

# ENGEO INCORPORATED

93 SEP 9 AM 11:50  
TECHNICAL & ENVIRONMENTAL CONSULTANTS

In Reply  
Please Refer to:  
3614-F4

August 26, 1993

Alameda County Health Care Services Agency  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

Attention: Mr. Barney Chan

Subject: 3925 Alameda Avenue  
Oakland, California

## RESPONSE TO REQUEST FOR WORK PLAN

Reference: Alameda County, Department of Environmental Health, Request for Work Plan for Subsurface Investigation at 3925 Alameda Ave., Oakland, California. Formerly U.S. Cold Storage, January 27, 1993 and August 2, 1993.

Gentlemen:

ENGEO Incorporated has been retained by Smooke & Sons to prepare a work plan for a subsurface investigation at 3925 Alameda Avenue in Oakland. We have reviewed the referenced January 27, 1993, and August 2, 1993, letters from Alameda County along with the information we have been able to find regarding the status of the underground storage tank removal.

It appears that Zaccor Corporation removed and disposed of the tanks on March 10, 1988, while Blaine Tech collected the soil and ground-water samples for submittal to an analytical testing laboratory. Gasoline and diesel were found in the soil samples with gasoline also detected in a ground-water sample.

We have enclosed the documentation provided to our office by Zaccor Corporation regarding the disposal of the tanks and the disposal of contaminated soil which may have been removed from the tank excavation.

At the time of the underground storage tank removal, Smooke & Sons requested that the information be provided to Alameda County. According to Smooke & Sons files and information received from Zaccor Corporation, this information was sent to Ariv Levi at the Alameda County Health Care Services Agency for his review in March 1988.

*Solids, prob from tank,  
no evidence of overexc.*

Alameda County Health Care Services Agency  
Department of Environmental Health  
3925 Alameda Avenue  
RESPONSE TO REQUEST FOR WORK PLAN

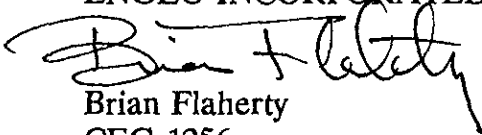
3614-F4  
August 26, 1993  
Page 2

For your information Smooke & Sons had no follow up contact from Alameda County regarding this site until your letters. Smooke & Sons have instructed our office to take the necessary steps to comply with the County's requests for information and to prepare the work plan for the subject property. Please review the enclosed information and we will contact your office in about one week to discuss the work plan.

We look forward to working with the County to resolve the issues on the subject property. If you have any questions, please give me a call at you earliest convenience to discuss this matter.

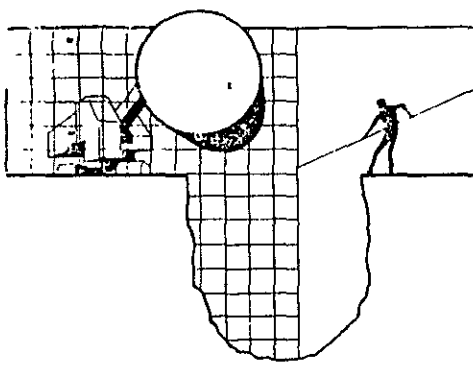
Very truly yours,

ENGEO INCORPORATED



Brian Flaherty  
CEG 1256

cc: 1 - Addressee  
1 - Smooke & Sons Investment Company



# BLAINE TECH SERVICES INC.

1370 TULLY RD., SUITE 505  
SAN JOSE, CA 95122  
(408) 995-5535

April 6, 1988

Zaccor Corp.  
791 Hamilton  
Menlo Park, CA 94025

Attention: Gary Zaccor

Re: Field sampling at

U.S. COLD STORAGE  
3925 ALAMEDA AVENUE  
OAKLAND, CA

MARCH 10, 1988

## SAMPLING REPORT

Field sampling was undertaken in accordance with State and local enforcement agency standards and requirements for objective analytical information on the levels of residual contaminants found outside the primary containment structure. This project concerned the following:

Underground storage tank removal

Reason for removal -- Discontinuation of on-site storage

<u>Tank Type</u>	<u>Observable Condition</u>
One 10,000 gallon diesel	No holes
One 1,000 gallon gasoline	Holes

Sampling was performed in accordance with approved methodology at the locations shown on the accompanying site diagram. Additional information is presented on the diagram including our field sampling designations and the lab identification numbers which reference the analytical results which will be found in the separate laboratory report. Sample material was collected in special containers appropriate to the type of analysis intended. Sample containers were sealed, chilled, and transported to the laboratory with standard chain of custody records maintained at each transmittal. This sampling report, the chain of custody, and the analytical report comprise the formal documentation of the sampling conducted during this phase of work at the site.

# BLAINE TECH SERVICES INC.

1370 TULLY RD., SUITE 505  
SAN JOSE, CA 95122  
(408) 995-5535

*sent 4/22/88  
Blaine, Anatec,  
yellow manifest -*

*5/26/88 - absent Anatec*

April 6, 1988

Zaccor Corp.  
791 Hamilton  
Menlo Park, CA 94025

Attention: Gary Zaccor

Re: Field sampling at

U.S. COLD STORAGE  
3925 ALAMEDA AVENUE  
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One 10,000 gallon diesel	No holes
One 1,000 gallon <del>diesel</del> <i>gas</i>	Holes

Sampling was performed in accordance with approved methodology at the locations shown on the accompanying site diagram. Additional information is presented on the diagram including our field sampling designations and the lab identification numbers which reference the analytical results which will be found in the separate laboratory report. Sample material was collected in special containers appropriate to the type of analysis intended. Sample containers were sealed, chilled, and transported to the laboratory with standard chain of custody records maintained at each transmittal. This sampling report, the chain of custody, and the analytical report comprise the formal documentation of the sampling conducted during this phase of work at the site.

