'00 FEB 10 PM NPB #42

20358

INSPECTION DATE: 12/14/99

INSPECTION TIME: 01:00

ESCROW # _____

BRANCH # _____

TANK # _____

COD/PD# _____

VISUAL PROPERTY INSPECTION

FOR UNDERGROUND FUEL TANKS

PROPERTY ADDRESS: 1723 FRUITVALE AVENUE (OAKLAND) **CROSS STREET:** 17TH ST.

PERSON REQUESTING INSPECTION:

NAME JACK SUMSKI

COMPANY DAVIS REALTY

ADDRESS 5000 GEARY BLVD.

CITY SAN FRANCISCO ZIP 94118

PHONE (415) 221-9700

FAX 668-5614

CONTACT PERSON ON-SITE:

NAME _____

PHONE: _____

AREAS NOT ACCESSIBLE

___	BASEMENT	___	DRIVEWAY
___	GARAGE	___	SIDE OF PROPERTY
___	HEATING AREA	___	REAR OF PROPERTY
___	LIVING AREA	___	PARKING STRIP
X	GAS TANKS - Appear to have been removed.		

YES	NO	NOT ACCESSIBLE	
X	___	___	IS A VENT PIPE OR SIGNS OF PREVIOUS VENT LINE VISIBLE
___	X	___	IS A FILL CAP OR SIGNS OF PREVIOUS FILL CAP VISIBLE
___	X	___	WAS A TANK INDICATED WITH AN ELECTROMAGNETIC METAL DETECTOR
___	X	___	WAS A TANK INDICATED WITH AN AUDIO FREQUENCY LINE LOCATOR
X	___	___	IS A DISPENSER OR SIGNS OF PREVIOUS DISPENSER VISIBLE
___	X	___	IS A SUPPLY OR RETURN LINE VISIBLE NEAR THE HEATER AREA
___	X	___	IS AN ELECTRIC FUSE BOX OR KNIFE SWITCH LABELED "OIL BURNER"
___	X	___	WAS A REMOTE FUEL GAUGE LOCATED ON THIS PROPERTY
X	___	___	WAS THERE SIGNS OF A PREVIOUS TANK REMOVED FROM THIS PROPERTY

RESULT OF VISUAL INSPECTION TANK INDICATED YES ___ NO X

If an underground fuel tank is located on this property within two years of the date of this inspection, Golden Gate Tank Removal will pay $1,000 toward the removal of the tank. This payment guarantee is the limit of our liability and no other warranty is expressed or implied.

REGISTERED ENVIRONMENTAL ASSESSOR TRACY WALLACE No. 06237 Expires June 30, 2000 STATE OF CALIFORNIA

ASSESSOR'S SIGNATURE

An additional copy of a paid inspection can be obtained free of charge for 90 days from the date of the inspection. Following 90 days, an administrative fee will be charged for each request. A subsurface investigation was not performed nor a specific attempt made to review historical records for this property. Unknown underground obstructions may create inconclusive readings that inhibit the detection of an underground fuel tank. Golden Gate Tank Removal does not state or imply any guarantees or warranties that the subject property is or is not free of environmental impairment.

JOHN MANNING

INSPECTOR'S NAME

John Manning

INSPECTOR'S SIGNATURE

12/16/99

DATE

255 Shipley Street • San Francisco, Ca. 94107 • Tel.: 415/512-1555 • Fax: 415/512-0964

basics
ENVIRONMENTAL

December 22, 1999
99-ENV183B

Davis Realty
5010 Geary Boulevard, Suite #1
San Francisco, CA 94118

Attention: Mr. Jack Sumski

Subject: Limited Phase II Environmental Site Investigation Report
1723 Fruitvale Avenue
Oakland, California

Dear Mr. Sumski:

This report describes a Limited Phase II Environmental Site Investigation Report of the site located at 1723 Fruitvale Avenue in Oakland, California. The scope of work included a preliminary investigation to assess the potential subsurface environmental impacts from current and past auto repair operations and former gas and oil activities conducted at the subject site.

Based on the information compiled from the sampling of the soil and ground water from four onsite test borings, our findings indicate significant levels of tetrachloroethene and trichloroethene appear to be impacting the shallow surface soil and ground water and recommend no further investigation of site conditions.

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

Sincerely,

Basics Environmental

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

PHASE-II.LTR

116 GLORIETTA BLVD • ORINDA, CA • 94563 • TEL/FAX 925-258-9099/9098

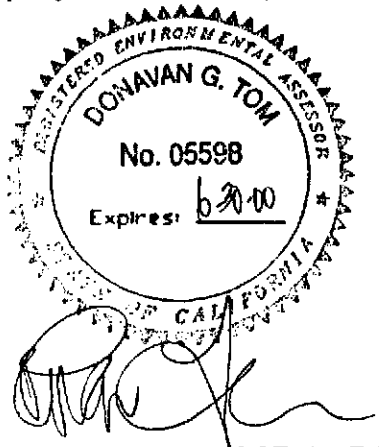
PROFESSIONAL CERTIFICATION

REPORT
LIMITED PHASE II SITE INVESTIGATION
1723 FRUITVALE AVENUE
OAKLAND, CALIFORNIA
99-ENV183B
DECEMBER 22, 1999

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

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

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



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

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1.0 INTRODUCTION

1.1 Purpose of Investigation

Basics Environmental (Basics) has performed this Limited Phase II Site Investigation (Phase II) for Mr. Jack Sumski pursuant to our letter of engagement signed December 9, 1999. The "subject site" is at 1723 Fruitvale Avenue, Oakland, California (See Drawing 1).

1.2 Background

Historical information obtained from Sanborn Fire Insurance Maps (1953, 1957, 1959, 1960, 1964, 1965, 1967 and 1969), revealed the subject site has consisted of the existing 6,500-square foot single-story garage building since at least 1953. From at least 1953 to 1969, the subject site was utilized as an automobile repair facility and gas and oil station. Basics recommended performing a Phase I Environmental Site Assessment prior to conducting a Phase II to better evaluate potential recognized environmental concerns. However, based on our conversation with the client, the client preferred conducting a limited Phase II Environmental Investigation over conducting a Phase I Environmental Site Assessment.

