RO. 275

geo - logic *geotechnical and environmental consulting services*
1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

Paradiso Job No. 1120-02
October 17, 2002

Ms. eva chu
Alameda County Department of Environmental Health
1130 Harbor Bay Parkway, 2nd Floor
Alameda, California

RE: Case Closure Summary Report
Former Berkeley Farms Truck Repair Shop
4575 San Pablo Avenue (northern portion), Emeryville, California
Assessor's Parcel No. 049-1170-1-1

Ms. chu:

At your request, this Case Closure Summary Report has been prepared for the above-referenced site. Attached to this report is a Site Information Summary, and figures and tables that summarized the previous work performed at the site. A parcel map has been included to show the division of the property into the northern and southern portions. Also, a rose diagram has been included to illustrate the predominant direction of groundwater flow.

SITE DESCRIPTION AND BACKGROUND

The subject site is located on the western side of San Pablo Avenue at 47th Street, in Emeryville, California. Until 1998, the site operated as a truck repair shop and yard for Berkeley Farms. A Site Plan is attached to this report.

Based on research conducted by Mr. Cliff Davenport, and as summarized in the report by D & A dated October 24, 1997, the northern portion of this property, including the current building, has had the address of 4575 San Pablo Avenue since at least 1966. At that time, four gasoline USTs registered to Firestone Stores were reportedly removed from an area covered by the existing building, adjacent to San Pablo Avenue. No features associated with these tanks were present at the site during the work performed since 1997. Berkeley Farms purchased the Property in the early 1980's. It is not known when the waste oil tank was removed.

The southern portion of this Property, now a paved parking area adjacent to the parcel occupied by Kentucky Fried Chicken (KFC), previously was a series of drive-in type restaurants, operating as 4503 San Pablo Avenue. The parcel occupied by KFC was formerly the truck yard portion of the Berkeley Farms facility, and was investigated in conjunction with the subject site.

In October, 1997, D & A completed a soil and groundwater investigation of the subject site, and the area of the existing KFC facility to the south. Six exploratory borings were completed at the subject site.

Boring SB4 was located near a drain in the northwestern corner of the site, where staining was observed. Soil samples collected from 1.5, 8.0, and 12.5 feet below grade were non-detectable for TPH as gasoline, TPH as diesel, TPH as motor oil, and VOCs, except for the sample at 1.5 feet below grade, which contained 8 ppm of TPH as motor oil. The groundwater sample from this boring also yielded non-detectable results for these analytes.

Boring SB5 was sited at an above-ground storage area for gasoline and motor oil. Soil samples collected from 4.0, 8.0, and 14.0 feet below grade were non-detectable for TPH as gasoline, TPH as diesel, TPH as motor oil, and VOCs, except for the samples at 4.0 and 8.5 feet, which contained 34 ppm and 24 ppm of motor oil, respectively, and the sample at 14 feet below grade, which contained 1.2 ppm of TPH as gasoline, and 5.0 ppm of TPH as diesel. The groundwater sample from this boring was non-detectable for TPH as gasoline, diesel, and motor oil.

Boring SB6 was sited in the former gasoline tank pit. Soil samples collected at 2.0, 7.0, and 13.0 feet below grade were non-detectable for for TPH as gasoline, TPH as diesel, TPH as motor oil, except for in the sample at 2 feet below grade, in which TPH as diesel and motor oil were detected at concentrations of 5.0 and 8.0 ppm, respectively. The groundwater sample collected from this boring was non-detectable for TPH as gasoline and motor oil, and contained 120 ppb of TPH as diesel.

Boring SB7 was sited in the former waste oil tank pit. Elevated concentrations of gas, diesel, and motor oil were encountered in the soil samples, all of which were later excavated and removed. The grab groundwater sample contained elevated concentrations of hydrocarbons.

Boring SB8 was sited at the former location of a hydraulic hoist. Elevated concentrations of diesel and oil were encountered at two feet below grade, which decreased to non-detectable to low concentrations at 10.5 feet and non-detectable at 15 feet. As diesel and motor oil were non-detectable in the grab groundwater sample, no further investigation of the former hoist was recommended.

Boring SB9 was sited adjacent to a battery storage room, where an etching on the concrete floor was observed. Metals analyses of samples obtained at one and 5 feet below grade did not indicate any concentrations above Preliminary Remediation Goals (PRGs) for residential soils, except for arsenic and berrylium, which were considered to be natural occurrences. No further investigation of this area was considered warranted.

Gasoline with a chromatogram indicative of MTBE was detected at 50 parts per billion (ppb), the detection limit. This was attributed to off site upgradient sources, which is consistent with later findings from well MW3.

Between November, 1997, and January, 1998, approximately 195 tons of soil was overexcavated from the former waste oil tank pit, and approximately 21,600 gallons of groundwater was purged. Confirmation soil samples collected from the sidewalls and bottom of the excavation showed low levels of TRPH (31 ppm), cadmium (0.74 ppm), chromium (29 ppm), lead (9.7), nickel (44 ppm), zinc (43 ppm). TPH as diesel, gasoline and BTEX were not detected. This work is summarized in Geo-Logic's reports (GL-97-110.R1 and GL-97-110.R2), both dated February 10, 1998.

On February 20, 1998, two groundwater monitoring wells were installed at the subject site, and one well was installed on the adjacent parcel where KFC is now located. Elevated concentrations of hydrocarbons were detected in the groundwater sample from the well (MW-2) located at the former waste oil tank. The second well at the subject site (MW-3) was sited to allow evaluation of upgradient sources, and provide triangulation for groundwater flow direction. This work, including the results of the first quarter of monitoring and sampling, was documented in Geo-Logic's report (GL-97-110.R3) dated March 7, 1998.

In a letter from the ACEHS to Berkeley Farms dated July 16, 1998, it was stated that "no further excavation associated with the former waste oil tank...appears warranted at the site. Downgradient delineation of the extent of the groundwater plume and quarterly sampling of the monitoring wells was requested.

Based on the request from the ACEH for downgradient delineation of the dissolved hydrocarbon plume, on October 8, 1998, three borings, designated as B-1 through B-3, were installed on AC Transit property downgradient of the former waste oil tank pit. All of the soil samples (one from each boring) and the groundwater samples collected from the borings yielded non-detectable concentrations of TPH as diesel, gasoline, motor oil, BTEX, and MTBE. This work is summarized in Geo-Logic's "Report of Additional Groundwater Investigation" dated October 30, 1998.

On September 5, 1998, as discussed in a prior meeting with Ms. Susan Hugo of the ACEH, ORC filter socks were placed in monitoring wells MW2 and MW3. ORC is a insoluble solid peroxygen consisting of magnesium peroxide which has been formulated to release oxygen at a controlled rate when hydrated. The purpose of the ORC was to enhance conditions for the natural biodegradation of petroleum hydrocarbons. Prior to installation of the ORC, baseline measurements of dissolved oxygen in groundwater (DO) were taken. With the concurrence of Ms. Susan Hugo of the ACEH, the ORC was removed from the wells on February 5, 1999.

The wells were monitored and sampled quarterly from February, 1998, to December, 2001. Well MW-2, the northernmost well, is located directly downgradient from the former waste oil tank pit that was overexcavated. Relatively high concentrations of hydrocarbons first seen in this well have dropped to non-detectable. The analytical results of the groundwater samples obtained from well MW-2 have been non-detectable since March, 1999, except for an anomalous spike of hydrocarbons on September 19, 2000. Historical monitoring and sampling data is attached to this Case Closure Summary.

Well MW-3 was originally installed at the request of the County as an upgradient well to see if contamination from the former Berkeley Farms Dairy site (4550 San Pablo Ave.) has migrated to the KFC site. This well was non-detectable until several quarters ago, but since December, 1999 has shown concentrations of MTBE ranging up to 24 parts per billion. Based on the flow direction and the site history, the MTBE is clearly from an upgradient source.