MAP REF: THOMAS BROS.  
ALAMEDA COUNTY

LEGEND: F = FILL END

#1 SOIL FROM WALL AT 10.5'  
ANALYSIS FOR TOTAL PETROLEUM  
HYDROCARBONS (TPH) AS DIESEL  
AT ANATEC LABORATORY

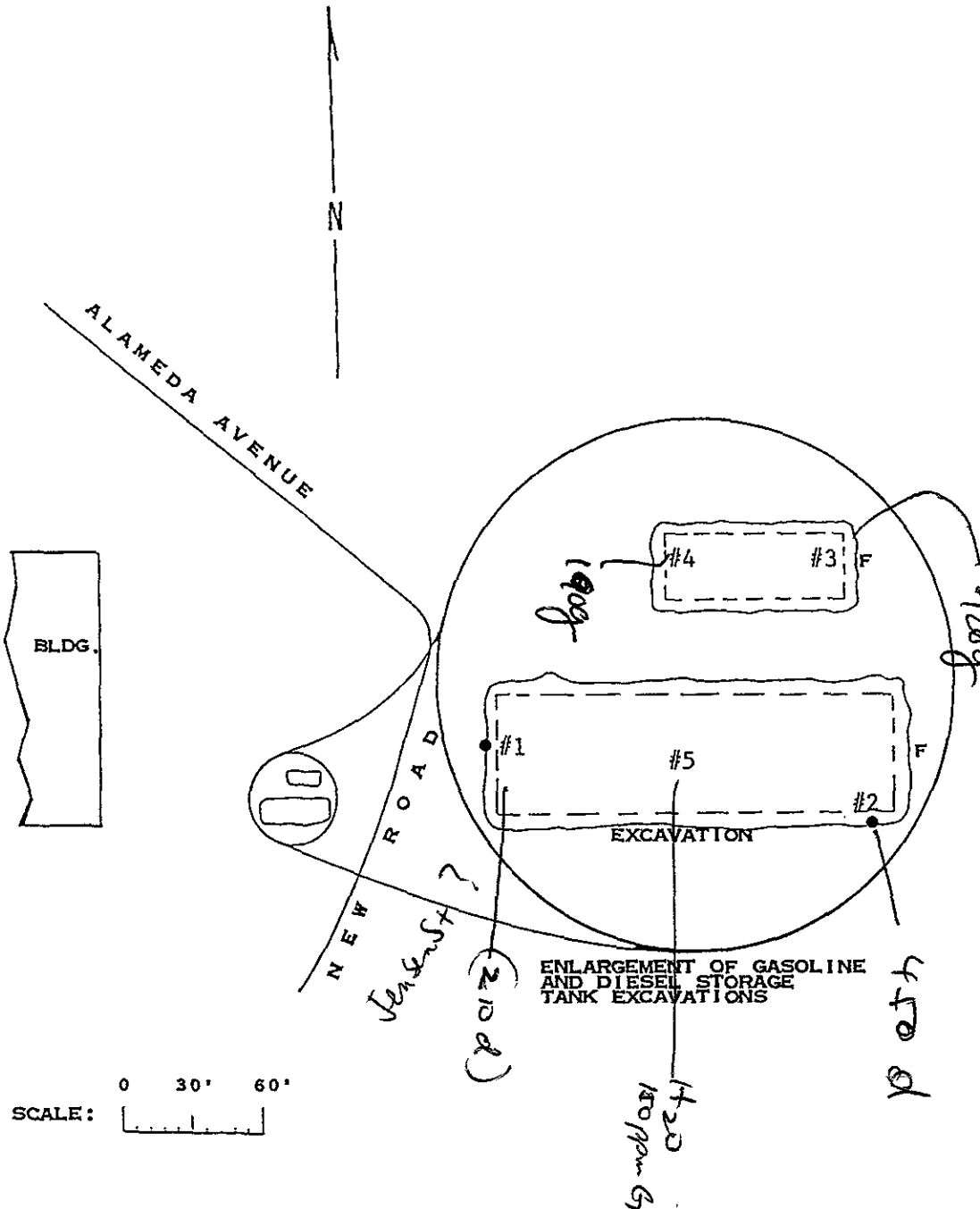
#2 SOIL FROM WALL AT 10.5'  
ANALYSIS FOR TPH AS DIESEL

#3 SOIL FROM 9'  
ANALYSIS FOR TPH AS GASOLINE,  
AND BENZENE, TOLUENE AND XYLENES  
(BTX)

#4 SOIL FROM 9'  
ANALYSIS FOR TPH AS GASOLINE,  
AND BTX

#5 SUBSURFACE WATER SAMPLE  
ANALYSIS FOR TPH AS DIESEL

SAMPLING PERFORMED BY HELEN MAWHINNEY  
DIAGRAM PREPARED BY BRENT ADAMS



REPORTAGE

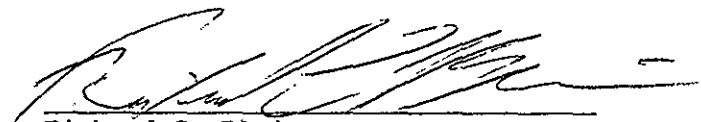
Submission to the Regional Water Quality Control Board and the local regulatory/enforcement agency should include copies of the sampling report, the chain of custody, and the laboratory report. The property owner should attach a cover letter and submit all documents together in a package.