1.3 Scope of Work

Based on historical information, the subject site has a long history of present and past auto repair shop operations utilizing a hydraulic lift, lubricating oils and solvents within the building. In addition, the subject site was also utilized as a gas and oil station from at least 1953 to 1969 suggesting a prior underground storage tank. No documentation was available from the client regarding the previous gas and oil operations and/or underground storage tanks. As a result of these prior business activities, there is a potential of inadvertent discharges of hazardous materials to surface below.

On the basis of the information reviewed, Basics was contracted by Mr. Jack Sumski of Davis Realty to perform the following Limited Phase II Environmental Site Investigation approach to assess the potential subsurface environmental impacts from present and past auto repair shop operations and former gas and oil station activities conducted at the subject site.

The scope of work performed for this Limited Phase II Site Investigation consisted of the following tasks:

- Under the direction of a California Registered Geologist, four exploratory borings were to be advanced at the subject site including: one within the garage area of the building (approximately 10 feet south west of the hydraulic lift in the perceived down gradient position); one within the garage area of the building (approximately 10 feet south west of a collection drain in the perceived down gradient position); one outside the building near the north east corner of the building (within a potential position of the former underground storage tank(s)), and one outside the building near the south east corner of the building (within a potential position of the former underground storage tank(s));

- Soil samples were to be collected from below the concrete surface at approximately five and ten feet below ground surface within the native soil. One grab water sample was also to be taken from each boring, if encountered. If deemed waranted from visual observations of the samples, additional soil samples may be collected from the exploratory borings;

- Samples were to be collected, labeled, placed in a cooler with chemical ice, and transported under Chain of Custody control to McCambell Analytical Laboratory, a certified laboratory with the Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency, for analysis; and

- Samples were to be analyzed for Total Recoverable Petroleum Hydrocarbons as oil & grease (TRPH-og) and Volatile Halocarbons Compounds. In addition, the two borings located outside the building within the potential area of the former underground gasoline storage tank and pump were to be analyzed for Total Petroleum Hydrocarbons as gasoline (TPH-g), Benzene, Tolune, Ethylbenzene, Total Xylenes, and Methyl tert-Butyl Ether (BTEX and MTBE) and LUFT Metals (Cd, Cr, Ni, Pb and Zn).

The work for this Limited Phase II Site Investigation was performed within the client approved scope of work and budget for the investigation.

1.4 Permits and Regulatory Compliance

Several regulatory agencies were contacted prior to the beginning of this work and the permits necessary to proceed were obtained. Permits and/or approvals were obtained from the following agencies:

- Mr. Alvin Kan, County of Alameda Public Works Agency, Water Resources Section, Permit No. 99WR703; and

- Underground Services Alert (U.S.A.), U.S.A. Job No. 674645.

2.0 SOIL AND GROUND WATER SAMPLING

2.1 Field Activities

2.1.1 Preliminary Subsurface Investigation

On December 10, 1999, four soil test borings were advanced by Fast Tek, Inc. (FTI; Richmond, California) under the direction of a California Registered Geologist. The borings were specifically designed to sample the soil and ground water if encountered. The targeted areas of concern are shown on Drawing 2 and include:

- Four exploratory borings (SB-1-SB-4) were advanced at the subject site. One outside the building near the south east corner of the building (within a potential position of the former underground storage tank(s) (SB-1); one outside the building near the north east corner of the building (within a potential position of the former underground storage tank(s) (SB-2); one within the garage area of the building (approximately 10 feet south west of a collection drain in the perceived down gradient position) (SB-3); and one within the garage area of the building (approximately 10 feet south west of the hydraulic lift in the perceived down gradient position) (SB-4).

These locations were intended to provide subsurface chemistry data at potential areas of environmental impacts from current and past auto repair shop operations and former gas and oil service conducted at the site.

FTI utilized Geoprobe® 5400 Direct Penetration Technology (DPT) drilling methods. DPT uses dry impact methods to drive boring tools into the subsurface. A soil sample was collected in 2-inch diameter, four foot steel continuous core sampler. Polyethylene terephthalate glycol (PETG) soil liners were utilized within the inner sample barrel. PETG soil liners are transparent and inert to petroleum hydrocarbons, metals, solvents, pesticides and most hazardous materials (except high levels of phenols). After advancing both the drive-casing and sample barrel 4 feet, the sampler was retracted, and the sample removed. Selected samples then were sealed and labeled for analytical purposes; the remainder of the samples were scrutinized for field characterization. The drive-casing and sample barrel were advanced in this manner until the total depth of each borehole was reached.

A soil sample from each of the borings was retrieved from the discrete depth of 5 and 10 feet bgs. within the native soil. The samples for analytical purposes were covered on each end with Teflon, capped, sealed with tape, labeled, and placed in an insulated chest containing ice. A log of

the borings, which indicate site lithology, soil sampling depths, and other pertinent information was developed under the direction of a California Registered Geologist during the drilling program and is included in Appendix A.

The borings were advanced to total depths not exceeding 25 feet bgs. Ground water was encountered in SB-1 and was converted to a temporary well. No ground water was encountered in SB-2, SB-3 or SB-4. The sampling procedures followed by Basics field geologist are described below:

- Threading together and lowering into the boring 1-inch diameter PVC well casing to the bottom of the borehole; and
- Allowing the temporary well time to stabilize.

Ground water was encountered at approximately 23.5 feet below ground surface in SB-1 after letting stand for four hours. Subsequently, the PVC well casing was removed and all of the boreholes were backfilled to the surface with a neat cement slurry. The drill cuttings were collected and placed in one 5-gallon pail, which was properly disposed of by FTI.

Once collected in the field, all samples were maintained under chain of custody until delivered to the laboratory. The soil samples were immediately delivered to McCambell Analytical Laboratory, Inc. (McCambell; Pacheco, California), a State-certified laboratory.

3.0 CHEMICAL ANALYSES AND RESULTS

3.1 Chemical Analyses

The soil samples taken from the soil test borings were analyzed for the following:

- Total Recoverable Petroleum Hydrocarbons as Oil & Grease (TRPH-og) (EPA Method 418.1); and
- Volatile Halocarbons (VHCs) (EPA Method 8010).