HYDROLOGY

The direction of groundwater flow for the thirteen monitoring events from November, 1998 through December, 2001, were plotted on a rose diagram (Figure 1). The average direction of groundwater flow, which is historically very consistent, is approximately S 82 degrees west, very close to due west. During monitoring of wells MW1 and MW3 between February, 1998 and December, 2001, the depth to groundwater has ranged from approximately 3.59 to 9.07 feet below grade.

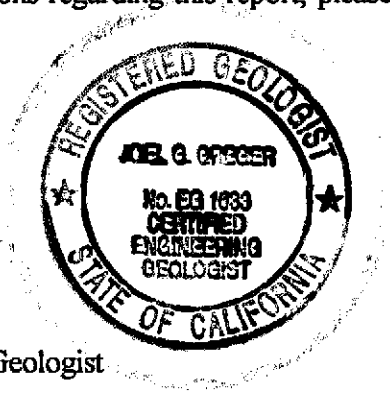
DISCUSSION AND RECOMMENDATIONS

Based on the previous investigative work characterizing hydrocarbon impacts at the subject site, source removal was conducted which was successful in removing the majority of the hydrocarbon-impacted soils. Purging of groundwater was also carried out in the former waste oil tank pit. The dissolved hydrocarbon plume has attenuated to non-detectable concentrations, except for MTBE, which appears to be from an upgradient source. Based on these findings, case closure is requested.

If you have any questions regarding this report, please do not hesitate to call me at (510) 787-6867.

Sincerely,

Geo-Logic



Joel G. Greger, C.E.G.
Certified Engineering Geologist

License No. EG 1633
Exp. Date 8/31/2004

Attachments: Site Information Summary
List of Reports
Figures
Tables

SITE INFORMATION SUMMARY

I. SITE INFORMATION

Site Facility Name: Former Berkeley Farms Truck Shop				
Site Facility Address: 4575 San Pablo Avenue, Emeryville, CA				
APN No. 49-1178-1-2 (northerly 0.53 acre of former APN 049-1170-1-1)				
RWQCB LUST Cast No.:		URF Filing Date:		
Responsible Parties				
Berkeley Farms - Mr. Peter Puckett (510) 265-8600				
25500 Clawiter Road				
Hayward, CA 94545				
Tank No.	Size in Gallons	Contents	Closed In – Place/Removed?	Date
1-4?	unknown	fuel	Reportedly removed from NE portion -	1966?
5	500 gallon ?	waste oil	Per D & A report dated 10-24-97	

II. INITIAL SITE ASSESSMENT

Cause and Estimated Quantity of Release:			
Nearest Surface Water Bodies (including any unnamed creeks, tributaries, canals, etc.): San Francisco Bay		Their Geographical Distances From the Site: 4500 feet west	
Nearest Domestic Water Wells (both public and private) within 1,000 feet: none identified		Their Geographical Distances From the Site:	
Minimum Groundwater Depth:	3.59	Max. Depth: 9.07	Flow Direction: S 82 W
Site Ground Surface Elevation and Geology: Approximately 40 to 41 feet MSL, underlain by silty clay(bay mud) to maximum depth explored (17 feet below grade).			
Current Site and Surrounding land Use: Site - Construction Co. office and concrete paved parking area. AC transit bus yard adjacent to west, high school to north across 47th Street, KFC adjacent to south San Pablo Avenue adjacent to east. Closed LUST site/former Berkeley farms dairy across San Pablo to E.			
Preferential Pathways Such as Subsurface Utilities? No No preferential pathways are known to exist downgradient of source. Source is downgradient of existing utilities on San Pablo Avenue and cross-gradient from utilities on 47th Street.			
Number of Soil Borings: 5 on site, 3 offsite		No. of Monitoring Wells: two plus one adj.parcel	

III. REMEDIATION

Material	Amount	Action (Treatment or Disposal w/Destination	Date
Free Product	none encountered		
Soil	95.5 tons	to Allied Waste landfill in Manteca	1-16-98
Groundwater	21,600 gallons	to Seaport Environmental in Redwood City	12-97/1-98
Vapor		no vapor remediation	

COMMENTS

MAXIMUM DOCUMENTED SOIL POLLUTANT CONCENTRATIONS

Pollutant	Location Date		Soil (ppm) Initial	Residual	Pollutant	Location Date(s)		Soil (ppm) Initial	Residual
TPH (Gas)	SB7	10/97	810	ND*	Xylene	CompS1	11/97	190	ND*
TPH (Diesel)	SB7	10/97	8200	ND*	Ethylbenzene	CompS1	11/97	140	ND*
Benzene	CompS1	11/97	ND	ND*	TRPH	not analyzed			31
Toluene	CompS1	11/97	12	ND*	TPH Motor Oil	SB7	10/97	25000	
MTBE			NA	NA					

* ND in all sampling following overexcavation

GROUNDWATER CONCENTRATIONS (ppb) TRENDS AT SOURCE AREAS & PLUME/SITE BOUNDARIES

Date	Location	Benzene	MTBE	TPH-g	TPH-d	Toluene	Ethylbenz	Xylene	Chlor. vocs	Other	DTW
6/2/98	MW2	220	ND	60	7600	510	800	1100	ND		6.61
	(source)										
5 qtrs to	MW2	ND	ND	ND	ND	ND	ND	ND	NA		varies
12/7/01											

4575 San Pablo Avenue Reports - N end (APN 49-1178-1-2)

Davenport & Associates – Phase 2 Soil and Groundwater Investigation Results, dated October 24, 1997.

Geo-Logic – Soil and Groundwater Sampling Report, Overexcavation of Former Waste oil Tank Pit, dated February 10, 1998.

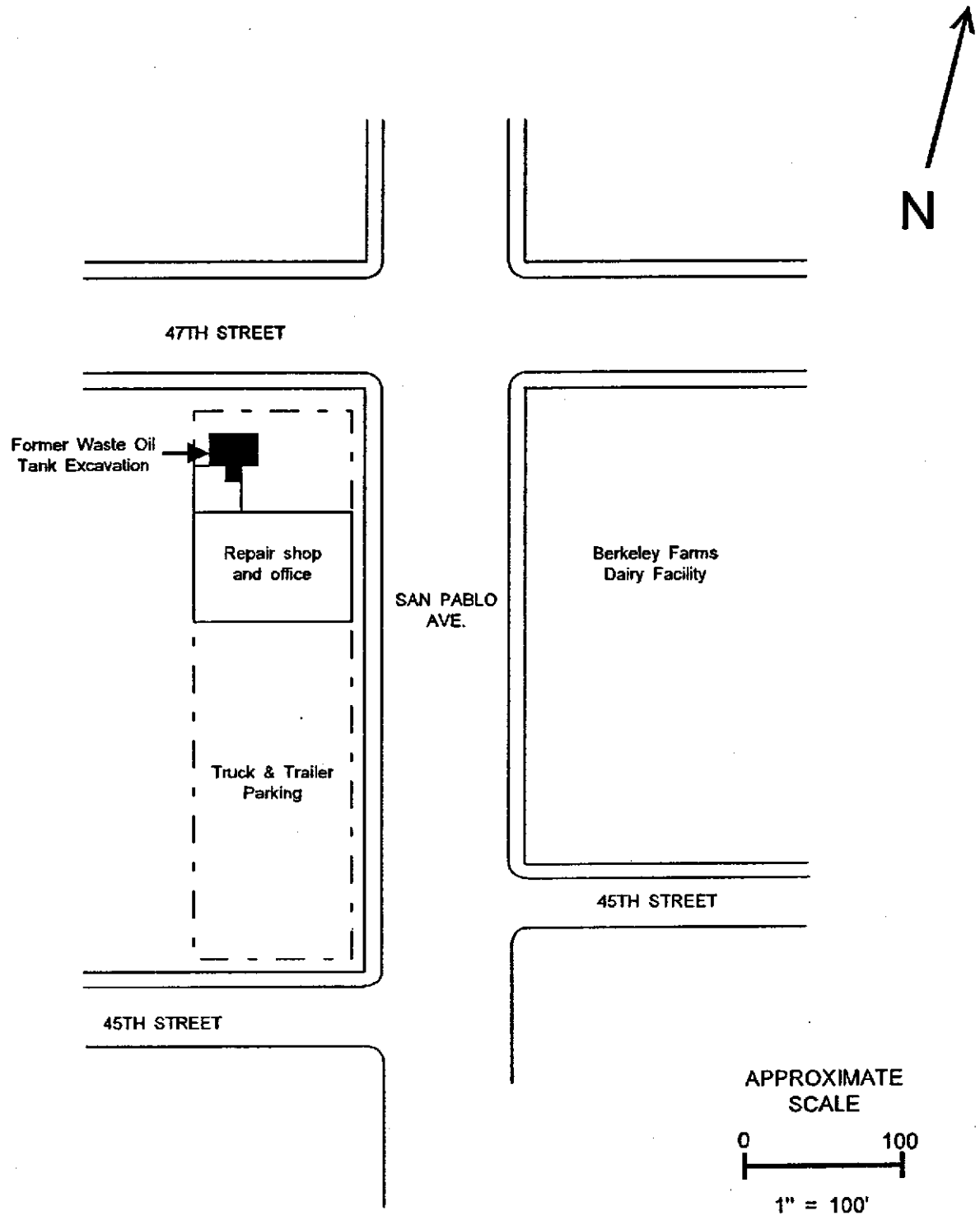
Geo-Logic - Waste Oil Stockpiled Soil Sampling and Documentation of Water Disposal for Overexcavation of Former Waste Oil Tank Pit, dated February 10, 1998.

