NAs) analysis.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW2

Spl#: 232771

Matrix: WATER

Extracted: March 17, 1999

Sampled: March 16, 1999

Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
PHENOL	N.D.	2.0	N.D.	41.2	1
BIS(2-CHLOROETHYL) ETHER	N.D.	2.0	N.D.	--	1
2-CHLOROPHENOL	N.D.	2.0	N.D.	73.2	1
1,3-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
1,4-DICHLOROBENZENE	N.D.	2.0	N.D.	51.7	1
BENZYL ALCOHOL	N.D.	5.0	N.D.	--	1
1,2-DICHLOROBENZENE	N.D.	2.0	N.D.	--	1
2-METHYLPHENOL	N.D.	2.0	N.D.	--	1
BIS(2-CHLOROISOPROPYL) ETHER	N.D.	2.0	N.D.	--	1
4-METHYLPHENOL	N.D.	2.0	N.D.	--	1
N-NITROSO-DI-N-PROPYLAMINE	N.D.	2.0	N.D.	83.7	1
HEXACHLOROETHANE	N.D.	2.0	N.D.	--	1
NITROBENZENE	N.D.	2.0	N.D.	--	1
ISOPHORONE	N.D.	2.0	N.D.	--	1
2-NITROPHENOL	N.D.	2.0	N.D.	--	1
2,4-DIMETHYLPHENOL	N.D.	2.0	N.D.	--	1
BIS(2-CHLOROETHOXY) METHANE	N.D.	5.0	N.D.	--	1
2,4-DICHLOROPHENOL	N.D.	2.0	N.D.	--	1
1,2,4-TRICHLOROBENZENE	N.D.	2.0	N.D.	65.3	1
4-CHLOROANILINE	N.D.	2.0	N.D.	--	1
HEXACHLOROBUTADIENE	N.D.	2.0	N.D.	--	1
4-CHLORO-3-METHYLPHENOL	N.D.	5.0	N.D.	79.7	1
2-METHYLNAPHTHALENE	79	2.0	N.D.	--	1
HEXACHLOROCYCLOPENTADIENE	N.D.	2.0	N.D.	--	1
2,4,6-TRICHLOROPHENOL	N.D.	2.0	N.D.	--	1
2,4,5-TRICHLOROPHENOL	N.D.	2.0	N.D.	--	1
2-CHLORONAPHTHALENE	N.D.	2.0	N.D.	--	1
2-NITROANILINE	N.D.	10	N.D.	--	1
DIMETHYL PHTHALATE	N.D.	5.0	N.D.	--	1
ACENAPHTHYLENE	N.D.	2.0	N.D.	--	1
3-NITROANILINE	N.D.	10	N.D.	--	1
ACENAPHTHENE	N.D.	2.0	N.D.	63.3	1
2,4-DINITROPHENOL	N.D.	10	N.D.	--	1
4-NITROPHENOL	N.D.	10	N.D.	37.8	1
DIBENZOFURAN	N.D.	2.0	N.D.	--	1
2,4-DINITROTOLUENE	N.D.	2.0	N.D.	78.0	1
2,6-DINITROTOLUENE	N.D.	5.0	N.D.	--	1
DIETHYL PHTHALATE	N.D.	5.0	N.D.	--	1
4-CHLOROPHENYL PHENYL ETHER	N.D.	2.0	N.D.	--	1
FLUORENE	N.D.	5.0	N.D.	--	1

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

page 2

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Semivolatile Organics (B/NAs) analysis, continued.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW2

Spl#: 232771

Matrix: WATER

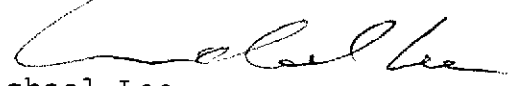
Extracted: March 17, 1999

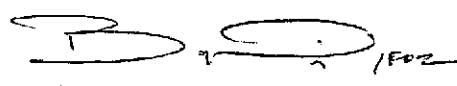
Sampled: March 16, 1999

Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE FACTOR (%)	DILUTION FACTOR
4-NITROANILINE	N.D.	10	N.D.	--	1
2-METHYL-4,6-DINITROPHENOL	N.D.	10	N.D.	--	1
n-NITROSODIPHENYLAMINE	N.D.	2.0	N.D.	--	1
4-BROMOPHENYL PHENYL ETHER	N.D.	5.0	N.D.	--	1
HEXACHLOROBENZENE	N.D.	2.0	N.D.	--	1
PENTACHLOROPHENOL	N.D.	10	N.D.	77.8	1
PHENANTHRENE	N.D.	2.0	N.D.	--	1
ANTHRACENE	N.D.	2.0	N.D.	--	1
DI-N-BUTYL PHTHALATE	N.D.	5.0	N.D.	--	1
FLUORANTHENE	N.D.	2.0	N.D.	--	1
PYRENE	N.D.	2.0	N.D.	93.0	1
BUTYL BENZYL PHTHALATE	N.D.	5.0	N.D.	--	1
3,3'-DICHLOROBENZIDINE	N.D.	5.0	N.D.	--	1
BENZO(A) ANTHRACENE	N.D.	2.0	N.D.	--	1
BIS(2-ETHYLHEXYL) PHTHALATE	N.D.	5.0	N.D.	--	1
CHRYSENE	N.D.	2.0	N.D.	--	1
DI-N-OCTYL PHTHALATE	N.D.	5.0	N.D.	--	1
BENZO(B) FLUORANTHENE	N.D.	2.0	N.D.	--	1
BENZO(K) FLUORANTHENE	N.D.	2.0	N.D.	--	1
BENZO(A) PYRENE	N.D.	2.0	N.D.	--	1
INDENO(1,2,3 C,D) PYRENE	N.D.	2.0	N.D.	--	1
DIBENZO(A,H) ANTHRACENE	N.D.	2.0	N.D.	--	1
BENZO(G,H,I) PERYLENE	N.D.	2.0	N.D.	--	1
BENZOIC ACID	N.D.	10	N.D.	--	1
NAPHTHALENE	190	10	N.D.	--	5


Michael Lee
Analyst


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Semivolatile Organics (B/NAs) analysis.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW3

Spl#: 232772

Matrix: WATER

Extracted: March 17, 1999

Sampled: March 16, 1999

Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
PHENOL	11	2.1	N.D.	41.2	1
BIS(2-CHLOROETHYL) ETHER	N.D.	2.1	N.D.	--	1
2-CHLOROPHENOL	N.D.	2.1	N.D.	73.2	1
1,3-DICHLOROBENZENE	N.D.	2.1	N.D.	--	1
1,4-DICHLOROBENZENE	N.D.	2.1	N.D.	51.7	1
BENZYL ALCOHOL	N.D.	5.2	N.D.	--	1
1,2-DICHLOROBENZENE	N.D.	2.1	N.D.	--	1
2-METHYLPHENOL	N.D.	2.1	N.D.	--	1
BIS(2-CHLOROISOPROPYL) ETHER	N.D.	2.1	N.D.	--	1
4-METHYLPHENOL	N.D.	2.1	N.D.	--	1
N-NITROSO-DI-N-PROPYLAMINE	N.D.	2.1	N.D.	83.7	1
HEXACHLOROETHANE	N.D.	2.1	N.D.	--	1
NITROBENZENE	N.D.	2.1	N.D.	--	1
ISOPHORONE	N.D.	2.1	N.D.	--	1
2-NITROPHENOL	N.D.	2.1	N.D.	--	1
2,4-DIMETHYLPHENOL	N.D.	2.1	N.D.	--	1
BIS(2-CHLOROETHOXY) METHANE	N.D.	5.2	N.D.	--	1
2,4-DICHLOROPHENOL	N.D.	2.1	N.D.	--	1
1,2,4-TRICHLOROBENZENE	N.D.	2.1	N.D.	65.3	1
NAPHTHALENE	12	2.1	N.D.	--	1
4-CHLOROANILINE	N.D.	2.1	N.D.	--	1
HEXACHLOROBUTADIENE	N.D.	2.1	N.D.	--	1
4-CHLORO-3-METHYLPHENOL	N.D.	5.2	N.D.	79.7	1
2-METHYLNAPHTHALENE	4.4	2.1	N.D.	--	1
HEXACHLOROCYCLOPENTADIENE	N.D.	2.1	N.D.	--	1
2,4,6-TRICHLOROPHENOL	N.D.	2.1	N.D.	--	1
2,4,5-TRICHLOROPHENOL	N.D.	2.1	N.D.	--	1
2-CHLORONAPHTHALENE	N.D.	2.1	N.D.	--	1
2-NITROANILINE	N.D.	10	N.D.	--	1
DIMETHYL PHTHALATE	N.D.	5.2	N.D.	--	1
ACENAPHTHYLENE	N.D.	2.1	N.D.	--	1
3-NITROANILINE	N.D.	10	N.D.	--	1
ACENAPHTHENE	N.D.	2.1	N.D.	63.3	1
2,4-DINITROPHENOL	N.D.	10	N.D.	--	1
4-NITROPHENOL	N.D.	10	N.D.	37.8	1
DIBENZOFURAN	N.D.	2.1	N.D.	--	1
2,4-DINITROTOLUENE	N.D.	2.1	N.D.	78.0	1
2,6-DINITROTOLUENE	N.D.	5.2	N.D.	--	1
DIETHYL PHTHALATE	N.D.	5.2	N.D.	--	1
4-CHLOROPHENYL PHENYL ETHER	N.D.	2.1	N.D.	--	1

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

page 2

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM

Project#: 3987/000

Received: March 16, 1999

re: One sample for Semivolatile Organics (B/NAs) analysis, continued.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW3

Spl#: 232772

Matrix: WATER

Extracted: March 17, 1999

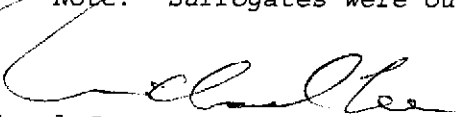
Sampled: March 16, 1999

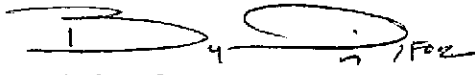
Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE FACTOR (%)	DILUTION FACTOR
FLUORENE	N.D.	5.2	N.D.	--	1
4-NITROANILINE	N.D.	10	N.D.	--	1
2-METHYL-4,6-DINITROPHENOL	N.D.	10	N.D.	--	1
n-NITROSODIPHENYLAMINE	N.D.	2.1	N.D.	--	1
4-BROMOPHENYL PHENYL ETHER	N.D.	5.2	N.D.	--	1
HEXACHLOROBENZENE	N.D.	2.1	N.D.	--	1
PENTACHLOROPHENOL	N.D.	10	N.D.	77.8	1
PHENANTHRENE	N.D.	2.1	N.D.	--	1
ANTHRACENE	N.D.	2.1	N.D.	--	1
DI-N-BUTYL PHTHALATE	N.D.	5.2	N.D.	--	1
FLUORANTHENE	N.D.	2.1	N.D.	--	1
PYRENE	N.D.	2.1	N.D.	93.0	1
BUTYL BENZYL PHTHALATE	N.D.	5.2	N.D.	--	1
3,3'-DICHLOROBENZIDINE	N.D.	5.2	N.D.	--	1
BENZO (A) ANTHRACENE	N.D.	2.1	N.D.	--	1
BIS (2-ETHYLHEXYL) PHTHALATE	N.D.	5.2	N.D.	--	1
CHRYSENE	N.D.	2.1	N.D.	--	1
DI-N-OCTYL PHTHALATE	N.D.	5.2	N.D.	--	1
BENZO (B) FLUORANTHENE	N.D.	2.1	N.D.	--	1
BENZO (K) FLUORANTHENE	N.D.	2.1	N.D.	--	1
BENZO (A) PYRENE	N.D.	2.1	N.D.	--	1
INDENO (1,2,3 C,D) PYRENE	N.D.	2.1	N.D.	--	1
DIBENZO (A,H) ANTHRACENE	N.D.	2.1	N.D.	--	1
BENZO (G,H,I) PERYLENE	N.D.	2.1	N.D.	--	1
BENZOIC ACID	N.D.	10	N.D.	--	1

Note: Surrogates were outside of control limits due to matrix interference.


Michael Lee
Analyst


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Semivolatile Organics (B/NAs) analysis.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW4

Spl#: 232773

Matrix: WATER

Extracted: March 17, 1999

Sampled: March 16, 1999

Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
PHENOL	N.D.	2.1	N.D.	41.2	1
BIS(2-CHLOROETHYL) ETHER	N.D.	2.1	N.D.	--	1
2-CHLOROPHENOL	N.D.	2.1	N.D.	73.2	1
1,3-DICHLOROBENZENE	N.D.	2.1	N.D.	--	1
1,4-DICHLOROBENZENE	N.D.	2.1	N.D.	51.7	1
BENZYL ALCOHOL	N.D.	5.3	N.D.	--	1
1,2-DICHLOROBENZENE	N.D.	2.1	N.D.	--	1
2-METHYLPHENOL	N.D.	2.1	N.D.	--	1
BIS(2-CHLOROISOPROPYL) ETHER	N.D.	2.1	N.D.	--	1
4-METHYLPHENOL	N.D.	2.1	N.D.	--	1
N-NITROSO-DI-N-PROPYLAMINE	N.D.	2.1	N.D.	83.7	1
HEXACHLOROETHANE	N.D.	2.1	N.D.	--	1
NITROBENZENE	N.D.	2.1	N.D.	--	1
ISOPHORONE	N.D.	2.1	N.D.	--	1
2-NITROPHENOL	N.D.	2.1	N.D.	--	1
2,4-DIMETHYLPHENOL	N.D.	2.1	N.D.	--	1
BIS(2-CHLOROETHOXY) METHANE	N.D.	5.3	N.D.	--	1
2,4-DICHLOROPHENOL	N.D.	2.1	N.D.	--	1
1,2,4-TRICHLOROBENZENE	N.D.	2.1	N.D.	65.3	1
NAPHTHALENE	N.D.	2.1	N.D.	--	1
4-CHLOROANILINE	N.D.	2.1	N.D.	--	1
HEXACHLOROBUTADIENE	N.D.	2.1	N.D.	--	1
4-CHLORO-3-METHYLPHENOL	N.D.	5.3	N.D.	79.7	1
2-METHYLNAPHTHALENE	N.D.	2.1	N.D.	--	1
HEXACHLOROCYCLOPENTADIENE	N.D.	2.1	N.D.	--	1
2,4,6-TRICHLOROPHENOL	N.D.	2.1	N.D.	--	1
2,4,5-TRICHLOROPHENOL	N.D.	2.1	N.D.	--	1
2-CHLORONAPHTHALENE	N.D.	2.1	N.D.	--	1
2-NITROANILINE	N.D.	11	N.D.	--	1
DIMETHYL PHTHALATE	N.D.	5.3	N.D.	--	1
ACENAPHTHYLENE	N.D.	2.1	N.D.	--	1
3-NITROANILINE	N.D.	11	N.D.	--	1
ACENAPHTHENE	N.D.	2.1	N.D.	63.3	1
2,4-DINITROPHENOL	N.D.	11	N.D.	--	1
4-NITROPHENOL	N.D.	11	N.D.	37.8	1
DIBENZOFURAN	N.D.	2.1	N.D.	--	1
2,4-DINITROTOLUENE	N.D.	2.1	N.D.	78.0	1
2,6-DINITROTOLUENE	N.D.	5.3	N.D.	--	1
DIETHYL PHTHALATE	N.D.	5.3	N.D.	--	1
4-CHLOROPHENYL PHENYL ETHER	N.D.	2.1	N.D.	--	1

