

March 2, 1998

*Hand delivered
3/2/98
Rec'd by Hugo*

*marked
510 813 5624
P 380 1147*

*RMP:
1) need to decommission MW-3
prior to issuance of closure letter
2) add to RMP - only change to
land use must note by current
3) proof of remediation RMP
must be submitted to Co.*

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: FIRST QUARTER 1998 QUARTERLY MONITORING REPORT AND REQUEST FOR SITE CLOSURE, FORMER STANDARD BRANDS PAINT STORE #147, 4343 SAN PABLO AVENUE, EMERYVILLE, CALIFORNIA

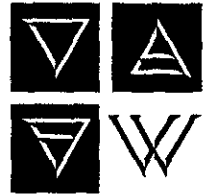
This letter transmits the sampling results for first quarter 1998 groundwater monitoring at the above-referenced Site. The sampling included: 1) measuring groundwater elevations at monitoring wells MW-1a, MW-2 and MW-3 in order to calculate groundwater flow direction across the Site; and 2) water quality analyses downgradient of the building (MW-3). The sampling event was conducted in accordance with the ACDEH-approved Site Closure monitoring program. Fast-Tek Engineering Support Services, with oversight by Waterstone Environmental, LLC., performed the sampling

The attached quarterly monitoring report documents the sampling. Groundwater flow direction is consistent with that previously reported for this Site. The chemicals of concern previously identified by ACDEH in its letter of June 26, 1997 were either not detected or present at significantly lower levels than previously reported in groundwater downgradient of the building

Table 1, attached to this transmittal letter, summarizes sampling results at MW-3, located downgradient of the building, over the past year. The chemicals of concern were either not detected (Napthalene, VOCs) or concentrations decreased significantly (mineral spirits) during the monitoring period. Mineral spirits were recorded at 64 parts per billion (ppb), significantly lower than the 830 ppb reported by McLaren/Hart at the beginning of the monitoring period as well as the 310 and 320 ppb reported during the last two sampling events, respectively.

As demonstrated by McLaren/Hart in its "Additional Site Characterization and Risk Assessment" report (dated June 18, 1997), the Site does not pose a potential health risk to workers at the Site. ACDEH agreed with the report findings, and issued a "no further action" letter on June 26, 1997 requesting implementation of a monitoring program to demonstrate that residual concentrations of the chemicals of concern in groundwater

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March 2, 1998



downgradient of the building were stable or decreasing prior to final closure of the Site. The goals of the monitoring program have been met. Groundwater flows in a consistent direction across the Site, and concentrations of the chemicals of concern have decreased significantly or were not detected during the monitoring period. Accordingly, Site Closure is now appropriate and officially requested. Waterstone understands that the risk management plan for the Site was previously ^{Submitted} separately to ACDEH by others. For your convenience, a copy of the most recent version of that plan is attached to this letter.

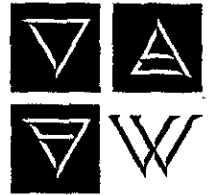
Transfer of the property, sold in bankruptcy court, is currently scheduled for March 15, 1998. Official notification of Site Closure status before escrow closes would be greatly appreciated by all parties involved with the property transfer. Therefore, we respectfully request that you initiate the Site Closure process for this site, and, prior to March 15, 1998, provide us with a letter identifying that the Site will be closed, confirming your approval of the Risk Management Plan, and that no further actions are required at the Site.

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

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Bcc Lyman Lokken
Jeff Dagdigian
Christina Lycoyannis
Deborah Midanek
Paul Jones

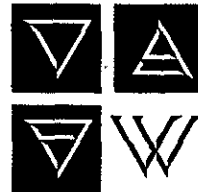


TABLE 1 SUMMARY OF GROUNDWATER SAMPLING RESULTS, MW-3
Former Standard Brands Paint Company Retail Store #147
4343 San Pablo Avenue
Emeryville, CA

Sampling Date	5/22/97	9/27/97	12/5/97	2/13/98
Constituent Concentration				
TPHms	830	310	320	64
TPHmo	<50	NA	NA	NA
TPHd	210	NA	NA	NA
VOCs	NA	All ND	All ND	All ND
Napthalene	NA	ND	ND	ND

All concentrations listed are in parts per billion (ppb)
5/22/97 sample collected by McLaren/Hart;
all other sample collected by Fast-Tek