Geo-Logic - Installation of Monitoring Wells, dated March 7, 1998.

Alameda County Health Care Services Agency – letter dated July 16, 1998, in review of previous reports and requesting downgradient delineation.

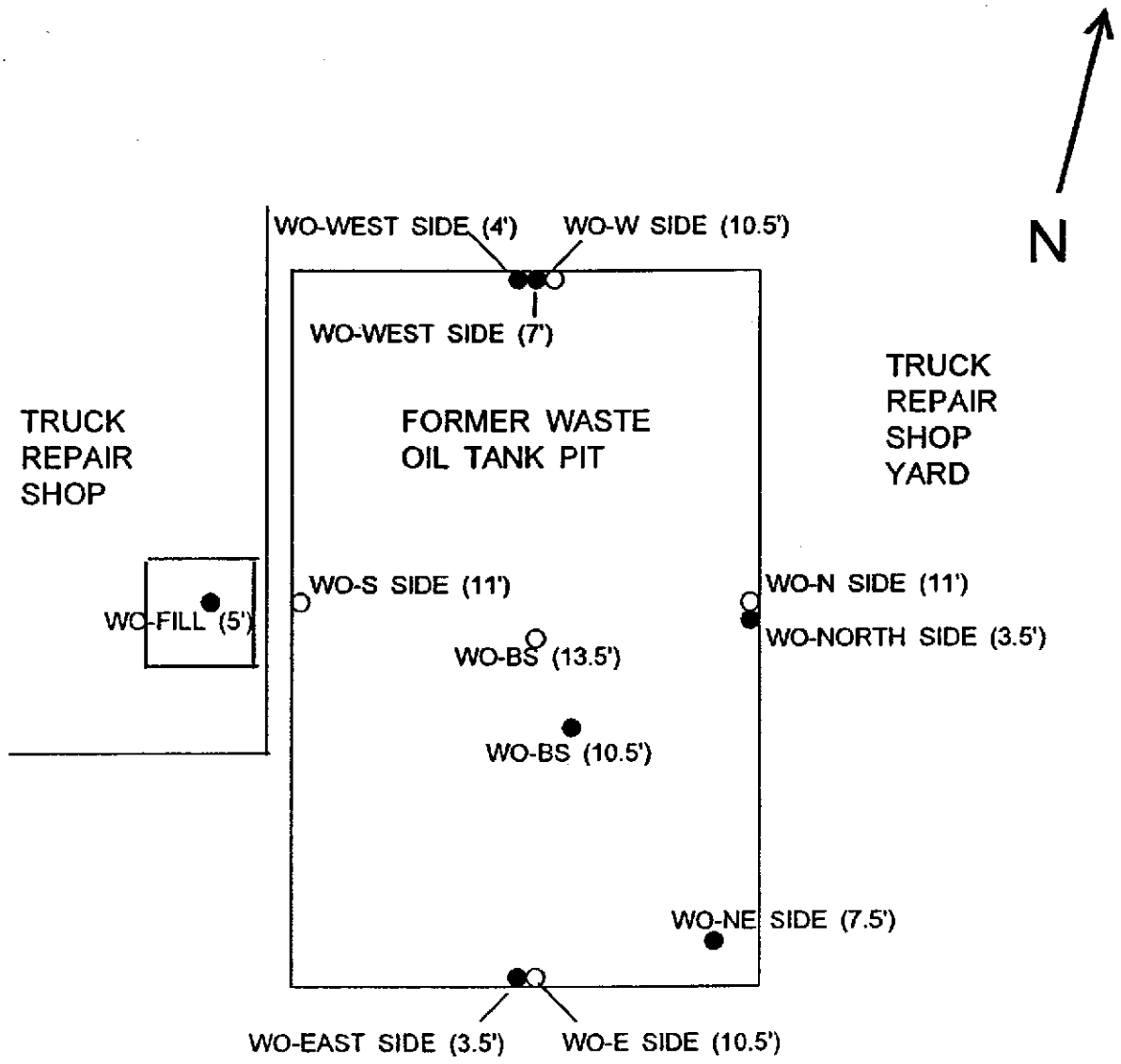
Geo-Logic – Report of Additional Groundwater Investigation, dated October 30, 1998. (offsite delineation at AC Transit – six borings).

Geo-Logic – 4th Quarter 2001 Monitoring and Sampling Report, dated December 17, 2001. (sums all historical monitoring and sampling data).



Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: January 23, 1998 Drawn By: JG/Geo-Logic

SITE PLAN



APPROXIMATE SCALE:

0 5

1" = 5'