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

page 2

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Semivolatile Organics (B/NAs) analysis, continued.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW4

Spl#: 232773

Matrix: WATER

Extracted: March 17, 1999

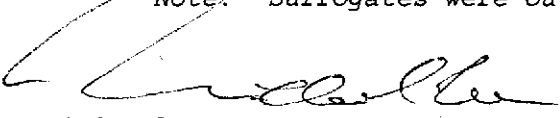
Sampled: March 16, 1999

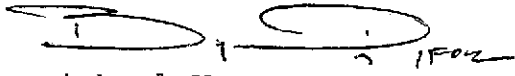
Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE FACTOR (%)	DILUTION FACTOR
FLUORENE	N.D.	5.3	N.D.	--	1
4-NITROANILINE	N.D.	11	N.D.	--	1
2-METHYL-4,6-DINITROPHENOL	N.D.	11	N.D.	--	1
n-NITROSODIPHENYLAMINE	N.D.	2.1	N.D.	--	1
4-BROMOPHENYL PHENYL ETHER	N.D.	5.3	N.D.	--	1
HEXACHLOROBENZENE	N.D.	2.1	N.D.	--	1
PENTACHLOROPHENOL	N.D.	11	N.D.	77.8	1
PHENANTHRENE	N.D.	2.1	N.D.	--	1
ANTHRACENE	N.D.	2.1	N.D.	--	1
DI-N-BUTYL PHTHALATE	N.D.	5.3	N.D.	--	1
FLUORANTHENE	N.D.	2.1	N.D.	--	1
PYRENE	N.D.	2.1	N.D.	93.0	1
BUTYL BENZYL PHTHALATE	N.D.	5.3	N.D.	--	1
3,3'-DICHLOROBENZIDINE	N.D.	5.3	N.D.	--	1
BENZO (A) ANTHRACENE	N.D.	2.1	N.D.	--	1
BIS (2-ETHYLHEXYL) PHTHALATE	N.D.	5.3	N.D.	--	1
CHRYSENE	N.D.	2.1	N.D.	--	1
DI-N-OCTYL PHTHALATE	N.D.	5.3	N.D.	--	1
BENZO (B) FLUORANTHENE	N.D.	2.1	N.D.	--	1
BENZO (K) FLUORANTHENE	N.D.	2.1	N.D.	--	1
BENZO (A) PYRENE	N.D.	2.1	N.D.	--	1
INDENO (1,2,3 C,D) PYRENE	N.D.	2.1	N.D.	--	1
DIBENZO (A,H) ANTHRACENE	N.D.	2.1	N.D.	--	1
BENZO (G,H,I) PERYLENE	N.D.	2.1	N.D.	--	1
BENZOIC ACID	N.D.	11	N.D.	--	1

Note: Surrogates were outside of control limits due to matrix interference.


Michael Lee
Analyst


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Semivolatile Organics (B/NAs) analysis.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW5

Spl#: 232774

Matrix: WATER

Extracted: March 17, 1999

Sampled: March 16, 1999

Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
PHENOL	2.7	2.2	N.D.	41.2	1
BIS(2-CHLOROETHYL) ETHER	N.D.	2.2	N.D.	--	1
2-CHLOROPHENOL	N.D.	2.2	N.D.	73.2	1
1,3-DICHLOROBENZENE	N.D.	2.2	N.D.	--	1
1,4-DICHLOROBENZENE	N.D.	2.2	N.D.	51.7	1
BENZYL ALCOHOL	N.D.	5.4	N.D.	--	1
1,2-DICHLOROBENZENE	N.D.	2.2	N.D.	--	1
2-METHYLPHENOL	N.D.	2.2	N.D.	--	1
BIS(2-CHLOROISOPROPYL) ETHER	N.D.	2.2	N.D.	--	1
4-METHYLPHENOL	N.D.	2.2	N.D.	--	1
N-NITROSO-DI-N-PROPYLAMINE	N.D.	2.2	N.D.	83.7	1
HEXACHLOROETHANE	N.D.	2.2	N.D.	--	1
NITROBENZENE	N.D.	2.2	N.D.	--	1
ISOPHORONE	N.D.	2.2	N.D.	--	1
2-NITROPHENOL	N.D.	2.2	N.D.	--	1
2,4-DIMETHYLPHENOL	N.D.	2.2	N.D.	--	1
BIS(2-CHLOROETHOXY) METHANE	N.D.	5.4	N.D.	--	1
2,4-DICHLOROPHENOL	N.D.	2.2	N.D.	--	1
1,2,4-TRICHLOROBENZENE	N.D.	2.2	N.D.	65.3	1
4-CHLOROANILINE	N.D.	2.2	N.D.	--	1
HEXACHLOROBUTADIENE	N.D.	2.2	N.D.	--	1
4-CHLORO-3-METHYLPHENOL	N.D.	5.4	N.D.	79.7	1
2-METHYLNAPHTHALENE	44	2.2	N.D.	--	1
HEXACHLOROCYCLOPENTADIENE	N.D.	2.2	N.D.	--	1
2,4,6-TRICHLOROPHENOL	N.D.	2.2	N.D.	--	1
2,4,5-TRICHLOROPHENOL	N.D.	2.2	N.D.	--	1
2-CHLORONAPHTHALENE	N.D.	2.2	N.D.	--	1
2-NITROANILINE	N.D.	11	N.D.	--	1
DIMETHYL PHTHALATE	N.D.	5.4	N.D.	--	1
ACENAPHTHYLENE	N.D.	2.2	N.D.	--	1
3-NITROANILINE	N.D.	11	N.D.	--	1
ACENAPHTHENE	N.D.	2.2	N.D.	63.3	1
2,4-DINITROPHENOL	N.D.	11	N.D.	--	1
4-NITROPHENOL	N.D.	11	N.D.	37.8	1
DIBENZOFURAN	N.D.	2.2	N.D.	--	1
2,4-DINITROTOLUENE	N.D.	2.2	N.D.	78.0	1
2,6-DINITROTOLUENE	N.D.	5.4	N.D.	--	1
DIETHYL PHTHALATE	N.D.	5.4	N.D.	--	1
4-CHLOROPHENYL PHENYL ETHER	N.D.	2.2	N.D.	--	1
FLUORENE	N.D.	5.4	N.D.	--	1

CHROMALAB, INC.

Environmental Services (SDB)

March 23, 1999

Submission #: 9903223

page 2

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM
Received: March 16, 1999

Project#: 3987/000

re: One sample for Semivolatile Organics (B/NAs) analysis, continued.
Method: SW846 Method 8270A Nov 1990

Client Sample ID: MW5

Spl#: 232774

Matrix: WATER


Extracted: March 17, 1999

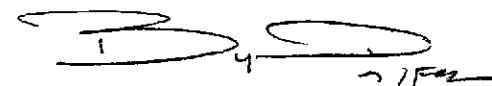
Sampled: March 16, 1999

Run#: 17891

Analyzed: March 17, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
4-NITROANILINE	N.D.	11	N.D.	--	1
2-METHYL-4,6-DINITROPHENOL	N.D.	11	N.D.	--	1
n-NITROSODIPHENYLAMINE	N.D.	2.2	N.D.	--	1
4-BROMOPHENYL PHENYL ETHER	N.D.	5.4	N.D.	--	1
HEXACHLOROBENZENE	N.D.	2.2	N.D.	--	1
PENTACHLOROPHENOL	N.D.	11	N.D.	77.8	1
PHENANTHRENE	N.D.	2.2	N.D.	--	1
ANTHRACENE	N.D.	2.2	N.D.	--	1
DI-N-BUTYL PHTHALATE	N.D.	5.4	N.D.	--	1
FLUORANTHENE	N.D.	2.2	N.D.	--	1
PYRENE	N.D.	2.2	N.D.	93.0	1
BUTYL BENZYL PHTHALATE	N.D.	5.4	N.D.	--	1
3,3'-DICHLOROBENZIDINE	N.D.	5.4	N.D.	--	1
BENZO (A) ANTHRACENE	N.D.	2.2	N.D.	--	1
BIS (2-ETHYLHEXYL) PHTHALATE	N.D.	5.4	N.D.	--	1
CHRYSENE	N.D.	2.2	N.D.	--	1
DI-N-OCTYL PHTHALATE	N.D.	5.4	N.D.	--	1
BENZO (B) FLUORANTHENE	N.D.	2.2	N.D.	--	1
BENZO (K) FLUORANTHENE	N.D.	2.2	N.D.	--	1
BENZO (A) PYRENE	N.D.	2.2	N.D.	--	1
INDENO (1,2,3 C,D) PYRENE	N.D.	2.2	N.D.	--	1
DIBENZO (A,H) ANTHRACENE	N.D.	2.2	N.D.	--	1
BENZO (G,H,I) PERYLENE	N.D.	2.2	N.D.	--	1
BENZOIC ACID	N.D.	11	N.D.	--	1
NAPHTHALENE	110	4.3	N.D.	--	2


Michael Lee
Analyst


Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

March 22, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM

Project#: 3987/000

Received: March 16, 1999

re: One sample for Fuel Oxygenates by GC/MS analysis.

Method: EPA SW846 Method 8260 Modified

Client Sample ID: MW2

Spl#: 232771

Matrix: WATER

Sampled: March 16, 1999

Run#: 17939

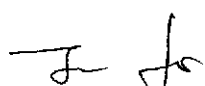
Analyzed: March 18, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE FACTOR (%)	DILUTION FACTOR
TERTIARY BUTYL ALCOHOL (TBA)	N.D.	50	N.D.	--	10
METHYL TERTIARY BUTYL ETHER (MTBE)	N.D.	50	N.D.	93.2	10
DI-ISOPROPYL ETHER (DIPE)	N.D.	100	N.D.	--	10
ETHYL TERTIARY BUTYL ETHER (ETBE)	N.D.	50	N.D.	--	10
TERTIARY AMYL METHYL ETHER (TAME)	N.D.	50	N.D.	--	10

Note: Reporting limits raised due to matrix interference.



Alex Tam
Analyst



Michael Verona
Operations Manager

CHROMALAB, INC.

Environmental Services (SDB)

March 22, 1999

Submission #: 9903223

CET ENVIRONMENTAL SERVICES

Atten: GROVER BUHR

Project: DREYERS ICE CREAM

Project#: 3987/000

Received: March 16, 1999

re: One sample for Fuel Oxygenates by GC/MS analysis.

Method: EPA SW846 Method 8260 Modified

Client Sample ID: MW3

Spl#: 232772

Matrix: WATER

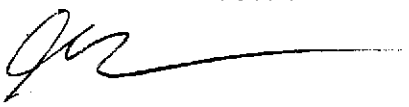
Sampled: March 16, 1999

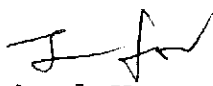
Run#: 17939

Analyzed: March 18, 1999

ANALYTE	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE (%)	DILUTION FACTOR
TERTIARY BUTYL ALCOHOL (TBA)	N.D.	50	N.D.	--	10
METHYL TERTIARY BUTYL ETHER (MTBE)	N.D.	50	N.D.	93.2	10
DI-ISOPROPYL ETHER (DIPE)	N.D.	100	N.D.	--	10
ETHYL TERTIARY BUTYL ETHER (ETBE)	N.D.	50	N.D.	--	10
TERTIARY AMYL METHYL ETHER (TAME)	N.D.	50	N.D.	--	10

Note: Surrogate recovery demonstrates matrix interference. Reporting limits raised due to matrix interference.


Alex Tam
Analyst


Michael Verona
Operations Manager



CET ENVIRONMENTA

LABORATORY ANALYSIS REQUEST

SURN #: 9903223 REP: GC
 CLIENT: CET
 DUE: 03/23/99
 REF #: 45362

C - 6650

Page 1 Of 1

Project Name: Dreyers Ice Cream

Site Address/Location: 5929 College Ave, Oakland

Project No./P.O. No.: 3987 1000

Project Manager: Grover Buhr

Sampler (Printed Name): William Madison

Sampler Signature: William Madison

ANALYSES REQUESTED

G=amber glass jar V=plastic S=stainless or brass sleeve	AG=amber glass jar P=plastic S=stainless or brass sleeve	W=water SL=sludge O=other	1=none 2=HCl 3=HNO ₃ 4=H ₂ SO ₄ 0=other	8015-g TPH-gasoline	8015-d TPH-diesel	8020 BTEX	8015 Full Range Carbon Speciation	<u>106-5520 BTF</u>	<u>8010 EDB, DCA *</u>	<u>8260 ** Fuel Oxy.</u>	<u>8270 SVOC's</u>
---	--	---------------------------------	--	---------------------	-------------------	-----------	-----------------------------------	---------------------	------------------------	--------------------------	--------------------

Turnaround Time - R=Rush N=Normal O=Other

Send Results To:

CET Environmental Services, Inc.
 3033 Richmond Parkway
 Suite 300
 Richmond, CA 94806
 Ph (510) 243-9500
 Fx (510) 243-9501

Attn: Grover Buhr

SAMPLE REMARKS INSTRUCTIONS

	SAMPLE ID	LOCATION DESCRIPTION	DATE	TIME	Comp.	Grab	No. Of Containers	Container Type	Matrix	Pres.	8015-g TPH-gasoline	8015-d TPH-diesel	8020 BTEX	8015 Full Range Carbon Speciation	8010 EDB, DCA *	8260 ** Fuel Oxy.	8270 SVOC's
1	MW1	MW1	3/16/99	1055	X		6	V	W	2	X	X		X			
2	MW1	"	"	1055	X		4	AG	W	1	X	X		X			
3	MW2	MW2	3/16/99	1430	X		9	V	"	2	X	X		X	X		
4	MW2	"	"	1435	X		4	AG	"	1	X	X		X		X	
5	MW3	MW3	"	1305	X		9	V	"	2	X	X		X	X		
6	MW3	"	"	1315	X		4	AG	"	1	X	X		X		X	
7	MW4	MW4	"	1130	X		6	V	"	2	X	X		X			
8	MW4	MW4	"	1135	X		4	AG	"	1	X	X		X		X	
9	MW5	MW5	"	1400	X		6	V	"		X	X		X			
10	MW5	"	"	1405	X		4	AG	"		X	X		X		X	
11	MW6	MW6	"	1210	X		6	V	"		X	X		X			
12	MW6	"	"	1215	X		4	AG	"		X	X		X			

N * Ethylene dibromide
 Ethylene dichloride
 ** MTBE, TBA,
 DIPE, ETBE, TAME
 MUST HAVE BY 8010

5.8 cap
3/VOAS
24 Amber
12/10/99

Special Remarks:

Relinquished By: (Signature) William Madison
 Received By: (Signature) Gary Cook
 Relinquished By: (Signature) Gary Cook
 Received By: (Signature) Grover Buhr

Printed Name: William Madison
 Printed Name: Gary Cook
 Printed Name: Gary Cook
 Printed Name: Grover Buhr

Company: CET
 Company: Chroma
 Company: Chroma
 Company: Chroma

Date: 3/16/99 Time: 1515
 Date: 3/16/99 Time: 1515
 Date: 3/16/99 Time: 1600
 Date: 3/16/99 Time: 1600

Sample Conditions
 Received on Ice Yes No
 COC Seal Yes No
 Received Intact Yes No

GeoAnalytical Laboratories, Inc.

