6920 Koll Center Parkway
Suite 216
Pleasanton, CA 94566
925.426.2600
Fax 925.426.0106

Clayton GROUP SERVICES

January 7, 2002

H
6070

JAN 10 2002

Mr. Barney M. Chan
Alameda County Environmental
Health Care Service Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Clayton Project No.70-97066.00

Subject: Groundwater Monitoring Well Installation Report for 630 29th Avenue, Oakland, California

Dear Mr. Chan:

Clayton Group Services, Inc. is pleased to present the enclosed report on behalf of Bank of America. The report documents the installation of three groundwater monitoring wells at the above-referenced property. If you have any questions, please contact me at (925) 426-2600.

Sincerely,

Jon A. Rosso, P.E.
Director,
Environmental Risk Management and
Remediation
San Francisco Regional Office

JAR/wbc

cc: Donna Profitt Bank of America
Rita Repko Clayton

6920 Koll Center Parkway
Suite 216
Pleasanton, CA 94566
925.426.2600
Fax 925.426.0106

Clayton GROUP SERVICES

JAN 10 2002

Groundwater Monitoring Well Installation Report at Former Lemoine Sausage Facility Oakland, California

Clayton Project No. 70-97066

January 7, 2002

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1. INTRODUCTION

Clayton Group Services, Inc. (Clayton), has prepared this report to document the installation of three groundwater monitoring wells at the former Lemoine Sausage facility located at 630 - 29th Avenue in Oakland, California (Figure 1). The work was performed in accordance with the "Workplan to destroy three existing and install three new groundwater monitoring wells at the former Lemoine Sausage Facility, 630 29th Avenue in Oakland, California" dated July 19, 2001 (the workplan). Mr. Barney Chan of the Alameda County Health Care Services Agency (ACHCSA) approved the workplan.

1.1. SITE HISTORY

A single 1,000-gallon gasoline UST and associated plumbing/piping were formerly located beneath the sidewalk of 7th Street and adjacent (east) of the subject property building. The associated fuel dispenser was located in a "cubby hole" near the building's roll-up door. The UST and associated piping were removed on November 21, 1996 and confirmation soil samples were collected. A petroleum hydrocarbon sheen was noted on top of groundwater and petroleum hydrocarbons were detected in the confirmation soil samples collected at the time of the UST removal.

Subsequent groundwater investigations were performed and eight groundwater monitoring wells have been installed into the first encountered water bearing zone to test groundwater conditions at the site. The locations of the monitoring wells were selected to define the vertical and lateral extent of petroleum hydrocarbons within groundwater at the site. First encountered water beneath the site occurs in predominantly low permeability clayey and sandy silt, at depths ranging from 3.5 to 8.5 feet below street grade.

In addition, during the testing for 1,2-DCA, several non-gasoline related halogenated volatile organic compounds (VOCs) were detected in the groundwater samples from wells located in the southern portion of the site. The source of non-gasoline related VOCs has not been discerned, and are mostly likely due to an off-site source.

2. SCOPE OF WORK

The scope of work involves the installation of three additional groundwater monitoring well to define the extent of petroleum hydrocarbon impacts in the shallow groundwater near the subject property. The approved workplan consisted of abandoning three ¾-inch diameter monitoring wells and installing three 2-inch diameter monitoring wells.

The scope of work consisted of the following components:

- Perform underground utility clearance.
- Core concrete in areas covered by concrete slabs.
- ~~Abandon three ¾-inch monitoring~~ wells (MW-3, MW-4, and MW-5).

- Advance three soil borings.
- Construct three 2-inch diameter groundwater monitoring wells (MW-9, MW-10, and MW-11).
- Develop new groundwater monitoring wells.
- Survey monitoring well top of casing elevations relative to mean sea level.
- Prepare this report.

2.1. PREFIELD ACTIVITIES

To complete the above scope of work the following permits were obtained prior to monitoring well installation:

- A temporary encroachment permit from the City of Oakland for the monitoring installations in city streets.
- An excavation permit was obtained from the City of Oakland for the ~~monitoring~~ installations in city streets.
- Monitoring well construction permits were obtained from Alameda County Public Works Department.

Copies of permits are presented in Appendix A.

Clayton contacted Underground Service Alert (USA) 48 hours prior to drilling activities, to report our proposed drilling schedule and request the location of publicly owned utilities to be marked in the vicinity of the boring locations. USA issued work ticket number 306383. In addition, Norcal Underground of San Jose, California was contacted to provide onsite underground utility clearance. Vickers Concrete Sawing, Inc. was on site October 5, 2001 to core holes through concrete floors and asphalt in 7th Street.

~~Monitoring wells~~ MW-3, MW-4 and MW-5 were not abandoned at the time of field operations due to failure of the grout pump on the drill rig.

2.2. INSTALL SOIL BORINGS AND SAMPLING

Three soil borings were installed and completed as groundwater monitoring wells (MW-9, MW-10, and MW-11) at the location shown in Figure 2. The monitoring wells were strategically located to obtain information on the site stratigraphy, groundwater flow characteristics, groundwater quality, and the lateral extent of impacted groundwater within the uppermost water-bearing zone at the subject property. Gregg Drilling, Inc. of Martinez, California performed borehole drilling and monitoring well installation. A limited access Rhino drilling rig equipped with 8-inch diameter hollow stem augers was used to advance borings to final depths (ranging from 9 to 15 feet bgs).

Boring MW-9 and MW-11 were terminated at 15-feet bgs as proposed in the workplan. Boring MW-10 was terminated at 9 feet bgs, a block of concrete was encountered resulting in drilling refusal, as water had entered the borehole, the borehole was deemed suitable for construction of a monitoring well.

Soil samples examined for soil classification and VOC field screening were obtained with a California split-spoon sampler. At least one soil sample drive was performed per five-foot interval of borehole. Samples were retained in three 2-inch diameter by 6-inch long brass tubes lining the inside of the split-spoon sampler. Recovered soil samples were examined for soil properties and described on field boring logs in general conformance with the Unified Soil Classification System. Additional field observations and drilling information were also recorded on the boring logs. Soil boring and well construction logs are provided in Appendix B.

Soil samples were field-screened for the presence of VOCs with a portable photoionization detector (PID) meter. The headspace testing procedure was initiated by removing the soils from the sample tubes and placing the samples into labeled, sealed Ziplock™ plastic bags. After sufficient time elapsed for the build-up of VOC vapors inside the plastic bags, the headspace was measured by puncturing the plastic bag with the probe tip of the PID meter. The headspace testing results were recorded onto boring logs. Based on PID field screening and visual observation of soil cores, one soil sample MW-9@7 was submitted for chemical analysis for EPA method 8015 modified for total petroleum hydrocarbon as gasoline (TPHG) and EPA method 8020 for aromatic hydrocarbons benzene, toluene, ethylbenzene, and xylenes (BTEX). Laboratory analytical data sheets and chain-of-custody documentation are presented in Appendix C.

Drilling equipment was steam cleaned prior to drilling each boring. Soil cuttings generated during field activities were placed into labeled, Department of Transport (DOT)-approved, 55-gallon drums for temporary storage onsite. The drums were labeled with the project name, project number, boring number, and date of generation.

2.3. MONITORING WELL CONSTRUCTION

Monitoring wells (MW-9 through MW-11) were constructed with nominal 2-inch diameter, schedule-40 polyvinyl chloride (PVC) blank casing pipe and slotted pipe connected by flush-threaded joints. Monitoring wells MW-9 and MW-11 were constructed with 10-feet of 0.010-inch slotted screen, while monitoring well MW-10 was constructed with 4-feet of 0.010-inch slotted screen. A PVC bottom cap was placed on the downhole end of each well casing. The well screens were positioned at appropriate depths to effectively monitor groundwater quality within the first encountered water-bearing zone within each borehole.

Upon placing the well casing within the borehole, the annular space around the well screen was packed with prewashed filter pack material consisting of Lonestar 2/16 sand. The filter pack sand was poured continuously at a slow rate into the annulus between the well casing and hollow stem auger to prevent bridging and particle size segregation. As the filter pack was poured into the annulus, the hollow stem augers were simultaneously removed from the

borehole as the height of the filter pack gradually rose upward. The top of the filter pack was positioned 1-foot above the top of the well screen.

A one-foot thick bentonite pellet seal was placed above the filter pack and consisted of 3/8-inch bentonite pellets. The bentonite pellets were allowed to completely hydrate and swell to form an effective seal. Upon placement bentonite seal, the annulus was filled to about one-foot bgs with a neat cement grout. A locking PVC cap was placed to secure the top of each wellhead. All wellheads were completed below grade and housed within a traffic-rated Christy box set in concrete. Monitoring well construction details are shown along with the boring logs and presented in Appendix B.

2.4. WELL DEVELOPMENT

The monitoring wells were developed using a combination of surging and bailing. The wells were developed to remove fine-grained materials inside the filter pack and casing, to stabilize the filter pack around the well screen and to produce representative water samples from the water-bearing zone. Well development was accomplished by the repeated insertion and withdrawal of a 2-inch diameter vented surge block inside each well casing. Following surging, groundwater was then removed from the well casing using a bailer. Surging and bailing activities continued until a minimum of ten (10) well casing volumes of water had been removed from each well casing or the well purged dry. Monitoring well development logs are presented in Appendix D.