TPHms: TPH quantified as mineral spirits	ND: Not Detected
TPHmo: TPH quantified as motor oil	
TPHd: TPH quantified as diesel	NA: Not Analyzed
VOCs: Volatile Organic compounds	

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

STANDARD BRANDS PAINT CO.,
c/o Keeper Properties, LLC
1150 S. Olive Street, Suite 2220
Los Angeles, California 90015

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

RISK MANAGEMENT PLAN

INTRODUCTION

The Alameda County Department of Environmental Health (ACDEH) has requested that a Risk Management Plan (RMP) be prepared for this property, which was the subject of a soil and groundwater investigation and risk assessment, completed in June 1997.

RISK MANAGEMENT

1. This document should be recorded in the Real Property Records of Alameda and a copy of this RMP should be provided to the City of Emeryville Planning/Building Department for its records.

2. Care should be exercised to not create a vertical conduit between shallow (< 20-25 feet deep) and deeper (> 30 feet deep) groundwater.

3. The shallow groundwater beneath the property should not be used for any purpose, unless analyzed and treated if necessary. If water is proposed for use, appropriate notice shall be given to the ACDEH.

4. Due to the detection of motor oil in shallow soils at five feet below ground surface outside the existing building's main door, construction site workers who may handle soils in this area during future construction activities should take appropriate precautions. A health and safety plan should be prepared that requires Level D protection for all workers as per Occupational Health and Safety Administration (OSHA) rules (29 CFR 1910.120), as amended. Level D protection should include appropriate gloves, work clothes, boots and hard hat, if required. In the unlikely event that groundwater is encountered during construction activities, 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.

6. Any impacted soils not overlain by concrete or asphalt (*i.e.*, landscaped areas) should be covered as part of Site development with a minimum cover of 18 inches of clean topsoil.

STANDARD BRANDS PAINT CO.,
a California corporation

By: _____
Name: _____
Title: _____

EXHIBIT A
Property Description

PARCEL 1:

PORTION OF THE LAND SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, OAKLAND TOWNSHIP, FILED MAY 14, 1883 IN BOOK 4 OF MAPS, AT PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERN LINE OF SAN PABLO AVENUE, DISTANT THEREON SOUTHERLY 75 FEET FROM THE SOUTHERN LINE OF 45TH STREET, AS SAID AVENUE AND STREET ARE SHOWN ON SAID MAP; RUN THENCE PARALLEL WITH SAID LINE OF 45TH STREET WESTERLY 102 FEET TO THE ACTUAL POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED AND RUNNING THENCE PARALLEL WITH SAID LINE OF 45TH STREET WESTERLY 18 FEET; THENCE PARALLEL WITH SAID LINE OF SAN PABLO AVENUE NORTHERLY 25 FEET; THENCE PARALLEL WITH SAID LINE OF 45TH STREET EASTERLY 18 FEET; AND THENCE PARALLEL WITH SAID LINE OF SAN PABLO AVENUE SOUTHERLY 25 FEET TO THE ACTUAL POINT OF BEGINNING.

PARCEL 2:

PORTION OF THE LAND SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, OAKLAND TOWNSHIP, FILED MAY 14, 1883 IN BOOK 4 OF MAPS, AT PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAN PABLO AVENUE, DISTANT THEREON NORTH 14° 30' WEST, 423 FEET FROM THE INTERSECTION THEREOF WITH THE NORTHERN LINE OF PARK AVENUE; RUNNING THENCE SOUTH 75° 30' WEST, 125 FEET; THENCE NORTH 14° 30' WEST, 48.12 1/2 FEET; THENCE NORTH 75° 30' EAST, 125 FEET TO SAID WESTERLY LINE OF SAN PABLO AVENUE; THENCE ALONG SAID WESTERLY LINE OF SAN PABLO AVENUE, SOUTH 14° 30' EAST, 48.12 1/2 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PORTION OF THE LAND SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, OAKLAND TOWNSHIP, FILED MAY 14, 1883 IN BOOK 4 OF MAPS, AT PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN LINE OF SAN PABLO AVENUE DISTANT THEREON NORTH 14° 30' WEST 471.125 FEET FROM THE NORTHERN LINE OF PARK AVENUE; RUNNING THENCE SOUTH 75° 30' WEST 125 FEET; THENCE NORTH 14° 30' WEST 48.125 FEET TO THE NORTHERN LINE OF LAND DESCRIBED IN THE DEED BY OTIS W. ENGS TO THE REALTY SYNDICATE, DATED MAY 26, 1903, RECORDED AUGUST 5, 1903 IN BOOK 888 OF DEEDS, PAGE 476, ALAMEDA COUNTY RECORDS; THENCE ALONG THE LAST NAMED LINE NORTH 75° 30' EAST 125 FEET TO SAID LINE OF SAN PABLO AVENUE; THENCE ALONG THE LAST NAMED LINE SOUTH 14° 30' EAST 48.125 FEET TO THE POINT OF BEGINNING.

