ERAS Environmental, Inc.

20861 Wilbeam Avenue, #4
Castro Valley, CA 94546

(510) 247-9885 Facsimile:(510) 886-5399

February 22, 2001

SNV
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Mr. James Jiang
302 8th Street
Oakland, CA 94607

Re: **Addendum to Request for Site Closure**
2896 Castro Valley Boulevard, Castro Valley, California

Dear Mr. Jiang:

Based on an additional file review by ERAS Environmental, Inc. (ERAS) on February 2, 2001, information was obtained that has bearing on the request for environmental site closure submitted to Mr. Amir Gholami of the Alameda County Health Care Services Agency (ACHCSA). This Addendum to the Request for Site Closure is submitted in response to the letter to you from Mr. Gholami dated January 16, 2001. The Request for Site Closure report was dated December 28, 2000.

The file review indicated that PIERS collected an additional soil sample (EXC-SW #5A) after final over-excavation in the area of the former waste oil tank. Based on their drawing (attached to this letter as Exhibit 4), soil was excavated from under part of the shop area part of the building. The sample was analyzed for total oil and grease and did not contain detectable concentrations of this constituent. The were analyzed for methyl tertiary butyl ether (MTBE) as requested by the ACHCSA in their correspondence. In addition, information was obtained that indicates the high concentration of oil and grease in this area of the excavation was removed. An additional soil sample analysis found in the 1994 report by Gentech indicates no detectable concentrations of oil and grease remained. The attached Table 1 has been updated to reflect these changes. In addition, the Case Closure Summary Form has been updated to reflect this additional information.

Groundwater monitoring was conducted on the three existing groundwater wells by PIERS for four consecutive quarters in 1999 and 2000. Samples were analyzed for MTBE during two of these monitoring events and did not contain detectable concentrations of MTBE. The attached Table 2 has been updated to reflect these changes. In addition, the Case Closure Summary Form has been updated to reflect this additional information.

As stated in the request for closure, based on the range of concentrations of metals in the soil samples collected from the excavation by PIERS in 1994, the concentrations appear to represent background levels. In addition, the extensive over excavation appears to have removed the elevated concentrations of petroleum hydrocarbons, presumably also

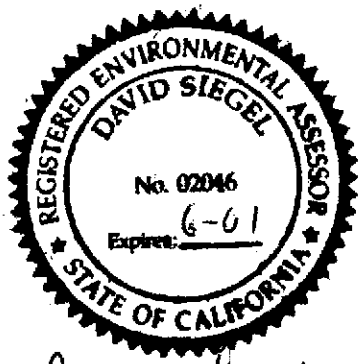
removing the source that could have contained elevated concentrations of metals. Concentrations of some of the metals in groundwater samples collected in 1992 were above MCLs, notably the concentrations of arsenic, lead and chromium in MW-1 in the 9/25/92 sample and the concentrations of these metals in MW-3 on the same date. However the following statements can be made pertaining to groundwater beneath the Property.

- Adequate source removal has been performed
- Adequate site characterization which indicates a limited extent of groundwater contamination present in on-site wells
- the shallow groundwater in this area of Alameda County is not considered a source of drinking water

ERAS has forwarded a copy of this report addendum to Mr. Amir Gholami of the ACHCSA for review.

Please call if you have any questions regarding the information presented or regarding work performed at the Property.

Respectfully,
ERAS Environmental, Inc.