Well development equipment was cleaned with an Alconox solution and rinsed with water after each use. Well development purge water generated during field activities was placed into 55-gallon drums pending appropriate disposal.

2.5. WELLHEAD SURVEYING

Wellhead locations and elevations were surveyed by Virgil Chavez Land Surveying of Vallejo, California. Wellhead elevations (top of PVC well casing) were surveyed with respect to a small V-notch cut into the top of the north side of each PVC casing. The wellhead lateral co-ordinate and elevations were measured using a global positioning system (GPS) and referenced to a benchmark located the corner of Peterson Street and East 7th Street. The monitoring well survey data is provided in Appendix B.

3. FINDINGS

The findings of the investigation are presented in the following sections.

3.1. GEOLOGY

Soil types encountered during this investigation were consistent with previous findings. Near surface soil within boreholes MW-10 and MW-11 (located in the streets) were asphalt and baserock, while concrete was present in borehole MW-9 (located inside the building).

Below surficial cover, silty clay soils with varying gravel content were the predominant soil type encountered in boreholes. Within boring MW-9, a green stained silty gravel was encountered from approximately 5.5 to 7 feet bgs. Borehole MW-10 was terminated at 9 feet bgs due to the presence of concrete causing drilling refusal.

Groundwater was encountered at approximately 7.5 feet bgs in each borehole.

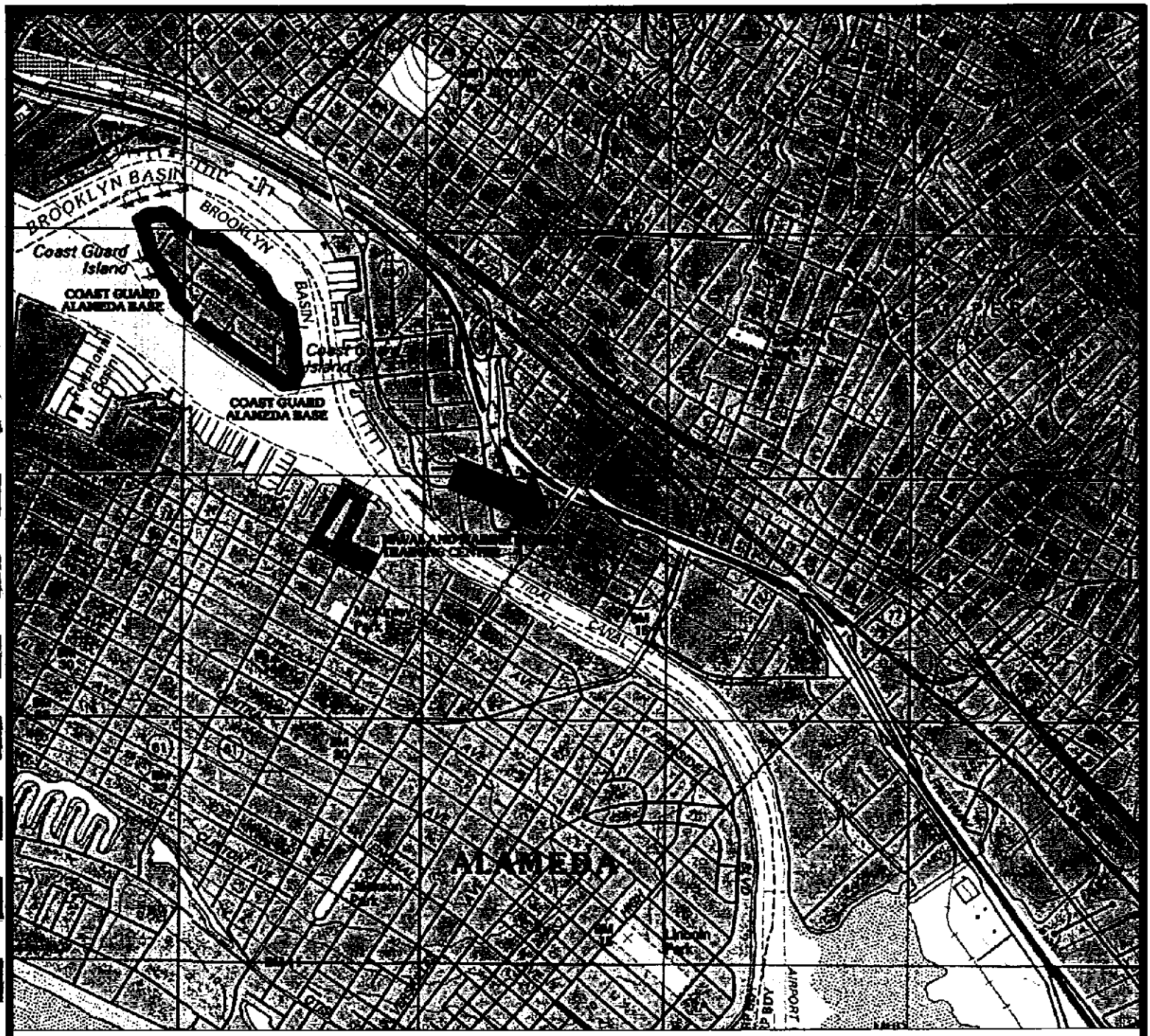
3.2. SOIL ANALYTICAL RESULTS

Only one soil sample, MW-9@7 was submitted for analysis. No TPHG or BTEX was detected in sample MW-9@7 above the laboratory reporting limits.

4. CONCLUSIONS

Site conditions encountered during the installation of the new monitoring wells MW-9, MW-10, MW-11 were consistent with previous findings at the site. No evidence of additional soil sources of TPH was found.

Monitoring wells MW-3, MW-4 and MW-5 were not abandoned at this time due to failure of the grout pump on the drill rig, however, these monitoring wells will be removed from future groundwater monitoring programs. Monitoring wells MW-9, MW-10 and MW-11 will be incorporated into the fourth quarter 2001 groundwater monitoring event.



Map Source: TOPO!© 2000 National Geographic Holdings

Note: Boundaries and Location Information is Approximate

1 1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

Portion of the 7.5-Minute Series Oakland East, California
Quadrangle Topographic Map (Datum: NAD 27)
United States Department of the Interior
Geological Survey
1997

N

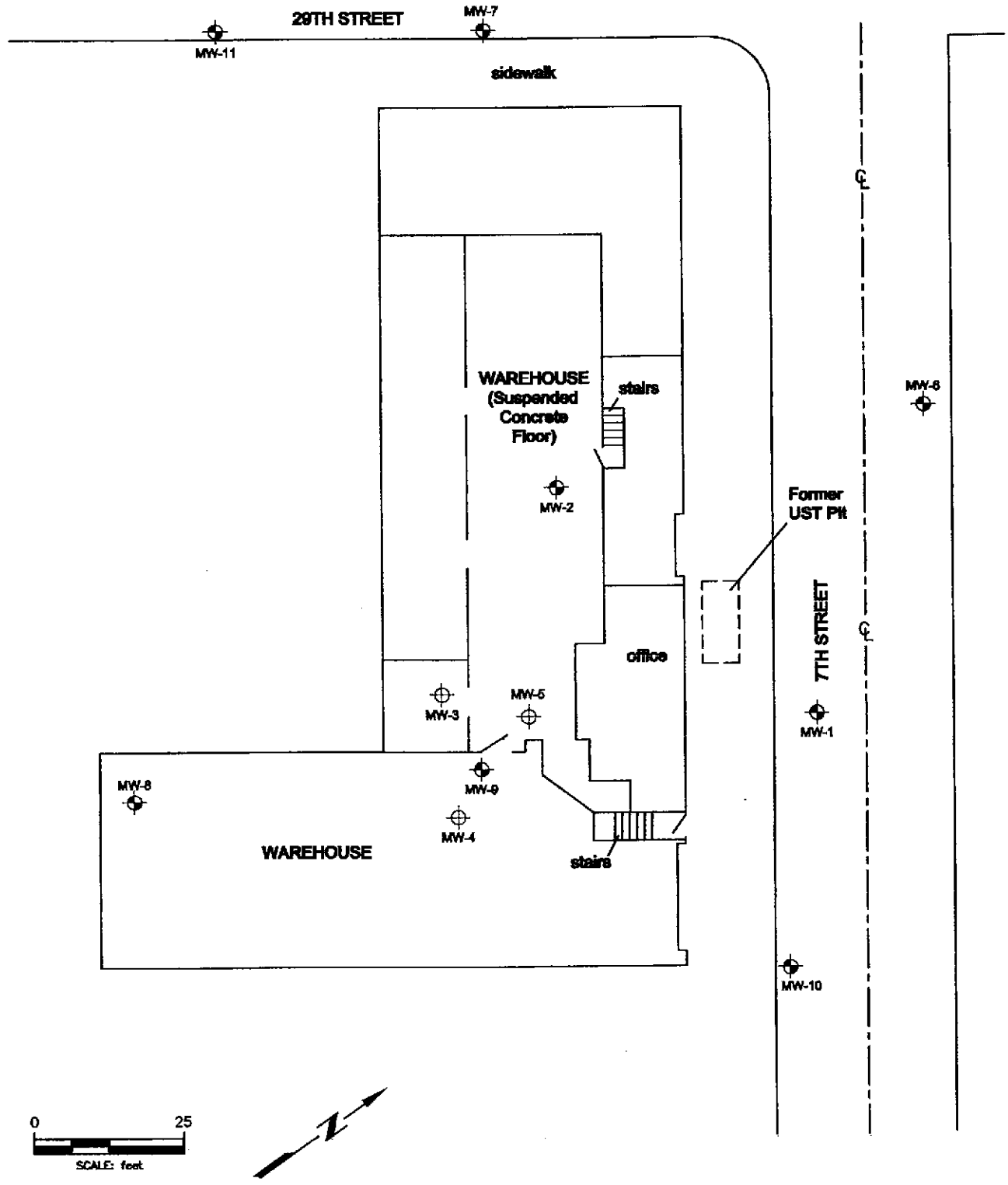
CALIF

QUADRANGLE LOCATION

PROPERTY LOCATION MAP
Former Lemoine Sausage Factory
630 29th Avenue
Oakland, California
Clayton Project No. 70-97066.00