1405 Kansas Avenue Modesto, CA 95351 Phone (209) 572-0900 Fax (209) 572-0916

CERTIFICATE OF ANALYSIS

Report # K081-10

Date: 3/24/99

ChromaLab
1220 Quarry Lane
Pleasanton CA 94566

Project: 9903223

Date Rec'd: 3/22/99
Date Started: 3/23/99
Date Completed: 3/23/99

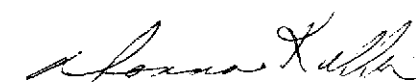
PO#

Date Sampled: 3/16/99
Sampler:

Sample ID	Lab ID	MDL	Method	Analyte	Results	Units
MW-1	K31491	1.0	8010	1,2-Dichloroethane	ND	µg/L
		1.0		1,2-Dibromoethane	ND	µg/L
MW-2	K31492	1.0	8010	1,2-Dichloroethane	ND	µg/L
		1.0		1,2-Dibromoethane	ND	µg/L
MW-3	K31493	1.0	8010	1,2-Dichloroethane	ND	µg/L
		1.0		1,2-Dibromoethane	ND	µg/L
MW-4	K31494	1.0	8010	1,2-Dichloroethane	ND	µg/L
		1.0		1,2-Dibromoethane	ND	µg/L
MW-5	K31495	1.0	8010	1,2-Dichloroethane	ND	µg/L
		1.0		1,2-Dibromoethane	ND	µg/L
MW-6	K31496	1.0	8010	1,2-Dichloroethane	ND	µg/L
		1.0		1,2-Dibromoethane	ND	µg/L


Sylvia Krenn
Chemist

Certification # 1157


Donna Keller
Laboratory Director

GeoAnalytical Laboratories, Inc.

1405 Kansas Avenue Modesto, CA 95351 Phone (209) 572-0900 Fax (209) 572-0916

Report# K081-10

QC REPORT

QC Batch # V00117

ChromaLab
1220 Quarry Lane
Pleasanton CA 94566


Dates Analyzed 3/23/99

Samples Analyzed: K31491-K31496,K31257

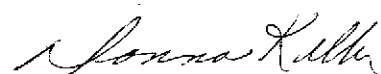
Sample Spiked: K31257

Analyte	Method	MS % Recovery	MSD % Recovery	RPD	Blank
1,2-Dichloroethene	8010	107.9	106.8	1.0	ND
1,2-Chloromethane		94.5	92.2	2.5	ND

Comments:


Sylvia Krenn
Chemist

Certification # 1157


Donna Keller
Laboratory Director

CHROMALAB, INC.

Environmental Services (SDB) (DHS 1094)

Lab: 980
 1220 Quarry Lane • Pleasanton, California 94566-4756
 510/484-1919 • Facsimile 510/484-1096

V081-10 Sub-Contract

Chain of Custody

DATE 03/22/99 PAGE 1 OF 1

PROJECT INFORMATION					ANALYSIS REPORT													ChromaLab Reference or Submission Number(s)	NUMBER OF CONTAINERS							
PROJECT INFORMATION					8010 EDB	Ethylene Dichloride (1,2 DCA)																				
SAMPLE ID	DATE	TIME	MATRIX	PRESERV.																						
MW-1	3/16		W		X																					K31491
MW2					X																					K31492
MW3					X																					K31493
MW4					X																					K31494
MW5					X																					K31495
MW6					X																					K31496

PROJECT INFORMATION				SAMPLE RECEIPT				REQUISITIONED BY 1				REQUISITIONED BY 2				REQUISITIONED BY 3			
PROJECT NAME				TOTAL NO OF CONTAINERS				SIGNATURE				SIGNATURE				SIGNATURE			
PROJECT NUMBER				HEAD SPACE				DATE				DATE				DATE			
P.O. #				CONFORMS TO RECORD				COMPANY				COMPANY				COMPANY			
SPECIAL INSTRUCTIONS/COMMENTS				OTHER				RECEIVED BY				RECEIVED BY				RECEIVED BY			
TAT				STANDARD 5 DAY				DATE				DATE				DATE			

SAMPLE COLLECTION RECORD - MONITOR WELL

Date: 3-16-99 Sample I.D.: MW1 Job No.: 3987-000

Site Location: College Ave, Oakland

No. of Containers: ~~10~~ 9 / (Check one): Well Samples;
 Duplicates from well _____; Travel Blanks; Field Blanks;
 Other (explain) _____

W.L. (1/100'): 9.66' Date: 3/16/99 Time: 7:47 B.O.W.(1/2'): 28.55

Method: Electric Well Sounder; Other/ _____

Meters Calibrated: _____ Date: _____ By: _____

Calculated Purge Volume (4 casing volumes): 1 Gallons

Purging Method: Disposable Bailer; Teflon Bailer;
 Whale SuperSub 920 submersible pump; Other/Specify _____

Time Start Purging (24 hr): _____, Product: Y / N, Sheen: Y / N,
 Odor: Y / N, Vapor: _____ ppm / %LEL, Color: _____

Time Stop Purging (24 hr): _____, Product: Y / N, Sheen: Y / N,
 Odor: Y / N, Vapor: _____ ppm / %LEL, Color: _____

Time (24 hr)	H ₂ O (gal)	Temp. (°C F)	pH	Cond. (uS)	TDS (ppm)	Turbid. (NTU)	D.O. (ppm)
<u>10:55</u>	<u>—</u>	<u>61.0</u>	<u>6.72</u>	<u>549</u>	<u>—</u>	<u>0.42</u>	<u>—</u>
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

Sample Collection Time (24 hr): 1050-1055

Notes: _____

Collected By (signature): Julien Woodman

SAMPLE COLLECTION RECORD - MONITOR WELL

Date: 3-16-99 Sample I.D.: MW2 Job No.: 3987-000

Site Location: College Ave, Oakland

No. of Containers: 13 / (Check one): Well Samples:
 Duplicates from well Travel Blanks: Field Blanks;
 Other (explain) _____

W.L. (1/100'): 7.55' Date: 3/16/99 Time: 9:09 B.O.W.(1/2): 26.44

Method: Electric Well Sounder: Other/ _____

Meters Calibrated: _____ Date: _____ By: _____

Calculated Purge Volume (4 casing volumes): Gallons

Purging Method: Disposable Bailer; Teflon Bailer;
 Whale SuperSub 920 submersible pump; Other/Specify _____

Time Start Purging (24 hr): _____, Product: Y / N , Sheen: Y / N ,
 Odor: Y / N , Vapor: _____ ppm / %LEL . Color: _____

Time Stop Purging (24 hr): _____, Product: Y / N , Sheen: Y / N ,
 Odor: Y / N , Vapor: _____ ppm / %LEL . Color: _____

Time (24 hr)	H ₂ O (gal)	Temp. (°F)	pH	Cond. (uS)	TDS (ppm)	Turbid. (NTU)	D.O. (ppm)
<u>14:35</u>		<u>61.2</u>	<u>6.64</u>	<u>778</u>		<u>0.94</u>	
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

Sample Collection Time (24 hr): 1430-1435

Notes: _____

Collected By (signature): _____

SAMPLE COLLECTION RECORD - MONITOR WELL

Date: 3-16-99 Sample I.D.: MW3 Job No.: 3987-000

Site Location: College Ave, Oakland

No. of Containers: 13 (Check one): Well Samples:
 Duplicates from well Travel Blanks: Field Blanks;
 Other (explain) _____

W.L. (1/100'): 9.90' Date: 3/16/99 Time: 8:31 B.O.W. (1/2"): 25.92

Method: Electric Well Sounder: Other: _____

Meters Calibrated: _____ Date: _____ By: _____

Calculated Purge Volume (4 casing volumes): _____ Gallons

Purging Method: Disposable Bailer: Teflon Bailer:
 Whale SuperSub 920 submersible pump; Other/Specify _____

Time Start Purging (24 hr): _____, Product: Y / N, Sheen: Y / N,
 Odor: Y / N, Vapor: _____ ppm / %LEL, Color: _____

Time Stop Purging (24 hr): _____, Product: Y / N, Sheen: Y / N,
 Odor: Y / N, Vapor: _____ ppm / %LEL, Color: _____

Time (24 hr)	H ₂ O (gal)	Temp. (°F)	pH	Cond. (uS)	TDS (ppm)	Turbid. (NTU)	D.O. (ppm)
<u>13:15</u>	<u>—</u>	<u>64.0</u>	<u>6.75</u>	<u>1,018</u>	<u>—</u>	<u>3.05</u>	<u>—</u>
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

Sample Collection Time (24 hr): 13:05-13:15

Notes: _____

Collected By (signature): _____

SAMPLE COLLECTION RECORD - MONITOR WELL

Date: 3-16-99 Sample I.D.: MW4 Job No.: 3987-000

Site Location: College Ave., Oakland

No. of Containers: 10 / (Check one): Well Samples:
 Duplicates from well _____; Travel Blanks: _____; Field Blanks;
 Other (explain) _____

W.L. (1/100'): 9.63' Date: 3/16/99 Time: 8:04 B.O.W. (1/2''): 20.24

Method: Electric Well Sounder: _____ Other: _____

Meters Calibrated: _____ Date: _____ By: _____

Calculated Purge Volume (4 casing volumes): _____ Gallons

Purging Method: Disposable Bailer; Teflon Bailer;
 Whale SuperSub 920 submersible pump; Other/Specify _____

Time Start Purging (24 hr): _____ Product: Y / N , Sheen: Y / N ,
 Odor: Y / N , Vapor: _____ ppm / %LEL , Color: _____

Time Stop Purging (24 hr): _____ Product: Y / N , Sheen: Y / N ,
 Odor: Y / N , Vapor: _____ ppm / %LEL , Color: _____

Time (24 hr)	H ₂ O (gal)	Temp. (C/F)	pH	Cond. (uS)	TDS (ppm)	Turbid. (NTU)	D.O. (ppm)
<u>11:35</u>		<u>61.1</u>	<u>6.78</u>	<u>1,597</u>	<u>-</u>	<u>6.04</u>	<u>-</u>
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

Sample Collection Time (24 hr): 11:30-11:35

Notes: _____

Collected By (signature): *Allen Archer*

SAMPLE COLLECTION RECORD - MONITOR WELL

Date: 3-16-99 Sample I.D.: MW5 Job No.: 3987-000

Site Location: College Ave., Oakland

No. of Containers: 10 / (Check one): Well Samples:
 Duplicates from well Travel Blanks: Field Blanks;
 Other (explain) _____

W.L. (1/100'): ~~6.68~~ 6.68' Date: 3/16/99 Time: 8:41 B.O.W. (1/2"): 25.94*

Method: Electric Well Sounder: _____ Other: _____

Meters Calibrated: _____ Date: _____ By: _____

Calculated Purge Volume (4 casing volumes): _____ Gallons

Purging Method: Disposable Bailer: _____ Teflon Bailer:
 Whale SuperSub 920 submersible pump; Other/Specify _____

Time Start Purging (24 hr): _____, Product: Y / N, Sheen: Y / N,
 Odor: Y / N, Vapor: _____ ppm / %LEL, Color: _____

Time Stop Purging (24 hr): _____, Product: Y / N, Sheen: Y / N,
 Odor: Y / N, Vapor: _____ ppm / %LEL, Color: _____

Time (24 hr)	H ₂ O (gal)	Temp. (°F)	pH	Cond. (uS)	TDS (ppm)	Turbid. (NTU)	D.O. (ppm)
<u>14:05</u>	<u>—</u>	<u>64.2</u>	<u>6.52</u>	<u>975</u>	<u>—</u>	<u>2.39</u>	<u>—</u>
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

Sample Collection Time (24 hr): 1400 - 14:05

Notes: * to top of 3' bails in bottom of well.