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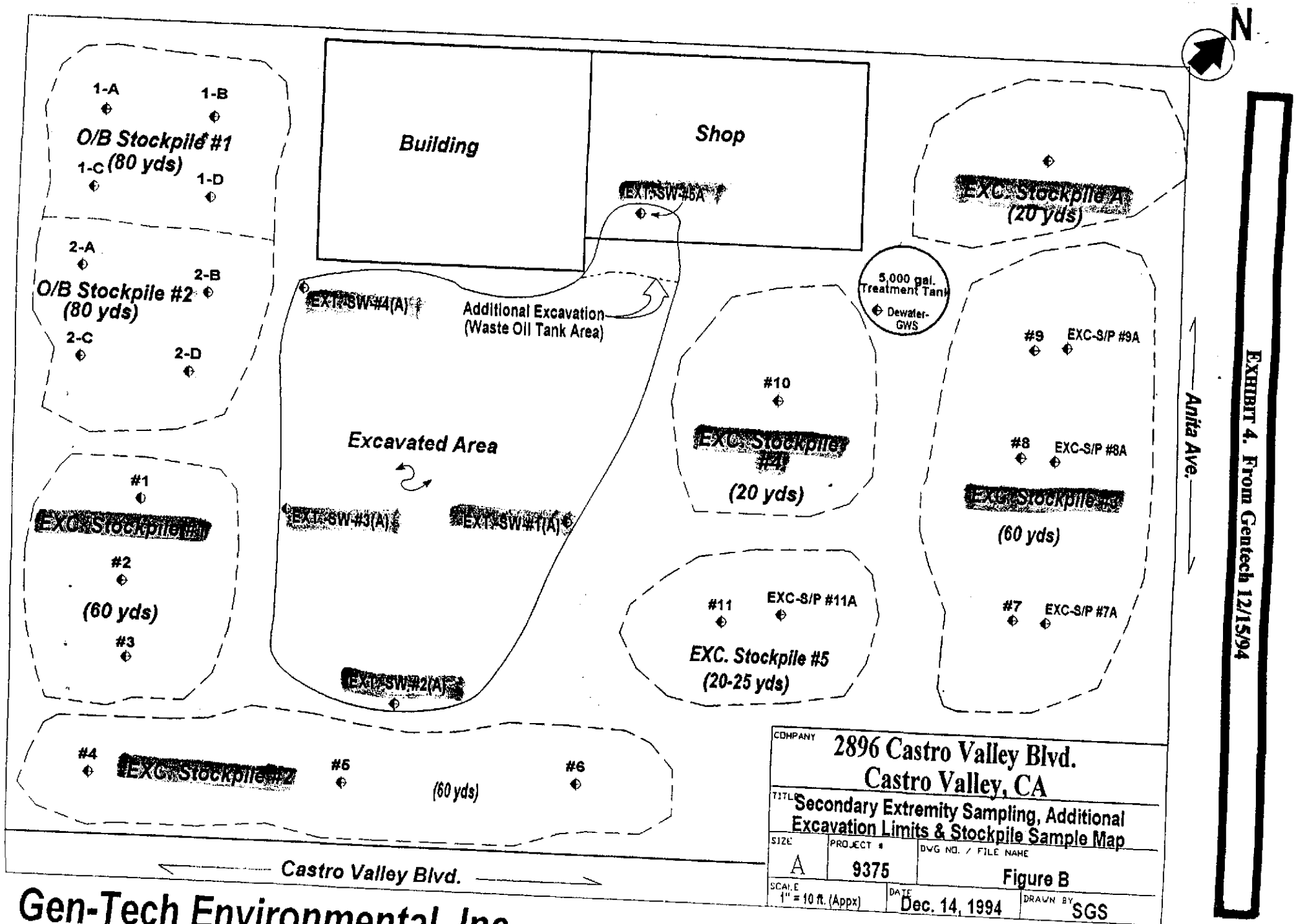

COMPANY: 2896 Castro Valley Blvd.
Castro Valley, CA

TITLE: Secondary Extremity Sampling, Additional Excavation Limits & Stockpile Sample Map

SIZE	PROJECT #	DWG NO. / FILE NAME
A	9375	Figure B

SCALE	DATE	DRAWN BY
1" = 10 ft. (Appx)	Dec. 14, 1994	SGS

EXHIBIT 4. From Gentech 12/15/94

Gen-Tech Environmental, Inc.