Figure
1

Clayton GROUP SERVICES



LEGEND		
MW-1	Existing Monitoring Well Location	
MW-3	Existing Monitoring Well Location to be destroyed	
MW-9	New Monitoring Well Location	

Site Plan showing
Monitoring Well Locations

FORMER LEMOINE SAUSAGE FACTORY
630 29TH AVENUE
OAKLAND, CALIFORNIA
Clayton Project No. 70-97066.00

Figure
2

12/3/01
MW_locn.dwg

Clayton GROUP SERVICES

APPENDIX A

PERMITS

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-5554
FAX (510)782-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 630 29th Avenue
Oakland CA 94621

CLIENT
Name Bank of America
Address 4320 Irvine Blvd Phone (714) 734-2069
City Irvine CA Zip 92620

APPLICANT
Name Clayton Group Services Fax 925-426-0106
Address 6920 Koll Center Pkwy #224 Phone 925-426-2665
City Pleasanton Zip 94566

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	☐	General	☐
Water Supply	☐	Contamination	☐
Monitoring	☒	Well Destruction	☐

PROPOSED WATER SUPPLY WELL USE

New Domestic	☐	Replacement Domestic	☐
Municipal	☐	Irrigation	☐
Industrial	☐	Other	☐

DRILLING METHOD:

Mud Rotary	☐	Air Rotary	☐	Auger	☒
Cable	☐	Other	☐		

DRILLER'S NAME Gregg Drilling
DRILLER'S LICENSE NO. 485165

WELL PROJECTS
Drill Hole Diameter 8 in. Maximum
Casing Diameter 2 in. Depth 15 ft.
Surface Seal Depth 4 ft. Owner's Well Number MW-9

GEOTECHNICAL PROJECTS
Number of Borings ____ Maximum
Hole Diameter ____ in. Depth ____ ft.

ESTIMATED STARTING DATE October 5, 2001
ESTIMATED COMPLETION DATE October 5, 2001

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Warren B Chamberlain DATE 8-21-2001
PLEASE PRINT NAME WARREN CHAMBERLAIN Rev.5-13-00

FOR OFFICE USE
PERMIT NUMBER WO1-733
WELL NUMBER
APN

PERMIT CONDITIONS
Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date

B. WATER SUPPLY WELLS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL
Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

E. CATHODIC
Fill hole anode zone with concrete placed by tremie.

F. WELL DESTRUCTION
Send a map of work site. A separate permit is required for wells deeper than 45 feet.

G. SPECIAL CONDITIONS

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

APPROVED [signature] DATE 8-23-01

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-5554
FAX (510)782-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 630 29th Avenue
Oakland, CA 94612

CLIENT
Name Bank of America
Address 4320 Irvine Blvd Phone (714) 724-2069
City Irvine CA Zip 92620

APPLICANT
Name Clayton Group Services
6920 Koll Center Pkwy #216 Fax
Address Phone
City Pleasanton Zip

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	☐	General	☐
Water Supply	☐	Contamination	☐
Monitoring	☒	Well Destruction	☐

PROPOSED WATER SUPPLY WELL USE

New Domestic	☐	Replacement Domestic	☐
Municipal	☐	Irrigation	☐
Industrial	☐	Other	☐

DRILLING METHOD:

Mud Rotary	☐	Air Rotary	☐	Auger	☐
Cable	☐	Other	☐		

DRILLER'S NAME GREGG DRILLING

DRILLER'S LICENSE NO. 485165

WELL PROJECTS
Drill Hole Diameter 8 in. Maximum
Casing Diameter 2 in. Depth 15 ft.
Surface Seal Depth 4 ft. Owner's Well Number MW-10

GEOTECHNICAL PROJECTS
Number of Borings
Hole Diameter in. Maximum
Depth ft.

ESTIMATED STARTING DATE October 5, 2001
ESTIMATED COMPLETION DATE October 5, 2001

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Warren Chamberlain DATE 8-21-2001
PLEASE PRINT NAME WARREN CHAMBERLAIN

Rev.5-13-00

FOR OFFICE USE
PERMIT NUMBER WO-734
WELL NUMBER
APN

PERMIT CONDITIONS
Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date

B. WATER SUPPLY WELLS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL
Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

E. CATHODIC
Fill hole anode zone with concrete placed by tremie.

F. WELL DESTRUCTION
Send a map of work site. A separate permit is required for wells deeper than 45 feet.

G. SPECIAL CONDITIONS

- NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

APPROVED [signature] DATE 8-23-01

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-5554
FAX (510)782-1939

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT 630 29th Avenue
Oakland CA 94621.

CLIENT
Name Bank of America
Address 4630 Irvine Blvd Phone (714) 724-2069
City Irvine Ca Zip 92620

APPLICANT
Name Clayton Group Services Fax 925-426-0106
Address 6420 Koll Center Pkwy #206 Phone 925-426-2665
City Pleasanton Zip 94566

FOR OFFICE USE
PERMIT NUMBER WO1-735
WELL NUMBER
APN

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection	☐	General	☐
Water Supply	☐	Contamination	☐
Monitoring	☐	Well Destruction	☐

PROPOSED WATER SUPPLY WELL USE

New Domestic	☐	Replacement Domestic	☐
Municipal	☐	Irrigation	☐
Industrial	☐	Other	☐

DRILLING METHOD:

Mud Rotary	☐	Air Rotary	☐	Auger	☐
Cable	☐	Other	☐		

DRILLER'S NAME GREGG DRILLING
DRILLER'S LICENSE NO. 485165

WELL PROJECTS
Drill Hole Diameter 8 in. Maximum
Casing Diameter 2 in. Depth 15 ft.
Surface Seal Depth 4 ft. Owner's Well Number MW-11

GEOTECHNICAL PROJECTS
Number of Borings
Hole Diameter in. Maximum
Depth ft.

ESTIMATED STARTING DATE October 5 2001
ESTIMATED COMPLETION DATE October 5, 2001

PERMIT CONDITIONS
Circled Permit Requirements Apply

A. GENERAL
1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date.
2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
3. Permit is void if project not begun within 90 days of approval date.

B. WATER SUPPLY WELLS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

D. GEOTECHNICAL
Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

E. CATHODIC
Fill hole anode zone with concrete placed by tremie.

F. WELL DESTRUCTION
Send a map of work site. A separate permit is required for wells deeper than 45 feet.

G. SPECIAL CONDITIONS

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

APPROVED [signature] DATE 8-23-01

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE Warren B. Chamberlain DATE 8-21-2001

PLEASE PRINT NAME WARREN CHAMBERLAIN

Rev.5-13-00

CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Building Services Division

(510) 238-3102
FAX (510) 238-2959
TDD (510) 238-6312

August 28, 2001

Clayton Group Services (Clayton)
6920 Koll Center Parkway, Suite 216
Pleasanton, CA 94566
(ATTN: Warren Chamberlain)

RE: MINOR ENCROACHMENT PERMIT FOR 630 – 29TH AVENUE.

Dear Mr. Chamberlain:

Enclosed is a Minor Encroachment Permit allowing you to encroach into the public right-of-way of East 7th Street and 29th Avenue to install two monitoring wells and six soil borings. Before the Minor Encroachment Permit will become effective, the person(s) having the legal authority to do so, must sign and properly notarize the document with a notary acknowledgement slip(s) attached, and returned to this office to the attention of Jing Wong for recordation.

If you have any questions, please call Jing Wong at 238-6314 any workday from 8:00 AM to 4:00 PM.