The following addresses have been listed here for your convenience:

Water Quality Control Board  
San Francisco Bay Region  
1111 Jackson Street  
Room 6040  
Oakland, CA 94607  
ATTN: Greg Zentner

Alameda County Health  
Hazardous Materials Management  
420 27th Street  
Oakland, Ca 94612  
ATTN: Ariu Levi

Please call if we can be of any further assistance.



Richard C. Blaine

RCB/rfs



Please print or type. (Form designed for use on elite (12-pitch typewriter).)

<b>UNIFORM HAZARDOUS WASTE MANIFEST</b>		1. Generator's US EPA ID No. <b>CA C 000062565741861</b>	Manifest Document No.	2. Page 1 of 1	Information in the shaded areas is not required by Federal law.	
3. Generator's Name and Mailing Address <b>Smooke and Dows Investment P.O. Box 1311 Los Angeles, CA. 90053</b>				A. State Manifest Document Number <b>87434861</b>		
4. Generator's Phone <b>(213) 624-8361</b>				B. State Generator's ID		
5. Transporter 1 Company Name <b>H&amp;H SHIP SERVICE</b>		6. US EPA ID Number <b>CA D 000417711618</b>		C. State Transporter's ID <b>902454</b>		
7. Transporter 2 Company Name		8. US EPA ID Number		D. Transporter's Phone <b>(415) 543-4835</b>		
9. Designated Facility Name and Site Address <b>H&amp;H SHIP SERVICE 220 CHINA BASIN ST. SAN FRANCISCO, CA 94107</b>		10. US EPA ID Number <b>CA D 000417711618</b>		E. State Facility's ID <b>38-10101-178</b>		
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)		12. Containers		13. Total Quantity		14. Unit Wt/Vol
a. <b>WASTE COMBUSTIBLE LIQUID N.O.S. N/A 1993</b>		No. Type		0101110100G		I. Waste No. State <b>223</b> EPA/Other <b>CA/only</b> State EPA/Other State EPA/Other
J. Additional Descriptions for Materials Listed Above <b>WATER - 99.590 Diesel - 290 GAS - .590</b>		K. Handling Codes for Wastes Listed Above a. <b>01</b> b. c. d.				
15. Special Handling Instructions and Additional Information <b>Gloves</b>						
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.						
Printed/Typed Name <b>Mason Knowlton</b>		Signature 		Month Day Year <b>030488</b>		
17. Transporter 1 Acknowledgement of Receipt of Materials						
Printed/Typed Name <b>Daniel L. Gerson</b>		Signature 		Month Day Year <b>030488</b>		
18. Transporter 2 Acknowledgement of Receipt of Materials						
Printed/Typed Name		Signature		Month Day Year		
19. Discrepancy Indication Space						
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in item 19.						
Printed/Typed Name <b>PETER YIMBO</b>		Signature 		Month Day Year <b>10310788</b>		

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1 800 424 1802, WITHIN CALIFORNIA CALL 1 800 952-7550

GENERATOR

TRANSPORTER

FACILITY





**ANATEC**  
LABORATORIES  
INC.

435 Tesconi Circle  
Santa Rosa, CA 95401  
707-526-7200  
Fax 707-526-9623

Scott Zaccor  
Zaccor Corporation  
791 Hamilton  
Menlo Park, CA 94025

March 18, 1988  
ANATEC Log No: 2545 (1-5)  
Series No: 427/013  
Client Job #88070M1

Subject: Transmittal of Results for Five Soil Samples Identified as "US Cold Storage, Oakland" Received March 10, 1988.

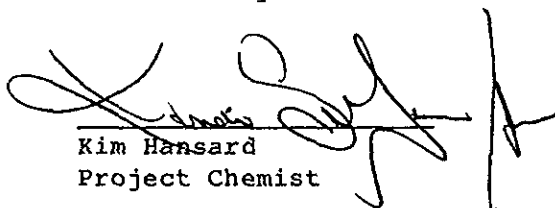
Parameter	Descriptor, Lab No. & Results (mg/Kg) <sup>a</sup>				
	#1 Soil 3/10 (-6414)	#2 Soil 3/10 (-6415)	#3 Soil 3/10 (-6416)	#4 Soil 3/10 (-6417)	#5 Water 3/10 (-6418)
<b>PETROLEUM HYDROCARBONS</b>					
Volatile, as Gasoline	NR <sup>b</sup>	NR	720	190	NR
Extractable, as Diesel Fuel	210	450	NR	NR	150*
Benzene	0.42	<0.005	6.6	0.24	NR
Toluene	0.33	3.3	110	9.6	NR
Xylenes, total	0.84	79	150	32	NR

<sup>a</sup>mg/Kg--Data are expressed as milligrams analyte per kilogram sample, as-received basis.

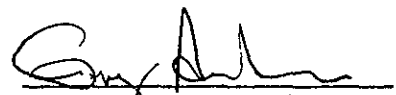
<sup>b</sup>NR--Analysis not requested.

\*Contained a lighter boiling-point compound (than Diesel).