TABLE 1
Soil Sample Analytical Results (concentrations in ppm)
2896 Castro Valley Boulevard, Castro Valley, California

Sample Number	Consul-tant	Depth (feet)	Sample Date	TPH-d	TOG	TPH-g	B	T	E	X	Method 8010	Method 8270
TP147 A-1	Geo-nomics	11	6/16/87			ND	ND	ND	NA	ND		
TP147 A-2	Geo-nomics	11	6/16/87			ND	ND	ND	NA	ND		
TP147 B-1	Geo-nomics	11	6/16/87			ND	ND	ND	NA	ND		
TP147 B-2	Geo-nomics	11	6/16/87			ND	ND	ND	NA	ND		
TP147 C-1	Geo-nomics	11	6/16/87			ND	ND	ND	NA	ND		
TP147 C-2	Geo-nomics	11	6/16/87			**100**	ND	**0.2**	NA	**2.2**		
TP147D	Geo-nomics	7	6/16/87	**5,300**	**16,000**	NA	**0.22**	**0.09**	**0.3**	**1.5**		
TP147E	Geo-nomics	stock-pile	6/16/87			**15**	ND	ND	ND	**1.1**		
TP147F	Geo-nomics	stock-pile	6/16/87			ND	ND	ND	ND	ND		
B-1	ASE	6.5	9/27/90	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-1	ASE	11	9/27/90	ND	**730**	**790**	**0.3**	**1.9**	**4**	**8.8**	ND	@
B-1	ASE	13.5	9/27/90	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-2	ASE	6	9/27/90			ND	ND	ND	ND	ND	ND	
B-2	ASE	10	9/27/90			**13**	ND	ND	**0.024**	**.021**	ND	
B-2	ASE	13	9/27/90			ND	ND	ND	ND	ND	ND	
B-3	ASE	6.5	9/27/90			ND	ND	ND	ND	ND	ND	
B-3	ASE	11	9/27/90			ND	ND	ND	ND	ND	ND	
B-4	ASE	6	9/27/90			ND	ND	ND	ND	ND	ND	
B-4	ASE	11	9/27/90			ND	ND	ND	ND	ND	ND	
MW-1	ASE	5.5	9/27/90	NA	NA	ND	ND	ND	ND	ND	ND	NA
MW-1	ASE	11	9/27/90	ND	**32**	**14**	ND	ND	ND	ND	ND	ND

TABLE 1
Soil Sample Analytical Results (concentrations in ppm)
2896 Castro Valley Boulevard, Castro Valley, California

Sample Number	Consul-tant	Depth (feet)	Sample Date	TPH-d	TOG	TPH-g	B	T	E	X	Method 8010	Method 8270
MW-2	ASE	5	9/27/90	NA	NA	ND	ND	ND	ND	ND	ND	
MW-2	ASE	12.5	9/27/90	NA	NA	ND	ND	ND	ND	ND	ND	
MW-3	ASE	6.5	9/27/90	NA	NA	ND	ND	ND	ND	ND	ND	
MW-3	ASE	10.5	9/27/90	NA	NA	7.7	ND	ND	0.057	.076	ND	
SW#1	GTE	inter-face	10/25/93	NA	NA	64.11	1.10	4.13	4.86	25.1		
SW#2	GTE	inter-face	10/25/93	NA	NA	29.49	0.05	0.55	1.18	6.64		
SW#3	GTE	inter-face	10/25/93	NA	NA	1.28	ND	0.07	0.01	0.12		
SW#4	GTE	inter-face	10/25/93	NA	NA	4.35	ND	0.19	0.01	0.10		
SW#5	GTE	inter-face	10/25/93	NA	3,980	1.25	ND	0.21	0.02	0.16		
SW#6	GTE	inter-face	10/25/93	NA	955	5.09	0.31	1.00	0.01	0.61		
EXTSW #1(A)	GTE	inter-face	5/26/94	93	NA	NA	NA	NA	NA	NA	ND	
EXTSW #2(A)	GTE	inter-face	05/26/94	12	NA	NA	NA	NA	NA	NA	ND	
EXTSW #3(A)	GTE	inter-face	05/26/94	16	NA	NA	NA	NA	NA	NA	ND	
EXTSW #4(A)	GTE	inter-face	0526//94	55	NA	NA	NA	NA	NA	NA	ND	
W/O-S/P #1	GTE	stock-pile	05/26/94	24	21	ND	ND	ND	ND	ND		
EXC-S/W #5A	GTE	stock-pile	05/26/94	NA	<50	NA						