Sincerely,

Marcel Uzegbu

MARCEL UZEGBU
Civil Engineer

Recording Requested by:
CITY OF OAKLAND

When Recorded Mail to:
City of Oakland
Community & Economic
Development Agency
Building Services Division,
Engineering Information
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, CA 94612

TAX ROLL PARCEL NUMBER
(ASSESSOR'S REFERENCE NUMBER)

025	0678	001	06
MAP	BLOCK	PARCEL	SUB

Address: 630 – 29TH AVENUE

Space Above for Recorder's Use Only

MINOR ENCROACHMENT PERMIT AND AGREEMENT

MICHAEL ALDERS, MARIA ALDERS, and PETER ALDERS, owners of certain real property described in the Grant Deed number 97066933, dated March 13, 1997, commonly known as 630 – 29th Avenue, Oakland, Alameda County, California is hereby granted a Conditional Revocable Permit to encroach into the public right-of-way of East 7th Street and 29th Avenue to install two monitoring wells and six soil borings. The location of said encroachment shall be as delineated in Exhibit 'A' attached hereto and made a part hereof. Clayton Group Services (Clayton) was authorized by the owners of said property, Michael Alders, Maria Alders, and Peter Alders, to obtain the encroachment permit (see Exhibit 'B', 'C', and 'D').

The permittee agrees to comply with and be bound by the conditions for granting an Encroachment Permit attached hereto and made a part hereof.

This agreement shall be binding upon the undersigned, the present owners of the property described above, and their successors in interest thereof.

In witness whereof, I have set my signature this 19th day of Sept, 2001.

CLAYTON GROUP SERVICES (CLAYTON)

Warren B. Chamberlain

NAME: WARREN B. CHAMBERLAIN
TITLE: PROJECT MANAGER

Below for Official Use Only

CITY OF OAKLAND

Dated: _____

By: _____
CALVIN N. WONG
Director of Building Services
For:
WILLIAM E. CLAGGETT
Executive Director,
Community & Economic Development Agency

TO: CLAYTON GROUP SERVICES (CLAYTON)
ADDRESS: 630 – 29TH AVENUE
OAKLAND, CA 94601
(APN: 025-0678-001-06)

RE: Minor Encroachment Permit for installation of two monitoring wells and six soil borings adjacent to 630 - 29th Avenue.

CONDITIONS FOR GRANTING A MINOR ENCROACHMENT PERMIT

1. That this permit shall be revocable at the pleasure of the *Director of Building Services.*

2. That the permittee, by the acceptance, either expressed or implied, of the minor encroachment permit hereby disclaims any right, title, or interest in or to any portion of the public street area, and agrees that said temporary use of said area does not constitute an abandonment on the part of the City of Oakland of any of its rights for street purposes and otherwise.

3. The permittee shall maintain in force and effect at all times that said encroachment occupies said public area, good and sufficient public liability insurance in the amount of $300,000 for each occurrence, and property damage insurance in the amount of $50,000 for each occurrence, both including contractual liability, insuring the City of Oakland, its officers and employees against any and all claims arising out of the existence of said encroachment in said sidewalk area, as respects liabilities assumed under this permit,and that a certificate of such insurance and subsequent notices of the renewal thereof, shall be filed with the *Director of Building Services* of the City of Oakland, and that such certificate shall state that said insurance coverage shall not be canceled or be permitted to lapse without thirty (30) days written notice to said *Director of Building Services*. The permittee also agrees that the City may review the type and amount of insurance required of the permittee every five (5) years and may require the permittee to increase the amount of and/or change the type of insurance coverage required.

4. That the permittee, by the acceptance, either expressed or implied, of this revocable permit shall be solely and fully responsible for the repair or replacement of any portion or all of said improvements in the event that said improvements shall have failed or have been damaged to the extent of creating a menace or of becoming a hazard to the safety of the general public; and that the permittee shall be liable for the expenses connected therewith.

5. That the permittee is aware that the proposed work is out of the ordinary and does not comply with City standard installations. Permittee is also aware that the City has to conduct work in the public right-of-way which may include, but may not be limited to, excavation, trenching, and relocation of its facilities, all of which may damage encroachments. Permittee is further aware that the City takes no responsibility for repair or replacement of encroachments which are damaged by the City or its contractors. That the permittee, by the acceptance, either expressed or implied, of the encroachment permit hereby agrees that upon receipt of notification from the City, permittee shall immediately repair or replace within 30 days all damages to permittee's encroachments within the public right-of-way which are damaged by the City or its contractors in carrying out the City's work. Permittee agrees to employ interim measures required and approved by the City until repair or replacement work is completed.

6. That upon the termination of the permission herein granted, permittee shall immediately remove said encroachment from the street area, and any damage resulting therefrom shall be repaired to the satisfaction of the *Director of Building Services.*

7. That the permittee shall file with the City of Oakland for recordation a Minor Encroachment Permit and Agreement, and shall be bound by and comply with all the terms and conditions of said permit.

8. That said permittee shall obtain an excavation permit prior to construction and a separate excavation permit prior to the removal of the monitoring well.

9. That said permittee shall provide to the City of Oakland an AS BUILT plan showing the actual location of the monitoring well. And the results of all data collected from the monitoring well.

10. That said permittee shall remove the monitoring well and repair any damage to the street area in accordance with City standards two (2) years after construction or as soon as monitoring is complete.

11. That said permittee shall notify the *Community & Economic Development Agency, Building Services Division* after the monitoring well is removed and the street area restored to initiate the procedure to rescind the minor encroachment permit.

12. That the monitoring well cover installed within the sidewalk area shall have a skid-proof surface.

13. That the monitoring well casting and cover shall be iron and shall meet H-20 load rating. The cover shall be secured with a minimum of two stainless steel bolts. Bolts and cover shall be mounted flush with the surrounding surface. For sidewalk installations, a precast concrete utility box and non-skid cover may be needed in conjunction with the bolted cast iron cover with City approval.

14. That the permittee acknowledges that the City makes no representations or warranties as to the conditions beneath said encroachment. By accepting this revocable permit, permittee agrees that it will use the encroachment area at its own risk, is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workmen operating, within the encroachment area and for the safety of itself and any of its personnel in connection with its entry under this revocable permit.

15. The permittee acknowledges that the City is unaware of the existence of any hazardous substances beneath the encroachment area, and permittee hereby waives and fully releases and forever discharges the City and its officers, directors, employees, agents, servants, representatives, assigns and successors from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgements, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or in any way connected with the physical condition or required remediation of the excavation area of any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401, 1450), the Hazardous Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Sections 253000 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.).

16. Permittee further acknowledges that it understands and agrees that it hereby expressly waives all rights and benefits which it now has or in the future may have, under and by virtue of the terms of California Civil Code Section 1542, which reads as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

17. Permittee recognizes that by waiving the provisions of this section, permittee will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to agree to

these encroachment terms and conditions, regardless of whether permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause.

18. (a) That the permittee, by the acceptance of this revocable permit, agrees and promises to indemnify, defend, and hold harmless the City of Oakland, its officers, agents, and employees, to the maximum extent permitted by law, from any and all claims, demands, liabilities damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs; collectively referred to as "claims", whether direct or indirect, known or unknown, foreseen or unforeseen, to the extent that such claims were either (1) caused by the permittee, its agents, employees, contractors or representatives, or, (2) in the case of environmental contamination, the claim is a result of environmental contamination that emanates or emanated from 630 – 29th Avenue, Oakland, California site, or was otherwise caused by the permittee, its agents, employees, contractors or representatives.

(b) That, if any contamination is discovered below or in the immediate vicinity of the encroachment, and the contaminants found are of the type used, housed, stored, processed or sold on or from 630 – 29th Avenue, Oakland, California site, such shall amount to a rebuttable presumption that the contamination below, or in the immediate vicinity of, the encroachment was caused by the permittee, its agents, employees, contractors or representatives.