PARCEL 4A:

PORTION OF THE LAND SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, OAKLAND TOWNSHIP, FILED MAY 14, 1883 IN BOOK 4 OF MAPS,

AT PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERN LINE OF SAN PABLO AVENUE DISTANT THEREON SEVENTY-FIVE (75) FEET SOUTHERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF 45TH STREET; RUNNING THENCE WESTERLY AND PARALLEL WITH SAID SOUTHERN LINE OF 45TH STREET ONE HUNDRED AND TWENTY (120) FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID WESTERN LINE OF SAN PABLO AVENUE FIFTY (50) FEET; THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERN LINE OF 45TH STREET ONE HUNDRED AND TWENTY (120) FEET TO THE WESTERN LINE OF SAN PABLO AVENUE; AND THENCE NORTHERLY ALONG SAID WESTERN LINE OF SAN PABLO AVENUE FIFTY (50 FEET TO THE POINT OF BEGINNING).

PARCEL 4B:

PORTION OF THE LAND SHOWN ON THE "MAP OF A PORTION OF COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, OAKLAND TOWNSHIP, FILED MAY 14, 1883 IN BOOK 4 OF MAPS, AT PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF 45TH STREET DISTANT THEREON ONE HUNDRED AND TWENTY (120) FEET WESTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE WESTERN LINE OF SAN PABLO AVENUE; RUNNING THENCE WESTERLY ALONG SAID LINE OF 45TH STREET FIFTY (50) FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID LINE OF SAN PABLO AVENUE ONE HUNDRED AND TWENTY-FIVE (125) FEET; THENCE EASTERLY AND PARALLEL WITH SAID LINE OF 45TH STREET FIFTY (50) FEET; AND THENCE NORTHERLY AND PARALLEL WITH SAID LINE OF SAN PABLO AVENUE ONE HUNDRED AND TWENTY-FIVE (125) FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF EMERY STREET, AS SAID EMERY STREET IS SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT LYING WEST OF SAN PABLO AVENUE, OAKLAND TOWNSHIP," FILED MAY 14, 1883 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, WITH THE NORTHERN BOUNDARY LINE OF THAT CERTAIN PIECE OR PARCEL OF LAND FIRSTLY DESCRIBED IN THAT CERTAIN DEED FROM OTIS W. EGGS TO THE REALTY SYNDICATE, A CORPORATION, DATED MAY 26, 1903, RECORDED AUGUST 5, 1903 IN BOOK 888 OF DEEDS, PAGE 476, ALAMEDA COUNTY RECORDS; RUNNING THENCE ALONG SAID NORTHERN BOUNDARY LINE OF SAID PIECE OR PARCEL OF LAND NORTH 75° 30' EAST 145 FEET; THENCE SOUTH 14° 30' EAST 54 FEET TO THE NORTHERN BOUNDARY LINE OF THAT CERTAIN PIECE OR PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED FROM THE REALTY SYNDICATE, A CORPORATION, TO P. W. MOREHOUSE, DATED DECEMBER 14, 1912, RECORDED DECEMBER 27, 1912 IN BOOK 2104 OF DEEDS, PAGE 203, ALAMEDA COUNTY RECORDS; THENCE ALONG SAID NORTHERN BOUNDARY LINE OF SAID PIECE OR PARCEL OF LAND SOUTH 75° 30' WEST 145 FEET TO SAID EASTERN LINE OF SAID EMERY STREET, IF EXTENDED SOUTHERLY AND THENCE ALONG SAID EASTERN LINE OF SAID EMERY STREET IF EXTENDED SOUTHERLY NORTH 14° 30' WEST 54 FEET TO THE POINT OF BEGINNING.