The soil samples taken from outside the building within the area of the former gas and oil service were additionally analyzed for the following:

- Total Petroleum Hydrocarbons as Gasoline (TPH-g) + Benzene, Ethyl Benzene, Toluene, Total Xylenes and Methyl tert-Butyl Ether (BTEX and MTBE) (EPA Method 8015); and
- LUFT Metals (Cadmium, Chromium, Lead, Nickel and Zinc) (Cd, Cr, Pb, Ni, Zn).

As part of a screening measure, the soil samples from each boring were composited (2:1).

3.2 Analytical Results

Results of chemical analyses on soil and ground water samples collected on December 10, 1999 are presented in Tables 1-5. Certified laboratory reports are presented in Appendix B, including chain-of-custody record data.

Table 1. Soil Analytical Results - Organic Constituents

Sample ID	Depth Feet	TRPH-o&g mg/kg	TPH-g mg/kg	B mg/kg	T mg/kg	E mg/kg	X mg/kg	MTBE mg/kg
SB-1	5/10	ND	ND	ND	ND	ND	ND	ND
SB-2	5/10	ND	ND	ND	ND	ND	ND	ND
SB-3	5/10	ND	-	-	-	-	-	-
SB-4	5/10	68	-	-	-	-	-	-

ND means not detected above the reporting limit. No other detectable amounts of volatile halocarbons analyzed as part of EPA 8620 were discovered in the soil samples taken. Tetrachloroethene (PCE).

Table 2. Soil Analytical Results - Volatile Halocarbons

Sample ID	Depth Feet	Tetrachloroethene mg/kg
SB-1	5/10	ND
SB-2	5/10	ND
SB-3	5/10	ND
SB-4	5/10	24

ND means not detected above the reporting limit. No other detectable amounts of volatile halocarbons analyzed as part of EPA 8010 were discovered in the soil samples taken.

Table 3. Soil Analytical Results - Inorganic Constituents

Sample ID	Cd mg/kg	Cr mg/kg	Pb mg/kg	Ni mg/kg	Zn mg/kg
SB-1	ND	56	11	100	64
SB-2	ND	62	12	110	59
SB-3	-	-	-	-	-
SB-4	-	-	-	-	-

ND means not detected above the reporting limit.

Table 4. Water Analytical Results - Organic Constituents

Sample ID	Depth Feet	TRPH-o&g µg/L	TPH-g µg/L	B µg/L	T µg/L	E µg/L	X µg/L	MTBE µg/L
GW-1	23.5	2.1	270	ND	ND	ND	0.51	ND

ND means not detected above the reporting limit.

Table 5. Water Analytical Results - Volatile Halocarbons

Sample ID	Depth Feet	cis 1,2-Dichloroethene µg/L	Tetrachloroethene µg/L	Trichloroethene µg/L
GW-1	23.5	1.8	42	3.9

ND means not detected above the reporting limit. No other detectable amounts of volatile halocarbons analyzed as part of EPA 8010 were discovered in the water samples taken.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Based on the results of the soil testing reported herein, detectable amounts of total recoverable petroleum hydrocarbons as oil and grease, chromium, lead, nickel and zinc were discovered within the four exploratory soil borings (SB-1 - SB-4) at depths of 5-10 feet bgs. Maximum concentrations detected included 68 mg/kg of total recoverable petroleum hydrocarbons as oil and grease, 62 mg/kg of chromium, 12 mg/kg of lead, 110 mg/kg of nickel and 59 mg/kg of zinc. In addition, detectable amounts of tetrachloroethene were discovered within SB-4 at depths of 5-10 feet bgs at a concentration of 24 mg/kg. No other detectable amounts of volatile halocarbons analyzed as part (EPA Method 8010) were discovered within the soil samples collected.

Ground water was not encountered within three of the four onsite test borings up to 25 feet bgs. Therefore, ground water "grab" samples were collected within SB-1 only. Based on the results of the grab water testing reported herein, detectable amounts of total petroleum hydrocarbons as gasoline, total xylenes, cis 1,2-Dichloroethene, Tetrachloroethene and Trichloroethene were discovered within the ground water in soil boring (SB-1) at a depth of 23.5 feet bgs. Maximum concentrations detected included 270 μg/L of total petroleum hydrocarbons as gasoline, 0.51 μg/L of total xylenes, 1.8 μg/L of cis 1,2-Dichloroethene, 42 μg/L of Tetrachloroethene, and 3.9 μg/L of and Trichloroethene. No other detectable amounts of volatile halocarbons analyzed as part (EPA Method 8010) were discovered within the grab water samples collected.