Notes:

NA Not analyzed, also blank spaces indicates not analyzed for that constituent
ND Not detected at or above the laboratory detection limit
TPH-g Total petroleum hydrocarbons as gasoline
TPH-d Total petroleum hydrocarbons as diesel
BTEX Benzene, toluene, ethylbenzene, total xylenes
@ Sample contained 7.2 μg/Kg, 5.5 μg/Kg 2-methylnaphthalene
TOG Total oil & grease
SW Sidewall sample
W/O-SP waste oil stockpile sample
interface Sidewall soil sample collected at the soil-water interface

TABLE 2
Groundwater Sample Analytical Results (ppb)
2896 Castro Valley Boulevard

Sample Number	Consul-tant	Sample Date	TPH-d	TOG	TPH-g	B	T	E	X	MT BE	Other
MW-1	ASE	10/9/90	NA	ND	ND	ND	ND	ND	ND		1
MW -1	ASE	10/26/90	NA	ND	ND	N	ND	ND	ND		
MW -1	C-REM	3/30/92	NA	<5000	310	1.5	0.76	7.1	1.5		2
MW-1	C-REM	9/25/92	<5	<5000	88	0.6	0.83	1.8	1.0		3
MW-1	CGS	4/9/97	ND	ND	ND	ND	ND	ND	ND		
MW-1	PIERS	4/20/99	ND	NA	ND	ND	ND	ND	0.55	ND	
MW-1	PIERS	7/14/99	ND	NA	ND	ND	ND	ND	ND	NA	
MW-1	PIERS	10/18/99	ND	NA	ND	ND	ND	ND	ND	NA	
MW-1	PIERS	1/4/00	ND	NA	ND	ND	ND	ND	ND	ND	
MW-2	ASE	10/9/90	NA	NA	ND	ND	ND	ND	ND		
MW-2	ASE	10/9/90	NA	ND	ND	ND	ND	ND	ND		
MW-2	C-REM	3/30/92	NA	NA	<30	<0.3	<0.3	<0.3	<0.3		
MW-2	C-REM	9/25/92	ND	ND	ND	ND	ND	ND	ND		
MW-2	CGS	4/9/97	ND	ND	ND	ND	ND	ND	ND		
MW-2	PIERS	4/20/99	ND	ND	ND	ND	ND	ND	ND	ND	
MW-2	PIERS	7/14/99	ND	ND	ND	ND	ND	ND	ND	NA	
MW-2	PIERS	10/18/99	ND	ND	ND	ND	ND	ND	ND	NA	
MW-2	PIERS	1/4/00	ND	ND	ND	ND	ND	ND	ND	ND	
MW-3	ASE	10/9/90	NA	NA	ND	ND	ND	ND	ND		
MW-3	ASE	10/26/90	NA	ND	ND	ND	ND	ND	ND		
MW-3	C-REM	3/30/92	NA	<5000	1,600	<3	<3	45	51		4
MW-3	C-REM	9/25/92	<5	<5000	210	ND	ND	17	15		5
MW-3	CGS	4/9/97	ND	NA	ND	ND	ND	ND	ND		