BEING PORTIONS OF PLOTS 6 AND 38, AS SAID PLOTS ARE SHOWN ON THE "MAP OF THE RANCHOS OF VINCENTE & DOMINGO PERALTA, CONTAINING 16970.68 ACRES, SURVEYED BY JULIUS KELLERSBERGER", ETC., FILED JANUARY 21, 1857, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

PARCEL 6:

BEGINNING AT A POINT ON THE WESTERN LINE OF SAN PABLO AVENUE, DISTANT THEREON 50 FEET SOUTHERLY FROM THE POINT OF INTERSECTION THEREOF, WITH THE SOUTHERN LINE OF 45TH STREET; RUNNING THENCE WESTERLY AND PARALLEL WITH SAID SOUTHERN LINE OF 45TH STREET, 102 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID WESTERN LINE OF SAN PABLO AVENUE, 25 FEET; THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERN LINE OF 45TH STREET, 102 FEET TO THE WESTERN LINE OF SAN PABLO AVENUE; AND THENCE NORTHERLY ALONG SAID WESTERN LINE OF SAN PABLO AVENUE, 25 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE LAND SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, OAKLAND, TOWNSHIP", FILED MAY 14, 1883, IN BOOK 4 OF MAPS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

PARCEL 7:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF 45TH STREET WITH THE EASTERN LINE OF EMERY STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF 45TH STREET ONE HUNDRED (100) FEET; THENCE AT RIGHT ANGLES SOUTHERLY ONE HUNDRED TWENTY-FIVE (125) FEET; THENCE AT RIGHT ANGLE WESTERLY ONE HUNDRED (100) FEET TO THE EASTERN LINE OF EMERY STREET; AND THENCE NORTHERLY ALONG SAID LAST NAMED LINE ONE HUNDRED TWENTY FIVE (125) FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE COGGESHALL TRACT AS THE SAME IS SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT LYING WEST OF SAN PABLO AVENUE, OAKLAND, TOWNSHIP", FILED MAY 14, 1883, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

PARCEL 8:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF 45TH STREET DISTANT THEREON 80 FEET WESTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE WESTERN LINE OF SAN PABLO AVENUE; RUNNING THENCE AT RIGHT ANGLES SOUTHERLY 50 FEET; THENCE AT RIGHT ANGLES WESTERLY 40 FEET; THENCE AT RIGHT ANGLES NORTHERLY 50 FEET TO SAID LINE OF 45TH STREET; THENCE EASTERLY ALONG SAID LINE OF 45TH STREET 40 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE COGGESHALL TRACT, AS SAID TRACT IS SHOWN ON THE "MAP OF A PORTION OF THE COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, OAKLAND TOWNSHIP," FILED MAY 14, 1883, IN BOOK 4 OF MAPS AT PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

PARCEL 9:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF 45TH STREET WITH THE WESTERN LINE OF SAN PABLO AVENUE, AS SAID STREET AND AVENUE ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF SAN PABLO AVENUE 50 FEET; THENCE AT RIGHT ANGLES WESTERLY 80 FEET; THENCE AT RIGHT ANGLES NORTHERLY 50 FEET TO THE SAID LINE OF 45TH STREET; THENCE EASTERLY ALONG SAID LINE OF 45TH STREET, 80 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE, AS DELINEATED AND SO DESIGNATED UPON THAT CERTAIN "MAP OF A PORTION OF THE

COGGESHALL TRACT, LYING WEST OF SAN PABLO AVENUE" FILED MAY 14, 1883, IN LIBER 4 OF MAPS, PAGE 13. IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

ASSESSOR'S PARCEL NOS.:

49-1027-11-1 (AFFECTS PARCELS ONE AND SIX)
49-1027-14 (AFFECTS PARCEL TWO)
49-1027-13 (AFFECTS PARCEL THREE)
49-1027-8-2 (AFFECTS PARCELS FOUR A AND FOUR B)
49-1027-23 (AFFECTS PARCEL FIVE)
49-1027-7 (AFFECTS PARCEL SEVEN)
49-1027-9 (AFFECTS PARCEL EIGHT)
49-1027-10 (AFFECTS PARCEL NINE)