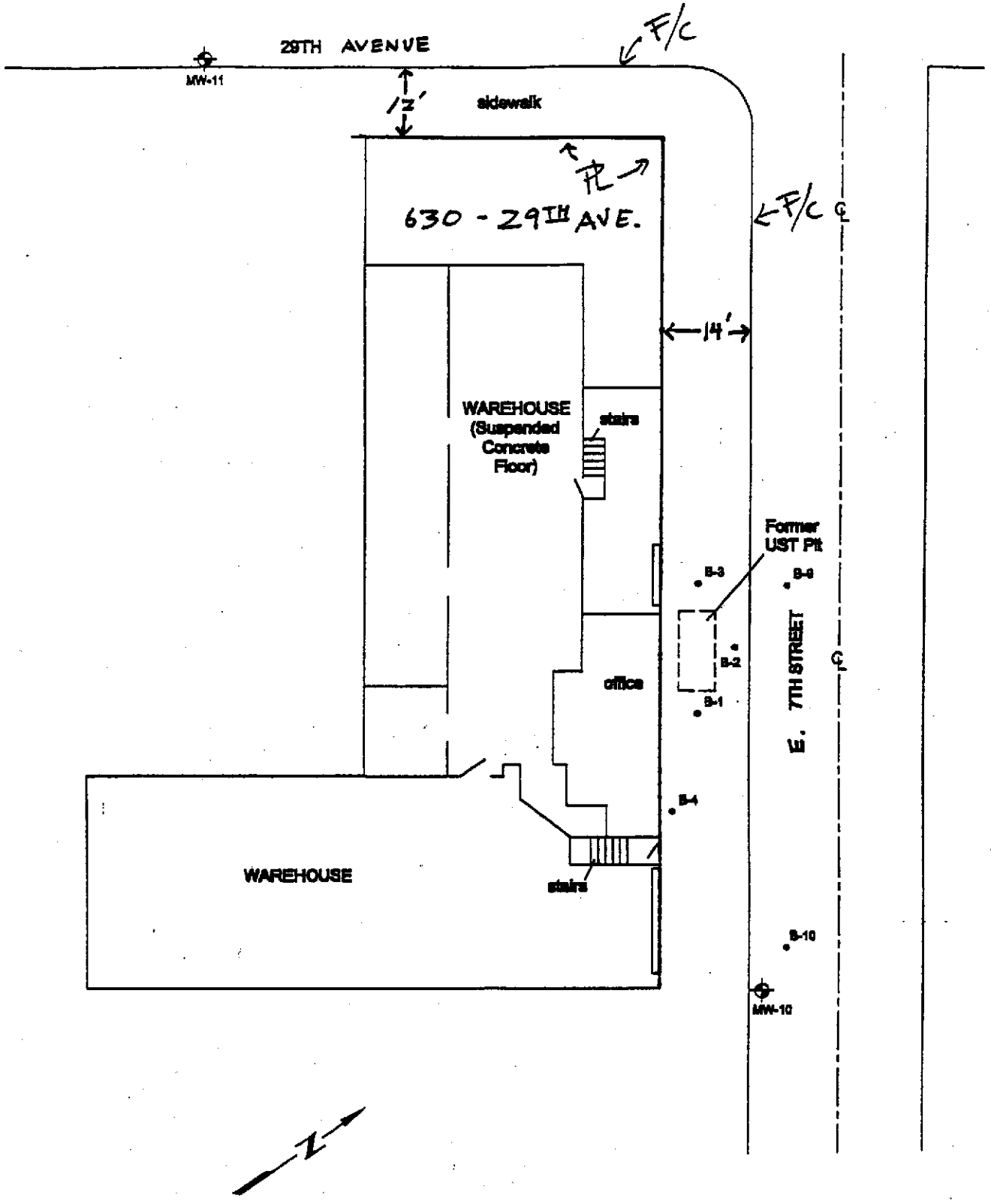
(c) That the permittee shall comply with all applicable federal, state, county and local laws, rules, and regulations governing the installation, maintenance, operation and abatement of the encroachment.

19. That the permittee hereby does remise, release, and forever discharge, and agree to defend, indemnify, and save harmless, the City, its officers, agents and employees and each of them, from any and all actions, claims, and demands of whatsoever kind or nature, and any damage, loss or injury which may be sustained directly or by the undersigned and any other person or persons, and arising out of, or by reason of the occupation of said public property, and the future removal of the above-mentioned encroachment.

20. That the herein above conditions shall be binding upon the permittee and the successive owners and assigns thereof.

21. That said Minor Encroachment Permit and Agreement shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the *Director of Building Services*, and shall become null and void upon the failure of the permittee to comply with all conditions.

EXHIBIT 'A'



LEGEND

B = BORING
MW = MONITORING WELL

Site Plan showing Existing and Proposed Monitoring Well Locations

FORMER LEMOINE SAUSAGE FACTORY
630 29TH AVENUE
OAKLAND, CALIFORNIA
Clayton Project No. 70-87066.00

Clayton
ENVIRONMENTAL
CONSULTANTS

EXHIBIT 'B'

August 23, 2001

Jing Wong,
Engineering Services Supervisor
Building Services
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Subject: Encroachment Permit Request for 630 29th Avenue

Engineering Services Supervisor:

Clayton Group Services (Clayton) will be performing additional groundwater investigation tasks at my property located at 630 29th Avenue in Oakland, California. The investigative work is directed by Alameda County Health Care Services Agency, Environmental Health Services.

The scope of work consists of advancing three soil borings and constructing three groundwater monitoring wells. Two of the borings will be located in the City right-of-way; one boring will be located on 7th Street, and the other on 29th Avenue as indicated on the figure included as an attachment. We are requesting an encroachment permit to install the monitoring wells.

Also included as attachments to this letter are the following:

- Permit fee (check) for $500
  Copy of the Grant Deed
  Detailed drawing of well cover and casting
  Insurance Certificate

I Maria Alders, property owner, grant authorization to Clayton to act on my behalf to obtain the Encroachment Permit and subsequent Excavation Permit.

Sincerely,

Maria Alders
ABI Industries

WBC/wbc

cc: Jon Rosso, Clayton

EXHIBIT 'C'

August 23, 2001

Jaing Wong,
Engineering Services Supervisor
Building Services
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Subject: Encroachment Permit Request for 630 29th Avenue

Engineering Services Supervisor:

Clayton Group Services (Clayton) will be performing additional groundwater investigation tasks at my property located at 630 29th Avenue in Oakland, California. The investigative work is directed by Alameda County Health Care Services Agency, Environmental Health Services.

The scope of work consists of advancing three soil borings and constructing three groundwater monitoring wells. Two of the borings will be located in the City right-of-way; one boring will be located on 7th Street, and the other on 29th Avenue as indicated on the figure included as an attachment. We are requesting an encroachment permit to install the monitoring wells.

Also included as attachments to this letter are the following:

- Permit fee (check) for $500
  Copy of the Grant Deed
  Detailed drawing of well cover and casting
  Insurance Certificate

I Peter Alders, property owner, grant authorization to Clayton to act on my behalf to obtain the Encroachment Permit and subsequent Excavation Permit.

Sincerely,

Peter Alders
ABI Industries

WBC/wbc

cc: Jon Rosso, Clayton

PL\\SANF_NW01\DATA\ERMR\PROJECTS\1997\P97066 SausageF\97066L23.doc

EXHIBIT D

August 22, 2001

Lourdes Barrozo,
Engineering Services Supervisor
Building Services
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Subject: Encroachment Permit Request for 630 29th Avenue

Engineering Services Supervisor:

Clayton Group Services (Clayton) will be performing additional groundwater investigation tasks at my property located at 630 29th Avenue in Oakland, California. The investigative work is directed by Alameda County Health Care Services Agency, Environmental Health Services.

The scope of work consists of advancing three soil borings and constructing three groundwater monitoring wells. Two of the borings will be located in the City right-of-way; one boring will be located on 7th Street, and the other on 29th Avenue as indicated on the figure included as an attachment. We are requesting an encroachment permit to install the monitoring wells.

Also included as attachments to this letter are the following:

- Permit fee (check) for $500
  Copy of the Grant Deed
  Detailed drawing of well cover and casting
  Insurance Certificate

I Michael Alders, property owner, grant authorization to Clayton to act on my behalf to obtain the Encroachment Permit and subsequent Excavation Permit.

Sincerely,

Michael Alders
ABI Industries

WBC/wbc

cc: Jon Rosso, Clayton

PL\S:\ERMR\PROJECTS\1997\P97066 SausageF\97066120.doc

CITY OF OAKLAND
Office of Planning and Building

EXCAVATION PERMIT

TO EXCAVATE IN STREETS OR OTHER SPECIFIED WORK

CIVIL ENGINEERING

ON E. 7th St.

PERMIT NUMBER		SITE ADDRESS/LOCATION
X010 1506		630 29th Av
APPROX. START DATE	APPROX. END DATE	24-HOUR EMERGENCY PHONE NUMBER (Permit not valid without 24-Hour number)
CONTRACTOR'S LICENSE # AND CLASS 726269		CITY BUSINESS TAX #

ATTENTION:

1) State law requires that the contractor/owner call *Underground Service Alert (USA)* two working days before excavating. This permit is not valid unless applicant has secured an inquiry identification number issued by USA. The USA telephone number is 1 (800) 642-2444. UNDERGROUND SERVICE ALERT (USA) #: _____

2) **48 hours prior to starting work, YOU MUST CALL (510) 238-3651 TO SCHEDULE AN INSPECTION.**

OWNER/BUILDER

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License law Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than $500):

☐ I, as an owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exempt from the sale requirements of the above due to: (1) I am improving my principal place of residence or appurtenances thereto, (2) the work will be performed prior to sale, (3) I have resided in the residence for the 12 months prior to completion of the work, and (4) I have not claimed exemption on this subdivision on more than two structures more than once during any three-year period. (Sec. 7044 Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project, (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License law).

☐ I am exempt under Sec. _____, B&PC for this reason _____.

WORKER'S COMPENSATION

☐ I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3700, Labor Code).

Policy # _____ Company Name _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California (not required for work valued at one hundred dollars ($100) or less).

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. This permit is issued pursuant to all provisions of Title 12 Chapter 12.12 of the Oakland Municipal Code. It is granted upon the express condition that the permittee shall be responsible for all claims and liabilities arising out of work performed under the permit or arising out of permittee's failure to perform the obligations with respect to street maintenance. The permittee shall, and by acceptance of the permit agrees to defend, indemnify, save and hold harmless the City, its officers and employees, from and against any and all suits, claims, or actions brought by any person for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under the permit or in consequence of permittee's failure to perform the obligations with respect to street maintenance. This permit is void 90 days from the date of issuance unless an extension is granted by the Director of the Office of Planning and Building.