Submitted by:

  
Kim Hansard  
Project Chemist

Approved by:

  
Greg Anderson, Director  
Analytical Laboratories

/hs

Enc: Sample Custody Document (Blaine Tech Services)



SUBMIT 2 COPIES

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
HAZARDOUS MATERIALS DIVISION  
470 - 27TH ST., RM. 322  
OAKLAND, CA 94612  
PHONE NO. 415/874-7237

DRAFT

ALAMEDA COUNTY HEALTH AGENCY  
CARE SERVICES

Storm Goranson  
Hazardous Materials Specialist

DIVISION OF HAZARDOUS MATERIALS  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
470 - 27th St., Rm. 322, Oakland, CA 94612 • (415) 874-7237



UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name U S Cold Storage  
Business Owner Smooke & Sons
2. Site Address 3925 Alameda  
City Oakland Zip \_\_\_\_\_ Phone 534-5000
3. Mailing Address P.O. Box 1311  
City Los Angeles, CA Zip 90053-1311 Phone 213)624-8361
4. Land Owner see Business Owner  
Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_
5. EPA I.D. No. \_\_\_\_\_
6. Contractor Zaccor Companies, Inc.  
Address 791 Hamilton Avenue  
City Menlo Park, CA Phone 415)363-2181  
License Type A ID# 478799
7. Other (Specify) \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ Phone \_\_\_\_\_

TANK DISPOSED SITE - 1 - SCRAP AFTER HYDROBLAST  
ADDRESS DEPENDS ON TAR, IF ANY, ON TANKS

**DRAFT**

8. Contact Person for Investigation

Name Gary Zaccor Title President  
Phone 415)363-2181

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes  No

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name H & H Ship Service EPA I.D. No. CAD 004771168  
Address 220 China Basin  
City San Francisco State CA Zip 94107

b) Rinsate Transporter

Name same as above EPA I.D. No. \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

c) Tank Transporter Hydroblast and rinse on site renders tanks unregulated

Name Zaccor EPA I.D. No. \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

d) Contaminated Soil Transporter Until contamination if found clean up of site has too many variables to accurately outline

Name \_\_\_\_\_ EPA I.D. No. \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

12. Sample Collector

Name Blaine Tech Services  
Company \_\_\_\_\_  
Address 1370 Tully Rd., Suite 505  
City San Jose State CA Zip 95150 Phone 408)723-3974

13. Sampling Information for each tank or area,

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
10,000 gal	unknown		
1,000 gal	unknown		

14. Have tanks or pipes leaked in the past? Yes [ ] No [ ]

If yes, describe. unknown

15. NFPA methods used for rendering tank inert? Yes [xx] No [ ]

If yes, describe. triple rinse and dry ice 15 lbs per  
1,000 gallons

16. Laboratories

Name Anatec Laboratories

Address 435 Tesconi Circle

City Santa Rosa State CA Zip 95401

State Certification No. 178 expires 3/89

**CRF**

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
Gasoline & Diesel	TPH & BTX (EPA 8015)	

18. Site Safety Plan submitted?      Yes [ ]      No [x]

19. Workman's Compensation:      Yes [x]      No [ ]

    Copy of Certificate enclosed?      Yes [x]      No [ ]

    Name of Insurer \_\_\_\_\_

20. Plot Plan submitted?      Yes [x]      No [ ]

21. Deposit enclosed?      Yes [ ]      No [ ]

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

DRAFT

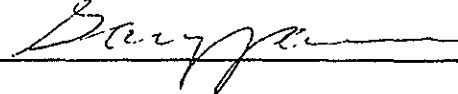
I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type) Gary Zaccor

Signature 

Date 1/27/88

Signature of Site Owner or Operator

Name (please type) \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. A copy of your approved plan must be sent to the landowner.

**DRAFT**

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)
			see enclosed report when job is completed. Verbal test results will be called in to alameda Hazardous Materials immediately upon communication from testing laboratory.



GAFT

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

DRAFT

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

**STATE  
COMPENSATION  
INSURANCE  
FUND**

P.O. BOX 807, SAN FRANCISCO, CALIFORNIA 94101

**CERTIFICATE OF WORKERS' COMPENSATION INSURANCE**

APRIL 29, 1987

POLICY NUMBER: 0801858 - 87  
CERTIFICATE EXPIRES: 3-15-88

CITY OF OAKLAND  
INSPT. SERV  
#1 CITY HALL PLAZA  
OAKLAND  
CA 94612

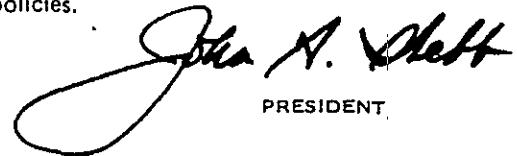
THIS SUPERSEDES AND  
CORRECTS THE CERTIFICA  
ISSUED ON 03-15-87.

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon ten days' advance written notice to the employer.

We will also give you TEN days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

  
PRESIDENT

EMPLOYER

ZACCOR COMPANIES, INC  
823 ARGUELLO STREET  
REDWOOD CITY  
CA 94063

Date: April 21, 1988

Job Name: U S Cold Storage, 3925 Alameda, Oakland

INVOICE # 2

To: Smooke & Sons

P.O. Box 1311

Los Angeles, CA 90053-1311

Total from Invoice 1 \$11,705.00

Additional H & H Ship Service

Disposal of Solids 35.00

Lab Analysis 80.00

Bridge Tolls 3.00

Total \$11,823.00

Less Received 7,500.00

TOTAL DUE \$ 4,323.00

*pd 9/6/88*

Total \$ 4,323.00

Date: March 17, 1988Job Name: U S Cold Storage, 3925 Alameda, OaklandINVOICE # 1To: Smooke & SonsP.O. Box 1311Los Angeles, CA 90053-1311

Original contract	\$10,630.70
H & H Ship Service	
Vacuum truck- 4 hr minimum at \$650	260.00
700 gallons product at \$.600	420.00
Additional excavation to remove contaminated soil at ground water sample	
Caterpillar 225 - 1 hr at \$175	175.00
Additional water sample as per Arlu Levi	300.00
<b>TOTAL</b>	<b>\$11,705.70</b>

Now due \$10,534.50

Due upon your receipt of  
analytical results 1,750.50Total \$ \$10,534.50

BLDG. REFERENCE	ACCOUNT NO.	INVOICE-DESCRIPTION	AMOUNT
-----------------	-------------	---------------------	--------

ENDORSEMENT OF THIS CHECK EVIDENCES PAYMENT IN FULL OF ITEMS SET FORTH IN VOUCHER.