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On _____, before me, _____, Notary Public,
personally appeared _____,

personally known to me - **OR** - proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL	
<input checked="" type="checkbox"/> CORPORATE OFFICER(S)	
_____ TITLE(S)	<u>RISK MANAGEMENT PLAN</u> TITLE OR TYPE OF DOCUMENT
<input type="checkbox"/> PARTNER(S) <input type="checkbox"/> LIMITED	
<input type="checkbox"/> GENERAL	
<input type="checkbox"/> ATTORNEY-IN-FACT	_____ NUMBER OF PAGES
<input type="checkbox"/> TRUSTEE(S)	
<input type="checkbox"/> GUARDIAN/CONSERVATOR	_____ DATE OF DOCUMENT
<input type="checkbox"/> OTHER:	
_____ SIGNER(S) OTHER THAN NAMED ABOVE	
SIGNER IS REPRESENTING: (NAME OF PERSON(S) OR ENTITY(IES))	
<u>STANDARD BRANDS PAINT CO.</u>	



FAST-TEK
Engineering Support Services
drilling • excavating • in-situ technologies
589008, A, B C-57, H=, Asb

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

February 26, 1998

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

RE: First Quarter 1998 Monitoring Report
Former Standard Brands Paint Company Retail Store # 147
4343 San Pablo Avenue
Emeryville, California
FAST-TEK Job # 301-001-02F

Dear Ms Hugo:

This report presents First Quarter, 1998 groundwater monitoring results for the former Standard Brands Paint retail store # 147, located at 4343 San Pablo Avenue in Emeryville, California (Site). Well sampling was performed on February 9, 1998 by FAST-TEK Engineering Support Services (FAST-TEK) in accordance with the FAST-TEK Revised Groundwater Monitoring Well Installation Workplan dated September 24, 1997 (workplan). This report presents results of the third quarterly monitoring event for the monitoring program established in accordance with the September 24, 1997 workplan.

SITE DESCRIPTION

The subject site is located in the southeast portion of Emeryville, California at the southwest corner of San Pablo Avenue and 45th Street approximately 1/2 mile east of Interstate Highway 80. The site is surrounded by a mixture of commercial and residential properties. The site is bounded by a public transit vehicle maintenance center and a dairy products processing and transfer center to the north, vacant apartment buildings and empty lots to the west and south, and commercial and/ or residential properties east of San Pablo Avenue. Figures 1 and 2, contained in Attachment A, are maps showing the location of the site within the City of Emeryville and the site shown in relation to major features surrounding the site, respectively.

SITE BACKGROUND

In June 1997, McLaren/ Hart submitted a report describing site investigations and risk assessment findings at the site. The ACDEH granted no further action status to the site, and indicated Site Closure would be appropriate if quarterly monitoring of groundwater monitoring well MW-3 indicated that chemicals of concern, including Naphthalene, Volatile Organic Compounds (VOCs), and Mineral Spirits had not significantly impacted water quality downgradient of the site.

GROUNDWATER SAMPLING

On February 9, 1998, FAST-TEK personnel measured depth to water, purged, and sampled groundwater monitoring well MW-3. FAST-TEK also measured depth to water in groundwater monitoring wells MW-1A and MW-2 for calculation of hydraulic gradient at the site. The groundwater sample was collected according to FAST-TEK's standard operating procedures for groundwater sampling, described in Attachment B.

GROUNDWATER OCCURRENCE

A groundwater contour map for shallow groundwater based on depth-to-water measurements taken on February 9, 1998 is included as Figure 3, contained in Attachment A. The calculated hydraulic gradient for the February 9, 1998 sampling event is 0.018 vertical foot per horizontal foot in a southwesterly direction. The calculated hydraulic gradient is consistent with the gradient of 0.017 foot per foot in a southwesterly direction reported by FAST-TEK in their Fourth Quarter, 1997 Groundwater Monitoring Report, dated December 12, 1997. Static water levels were approximately 2.25 feet higher during the First Quarter, 1998 monitoring event than during the Fourth Quarter, 1997 event. Measured groundwater depths and calculated groundwater elevation data are presented in Table 1, Attachment A.

ANALYTICAL RESULTS

The groundwater sample collected from monitoring well MW-3 was shipped under chain of custody control to McCampbell Analytical Inc. (McCampbell), of Pacheco, California. McCampbell is certified by the State of California to perform the required analyses. Table 2, contained in Attachment A, summarizes laboratory analytical results for the third and fourth quarter, 1997 monitoring events as well as the first quarter, 1998 sampling event. A copy of the laboratory analytical report and chain of custody record is included in Attachment C.

Monitoring well MW-3 was sampled for Total Petroleum Hydrocarbons as mineral spirits (TPHms) by EPA modified method 8015, Naphthalene by EPA method 8270, and Volatile Organic Compounds (VOCs) by EPA method 8010. All analytes but TPHms were below laboratory detection limits. TPHms was detected in the sample collected from monitoring well MW-3 at a concentration of 64 µg/L, significantly less than the 830 µg/L reported by McLaren/ Hart in their report of sample results (specifically Table 6 included in Attachment A) from a May 22, 1997 sampling event. Concentrations of TPHms also were significantly lower during the First Quarter, 1998 than during the Third and Fourth Quarters, 1997 (310 µg/L and 320 µg/L, respectively).

CONCLUSIONS

The groundwater flow direction for the February, 1998 sampling event was in a southwesterly direction at a gradient of 0.018 foot per foot. TPHms was reported in the groundwater sample collected from monitoring well MW-3. No other analytes were detected in the sample.

Groundwater flow directions have been consistently to the southwest during the monitoring program.

Four sampling events have been conducted at MW-3 during the past year; concentrations of TPHms have decreased from 830 µg/L in May, 1997 to 64 µg/L in February, 1998. The other chemicals of concern, including VOCs and Naphthalene, have not been detected during the monitoring period.


Because concentrations of TPHms in MW-3 are clearly and significantly decreasing, other chemicals of concern have not been detected, and groundwater flow direction remains unchanged, it appears that the objective of the quarterly groundwater monitoring program has been met and that no further monitoring is required.

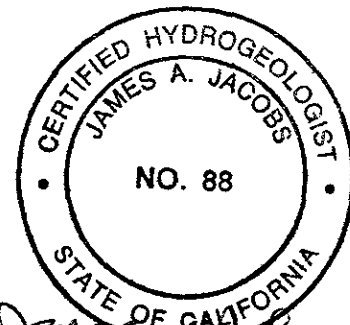
LIMITATIONS

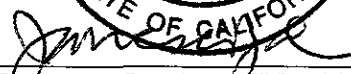
This report was prepared in accordance with generally accepted standards of environmental practice in Northern California at the time this work was performed. The conclusions of this report are based solely upon the groundwater sampling results collected. Sample results are valid only for the specific sample locations, dates collected, and under the site conditions present at the time of sampling. FAST-TEK and the authors assume no responsibility for site conditions out of the control of FAST-TEK or the potential affects of these site conditions. This report was prepared for the sole and exclusive benefit of the client and is intended only for the use of the client. Other parties should not rely on the information contained in this report without first consulting FAST-TEK.

If you have questions or comments, please call at (510) 232-2728-230.

Sincerely,
FAST-TEK


Paul E. Jones
Project Geologist




James A. Jacobs, CHG #88
Principal Hydrogeologist

attachments

ATTACHMENT A
TABLES AND FIGURES

TABLE 1: GROUNDWATER ELEVATION DATA -FEBRUARY 1998
Former Standard Brands Paint Company Retail Store #147
4343 San Pablo Avenue
Emeryville, California

Well Number	Date Sampled	TOC Elevation	Depth to Water (ft)	Static Water Elev. (MSL)
MW-1A	2/9/98	41.06	2.36	38.70
MW-2	2/9/98	42.31	4.39	37.92
MW-3	2/9/98	38.70	3.46	35.24

TABLE 2: GROUNDWATER SAMPLE RESULTS - FEBRUARY 1998
Former Standard Brands Paint Company Retail Store #147
4343 San Pablo Avenue
Emeryville, California

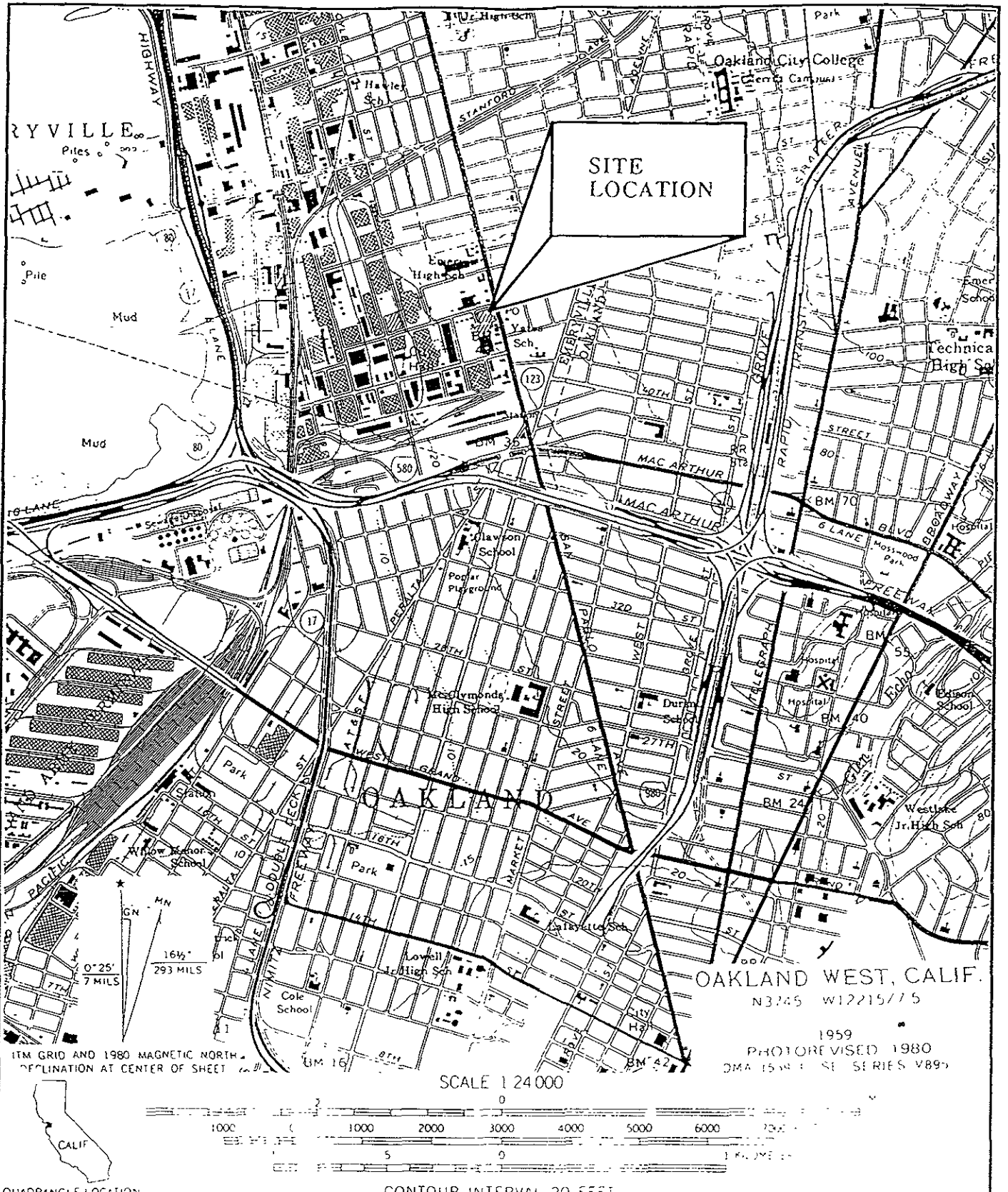
Sample Location	Sample Date	TPH-ms $\mu\text{g/L}$	VOC $\mu\text{g/L}$	Naphthalene $\mu\text{g/L}$
MW-3	9/27/97	310	All ND	ND
	12/5/97	320	All ND	ND
	2/9/98	64	All ND	ND

NOTES:			
TPH-ms	Total Petroleum Hydrocarbons as Mineral Spirits	ND	Not Detected (above method reporting limit)
		NA	Not Analyzed
VOC	Volatile Organic Compounds	TOC	Top of Casing
mg/L	milligrams per liter (ppm)	MSL	Feet Above Mean Sea Level
$\mu\text{g/L}$	micrograms per liter (ppb)		

**TABLE 6
GROUND WATER ANALYTICAL RESULTS
FORMER STANDARD BRANDS PAINT STORE NO. 147
4343 SAN PABLO AVE, EMERYVILLE, CALIFORNIA**