I hereby affirm that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code and my license is in full force and effect (if contractor), that I have read this permit and agree to its requirements, and that the above information is true and correct under penalty of law.

x [signature] 9-28-01

Signature of Permittee ☐ Agent for ☒ Contractor ☐ Owner Date

DATE STREET LAST RESURFACED	SPECIAL PAVING DETAIL REQUIRED? ☐ YES ☐ NO	HOLIDAY RESTRICTION? (NOV 1 - JAN 1) ☐ YES ☐ NO	LIMITED OPERATION AREA? (7AM-9AM & 4PM-6PM) ☐ YES ☐ NO
ISSUED BY [signature]		DATE ISSUED 9-28-01	

CITY OF OAKLAND
Office of Planning and Building

EXCAVATION PERMIT

TO EXCAVATE IN STREETS OR OTHER SPECIFIED WORK

CIVIL ENGINEERING

on 29th Av

PERMIT NUMBER		SITE ADDRESS/LOCATION
X010 1507		630 29th Ave
APPROX. START DATE: Oct 5, 2001	APPROX. END DATE: Oct 5, 2001	24-HOUR EMERGENCY PHONE NUMBER (Permit not valid without 24-Hour number)
CONTRACTOR'S LICENSE # AND CLASS: 726269		CITY BUSINESS TAX #

ATTENTION:

1) State law requires that the contractor/owner call *Underground Service Alert (USA)* two working days before excavating. This permit is not valid unless applicant has secured an inquiry identification number issued by USA. The USA telephone number is 1 (800) 642-2444. UNDERGROUND SERVICE ALERT (USA) #: _____

2) **48 hours prior to starting work, YOU MUST CALL (510) 238-3651 TO SCHEDULE AN INSPECTION.**

OWNER/BUILDER

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License law Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than $500):

☐ I, as an owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exempt from the sale requirements of the above due to: (1) I am improving my principal place of residence or appurtenances thereto, (2) the work will be performed prior to sale, (3) I have resided in the residence for the 12 months prior to completion of the work, and (4) I have not claimed exemption on this subdivision on more than two structures more than once during any three-year period. (Sec. 7044 Business and Professions Code).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project, (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License law).

☐ I am exempt under Sec. _____, B&PC for this reason _____.

WORKER'S COMPENSATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3700, Labor Code).

Policy # _____ Company Name _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California (not required for work valued at one hundred dollars ($100) or less).

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. This permit is issued pursuant to all provisions of Title 12 Chapter 12.12 of the Oakland Municipal Code. It is granted upon the express condition that the permittee shall be responsible for all claims and liabilities arising out of work performed under the permit or arising out of permittee's failure to perform the obligations with respect to street maintenance. The permittee shall, and by acceptance of the permit agrees to defend, indemnify, save and hold harmless the City, its officers and employees, from and against any and all suits, claims, or actions brought by any person for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under the permit or in consequence of permittee's failure to perform the obligations with respect to street maintenance. This permit is void 90 days from the date of issuance unless an extension is granted by the Director of the Office of Planning and Building.

I hereby affirm that I am licensed under provisions of Chapter 9 of Division 3 of the Business and Professions Code and my license is in full force and effect (if contractor), that I have read this permit and agree to its requirements, and that the above information is true and correct under penalty of law.

Signature of Permittee Melissa Mueller ☐ Agent for ☐ Contractor ☐ Owner — Date 9-28-01

DATE STREET LAST RESURFACED	SPECIAL PAVING DETAIL REQUIRED? ☐ YES ☐ NO	HOLIDAY RESTRICTION? (NOV 1 - JAN 1) ☐ YES ☐ NO	LIMITED OPERATION AREA? (7AM-9AM & 4PM-6PM) ☐ YES ☐ NO
ISSUED BY		DATE ISSUED 9-28-01	

APPENDIX B

BORING LOGS, WELL CONSTRUCTION DETAILS

AND WELL SURVEY REPORT

Clayton GROUP SERVICES

LOG OF BORING MW-9

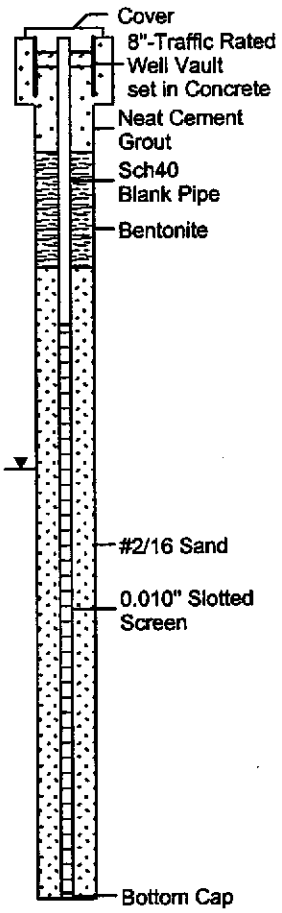
Former Lemoine Sausage Factory
Groundwater Evaluation
630 29th Avenue
Oakland, CA

Clayton Project No.: 70-97066.00

Date Started	: 10/5/01	Driller	: Gregg Drilling
Date Completed	: 10/5/01	Logged By	: M. Mullaney
Hole Diameter	: 8 in.	Top of Well Casing	: 17.61 feet, msl
Drilling Method	: H.S.A.	Survey By	: V. Chavez
Sampling Method	: Split Spoon		

Depth in Feet	Surf. Elev. 18	Blow Count	PID (ppm)	Samples	USCS	GRAPHIC	DESCRIPTION
0	18						Concrete
							Silty CLAY (0,0,35,65), Black, Damp.
					CL		Gravelly silty CLAY (30,0,30,40), Tan, Damp
5	13						
			0.6	☒	GM		Silty Clayey GRAVEL (50, 0, 30, 20) green stain and slight HC odor
							Gravelly Silty CLAY (20,0, 30,50), Tan, moist, HC odor
10	8		2.1	□	CL		sandy silty clay (0,15,20,65), Tan, moist, very fine sand
			15.5	□			
15	3						
20							

Well1: MW-9
Elev.: 18



Notes:

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Clayton GROUP SERVICES

LOG OF BORING MW-10

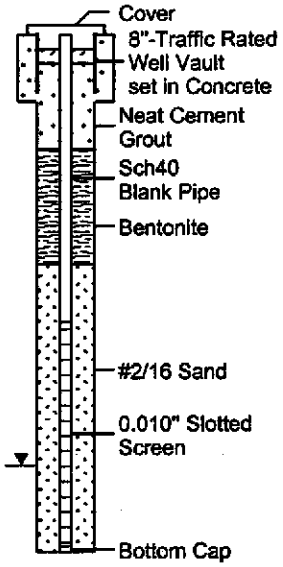
Former Lemoine Sausage Factory
Groundwater Evaluation
630 29th Avenue
Oakland, CA

Clayton Project No.: 70-97066.00

Date Started	: 10/5/01	Driller	: Gregg Drilling
Date Completed	: 10/5/01	Logged By	: M. Mullaney
Hole Diameter	: 8 in.	Top of Well Casing	: 16.92 feet, msl
Drilling Method	: H.S.A.	Survey By	: V. Chavez
Sampling Method	: Split Spoon		

Depth in Feet	Surf. Elev. 17	Blow Count	PID (ppm)	Samples	USCS	GRAPHIC	DESCRIPTION
0	17				GC		Asphalt and baserock
					GC		Gravelly Silty CLAY (40,0,20,40), Orange brown, damp
							Silty CLAY (0,5,35,65), green, damp
5	12		0.0		CL		Gravelly Silty CLAY (30,0,30,40), tan, damp
10	7						Refusal at 9-feet bgs due to concrete.
15	2						
20							

Well1: MW-10
Elev.: 17



Notes:

Clayton GROUP SERVICES

LOG OF BORING MW-11

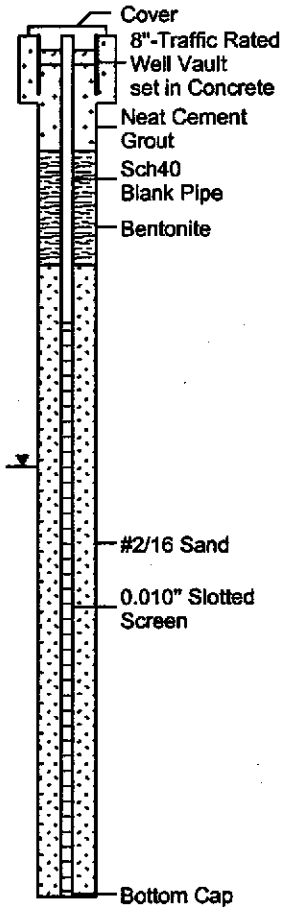
Former Lemoine Sausage Factory
Groundwater Evaluation
630 29th Avenue
Oakland, CA

Clayton Project No.: 70-97066.00

Date Started	: 10/5/01	Driller	: Gregg Drilling
Date Completed	: 10/5/01	Logged By	: M. Mullaney
Hole Diameter	: 8 in.	Top of Well Casing	: 14.87 feet, msl
Drilling Method	: H.S.A.	Survey By	: V. Chavez
Sampling Method	: Split Spoon		