Collected By (signature): William D. Washburn

SAMPLE COLLECTION RECORD - MONITOR WELL

Date: 3-16-99 Sample I.D.: MW6 Job No.: 3987-00

Site Location: College Ave, Oakland

No. of Containers: 9 / (Check one): Well Samples:
 Duplicates from well Travel Blanks: Field Blanks;
 Other (explain) _____

W.L. (1/100'): 5.55' Date: 3/16/99 Time: 8:16 B.O.W.(1/2)': 28.68

Method: Electric Well Sounder: Other/ _____

Meters Calibrated: _____ Date: _____ By: _____

Calculated Purge Volume (4 casing volumes): Gallons

Purging Method: Disposable Bailer: Teflon Bailer:
 Whale SuperSub 920 submersible pump; Other/Specify _____

Time Start Purging (24 hr): _____, Product: Y / N , Sheen: Y / N ,
 Odor: Y / N , Vapor: _____ ppm / %LEL , Color: _____

Time Stop Purging (24 hr): _____, Product: Y / N , Sheen: Y / N ,
 Odor: Y / N , Vapor: _____ ppm / %LEL , Color: _____

Time (24 hr)	H ₂ O (gal)	Temp. (°C F)	pH	Cond. (μ S)	TDS (ppm)	Turbid. (NTU)	D.O. (ppm)
<u>12:15</u>	<u> </u>	<u>62.2</u>	<u>6.82</u>	<u>943</u>	<u> </u>	<u>1.55</u>	<u> </u>

Sample Collection Time (24 hr): 12:10-12:15

Notes: _____

Collected By (signature): *Allen Madri*



APPENDIX B

**December 13, 1993 Report
Fuel Fingerprint Report**



**CET Environmental
Services, Inc.**

5845 Doyle Street, Suite 104
Emeryville, California 94608
Telephone: (510) 652-7001
Fax: (510) 652-7002

December 13, 1993

Mr. William C. Collett,
Treasurer
Dreyer's Grand Ice Cream
5929 College Avenue
Oakland, CA 94618

**Subject: Preliminary (Phase I) Environmental Site Assessment
for the Properties at 6012, 6016, and 6030 Claremont Avenue,
Oakland, California
(Alameda County Assessors Parcel Nos. 014-1268-030,
014-1268-03201, and 014-1268-03501)
(Project No. 3534)**

Dear Mr. Collett:

CET Environmental Services, Inc. (CET) is pleased to submit the results of the preliminary (Phase I) environmental site assessment (ESA) for the properties at 6012, 6016, and 6030 Claremont Avenue, Oakland, California, herein referred to as the subject property. The objective of the ESA was to identify historical or current activities at the site and surrounding properties which could have contributed, or are currently contributing to, the degradation of the subject property's soil and/or groundwater.

INTRODUCTION

The Phase I ESA included a review of the historic land uses of the property and immediate vicinity. Aerial photographs, Sanborn Maps, and if available, information contained in regulatory agency lists and files were used to determine historic land uses. A site reconnaissance to determine current property uses was also conducted.

This report has been prepared in a format which includes information and data required by most lending institutions; however, formats and checklists may differ slightly between lending institutions. A glossary of applicable terms and acronyms is included in Attachment C.

3534/DREYER'S.PH1



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SITE SETTING

Site Location

The subject property is located in the City of Oakland, California, approximately 0.25 miles north of California Highway 24 and approximately 0.25 miles south of the Berkeley City limits. A site location map is presented on Plate 1, Attachment A.

Adjacent Properties

The Property is bounded by Claremont Avenue to the northwest, various commercial properties and College Avenue to the east, and residential properties and Chabot Road to the southwest. A site plan of the subject property and adjacent streets is presented on Plate 2, Attachment A. Residential properties are located immediately adjacent to the subject property to the southwest. The parking lot for the Dreyer's Grand Ice Cream (DGIC) corporate headquarters office building is located immediately adjacent to the subject property to the east-northeast. Parcel 13, which is owned by DGIC and contains two residential buildings converted to gym facilities, is located immediately adjacent to the subject property to the south-southeast. Claremont Avenue is located immediately adjacent to the subject property to the northwest.

Current and Future Land Uses and Zoning

The main building on the subject property is currently being utilized as "Yoshi's Keystone Korner", a jazz club and restaurant. Yoshi's is zoned C31 for commercial use. There are also two smaller residential buildings on the subject property immediately adjacent and southwest of Yoshi's (6012 and 6016 Claremont Avenue). The residential properties are zoned R60-S4 for medium to high density residential use requiring design review.

Geologic and Hydrogeologic Setting

The subject property is in the Oakland Upland and Alluvial Plain which consists of alluvial fan deposits of clay, silt, and sand interbedded with coarser gravels.

The following information, describing the shallow site geology and hydrogeology, is based on CET's soil boring logs and groundwater elevation data from the existing onsite groundwater monitoring wells on the immediately adjacent property to the east (DGIC's corporate headquarters).



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Groundwater elevations from July 9 to November 10, 1993 ranged from 172.47 feet above mean sea level (msl) to 179.46 feet above (msl). The groundwater flow direction on July 9, 1993 was easterly (S80E) at a calculated gradient of approximately 0.018 feet per foot (ft/ft). The groundwater flow direction for August 8, 1993 was easterly (N70E) at a calculated gradient of approximately 0.005 ft/ft.

The October 8, 1993 groundwater level data from all 6 wells was used to generate groundwater elevation and contours including the groundwater flow direction. The groundwater flow ranged from southwesterly (S35W) near Chabot Road to westerly (S85E) near groundwater monitoring well MW1. The groundwater gradient calculated for October 8, 1993 was approximately 0.05 ft/ft. The groundwater flow direction for November 10, 1993 appeared to be also in the same directions as those generated from the October 8, 1993 data. The groundwater gradient calculated for November 10, 1993 was approximately 0.09 ft/ft.

The groundwater flow directions have varied significantly from May 1992 until the present. These fluctuations in groundwater flow direction could be a function of seasonal recharge on the strata supplying water to the wells. The groundwater pumping associated with the groundwater remediation system at the former Chevron gas station (Birch and Oak Grove) could effect groundwater flow at the subject property. Groundwater flow directions for early spring to summer, February to July, were southeasterly. Groundwater flow directions for late summer to winter, August through December were southwesterly. Exceptions were observed for April, June, and August when the groundwater flow direction was northeasterly to easterly.

SITE HISTORY

The following information was obtained from Mr. Kaz Kajimura, the current property owner, during our December 8, 1993 meeting at the subject property. Mr. Kajimura first leased the original structure in 1977 (6030 Claremont Avenue, northwest corner of the subject property facing Claremont Avenue, Plate 2, Attachment A) and began operation of a Japanese restaurant. Mr. Kajimura believes the approximately 2,000 square foot one level structure was originally constructed circa 1900 as a single family residence. Mr. Kajimura believes that prior to his leasing the property, the building was used to house a dry cleaning business (Madam Louisa's French Laundry). However, other than a business name painted on the building, there was no physical evidence indicative of a former dry cleaning business.



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In 1980, Mr. Kajimura bought the property and constructed the facility as it appears at present. The 12,000 square foot facility incorporated the original structure and currently houses the business known as "Yoshi's Keystone Korner", which is owned and operated by Mr. Kajimura. Yoshi's includes a Japanese restaurant and sushi bar, bar, live jazz club, and banquet facilities. Mr. Kajimura also bought the adjacent residence in 1980 (6016 Claremont Avenue, southwest side of Yoshi's) and bought the next adjacent residence in 1981 (6012 Claremont Avenue, southwest side of 6016).

Sanborn Insurance Company Map Review

Sanborn Insurance Company historical maps were reviewed at the University of California Berkeley's Main Library map room. However, no maps were listed in the index for the subject property.

Aerial Photography

Aerial photographs taken in 1930, 1947, 1953, 1959, 1963, 1968, 1973, 1975, 1981, 1985, 1988, and 1992 were reviewed at Pacific Aerial Survey's photograph library in Oakland, California. In the 1930 and 1947 photographs a non-residential type structure appears on the subject property and the immediate surrounding area appears to be primarily residential. By 1953, a large non-residential structure and vehicles appear on the subject property, the immediate surrounding area appears to be business/commercial as well as residential. By 1959 the area appears to be well developed with numerous non-residential structures and vehicles present.

No changes in structures could be discerned on the 1963 aerial photograph, due in part to the lower resolution of this higher altitude photograph. The 1968 photograph appears similar to the 1959 photograph except additional business/commercial development has occurred and numerous vehicles are present on the subject property. The 1973 photograph appears similar to the 1968 photograph except a sign/canopy appears on the large structure on the subject property; no apparent changes were observed in the 1975, 1981, and 1985 photographs. In the 1988 photograph, structures appear on the western portion of the subject property. In the 1992 photograph the subject property and immediate surrounding area appear as they do at present.



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SITE RECONNAISSANCE

A reconnaissance of the subject property and visual survey of properties in the immediate vicinity was conducted on December 8, 1993, by CET Staff Scientist Benjamin Berman. Mr. Berman was accompanied by Mr. Kaz Kajimura, the current property owner, during the inspection of the subject property. An outline of the subject property and adjacent streets are shown on Plate 2, Attachment A.

General Site Observations

There are currently three primary structures on the subject property:

- o Yoshi's restaurant and jazz club at 6030 Claremont Avenue on the northeast side of the subject property
- o Single family residence at 6016 Claremont Avenue on the southwest side of Yoshi's
- o Single family residence at 6012 Claremont Avenue on the southwest side of the residence at 6016 Claremont Avenue.

The Yoshi's facility contains approximately 12,000 square feet of floor space on three levels. The ground floor contains the primary restaurant dining room (approximately 2,000 square feet, the original structure), the kitchen, the bar and lounge with small sushi bar, and the main floor of the jazz club (approximately 2,400 square feet). The jazz club has a two-story high ceiling with a second level mezzanine. There is a service elevator which can be accessed from all three levels with a hydraulic fluid containment vessel on the ground floor. There were no noticeable leaks, stains, or cracks in the vicinity of the containment vessel. Other than some minor peeling paint in a few localized spots in the kitchen, there were no noticeable stains, cracks, asbestos containing building materials, or other indications of possible contamination (the crawl space below the ground floor was not inspected).

The second level contains the main sushi bar, additional dining/lounge area, two banquet rooms, the jazz club mezzanine, and a converted attic area. The attic area contains offices and employee changing rooms. The floor tiles in the attic area were in



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fair condition with a few heavily worn down spots. It is unlikely that these tiles would contain asbestos given the relatively recent construction (1980), no floor tiles in friable condition were noticed.

The third level is much smaller than the ground level and second floor. Much of the third level is converted roof area used for storage of various supplies. Other than a few cans of paint, no potential hazardous materials were noticed. The ceiling tiles in the third level storage room were in good condition (no friable conditions were noticed). It is assumed that these tiles are probably not old enough to contain asbestos. The building in general, including the exterior, appeared to be in good condition. The facility appeared relatively clean and well maintained. Landscaping and the asphalt parking areas also appeared clean and well maintained. The rear parking lot contained a wooden tool shed, and a PG&E transformer in the front parking lot was believed to have been installed in 1985 (according to Mr. Kajimura).

Both of the single family, two bedroom structures were believed to have been constructed circa 1900. Both structures have walk-in basements and attics (not inspected). The residence at 6016 Claremont has a converted attic room and a detached wooden storage/recreation room in the back yard. Other than peeling paint noticed in the kitchen, the overall property appeared to be in fair to good condition and well maintained. The 6012 Claremont residence was not inspected. The property contained a studio cottage apartment in the back yard. The exterior and grounds of this property generally appeared in fair to good condition and well maintained. Both properties are leased to private tenants.

Land use in the vicinity of the subject property is mainly commercial and residential. The commercial areas are adjacent to and fronting on College Avenue and along Claremont Avenue northeast of Yoshi's. The commercial area consists mainly of retail shops, restaurants, and professional offices. The following businesses could represent possible sources of contamination: the Shell gasoline station on the southwest corner of Claremont and College Avenues, the Union 76 gasoline station on the northeast corner of Claremont and College Avenues, Sheaffs Service Garage (auto repair shop) at 5930 College Avenue (across the street from the DGIC offices), and Claremont Sheet Metal - Heating & Air Conditioning located at 6066 Claremont Avenue (northeast of the subject property on the southwest side of Claremont Avenue). Historic activities on the DGIC property (5929 College Avenue) also present a possible source of contamination.



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The nearby residential areas are located along Chabot Road and Claremont Avenue west of the commercial areas near the intersections of College Avenue. A high voltage overhead transmission line runs along the southeast side of Claremont Avenue, an elevated transformer was observed along this line adjacent to the northwest corner of the DGIC property and approximately 150 feet northeast of the subject property. No visual evidence of surface impoundments, above ground or underground storage tanks, above ground drum storage, or obvious spills or stains appeared on the subject property during the site reconnaissance.

ENVIRONMENTAL BACKGROUND SURVEY

Regulatory Agency Review

Available site lists and files were reviewed from the San Francisco Bay Region of the California Regional Water Quality Control Board (RWQCB), and the California Environmental Protection Agency (Cal-EPA) Department of Toxic Substances Control (DTSC) offices on November 23, 1993. Agency requests included the following: Region IX of the U.S. Environmental Protection Agency (EPA), the Alameda County Health Care Services Agency (ACHCSA), the California Department of Toxic Substances Control (DTSC, Cal-EPA), the City of Oakland Fire Prevention Bureau (OFP), and Pacific Gas and Electric (PG&E). These agencies were contacted concerning possible permits for underground fuel and/or waste oil tanks, and spills or fires involving hazardous materials or wastes which might have occurred on the subject property, or in the vicinity of the subject property. PG&E was contacted regarding the possibility of transformers located in the area which may contain polychlorinated biphenols (PCB's).

EPA Lists and Files (Cal-EPA File Room)

CET reviewed the federal Comprehensive Environmental Response, Compensation, and Liability Act Systems (CERCLIS) list and the federal National Priorities List (NPL). The CERCLIS list was dated February 5, 1990, and the NPL was dated September 1991. These lists were reviewed at the Cal-EPA DTSC File Room in Berkeley, California.

CERCLIS sites are those which have a potential for becoming, but are not necessarily considered hazardous waste sites. Sites that come to the EPA's attention, which may have a potential for releasing hazardous substances into the environment, are placed on the CERCLIS list and subsequently investigated. CERCLIS sites are then ranked for no



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further investigation, remedial action, or for listing on the NPL. Sites on the NPL are considered the most complex and compelling hazardous waste sites in the country, and receive federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) remedial funding (Superfund).

The subject property's address did not appear on the CERCLIS or NPL lists. No sites within a 0.5-mile radius of the subject property were identified on the lists. Although CET reviewed the most currently available CERCLIS and NPL lists, Region IX of the U.S. EPA was contacted concerning sites listed or proposed for listing on the NPL. No response from the EPA has been received as of the date of this report.

RWQCB Lists and Files

CET personnel conducted a review of the Leaking Underground Storage Tank (LUST) List, and the North Bay Toxics List at the California Regional Water Quality Control Board San Francisco Bay Region (RWQCB), on November 10, 1993. No sites were found on the North Bay Toxics List within a 0.5-mile radius of the subject Property.

A total of eight (8) sites (including the DGIC property) were identified on the LUST list within a 0.5-mile radius from the subject property. The identified sites are presented on Plate 3, Attachment A (site no. 8 is the DGIC property). The contaminants found, impacted media (soil or groundwater), and the status of remedial actions for LUST list sites are summarized in Table 1, Attachment B.