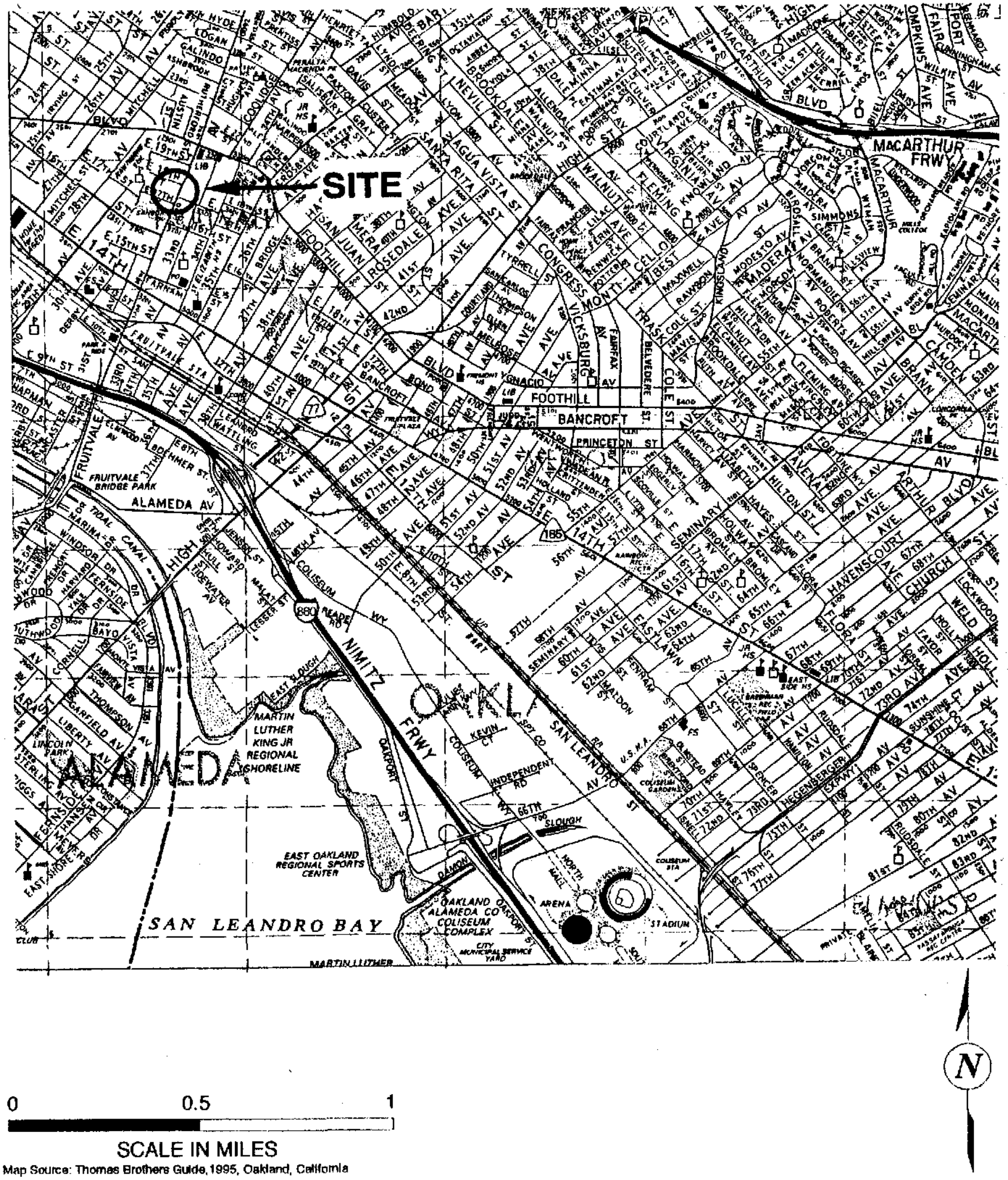
Analytical results indicate impacts of total recoverable petroleum hydrocarbons as oil and grease, chromium, lead, nickel and zinc to the soil are not considered significant and below regulatory action. The level of these chemicals are below the Preliminary Remediation Goals set forth by the Department of Toxic Substance Control for industrial sites. However, the impact of Tetrachloroethene within the area of the hydraulic lift (SB-4) is considered above regulatory action levels.

Analytical results indicate impacts of total recoverable petroleum hydrocarbons as oil and grease, total petroleum hydrocarbons as gasoline and total xylenes to the ground water are not considered significant and below regulatory action. The level of these chemicals are below the

Preliminary Remediation Goals set forth by the Department of Toxic Substance Control for industrial sites. However, the impact of Tetrachloroethene and Trichloroethene within the area of the former gas and oil service area (SB-1) is considered above regulatory action levels.

4.2 Recommendations

On the basis of the information compiled from the sampling of the soil from four onsite test borings and one "grab" water sample, our findings indicate the levels of tetrachloroethene within the shallow surface soil of the area down gradient from the hydraulic lift are considered significant, above regulatory action levels and warrant further investigation. In addition, the levels of tetrachloroethene and trichloroethene within the ground water beneath the former gas and oil service area are considered significant, above regulatory action levels and warrant further investigation. Based on these levels the owner/operator is required to report the results to the local enforcing agency (Alameda County Environmental Health Services, Local Oversight Program (ACEHS) for review. Based on ACEHS' review, the owner/operator may be required to "define" or provide more specific information about the contamination problem.



0 0.5 1

SCALE IN MILES

Map Source: Thomas Brothers Guide, 1995, Oakland, California

Site Location

basics ENVIRONMENTAL

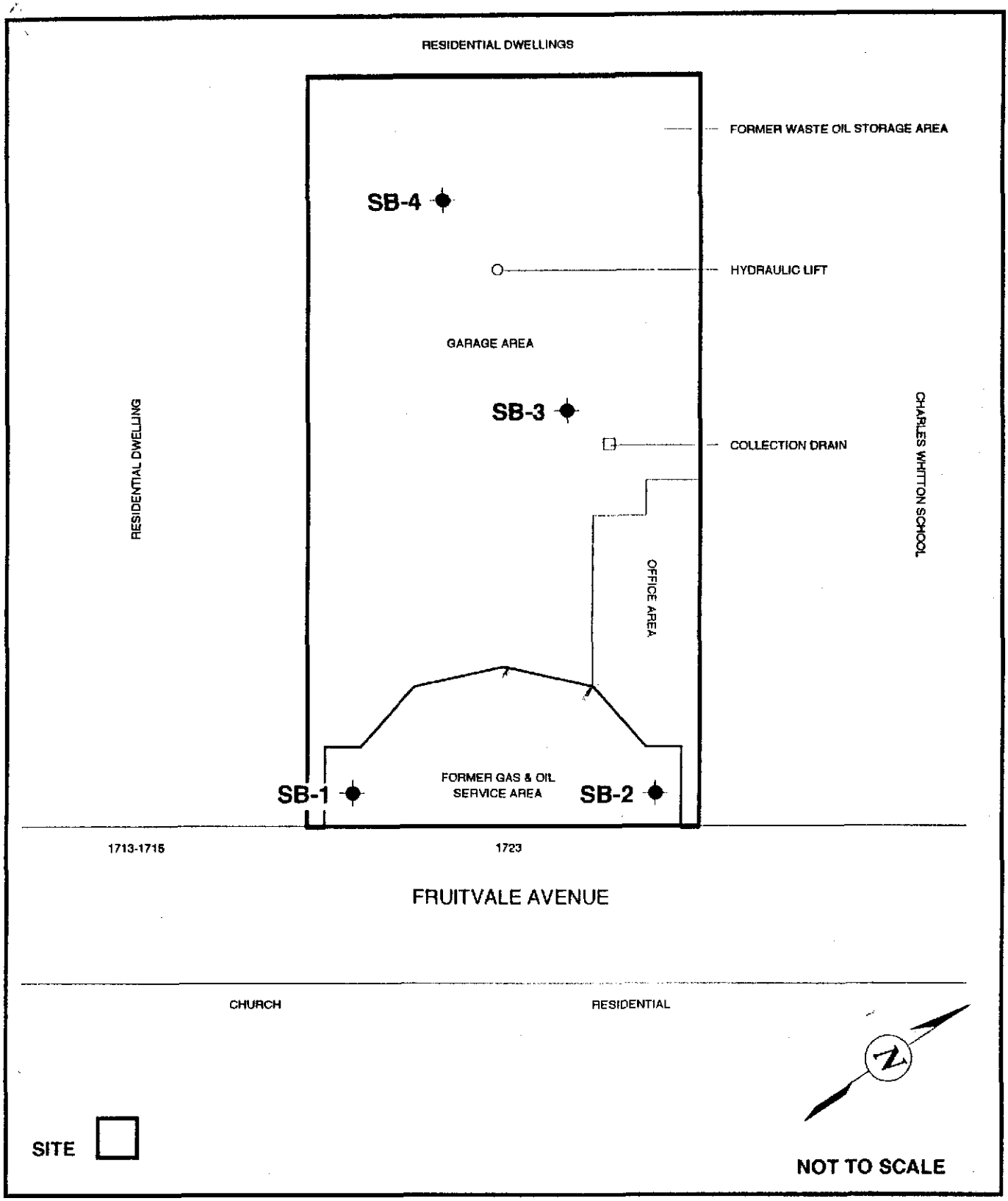
Limited Phase II Environmental Site Investigation
1723 Fruitvale Avenue
Oakland, California

