



Environmental/Engineering Consultants

April 7, 1993
Job No. 4900100

Kopf Family Trust
6319 Castle Drive
Oakland, CA 94611

ATTN: Ms. Bernita Leskowski, Trustee
SUBJECT: **UNDERGROUND SURVEY REPORT**
1701 Webster Street
Alameda, California

Dear Ms. Leskowski:

Pursuant to your request, E₂C, Inc. has completed an underground survey of the property located at 1701 Webster Street in Alameda, California. The underground survey was instigated by the discovery of a permit for a 1,000-gallon fuel Underground Storage Tank (UST) at the Alameda Fire Department during research conducted by E₂C, Inc. on January 12, 1993.

An underground survey of the adjacent parcel to the north (Ferrero property) was conducted in conjunction with the 1701 Webster Street survey. The results of the Ferrero property underground survey are presented in a separate report issued to Mr. Mike Clevenger of Pegasus Commercial, Inc.

The survey was conducted in two phases. The initial phase of the survey was conducted under the supervision of E₂C, Inc. on February 18, 1993, and a follow-up survey of several areas that were inaccessible on February 18, 1993, was conducted on March 15, 1993. The second phase of the survey was conducted under the supervision of your representative, Mr. Carl Searway. An E₂C, Inc. representative was not present during the second phase of the survey.

The intent of the survey was to determine the following:

- To locate the 1,000-gallon UST, should it be present on the site.
- To identify subsurface structures and conduits of metal composition in the area of proposed soil excavation at the southeastern corner of the site.
- To survey the site for any other possible underground structures of concern.

SURVEY METHODOLOGY

The survey was performed by Mr. Keith Williams of Cal Underground Locators of Hayward, California. The survey consisted of an inspection of the surface areas of site for any visible evidence of subsurface structures (i.e., tank vent pipes, cracked pavement, etc.). The site was then swept in a uniform matrix pattern with an electromagnetic induction unit, which detects a reflected signal from any metal mass to an approximate depth of eight feet below the ground surface. The site was then swept in a uniform pattern using a magnetometer, which locates the vertical interface of a magnetic field with any buried ferrous object to a depth of approximately four feet. A closed loop antenna device was also used at the southeastern corner of the site to locate ferrous and non-ferrous metal structures to a depth of approximately 20 inches.

SURVEY FINDINGS

During the February 18, 1993 survey, an underground structure approximately six feet wide and ten feet long was identified just inside the southeastern corner of the subject site building (see Figure 1). The unidentified structure is similar in size to a typical 1,000-gallon UST. It is located in the approximate area of the former fuel pump dispenser island that was part of a service station that operated on the site prior to the 1940's. The approximate perimeter of the structure was marked with paint.

The structure lies beneath the concrete slab flooring of the existing building, immediately adjacent to an area determined to be impacted by hydrocarbons during the performance of a limited soil investigation conducted by Trace Analysis Laboratory, Inc. of Hayward, California in June of 1992. This previous soil investigation consisted of the advancement of ten exploratory soil borings beneath the site. Although six of these borings were advanced in the immediate area of the unidentified structure, none were advanced within the perimeter of the structure.

Although the structure is similar in dimension to a typical 1,000-gallon tank, it is possible that it is simply abandoned piping and debris of metal composite associated with the former pump island. In order to determine the exact nature of the structure, exploratory probes and perhaps partial excavation of the area above the structure will need to be conducted.

Because excavation in the area of the unidentified structure is anticipated, utility lines in the area of the structure and the adjacent area of soil impact discovered during the Trace investigation were identified to facilitate safe excavation. During this procedure, a water line was found to traverse the area immediately above the unidentified structure. This line was subsequently marked with paint.

During the February 18, 1993 survey, no other suspicious underground structures were identified on the 1701 Webster Street parcel. There were several areas, however, that were inaccessible to the surveyor because of the presence of parked cars both inside and outside of the building, as well as the presence of several video machines near the front of the video shop. Because of this, Mr. Searway arranged

for the vehicles and video machines to be moved and for Cal Underground Locators to return to the site on March 15, 1993 to survey these previously inaccessible areas. Although E₂C, Inc. was not present at the site during this second phase of surveying, Mr. Searway and Mr. Williams both indicated that no other subsurface structures of concern were detected.

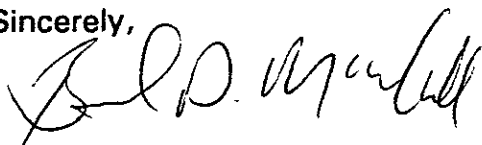
It is important to note that despite the removal of the vehicles and video machines, metal present in building footings may disallow the identification of structures located immediately adjacent to these portions of the building. These areas, however, are unlikely locations for subsurface structures.

CONCLUSIONS AND RECOMMENDATIONS

The performance of an underground survey of the parcel identified as 1701 Webster Street indicates that an unidentified structure of metal composition, approximately six feet wide and ten feet long, is present at the southeast corner of the site, just inside the building. The location of this structure is believed to be the former location of the fuel pump dispenser island that serviced the filling station that formerly operated on the site. Based on the findings of this survey, E₂C, Inc. recommends that the nature of the unidentified structure be determined by probing or limited excavation of the area. Should the structure actually be a UST, E₂C, Inc. recommends that the tank be removed in accordance with State UST regulations and the regulations of the Alameda Fire Department and the Alameda County Health Care Services Agency. Should the tank exist and should it contain any chemicals, its continued presence on the site may represent a potential liability. Therefore, E₂C, Inc. recommends that an investigation be conducted as soon as possible to eliminate any potential continued threat of chemical release to the subsurface of the site.

With the exception of the six by ten foot structure, no other suspicious structures were identified during either phase of the underground survey conducted at 1701 Webster Street. Should you have any questions or require supplemental information, please do not hesitate to contact us.

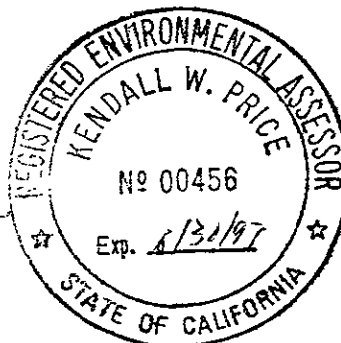
Sincerely,



Brenda D. McNabb, REA
Project Manager

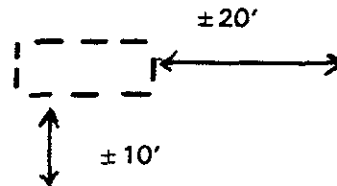


Kendall W. Price, CEG/REA
President



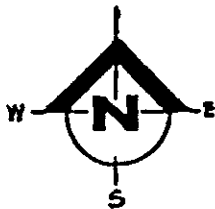
BUILDING

Unidentified
Structure (approx. 10' x 6')



WEBSTER STREET

PACIFIC AVENUE



E₂C, Inc.
environmental/engineering consultants
1220 Crossman Avenue, Suite 200
Sunnyvale, CA 94089

SITE DIAGRAM

1701 Webster Street
Alameda, California

JOB NO.	4900100
DRAWN BY	J. Vasilescu
APP'D	K. Price

FIGURE
1
April 1993