

Envision for Windows

File Edit Applications Reports Tools Setup Window Help

Site Remediation (FA0300653 - Standard Brands Paint)

Record ID: RO0000653 Facility ID: FA0300653 Standard Brands Paint Local Site #:

Account ID: AR0302984 STATE WATER RESOURCES CONTROL BOARD RWB Site ID: 5406

| | | |
|------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------|
| Site Name: Standard Brands Paints | Substance: <input type="text"/> | Petroleum: <input type="checkbox"/> |
| Site Contact: <input type="text"/> | Census: <input type="text"/> | |
| Site Address: St No: 4343 Pre Dir: <input type="text"/> Street Name: San Pablo Ave St Type: <input type="text"/> | District: <input type="text"/> | |
| Unit: <input type="text"/> | Location: <input type="text"/> | |
| City, St, Zip: EMERYVILLE CA 94608 | City Code: <input type="text"/> | |
| Phone: (212)490-2500 Ext: <input type="text"/> | Jurisdiction: <input type="text"/> | |
| Fax: <input type="text"/> | Insp Code: <input type="text"/> | |
| Email: <input type="text"/> | Addition: <input type="text"/> | Monitoring Wells: <input type="text"/> |
| Case Type: W Well for drinking water | Lot: <input type="text"/> | Free Product: <input type="text"/> |
| Fund Source: F Federal | Block: <input type="text"/> | Groundwater Depth: <input type="text"/> |
| Designated Emp: CL <Invalid Employee> | Split: <input type="text"/> | |
| Current Status: I <Invalid Code> | APN: <input type="text"/> | |
| Contract Status: 9 TASK 9 - REVIEW OF CLOSED SITES | Latitude: <input type="text"/> | X Coordinate: <input type="text"/> |
| | Longitude: <input type="text"/> | Y Coordinate: <input type="text"/> |

Location Dates & Info Agencies Financial Comments Legacy Release Information Released Substances Samples Analytes

Start Envision for Windows ENVISION 11:59 AM

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

May 12, 1998

Ms. Deborah Midanek
Standard Brands Paint Co.
c/o Jay Alix & Associates
575 Fifth Avenue, 21st Floor
New York, New York 10017

**RE: Former Standard Brands Paint – 4343 San Pablo Avenue, Emeryville, CA 94608
Keeper Store #147 (SLIC #5406)**

Dear Ms. Midanek:

This agency has reviewed the amended risk management plan (RMP) and supporting documents regarding the installation of groundwater monitoring well MW-3 (located on Emery Street). Waterstone Environmental submitted these reports on March 17, 1998 and April 23, 1998 in response to the letter issued by this office on March 12, 1998 concerning case closure for the above referenced site.

The amended risk management plan is acceptable. Since monitoring well MW-3 was installed by Environ for the City of Emeryville, Mr. Ron Gerber of the Emeryville Redevelopment agency has been notified of the presence of monitoring well MW-3 for future Brownfields groundwater monitoring program.

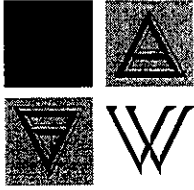
A copy of the recorded risk management plan must be submitted to our office and to City of Emeryville Building and Planning Department prior to issuance of the site closure letter.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

- c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, EHS
Ravi Arulanantham, San Francisco Bay RWQCB
Claudia Cappio, Planning & Building Dept., 2200 Powell St., 12th Floor, Emeryville, CA 94608
Ron Gerber / Ignacio Dayrit, Redevelopment Agency, 2200 Powell St. 12th Floor
Emeryville, CA 94608
Cliff Daveport, Waterstone Environmental, 2712 Rawson St., Oakland, CA 94619
SH / files



Waterstone Environmental, LLC

2712 Rawson St * Oakland, CA 94619
510/533-6710 * Fax: 510/533-7501

STID 5406

April 21, 1998

Susan L. Hugo
Hazardous Materials Specialist
Alameda Co. Dept. of Environmental Health
1131 Harbor Bay Parkway, Second Floor
Alameda, California 94502-6577

Re: Case Closure - Former Standard Brands Paint Store (STID #5406) 4343 San Pablo Avenue Emeryville, CA 94608

Dear Susan:

Thank you for your voicemail of April 17, 1998 regarding MW-3, located in the center of Emery Street adjacent to the above-referenced property. Based on that message and our previous conversations regarding the monitoring well, I understand the following:

MW-3 was installed by and belongs to the City of Emeryville, which may in the future make use of it in connection with its ongoing redevelopment efforts in the general area. Accordingly, the owner of the above-referenced property is not responsible for its closure.

Therefore, Item 3 listed in your March 12, 1998 letter to Ms. Deborah Midanek (MW3 must be decommissioned and a report documenting closure of MW3 submitted to ACDEH prior to issuance of the site closure letter) no longer applies.

Please sign and date this letter below and return the original to me to indicate your confirmation of my understanding. Thank you for your attention to this matter.

Sincerely,

Clifton Davenport
Clifton Davenport CEG/CH
Principal Geohydrologist

Read and Confirmed:

Name:

Date:

cc: Katherine Oudsley
Patrick Del Duca, Esq.

California

Co,

812

**STANDARD BRANDS PAINT COMPANY, A
DELAWARE CORPORATION, DEBTOR IN THE
CHAPTER 11 CASE NO. LA 95-43813 KM**

**c/o Jay Alix & Associates
575 Fifth Avenue, 21st Floor
New York, New York 10017
Attn: Deborah Hicks Midanek**

Re: Keeper Store #147

**Phone Number: (212) 490-2500
FAX Number: (212) 490-1344**

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

March 12, 1998

Ms. Deborah Midanek
Standard Brands Paints
Solomon Asset Management
1981 N. Broadway, Suite 325
Walnut Creek, California 94596

RE: Case Closure - Former Standard Brands (STID #5406)
4343 San Pablo Avenue, Emeryville, CA 94608

Dear Ms Midanek:

This agency has completed review of the "First Quarter 1998 Monitoring Report and Request for Site Closure", dated March 2, 1998, prepared and submitted by Waterstone Environmental for the above referenced site.

Based on this review, this agency will proceed with site closure provided the following issues are met:

1. The risk management plan submitted with the above mentioned report must include notification of changes in land use to this agency.
2. Proof of recordation of the risk management plan must be submitted.
3. Groundwater monitoring well (MW-3) on Emery Street must be properly decommissioned. A report documenting the closure of well MW-3 must be submitted to this agency prior to issuance of the site closure letter.

If you have any questions concerning this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division
Ravi Arulanantham, San Francisco Bay RWQCB
Stephen Hill, San Francisco Bay RWQCB
Cliff Davenport, Waterstone Environmental, 2712 Rawson St., Oakland, CA 94619
SH / files



Waterstone Environmental, LLC

2712 Rawson St * Oakland, CA 94619
510/533-6710 * Fax: 510/533-0884

Fax

To: Susan Hugo **From:** CLIF DAVENPORT

Fax: 510 337-93³55 **Date:** 3/12/98

Phone: **Pages:** 6

Re: MW1A & MW2 ABANDONED @ SBP **CC:**

- Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

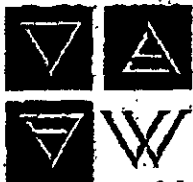
•Comments:

WELLS HAVE BEEN ABANDONED.

NEED CLOSURE LETTER ASAP.

PLEASE FAX TO ME

Regards

**WATERSTONE ENVIRONMENTAL, LLC**

March 12, 1998

Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Dear Ms. Hugo:

RE: NOTIFICATION OF WELL ABANDONMENT, FORMER STANDARD BRANDS PAINT STORE #147, 4343 SAN PABLO AVENUE, EMERYVILLE, CALIFORNIA

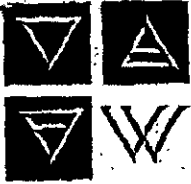
This letter serves to notify ACDEH that monitoring wells MW1a and MW2 at the above-referenced Site were abandoned the morning of March 11, 1998, in accordance with our notification letter of such activities. The attached letter report from Fast-Tek Engineering Support Services documents the abandonment procedure and permit.

Based on your letter of March 2, 1998 to Ms. Deborah Midanek, requirements for your issuance of the "Remedial Action Completion Certification" (Closure letter) have been met for Tank Closure. We would appreciate receipt of a facsimile of this letter by the end of this week, as we had previously discussed, in order to satisfy escrow closure requirements.

If you have any questions, please contact me at (510) 533-6710. Thank you once again for your assistance in helping us move this project toward completion.

Sincerely,

Clifton Davenport, CEG/CHG
Principal

**WATERSTONE ENVIRONMENTAL, LLC**

March 5, 1998

Ms. Susan Hugo
Senior Hazardous Materials Specialist
Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Dear Ms. Hugo:

RE: NOTIFICATION OF WELL ABANDONMENT, FORMER STANDARD BRANDS PAINT STORE #147, 4343 SAN PABLO AVENUE, EMERYVILLE, CALIFORNIA

Per my voice mail to you this morning and in accordance with your request as stated in your letter of March 2 1998 to Ms. Deborah Midanek, we are proceeding with abandonment of MW1a and MW2 at the above-referenced Site. Abandonment activities are currently scheduled for the morning of March 11, 1998.

If you have any questions, please contact me at (510) 533-6710. Thank you once again for your assistance in helping us move this project toward completion.

Sincerely,

Clifton Davenport, CEG/CHG
Principal

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 2, 1998

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Ms. Deborah Midanek
Standard Brands Paints
Solomon Asset Management
1981 N. Broadway, Suite 325
Walnut Creek, CA 94596

**RE: Case Closure - Former Standard Brands Paint Store (STID # 5406)
4343 San Pablo Avenue, Emeryville, CA 94608**

Dear Ms. Midanek:

The Alameda County Department of Environmental Health, Environmental Protection Division has recently received concurrence from the Regional Water Quality Control Board regarding this office determination that no further action is required concerning the removal of two 750 gallon gasoline underground storage tanks (USTs) and two 350 gallon (unknown contents) USTs at the above referenced site.

Please be advised that the groundwater monitoring well (MW-1A) at the site must be properly decommissioned before our agency will issue the "Remedial Action Completion Certification" (closure letter) for the subject site. A report must be submitted documenting the abandonment of the monitoring well. Additionally, you will need to notify this office 72 hours in advance of the well abandonment field activities.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division
Stephen Hill, San Francisco Bay RWQCB
Cliff Davenport, 2712 Rawson Street, Oakland, CA 94619
Lyman Lokken, Transamerica Realty Services, 1150 S. Olive Street, Suite 2220
Los Angeles, CA 90015

SH / files

KELLEY DRYE

FACSIMILE TRANSMISSION

TO Susan Hugo
 FIRM Alameda County Department of Environmental Health
 CITY Alameda
 FAX (510) 567- 6780
 PHONE (510) 337-9335
 NO. OF PAGES 2 (including this page)
 DATE January 27, 1998

KELLEY DRYE & WARREN LLP
 516 SOUTH FLOWER ST.
 SUITE 1100
 LOS ANGELES, CA 90071
 (213) 688-1300
 FAX (213) 688-8150

MESSAGE

Re: Former Standard Brands Paint Store, Emeryville, CA

As we discussed, attached please find draft language which I propose adding to the deed for the Emeryville property. Please call me at (213) 688-8196 after you have had an opportunity to review the attached. Thank you for your continued assistance on this matter.