PROJECT NO. 99-ENV183B

DRAWING NO. 1

PREPARED BY DGT REVIEWED BY DATE 12/20/99

TBLCK (5/25/92)



Soil Test Boring Locations

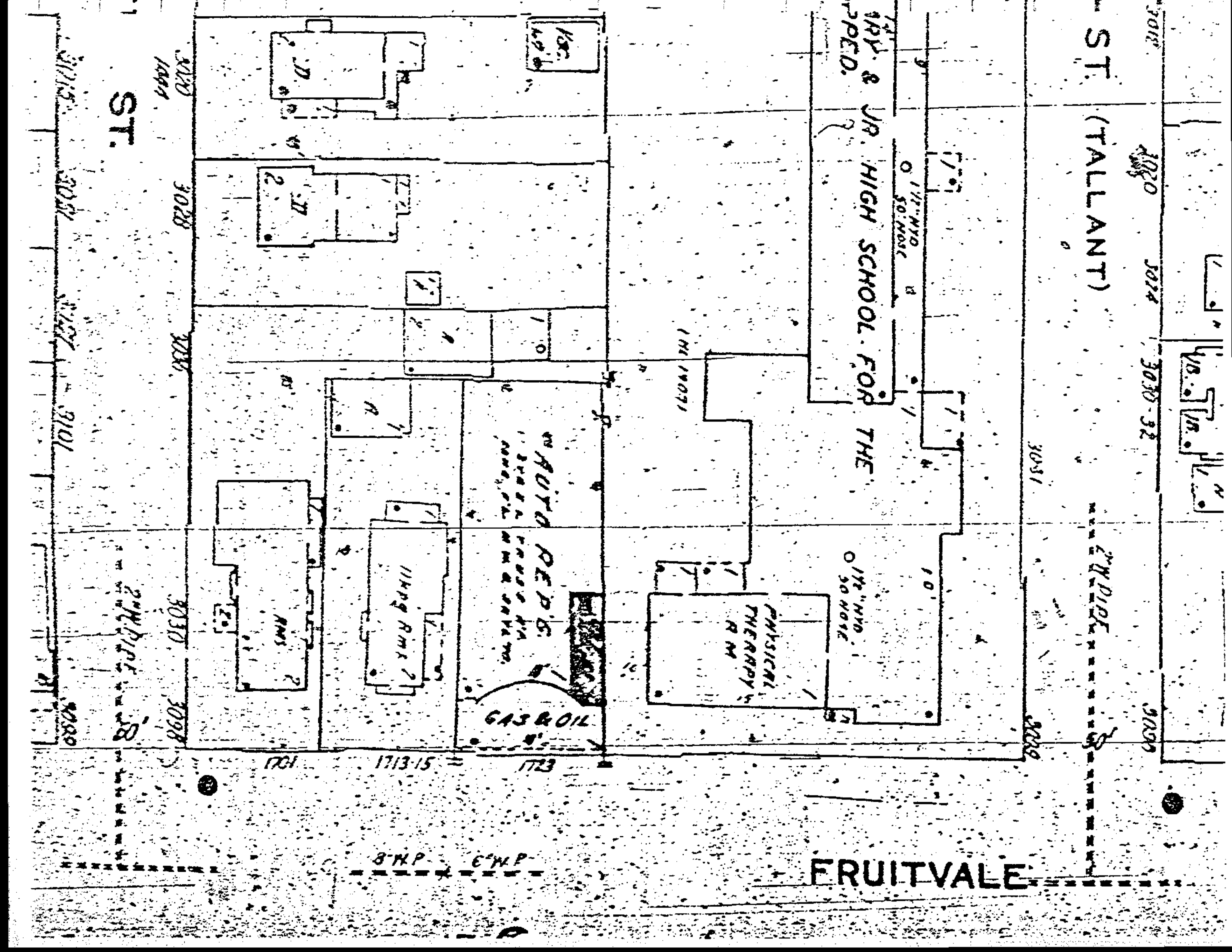
basics ENVIRONMENTAL

Limited Phase II Environmental Site Investigation
1723 Fruitvale Avenue
Oakland, California

PROJECT NO.
99-ENV183B

DRAWING NO.
2

DATE 12/20/95
REVIEWED BY
PREPARED BY DGT
TBLCK (5/25/92)


ST.
ST. (TALLANT)
JR. HIGH SCHOOL FOR THE
AUTO REP'G
GAS & OIL
PHYSICAL THERAPY RM
FRUITVALE
1701
1713-15
1723
3030-32
3074
3028
3030
3098

APPENDIX A

116 GLORIETTA BLVD • ORINDA, CA • 94563 • TEL / FAX 925-258-9099 / 9098

Geologic Log

PROJECT NO: 99-ENV183B	BORING NO: SB-1	SHEET 1 OF 1	

CLIENT: MR. JACK SUMSKI - DAVIS REALTY	SITE: 1723 Fruitvale Avenue, Oakland, California		
LOGGED BY: Marda T. Herbert, R.G., C.E.G.	CHECKED BY: Marda T. Herbert, R.G., C.E.G.	DATE: 12/10/99	
DATE(S) DRILLED: 12/10/99	DATE(S) WELL INSTALLED:	BORING DIA: 2"	TOTAL DEPTH: 24ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD): 23.5ft.	
DRILLING CO: Fast-Tek, Inc.	DRILLER: TF	DRILLING EQUIP: Geoprobe	
COORDINATES:	SAMPLING INFORMATION:		

DRILLING SUMMARY: Continous core advanced to 24 feet in depth: soil sample collected at 5' and 10'. Screened with PVC liner. Ground water encountered at 23.5' after 4 hours. Backfilled with neat cement slurry.

Sample No.	Recovery	Well Diagram	Depth Elev.	Graphic Log	Sample	Lithologic Description Description, Color, Density, Moisture
			0			CONCRETE SURFACE 0-2" THICK SILTY CLAY (CL) - dark brown, slightly moist, stiff, many rootlets, scattered wood fragments, angular to subrounded gravel.
SB-1 @5'			5			As Above - medium brown, silghtly moist, very stiff, abundant subrounded small gravel, some yellow sand inclusions, low plasticity.
SB-1 @10'			10			SILTY CLAY (CH) - medium to dark brown, moist, stiff, some gravel and sand.
			15			FINE SANDY TO SILTY CLAY (CH) - medium orange brown, moist to wet, firm to stiff, increasing plasticity, mottled with gray brown, some subrounded to rounded small gravel, increase in silt content and mottling at 17'
			20			CLAYEY FINE GRAINED SAND (SC) - medium to light orange brown, slightly moist to wet in gravelly zones, dense, abundant angular gravel, some brown silty clay zones
		Ground Water Level after 4 Hours ▽				SILTY CLAY (CH) - medium brown to green brown, moist, stiff, gray mottling, abundant subangular to angulr gravel.
			25			End Boring at 24 feet below ground surface.
			30			
			35			

basics environmental

Geologic Log

PROJECT NO: 99-ENV183B	BORING NO: SB-2	SHEET 1 OF 1	

CLIENT: MR. JACK SUMSKI - DAVIS REALTY		SITE: 1723 Fruitvale Avenue, Oakland, California	
LOGGED BY: Marda T. Herbert, R.G., C.E.G.	CHECKED BY: Marda T. Herbert, R.G., C.E.G.		DATE: 12/10/99
DATE(S) DRILLED: 12/10/99	DATE(S) WELL INSTALLED:	BORING DIA: 2"	TOTAL DEPTH: 20ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD):	
DRILLING CO: Fast-Tek, Inc.	DRILLER: TF	DRILLING EQUIP: Geoprobe	
COORDINATES:		SAMPLING INFORMATION:	

DRILLING SUMMARY: Continous core advanced to 20 feet in depth; soil sample collected at 5' and 10'. Ground water not encountered. Backfilled with neat cement slurry.

Sample No.	Recovery	Well Diagram	Depth Elev.	Graphic Log	Sample	Lithologic Description Description, Color, Density, Moisture
			0			CONCRETE SURFACE 0-2" THICK SILTY CLAY (CL) - dark brown, slightly moist, very stiff, few rootlets, angular to subrounded gravel.
			5			
SB-2 @5'						As Above - medium brown, silghtly moist, very stiff, sand inclusions, abundant gravel.
SB-2 @10'			10			
			15			FINE SANDY TO SILTY CLAY (CH) - medium red brown, moist to very moist, firm to stiff, orange mottling, some gravel.
			20			CLAYEY FINE GRAINED SAND (SC) - medium to light orange brown, slightly moist, some angular gravel
						End Boring at 20 feet below ground surface.
			25			
			30			
			35			

basics environmental

Geologic Log

PROJECT NO: 99-ENV183B	BORING NO: SB-3	SHEET 1 OF 1	

CLIENT: MR. JACK SUMSKI - DAVIS REALTY	SITE: 1723 Fruitvale Avenue, Oakland, California		
LOGGED BY: Marda T. Herbert, R.G., C.E.G.	CHECKED BY: Marda T. Herbert, R.G., C.E.G.	DATE: 12/10/99	
DATE(S) DRILLED: 12/10/99	DATE(S) WELL INSTALLED:	BORING DIA: 2"	TOTAL DEPTH: 20ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD):	
DRILLING CO: Fast-Tek, Inc.	DRILLER: TF	DRILLING EQUIP: Geoprobe	
COORDINATES:	SAMPLING INFORMATION:		

DRILLING SUMMARY: Continous core advanced to 20 feet in depth: soil sample collected at 5' and 10'. Ground water not encountered. Backfilled with neat cement slurry.

Sample No.	Recovery	Well Diagram	Depth Elev.	Graphic Log	Sample	Lithologic Description Description, Color, Density, Moisture
			0			CONCRETE SURFACE 0-4" THICK SILTY CLAY (CL) - dark brown, slightly moist to dry, stiff, some rootlets
			5			
SB-3 @5'						As Above - medium brown, silghtly moist, very stiff, abundant gravel, some sand
			10			
SB-3 @10'						FINE SANDY TO SILTY CLAY (CH) - medium orange brown, moist, stiff, gray brown and orange mottling, some subrounded to rounded gravel, plastic
						As Above - very stiff
			15			
						CLAYEY FINE GRAINED SAND (SC) - medium to light orange brown, slightly moist, loose to medium dense, abundant angular gravel. some silty clay includsions
			20			End Boring at 20 feet below ground surface.
			25			
			30			
			35			

basics environmental

Geologic Log

PROJECT NO: 99-ENV183B	BORING NO: SB-4	SHEET 1 OF 1

CLIENT: MR. JACK SUMSKI - DAVIS REALTY		SITE: 1723 Fruitvale Avenue, Oakland, California	
LOGGED BY: Marda T. Herbert, R.G., C.E.G.	CHECKED BY: Marda T. Herbert, R.G., C.E.G.		DATE: 12/10/99
DATE(S) DRILLED: 12/10/99	DATE(S) WELL INSTALLED:	BORING DIA: 2"	TOTAL DEPTH: 20ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD):	
DRILLING CO: Fast-Tek, Inc.	DRILLER: TF	DRILLING EQUIP: Geoprobe	
COORDINATES:		SAMPLING INFORMATION:	

DRILLING SUMMARY: Continous core advanced to 20 feet in depth: soil sample collected at 5' and 10'. Ground water not encountered. Backfilled with neat cement slurry.

Sample No.	Recovery	Well Diagram	Depth Elev.	Graphic Log	Sample	Lithologic Description Description, Color, Density, Moisture
			0			CONCRETE SURFACE 0-4" THICK SLIGHTLY SILTY CLAY (CL) - dark brown, slightly dry, hard, rootlets, angular to subrounded small gravel.
SB-4 @5'			5			As Above - medium brown, dry to silghtly moist, hard, some subrounded small gravel.
SB-4 @10'			10			As Above - red brown, dry to silghtly moist, very stiff, minor sand and some small gravel.
			15			SILTY CLAY (CH) - medium to dark brown, slightly moist, stiff, higher plasticity than above FINE GRANED SANDY CLAY (CH) - light orange brown, moist, stiff, gray and orange mottling, subangular t subrounded gravel
			20			SLIGHTLY SILTY CLAY (CH) - red brown, moist, very stiff to stiff at 18", some orange, black and gray mottling, minor gravel, increase in iron mottling with depth at 19'
			25			End Boring at 20 feet below ground surface.
			30			
			35			

basics environmental

APPENDIX B

116 GLORIETTA BLVD • ORINDA, CA • 94563 • TEL / FAX 925-258-9099 / 9098

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

Basics Environmental 116 Gloreitta Boulevard Orinda, CA 94563	Client Project ID: 1723 Fruitvale Ave, Oakland	Date Sampled: 12/10/99 Date Received: 12/10/99
	Client Contact: Donavan Tom	Date Extracted: 12/10-12/12/99
	Client P.O:	Date Analyzed: 12/10-12/12/99

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)+	MTBE	Benzene	Toluene	Ethylben-zene	Xylenes	% Recovery Surrogate
27142	B1	S	ND	ND	ND	ND	ND	ND	---#
27143	B2	S	ND	ND	ND	ND	ND	ND	107
27146	GW-1	W	270,j	ND	ND	ND	ND	0.51	100
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

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

cluttered chromatogram; sample peak coelutes with surrogate peak

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

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		Date Received: 12/10/99
	Client Contact: Donavan Tom	Date Extracted: 12/10/99
	Client P.O:	Date Analyzed: 12/10/99

Total Recoverable Petroleum Hydrocarbons as Oil & Grease (with Silica Gel Clean-up) by Scanning IR Spectrometry*

EPA method 418.1 or 9073; Standard Methods 5520 C&F

Lab ID	Client ID	Matrix	TRPH+	% Recovery Surrogate
27142	B1	S	ND	91
27143	B2	S	ND	90
27144	B3	S	ND	94
27145	B4	S	68	94
27146	GW-1	W	2.1	91
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	1.0 mg/L	
		S	10 mg/kg	

* water samples are reported in mg/L , wipe samples in mg/wipe and soils and sludges in mg/kg

surrogate diluted out of range or not applicable to this sample

+ At the client's request or the laboratory's discretion, one or more positive samples may be run by direct injection chromatography with FID detection. The following comments pertain to these GC results: a) gasoline-range compounds (C6-C12) are present; b) diesel range compounds (C10-C23) are present; c) oil-range compounds (>C18) are present; d) other patterned solvent (?); e) isolated peaks; f) GC compounds are absent or insignificant relative to TRPH inferring that complex biologically derived molecules are the source of IR absorption; h) a lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment.

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Basics Environmental 116 Gloreitta Boulevard Orinda, CA 94563	Client Project ID: 1723 Fruitvale Ave. Oakland	Date Sampled: 12/10/99
		Date Received: 12/10/99
	Client Contact: Donavan Tom	Date Extracted: 12/10/99
	Client P.O:	Date Analyzed: 12/13/99

LUFT Metals*

EPA analytical methods 6010/200.7, 239.2^

Lab ID	Client ID	Matrix	Extraction°	Cadmium	Chromium	Lead	Nickel	Zinc	% Recovery Surrogate
27142	B1	S	TTLC	ND	56	11	100	64	103
27143	B2	S	TTLC	ND	62	12	110	59	100
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		S	TTLC	0.5 mg/kg	0.5	3.0	2.0	1.0	
		W	TTLC	0.005 mg/L	0.005	0.005	0.05	0.05	
		---	STLC, TCLP	0.01 mg/L	0.05	0.2	0.05	0.05	

* water samples are reported in mg/L, soil and sludge samples in mg/kg, wipes in ug/wipe and all TCLP / STLC / SPLP extracts in mg/L

^ Lead is analysed using EPA method 6010 (ICP)for soils, STLC & TCLP extracts and method 239.2 (AA Furnace) for water samples

° EPA extraction methods 1311(TCLP), 3010/3020(water,TTLC), 3040(organic matrices,TTLC), 3050(solids,TTLC); STLC - CA Title 22

surrogate diluted out of range; N/A means surrogate not applicable to this analysis

& reporting limit raised due to matrix interference

i) liquid sample that contains greater than ~2 vol. % sediment; this sediment is extracted with the liquid, in accordance with EPA methodologies and can significantly effect reported metal concentrations.

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Basics Environmental 116 Gloreitta Boulevard Orinda, CA 94563	Client Project ID: 1723 Fruitvale Ave. Oakland	Date Sampled: 12/10/99
		Date Received: 12/10/99
	Client Contact: Donavan Tom	Date Extracted: 12/10-12/14/99
	Client P.O:	Date Analyzed: 12/10-12/14/99

Volatile Halocarbons

EPA method 601 or 8010

Lab ID	27142	27143	27144	27145
Client ID	B1	B2	B3	B4
Matrix	S	S	S	S
Compound	Concentration*			
Bromodichloromethane	ND	ND	ND	ND
Bromoform[b]	ND	ND	ND	ND
Bromomethane	ND	ND	ND	ND
Carbon Tetrachloride[c]	ND	ND	ND	ND
Chlorobenzene	ND	ND	ND	ND
Chloroethane	ND	ND	ND	ND
2-Chloroethyl Vinyl Ether[d]	ND	ND	ND	ND
Chloroform[e]	ND	ND	ND	ND
Chloromethane	ND	ND	ND	ND
Dibromochloromethane	ND	ND	ND	ND
1,2-Dichlorobenzene	ND	ND	ND	ND
1,3-Dichlorobenzene	ND	ND	ND	ND
1,4-Dichlorobenzene	ND	ND	ND	ND
Dichlorodifluoromethane	ND	ND	ND	ND
1,1-Dichloroethane	ND	ND	ND	ND
1,2-Dichloroethane	ND	ND	ND	ND
1,1-Dichloroethene	ND	ND	ND	ND
cis 1,2-Dichloroethene	ND	ND	ND	ND
trans 1,2-Dichloroethene	ND	ND	ND	ND
1,2-Dichloropropane	ND	ND	ND	ND
cis 1,3-Dichloropropene	ND	ND	ND	ND
trans 1,3-Dichloropropene	ND	ND	ND	ND
Methylene Chloride[f]	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND
Tetrachloroethene	ND<10	ND<10	ND<10	24
1,1,1-Trichloroethane	ND	ND	ND	ND
1,1,2-Trichloroethane	ND	ND	ND	ND
Trichloroethene	ND	ND	ND	ND
Trichlorofluoromethane	ND	ND	ND	ND
Vinyl Chloride[g]	ND	ND	ND	ND
% Recovery Surrogate	98	97	95	96
Comments				

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

Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

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Basics Environmental	Client Project ID: 1723 Fruitvale Ave. Oakland	Date Sampled: 12/10/99
116 Gloreitta Boulevard		Date Received: 12/10/99
Orinda, CA 94563	Client Contact: Donavan Tom	Date Extracted: 12/10-12/14/99
	Client P.O:	Date Analyzed: 12/10-12/14/99

Volatile Halocarbons

EPA method 601 or 8010

Lab ID	27146			
Client ID	GW-1			
Matrix	W			
Compound	Concentration*			
Bromodichloromethane	ND<1			
Bromoform[b]	ND<1			
Bromomethane	ND<1			
Carbon Tetrachloride[c]	ND<1			
Chlorobenzene	ND<1			
Chloroethane	ND<1			
2-Chloroethyl Vinyl Ether[d]	ND<1			
Chloroform[e]	ND<1			
Chloromethane	ND<1			
Dibromochloromethane	ND<1			
1,2-Dichlorobenzene	ND<1			
1,3-Dichlorobenzene	ND<1			
1,4-Dichlorobenzene	ND<1			
Dichlorodifluoromethane	ND<1			
1,1-Dichloroethane	ND<1			
1,2-Dichloroethane	ND<1			
1,1-Dichloroethene	ND<1			
cis 1,2-Dichloroethene	**1.8**			
trans 1,2-Dichloroethene	ND<1			
1,2-Dichloropropane	ND<1			
cis 1,3-Dichloropropene	ND<1			
trans 1,3-Dichloropropene	ND<1			
Methylene Chloride[f]	ND<1			
1,1,2,2-Tetrachloroethane	ND<1			
Tetrachloroethene	**42**			
1,1,1-Trichloroethane	ND			
1,1,2-Trichloroethane	ND			
Trichloroethene	**3.9**			
Trichlorofluoromethane	ND			
Vinyl Chloride[g]	ND			
% Recovery Surrogate	109			
Comments				

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

Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content.

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110 2ND AVENUE SOUTH, #D7
PACHECO, CA 94553-5560
Telephone: (925) 798-1620 Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: ☐ RUSH ☐ 24 HOUR ☐ 48 HOUR ☒ 5 DAY

Report To: Donavan Tom Bill To: Basics
Company: Basics Environmental
116 Glorieta Blvd.
Orinda, CA 94563
Tele: (925) 258-9099 Fax: (925) 258-9098
Project #: Project Name:
Project Location: 1723 Fruitvale Ave., Oakland
Sampler Signature: Marcia Talbert

SAMPLE ID	LOCATION	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX: Water	Soil	Air	Sludge	Other	METHOD PRESERVED: Ice	HCl	HNO_3	Other	BTEX & TPH as Gas (602/8020 + 8015) MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601 / 8010	BTEX ONLY (EPA 602 / 8020)	EPA 608 / 8080	EPA 608 / 8080 PCB's ONLY	EPA 624 / 8240 / 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals	LUFT 5 Metals	Lead (7240/7421/239.2/6010)	RCI	Other	Comments
B-1@5'	Outside-South	12/10/99	9:42am	1	Plastic Tube		X				X				X			X	X								X				27142
B-1@10'	Outside-South	12/10/99	9:54am	1	Plastic Tube		X				X																				
B-2@5'	Outside-North	12/10/99	10:05am	1	Plastic Tube		X				X				X			X	X								X				27143
B-2@10'	Outside-North	12/10/99	10:22am	1	Plastic tube		X				X																				
B-3@5'	Inside-Drain	12/10/99	10:50am	1	Plastic Tube		X				X				X			X	X								X				27144
B-3@10'	Inside-Drain	12/10/99	10:59am	1	Plastic Tube		X				X																				
B-4@5'	Inside-Hyd. tank	12/10/99	11:50am	1	Plastic Tube		X				X				X			X	X								X				27145
B-4@10'	Inside-Hyd. tank	12/10/99	12:01pm	1	Plastic tube		X				X																				
+ GW-1	Outside-South	12/10/99	1:15pm	3	Voas	X					X	X			X			X	X												27146

Relinquished By: Marcia Talbert Date: 12/10/99 Time: 2:20pm Received By: Nicole Brown

Relinquished By: Date: Time: Received By:

Relinquished By: Date: Time: Received By:

Remarks:

ICE/T ✓ GOOD CONDITION ✓ PRESERVATION APPROPRIATE ✓ VOAS O&G METALS OTHER

Comments: 27142 Composite; 27143 Composite; 27144 Composite; 27145 Composite; 27146