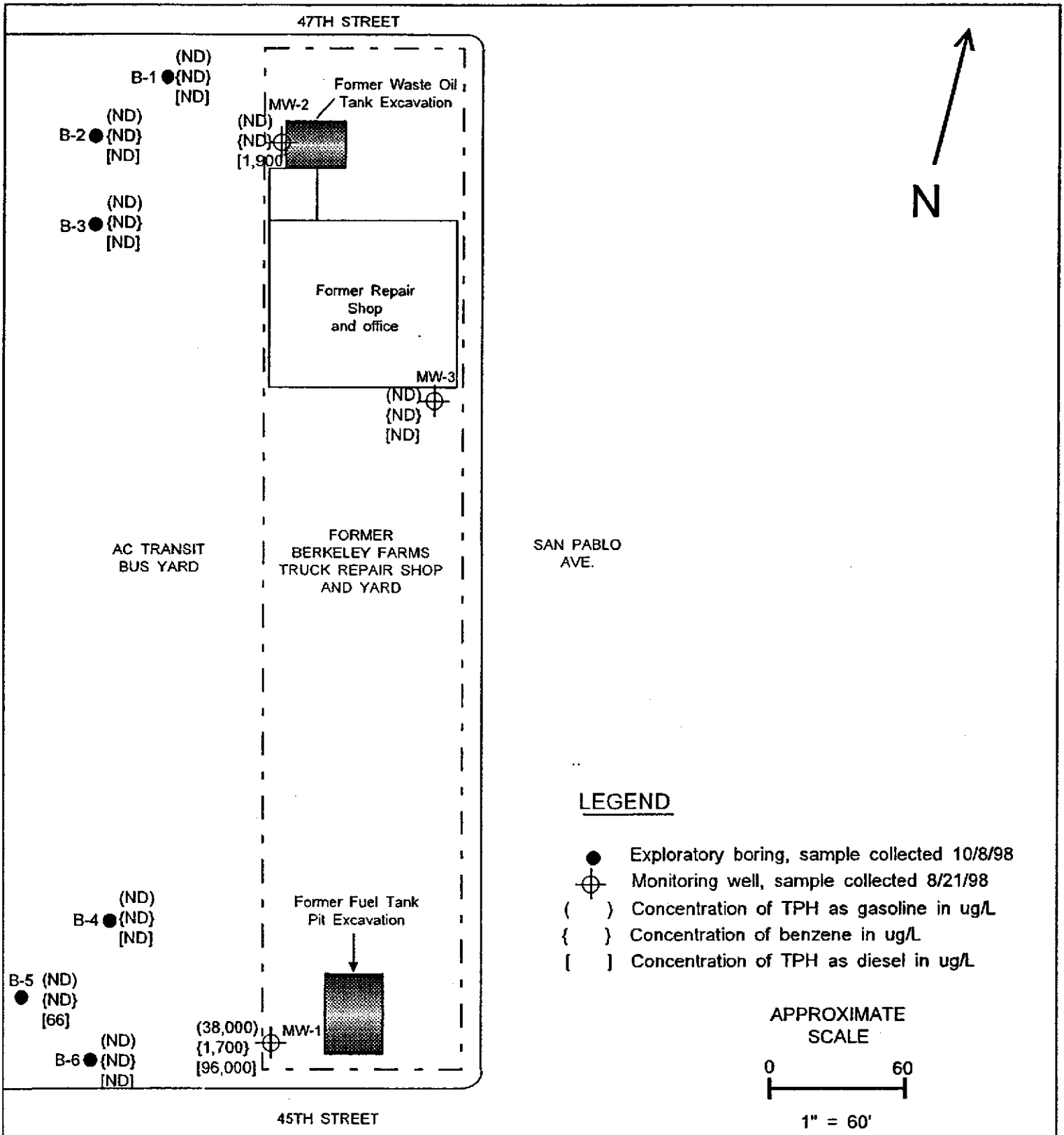
LEGEND

- ● Soil samples collected on November 22, 1997
- ○ Soil samples collected on January 10, 1998

Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: January 23, 1998 Drawn By: JG/GEO-LOGIC

Former Waste Oil Tank Excavation

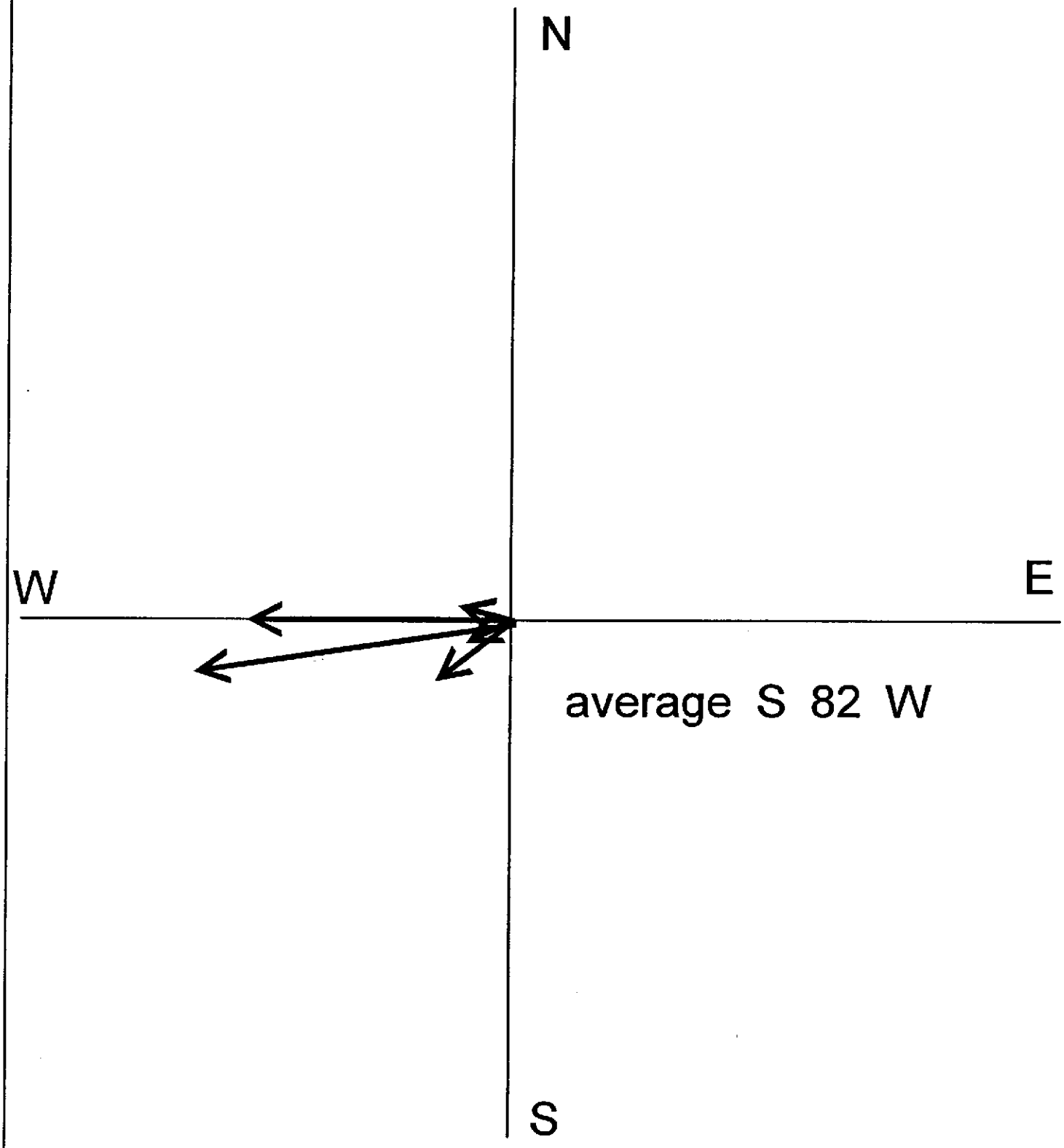
Geologic Report dated 2-10-98



Former Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: October 30, 1998 Drawn By: JG/GEO-LOGIC