FROM CHRISTINA LYCOYANNIS, ESQ.
 PHONE (213) 688-8196
 E-MAIL clycoyannis@kelleydrye.com
 CLIENT NO. 63539-016

NEW YORK
 LOS ANGELES
 WASHINGTON, DC
 CHICAGO
 MIAMI
 STAMFORD, CT
 PARSIPPANY, NJ

HONG KONG
 BRUSSELS
 AFFILIATED OFFICES
 JAKARTA
 NEW DELHI
 TOKYO

IF PROBLEMS OCCUR DURING TRANSMISSION PLEASE CALL (213) 688-1300.

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Emeryville Property/ Proposed Rider to Deed

On _____, 1998, the California Regional Water Quality Control Board for the San Francisco Bay Region issued a closure letter with respect to the Property. A Risk Based Corrective Action Tier II Risk Assessment completed by the environmental firm of McLaren/Hart on June 17, 1997 concludes that residual amounts of Total Petroleum Hydrocarbons (TPH) consisting of paint thinner, mineral spirits and motor oil in the soil and groundwater on the Property and residual amounts of Volatile Organic Compounds (VOC's) in the groundwater at one isolated location of the Property were below levels requiring remediation to protect human health. A Risk Management Plan providing guidelines to protect site workers during future excavation activities on the Property was filed _____, 1998 with the Alameda County Building and Planning Department.



Waterstone Environmental, LLC

2712 Rawson St * Oakland, CA 94618
510/533-6710 * Fax: 510/533-0684

Fax

To: Susan

From: Clif

Fax: 510 337 9335

Date: 3/5/98

Phone:

Pages: 2

Re: Standard Brands Well Abandonment

CC:

Urgent

For Review

Please Comment

Please Reply

Please Recycle

•Comments:

Per my voice mail to you this morning

Regards

Clif

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



January 9, 1998

Ms. Deborah Midanek
Standard Brands Paints
Solomon Asset Management
1981 N. Broadway, Suite 325
Walnut Creek, California 94596

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

**RE: Former Standard Brands Paints - 4343 San Pablo Avenue, Emeryville, CA 94608
STID # 5406**

Dear Ms. Midanek:

The Alameda County Department of Environmental Health, Environmental Protection Division (ACDEH) has completed review of the "Fourth Quarter 1997, Monitoring Report" dated December 16, 1997, prepared by Fast-Tek, and submitted undercover letter by Davenport & Associates for the above referenced site.

Based on this review, this agency will recommend the case be considered as a low risk groundwater case for closure. ACDEH concurs that adequate source removal and remediation have been completed and will proceed with closure for the four underground storage tanks removed at the subject property. Further groundwater monitoring is not required at this time. A case closure summary will be prepared and has to be reviewed by two LOP staffs. After the UST closure summary is approved by the staff, it will be submitted to Regional Water Quality Control Board for concurrence with our recommendation that no further work is required regarding the four underground storage tanks removed from the site.

You will receive a letter from our office requesting that monitoring well MW-1A at the site be properly decommissioned after the case closure summary has been approved by the RWQCB. The final closure letter (Remedial Action Completion Certification) for the USTs will be issued by this office after the well have been properly decommissioned. In addition, the remaining wells at the site should be decommissioned after site closure requirements have been met and a closure letter with respect to TPH as mineral spirits, naphthalene and VOCs found at the site have been issued by this agency and RWQCB.

Please call me at (510) 567- 6780 if you have any questions concerning this letter or the subject site.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Dick Pantages, Chief, Environmental Protection Division / SH / files
Stephen Hill, San Francisco Bay RWQCB
Clifton Davenport, 2712 Rawson Street, Oakland, CA 94619

D&A

Davenport & Associates
 2712 Rawson Street
 Oakland, CA 94619
 Tel: (510) 533-6710
 Fax: (510) 533-0684

FACSIMILE COVER SHEETTO: Susan

DATE: _____

FAX. #: 337-9335FROM: CLIFTON DAVENPORT, CHG/CEGNUMBER OF PAGES: _____
(including cover sheet)

NOTES:

*Thanks for letting me review the draft
 my comments should*

- 1- provide the clarity that buyer needs*
- 2- protect ACDEH's interests*
- 3- Keep distinction between the UST
 closure (needed now) and sale
 closure (to occur ~ summer '98)*

*If you have questions pls call. Client
 says Monday OK for him if you want to
 go home!*

If you do not have the correct number of pages, please contact the sender immediately, at the above-referenced telephone number.

THIS MESSAGE IS INTENDED FOR THE USE OF THE PARTY TO WHOM IT IS ADDRESSED, AND MAY CONTAIN **PRIVILEGED AND/OR CONFIDENTIAL INFORMATION, NOT AUTHORIZED OR SUBJECT TO DISCLOSURE.** If you are not the intended recipient or an employee or agent responsible for the delivery of the within communication to its intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is unauthorized and strictly prohibited. If you have received this communication in error, please notify the sender by telephone immediately, and return the original facsimile communication by mail. We shall reimburse you for the reasonable costs associated with return of the errant communication by U.S. Mail, First Class postage. Thank you for your cooperation.

c:\winword\files\admin\cdfxsh.t.doc

1/9/98

D&A

STID

December 1, 1997

Alameda County Health Agency
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

D VOC's should still be included in the target compounds for the downgradient well of the site. Based on the info submitted - has been Aggressive source removal conducted. no further remediation is required i.e. USTs removed from site.

Dear Ms. Hugo:

RE: TANK CLOSURE AND THIRD QUARTER 1997 QUARTERLY MONITORING REPORTS, FORMER STANDARD BRANDS PAINT STORE #147, 4343 SAN PABLO AVENUE, EMERYVILLE, CALIFORNIA

This letter transmits the Underground Storage Tank (UST) Removal and Soil Remediation Closure report for the above-referenced property (the "Site"). Tank removal and remediation was conducted by Fast-Tek Engineering Support Services of Point Richmond, California and their subcontractors. Davenport & Associates served as the client representative for the project and maintained communication with the ACDEH. The closure activities, initiated during July 1997, have been completed with one exception; one quarter of groundwater sampling near the former location of the USTs remains to be performed. Restoration of sidewalks will be completed as soon as weather permits. Repaving of the parking lot is delayed, pending sale of the property (scheduled for January 1997) and redevelopment by the new owner.

The closure report documents the removal of four USTs, excavation and offsite disposal of approximately 644 tons of petroleum-impacted soils, and evacuation of approximately 81,100 gallons of potentially polluted groundwater. Monitoring well MW-1, properly abandoned during the remediation, was replaced with a new well (MW-1A) for post-closure monitoring purposes.

As you will recall from our earlier conversations and your site visit of September 28, 1997, significant evidence suggests that contaminated groundwater has been and is migrating onto the Site from upgradient sources. Accordingly, during backfilling operations, a groundwater barrier was installed to separate the area formerly impacted by the onsite USTs from that portion of the Site affected by the offsite pollution. With your concurrence, MW-1A was installed at the edge of the excavation backfill and downgradient from the former UST locations.

Due to bankruptcy proceedings and property transfer considerations, a long-term monitoring program for the Site was not feasible. Therefore, the overly aggressive remediation detailed in the attached report was specifically completed in order to facilitate tank closure as quickly as possible. Some portion of the impacted soils and a significant percentage of the polluted groundwater evacuated during the closure activities can be attributed to offsite sources. The removal/remediation activities documented within the Closure Report have more than addressed the fair share of impact attributable to on-site releases. Therefore, based on our discussions with ACDEH, we expect that tank closure will be granted following two quarters of groundwater sampling which demonstrate no significant impact on Site groundwater from the former USTs. The enclosed quarterly monitoring report provides results from the first of two quarterly sampling events required for tank closure. These results demonstrate no significant impact on Site groundwater from the former USTs.

Sampling results from the first of four monitoring events required for Site closure are also included in the attached quarterly monitoring report. The chemicals of concern in groundwater downgradient of the building were either not detected or present at lower levels than that previously reported by McLaren/Hart. For reasons outlined in the monitoring report, and in accordance with earlier conversations with ACDEH staff, we recommend that VOCs be removed from the sampling program for Site closure. ✓
Therefore, the remaining three sampling events required for purposes of Site closure would monitor for mineral spirits (EPA Test Method 8015M) and naphthalene (EPA Test Method 8260). ✓

If you have any questions, please contact me at (510) 533-6710. Because of the pending real estate transaction, we respectfully request your concurrence to conduct the last sampling for Tank closure (and second of four for Site closure) as soon as weather permits in early December 1997.

Sincerely,



Clifton Davenport, CEG/CHG
Principal

cc: Tom Peacock, ACDEH w/o enclosures

Keeper Properties, LLC
 600 Montgomery Street, 16th Floor
 San Francisco, CA 94111

000291

Wells Fargo Bank
 420 Montgomery Street
 San Francisco, CA 94104

11-24/1210(8)

| DATE | CHECK NO | AMOUNT |
|----------|----------|----------------|
| 09/16/97 | 000291 | \$*****3290.00 |

PAY Three Thousand Two Hundred Ninety and 00/100 ----- dollars

TO THE ORDER OF ALAMEDA COUNTY
 ENVIRONMENTAL HEALTH SERVICES
 1131 HARBOR BAY PARKWAY, #250
 ALAMEDA CA 94502-6577

Colin Gunnar
Laura L. Hughes

⑈00000291⑈ ⑆121000248⑆ 4178 521134⑈

Keeper Properties, LLC

ALAMEDA COUNTY

000291

09/16/97

000291 \$*****3290.00

| OUR REF. NO. | YOUR INVOICE NO. | INVOICE DATE | INVOICE AMOUNT | AMOUNT PAID | DISCOUNT TAKEN | NET CHECK AMOUNT |
|--------------|----------------------------------------------------------------------------------------------------------------------------|--------------|----------------|-------------|----------------|------------------|
| 000416 | PROJ#2644A | 08/27/97 | 3290.00 | 3290.00 | 0.00 | 3290.00 |
| | TYPE M (STID #5406) KEEPER STORE #147 (Former Standard Brands Paints) At 4343 San Pablo Avenue, Emeryville, CA 94608 | | | | | |

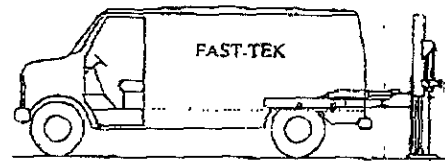
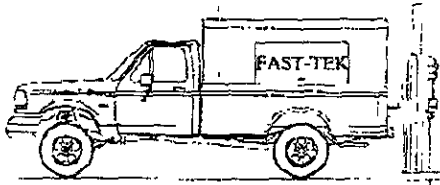
TRANSAMERICA

FAST-TEK Engineering Support Services

General Engineering Contracting License 589008: A, B, C-57, Haz., Asb.

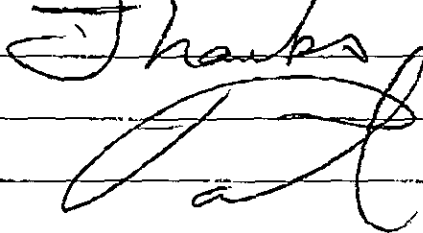
247 B Tewksbury Ave., Pt. Richmond, CA 94801

Telephone (510) 232-2728 • Facsimile (510) 232-2823 • e-mail: augerpro@aol.com

FACSIMILE TRANSMISSIONTO: Ms. Susan Hugo FAX: (510) 337-9335DATE: 09/24/97 JOB #: 301-001-02 FFROM: Paul Jones TOTAL SHEETS: 6

Geoprobe Drilling • Excavating • Hollow Stem Auger Drilling • Waste Disposal • Vapor Extraction
 Concrete Coring and Cutting • Utility Locating and Borehole Clearance • In-Situ Remediation Delivery
 Systems • Oxy-Plug™ Injections • Limited Access Drilling • Traffic Control Plans and Equipment

MESSAGE: Following is the revised workplan
& revised figure for monitoring well installation
at former Standard Brands Paint in
Emeryville. Drilling is scheduled for 09/25/97
to begin at 08:00. Hard copy will
follow. Please call (510) 232-2728-230 w/ ?'s

Thanks


NOTES: If you did not receive the complete transmission, please call. This fax is privileged and confidential. If you are not an intended recipient, you are notified that any disclosure, dissemination or duplication of this fax is not authorized, and no waiver of any privilege or confidentiality is intended by your receipt of this transmission.