4216	45780	1900	Less: Deposit	-7,500.00
4216	45780	5700	Tank removal	5,911.50
4216	45780	4990	Tank removal	5,911.50
				\$4323.00*

805

535-09C

**SMOOKE & SONS INVESTMENT CO.**

P.O. BOX 1311 213-624-8361  
LOS ANGELES, CA 90053-1311

HEAD OFFICE  
CITY NATIONAL BANK  
BEVERLY HILLS, CALIFORNIA 90210  
16-1606/1220

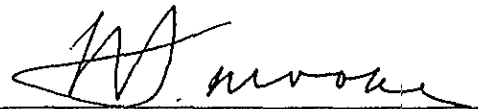
0805

DATE	CHECK NO.	CHECK AMOUNT
------	-----------	--------------

PAY \*\*4323DOLLARS AND NO CENTS\*\*  
TO THE  
ORDER  
OF

08/26/88	000805	\$4,323.00**
----------	--------	--------------

Zaccor Corporation  
791 Hamilton Avenue  
Menlo Park, CA 94025



⑈000805⑈ ⑆122016066⑆ 001⑈825216⑈

Date: March 17, 1988

Job Name: U S Cold Storage, 3925 Alameda, Oakland

INVOICE # 1

To: Smooke & Sons  
P.O. Box 1311  
Los Angeles, CA 90053-1311

Original contract	\$10,650.00
H & H Ship Service	
Vacuum truck- 4 hr minimum at \$65@	260.00
700 gallons product at \$.60@	420.00
Additional excavation to remove contaminated soil at ground water sample	
Caterpillar 225 - 1 hr at \$175	175.00
Additional water sample as per Ariu Levi	200.00
<b>TOTAL</b>	<b>\$11,705.00</b>

Now due \$10,534.50  
Due upon your receipt of  
analytical results 1,750.50

*pd 4/18/88  
hal*

*\$ 7,500.00*

Total \$ \$10,534.50

Date: April 21, 1988Job Name: U S Cold Storage, 3925 Alameda, OaklandINVOICE # 2To: Smooke & SonsP.O. Box 1311Los Angeles, CA 90053-1311Total from Invoice 1 \$11,705.00Additional H & H Ship ServiceDisposal of Solids 35.00Lab Analysis 80.00Bridge Tolls 3.00Total \$11,823.00Less Received 7,500.00TOTAL DUE \$ 4,323.00Total \$ 4,323.00



# SMOOKE & SONS INVESTMENT CO.

405 MATEO STREET  
P.O. BOX 1311  
LOS ANGELES, CALIFORNIA 90053-1311  
(213) 624-8361 OFFICE (213) 624-5736 FAX

*Printed  
271-4320  
100 copy -  
Walter G. G...  
Sent 7/27/88  
at client's request*

June 10, 1988

Mr. Gary Zaccor  
Zaccor Corporation  
791 Hamilton Avenue  
Menlo Park, California 94025

Re: 3925 Alameda Avenue  
Oakland, California

Dear Gary:

I will appreciate your advising as to the information you have or will have filed with the appropriate governmental agencies regarding the removal of the tanks and the testing.

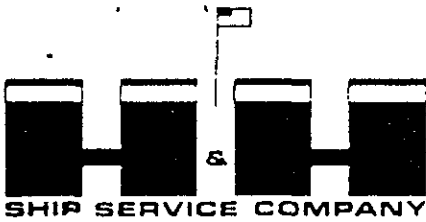
Thanks for your response and personal attention to this matter.

Kindest regards,

SMOOKE & SONS INVESTMENT CO.

By *Richard Smooke*  
Richard Smooke

cc: Howard Hamamoto  
Eric Zatterero  
John Swickard  
Michael Smooke



W. J. HARRIS

TERMS: CASH

DATE March 15, 1988

OUR INVOICE NO. 388-129

OUR JOB NO. 7341

CUSTOMER'S REFERENCES

PO NO.

JOB NO.

220 CHINA BASIN, P.O. BOX 77363 • SAN FRANCISCO, CA 94107 • DAY AND NIGHT: (415) 543-4835

ZACCOR CORP  
791 Hamilton Ave.  
Menlo Park, CA 94025

Furnished vacuum truck and operator to pump out oil and water  
and dispose of same.  
Work performed: 03/04/88, U.S. COLD STORAGE OF HAWAII, 3925 Alameda Ave.,  
Oakland, California.

Vacuum Truck & Operator (2 Hours @65.00)	\$ 130.00
Disposal of Oil & Water (700 gals. @.60)	420.00
Disposal of Solids (14 gals. @2.50)	35.00
Lab Analysis	80.00
Bridge Tolls	3.00
	<hr/>
TOTAL INVOICE	<u>\$ 668.00</u>



SMOOKE & SONS INVESTMENT CO.