TABLE 2
Groundwater Sample Analytical Results (ppb)
2896 Castro Valley Boulevard

Sample Number	Consul-tant	Sample Date	TPH-d	TOG	TPH-g	B	T	E	X	MT BE	Other
MW-3	PIERS	4/20/99	ND	NA	ND	ND	ND	ND	ND		
MW-3	PIERS	7/14/99	ND	NA	ND	ND	ND	ND	ND		
MW-3	PIERS	10/18/99	ND	NA	ND	ND	ND	ND	ND	ND	
MW-3	PIERS	1/4/00	280	NA	ND	ND	ND	ND	ND	NA	
										NA	
EXC-GWS	Gentech	5/26/94	92	ND	ND	ND	ND	ND	ND	ND	

Notes:

NA	Not analyzed
ND	Not detected at or above the laboratory detection limit indicated. Detection Limits are 50 ppb for TPH-g & TPH-d and 0.5 ppb for BTEX and MTBE
TPH-g	Total petroleum hydrocarbons as gasoline
TPH-d	Total petroleum hydrocarbons as diesel
BTEX	Benzene, Toluene, Ethylbenzene, Total Xylenes
MTBE	Methyl tertiary butyl ether
1	Sample contained 44 ppb TOG, 70 ppb lead, 20 ppb zinc
2	Sample contained 3.9 ppb naphthalene, 0.99 ppb lead, 14 ppb arsenic
3	Sample contained 3.9 ppb naphthalene, 82 ppb arsenic, 130 ppb lead, 480 ppb chromium, 28 ppb selenium
4	Sample contained 44 ppb napthalene, 8.7 ppb 2-methylnapthalene, 16 ppb arsenic, 15 ppb lead
5	Sample contained 9.1 ppb napthalene, 2.8 ppb 2-methylnapthalene, 59 ppb arsenic, 81 ppb lead, 400 ppb chromium
TOG	Total Oil & Grease
EXC-GWS	Grab groundwater sample from tank excavation area

CASE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: February 20, 2000

Agency Name: Alameda County Health Care Services	Address: 1131 Harbor Bay Boulevard
City/State/Zip: Alameda, CA 94502	Phone: (510) 567-6876
Responsible Staff Person: Mr. Amir Gholami, REHS	Title: Hazardous Materials Specialist

II. SITE INFORMATION

Site Facility Name: **Boulevard Auto Service (Formerly Walt's Auto Tech)**		
Site Facility Address: **2896 Castro Valley Boulevard, Castro Valley, CA 94546**		
RB/SMS Case No.:	Local or LOP Case No.:	Priority:
URF Filing Date:	SWEEPS No.:	

Responsible Parties (include addresses and phone numbers)
Mr. James Jiang, 302 8th Street, Oakland, CA 94607
Ms. Hilda Wong, 20950 Elbridge Court, Castro Valley, CA 94552

Tank No.	Size in Gallons	Contents	Closed In—Place/Removed?	Date
	10,000	gasoline	Removed	6/16/87
	7,500	gasoline	Removed	6/16/87
	5,000	gasoline	Removed	6/16/87
	300	waste oil	Removed	6/16/87

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: **Tank Leak or Overfill/Overspill**		
Site characterization complete? **Yes**	Date Approved By Oversight Agency:	
Monitoring wells installed? **Yes**	Number: **3**	Proper screened interval? **Yes (10-20')**
Highest GW Depth Below Ground Surface: **10 feet**	Lowest Depth: **12 feet**	Flow Direction: **West-Southwest to Southwest**
Most Sensitive Current Use:		
Summary of Production Wells in Vicinity: **There are no known production wells within the vicinity which would be considered threatened**		
Are drinking water wells affected? **No**	Aquifer Name: **Unknown (Part of SF Bay GW Basin)**	
Is surface water affected? **No**	Nearest SW Name: **San Lorenzo Creek**	
Off-Site Beneficial Use Impacts (Addresses/Locations):		
Report(s) on file? **Yes**	Where is report(s) filed? **Alameda County Health Care Services**	