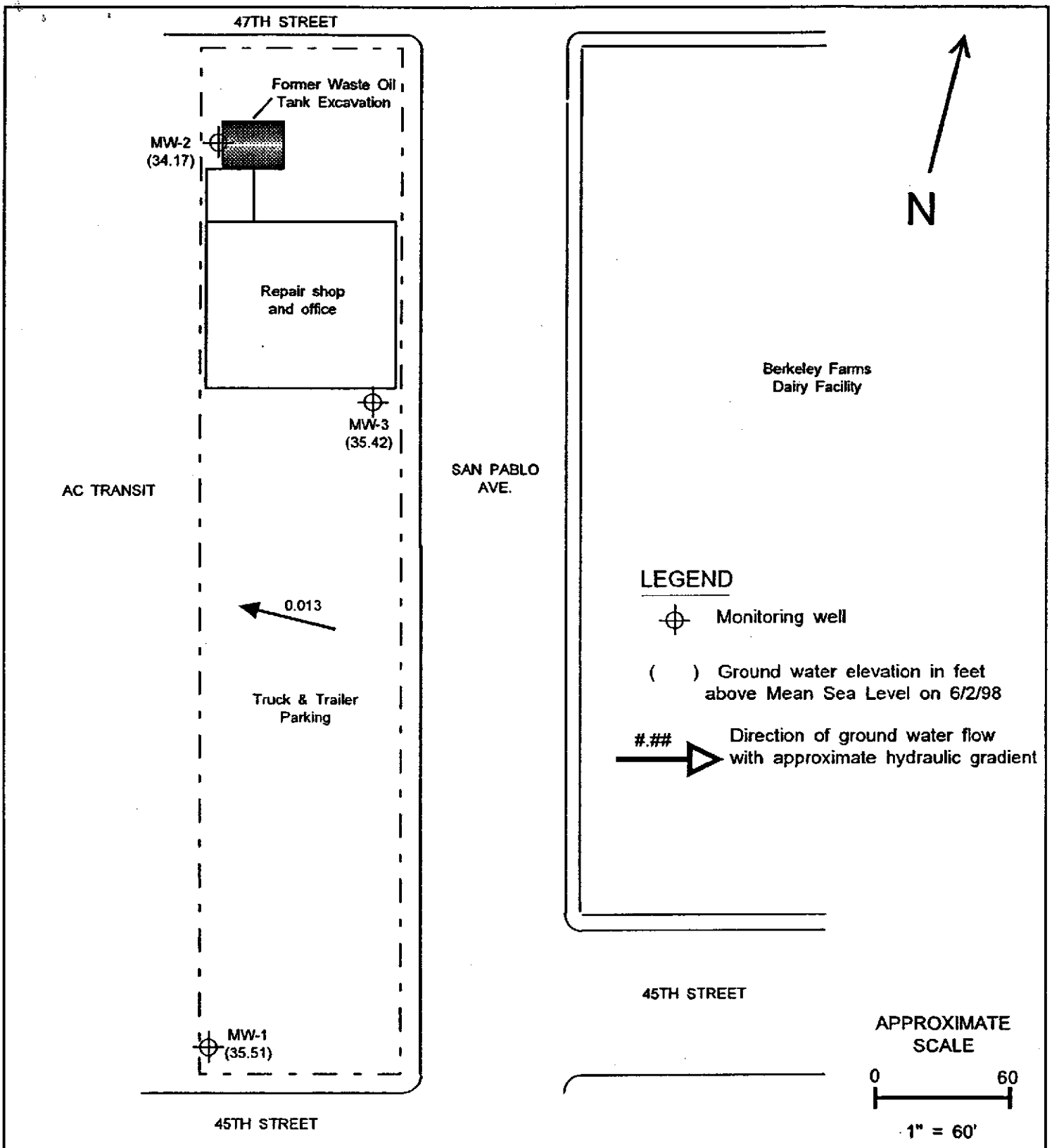
Petroleum Hydrocarbons in Groundwater

Geo-Logic Report dated 10-30-98



Former Berkeley Farms Truck Shop 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: October 15, 2002 Drawn By: JG/Geo-Logic

Rose Diagram - Groundwater Flow Direction



Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: June 3, 1998 Drawn By: JG/GEO-LOGIC

Potentiometric Surface Map

BORING LOG

Project No. GL-97-110.R3	Boring & casing diameter: 8", 2"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Well Cover Elevation: 41.11	Date drilled: 2/20/98
Boring No. MW-2	Drilling Method: Hollow Stem Auger	Drilling Company: Woodward Drilling

Penetration Blows/6" PID	G.W. level	Sample Depth (ft)	Stratigraphy (USCS)	Description
		0		8" of concrete pavement over 4" of sand and gravel base.
7/8/10 PID-0	▽	5		@ 4': Gravelly silt with sand, estimated at 20% gravel and 15% v. fine-grained sand, wet, v. stiff, no odor (fill).
57/10/14 PID-0	PID-0		ML	@ 7': Gravelly silt with sand, brown, estimated at 30% gravel and 15% v. fine- to coarse-grained sand, saturated, very stiff, no odor (fill?).
		10		@ 12': (From cuttings) Clayey silt with sand, estimated at 15% coarse-grained sand, trace gravel, brown, stiff, no odor.
		15		
		20		Total Depth: 17 feet Screen: 0.010 slot from 5-17 feet Sandpack: #2/12 sand from 4-17 feet Seal: Bentonite 3-4 feet, neat cement grout 0-3 feet.
		25		
		30		

Berkeley Farms Truck Shop & Yard
4575 San Pablo Avenue
Emeryville, California

MW2

Date: February 21, 1998

Drawn By: JG/Geo-Logic

Boring Log and Well Completion Details

BORING LOG

Project No. GL-97-110.R3	Boring & casing diameter 8", 2"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Well Cover Elevation: 41.38	Date drilled: 2/20/98
Boring No. MW-3	Drilling Method: Hollow Stem Auger	Drilling Company: Woodward Drilling

Penetration Blows/6" PID	G.W. level	Sample Depth (ft)	Stratigraphy (USCS)	Description
		0		8" of concrete pavement over 4" of sand and gravel base.
3/7/8 3/3/5 PID-0 3/4/6 PID-0	▽ PID-0	5 10 15	CL	@ 1': Brown silty clay, stiff, saturated (perched water). @ 4': very stiff, no recovery due to suction, installed sand catcher. @ 5.5': Greenish-brown silty clay, stiff, saturated no odor. @ 7': Green silty clay, stiff, saturated, black organic material and shell fragments, no odor.
		20 25 30		Total Depth: 17 feet Screen: 0.010 slot from 10-17 feet Sandpack: #2/12 sand from 5-17 feet Seal: Bentonite 4-5 feet, neat cement grout 0-4 feet.

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	MW3	Date: February 21, 1998 Drawn By: JG/Geo-Logic

Boring Log and Well Completion Details

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B1	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
4/7/11	PID-0	5	ML	▽	CLAYEY SILT (ML), GRAY (5Y 5/1), slightly moist to moist, stiff, mottled bluish gray.
8/9/13	PID-0	10			CLAYEY SILT (ML) as above except wet to saturated along fissures, mottled with iron oxide staining.
		15			
		20			Total Depth: 16 feet Ground water rose to 7.35' after retracting augers. Backfilled with bentonite and neat cement grout.
		25			
		30			

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	B-1	Date: October 27, 1998 Drawn By: JG/Geo-Logic

Boring Log

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B-2	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
5/12/14	PID-0	5	ML		CLAYEY SILT (ML), brown (10YR 5/3), slightly moist, very stiff, mottled iron oxide staining.
10/12/20	PID-0	10		hydro-punch attemp	CLAYEY SILT (ML) as above except wet to locally saturated along fissures, mottled with iron oxide staining. (Drilled to 10.5', attempted hydropunch sampling, no water. Drilled to 15 feet and retracted augers.
		15			Total Depth: 15 feet Ground water measured at 14.5' after 4.5 hours. Backfilled with bentonite and neat cement grout.
		20			
		25			
		30			

Berkeley Farms Truck Shop & Yard
4575 San Pablo Avenue
Emeryville, California

B-2

Date: October 27, 1998

Drawn By: JG/Geo-Logic

Boring Log

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B-3	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
5/10/11	PID-0	5	ML		CLAYEY SILT (ML), brown (10YR 5/3), slightly moist to moist, stiff, mottled iron oxide and bluish-gray staining, trace angular gravels to 1/8" in diameter.
5/10/11	PID-0	10		▽	CLAYEY SILT (ML) as above except wet to saturated along fissures.
		15			Total Depth: 15 feet Ground water rose to 10.6' after retracting augers. Backfilled with bentonite and neat cement grout.
		20			
		25			
		30			

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	B-3	Date: October 27, 1998 Drawn By: JG/Geo-Logic

Boring Log

HISTORICAL ANALYTICAL DATA

GROUNDWATER

TABLE 2: GROUNDWATER SAMPLE RESULTS - SITE INVESTIGATION
Berkeley Farms Truck Maintenance Facility
4575 San Pablo Avenue
Emeryville, California

P.P.B.