September 12, 1997

Mr. Lyman K. Lokken
Keeper Properties, LLC
by Transamerica Realty Services, Inc.
1150 South Olive Street, Suite 2220
Los Angeles, CA 90015

DRAFT

RE: Groundwater Monitoring Well Installation Workplan
Site: Former Standard Brands Paint Company Retail Store # 147
4343 San Pablo Avenue
Emeryville, California

Dear Mr. Lokken:

FAST-TEK Engineering Support Services (FAST-TEK) has been retained by Keeper Properties, LLC (Client) to install one groundwater monitoring well in the vicinity of an underground storage tank (UST) excavation at 4343 San Pablo Avenue, Emeryville, California (Site) (Figures 1 and 2). The work will be performed in accordance with the cost schedule prepared by FAST-TEK and dated August 3, 1997.

BACKGROUND

In 1994, Enviropro installed several geoprobe borings at the site to collect soil and groundwater information. Based on their field studies, Enviropro found various petroleum hydrocarbons to be present in soil and groundwater at the site (including gasoline, BTEX compounds, paint thinner, and heavy oil range organics). Enviropro also found trichloroethene (TCE) and daughter products (attributed to an offsite source) present in groundwater at (3) sampling locations. Methylene chloride was detected in soils and groundwater beneath the onsite building, however, methylene chloride was later described as an artifact of laboratory contamination by Environ.

In 1993, Environ conducted a Phase II investigation at the site, collecting soil samples in the vicinity of the UST and grab groundwater samples west and north of the site. Petroleum hydrocarbons and volatile organic compounds (VOCs) were detected at various locations tested. Results were similar to those of the 1994 investigation except that no benzene was detected.

In 1995, Environ installed several borings, cone penetrometer tests and groundwater monitoring wells to further investigate soil and groundwater conditions beneath and downgradient of the site. Petroleum hydrocarbons (including paint thinner, diesel, and motor oil) were detected at various sampling locations at the site. Only very low levels of VOCs were occasionally detected in groundwater.

In 1997 McLaren/Hart conducted additional site characterization and a risk assessment. McLaren/Hart concluded that localized areas beneath the site contain various petroleum products above typical default screening levels used by regulatory agencies; however, detected concentrations were not significant and were limited in extent. Groundwater beneath the site is mildly impacted but no chemicals of concern appears to be leaving the site. A very thin (0.01- 0.02 foot thick) layer of motor oil

DRAFT

2

was detected beneath the parking lot and building, respectively, but the petroleum layer does not appear to be significantly affecting groundwater. Based on the findings of the field investigation and risk assessment conclusions, this site does not represent a potential risk to human health or the environment. Site closure was requested for the site.

One underground storage tank was discovered at the site at the location of a magnetic anomaly detected during the risk assessment phase of field work conducted by McLaren/Hart. The Alameda County Department of Environmental Health (ACDEH) agreed to granted no further action status to the site and site closure upon completion of tank closure in accordance with Title 23 requirements and one year of quarterly monitoring of groundwater monitoring well MW-3.

In July 1997, FAST-TEK began removal of the UST and it was determined that contaminated soils were present at the site that would require remediation. Soils were excavated and later disposed at a class III landfill. During the excavation activities, (3) additional USTs were discovered and removed by FAST-TEK. As excavation activities progressed, it became necessary to destroy the onsite groundwater monitoring well MW-1 so that excavation of contaminated soils could proceed where the well was located. It was determined by ACDEH that installation and monitoring of one groundwater monitoring well would be necessary to achieve closure of the USTs. The one additional well would be placed in a hydraulically down-gradient location from the former UST #1 where an unauthorized release was documented by FAST-TEK.

SCOPE OF PLANNED ACTIVITIES

FAST-TEK will drill one boring to approximately 15 feet below ground surface (bgs) with a hollow stem auger rig and complete the boring as a groundwater monitoring well. FAST-TEK proposes to install groundwater monitoring well MW-1A slightly within the boundary of the excavated area and hydraulically down-gradient from the former location of UST #1. Monitoring Well MW-1A would be installed within the former excavation down-gradient from a groundwater barrier which was installed before the excavation was backfilled. Placement of the well within the backfilled area is designed to determine whether groundwater has been impacted by the onsite release. The groundwater barrier is designed to ensure that potentially contaminated groundwater resulting from a suspected off-site release is not attributed to the on-site release. Well placement as described herein would ensure that the well is hydraulically separate from suspected off-site contamination and is also designed to sample groundwater that has been in contact with a maximum surface area of remediated soils. It is anticipated that due to the semi-confined nature of the water table and to a hydraulic head differential between backfill and surrounding soil, well placement outside the excavation would only result in collection of samples of groundwater that originated in the backfill as a result of the differential. Figure 2 shows the proposed groundwater monitoring well location and the location of the 2 existing site monitoring wells (MW-2 and MW-3).

Depth to water measurements will be obtained from all three groundwater monitoring wells. Groundwater monitoring wells MW-1 and MW-3 will be sampled for different constituents. The wells will be purged of approximately 3 well volumes prior to

FAST-TEK Engineering Support Services

247B Tewksbury Avenue • Point Richmond, California 94801 • 510.232-2728 • FAX 510.232-2823

DRAFT

3

being sampled following regulatory guidelines. Groundwater samples will be collected from the two wells for the first monitoring event. A report describing the well installation and first quarterly sampling results will be submitted to ACDEH.

PERMITTING

A groundwater monitoring well construction permit (number 97WR104) has been obtained from the Alameda County Public Works Agency. Underground utilities were located by Underground Service Alert (USA) prior recent field activities.

SITE SAFETY PLAN

A Site Safety Plan (SSP) for this work will be prepared and will be onsite during all field activities. All persons working in the exclusion zone and the contamination reduction zone will be familiar with the SSP and will be required to comply with its provisions.

FIELD ACTIVITIES

Groundwater Monitoring Well Installation

Field work will proceed following approval of the workplan by the ACDEH. FAST-TEK will supervise the drilling of one soil boring to approximately 15 feet bgs, the exact depth will be depend on field conditions. The drilling will be done by a California licensed driller. Logging of soils encountered will be performed by a geologist under the direct supervision of a California-Registered Geologist using the Unified Soils Classification System (USCS) ASTM-D2488. The geologist will supervise the drilling activities, collect soil samples and document field activities. Soil samples will be collected at five-foot intervals from the boring using a California split spoon sampler with stainless steel liners for lithologic and hydrogeologic characterization. Soil cuttings will be contained in 55 gallon DOT Drums pending laboratory analytical results.

The boring will be drilled to approximately 15 feet bgs before being converted into a monitoring well. The well materials will consist of 2-inch diameter, schedule 40 PVC screen and riser with a silica #2/12 sand pack and sealed with at least 1 foot of hydrated bentonite pellets above the sand pack. Neat cement grout will be placed above the bentonite seal and the well will be completed with a traffic-rated cover set in concrete. After allowing an appropriate waiting period to allow cement to cure, the well will be developed by surging, followed by purging with a down hole pump to remove turbidity. A licensed surveyor will survey the top of the well casing of the new well and two on-site wells. The well will be surveyed within 0.01 foot accuracy horizontally, and vertically relative to sea level to allow calculation of groundwater flow direction and gradient. A general well construction diagram is attached.

Groundwater Monitoring Well Sampling

Prior to groundwater sampling, each well will be purged by pumping a minimum of three well casing volumes of groundwater while taking measurements of pH, temperature, and electrical conductivity between each well casing volume. The wells

DRAFT

4

will be considered stabilized and ready for sampling when two subsequent measurements of these three parameters are within 10% of each other. Groundwater samples will be collected using a 1.5-inch diameter disposable bailer and new nylon string, and decanted into labeled, laboratory supplied bottles.

In order to reduce the loss of volatile hydrocarbons, samples for TPH-g and BTEX analysis will be dispensed from the bailer into labeled 40-milliliter VOA vials. The VOA vials will be filled completely, leaving no head space. The samples will then be stored in a refrigerated environment and transported under chain-of-custody control to a California state certified laboratory. FAST-TEK's standard operating procedures for well sampling are attached.

LABORATORY ANALYSES

For the initial sampling event, one groundwater sample each will be collected from monitoring wells MW-1A and MW-3. The sample collected from MW-1A will be analyzed for TPH-g by EPA Method 8015, BTEX by EPA Method 8020, and for organic lead per CA Title 22, Chapter 11, Appendix XI. Groundwater monitoring well MW-3 will be sampled for Total Petroleum Hydrocarbons as mineral spirits by EPA modified method 8015, Naphthalene by EPA method 8270, and for volatile organic compounds by EPA method 8010. All samples will be analyzed by a state certified laboratory.

REPORT

A written report documenting the description of field activities, groundwater monitoring well installation, and groundwater monitoring will be prepared following regulatory report preparation guidelines. The report will include a boring log, laboratory reports, tabulated contaminant and groundwater data, site and well location maps, chain-of-custody forms, and laboratory quality control documents. Recommendations, as appropriate, will be included in the report's cover letter.

If you have any questions or concerns please do not hesitate to call at (510) 232-2723-230.

Sincerely,

Paul E. Jones
Project Geologist

attachments

cc: Ms. Susan Hugo, ACDEH
Mr. Clifton Davenport, Davenport & Associates

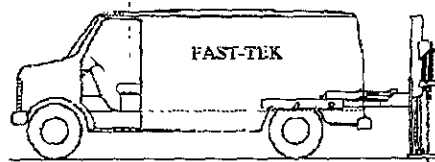
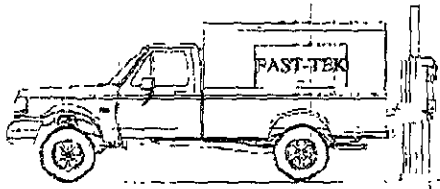
FAST-TEK Engineering Support Services

General Engineering Contracting License 589008: A, B, C-57, Haz., Asb.

Street Address: 247 B Tewksbury Ave., Pt. Richmond, CA 94801

Mailing Address: P.O. Box 10123, San Rafael, CA 94912

Telephone (510) 232-2728 • Facsimile (510) 232-2823 • e-mail: augerpro@aol.com

FACSIMILE TRANSMISSION**TO: Ms. Susan Hugo****FAX: (510) 337-9335****DATE: 09/12/97****JOB #: 301-001-02F****FROM: Paul E. Jones****TOTAL SHEETS: 6**

Geoprobe Drilling • Excavating • Hollow Stem Auger Drilling • Waste Disposal • Vapor Extraction
Concrete Coring and Cutting • Utility Locating and Borehole Clearance • In-Situ Remediation Delivery
Systems • Oxy-Plug™ Injections • Limited Access Drilling • Traffic Control Plans and Equipment

MESSAGE:

Standard Brands Paint Co.: Keeper Store #147
4343 San Pablo Avenue
Emeryville, California
draft monitoring well installation workplan

Following is a draft of the workplan for your review to install one well at the above-referenced site. Please let me know whether changes need to be made (i.e well placement). Well installation is tentatively scheduled for 09/15/97 (monday) pending your approval of the workplan. I will be out of the office today until after lunch time, however, you may page me at (415) 451-6434 in the morning. I may be reached at (510) 232-2728-230 if you have questions and/ or comments.