Depth in Feet	Surf. Elev. 15	Blow Count	PID (ppm)	Samples	USCS	GRAPHIC	DESCRIPTION
0	15				GP		Asphalt and baserock
					GM		Gravelly SILT (40,0,10,50), Orange brown, damp
5	10		8.8				Silty CLAY (0,5,35,65), Tan, Damp.
10	5		0.0		CL		Sandy silty CLAY (0,15,15,70), green/gray, moist
							Silty CLAY (0,5,25,70), Brown, moist
15	0		0.0				
20							

Well1: MW-11
Elev.: 15



Notes:

January 3, 2002
Project No. 1605-01

Warren Chamberlain
Clayton Group Services
6920 Koll Center Pkwy., Ste. 216
Pleasanton, CA 94566

Subject: Monitoring Well Survey
630 29th Avenue
Oakland, CA

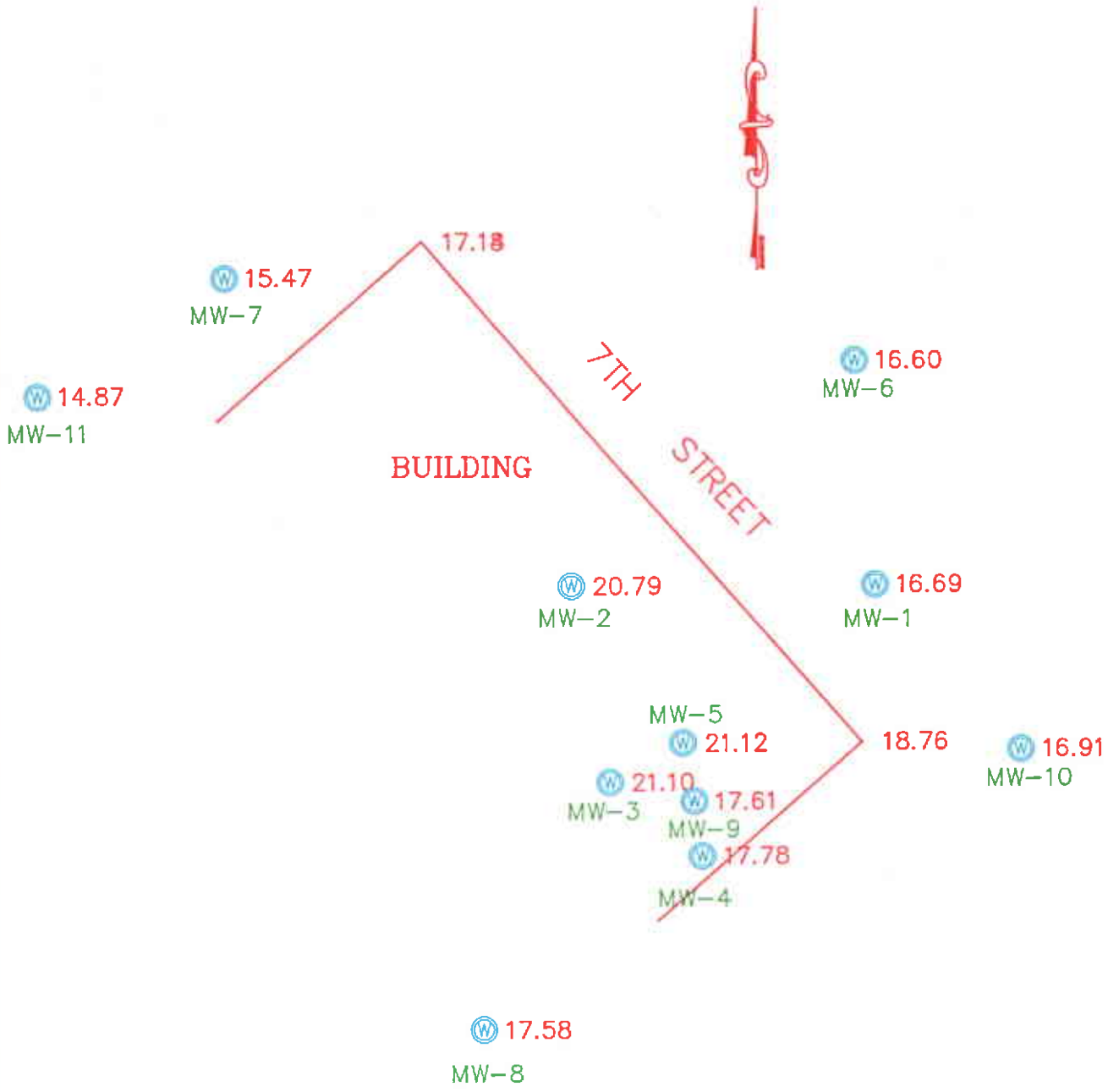
Dear Warren:

This is to confirm that we have proceeded at your request to survey the ground water monitoring wells located at the above referenced location. The survey was performed on December 18, 2001. The benchmark for this survey was a cut square in the easterly curb return at the northerly corner of Peterson and East 7th Street. Measurements taken at approximate north side of top of box and top of casing. Station and offset data are relative to the face of building on 7th Street.
Benchmark Elev. = 17.91 feet, NGVD 29.

Well No.	Rim Elev.	TOC Elev.	Station	Offset
MW-9	17.95'	17.61'	1+10.88	30.51 (RT)
MW-10	17.00'	16.92'	1+43.48	-21.07 (LT)
MW-11	15.11	14.87'	0-25.25	71.96 (RT)
NW Bldg Cor.			0+00	0.00
Bldg Face -7th Street			---	0.00

Sincerely,

Virgil D. Chavez, PLS 6323



SITE MAP

630 29TH AVENUE
OAKLAND, CALIFORNIA

VIRGIL CHAVEZ LAND SURVEYING

312 GEORGIA STREET, SUITE 225
VALLEJO, CALIFORNIA
JANUARY, 2002 SCALE: 1"=30'

APPENDIX C

LABORATORY ANALYTICAL DATA REPORT AND CHAIN-OF-CUSTODY DOCUMENTS

Curtis & Tompkins, Ltd., Analytical Laboratories, Since 1878
2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

ANALYTICAL REPORT

Prepared for:

Clayton Group Services
6920 Koll Center Parkway
Suite 216
Pleasanton, CA 94566

Date: 24-OCT-01
Lab Job Number: 154607
Project ID: 70-97066
Location: Sausage Factory

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signatures. The results contained in this report meet all requirements of NELAC and pertain only to those samples which were submitted for analysis.

Reviewed by: _____
Project Manager

Reviewed by: _____
Operations Manager

This package may be reproduced only in its entirety.

CHAIN OF CUSTODY FORM

Curtis & Tompkins, Ltd.
Analytical Laboratory Since 1878
2323 Fifth Street
Berkeley, CA 94710
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C&T LOGIN # 154107

Project No: 70-97066
Project Name: SAUSAGE FACTORY
Project P.O.: 70-97066
Turnaround Time: STAND

Sampler: MRM
Report To: MARC MULLANEY
Company: CLAYTON
Telephone: 925-426-2656
Fax: 925-426-0106

Analyses

Preservation Correct? Yes No N/A

Laboratory Number	Sample ID.	Sampling Date Time	Matrix: Soil	Water	Waste	# of Containers	Preservative: HCL	H_2SO	HNO_3	ICE	Field Notes	HOLD
For Laboratory Use	MW-9@7'	10/5/01	X							X		X
	MW-9@11.5		X							X		X
	MW-9@15		X							X		X
	MW-10@5'		X							X		X
	MW-11@5'		X							X		X
	MW-11@10'		X							X		X
	MW-11@15'		X							X		X

Notes:

Received ☐ On Ice ☒ Cold ☐ Ambient ☒ Intact

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
Marc Mullaney	10/5/01 1523		10/5/01 1503
	DATE/TIME		DATE/TIME
	DATE/TIME		DATE/TIME

Signature

Curtis & Tompkins, Ltd.