The following listed sites are possibly upgradient from the subject property regarding the predominant - historical directions of groundwater flow, and thus pose the greatest potential for adversely effecting the subject property: Site No. 2 - Blood Bank of the ACCMA, Site No. 3 - Benz Shop (former auto repair and gasoline service station), Site No. 6 - Shell gasoline station, and Site No. 8 - DGIC property. Of these four sites, the sites of most concern are No. 6 and No. 8, due to their close proximity to the subject property. In addition to known groundwater contamination (petroleum hydrocarbons) at sites No. 6 and No. 8, site No. 6 has had recorded instances of floating petroleum hydrocarbon product in onsite monitoring wells.

A Union 76 gasoline service station is located directly across on the opposite side of the intersection of College and Claremont Avenues from the Shell gasoline station (Site No. 6). The Union 76 service station is not on the LUST List. The only other local service station found on the LUST List is a former Chevron service station located at 5800



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College (near the intersection of College and Oak Grove) (Site No. 4). The former Chevron service station is now occupied by commercial property.

The Shell station site investigation reports prepared by Harding Lawson Associates of Concord, CA (July 1990 to October 10, 1991) and by Weiss Associates (May 20, 1992 to Sept 14, 1992) are on file at the RWQCB. Based on groundwater sample analytical results presented by Weiss Associates for the period between March 8, 1991 and May 28, 1992, the highest concentrations of Total Petroleum Hydrocarbons as gasoline (TPH/g) and diesel (TPH/d), were 6,100 and 2,600 ug/L, respectively. Concentrations of Benzene, Toluene, Ethylbenzene, and Total Xylenes (BTEX) ranged as high as 630, 33, 270, and 38 ug/L, respectively. Micrograms per liter (ug/L) are equal to parts per billion (ppb).

The Shell service station (site No. 6) monitoring well which is closest to the subject property (well MW-5) has yielded samples with very low concentrations of TPH/d but no other detected petroleum compounds. The Shell service station monitoring well MW-4, which is located about 300 feet from the subject property, was identified by others as having free product as recently as May 28, 1992 (the most recent information available, groundwater samples have been historically collected quarterly). It is possible that petroleum compounds may have migrated from the Shell service station to the DGIC property, which could explain the presence of historic low levels of TPH/d and benzene in well MW1 (located on the DGIC property) groundwater samples. Well MW1 is located approximately 150 feet northeast of the subject property.

The former Chevron service station site investigation reports, prepared by Weiss Associates from January 27, 1989 to August 17, 1992, are on file at the RWQCB. Site clean up activities included a groundwater remediation system and a soil vapor extraction system. Based on groundwater sample analytical results presented by Weiss Associates for the period January 18, 1990 through July 14, 1992, the highest concentrations of TPH/g and BTEX were 51100, 5100, 4500, 2600, and 9000 ug/L respectively. The historical evidence of reduced concentrations of these chemicals is probably due to their remediation systems; in addition, the Chevron station does not appear to be upgradient of the subject site based on the most recent quarterly monitoring data at the DGIC site and on regional groundwater flow directions identified during this records search.



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Cal-EPA DTSC Lists and Files

The Cal-EPA DTSC was contacted concerning files containing records of spills, unauthorized releases of toxic materials, and potential or confirmed hazardous waste problems at the subject property. No response from the DTSC has been received as of the date of this report.

The California Hazardous Waste and Substances Sites List (HWSSL) (formerly the Cortese Bill list, AB 3750), the California Superfund Bond Expenditure Plan (BEP) list, the California Sites (Cal-Sites) list, and the federal Resource Conservation and Recovery Act (RCRA) list were reviewed at the DTSC File Room in Berkeley, California, on November 23, 1993. Properties identified on the BEP list are verified hazardous waste sites that are or will be targeted for remediation by the DTSC (pursuant to the California Hazardous Substance Cleanup Bond Act of 1984, also known as the California Superfund Act). Sites on the Cal-Sites list are those which have the potential for becoming hazardous waste sites, but are not necessarily considered hazardous waste sites at this time. Information on the Cal-Sites list should be considered preliminary. When the listed Cal-Sites are ranked by the DTSC, they are merged with the BEP list.

Neither the subject property's address, or any other site within the 0.5-mile study area, appeared on the 1985 (revised 1989 and updated 01/10/90) BEP list. These are the most current lists available through the DTSC. Two sites were identified on the Cal-Sites list, the status of these sites are summarized on Table 2, Attachment B. Both sites have been classified under the status of "No Further Action" (NFA) by the DTSC. The DTSC Cal-EPA File Room did not have individual project files for the two sites listed on the Cal-Sites list. Four sites were identified on the HWSSL list, these sites are summarized on Table 3, Attachment B. Three of the four sites (site nos. 2, 3, and 4 on Table 3) were also listed on the RWQCB LUST list (see site nos. 7, 5, and 1, respectively, on Table 1, Attachment B, and Plate 3, Attachment A). However, these three sites are not upgradient and are almost a 1/2-mile from the subject property, therefore it is unlikely that these sites would have an adverse effect on the subject property.

RCRA sites are those facilities with identification numbers for the generation of hazardous wastes. The wastes are disposed of in a prescribed manner, at Class I disposal facilities. RCRA listed sites do not necessarily imply contamination of soil and/or groundwater at a site, but indicate that wastes have been generated and may be present on the site. Such wastes are required to be stored in appropriate containers until they



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are removed by a registered hazardous waste hauler. The subject property's address did not appear on the most current (11/16/88) DTSC RCRA list. No sites, within a 0.5-mile radius of the subject property, were identified on the list.

Agency Lists and Files

No response was received from the U.S. EPA, Cal-EPA DTSC, Alameda County Health Care Services Agency (ACHCSA), PG&E, or the City of Oakland Fire Prevention Bureau (OFP) as of the date of this report.

Transformer Identification and Status

CET contacted the Pacific Gas and Electric Company (PG&E) by telephone concerning the location and status of transformers which might contain polychlorinated biphenyl (PCB) laden oils on, or in the vicinity of, the subject property. A groundlevel transformer is located on the subject property in the front parking lot of Yoshi's adjacent to Claremont Avenue (Transformer No. T-4426). No response was received from PG&E as of the date of this report.

Potential Agricultural Use

Aerial photographs for the period 1930 through 1992 were reviewed to determine potential agricultural use of the subject property which might reflect the use of pesticides. The photographs reviewed did not indicate large or small scale commercial agricultural activity at the subject property or in the immediate surrounding area.

Asbestos Survey

No noticeable asbestos containing building materials were observed during the site reconnaissance at the subject site. Floor and ceiling tiles were observed in the Yoshi's facility, however, these tiles were not in a friable condition. It should be noted that many areas were not inspected during the reconnaissance (i.e. crawl spaces, basements, attics), and CET is not qualified to perform certified asbestos inspections. Asbestos containing building materials, which may exist on the subject property, can only be determined by a qualified licensed asbestos inspector. At a minimum, it is recommended that the two single family residences have asbestos surveys performed by qualified professional inspectors.



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SUMMARY AND CONCLUSIONS

The Phase I ESA included an aerial photograph review, an environmental background records search, and a site reconnaissance. Available federal, state, and local regulatory agency and public utility lists and files were reviewed.

The site reconnaissance included a survey of the subject property and visual survey of surrounding properties. A visual survey of the surrounding properties indicated that storage and/or distribution of various hazardous materials (including diesel fuel, gasoline, and possibly waste oil or other petroleum products) is occurring at the Shell and Union 76 service stations located on opposite corners of College and Claremont Avenues upgradient of the subject property. It is also possible that materials such as waste oil, solvents, or petroleum hydrocarbons could have been used or stored at Sheaffs Service Garage (located on the east side of College Avenue between Claremont and Chabot). Petroleum hydrocarbons are known to occur in the groundwater under the DGIC property due to historic activities.

Mr. Kajimura indicated that the original structure may have housed a dry cleaning business. Should any additional information become available, from the previous property owner or various government agencies contracted, an addendum will be issued for this report. Groundwater quality at the subject property may be determined only by monitoring well installations, sample collection, and laboratory sample analysis.



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Limitations and uncertainties to this report are in Attachment D.

If you have any questions or comments regarding this Phase I ESA, please contact our office.

Sincerely,

CET ENVIRONMENTAL SERVICES, INC.

Benjamin Berman
Staff Scientist

Mark R. Lafferty, R.G.
Senior Hydrogeologist
California Registered Geologist #4701
(Expires 6/30/94)

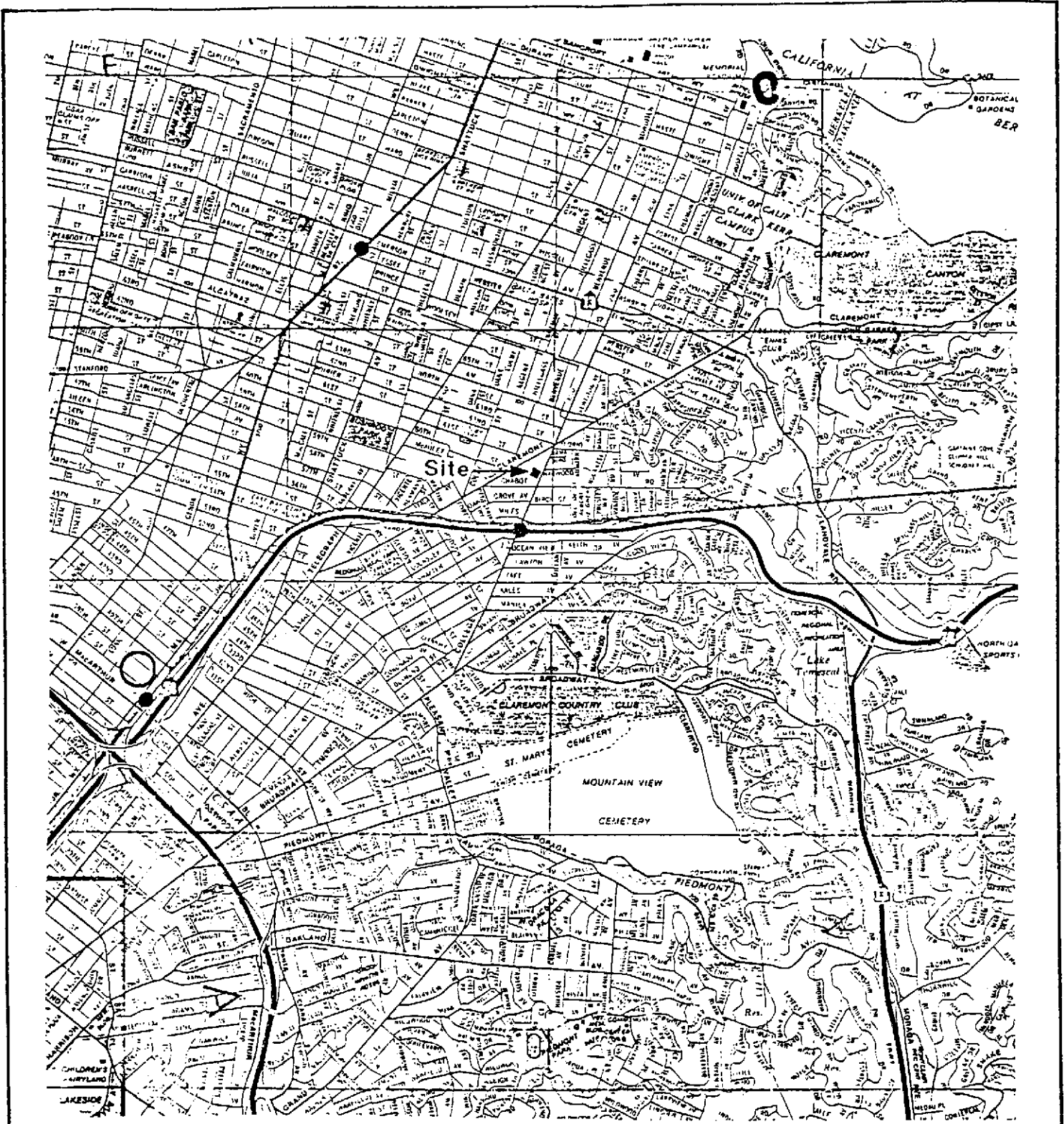
BB:kaa

Attachments



ATTACHMENT A

Plates



0 1/2 1 mile
SCALE



Site Location	
Dreyer's Grand Ice Cream, Inc.	
JOB NUMBER 3534	DATE 11/93
PLATE 1	

CET Environmental Services, Inc.