Sample Location	TPH-g µg/L	TPH-d µg/L	TPH-mo µg/L	VOC µg/L	Antifreeze µg/L
SB1	5300.0	-	-	-	-
SB2	48000.0	-	-	-	-
SB3	9900.0	-	-	-	-
SB4	ND	ND	ND	ND	-
SB5	ND	ND	ND	-	ND
SB6	ND	120.0	ND	-	-
SB7	4200.0	10000.0	21000.0	4.3 1,2-DCB; 0.6 1,4-DCB; 7.0 1,1 DCA; 1.8 1,2 DCA	- - - -
SB8	-	ND	ND	-	-
SB9**	50.0	-	-	-	-
SB10	-	-	-	-	-

W.O. Tank →

NOTES:			
TPH-g	Total Petroleum Hydrocarbons as gasoline	1,1-DCA	1,1-Dichloroethane
TPH-d	Total Petroleum Hydrocarbons as diesel	1,2-DCA	1,2-Dichloroethane
TPH-mo	Total Petroleum Hydrocarbons as motor oil	µg/L	micrograms per liter (ppb)
VOC	Volatile Organic Compounds	ND	Not Detected
1,2-DCB	1,2-Dichlorobenzene	-	Not Analyzed
1,4-DCB	1,4-Dichlorobenzene	**	MTBE observed at 69 ug/l

BTEX Range. 8020

Davenport & Associates
10-24-97

HISTORICAL GROUNDWATER MONITORING DATA

TABLE 1-SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)α	Total Well Depth (feet)*	Product Thickness (feet)	Sheen	Water Purged (gallons)
(Monitored and Sampled on December 6, 2001)						
MW1A	32.78	9.23	16.89	0	No	0
(Monitored and Sampled on December 6, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on September 17, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on June 15, 2001)						
MW1A	31.50	9.28	16.90	0	No	0
MW2	32.73	8.35	16.51	0	No	0
MW3	34.37	7.64	16.56	0	No	0
(Monitored and Sampled on March 13, 2001)						
MW1A	35.54	6.47	16.91	0	No	0
MW2	34.54	6.24	16.51	0	No	0
MW3	35.87	5.21	16.56	0	No	0
(Monitored and Sampled on December 13, 2000)						
MW1A	32.68	9.33	16.92	0	No	0
MW2	32.56	8.22	16.52	0	No	0
MW3	33.67	7.41	16.56	0	No	0
(Monitored and Sampled on September 19, 2000)						
MW1A	32.10	9.91	16.92	0	No	0
MW2	32.04	8.74	16.53	0	No	0
MW3	32.89	8.19	16.57	0	No	0
(Monitored and Sampled on June 6, 2000)						
MW1A	33.59	8.42	16.93	0	No	0
MW2	32.46	8.32	16.53	0	No	0
MW3	33.93	7.15	16.58	0	No	0
(Monitored and Sampled on March 6, 2000)						
MW1A	36.46	5.55	16.93	0	No	0
MW2	35.77	5.01	16.54	0	No	8
MW3	37.49	3.59	16.58	0	No	8
(Monitored and Sampled on December 8, 1999)						
MW1A	32.95	9.06	16.93	0	No	8
MW2	31.87	8.91	16.55	0	No	8
MW3	32.57	8.51	16.58	0	No	8
(Monitored and Sampled on September 6, 1999)						
MW1A	32.92	9.88	16.94	0	No	8
MW2	32.16	8.62	16.55	0	No	8
MW3	32.88	8.20	16.59	0	No	8

TABLE 1 - (Continued)
SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

	(Monitored and Sampled on June 7, 1999)					
MW1			(Well inaccessible, damaged)			
MW2	32.65	8.13	16.55	0	No	8
MW3	33.57	7.51	16.61	0	No	8
	(Monitored and Sampled on March 4, 1999)					
MW1			(Well inaccessible, damaged)			
MW2	35.28	5.5	16.56	0	No	8
MW3	35.85	5.23	16.60	0	No	8
	(Monitored and Sampled on November 17, 1998)					
MW1	32.95	9.06	16.59	0	No	7
MW2	31.73	9.05	16.55	0	No	7
MW3	33.09	7.99	16.61	0	No	7
	(Monitored and Sampled on August 21, 1998)					
MW1	35.51	7.84	16.60	0	No	7
MW2	34.17	8.61	16.56	0	No	7
MW3	35.42	6.27	16.61	0	No	
	(Monitored and Sampled on June 3, 1998)					
MW1	35.51	6.50	16.60	0	No	8
MW2	34.17	6.61	16.57	0	No	8
MW3	35.42	5.66	16.62	0	No	8
	(Monitored and Sampled on February 27, 1998)					
MW1	37.51	4.50	16.61	0	No	8
MW2	35.61	5.17	16.58	0	No	8
MW3	37.28	3.80	16.63	0	No	8
	(Monitored and Developed on February 24, 1998)					
MW1	37.57	4.44	16.59	0	No	24
MW2	35.69	5.09	16.58	0	No	21
MW3	37.38	3.70	16.62	0	No	25

Well #	Top of Casing Elevation* (feet)
MW1A	42.01
MW2	40.78
MW3	41.08

¢ Depth to water and total well depth measurements are taken from the top of the well casings.

* The elevation of the tops of the well casings have been surveyed relative to City of Oakland Benchmark No. 241.

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER

Date	Sample Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
9/7/02	MW1A	85	61	0.72	1.1	<0.25	<0.25
12/7/01	MW1A	180	820	84	7.7	8.4	26
9/17/01	MW1A	180	820	84	7.7	8.4	26
6/15/01	MW1A	94	350	15	3.5	<0.5	<0.5
3/13/01	MW1A	1,600	15,000	980	37	820	2,100
12/13/00	MW1A	250	1,400	96	12	<2.0	10
9/19/00	MW1A	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW1A	630	2,400	270	9.5	79	27
3/6/00	MW1A	2,100	13,000	560	<20	640	1,200
12/8/99	MW1A	310	1,200	93	1.8	48	53
9/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW1		(Well inaccessible, damaged)				
3/4/99	MW1		(Well inaccessible, damaged)				
11/17/98	MW1	88,000	29,000	2,300	3,000	3,600	3,100
8/21/98	MW1+	96,000	38,000	1,700	1,000	2,400	3,300
6/2/98	MW1	105,000	34,000	1,900	1,600	2,400	3,500
2/27/98	MW1	81,000	27,000	2,200	910	1,700	2,700
12/7/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW2	330	2,000	210	8.7	5.5	6.0
6/6/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW2	4,300	260	190	420	470	600
8/21/98	MW2+	1,900	<5.0	<0.5	<0.5	220	400
6/2/98	MW2	7,600	60	220	510	800	1,100
2/27/98	MW2	14,000	<5.0	<0.5	120	460	730

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
12/7/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/21/98	MW3+	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/2/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
2/27/98	MW3	--	<5.0	<0.5	<0.5	<0.5	<0.

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Date	Sample Number	TPH as Motor Oil	MTBE	TOTAL LEAD
9/7/02	MW1A	--	43	--
12/7/01	MW1A	--	120	--
9/17/01	MW1A	--	120	--
6/15/01	MW1A	--	84	--
3/13/01	MW1A	--	320	--
12/13/00	MW1A	--	170	--
9/19/00	MW1A	--	13	--
6/6/00	MW1A	--	210	--
3/6/00	MW1A	320	<400	--
12/8/99	MW1A	--	140	--
9/6/99	MW1A	--	<0.5	--
8/6/99	MW1A	--	<0.5	--
6/7/99	MW1	(Well inaccessible, damaged)		
3/4/99	MW1	(Well inaccessible, damaged)		
11/17/98	MW1	--	<0.5	--
6/2/98	MW1*	80,000	<0.5	<5.0
2/27/98	MW1	--	<0.5	--
12/7/01	MW2	<250	<5.0	--
9/17/01	MW2	<250	<5.0	--
6/15/01	MW2	<250	<5.0	--
3/13/01	MW2	<250	<5.0	--
12/13/00	MW2	<250	<5.0	--
9/19/00	MW2	<250	180	--
6/6/00	MW2	<250	<5.0	--
3/6/00	MW2	<250	<5.0	--
12/8/99	MW2	<250	<5.0	--
9/6/99	MW2	47	<0.5	--
6/7/99	MW2	<0.5	<0.5	--
3/4/99	MW2	<0.5	<0.5	--
11/17/98	MW2	<0.5	<0.5	--
6/2/98	MW2*	3,800	<0.5	<5.0
2/27/98	MW2	20,000**	<0.5	--

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Motor Oil	MTBE	TOTAL LEAD
12/7/01	MW3	--	8.4	--
9/17/01	MW3	--	8.4	--
6/15/01	MW3	--	6.7	--
3/13/01	MW3	--	11	--
12/13/00	MW3	--	9.3	--
9/19/00	MW3	--	<5.0	--
6/6/00	MW3	--	21	--
3/6/00	MW3	<250	24/21++	--
12/8/99	MW3	--	18	--
9/6/99	MW3	--	<0.5	--
6/7/99	MW3	--	<0.5	--
3/4/99	MW3	--	<0.5	--
11/17/98	MW3	--	<0.5	--
6/2/98	MW3*	<5.0	<0.5	<5.0
2/27/98	MW3	--	--	--

-- Analyses not performed.