405 MATEO STREET  
P.O. BOX 1311  
LOS ANGELES, CALIFORNIA 90053-1311

April 8, 1988

Mr. Gary Zaccor  
Zaccor Corporation  
791 Hamilton Avenue  
Menlo Park, California 94025

Re: 3925 Alameda Avenue  
Oakland, California

500,500

Dear Gary:

This letter is to advise you that Smooke & Sons Investment Co.'s payment of \$7,500.00 has been mailed to John Swickard for his delivery of the check to you. A copy of the check is enclosed with this letter.

Please contact John Swickard directly at (415) 569-0386 as he has some questions about the paving work that has been done at the site, and John will want to review this with you in person prior to tendering payment to you.

Please contact John directly at your earliest convenience so that the question about the paving repairs at the site can be resolved as soon as possible.

Let me know if you have any questions.

Kindest regards

SMOOKE & SONS INVESTMENT CO.

By   
Richard Smooke

cc: John Swickard

BLDG REFERENCE

ACCOUNT NO

INVOICE-DESCRIPTION

AMOUNT

ENDORSEMENT OF THIS CHECK EVIDENCES PAYMENT IN FULL OF ITEMS SET FORTH IN VOUCHER.

4216	4/1/88	1660	Deposit-Tank removal	7,500.00
				\$7500.00*

671

538

**SMOOKE & SONS INVESTMENT CO.**

P.O. BOX 1311 213-624-8361  
LOS ANGELES, CA 90053-1311

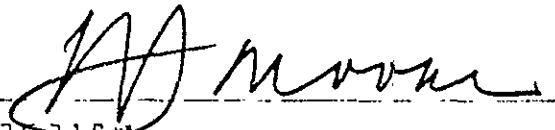
HEAD OFFICE  
CITY NATIONAL BANK  
BEVERLY HILLS, CALIFORNIA 90210  
16-1606/1220

0671

DATE	CHECK NO.	CHECK AMOUNT
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PAY TO THE ORDER OF	**7500DOLLARS AND NO CENTS**	04/01/88	000671	\$7,500.00**
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Zaccor Corporation  
791 Hamilton Avenue  
Menlo Park, CA 94025



⑈000671⑈ ⑆122016066⑆ 001⑈82521⑈

SMOOKE & SONS INVESTMENT CO.

405 MATEO STREET  
P.O. BOX 1311  
LOS ANGELES, CALIFORNIA 90053-1311

February 5, 1988

CAC-0000 07565

Mr. Gary Zaccor  
Zaccor Corporation  
823 Arguello Street  
Redwood City, CA 94063

Re: 3925 Alameda Avenue  
Oakland, California

Dear Gary:

Enclosed are two (2) copies of the Construction Agreement for your excavation, removal of underground tanks and for the filling, compacting and paving of the excavated area.

Please call me should you have any questions regarding the Construction Agreement.

Otherwise, I will appreciate your signing and returning two (2) copies of the Agreement and advising when you will be able to start the work.

Also, this is to request that you coordinate your work with Eric Zavaterro at U. S. Cold Storage at the site. Eric may be reached at (415) 534-5000.

Sincerely,

SMOOKE & SONS INVESTMENT CO.

By *Richard Smooke* (213) 624-0361  
Richard Smooke

cc: Howard Hamamoto  
Eric Zavaterro  
John Swickard  
Michael Smooke



**ANATEC**  
LABORATORIES  
INC.

**NET**

435 Tesconi Circle

Santa Rosa, California 95401

707-526-7200

Invoice No. : 6588  
Date: 03-24-88

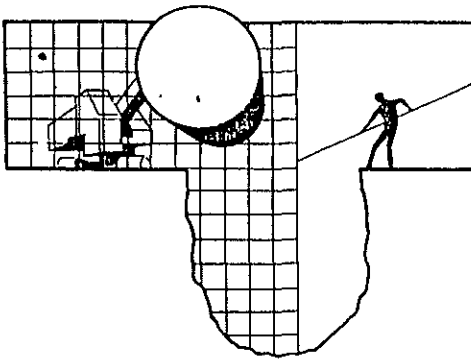
Attn: Accounts Payable  
Zaccon Corp.  
791 Hamilton  
Menlo Park, Ca., 94025

Client No: 00427  
Client P.O.:  
TERMS: NET 30

NO.	SAMPLE NO.	DESCRIPTION	AMOUNT
2 2 4	Log 2545	PETROLEUM HYDROCARBONS Extractable Volatile (as Gasoline) BTx	987.00
TOTAL			987.00

US Cold Storage, Oakland - Project 88970M1

CLIENT



# BLAINE TECH SERVICES INC.

1370 TULLY RD., SUITE 505  
SAN JOSE, CA 95122  
(408) 995-5535

March 29, 1988

Zaccor Corp.  
791 Hamilton  
Menlo Park, CA 94025

Attention: Gary Zaccor

Re: Field sampling at

U.S. COLD STORAGE  
3925 ALAMEDA AVE.  
OAKLAND, CA

INVOICE 88070M1

Portal to portal billing as follows:

3-10-88	Field services	4.5 HRS.	\$ 202.50
	Report		100.00
	Container charge @ \$5.00 each	(5)	<u>25.00</u>
	PLEASE REMIT		\$ 327.50

REPORT TO FOLLOW

---

THIS INVOICE IS DUE AND PAYABLE UPON RECEIPT. A SERVICE CHARGE AT THE RATE OF 2% PER MONTH (24% PER ANNUM) WILL BE CHARGED IF THE INVOICE REACHES 30 DAYS PAST DUE. THANK YOU.