A handwritten signature in cursive script that reads "J Hanks".

NOTES: If you did not receive the complete transmission, please call. This fax is privileged and confidential. If you are not an intended recipient, you are notified that any disclosure, dissemination or duplication of this fax is not authorized, and no waiver of any privilege or confidentiality is intended by your receipt of this transmission.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

August 27, 1997

Mr. Lyman Lokken
Transamerica
Realty Services, Inc.
1150 South Olive St., Suite 2220
Los Angeles, California 90015

**RE: Project # 2644 A - Type M (STID # 5406)
at the Keeper Store # 147 (former Standard Brands Paints)
4343 San Pablo Avenue, Emeryville, CA 94608**

Dear Mr. Lokken:

Our records indicate the deposit / refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$3290.00 payable to Alameda County, Environmental Health Services.

We must receive this deposit so that future regulatory oversight on the subject site can proceed in a timely fashion. At the completion of this project, any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently at \$ 94 per hour.

Please be sure to write the following on the check to identify your account:

- project #,
- type of project and
- site address (see RE: line above).

If you have any questions, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Hazardous Materials Specialist

c: Ariu Levi, Program Manager
Leslie Peters - Deposit / Refund Program
SH / files

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

10:30 PM
1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 5406 Site Name Former Standard Brands Today's Date 8/1/97

Site Address 4343 San Pablo Avenue

City Emeryville Zip 94608 Phone _____

MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER

___ II. Hazardous Materials Business Plan, Acutely Hazardous Materials

___ III. Under ground Storage Tanks

96412596
2 Tanks manifest.

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

On 8/30/97, George Warren requested AC DEH to over see tank removal
on site for 2 USTs removed & located

The sidewalk along San Pablo Ave. These two tanks were encountered during excavation activities at site. To date, total of 4 tanks removed from site.

Tank #3 - steel, corroded, w/ holes, tank was empty
approx. 550 gallons in capacity
LEL = 0% O2 = 3%

Tank #4 - steel, corroded, w/ holes, tank was also empty
approx. 550 gallons
LEL = 0% O2 = 9%

Groundwater dewatering - on going - approx. 50,000 gals pumped out
One monitoring well was removed during excavation activities. ^{50th} Contamination present at the property boundary along 43th St. W.C. (change a channel) - 9.5 ft bgs.

One soil sample collected from the bottom of each tank.

Verification soil sample must be collected at shallow (clear type) deeper contaminated layers (at 9.5 ft.) between 9.5 ft & 10.5 ft.

Contact _____
Title _____
Signature _____

Inspector _____
Signature Susan J. Pugh

II, III



FAST-TEK
Engineering Support Services
drilling • excavating • in-situ technologies
569008, A, B, C-57, Haz, Asb

ENVIRONMENTAL
PROTECTION

247 B Tewksbury Avenue
Pt. Richmond, CA 94801
510 232 2728
510 232 2823 fax
e-mail: augerpro@aol.com

97 JUL 30 AM 9: 07

July 29, 1997

Ms. Susan Hugo
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Rm. 250
Alameda, CA 94502-6577

RE: Permit Amendment Request
Underground Storage Tank Removal
4343 San Pablo Avenue
Emeryville, California

Dear Ms. Hugo:

FAST-TEK is requesting that the existing permit for removal of an underground storage tank (UST), approved by the department on July 7, 1997, be amended to include removal of a second UST discovered at the above-referenced site on July 14, 1997 and of third and fourth USTs discovered at the site on July 28, 1997.

Subcontractors and procedures for UST removal and confirmation sampling will be used as outlined in the existing UST removal permit and in accordance with our recent telephone and direct conversations regarding the subject site.

Please find enclosed the UST permit application Form B for the third and fourth tanks. A permit amendment request for removal of the second UST as well as an unauthorized release report for the release associated with the first UST were submitted via facsimile on July 16, 1997. Enclosed is a check in the amount of \$933.00 for the additional deposit required for removal of the three additional USTs.

If I may be of further service or if you have any questions or comments, please do not hesitate to call at (510) 232-2728-230.

Sincerely,

Paul E. Jones
Project Manager



FAST-TEK
 Engineering Support Services
 drilling - excavating - in-situ technologies

589008 A, B, C-57, 11a, 11b

ENVIRONMENTAL
 PROTECTION

97 JUL 30 AM 9:07

247 B Tewksbury Avenue
 Pt. Richmond, CA 94801
 510 232 2728
 510 232 2823 fax
 e-mail: augerpro@aol.com

July 29, 1997

Ms. Susan Hugo
 Alameda County Department of Environmental Health
 1131 Harbor Bay Parkway, Rm. 250
 Alameda, CA 94502-6577

RE: Permit Amendment Request
 Underground Storage Tank Removal
 4343 San Pablo Avenue
 Emeryville, California

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Sincerely,

Paul E. Jones
 Project Manager

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------|
| ARTESIAN ENVIRONMENTAL CONSULTANTS | | 5133 |
| 415-257-4801 | | |
| 3100 KERNER BLVD., STE. C | | |
| SAN RAFAEL, CA 94901 | | 7-29-97 |
| | | 90-4021/1211 515 |
| PAY TO THE ORDER OF | Alameda County Environmental Health Services \$ 933.00 | |
| Nine hundred thirty three and 00/100 | | DOLLARS |
| WESTAMERICABANK FRANCISCO-IRENE OFFICE 1-800-848-1088 P.O. BOX 9147 • 1177 FRANCISCO BOULEVARD SAN RAFAEL, CA 94912 | | |
| FOR | 301-001-022 | |

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 5406 Site Name Former Standard Brands Today's Date 7/21/97

Site Address 4943 San Pablo Avenue

City Emeryville Zip 94608 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

On site for the removal of the 2nd tank. Tank #2 was uncovered during the overexcavation work last week following the removal of tank #1. Tank #2 was a steel UST, approximately 750 gallons. Tank appeared corroded & rusty, visible strong pitting. North bottom, north end had a big gaping hole at the seams just like Tank #1. Tanks LEL @ 0.9 Oz = 4%.

Met Paul Jones & Cliff Davenport at site.

Fire Dept not available for the tank removal but requested Alameda Co. To provide the LEL @ Oz for them. Tank's manifest # 9642583, disposal site = Erickson, soil sampling following UST removal was waived, will continue with the overexcavation until soil clean up levels reached. Currently dewatering at the site as future groundwater re. the UST will be short term.

Clean stockpiled soil segregated from contaminated ones. For soil reuse need to sample & discreet every 20 cubic yards.

II, III

Contact _____
Title _____
Signature _____

Inspector _____
Signature Susan F. Hryg

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

| | | | | | | |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--|
| EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO | | FOR LOCAL AGENCY USE ONLY HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM | | |
| REPORT DATE 04/24/97 | | CASE # | | SIGNED _____ DATE _____ | | |
| REPORTED BY | NAME OF INDIVIDUAL FILING REPORT Paul E. Jones | | PHONE (510) 232-2728 | | SIGNATURE | |
| | REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER | | COMPANY OR AGENCY NAME FAST-TEK Engineering Support Services | | | |
| ADDRESS 247 B Tewksbury Avenue, Point Richmond, CA 94801 | | | | | | |
| RESPONSIBLE PARTY | NAME Standard Brands Paint Co. % Solon Asset Management | | CONTACT PERSON Deborah Midanek | | PHONE (510) 988-7110 | |
| | ADDRESS 1981 N. Broadway, Suite 325, Walnut Creek, CA 94596 | | | | | |
| SITE LOCATION | FACILITY NAME (IF APPLICABLE) Standard Brands Paint Co. | | OPERATOR | | PHONE () | |
| | ADDRESS 4343 San Pablo Avenue, Emeryville, CA | | | | | |
| | CROSS STREET 45 th Street | | | | | |
| IMPLEMENTING AGENCIES | LOCAL AGENCY Alameda County Department of Environmental Health | | CONTACT PERSON Susan Hugo | | PHONE (510) 567-6700 | |
| | REGIONAL BOARD | | | | | |
| SUBSTANCES INVOLVED | (1) Gasoline | | | | QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN | |
| | <input type="checkbox"/> UNKNOWN | | | | | |
| DISCOVERY/ABATEMENT | DATE DISCOVERED 04/24/97 | | HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER | | | |
| | DATE DISCHARGE BEGAN UNKNOWN | | METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER | | | |
| | HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 04/24/97 | | | | | |
| SOURCE/CAUSE | SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER | | CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER | | | |
| | CASE TYPE <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED) | | | | | |
| CURRENT STATUS | CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY | | | | | |
| | REMEDIAL ACTION CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) | | | | | |
| COMMENTS | | | | | | |

STATE OF CALIFORNIA
STATE WATER RESOURCES CONTROL BOARD
UNDERGROUND STORAGE TANK PERMIT APPLICATION - FORM B



COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

| | | | | |
|--------------------|-------------------------------------------|------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| MARK ONLY ONE ITEM | <input type="checkbox"/> 1 NEW PERMIT | <input type="checkbox"/> 3 RENEWAL PERMIT | <input type="checkbox"/> 5 CHANGE OF INFORMATION | <input type="checkbox"/> 7 PERMANENTLY CLOSED ON SITE |
| | <input type="checkbox"/> 2 INTERIM PERMIT | <input checked="" type="checkbox"/> 4 AMENDED PERMIT | <input type="checkbox"/> 6 TEMPORARY TANK CLOSURE | <input type="checkbox"/> 8 TANK REMOVED |

DBA OR FACILITY NAME WHERE TANK IS INSTALLED:

I. TANK DESCRIPTION COMPLETE ALL ITEMS - SPECIFY IF UNKNOWN

| | | | |
|---------------------------------|---------|------------------------------|---------|
| A. OWNER'S TANK I.D.# | None | B. MANUFACTURED BY | Unknown |
| C. DATE INSTALLED (MO/DAY/YEAR) | Unknown | D. TANK CAPACITY IN GALLONS: | 750 |

II. TANK CONTENTS IF A.1 IS MARKED, COMPLETE ITEM C.

| | | | | | |
|--------------------------------------------------|----------------------------------------------|---------------------------------------------|-------------------------------------------------|-------------------------------------|---------------------------------------------------------------|
| A. <input type="checkbox"/> 1 MOTOR VEHICLE FUEL | <input type="checkbox"/> 4 OIL | B. <input type="checkbox"/> 1 PRODUCT | C. <input type="checkbox"/> 1a REGULAR UNLEADED | <input type="checkbox"/> 3 DIESEL | <input type="checkbox"/> 5 AVIATION GAS |
| <input type="checkbox"/> 2 PETROLEUM | <input checked="" type="checkbox"/> 80 EMPTY | <input checked="" type="checkbox"/> 2 WASTE | <input type="checkbox"/> 1b PREMIUM UNLEADED | <input type="checkbox"/> 4 GASAHOL | <input type="checkbox"/> 7 METHANOL |
| <input type="checkbox"/> 3 CHEMICAL PRODUCT | <input type="checkbox"/> 95 UNKNOWN | | <input type="checkbox"/> 2 LEADED | <input type="checkbox"/> 5 JET FUEL | <input type="checkbox"/> 99 OTHER (DESCRIBE IN ITEM D. BELOW) |

D. IF (A.1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED: Assume Gasline Pending Fingerprint Sample Result

III. TANK CONSTRUCTION MARK ONE ITEM ONLY IN BOXES A, B, AND C, AND ALL THAT APPLIES IN BOX D AND E

| | | | |
|---------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------|
| A. TYPE OF SYSTEM | <input type="checkbox"/> 1 DOUBLE WALL | <input type="checkbox"/> 3 SINGLE WALL WITH EXTERIOR LINER | <input type="checkbox"/> 95 UNKNOWN |
| | <input checked="" type="checkbox"/> 2 SINGLE WALL | <input type="checkbox"/> 4 SECONDARY CONTAINMENT (VAULTED TANK) | <input type="checkbox"/> 99 OTHER |
| B. TANK MATERIAL (Primary Tank) | <input checked="" type="checkbox"/> 1 BARE STEEL | <input type="checkbox"/> 2 STAINLESS STEEL | <input type="checkbox"/> 3 FIBERGLASS |
| | <input type="checkbox"/> 5 CONCRETE | <input type="checkbox"/> 6 POLYVINYL CHLORIDE | <input type="checkbox"/> 7 ALUMINUM |
| | <input type="checkbox"/> 9 BRONZE | <input type="checkbox"/> 10 GALVANIZED STEEL | <input type="checkbox"/> 95 UNKNOWN |
| | | | <input type="checkbox"/> 99 OTHER |
| C. INTERIOR LINING | <input type="checkbox"/> 1 RUBBER LINED | <input type="checkbox"/> 2 ALKYD LINING | <input type="checkbox"/> 3 EPOXY LINING |
| | <input type="checkbox"/> 5 GLASS LINING | <input type="checkbox"/> 6 UNLINED | <input checked="" type="checkbox"/> 95 UNKNOWN |
| | | | <input type="checkbox"/> 4 PHENOLIC LINING |
| | | | <input type="checkbox"/> 99 OTHER |
| | IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES ___ NO ___ | | |
| D. CORROSION PROTECTION | <input type="checkbox"/> 1 POLYETHYLENE WRAP | <input type="checkbox"/> 2 COATING | <input type="checkbox"/> 3 VINYL WRAP |
| | <input type="checkbox"/> 5 CATHODIC PROTECTION | <input type="checkbox"/> 91 NONE | <input checked="" type="checkbox"/> 95 UNKNOWN |
| | | | <input type="checkbox"/> 4 FIBERGLASS REINFORCED PLASTIC |
| | | | <input type="checkbox"/> 99 OTHER |
| E. SPILL AND OVERFILL | SPILL CONTAINMENT INSTALLED (YEAR): <u>UNKNOWN</u> | | OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR): <u>UNKNOWN</u> |

IV. PIPING INFORMATION CIRCLE A IF ABOVE GROUND OR U IF UNDERGROUND, BOTH IF APPLICABLE

| | | | | |
|--------------------------------------|---------------------------------------------------------|---------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------|
| A. SYSTEM TYPE | A U 1 SUCTION | A U 2 PRESSURE | A U 3 GRAVITY | A U <input checked="" type="checkbox"/> OTHER <u>UNKNOWN</u> |
| B. CONSTRUCTION | A U <input checked="" type="checkbox"/> SINGLE WALL | A U 2 DOUBLE WALL | A U 3 LINED TRENCH | A U 95 UNKNOWN A U 99 OTHER |
| C. MATERIAL AND CORROSION PROTECTION | A U <input checked="" type="checkbox"/> BARE STEEL | A U 2 STAINLESS STEEL | A U 3 POLYVINYL CHLORIDE (PVC) | A U 4 FIBERGLASS PIPE |
| | A U 5 ALUMINUM | A U 6 CONCRETE | A U 7 STEEL W/ COATING | A U 8 100% METHANOL COMPATIBLE W/FRP |
| | A U 9 GALVANIZED STEEL | A U 10 CATHODIC PROTECTION | A U 95 UNKNOWN | A U 99 OTHER |
| D. LEAK DETECTION | <input type="checkbox"/> 1 AUTOMATIC LINE LEAK DETECTOR | <input type="checkbox"/> 2 LINE TIGHTNESS TESTING | <input type="checkbox"/> 3 INTERSTITIAL MONITORING | <input checked="" type="checkbox"/> 99 OTHER <u>UNKNOWN</u> |

V. TANK LEAK DETECTION

| | | | | |
|-----------------------------------------|-----------------------------------------------------|----------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> 1 VISUAL CHECK | <input type="checkbox"/> 2 INVENTORY RECONCILIATION | <input type="checkbox"/> 3 VADOZE MONITORING | <input type="checkbox"/> 4 AUTOMATIC TANK GAUGING | <input type="checkbox"/> 5 GROUND WATER MONITORING |
| <input type="checkbox"/> 6 TANK TESTING | <input type="checkbox"/> 7 INTERSTITIAL MONITORING | <input type="checkbox"/> 91 NONE | <input checked="" type="checkbox"/> 95 UNKNOWN | <input type="checkbox"/> 99 OTHER |

VI. TANK CLOSURE INFORMATION

| | | |
|-----------------------------------------|----------------------------------------------|---------------------------------------------------------------------|
| 1. ESTIMATED DATE LAST USED (MO/DAY/YR) | 2. ESTIMATED QUANTITY OF SUBSTANCE REMAINING | 3. WAS TANK FILLED WITH INERT MATERIAL? |
| <u>1956</u> | <u>0</u> GALLONS | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |

THIS FORM HAS BEEN COMPLETED UNDER PENALTY OF PERJURY, AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT

APPLICANT'S NAME (PRINTED & SIGNATURE) Paul E. Jones, Agent For Generator P&H DATE 07/16/97

LOCAL AGENCY USE ONLY THE STATE I.D. NUMBER IS COMPOSED OF THE FOUR NUMBERS BELOW

| | | | | |
|---------------|-------------------------|------------------------|------------|--------|
| STATE I.D.# | COUNTY # | JURISDICTION # | FACILITY # | TANK # |
| | | | | |
| PERMIT NUMBER | PERMIT APPROVED BY/DATE | PERMIT EXPIRATION DATE | | |

THIS FORM MUST BE ACCOMPANIED BY A PERMIT APPLICATION - FORM A, UNLESS A CURRENT FORM A HAS BEEN FILED. FILE THIS FORM WITH THE LOCAL AGENCY IMPLEMENTING THE UNDERGROUND STORAGE TANK REGULATIONS

FAST-TEK Engineering Support Services

General Engineering Contracting License 589008: A, B, C-57, Haz., Asb.

Street Address: 247 B Tewksbury Ave., Pt. Richmond, CA 94801

Mailing Address: P.O. Box 10123, San Rafael, CA 94912

Telephone (510) 232-2728 • Facsimile (510) 232-2823 • e-mail: augerpro@aol.com

FACSIMILE TRANSMISSION

TO: Ms. Susan Hugo

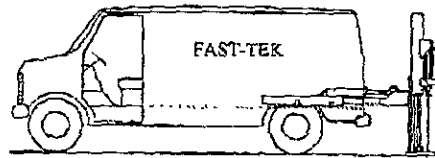
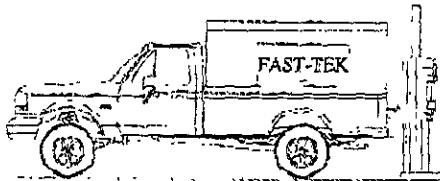
FAX: (510) 337-9335

DATE: 07/16/97

JOB #: 301-001-02F

FROM: Paul E. Jones

TOTAL SHEETS: 4



Geoprobe Drilling • Excavating • Hollow Stem Auger Drilling • Waste Disposal • Vapor Extraction
Concrete Coring and Cutting • Utility Locating and Borehole Clearance • In-Situ Remediation Delivery
Systems • Oxy-Plug™ Injections • Limited Access Drilling • Traffic Control Plans and Equipment

MESSAGE:

Standard Brands Paint Co.

Permit for Removal of Second UST

4343 San Pablo Avenue

Emeryville, California

Following is the permit amendment request letter and associated paperwork as we discussed earlier today. I spoke to Clif Davenport earlier today who indicated that you need an unauthorized release report for the release associated with the first tank. I have attached a copy of the unauthorized release report. Hard copies are in the Mail.

Please call with any questions or comments.

NOTES: If you did not receive the complete transmission, please call. This fax is privileged and confidential. If you are not an intended recipient, you are notified that any disclosure, dissemination or duplication of this fax is not authorized, and no waiver of any privilege or confidentiality is intended by your receipt of this transmission.



FAST-TEK
Engineering Support Services
drilling - excavating - in-situ technologies
SERVICES: A, B, C-57, HAZ, AOB

247 B Tewksbury Avenue
Pt. Richmond, CA 94801
510 232 2728
510 232 2823 fax
email: augerpro@aol.com

July 16, 1997

Ms. Susan Hugo
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Rm. 250
Alameda, CA 94502-6577

RE: Permit Amendment Request
Underground Storage Tank Removal
4343 San Pablo Avenue
Emeryville, California

Dear Ms. Hugo:

FAST-TEK is requesting that the existing permit for removal of an underground storage tank (UST), approved by the department on July 7, 1997, be amended to include removal of a second UST discovered at the above-referenced site on July 14, 1997.

Subcontractors and procedures for UST removal and confirmation sampling will be used as outlined in the existing UST removal permit and in accordance with our recent telephone and direct conversations regarding the subject site.

Please find enclosed the UST permit application Form B for the second tank as well as an unauthorized release report for the release associated with the first UST. A check in the amount of \$306.00 will be provided to the department for the additional deposit required on the day of the UST removal per our telephone conversation of July 16, 1997.

If I may be of further service or if you have any questions or comments, please do not hesitate to call at (510) 232-2728-230.

Sincerely,

Paul E. Jones
Project Manager

Transfer of Eligible Local Oversight Case

STID 5406 Date of input/By: 7/17/97 (na)

Date: 7/16/97 From: SUSAN HUGO

Site Name: Former Standard Brands

Address: 4343 San Pablo Ave. City: Oakland Zip: 94608

To be eligible for LOP, case must meet 3 qualifications:

1. Y N Tanks Removed? # of removed? 1 Date removed: 7/10/97
additional tank uncovered to be removed
2. Y N Samples received? Contamination level: _____ ppm
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP
3. Y N Petroleum? Circle Type(s): • Avgas • leaded • unleaded • fuel oil • jet
• diesel • waste oil • kerosene • solvents

Procedure to follow should your site meet all the above qualifications:

1.
 - a. *can not be close, 1 newly discovered tank to be removed by 7/23/97* Close the deposit refund case.
 - b. _____ Account for **ALL** time you have spent on the case.
 - c. _____ Turn in account sheet to Leslie.
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!

Remaining DepRef \$'s: _____
DepRef Case Closed with Candyce/Leslie? Y N (If no, explain why below.)
2. Submit the completed **A** and **B** permit application forms to **NORMA**.
3. Give the entire case to the proper LOP staff.

LOP - RECORD CHANGE REQUEST FORM

printed:
04/15/98

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 5406 LOC:
 SITE NAME: Standard Brands Paints DATE REPORTED : 07/16/97
 ADDRESS : 4343 San Pablo Ave DATE CONFIRMED: 07/16/97
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: W CONTRACT STATUS: 8 PRIOR CODE: 2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 07/21/97
 PRELIMINARY ASMNT: C DATE UNDERWAY: 07/15/96 DATE COMPLETED: 08/05/97
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: C DATE UNDERWAY: 07/21/97 DATE COMPLETED: 12/05/97
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 07/21/97
 LUFT FIELD MANUAL CONSID: 3HSCARWG
 CASE CLOSED: Y DATE CASE CLOSED: 03/16/98
 DATE EXCAVATION STARTED : 07/10/97 REMEDIAL ACTIONS TAKEN: ED,GT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ms. Debra Midanek
 COMPANY NAME: Std. Brands C/o Jay Alix & Ass
 ADDRESS: 575 Fifth Avenue, 21st Fl
 CITY/STATE: New York, New York 10017

INSPECTOR VERIFICATION:

NAME SUSAN L. HUGO SIGNATURE *Susan L. Hugo* DATE 4/16/98

DATA ENTRY INPUT:

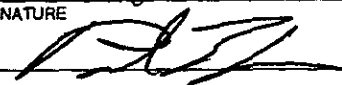
| | | | | |
|---------------------------|-----------|------------|-----------------------|------------|
| Name/Address Changes Only | | | Case Progress Changes | |
| ANPPGMS _____ | LOP _____ | DATE _____ | LOP _____ | DATE _____ |

4/16/98

To Norma,
 Please close this
 LOP case in the data
 base. The SWC portion
 is still an active case
 for now.

Thanks
 Susan

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

| | | | | | |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO | | FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM. | |
| REPORT DATE 07/16/97 | | CASE # | | SIGNED: <i>Mason J. Hugo</i> DATE: 7/21/97 | |
| REPORTED BY | NAME OF INDIVIDUAL FILING REPORT Paul E. Jones | | PHONE (510) 232-2728 | | SIGNATURE  |
| | REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER | | COMPANY OR AGENCY NAME FAST-TEK Engineering Support Services | | |
| | ADDRESS 247B Tewksbury Avenue, Point Richmond, CA 94801 | | | | |
| RESPONSIBLE PARTY | NAME Standard Brands Paint Co. % Solon Asset Management <input type="checkbox"/> UNKNOWN | | CONTACT PERSON Deborah Midanek | | PHONE (510) 988-7110 |
| | ADDRESS 1981 N. Broadway, Suite 325, Walnut Creek, CA 94596 | | | | |
| SITE LOCATION | FACILITY NAME (IF APPLICABLE) Standard Brands Paint Co. | | OPERATOR | | PHONE () |
| | ADDRESS 4343 San Pablo Avenue, Emeryville, CA | | | | |
| | CROSS STREET 45 th Street | | | | |
| IMPLEMENTING AGENCIES | LOCAL AGENCY Alameda County Department of Environmental Health | | AGENCY NAME Department of Health | | CONTACT PERSON Susan Hugo |
| | REGIONAL BOARD | | PHONE (510) 567-6700 | | PHONE () |
| SUBSTANCES INVOLVED | (1) NAME Gasoline | | QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN | | |
| | (2) | | <input type="checkbox"/> UNKNOWN | | |
| DISCOVERY/ABATEMENT | DATE DISCOVERED 07/10/97 | | HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER | | |
| | DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN | | METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER | | |
| | HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 07/10/97 | | | | |
| SOURCE/CAUSE | SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER | | CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER | | |
| | CASE TYPE CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED) | | | | |
| CURRENT STATUS | CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input checked="" type="checkbox"/> CLEANUP UNDERWAY | | | | |
| | REMEDIAL ACTION CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input checked="" type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) | | | | |
| COMMENTS | (Area for handwritten notes) | | | | |
| | (Area for handwritten notes) | | | | |

LOP - RECORD CHANGE REQUEST FORM

printed:
04/15/98

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 5406 LOC:
 SITE NAME: Standard Brands Paints DATE REPORTED : 07/16/97
 ADDRESS : 4343 San Pablo Ave DATE CONFIRMED: 07/16/97
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

 CASE TYPE: W CONTRACT STATUS: 8 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 07/21/97
 PRELIMINARY ASMNT: C DATE UNDERWAY: 07/15/96 DATE COMPLETED: 08/05/97
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: C DATE UNDERWAY: 07/21/97 DATE COMPLETED: 12/05/97
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 07/21/97
 LUFT FIELD MANUAL CONSID: 3HSCARWG
 CASE CLOSED: Y DATE CASE CLOSED: 03/16/98
 DATE EXCAVATION STARTED : 07/10/97 REMEDIAL ACTIONS TAKEN: ED,GT

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Ms. Debra Midanek
 COMPANY NAME: Std. Brands C/o Jay Alix & Ass
 ADDRESS: 575 Fifth Avenue, 21st Fl
 CITY/STATE: New York, New York 10017

INSPECTOR VERIFICATION:

NAME SUSAN L. HUGO SIGNATURE *Susan L. Hugo* DATE 4/16/98

DATA ENTRY INPUT:

| | | | | |
|---------------------------|-----------|------------|-----------------------|------------|
| Name/Address Changes Only | | | Case Progress Changes | |
| ANNPGMS _____ | LOP _____ | DATE _____ | LOP _____ | DATE _____ |

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

08/12/98

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: CL
 StID: 5406 SUBSTANCE: 8006619 -Gasoline
 SITE NAME: Standard Brands Paints DATE REPORTED : 07/16/97
 ADDRESS : 4343 San Pablo Ave DATE CONFIRMED: 07/16/97
 CITY/ZIP : Emeryville, CA 94608 MULTIPLE RP's : N

CASE TYPE: W CONTRACT STATUS: 8 PRIOR:2B4 EMERGENCY RESPONSE:

| | | | |
|---------------------|-----|-------------|----------|
| RP SEARCH | : S | DATE END: | 07/21/97 |
| PRELIM ASSESSMENT | : C | DATE BEGIN: | 07/15/96 |
| REMEDIAL INVESTIG | : | DATE END: | 08/05/97 |
| REMEDIAL ACTION | : C | DATE BEGIN: | |
| POST REMED MONITOR: | | DATE END: | |
| | | DATE BEGIN: | 07/21/97 |
| | | DATE END: | 12/05/97 |

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 07/21/97

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSCARWG CASE CLOSED: Y on: 03/16/98

DT EXC START: 07/10/97 REMEDIAL ACTIONS TAKEN: ED,GT

RP #1: CONTACT: Ms. Debra Midanek RP COST: \$0.00
 RP COMPANY NAME: Std. Brands C/o Jay Alix & Ass Ph: (212)490-2500
 ADDRESS: 575 Fifth Avenue, 21st Fl
 CITY/STATE: New York, New York 10017

Listing all LOP DAILY activities since 1991 for StID # 5406
 as of 08/12/98

Standard Brands Paints at as of 08/12/98 , Emeryville CA 94608

Act91_4
 Act92_1
 Act92_2
 Act92_3
 Act92_4
 Act92_5
 Act93_1
 Act93_2
 Act93_3
 Act93_4
 Act94_1
 Act94_2
 Act94_3

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

08/05/97

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: SH
 StID: 5406 SUBSTANCE: 8006619 -Gasoline
 SITE NAME: Standard Brands Paints DATE REPORTED : 07/16/97
 ADDRESS : 4343 San Pablo Ave DATE CONFIRMED: 07/16/97
 CITY/ZIP : Emeryville, CA 94608 MULTIPLE RP's : N

CASE TYPE: U CONTRACT STATUS: 3 PRIOR:2B4 EMERGENCY RESPONSE: -0-

| | | | |
|---------------------|-----|-------------|----------|
| RP SEARCH | : S | DATE END: | 07/21/97 |
| PRELIM ASSESSMENT | : U | DATE BEGIN: | 07/15/96 |
| REMEDIAL INVESTIG | : - | DATE BEGIN: | -0- |
| REMEDIAL ACTION | : - | DATE BEGIN: | -0- |
| POST REMED MONITOR: | - | DATE BEGIN: | -0- |
| | | DATE END: | -0- |

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 07/21/97

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSCA CASE CLOSED: - on: -0-

DT EXC START: 07/10/97 REMEDIAL ACTIONS TAKEN: ED

RP #1: CONTACT: Ms. Debra Midanek RP COST: \$0.00
 RP COMPANY NAME: Std. Brands - Solon Asset Mgmt Ph: (510)988-7110
 ADDRESS: 1981 N. Broadway Ste. 325
 CITY/STATE: Walnut Creek , Ca 94596

-0-

Listing all LOP DAILY activities since 1991 for StID # 5406
 as of 08/05/97

Standard Brands Paints at as of 08/05/97 , Emeryville CA 94608

- Act91_4
- Act92_1
- Act92_2
- Act92_3
- Act92_4
- Act92_5
- Act93_1
- Act93_2
- Act93_3
- Act93_4
- Act94_1
- Act94_2
- Act94_3

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 5406 Site Name Former Standard Brands Today's Date 7/14/97

Site Address 4343 San Pablo Ave.

City Emeryville Zip 94608 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ____ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ____ II. Hazardous Materials Business Plan, Acutely Hazardous Materials
- ____ III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

On site for limited overexcavation - met Paul Gons (Fast Tek). Soil excavated around the tank pit. Strong staining & odor. Contaminated soil will be excavated & disposition. Soil samples collected around the pit. Groundwater slowly recharging at bottom of excavation - will be pumped out prior to sample collection.

Talked to Paul Gons @ 3:30 PM. Found another tank. will be removed within by the end of the week. - This second tank can be removed under the permit submitted for the 1st tank as long as information (tank hauler, disposal site, contractor) etc.) remain the same.

- 1) need to file URR / submitted
- 2) transfer to LOP
- 3) deposit (additional for 2nd tank removal) \$630⁰⁰

Contact _____

Title _____

Signature _____

Inspector _____

Signature _____

II, III

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Pkwy
Alameda CA 94502
510/567-6700

Hazardous Materials Inspection Form

II, III

Site ID # 5406 Site Name Former Standard Bands Today's Date 7/10/97

Site Address 4343 San Pablo Ave.

City Emeryville Zip 94608 Phone _____

____ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 II. Hazardous Materials Business Plan, Acutely Hazardous Materials
 III. Under ground Storage Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments:

Tank manifest = # 96412577
Tank hauler - Depanna.

On site for the removal of one 750 gallon steel UST.
Dugout National Fire Dept on site - LEH = 9.5%, O2 = 2.5%
Tank had liquid (1/3 full) which looked like water.
Sample was collected from tank for TPH fingerprinting.
Contents of the tank was pumped out. Water was also
present on the east side of the excavation which was also
pumped out. approx. 300 gal was disposed at Evergreen.

The UST appeared rusty, corroded, north bottom end of
the UST had gaging holes. Soil staining & petroleum
odor present. Two soil samples were collected, one from
each end of the UST.

Stockpiled soil was verbally allowed to be used
as temporary backfill for safety concerns &
need to be re-excavated if levels are high.

Yellowish liquid coming out of the holes at bottom
of the UST.

Contact _____

Title _____

Signature _____

Inspector _____

Signature Dezzer F. Hugo

II, III



TRANSAMERICA
REALTY SERVICES

RECEIVED

JUL 10 1997

Director of Environmental Health

Lyman K. Lokken
Senior Vice President

Transamerica
Realty Services, Inc.
1150 South Olive Street, Suite 2200
Los Angeles, California 90015
(213) 742-4004
Fax (213) 741-6917

July 7, 1997

VIA MAIL

Ms. Mee Ling Tung, Director
Alameda County Health Agency
Department of Environment Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

RE: Keeper Store #147 in Emeryville

Dear Ms. Tung:

I represent the life insurance lenders who hold a blanket mortgage on Store #147 and other assets owned by Standard Brands Paint Co.

Accordingly, I would like to take this opportunity to express my sincere thanks and appreciation for the hard work and responsiveness of your staff, specially Ms. Susan Hugo and Ms. Madhulla Logan. Thanks in large part to their flexibility and efforts, the property located at 4343 San Pablo Avenue in Emeryville was recently sold at a bankruptcy court hearing on July 1st. Consequently, the property can now be redeveloped to provide jobs and increase the tax base.

Without Ms. Hugo's and Logan's efforts on our behalf, the property could have remained vacant for an extended period of time or been auctioned off at a much reduced price. What makes Ms. Hugo's and Logan's efforts even more noteworthy was that they helped facilitate completion of a multi-phase site characterization, risk assessment and report review in a very short period of time. Then, prior to the bankruptcy auction, they graciously provided a letter identifying what remaining efforts at the property would be required to obtain closure. This added a level of certainty which resulted in successful transfer of the property at the auction.

PLEASE NOT I AM IN SUITE 2220 AND MY FAX NUMBER IS (213)741-6877

*Susan;
Good Job
Mee Ling*

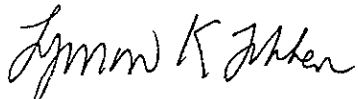
*5: Tom
5: Gordon
JUN
d give me 2
more copies*

Ms. Mee Ling Tung, Director
July 7, 1997
Page Two

The level of professional dedication and responsiveness to the needs of the regulated community by your staff sends us a very positive signal; it is possible to more impacted properties in short periods of time assuming the adequate data is available to make informed decisions. The spirit of cooperation exhibited by your Department demonstrates that the ACDEH is being managed wisely, and for that you have my sincere appreciation.

If you have any questions regarding this matter, please do not hesitate to contact me at (213) 742-4004.

Sincerely,



Lyman K. Lokken
Senior Vice President

cc: Clifton Davenport, McLaren Hart, VIA FAX (510) 521-1547

Susan,

I reviewed the draft risk management plan and I have some comments:

In #4 - they have to specify that at a minimum, level D protection will be used as required by OSHA for hazardous waste workers.

All the symptoms of being exposed to heavy oil should be included (mostly dermal)

Also, during site development, any area that is not capped (like landscaped areas) should have a minimum of 18 inches of clean soil.

I spoke to cliff about my comments and also told him that you will call him if you have any comments

Madhulla

DRAFT

JUNE 26, 1997

RISK MANAGEMENT PLAN

for the property located at
4343 San Pablo Ave.
Emeryville, CA

Introduction

This property was the subject of a soil and groundwater investigation and risk assessment, completed in June, 1997. The investigation and assessment findings, along with a summary of previous environmental studies at the property, are presented in McLaren/Hart's "Additional Site Characterization and Risk Assessment Report, former Standard Brands Paint Store # 147, 4343 San Pablo Avenue, Emeryville, California", dated June 18, 1997. Low to moderate levels of motor oil, paint thinner and diesel are present in soils in selected areas beneath the property. Groundwater contains low levels of paint thinner locally, and in one specific location, solvents. Monitoring data indicates that concentrations of the paint thinner have decreased dramatically over the past two years, and the solvents are also being degraded. McLaren/Hart's studies indicated that the Site did not represent a potential threat to either water quality or human health, and the report concluded that no further remedial actions beyond those being implemented at the property were warranted.

Based on discussions with the Alameda County Department of Environmental Health (ACDEH), a Risk Management Plan (RMP) is required to address residual issues associated with the property. The main concern involves ensuring that construction workers are notified and wear protective clothing if it becomes necessary to handle certain soils. Normal operations, such as those currently planned for the property, do not require any special activity related to residual chemicals in either soils or groundwater. This document identifies those issues and steps to be taken if certain conditions exist at the site, and can be filed with the property deed for purposes of notification to subsequent property owners/occupants.

Risk Management:

- 1- The existing underground storage tank will be removed and properly closed under permit from the Emeryville Fire Department and/or ACDEH. Steps leading to the removal of the tank have been initiated as of the date of this RMP.
- 2- The shallow groundwater beneath the property should not be used.
- 3- Care should be exercised to not create a vertical conduit between shallow (<20-25 feet deep) and deeper (>30 feet deep) groundwater.
- 4- Due to the presence of motor oil in shallow (5 feet) soils outside the building's main door, appropriate precautions should be taken by site workers who may handle soils in this area during construction activities. Such precautions should include the wearing of gloves. Groundwater should not be encountered during construction activities (depth to first occurrence is typically 14-16 feet), but, in the event that it is, direct contact with the groundwater should be avoided.
- 5- If soils are generated during construction activities, a soil management plan governing sampling of those soils to determine disposal or reuse options should be developed and submitted to ACDEH. If it becomes necessary to evacuate any groundwater during construction activities, such groundwater should be stored in temporary containers and analyzed for disposal options.

A copy of this Risk Management Plan should be submitted to the City of Emeryville Planning/Building Department for inclusion with the property deed.

SPROJECTS\SYS\DR\RD\RMP.WPD

McLAREN/HART ALAMEDA OFFICE

This is a facsimile from McLaren/Hart Environmental Engineering Corporation, 1135 Atlantic Avenue, Alameda, CA 94501. Our dedicated FAX number is (510) 521-1547. Our telephone number is (510) 521-5200.

Attention: SUSAN HUGO

I am sending 2 page(s), including this cover sheet.

Date: 6/26 Time Out: _____

FAX Number Called: _____ Job/Task: _____

MESSAGE: Pls deliver ASAP: URGENT

Thanks

Sincerely,

Cliff Davenport
Person Transmitting Copy

510 748 5654
Direct Telephone Number



Mr. Jerry Tidwell
RE: 1150 Park Avenue, Emeryville, CA 94608
April 29, 1997
Page 3 of 3

- 11) The proposed cleanup goals (see Table 9) for the subject site should be re-evaluated using site specific decay rates.
- 12) The subject site can be developed for commercial use provided an acceptable comprehensive risk management plan is submitted to this agency. The risk management plan should include at a minimum the following items:
- soil and groundwater management plan during construction activities
 - appropriate health and safety plan should be prepared prior to and followed during any activities involving exposure to soil and groundwater contamination
 - site mitigating measures to prevent any potential vertical conduits between the shallow and deeper aquifers
 - institutional and /or engineering controls necessary to prevent- migration of pollution, impact to water quality & risks to human health and environment
 - site development map showing areas to be landscaped, location of buildings, etc.
- 13) The subject site can be considered for closure with a long term management plan provided the items listed above are adequately addressed and the site meets all the criteria as a "low risk soils and groundwater case" per the RWQCB's Interim Guidance on Required Clean Up at Low Risk Fuel Sites, dated January 5, 1996.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection Division
Thomas Peacock, LOP Manager
Ravi Arunalantham, San Francisco Bay RWQCB
Kevin Graves, San Francisco Bay RWQCB
Sum Arigala, San Francisco Bay RWQCB
James Ponton / Carolyn Atwood, Weiss Associates, 5500 Shellmound Street
Emeryville, CA 94608

SH/ ML/files

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 26, 1997

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Mr. Lyman Lokken
Transamerica Realty Services, Inc.
Standard Brands Paint Liquidating Property Trust
1150 South Olive Street, Suite 2220
Los Angeles, California 90015

RE: Former Standard Brands - 4343 San Pablo Avenue, Emeryville, CA 94608

Dear Mr. Lokken:

The Alameda County Department of Environmental Health, Environmental Protection Division has completed the review of "Additional Site Characterization and Risk Assessment Report", dated June 18, 1997, prepared and submitted by McLaren Hart for the above referenced site. The report recommends closure or no further action status for the site.

The Department concurs that the site does not pose a risk to human health or the environment based on a risk evaluation conducted for a *commercial scenario*. No further remedial activities (soil or groundwater remediation) is required at the site. However, due to the presence of residual soil and groundwater contamination on-site, a comprehensive risk management plan is required.

A draft copy of the risk management plan including the condition that the existing UST will be closed as per Title 23 requirements was submitted today via fax to this Department. This management plan is still pending final approval by this office. Information in the risk management plan must be included as part of the property deed and proof of recording this information should be submitted to this Department.

Also, this Department requires that groundwater sampling of monitoring well, MW3 be conducted at a quarterly frequency for a minimum of one year. The groundwater samples should be analyzed for TPH, naphthalene, and for VOC's. At the end of one year, if the concentrations remain stable or show a decrease, then this Department will recommend closure for the referenced site.

If you have any questions, you may reach me at (510) 567-6764

Sincerely,

Susan Hugo FOR

Susan Hugo
Hazardous Material Specialist

C: Cliff Davenport, McLaren/Hart, Inc. 1135 Altantic Avenue, Alameda, CA - 94501

FACSIMILE COVER SHEET

TO: SUSAN Hugo

DATE: 6/25/97

FAX #: _____

FROM: CLIFTON DAVENPORT, CHG, CEG
(510) 533-6443/(510)533-0684 (fax)

NUMBER OF PAGES: 2
(including cover sheet)

NOTES: Hi Susan - here's the
draft RMP. left you voice
mail. Please call w/ question /
Concerns

Thanks
Clif

@ WAK : 7485654

If you do not have the correct number of pages, please contact the sender immediately, at the above-referenced telephone number.

THIS MESSAGE IS INTENDED FOR THE USE OF THE PARTY TO WHOM IT IS ADDRESSED, AND MAY CONTAIN PRIVILEGED AND/OR CONFIDENTIAL INFORMATION, NOT AUTHORIZED OR SUBJECT TO DISCLOSURE. If you are not the intended recipient or an employee or agent responsible for the delivery of the within communication to its intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is unauthorized and strictly prohibited. If you have received this communication in error, please notify the sender by telephone immediately, and return the original facsimile communication by mail. We shall reimburse you for the reasonable costs associated with return of the errant communication by U.S. Mail, First Class postage. Thank you for your cooperation.
c:\winword\files\admin\cd\fsst.doc

RISK MANAGEMENT PLAN
4343 San Pablo Ave.
Emeryville, CA

Introduction

This property was the subject of a soil and groundwater investigation and risk assessment, completed in June, 1997. The investigation and assessment findings, along with a summary of previous investigations at the property, are presented in McLaren/Hart's "Additional Site Characterization and Risk Assessment Report, former Standard Brands Paint Store # 147, 4343 San Pablo Avenue, Emeryville, California". The report concluded that the Site did not represent a potential threat to either water quality or human health, and no further remedial actions beyond those being implemented at the property were warranted. Based on discussions with the Alameda County Department of Environmental Health (ACDEH), a Risk Management Plan (RMP) is required to address residual issues associated with the property. This document identifies those issues and steps to be taken if certain conditions exist at the site, and can be filed with the deed for purposes of notification to subsequent property owners/occupants.

Risk Management:

- 1- The existing underground storage tank will be removed and properly closed under permit from the Emeryville Fire Department and/or ACDEH. Steps leading to the removal of the tank have been initiated as of the date of this RMP.
- 2- The shallow groundwater beneath the property should not be used.
- 3- Care should be exercised to not create a vertical conduit between shallow (<20-25 feet deep) and deeper (>30 feet deep) groundwater.
- 4- Due to the presence of motor oil in shallow (5 feet) soils outside the building's main door, appropriate precautions should be taken by site workers who may handle soils in this area during construction activities. Such precautions should include the wearing of gloves. Groundwater should not be encountered during construction activities, but, in the event that it is, direct contact with the groundwater should be avoided.
- 5- If soils are generated during construction activities, a soil management plan to govern sampling of those soils to determine disposal or reuse options should be developed and submitted to ACDEH. If it becomes necessary to evacuate any groundwater during construction activities, such groundwater should be stored in temporary containers and analyzed for disposal options.

A copy of this Risk Management Plan should be submitted to the City of Emeryville Planning/Building Department for inclusion with the property deed.

ACORD CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

3/11/1997

PRODUCER

Env. Eng. & Ins. Svcs.
7011 Sylvan Road Suite D
Citrus Heights, CA 95610
(916)723-4447 FAX 723-1174

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER A CREDIT GENERAL INSURANCE CO.
- COMPANY LETTER B CENTURY NATIONAL INS. CO.
- COMPANY LETTER C GOLDEN EAGLE c/o GRAYSTONE
- COMPANY LETTER D UNITED NATIONAL INS. CO.
- COMPANY LETTER E C/O BLACK WHITE INS. CO

INSURED

FAST-TEK ENGINEERING SUPPORT SERVICES
P.O. BOX 10123
SAN RAFAEL, CA 94912

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE 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 LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

| CO LTR | TYPE OF INSURANCE | POLICY NUMBER | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS |
|--------|------------------------------|----------------|----------------------------------|-----------------------------------|---------------------------------------|
| A | GENERAL LIABILITY | | | | GENERAL AGGREGATE \$ 2,000,000 |
| X | COMMERCIAL GENERAL LIABILITY | EOC 800-700-00 | | | PRODUCTS-COMP/OP AGG. \$ 1,000,000 |
| X | CLAIMS MADE OCCUR | | 12/31/95 | 12/31/98 | PERSONAL & ADV. INJURY \$ 1,000,000 |
| | OWNER'S & CONTRACTOR'S PROT | | | | EACH OCCURRENCE \$ 1,000,000 |
| X | PROF LIAB INC | | | | FIRE DAMAGE (Any one fire) \$ 50,000 |
| | | | | | MED EXPENSE (Any one person) \$ 5,000 |
| | | | | | COMBINED SINGLE LIMIT \$ 1,000,000 |
| B | AUTOMOBILE LIABILITY | | | | |
| | ANY AUTO | BAP 73992 | | | |
| | ALL OWNED AUTOS | | 09/24/96 | 09/24/97 | BODILY INJURY (Per person) \$ |
| X | SCHEDULED AUTOS | | | | BODILY INJURY (Per accident) \$ |
| X | HIRED AUTOS | | | | PROPERTY DAMAGE \$ |
| | NON-OWNED AUTOS | | | | EACH OCCURRENCE \$ |
| | GARAGE LIABILITY | | | | AGGREGATE \$ |
| | EXCESS LIABILITY | | | | |
| | UMBRELLA FORM | | | | |
| | OTHER THAN UMBRELLA FORM | | | | |
| | WORKER'S COMPENSATION | | | | X STATUTORY LIMITS |
| C | AND | NWC 424707-00 | 02/01/97 | 02/01/98 | EACH ACCIDENT \$ 1,000,000 |
| | EMPLOYERS' LIABILITY | | | | DISEASE - POLICY LIMIT \$ 1,000,000 |
| | OTHER | | | | DISEASE - EACH EMPLOYEE \$ 1,000,000 |
| D | EXCESS AUTO LIABILITY | XTP54014 | 09/24/96 | 09/24/97 | 1,000,000 |

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
ALL CALIFORNIA OPERATIONS

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES

INFORMATION AND BID PURPOSES ONLY

AUTHORIZED REPRESENTATIVE

Paul O. Newey



State of California
CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE



License Number **589008**

Entity **INDIV**

Business Name **FAST-TEK**

Classification(s) **B A HAZ C57 ASB**

Expiration Date **11/30/97**



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



December 16, 1996
SLIC # 414

Mr. James J. McClay
MRCP Realty
6262 Hollis Street
Emeryville, California 94608

Mr. Charles Tsou
Nady Systems, Inc.
6701 Bay Street
Emeryville, California 94608

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: Nady's Systems, Inc. (Former MRCP) - 6707 Bay Street, Emeryville, CA 94608

Dear Messrs. Mclay and Tsou:

This office is currently preparing a case closure summary for the above referenced site. The closure document will be submitted to the Regional Water Quality Control Board (RWQCB) for concurrence that further remediation and /or monitoring related to the former underground storage tanks removed from the site is not required. However, the recorded deed notice must be modified to include the following risk management measures:

- 1) The shallow groundwater beneath the site shall not be used. This statement should replace condition # 2 as recorded in the previous deed notice.
- 2) Appropriate Health and Safety plans shall be prepared prior to and followed during any activities involving exposure to pollution in soil or groundwater. This statement should replace condition #4.
- 3) A health risk assessment shall be required if a change in land use, structural configuration or site activities are proposed such that more conservative scenarios should be evaluated. This statement should replace condition # 5.
- 4) Potential vertical conduits between the shallow and deeper aquifers shall not be created. This statement should be added as condition # 6.

A copy of the recorded deed notice with the risk management measures listed above must be submitted to this office and the City of Emeryville Planning / Building Dept.

I will be submitting the case closure summary to RWQCB concurrently while modification to the deed notice is in progress. The closure letter will be issued by this office after receiving the case closure summary signed by the RWQCB and a copy of the recorded deed notice.

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

| | | | | | |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM. | |
| REPORT DATE July 25, 1996 | | CASE # | | SIGNED: 96 JUL 26 PM 3:35 DATE | |
| REPORTED BY | NAME OF INDIVIDUAL FILING REPORT David Harnish | | PHONE (510) 524-6741 | | SIGNATURE <i>David Harnish</i> |
| | REPRESENTING <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER Agent to owner. | | COMPANY OR AGENCY NAME Independent Environmental Consultant | | |
| | ADDRESS 1625 Portland Avenue Berkeley CA 94707 | | | | |
| RESPONSIBLE PARTY | NAME Kaiser Foundation Health Plan <input type="checkbox"/> UNKNOWN | | CONTACT PERSON Mark Zemelman, Esquire | | PHONE (510) 524-6741 |
| | ADDRESS One Kaiser Plaza, 21st Floor Oakland CA 94612 | | | | |
| SITE LOCATION | FACILITY NAME (IF APPLICABLE) Kentucky Fried Chicken | | OPERATOR formerly an ARCO station | | PHONE () |
| | ADDRESS 4301 San Pablo Avenue Emeryville Alameda 94608 | | | | |
| | CROSS STREET Park Avenue | | | | |
| IMPLEMENTING AGENCIES | LOCAL AGENCY AGENCY NAME Alameda County Dept. Environmental Health | | CONTACT PERSON Ms. Susan Hugo | | PHONE (510) 567-6780 |
| | REGIONAL BOARD none - County is lead. | | PHONE () | | |
| SUBSTANCES INVOLVED | (1) NAME Petroleum: gas, motor oil, diesel. | | | | QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN |
| | (2) | | | | <input type="checkbox"/> UNKNOWN |
| DISCOVERY/ABATEMENT | DATE DISCOVERED 02/17/94 | | HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER Phase 2 Investigation | | |
| | DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN | | METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER No evidence USTs remain. | | |
| | HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE Approx. 1968 | | | | |
| SOURCE/ CAUSE | SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER | | CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER | | |
| | CASE TYPE CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED) | | | | |
| CURRENT STATUS | CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input checked="" type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY | | | | |
| | MEDIAL ACTION CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (BT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input checked="" type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> OTHER (OT) | | | | |

Standard Brands Paint Company

ALCO
HAZMAT

94 OCT 18 PM 1:55

VIA FEDERAL EXPRESS



EXECUTIVE OFFICES

4300 WEST 190th STREET
TORRANCE, CA 90509-2956
TEL. 310 • 214 • 2411
FAX: 310 • 542 • 6473

October 14, 1994

Ms. Susan Hugo, Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH CARE AGENCY
Division of Hazardous Materials
Department of Environmental Health
131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

RE: 4343 San Pablo Avenue - Emeryville, CA

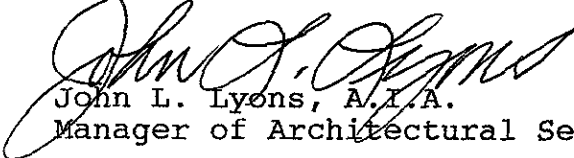
Dear Ms. Hugo:

Enclosed please find the attached \$900.00 check for 10 hours of regulatory review time on the environmental reports for the above referenced site as per your discussion with Frank Goldman of Enviropro, Inc.

If you should have any questions, please call me at my extension 2481. I thank you in advance for your prompt handling of this request.

Sincerely,

STANDARD BRANDS PAINT CO.


John L. Lyons, A.I.A.
Manager of Architectural Services

encl.

cc: Frank Goldman

| PAYOR | | | VENDOR NO | VENDOR NAME | | CHECK NO | PAGE NO |
|---------------------------------------------------------------------|--------------|------------|------------|--------------------------------|----------|---------------|---------|
| Standard Brands Paint Co | | | 1999147 | ALAMEDA CO. HEALTH CARE AGENCY | | 103727 | 1 |
| COMPANY | INVOICE DATE | INVOICE NO | VOUCHER NO | GROSS AMOUNT | DISCOUNT | NET AMOUNT | |
| 9001 | 09 30 | 94147-0994 | 520521 | 90000 | | 90000 | |
| | | | | | | TOTAL PAYMENT | 90000 |
| 4300 WEST 190TH STREET, TORRANCE, CALIF. 90509-2956. (310) 214-2411 | | | | | | | 103727 |



Standard Brands Paint Co.

GENERAL ACCOUNT
 4300 W 190TH ST, TORRANCE, CA 90509-2965, (310) 214-2411
 SITE ADDRESS:
 4343 SAN PABLO AVE.
 EMERYVILLE, CA

Bank of America State Bank
 Bank of America State Bank
 1850 Gateway Blvd
 Concord CA 94520

103727

90-4182
1211

DATE 10/04/94

CHECK NO 103727

PAY NINE HUNDRED DOLLARS ZERO CENTS

PAY THIS AMOUNT
 *****900.00

TO THE ORDER OF
ALAMEDA CO. HEALTH CARE AGENCY
DIVISION OF HAZARDOUS MATERIAL
DEPT. OF ENVIRONMENTAL HEALTH
131 HARBOR BAY PARKWAY 1ND FL.
ALAMEDA, CA. 94502

Howard S. Schwartz
 AUTHORIZED SIGNATURE

⑈ 103727 ⑈ ⑆ 121141822⑆ 73138⑈00440⑈



September 22, 1994

Susan Hugo
Hazardous Materials Specialist
Underground Storage Tank Unit
Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Project No. 10542

Subject: **FIELD INVESTIGATION OF SUBSURFACE SOILS AT THE STANDARD BRANDS PAINT STORE LOCATED AT:**
4343 San Pablo Avenue - City of Emeryville

Dear Susan:

Enviropro, Inc. is pleased to submit this report on behalf of our client, Standard Brands, for your review and comment. We have submitted the report to you because we feel that the environmental concerns at this site have some bearing on underground storage tank issues. There was one gasoline underground storage tank onsite in the past; however, most of the contamination identified onsite came from other sources.

One original report copy and a second copy was sent to Brian Oliva of the Spills, Leaks, Investigations, and Cleanup Unit.

If you have any questions, please call me at 818-998-7197.

Sincerely,

ENVIROPRO, INC.

A handwritten signature in cursive script that reads "Franklin J. Goldman".

Frank Goldman, R.G.
Senior Hydrogeologist

FG/le

Attachment