+ Cadmium, chromium, lead, nickel, and zinc were nondetectable, except for 0.078 mg/l of nickel detected in MW1.

++ 21 ppb by EPA Method 8260.

* All EPA Method 8010 constituents were nondetectable.

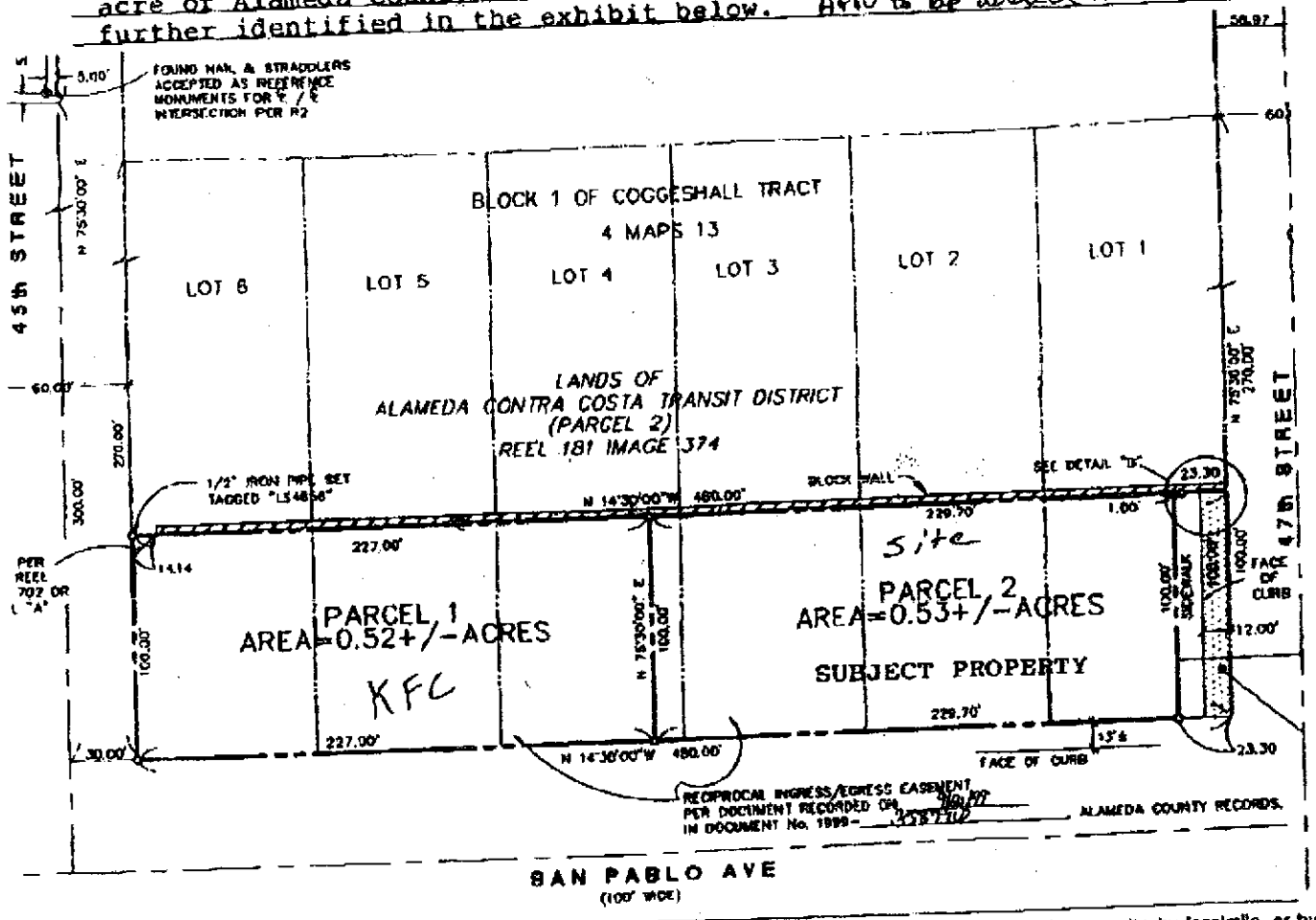
** 20,000 ppb of Total Recoverable Petroleum Hydrocarbons by EPA Method 418.1.
Results are in micrograms per liter (Φg/L), unless otherwise indicated.

HISTORICAL ANALYTICAL DATA - SOIL

Property Address: 4575 San Pablo Ave., Emeryville, CA Date: Nov. 2, 1999

28. **SELECTION OF SERVICE PROVIDERS:** If Brokers give Buyer or Seller referrals to persons, vendors, or service or product providers ("Providers"), Brokers do not guarantee the performance of any of those Providers. Buyer and Seller may select ANY Providers of their own choosing.
29. **TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. No extension of time or waiver for performance of any act or obligation shall be deemed an extension of time or waiver for any other act or obligation. All prior agreements between the parties are incorporated in this Agreement which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The captions in this Agreement are for convenience of reference only and are not intended as part of this Agreement. This Agreement may not be extended, amended, modified, altered, or changed except in writing signed by Buyer and Seller.
30. **ASSIGNMENT:** Buyer shall not assign all or any part of its interests in this Agreement without first having obtained the written consent of Seller. Such consent shall not be unreasonably withheld, unless otherwise agreed in writing. Any total or partial assignment shall not relieve Buyer of its obligations pursuant to this Agreement.
31. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon, and inure to the benefit of, Buyer and Seller and their respective successors and assigns, except as otherwise provided herein.
32. **COPIES:** Seller and Buyer each represent that copies of all reports, documents, certificates, approvals, and other documents which are furnished to the other are true, correct, and unaltered copies of the original documents, if the originals are in the possession of the furnishing party.
33. **GOVERNING LAW:** This Agreement shall be governed by the laws of the state of California.
34. **AUTHORITY:** Any person or persons signing this Agreement represent(s) that such person has full power and authority to bind that person(s)' principal, and that the designated Buyer and Seller has full authority to enter into and perform this Agreement. Entering into this Agreement, and the completion of the obligations pursuant to this contract, does not violate any Articles of Incorporation, By Laws, Partnership Agreement, or other document governing the activity of either Buyer or Seller.
35. **OTHER TERMS AND CONDITIONS, including ATTACHED SUPPLEMENTS**
    - ☐ Buyer Inspection Advisory (C.A.R. Form BIA-14)
    - ☐ Seller Financing Addendum and Disclosure (C.A.R. Form SFA-14)
    - ☐ Intent To Exchange Supplement (C.A.R. Form ES-14)

Real Property transferred is hereby identified as the northerly .53 acre of Alameda County Assessor's parcel No. 049-1170-1-1 and is further identified in the exhibit below. APN to be added in escrow



36. **NOTICES:** Whenever notice is given under this Agreement, each notice shall be in writing, and shall be delivered personally, by facsimile, or by mail, postage prepaid. Notice shall be delivered to the address set forth below the recipient's signature of acceptance. Either party may change its notice address by providing notice to the other party.

[illegible] following agency relationship(s) are hereby confirmed for this transaction:

GEO-LOGIC
February 10, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

(Collected on November 22, 1997)

Sample/depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
WO-N side (3.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-E side (3.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-W side (4.0')	0.88	<0.05	<0.005	<0.005	0.017	0.012
WO-W side (7.0')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-NE (7.5')	2.7	<0.05	<0.005	<0.005	0.029	0.040
(water encountered) WO-BS-(10.5')	21	<0.05	<0.005	<0.005	0.047	0.061
WO-Fill (5')	1.9	<0.05	<0.005	<0.005	0.024	0.0096
Detection Limit	0.05	0.05	0.005	0.005	0.005	0.005

Sample/depth	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc
WO-N side (3.5')	9.4	3.6	30	7.4	40	40
WO-E side (3.5')	8.5	1.2	2.5	5.0	40	45
WO-W side (4.0')	8.7	2.9	19	11	27	27
WO-W side (7.0')	14	1.9	11	3.6	13	13
WO-NE (7.5')	39	5.0	24	7.2	20	30
WO-BS-(10.5')	40	1.5	12	5.5	26	22
WO-Fill (5')	11	0.92	30	7.8	43	41
Detection Limit	5.0	0.50	2.0	2.0	0.50	0.25

All other volatile organic compounds were nondetectable.

Results are in milligrams per kilogram (mg/kg).

Geo-logic
2-10-98

GEO-LOGIC
February 10, 1998

TABLE 2

SUMMARY OF LABORATORY ANALYSES
SOIL

(Collected on January 11, 1998)

Sample/depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
WO-N side (11.0')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-S side (11.0')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-E side (10.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-W side (10.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-Bottom (13.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
Detection Limit	0.05	0.05	0.005	0.005	0.005	0.005

Sample/depth	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc
WO-N side (11.0')	16	0.73	22	9.7	44	43
WO-S side (11.0')	22	0.38	26	9.2	39	32
WO-E side (10.5')	20	0.49	29	9.7	34	37
WO-W side (10.5')	31	0.33	24	9.1	27	35
WO-Bottom (13.5')	17	0.74	24	9.4	35	38
Detection Limit	5.0	0.50	2.0	2.0	0.50	0.25

All other volatile organic compounds were nondetectable.

Results are in milligrams per kilogram (mg/kg).

Geo-logic
2-10-98

GEO-LOGIC
February 10, 1998

TABLE 3

SUMMARY OF LABORATORY ANALYSES
WATER

(Collected on January 15, 1998)

Sample #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
WO-Water 1	27,000	<50	37	12	56	110
Detection Limit	50	50	5.0	5.0	5.0	5.0

Sample #	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc
WO-Water 1	40,000	0.026	0.38	1.2	1.7	3.4
Detection Limit	5.0	0.50	2.0	2.0	0.50	0.25

All other volatile organic compounds were nondetectable.

Results are in micrograms per liter (µg/L), except for the metals cadmium, chromium, lead, nickel, and zinc, which are in milligrams per kilogram (mg/kg). The metals analyses was performed on the solids portion of the water sample.

Geo-Logic 2-10-98

Geo-Logic
GL-97-110.R6
October 30, 1998

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

(Samples collected on October 8, 1998)

Sample No./Depth	TPH as Diesel	TPH Gas	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE	TPH as Motor Oil
B1 (10.5')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B2 (14.4')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B3 (10.8')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B4 (18.8')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
B5 (11.1')	66	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
B6 (10.7')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
Det. Limit/ Method Blank	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

-- analyses not performed

Results are in micrograms per liter (mcg/L), unless otherwise indicated.

Geo-Logic - 10-30-98

TABLE 1: SOIL SAMPLE RESULTS - SITE INVESTIGATION
Berkeley Farms Truck Maintenance Facility
4575 San Pablo Avenue
Emeryville, California

Sample Location	Sample Depth (Feet)	TPH-g mg/Kg	TPH-d mg/Kg	TPH-mo mg/Kg	VOC mg/Kg	Antifreeze mg/Kg	Metals mg/Kg
SB1	2.5	5.1	ND	10.0	-	-	-
	7.5	110.0	-	-	-	-	-
	13.5	0.2	-	-	-	-	-
SB2	2.5	ND	-	-	-	-	-
	6.0	0.6	-	-	-	-	-
	13.0	25.0	-	-	-	-	-
SB3	1.0	1.8	-	-	-	-	-
	4.5	1.0	-	-	-	-	-
	12.5	210.0	-	-	-	-	-
SB4	1.5	ND	ND	8.0	ND	ND	-
	8.0	ND	ND	ND	ND	ND	-
	12.5	ND	ND	ND	ND	ND	-
SB5	4.0	ND	ND	34.0	ND	ND	-
	8.5	ND	ND	24.0	ND	ND	-
	14.0	1.2	5.0	ND	ND	ND	-
SB6	2.0	ND	5.0	8	-	ND	-
	7.0	ND	ND	ND	-	ND	-
	13.0	ND	ND	ND	-	ND	-
SB7	4.0	810.0	8200.0	25000.0	ND	-	-
	7.0	340.0	1600.0	9400.0	11 (1,2-DCB)	-	-
	11.0	13.0	690.0	2400.0	ND	-	-
SB8	2.0	-	1300.0	2000.0	-	-	-
	10.5	-	ND	85.0	-	-	-
	15.0	-	ND	ND	-	-	-
SB9	1.0	-	-	-	-	-	*As 5/ Be 0.8
	5.0	-	-	-	-	-	*As 5/ Be 0.4

WO tank →

NOTES:

TPH-g	Total Petroleum Hydrocarbons as gasoline mg/Kg micrograms per kilogram (ppm)		
TPH-d	Total Petroleum Hydrocarbons as diesel		
TPH-mo	Total Petroleum Hydrocarbons as motor oil		
VOC	Volatile Organic Compounds	* Metals above Residential PRGs not listed	
ND	Not Detected (above Method reporting lim	NA	Not Analyzed
1,2-DCB	1,2-Dichlorobenzene		

Davenport & Associates
10-24-97

GEO-LOGIC
February 10, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

(Collected on November 22, 1997)

Sample	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
Comp S1	310	<0.05	<0.005	12	140	190
Detection Limit	0.05	0.05	0.005	0.005	0.005	0.005

Sample	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc	STLC Lead
Comp S1	930	5.6	17	250	31	97	3.2
Detection Limit	0.05	0.5	2.0	2.0	0.5	0.25	0.05

Results are in milligrams per kilogram (mg/kg).

No semi-volatile organic compounds were detected in the composite sample.

Geo-Logic
2-10-98

Geo-Logic
GL-97-110.R6
October 30, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

(Samples collected on October 8, 1998)

Sample No./Depth	TPH as Diesel	TPH Gas	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE	TPH as Motor Oil
B1 (5.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B2 (9')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B3 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B4 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B5 (5.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B5 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B6 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
Det. Limit/ Method Blank	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1

-- analyses not performed.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

Geo-Logic
10-30-98

GEO-LOGIC
GL-97-110.R3
March 7, 1998

TABLE 3

SUMMARY OF LABORATORY ANALYSES
SOIL

Date	Sample No./Depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
2/20/98	MW1 (4.5')	<0.1	160	<0.005	<0.005	<0.005	6.3
	MW1 (7.5')	<0.1	2,800	8.0	9.0	37	220
	MW2 (4.5')	<0.1	--	--	--	--	--
	MW2 (7.5')	<0.1	--	--	--	--	--
	MW3 (6.0')	--	20	<0.005	<0.005	<0.005	<0.005
	MW3 (8.0')	--	11	<0.005	<0.005	<0.005	<0.005
Detection Limit		0.1	0.1	0.005	0.005	0.005	0.005

Date	Sample No./Depth	TRPH	MTBE
2/20/98	MW1 (4.5')	--	<0.005
	MW1 (7.5')	--	<0.005
	MW2 (4.5')	26	--
	MW2 (7.5')	17	--
	MW3 (6.0')	--	<0.005
	MW3 (8.0')	--	<0.005
Detection Limit		5.0	0.005

-- analyses not performed.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

Geo-Logic
3-7-98