Gasoline by GC/FID CA LUFT

Lab #:	154607	Location:	Sausage Factory
Client:	Clayton Group Services	Prep:	EPA 5030B
Project#:	70-97066	Analysis:	8015B(M)
Field ID:	MW-9@7'	Batch#:	67023
Matrix:	Soil	Sampled:	10/05/01
Units:	mg/Kg	Received:	10/05/01
Basis:	as received	Analyzed:	10/11/01
Diln Fac:	1.000		

Type: SAMPLE Lab ID: 154607-001

Analyte	Result	RL
Gasoline C7-C12	ND	0.96

Surrogate	%REC	Limits
Trifluorotoluene (FID)	98	62-138
Bromofluorobenzene (FID)	98	46-150

Type: BLANK Lab ID: QC158462

Analyte	Result	RL
Gasoline C7-C12	ND	1.0

Surrogate	%REC	Limits
Trifluorotoluene (FID)	96	62-138
Bromofluorobenzene (FID)	98	46-150

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Benzene, Toluene, Ethylbenzene, Xylenes

Lab #:	154607	Location:	Sausage Factory
Client:	Clayton Group Services	Prep:	EPA 5030B
Project#:	70-97066	Analysis:	EPA 8021B
Field ID:	MW-9@7'	Batch#:	67023
Matrix:	Soil	Sampled:	10/05/01
Units:	ug/Kg	Received:	10/05/01
Basis:	as received	Analyzed:	10/11/01
Diln Fac:	1.000		

Type: SAMPLE Lab ID: 154607-001

Analyte	Result	RL
MTBE	ND	19
Benzene	ND	4.8
Toluene	ND	4.8
Ethylbenzene	ND	4.8
m,p-Xylenes	ND	4.8
o-Xylene	ND	4.8

Surrogate	%REC	Limits
Trifluorotoluene (PID)	102	65-134
Bromofluorobenzene (PID)	102	55-138

Type: BLANK Lab ID: QC158462

Analyte	Result	RL
MTBE	ND	20
Benzene	ND	5.0
Toluene	ND	5.0
Ethylbenzene	ND	5.0
m,p-Xylenes	ND	5.0
o-Xylene	ND	5.0

Surrogate	%REC	Limits
Trifluorotoluene (PID)	101	65-134
Bromofluorobenzene (PID)	102	55-138

ND= Not Detected
RL= Reporting Limit

Curtis & Tompkins, Ltd.

Gasoline by GC/FID CA LUFT

Lab #:	154607	Location:	Sausage Factory
Client:	Clayton Group Services	Prep:	EPA 5030B
Project#:	70-97066	Analysis:	8015B(M)
Type:	LCS	Basis:	as received
Lab ID:	QC158463	Diln Fac:	1.000
Matrix:	Soil	Batch#:	67023
Units:	mg/Kg	Analyzed:	10/11/01

Analyte	Spiked	Result	%REC	Limits
Gasoline C7-C12	10.00	9.201	92	75-123

Surrogate	%REC	Limits
Trifluorotoluene (FID)	112	62-138
Bromofluorobenzene (FID)	101	46-150

Curtis & Tompkins, Ltd.

Benzene, Toluene, Ethylbenzene, Xylenes

Lab #:	154607	Location:	Sausage Factory
Client:	Clayton Group Services	Prep:	EPA 5030B
Project#:	70-97066	Analysis:	EPA 8021B
Type:	LCS	Basis:	as received
Lab ID:	QC158466	Diln Fac:	1.000
Matrix:	Soil	Batch#:	67023
Units:	ug/Kg	Analyzed:	10/11/01

Analyte	Spiked	Result	%REC	Limits
MTBE	100.0	95.80	96	58-115
Benzene	100.0	90.42	90	68-117
Toluene	100.0	88.44	88	70-120
Ethylbenzene	100.0	92.06	92	67-124
m,p-Xylenes	200.0	185.4	93	72-124
o-Xylene	100.0	92.81	93	72-123

Surrogate	%REC	Limits
Trifluorotoluene (PID)	103	65-134
Bromofluorobenzene (PID)	101	55-138

Curtis & Tompkins, Ltd.

Gasoline by GC/FID CA LUFT

Lab #:	154607	Location:	Sausage Factory
Client:	Clayton Group Services	Prep:	EPA 5030B
Project#:	70-97066	Analysis:	8015B(M)
Field ID:	ZZZZZZZZZZ	Diln Fac:	1.000
MSS Lab ID:	154666-001	Batch#:	67023
Matrix:	Soil	Sampled:	10/09/01
Units:	mg/Kg	Received:	10/10/01
Basis:	as received	Analyzed:	10/11/01

Type: MS Lab ID: QC158464

Analyte	MSS Result	Spiked	Result	%REC	Limits
Gasoline C7-C12	<0.1100	10.75	9.848	92	41-132

Surrogate	%REC	Limits
Trifluorotoluene (FID)	112	62-138
Bromofluorobenzene (FID)	103	46-150

Type: MSD Lab ID: QC158465

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Gasoline C7-C12	10.53	9.830	93	41-132	2	25

Surrogate	%REC	Limits
Trifluorotoluene (FID)	114	62-138
Bromofluorobenzene (FID)	105	46-150

RPD= Relative Percent Difference

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LOGIN # _____

Sampler: MRM

Project No: 70-97066 | Report To: MARC MULLANEY

Project Name: SAUSAGE FACTORY | Company: CLAYTON

Project P.O.: 70-97066 | Telephone: 925-426-2656

Turnaround Time: STAND | Fax: 925-426-0106

Laboratory Number	Sample ID.	Sampling Date Time	Matrix: Soil	Water	Waste	# of Containers	Preservative: HCL	H_2SO	HNO_3	ICE	Field Notes	Analyses: HOLD
	MW-9@7'	10/5/01	X							X		X
	MW-9@11.5		X							X		X
For Laboratory Use Only	MW-9@15		X							X		X
	MW-10@5'		X							X		X
	MW-11@5'		X							X		X
	MW-11@10'		X							X		X
	MW-11@15'		X							X		X

Notes:

RELINQUISHED BY:
Marc Mullaney 10/5/01 1523 DATE/TIME
DATE/TIME
DATE/TIME

RECEIVED BY:
10/5/01 DATE/TIME 1523
DATE/TIME
DATE/TIME

Signature

APPENDIX D

WELL DEVELOPMENT LOGS

SAMPLING DATA SHEET

JOB #:

JOB LOCATION:

DATE PURGED: 10/16/01

PURGE METHOD:

DATE & TIME SAMPLED:

SAMPLING LOCATION: MW-9

SAMPLING METHOD:

DEPTH TO WATER: 7.19

SAMPLE TYPE: ___GRAB ___COMPOSITE

WELL BOTTOM DEPTH: 14.15'

PRESERVATIVES:

WELL CASING VOLUME: 1.25

OF CONTAINERS:

CASING VOLUMES PURGED:

FIELD TECH:

PURGE RATE:

WEATHER CONDITIONS:

TIME (24 hr)		VOLUME REMOVED (gal)	ELECTRICAL CONDUCTIVITY (µmhos/cm)	PH	TEMPERATURE (°C)	TURBIDITY (ntu)
1351	(0)	0	10.42	6.78	18.3	610
1355	(1)	1.25	10.47	6.97	17.7	658
1359	(2)	1.25	11.45	6.89	17.5	565
1402	(3)	1.25	12.72	6.78	17.4	609
1406	(4)	1.25	13.54	6.73	17.4	520
1410	(5)	1.25	12.54	6.79	17.0	564
	(6)	BAILED DRY				
	(7)					
	(8)					
	(9)					
	(10)					

NOTES:

SAMPLING DATA SHEET

JOB #:

JOB LOCATION:

DATE PURGED: 10/16/01

PURGE METHOD:

DATE & TIME SAMPLED:

SAMPLING LOCATION: MW-10

SAMPLING METHOD:

DEPTH TO WATER: 7~~3~~.16

SAMPLE TYPE: ___GRAB ___COMPOSITE

WELL BOTTOM DEPTH: 8.75

PRESERVATIVES:

WELL CASING VOLUME: ~~0.28~~ 0.25

OF CONTAINERS:

CASING VOLUMES PURGED:

FIELD TECH:

PURGE RATE:

WEATHER CONDITIONS:

TIME (24 hr)	VOLUME REMOVED (gal)	ELECTRICAL CONDUCTIVITY (µmhos/cm)	PH	TEMPERATURE (°C)	TURBIDITY (ntu)
1311	0	1576 -26	7.77	23.9	335
1315	(2) .5 g	1,467 -23	7.79	23.7	OUT OF RANGE
1318	(4) 0.5 g	1,320 -5	7.46	23.8	452
1325	(6) 0.5 g	1,202 7	7.31	23.6	122
1331	(8) 0.5 g	1,148 7	7.22	23.6	180
1334	(10) 0.5 g	1,125 11	7.19	23.7	258
	6				
	7				
	8				
	9				
	10				

NOTES:

SAMPLING DATA SHEET

JOB #:

JOB LOCATION:

DATE PURGED: 10/17/01

PURGE METHOD:

DATE & TIME SAMPLED:

SAMPLING LOCATION: MW-11

SAMPLING METHOD:

DEPTH TO WATER: 3.88

SAMPLE TYPE: ___GRAB ___COMPOSITE

WELL BOTTOM DEPTH: 15.14

PRESERVATIVES:

WELL CASING VOLUME: 1.8 g

OF CONTAINERS:

CASING VOLUMES PURGED:

FIELD TECH:

PURGE RATE:

WEATHER CONDITIONS:

TIME (24 hr)		VOLUME REMOVED (gal)	ELECTRICAL CONDUCTIVITY (µmhos/cm)		PH	TEMPERATURE (°F) C	TURBIDITY (ntu)
1232		0	0.00	33	5.89	21.5	848
1237	1	1.8 g	3.40	21	6.96	21.0	[illegible] 723
1243	2	1.8 g	3.77	18	7.01	20.5	747
	3	BAILED	DRY				
	4						
	5						
	6						
	7						
	8						
	9						
	10						

NOTES: