ALL ENVIRONMENTAL, INC.
Environmental Engineering & Construction

July 10, 1996
AEI Project No. 96-B016

Mr. Barney Chan, Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Rm. 250
Alameda, CA 94502-6577

ENVIRONMENTAL PROTECTION
96 JUL 19 PM 3:28

Subject: **Soil Remediation**
625 Hegenberger Road, Oakland, California

Dear Mr. Chan:

The following letter is an update on the current remedial efforts at the above referenced job site. Between April 8 and April 11, 1996, approximately 1,600 cubic yards of native soil and surface cover were excavated from three areas of the site. Most of the excavated soil was stockpiled to the west of the former building creating a total of eight piles on site. The on-site aeration procedure progressed as outlined in AEI's workplan entitled "Soil Remediation Workplan" dated March 20, 1996.

Baseline sampling results for two of the piles (Piles #2 and #4) encompassing approximately 600 cubic yards of soil are listed in Table 1. The samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg) (EPA method (5030/8015), and Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) (EPA method 8020/602). The soil from Piles #2 and #4 was spread into the 120' X 150' aeration cell and aerated in accordance with Bay Area Air Quality Management District (BAAQMD) Regulation 8 Rule 40. AEI tilled the soil biweekly for five weeks. An Organic Vapor Monitor (OVM) was used to measure vapor concentrations around the perimeter and to measure the progress of the soil remediation.

Confirmation soil samples were taken on June 19, 1996, in accordance with EPA's "Test Methods for Evaluating Solid Waste (SW-846)." The initial number of soil samples collected was based on the recommendations of AEI's workplan which states that one confirmation sample would be collected for every 50 cubic yards of aerated soil. A total of 12 samples were collected from random locations within the aeration cell at least six inches below the surface and were sent to American Analytics in Chatsworth for analysis. Results of this analysis are listed in Table 2. Only one sample (AR8) of the 12 samples collected contained detectable concentrations of any of the tested contaminants.

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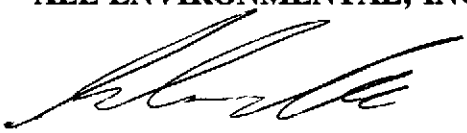
The conditions of SW-846 requires statistical analyses of sample data to ensure the 90% confidence interval has been reached. Since almost all of the samples did not contain contaminant concentrations above the detection limit, calculating the standard deviation and confidence interval for this data set would be meaningless.

As most of the sample results were below the detection limits, the remedial goals of the workplan have clearly been met. **AEI recommends that the remediated soil be reused and placed back into the excavation from which it came. Treatment of the remaining stockpiled soil will begin shortly after backfilling is completed.**

Please do not hesitate to contact Joseph P. Derhake at (310) 328-8878 if you have any questions.

Sincerely,
ALL ENVIRONMENTAL, INC.



Bryan Campbell
Project Geologist

Joseph P. Derhake
Project Manager

CC: James Graeb, Diversified Investment Management Group

Table 1: Summary of Baseline Samples Prior to Treatment

Sample Number	Sample Date	TPHg mg/kg	Benz. mg/kg	Toluene mg/kg	Ethyl-benzene mg/kg	Xylenes mg/kg
COMP P2C1	4/22/96	<1	<0.005	<0.005	<0.005	<0.01
COMP P2C2	4/22/96	<1	<0.005	<0.005	<0.005	<0.01
COMP P2C3	4/22/96	<1	<0.005	<0.005	<0.005	0.020
COMP P2C4	4/22/96	8.0	0.012	0.018	0.028	0.17
COMP P2C5	4/22/96	<1	0.012	<0.005	<0.005	<0.01
COMP P2C6	4/22/96	<1	<0.005	<0.005	<0.005	<0.01
COMP P2C7	4/22/96	<1	<0.005	<0.005	<0.005	0.016
COMP P4C8	4/22/96	9.4	0.033	0.009	0.047	0.22
COMP P4C9	4/22/96	230	<0.05	0.76	1.7	7.7
COMP P4C10	4/22/96	3.4	0.012	0.030	0.042	0.42
COMP P4C11	4/22/96	1.1	<0.005	0.005	0.007	0.11
COMP P4C12	4/22/96	3.2	0.006	0.017	0.039	0.55
COMP P4C13	4/22/96	3.9	0.055	0.028	0.14	0.69
COMP P4C14	4/22/96	4.0	0.014	0.096	0.046	0.57

mg/kg = ppm
NA = Not Analyzed
COMP P2C1 = Composite from Pile #2, Cell #1

for ≈600 cy

+2 spls /600 cy

Table 2: Summary of Confirmation Samples After Treatment

Sample Number	Sample Date	TPHg mg/kg	Benz. mg/kg	Toluene mg/kg	Ethyl-benzene mg/kg	Xylenes mg/kg
AR1	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR2	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR3	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR4	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR5	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR6	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR7	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR8	6/19/96	<1	0.007	0.011	<0.005	<0.01
AR9	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR10	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR11	6/19/96	<1	<0.005	<0.005	<0.005	<0.01
AR12	6/19/96	<1	<0.005	<0.005	<0.005	<0.01

mg/kg = ppm
NA = Not Analyzed
AR1 = Sample #1 of Random Sampling