CLAREMONT AVENUE

COLLEGE AVENUE

subject property

CHABOT ROAD

Scale in Feet
(approximate)



Site Location, Local

**CET Environmental
Services, Inc.**

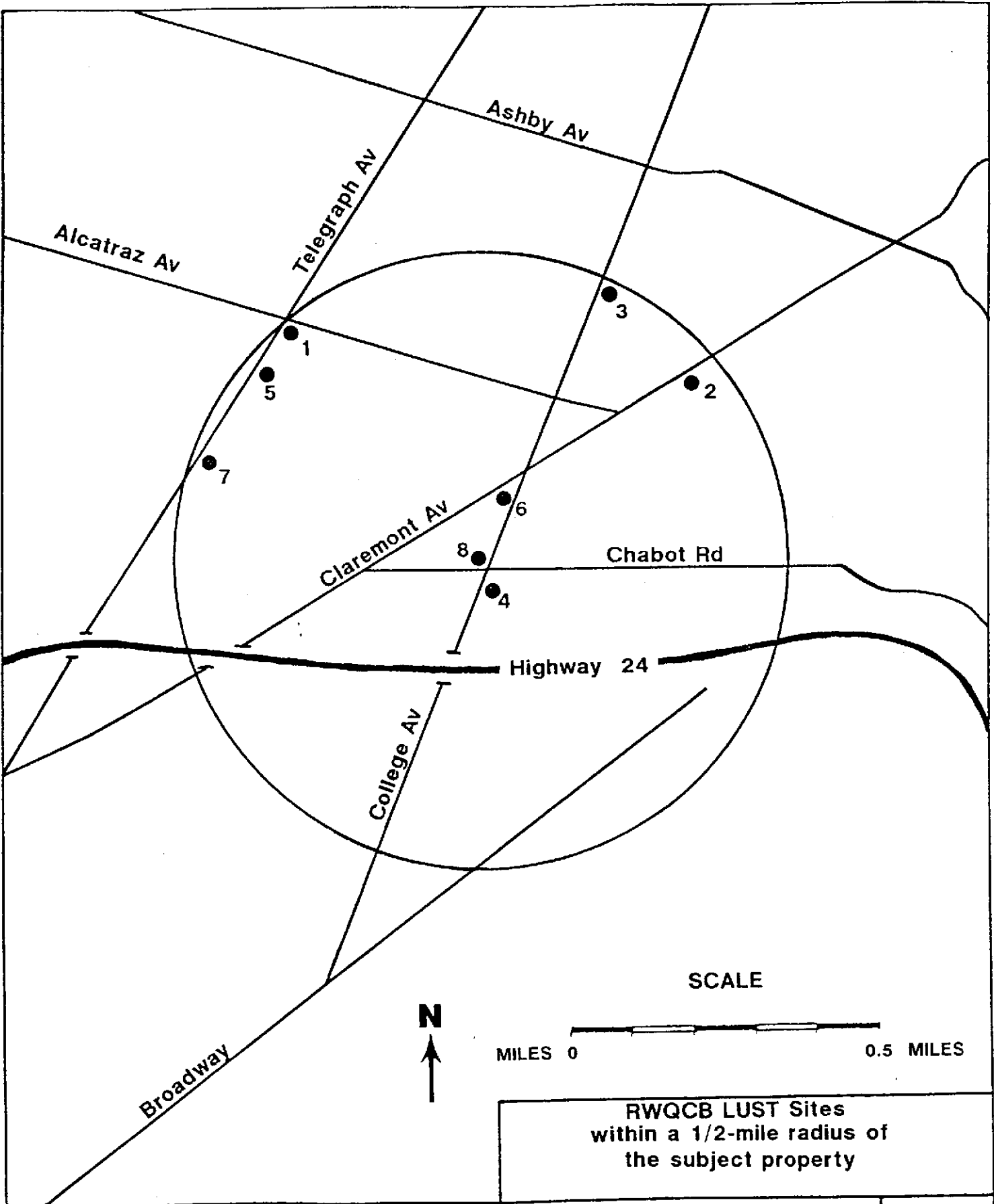
Dreyer's Grand Ice Cream

PLATE

JOB NUMBER
3534

DATE
12/93

2



RWQCB LUST Sites within a 1/2-mile radius of the subject property		PLATE 3
Dreyer's - Oakland		
JOB NUMBER 3534	DATE 12/93	

CET Environmental Services, Inc.



ATTACHMENT B

Tables



Table 1. RWQCB Fuel Tank Leaks Identified Within a 0.5 Mile Radius from 5929 College Avenue, Oakland, California

Site Number	Regulatory Board No.	Site Name & Address	Contaminants Found	Media Impacted	Status of Remedial Actions
1.	01-0114	ARCO 6407 Telegraph Avenue Oakland, CA	Gasoline Diesel BTEX	Soil, Groundwater Soil, Groundwater Soil, Groundwater	02/88 leak detected in vapor/vent line. 06/88 four gasoline tanks were removed. 09/22/92 Resna company report.
2.	01-0175	Blood Bank of the ACCMA 6230 Claremont Avenue Oakland, CA	Diesel	Soil (no wells)	10/92 one 40 gallon diesel tank was removed. 11/23/92 Alameda County Health letter requesting excavation and groundwater investigation.
3.	01-0184	Benz Shop (former Automobile Repair & Gasoline Service Station) 3170 College Avenue Berkeley, CA	Gasoline Diesel BTEX Waste Oil	Soil, Groundwater Soil Soil, Groundwater Soil	Eight groundwater storage tanks removed in 08/86. The tanks capacity and contents were four 1,800 gallon diesel, two 10,000 gallon and one 8,000 gallon gasoline and one 250 gallon waste oil.
4.	01-0380	Chevron 5800 College Avenue Oakland, CA	Gasoline BTEX	Soil, Groundwater Soil, Groundwater	5,000 gallon underground fuel tank was removed. A soil vapor extraction system and groundwater remediation system ongoing as of 08/17/92 (Weiss Associates report).
5.	01-0702	Givens Investment Co. (former Mobil Oil Service Station) 6398 Telegraph Avenue Oakland, CA	Motor Fuels BTEX	Soil Soil (no wells)	03/86 Four underground storage tanks were removed. Their capacities and contents were: one 18,000 gallon gasoline, two 5,000 gallon gasoline, and one 250 gallon waste oil (05/86 - Aqua Science Engineers report).



Table 1. RWQCB Fuel Tank Leaks Identified Within a 0.5 Mile Radius from 5929 College Avenue, Oakland, California

Site Number	Regulatory Board No.	Site Name & Address	Contaminants Found	Media Impacted	Status of Remedial Actions
6.	01-1377	Shell 6039 College Avenue Oakland, CA 94618	Gasoline Diesel BTEX Motor Oil	Soil, Groundwater Soil, Groundwater Soil, Groundwater Soil, Groundwater	07/10/90 through 09/14/92 reports by Harding Lawson Associates and Wiess Associates. Underground tanks removed contained unleaded gasoline, leaded gasoline and waste oil - floating product in some wells.
7.	01-1479	Thrifty Oil 6125 Telegraph Avenue Oakland, CA	Total Fuel-Hydrocarbons (floating product) BTEX	Soil, Groundwater Soil, Groundwater	Woodward-Clyde 12/25/88 report. 04/07/89 letter stating removal of free product from wells and planned groundwater remediation program.
8.		Dreyer's Grand Ice Cream 5929 College Avenue Oakland, CA	Gasoline Diesel BTEX	Soil, Groundwater Soil, Groundwater Groundwater	Ongoing groundwater monitoring, (6 monitoring wells onsite) and site characterization activities.



Table 2. Cal-EPA DTSC Cal Sites (formerly ASPIS Sites) Within 0.5 Mile Radius from 5929 College Avenue, Oakland, California

Site Number	Site Name	Address	Status
1.	Davanzo, Lorna	6019 Colby Street Oakland, CA 94618	NFA
2.	James Slaton Trucking	5707 Vicente Street Oakland, CA 94618	NFA

a. NFA = DTSC staff have judged the site to require no further departmental action based on available information.



Table 3. Cal-EPA DTSC HWSSL (Cortese Bill List) Sites Within a 0.5-mile Radius from 5929 College Avenue, Oakland, California

Site Number	Site Name	Address	Source
1.	City of Oakland Fire Station No. 19	5776 Miles Avenue Oakland, CA	HWIS/ LTANK
2.	Thrifty Oil Company	6125 Telegraph Avenue Oakland, CA	HWIS/ UTANK/ LTANK
3.	Givens Investment Company	6398 Telegraph Avenue Oakland, CA	HWIS/LTANK
4.	ARCO Petroleum Products Company	6407 Telegraph Avenue Oakland, CA	HWIS/UTANK/ LTANK

HWIS: Department of Toxic Substances Control, Hazardous Waste Information System

LTANK: California State Water Resources Control Board, Leaking Underground Storage Tanks (LUST)

UTANK: California State Water Resources Control Board, Underground Tanks reported to the SWEEPS system.



ATTACHMENT C

Glossary



GLOSSARY

This glossary is provided to define terms and acronyms used in the site assessment report. Terms and acronyms in bold print are defined in other parts of the list.

ACBM: Asbestos Containing Building Materials. These are ACM sprayed on surfaces, included in thermal systems, insulation, or miscellaneous ACM (such as vinyl asbestos floor tile) found in or on the interior structural members or other parts of a building.

ACM: Asbestos Containing Material. This is any material or product which contains more than one percent asbestos by weight.

AHERA: Asbestos Hazard Emergency Response Act of 1986. This is the federal law (under the EPA) requiring public and private schools to identify asbestos hazards and develop remediation plans. It is currently being used as a state-of-the-art regulation by many lending institutions for asbestos inspections in commercial buildings prior to property transfer loans. Under the California Asbestos Notification Act (Connelly Act and State Assembly Bill AB 1564), asbestos operations and management plans for commercial buildings must be prepared by an AHERA trained and certified person.

Aquifers: See Groundwater.

Asbestos: A generic name for a number of naturally occurring hydrated silicate minerals which possess unique crystalline structure, are incombustible in air, and are easily separated into fibers. Because of their fibrous character and their ability to cause lung cancer and other lung diseases, they are not being regulated by the EPA and State agencies.

Asbestos Survey and Inspection: The physical inspection of a building, building diagrams, and documents to determine if asbestos is present in building materials and if it is present, what quantities occur. An asbestos inspection and survey is generally done for buildings, constructed prior to 1979, as part of a Phase II site assessment.

ASPIS: Abandoned Sites Program Information Systems. A database maintained by DHS which contains a listing of potential hazardous waste sites identified by the historical Abandoned Site Survey Program and the current Rural Site Evaluation Program.



GLOSSARY (continued)

Bond Expenditure Plan (BEP): A DHS list which contains all verified hazardous waste sites in the State of California that are now, or will be targeted for abatement by DHS under the Expenditure Plan for the Hazardous Substances Cleanup Bond Act of 1984. The list is annually updated.

CERCLA: Comprehensive Environmental Response, Compensation, and Liability Act of 1980, also known as **Superfund**. This is the federal law authorizing the identification and remediation of abandoned hazardous waste sites. However, since 1982, the EPA has developed and maintained lists of properties under the Superfund program of 1980.

CERCLIS: The data base used by EPA to track activities conducted under its Superfund program. The list contains those potential hazardous waste sites that have been brought to EPA's attention.

Cortese Bill List: This list is published annually by the California Governor's Office of Planning and Research under State Assembly Bill AB 3750. It is a listing of potential and confirmed hazardous waste sites throughout the State of California. Input to the list may be provided by other State agencies such as DHS Toxic Substances Control Division, DHS Environmental Health Division, the State Water Resources Board, and the California Waste Management Board.

DHS: California Department of Health Services. The State agency which has the authority to classify hazardous wastes. The DHS maintains a number of lists and files; these include **ASPIS** and **Bond Expenditure Plan (BEP)** list.

EPA: U.S. Environmental Protection Agency. The primary federal agency responsible for enforcing federal laws which protect the environment.

Groundwater: Generally refers to all subsurface water in a zone of complete saturation. The groundwater table is defined as the upper surface of an unconfined saturated zone. The groundwater table (also known as the potentiometric surface) has a slope or gradient in which groundwater generally flows from a higher to lower elevation. The gradient may be shown on a map as a series of contour lines which are referred to as groundwater contours. Groundwater occurs in aquifers (a body of soil or rock which is sufficiently porous and permeable to conduct groundwater) which may occur as be confined zones below the surface. Therefore, groundwater in wells penetrating confined aquifers may have different potentiometric surfaces from those in unconfined aquifers.



GLOSSARY (continued)

Local Agencies: These are County Department of Health Services, Environmental Health Departments, Hazardous Materials Agencies, and City Fire Departments which operate under county and city ordinances requiring permits to govern the storage of hazardous waste, hazardous waste discharge, the listing of reported spills and fires, and the issuing of permits for the installation of and subsequent removal for underground fuel and waste oil storage tanks.

NPDES: National Pollutant Discharge Elimination System. The federal permitting system under the EPA for hazardous effluents.

NPL: National Priority List. A list maintained by the EPA which is updated annually and includes sites with known or threatened hazardous substance releases. Sites which have been cleaned up are removed from the list.

PCB: Polychlorinated biphenyl; chlorinated hydrocarbon compounds which are pathogenic (disease causing) and teratogenic (cause abnormal changes in growth and development or other reproductive diseases). Such compounds were once added to transformer oils (wet-type transformers) but in some areas have not been removed or are at levels which are not considered to be hazardous by the EPA. Newer wet-type transformers contain PCB-free oils.

Pesticides: A generic term for a group of chemicals which include insecticides, herbicides, and fungicides. These chemicals are routinely used in agriculture to protect crops. Many are environmentally persistent; for example, although DDT's have been banned by the EPA, trace quantities may still be found in previously treated agricultural land.

PG&E: The Pacific Gas and Electric Company. The major gas and electric utility in northern California. PG&E maintains a list of PCB containing transformers.

Phase I Environmental Site Assessment: Also known as a preliminary Environmental Site Assessment (ESA) or a Property Transfer Assessment (PTA). This is the initial environmental assessment which may be required on a property prior to title transfer or loan approval. The phase I assessment, generally involves a historical background search (site history) and a review of federal, state, and local regulatory agency's lists and files to determine if the subject property's soil and/or groundwater have been contaminated by on site or off site activities. The preliminary site assessment usually does not require the collection of soil and/or groundwater samples.



GLOSSARY (continued)

Phase II Environmental Site Assessment: The phase II ESA requires the actual sampling of soil and/or groundwater on the property to determine contaminant concentrations and the distribution or extent of the contaminants. The phase II assessment generally requires soil borings to collect soil samples; groundwater monitoring wells may also be installed to collect groundwater samples and to determine the groundwater gradient and flow direction.

ppb: parts per billion. Used to report the amount of an element or chemical compound present in solid or liquid media. In the chemical analyses of soil, it is measured as the weight of the substance (in micrograms) divided by the weight of 1,000 grams (or one kilogram) of soil (i.e.: g/Kg). For water, ppb would be described as the weight of the substance (in micrograms) divided by one liter of water (g/L). To convert ppb to ppm, divide ppb by 1,000.

ppm: parts per million. Used to report the amount of an element or chemical compound present in solid or liquid media. In the chemical analyses of soil, it is measured as the weight of the substance (in milligrams) divided by the weight of 1,000 grams (one kilogram) of soil (i.e., mg/Kg). For water, ppm would be described as the weight of the substance (in milligrams) divided by one liter of water (mg/L). To convert ppm to ppb, multiply ppm by 1,000. In the English system of weights and measurements, 34 ppm would be equivalent to one Troy ounce per long ton.

Radon: A radioactive gas produced by the radioactive decay of naturally occurring uranium and thorium (elements) contained in minerals present in soil and rock. Although there are no current federal or state regulations governing radon levels in buildings, in some areas of the country, the EPA recommends that radon testing be performed and that remedial measures be taken if radon concentrations of 4 picocuries per liter (pCi/L) of air (a measurement of radioactive particle disintegrations) or greater are found. The average ambient air concentration for radon is 0.2 pCi/L. Radon surveys are generally performed as part of a phase II site assessment.

RCRA: Resource Conservation and Recovery Act of 1976. The federal law which regulates toxic substance disposal facilities and the management and disposal of hazardous materials and wastes currently being generated, treated, stored, disposed or distributed.