ROAD SAFETY PRODUCTS • CONSTRUCTION EQUIPMENT

SALES & RENTALS

559 Westchester Drive • Campbell, CA 95008

(408) 371-7612

INVOICE NO.	I21864
DATE	03/14/88

PAGE 001

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ZACCOR COMPANY  
791 HAMILTON AVE  
MENLO PARK CA 94025

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U.S. COLD STORAGE  
3925 ALAMEDA AVE  
OAKLAND CA  
RENTAL CLOSED  
ZAC997

SHIP DATE	WK ORDER #	JOB NO.	LOC: STREET
03/09/88	1717/1772		
SALESMAN		TERMS	PURCHASE ORDER NO.
RENTAL		NET 30 DAYS	

DAYS	QUANTITY	DESCRIPTION	PRICE	UNIT	EXTENSION
0	1	RENTAL: 10 BARRICADES W/LITES	35.00	EA	35.00 T
0	0	3/9-3/14	0.00		
0	0	MINIMUM CHARGE APPLIES	0.00		
0	1	MOVE-ON CHARGE	15.00	EA	15.00 N
0	1	MOVE-OFF CHARGE	15.00	EA	15.00 N
		SUBTOTAL			65.00
		SALES TX 7% (ALA CNTY) @ 7.000 %			2.45
		TOTAL INVOICE AMOUNT			67.45

ORIGINAL



Mar 11

213) 624

8361

~~Smoke~~ US Cold Storage

# 1 soil - <sup>210</sup>~~98~~ milligrams per kilograms diesel

# 2 soil - 450 milligrams per kilo diesel

# 5 water - 150 mil per ~~litre~~ liter diesel

# 1 soil ben 0.42 M per K - <sup>toluene</sup>~~tol~~ 0.33 -  
xyl <sup>0.84</sup>

# 2 soil ben ND - toluene 3.3 xyl 79

# 3 soil 720 M per K light hydrocarbons  
as gasoline - ben 6.6 tol. 110  
xyl 150

# 4 soil 190 PPM volatile hydrocarbons  
as gasoline - ben 0.24 tol 9.6  
xyl 32

⊕

12/15/99. General \$10,650 - 1 day analysis results

LIC. #A79799

August 25, 1987

W/V with the contract # C/10

EPA:

Smooke & Sons Investment Co.  
P. O. Box 1311  
Los Angeles, CA 90053-1311  
ATTN: Richard Smooke  
213) 624-8361

CAC-0000 62565 Charlene  
90 days

850 Harrison

RE tank removal at  
3925 Alameda, Oakland

Ave. (12A4)

Dear Mr. Smooke;

We propose to supply all labor and equipment to do the following work:

1. Secure all permits from the Office of Environmental Health, Fire Department and any other agency having jurisdiction over this activity.
2. Excavate one 1,000 gallon and one 10,000 gallon empty fuel tanks.
3. Hydroblast to rinse and decontaminate tanks on site.
4. Dispose of rinse material by engaging services of State Licensed Hazardous Hauler.
5. Remove tanks from excavation and dispose of in an authorized manner.
6. Coordinate with and retain the services of a Licensed Field Sampling agency to take samples underneath each end of tanks. (total of 4 samples)
7. Samples to be analyzed on 48 hour rush.
8. Barricade excavation during analysis period.
9. Compact mechanically.
10. Back fill excavation with suitable import material.
11. Lay 4" crushed rock base.
12. Lay 4" hot asphalt.
13. Clean entire work area.

880 -  
high -  
plan -  
not used  
850

TOTAL

\$11,900.00

Exclusions:

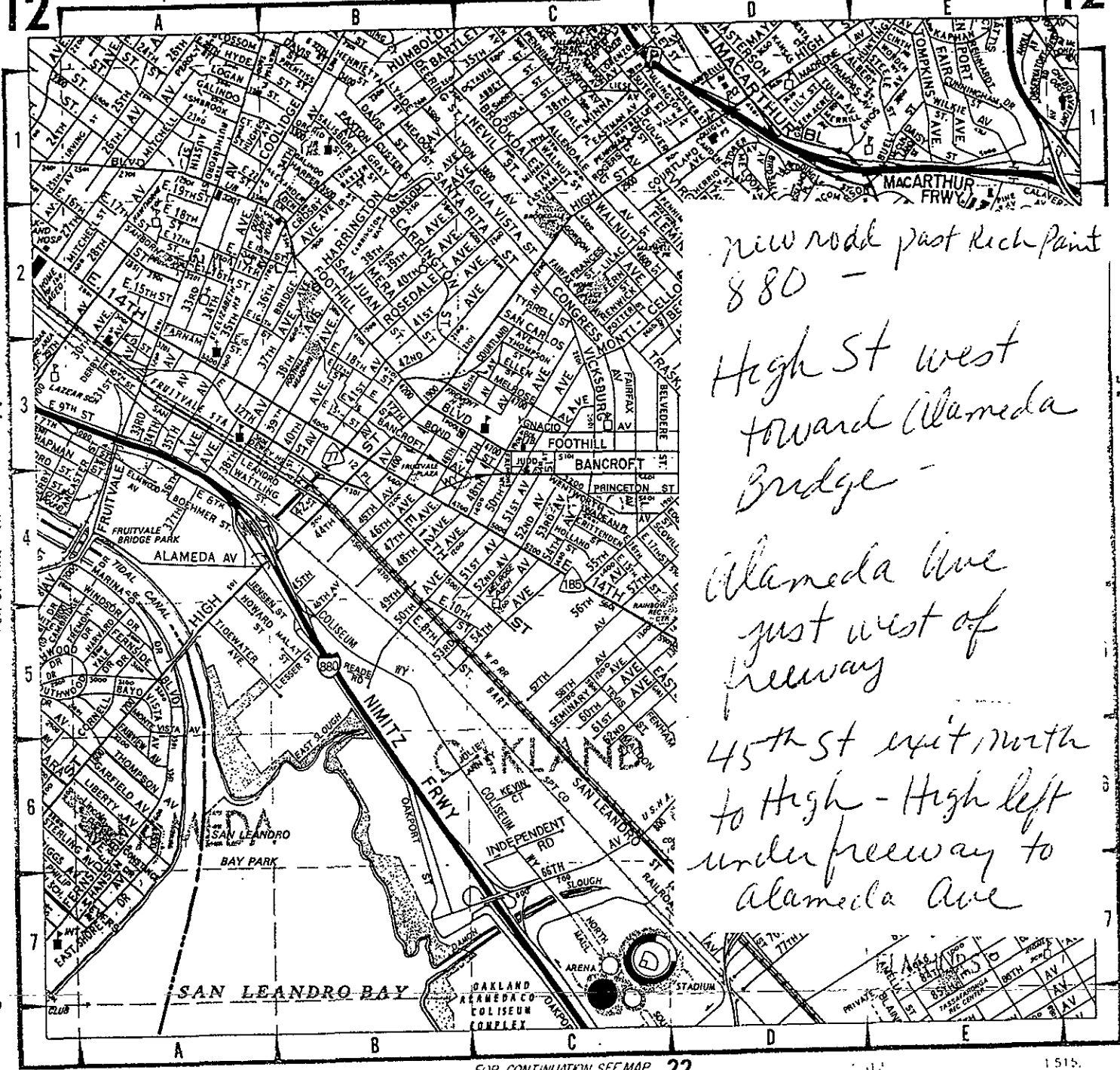
1. Contaminated materials of any kind.
2. Additional excavation.
3. Damage to underground utilities in path of work area.
4. Any shoring.
5. Ground water in excavated area necessitating extra work.

Yours truly,

*Gary Zaccor*  
Gary Zaccor

GZ/jc

Ed. Howell  
30 11530-212  
Diana  
900  
2822  
R2322



new road past Rock Point  
 880 -  
 High St west  
 toward Alameda  
 Bridge -  
 Alameda Ave  
 just west of  
 freeway  
 45th St exit north  
 to High - High left  
 under freeway to  
 Alameda Ave

FOR CONTINUATION SEE MAP

Date: January 26, 1988

Job Name: tank removal at 3925 Alameda, Oakland

### CONTRACT AGREEMENT

To: Smooke & Sons

Address: P.O. Box 1311

Los Angeles, CA 90053-1311

Tel#: (213) 624-8361

We will: Secure all necessary permits

Excavate one 1,000 gallon & one 10,000 gallon empty tanks

Hydroblast to rinse and decontaminate on site and dispose

of rinse material by Licensed Hazardous Hauler

Remove and dispose of tanks in authorized manner

Arrange for Licensed Field Sampling agency to take 4

samples which will be analyzed on site

Backfill with suitable import material and compact.

Lay 4" crushed rock base

Lay 4" hot asphalt

Exclusions: Contaminated materials of any kind

Additional excavation

Damage to underground utilities in path of work area

Ground water in excavated area necessitating extra work

Any shoring

Total \$ 10,650.00

By



Date January 26, 1988

Accepted by \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Exclusions: Not responsible for any underground utilities unless exact location is clearly marked. additional charge will be made for work performed not stipulated in the original contract.

REF./A/C NO.

COUNTY OF ALAMEDA  
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 01/21/88

No 505558

MISCELLANEOUS RECEIPT

\$450.00 —  
DOLLARS

RECEIVED FROM: Zaccor Companies, Inc.  
 FOR: 1784 Channing Ave, Palo Alto, CA 94303  
 72 U.S. Cold Storage, 3925 Alameda, 94601  
 RECEIVED BY: [Signature] DEPT NO.: 2430-453

CASH  PERSONAL/CASHIER'S CHECK/M. O. # 1640  OTHER:

110-1 (Rev 10/85) [0134E-08] 3-Part Distribution: White - Payor Yellow & Pink - Depart.

PARTIAL PAYMENT   
 FINAL PARTIAL PAYMENT   
 RECEIVED FROM Zaccor Companies, Inc. BY CHECK  #1641  
 City of Oakland CASH RECEIPT 126503  
 DATE 1-21-88

DESCRIPTION	INVOICE NO.	T/C	FUND	Y	F	ACT.	REV SCE	COST CENTER	AMOUNT
Fee for Tank Removal 3925 Alameda Ave.			101			2310	142		50.00
TOTAL ▶									50.00

Inspector <sup>Steve</sup> Hallert  
 CITY OF OAKLAND  
 INSPECTOR FIRE PREVENTION BUREAU  
 PHONE (415) 273-3853  
 ONE CITY HALL PLAZA, OAKLAND, CA 94612

DEPARTMENT Fire Prevention  
 BY Deloris Clemons

CREDIT TO EXPENDITURES FOR REIMBURSEMENTS

T/C	FUND	FY	FUNC	ACTIVITY	OBJECT	COST CENTER	AMOUNT