V Need to do well survey

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	**Amount (Include Units)**	**Action (Treatment or Disposal w/Destination)**	**Date**
Tanks	4 tanks	Disposal (unknown)	6/16/87
Piping	unknown	Disposal (unknown)	6/16/87
Free Product	None		
Soil	unknown 807	Disposal (BFI Livermore Class III landfill	1994 and 1995
Groundwater	None		
Barrels	None		

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MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS—BEFORE AND AFTER CLEANUP									
POLLUTANT	**Soil (ppm)**		**Water (ppb)**		**POLLUTANT**	**Soil (ppm)**		**Water (ppb)**	
	Before	**After**	**Before**	**After**		**Before**	**After**	**Before**	**After**
TPH (Gas)	**790**	**64.11**	**210**	**<50**	**Ethylbenzene**	**4**	**4.86**	**45**	**<0.5**
TPH (Diesel)	**5,300**	**93**	**NA**	**280**	**Xylenes**	**8.8**	**25.1**	**51**	**<0.5**
Benzene	**0.3**	**1.1**	**1.5**	**<0.5**	**Oil & Grease**	**16,000**	**<50**	**ND**	**ND**
Toluene	**1.9**	**4.13**	**0.83**	**<0.5**	**Heavy Metals**	**NA**	**190 (Pb)**	**NA**	**~~480~~ (Cr)**
TCE	**ND**	**ND**	**ND**	**ND**	**MTBE**	**NA**	**NA**	**NA**	**<0.5**

Description of Interim Remediation Action: Soil was reportedly removed to a depth corresponding to the depth of groundwater (approximately 10-12 feet). Following sample analysis, additional excavation was performed in the area of the former waste oil UST where elevated concentrations of total oil and grease (TOG) remained. No TOG was detected in final samples. No MTBE was detected in groundwater samples.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **Yes**		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Yes**		
Does corrective action protect public health for current land use? **Yes**		
Site Management Requirements:		
Monitoring Wells Decommissioned:	Number Decommissioned:	Number Retained: 3
List Enforcement Actions Taken: **None**		
List Enforcement Actions Rescinded: **None**		

Title:	Date:
ERAS, Request for Site Closure, 2896 Castro Valley Boulevard, Castro Valley, California	12/28/00
PIERS, Report of Groundwater Sampling, 2896 Castro Valley Boulevard, Castro Valley, California	4/13/00
PIERS, Report of Groundwater Sampling, 2896 Castro Valley Boulevard, Castro Valley, California	10/26/99
PIERS, Report of Groundwater Sampling, 2896 Castro Valley Boulevard, Castro Valley, California	8/27/99
PIERS, Report of Groundwater Sampling, 2896 Castro Valley Boulevard, Castro Valley, California	4/27/99
CGS Sampling Specialists, First Quarter Monitoring Well Sampling Report	4/21/97
Gentech Environmental, Inc., Technical Report, 2896 Castro Valley Boulevard, Castro Valley, California	12/15/94
C-Rem Engineers, Well Monitoring 2896 Castro Valley Boulevard, Job No. 92020.02	10/26/92
Aqua Science Engineers, Incorporated, Workplan, Proposal for Soil and Groundwater Investigation Services at 2896 Castro Valley Boulevard, Castro Valley, California	4/27/90
Geonomics, Incorporated, Soil Sampling Report, Underground Storage Tanks, 2896 Castro Valley Boulevard, Castro Valley, California	6/30/87

V. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:

1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND,

2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES ETC.)

All four USTs have been removed from the site. Two subsequent excavations appear to have removed most of the petroleum hydrocarbons from beneath the site. Groundwater monitoring utilizing three groundwater monitoring wells have indicated two of the wells are located down-gradient of the former USTs. Monitoring of the wells since 1990, including four consecutive quarters in 1999 and 2000 indicate only low concentrations of petroleum hydrocarbons have impacted groundwater.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.