R.E.A.: California Registered Environmental Assessor. In 1986 the California State Legislature passed Senate Bill SB 1875 which defines an environmental assessor as: "an individual who, through academic training



GLOSSARY (continued)

occupational experience, and reputation, is qualified to objectively conduct one or more aspects of an environmental assessment." Assessor registration and administration is conducted by the State of California Secretary of Environmental Affairs' office in Sacramento.

RWQCB: California Regional Water Quality Control Board. The State Water Resources Control Board is divided into nine regions, each of which acts as an independent agency for the area under its jurisdiction. Region 2 is the San Francisco Bay Region. The RWQCBs maintain lists and files for leaking underground fuel storage tanks (LUST file) and other hazardous substances.

Sanborn Insurance Company Historical Maps: These maps were produced by the Sanborn Insurance Company (from the late 1800s through mid-1900s) to determine the susceptibility of buildings to fire (e.g., whether they were constructed of wood, brick or steel) and the type of business (e.g., laundries which might have used dry cleaning solvents, etc.). The maps also show possible flammable materials storage in underground or above ground tanks (e.g., fuels such as gasoline) on the property. Therefore, the Sanborn maps are useful in identifying potential hazardous substances at a given location based upon past activities.

Superfund: See CERCLA.

VOC: Volatile Organic Compounds. Hydrocarbon compounds which are used in a variety of industrial applications such as paints, solvents, and thinners which evaporate very quickly when exposed to air.



ATTACHMENT D

Limitations and Uncertainties



UNCERTAINTY AND LIMITATIONS

This preliminary (Phase I) environmental site assessment has been completed in agreement with the Standard Conditions as outlined in our proposal/contract. This report and the information herein contained has been prepared by CET for the sole use of Dreyer's Grand Ice Cream (herein referred to as the Client) or their assigned parties.

The Phase I environmental site assessment has been completed by CET under a limited scope of services provided by the work agreement. The accuracy of property boundaries, addresses, and/or assessor parcel numbers for the subject property or properties examined for the Phase I environmental site assessment are the responsibility of the Client. The report is based on information provided by: 1) observations made by CET personnel during an on-site evaluation; 2) private parties; 3) public information provided by federal, state, and local regulatory agencies, and 4) document libraries and utility companies. No surface or subsurface investigations involving the physical collection and analyses of air, soil gas, soil, surface- or ground-water, and building materials have been made, nor have any geophysical investigations been conducted. It is possible that despite the use of reasonable care and interpretation, CET may not have identified illegally disposed hazardous materials, unreported regulatory violations, the presence of hazardous substances migrating onto the subject property from offsite sources, and unpermitted or misidentified underground tanks or vaults on the subject property and immediate vicinity.

CET has conducted this investigation with the manner consistent with the level of care and skill ordinarily exercised by members of the environmental consulting profession currently practicing under similar conditions in Northern California. CET assumes no responsibility for the accuracy of information identified or obtained from government records which may be out of date, incomplete, or otherwise inaccurate. CET assumes no responsibility for conditions that were not specifically requested and evaluated, events that may have occurred after the site visit such as illegal disposal or accidental spillage of hazardous materials, or conditions that were not generally recognized as environmentally unacceptable at the date that this report was prepared. CET prepared this report for the Client's exclusive use for this particular project. No other warranties, expressed or implied, as to the professional advice provided are made.

CHROMALAB, INC.**Fax Transmission**

Environmental Services (SDB)

Date : January 27, 1999 **Pages :** 7

To : Grover Buhr **Fax # :** 510-243-9501

Company : CET ENVIRONMENTAL SERVICES

From : Gary Cook

Subject : Extractable Hydrocarbon Evaluation, Dreyer's Grand, 9810466

We have reviewed the test results for Extractable Petroleum Hydrocarbon analysis performed on samples you collected October 27, 1998 at Dreyer's Grand. We reported diesel results in our Submission 9810466. The diesel report carries the comment "Hydrocarbon reported is in the early diesel range and does not match our diesel standard."

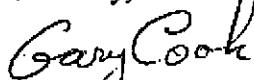
Upon reviewing the chromatograms, we find that the material in these samples is similar to each other. It is a hydrocarbon with most of its compounds in the range from 9 carbons to 14 carbons long. It has characteristic patterns which may be caused by old gasoline, aromatic petroleum solvents, or paint thinners and cleaners. Note that these are water samples, and so the hydrocarbon we measure is water soluble or dispersed in the sample.

I have enclosed copies of the chromatograms.

I hope this is helpful to you. If you have other questions, please give me a call.

Thank you for choosing ChromaLab.

Sincerely,

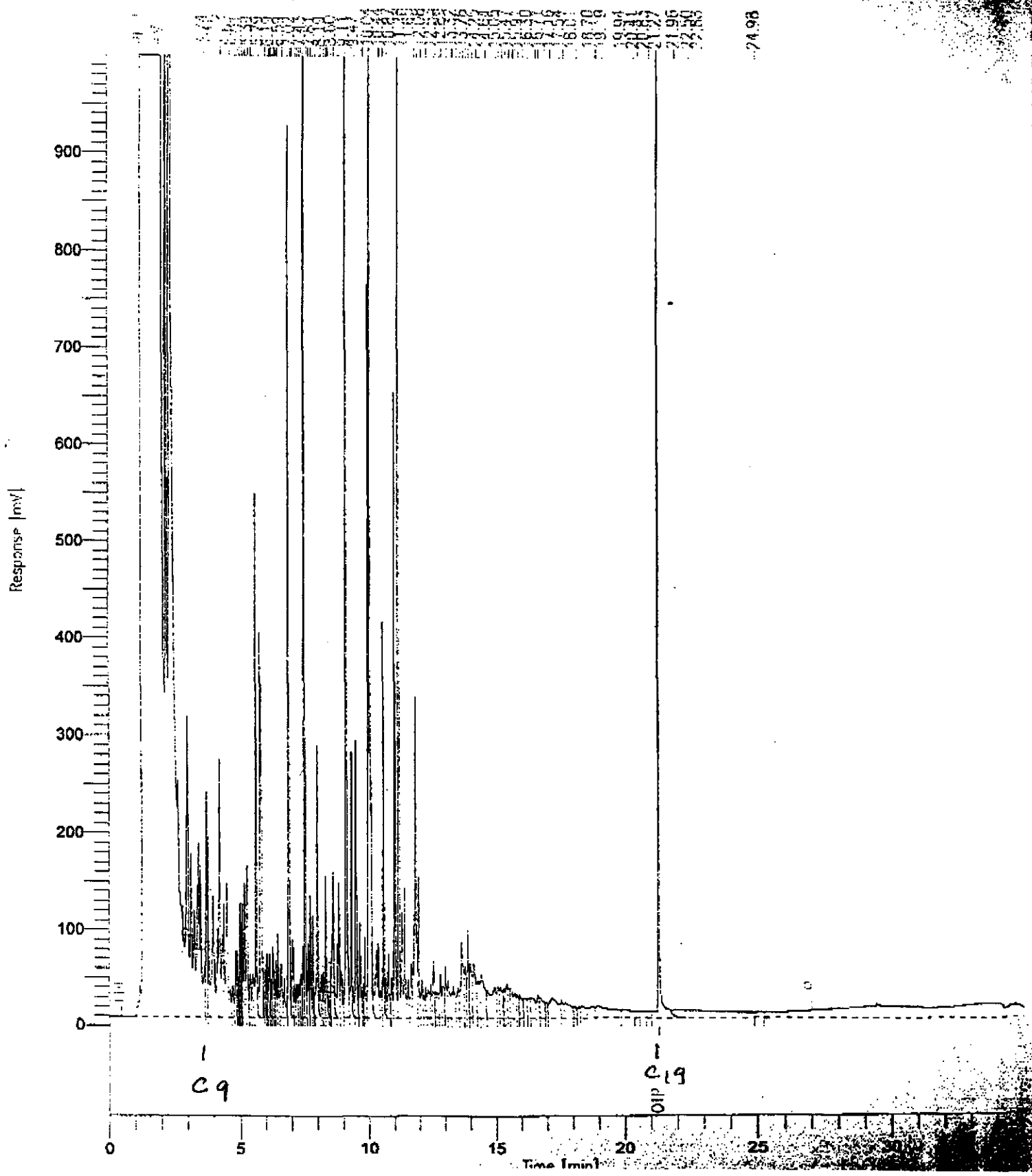

Gary Cook
Project Manager

Chromatogram

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 Method : 2D1023.MTH
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 Scale Factor : C.0

End Time : 35.00 min
 Plot Offset: 0 mV

Sample #: 212629
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 Time of Injection: 11/3/98 00:35
 Low Point : 0.00 mV
 High Point : 1000.00 mV
 Plot Scale: 1000.0 mV



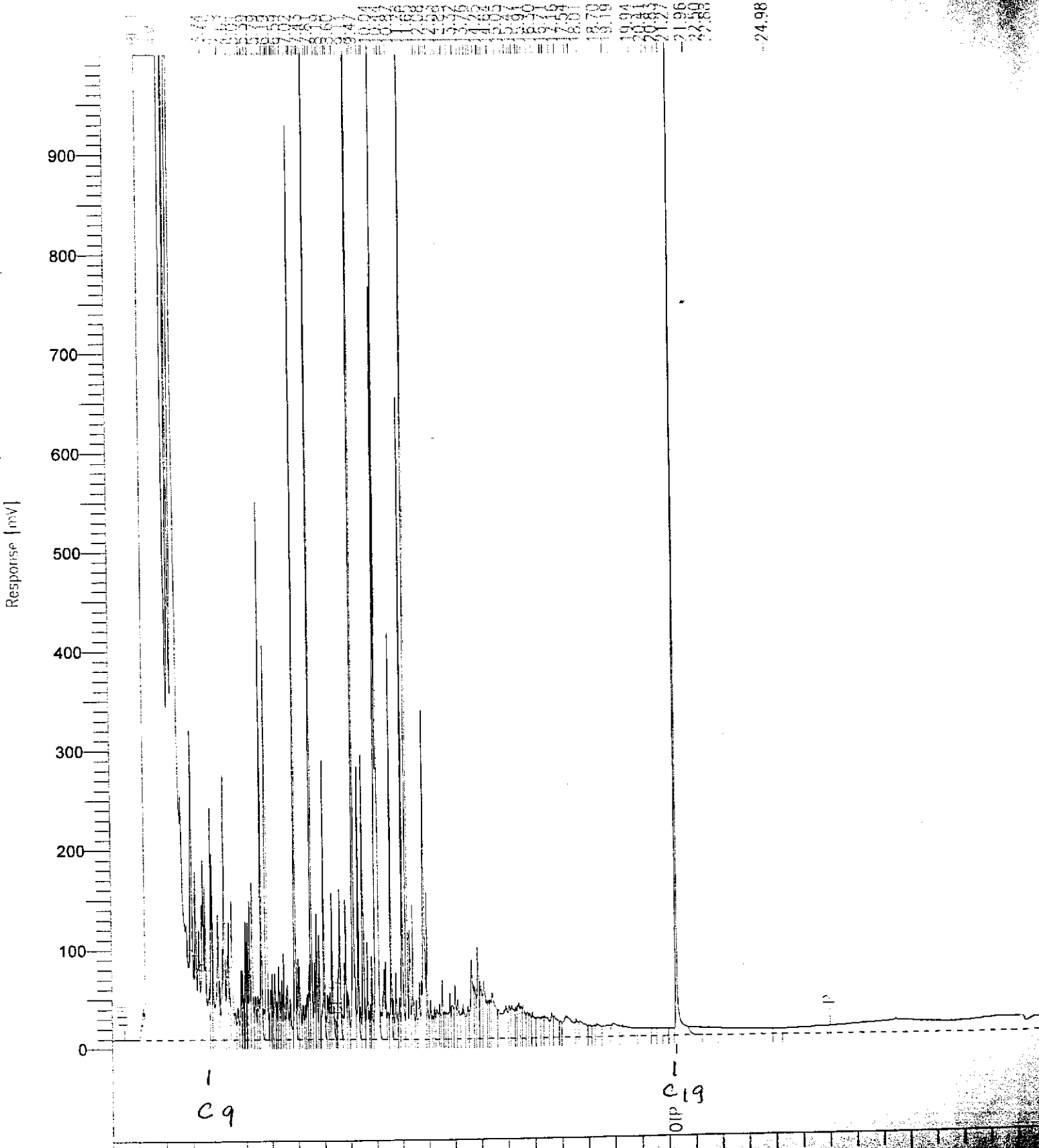
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Scale Factor: 0.0

End Time : 35.00 min
Plot Offset: 0 mV

Sample #: 212629
Date : 11/4/98 10:43
Time of Injection: 11/3/98 00:35
Low Point : 0.00 mV
Plot Scale: 1000.0 mV

Page 1 of 1
High Point : 1000.00 mV



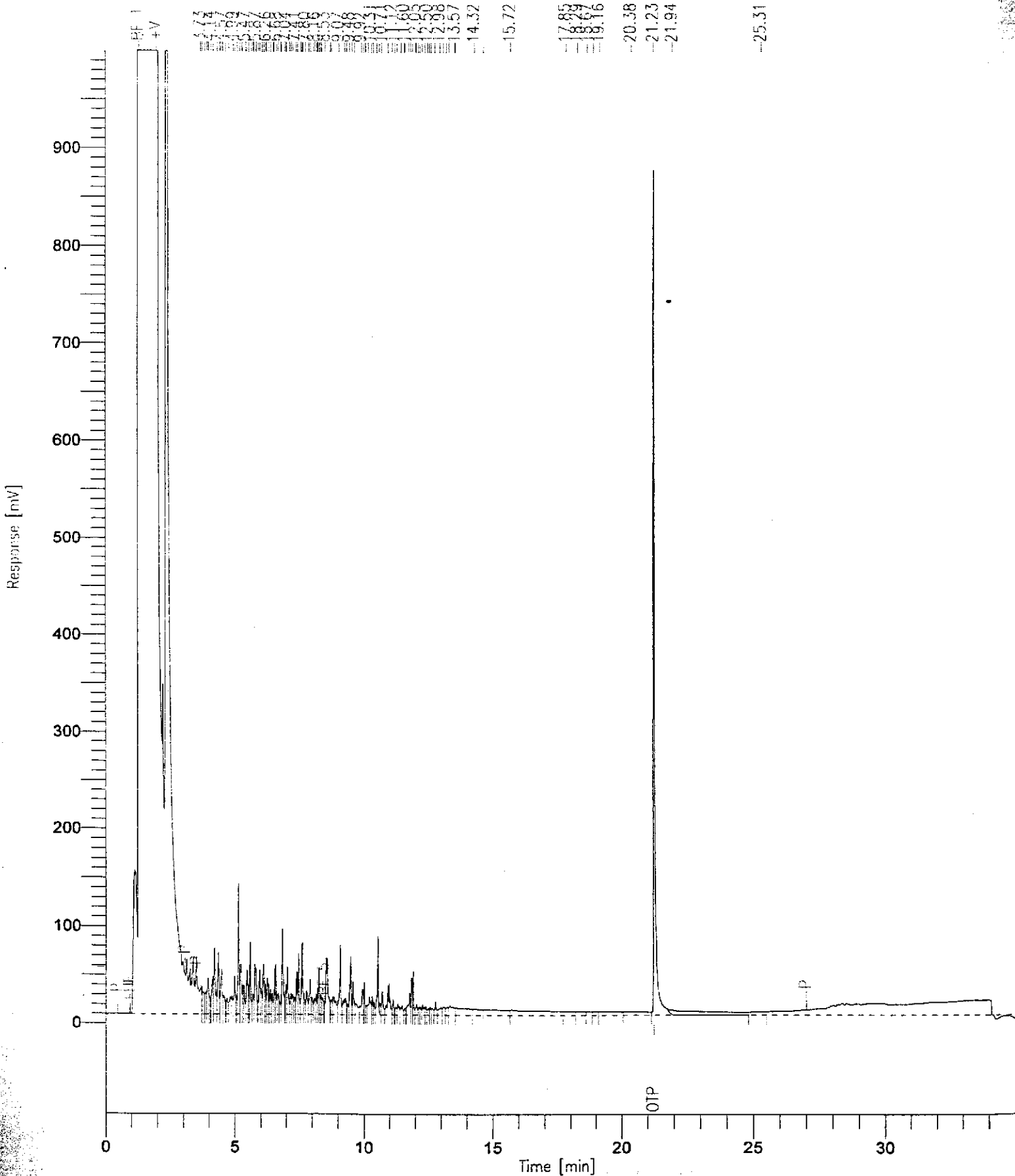
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Plot Offset: 0 mV

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Time of Injection: 11/2/98 21:07
Low Point : 0.00 mV
High Point : 1000.00 mV
Plot Scale: 1000.0 mV

Page 1 of 1



Chromatogram

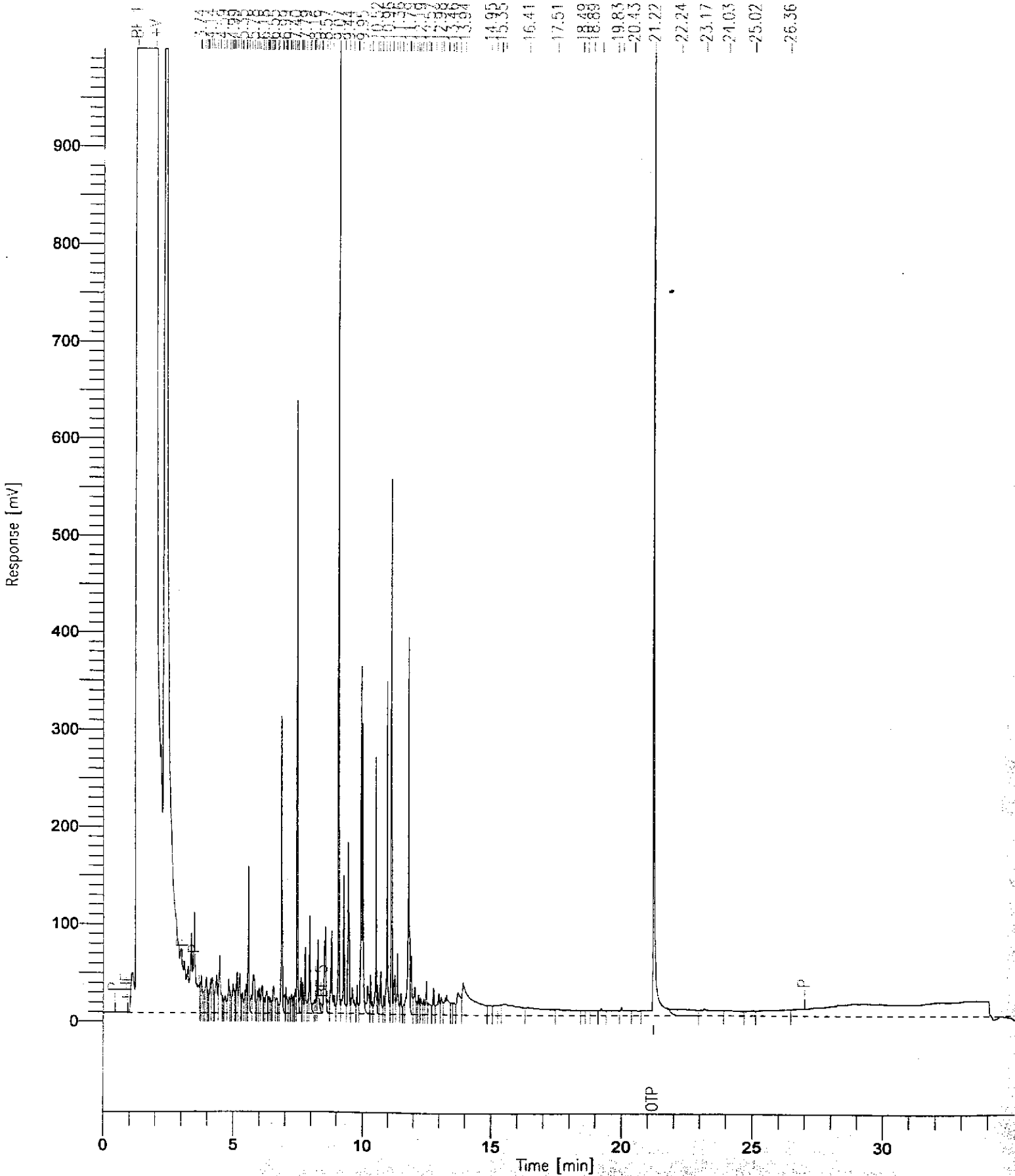
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Plot Offset: 0 mV

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Low Point : 0.00 mV
Plot Scale: 1000.0 mV

Page 1 of 1

High Point : 1000.00 mV

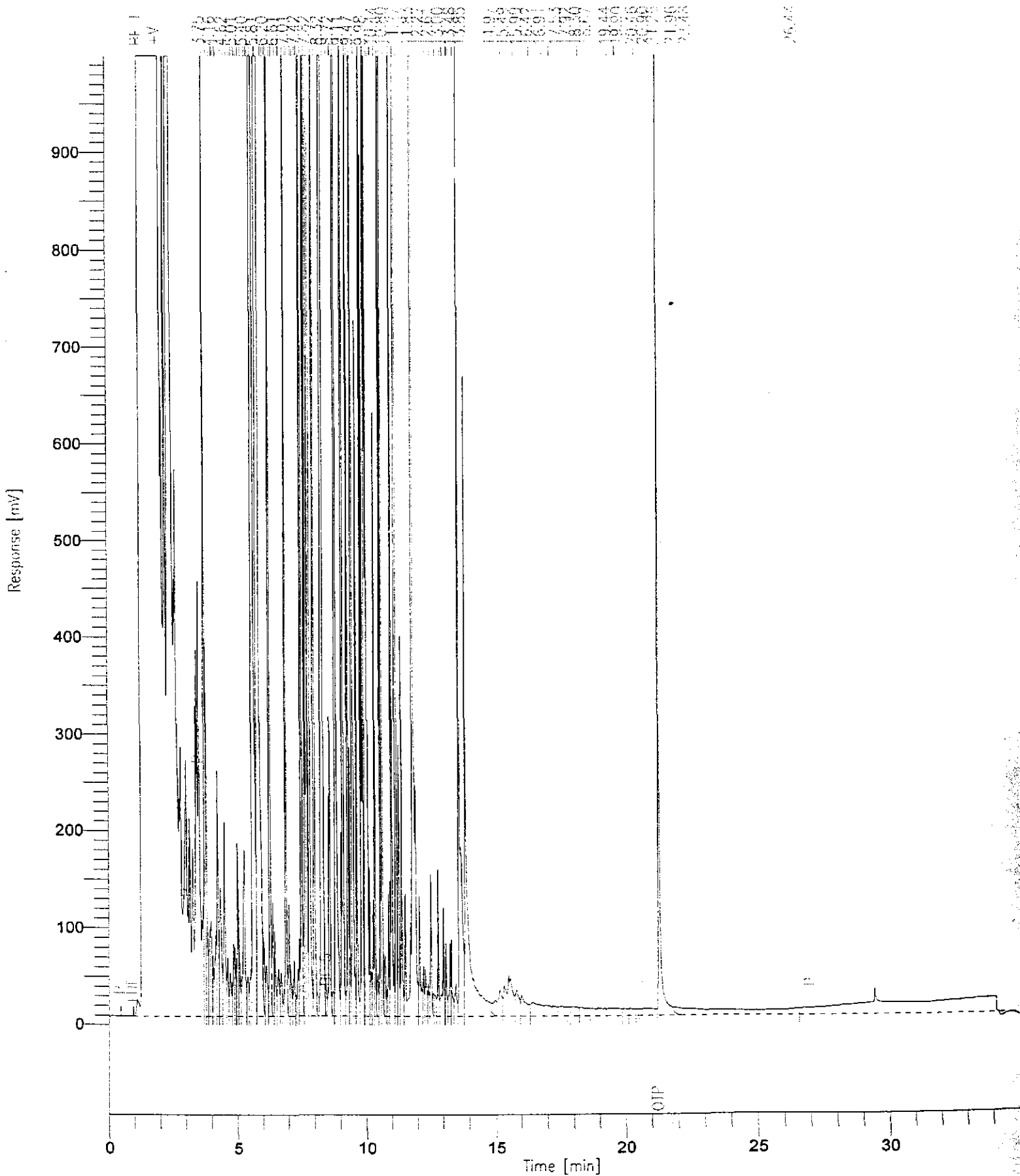


Chromatogram

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Scale Factor: 0.0

End Time : 35.00 min
Plot Offset: 0 mV

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Time of Injection: 11/2/98 23:11
Low Point : 0.00 mV
High Point : 1000.00 mV
Plot Scale: 1000.0 mV



Chromatogram

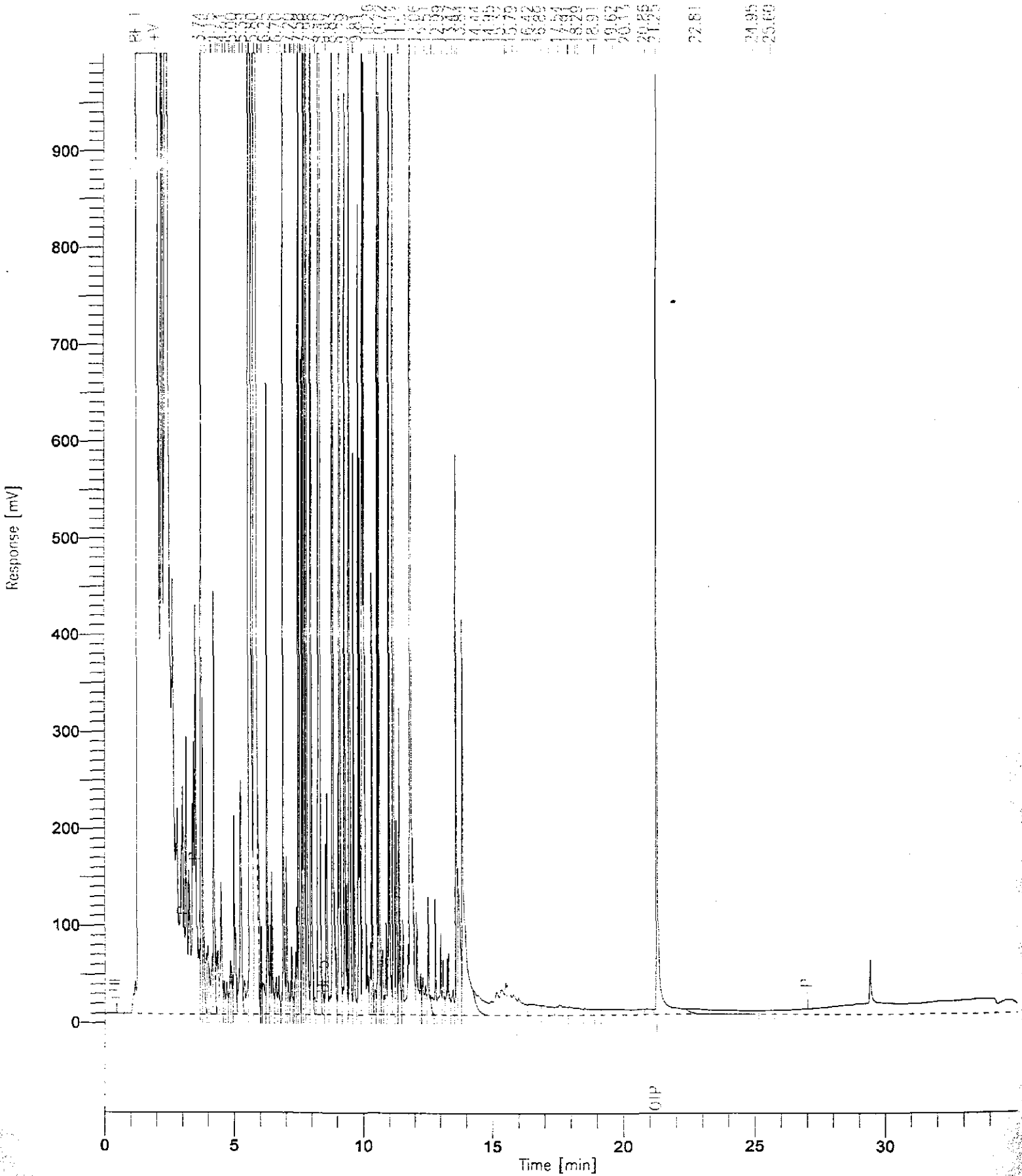
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Plot Offset: 0 mV

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Date : 11/4/98 10:47
Time of Injection: 11/2/98 22:30
Low Point : 0.00 mV
Plot Scale: 1000.0 mV

Page 1 of 1

High Point : 1000.00 mV



FAX NAME:
FAX NUMBER:

DATE: 27-JAN-99
TIME: 13:09

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