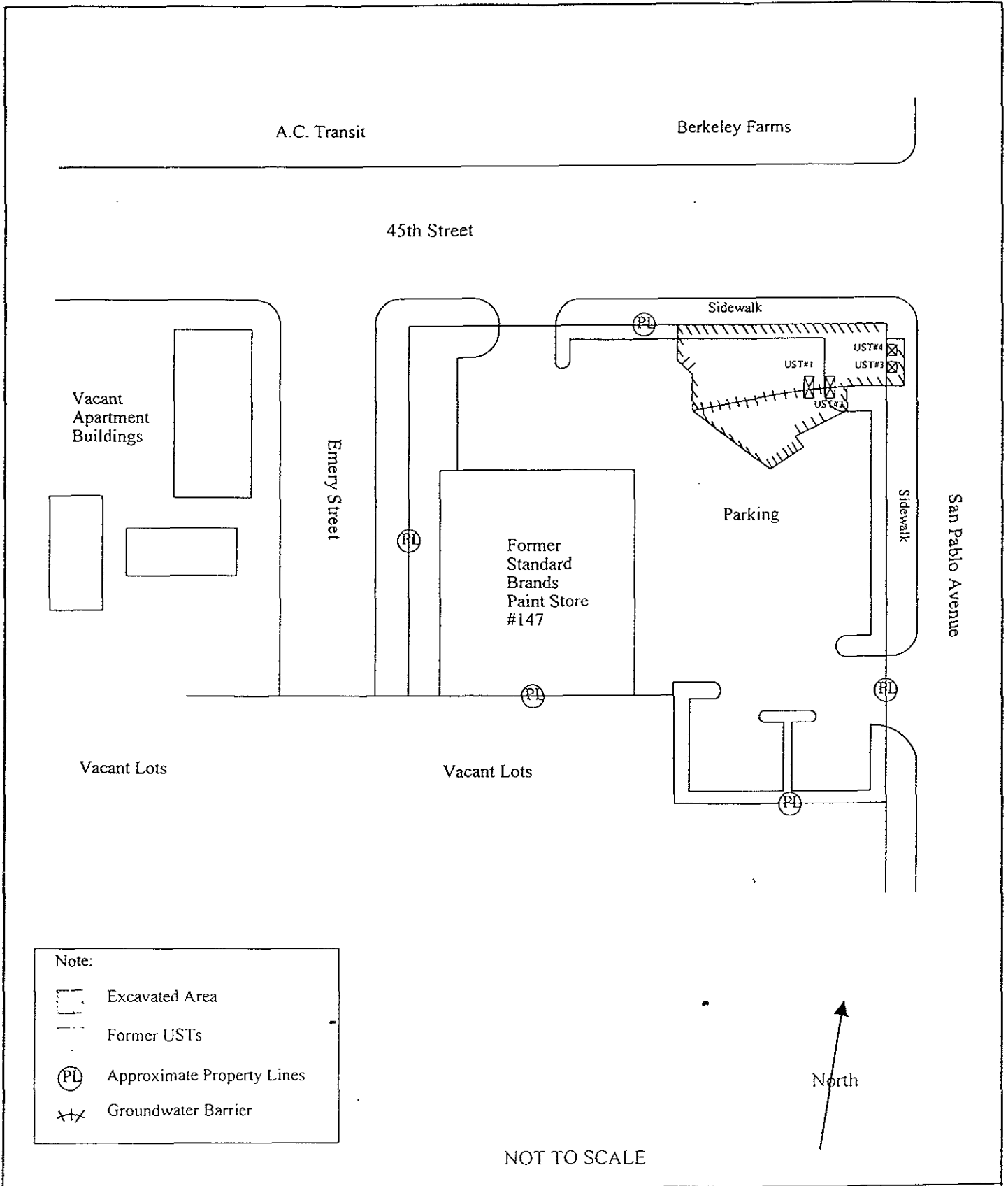
Boring Location:	MH-1	MH-1*	MH-2	MH-4	MH-4*	MH-5	MH-6	MH-8	MH-10	MH-14	MH-15	MH-21	MH-22	MW-1	MW-2	MW-3
TPH (mg/L)																
Mineral Spirits	△5	-	13	<20	-	-	96	300	100	12	1.6	-	-	<0.05	<0.05	0.03
Diesel	△5	-	<1.5	28	-	-	<1	190	40	△	<0.5	-	-	<0.05	<0.05	0.11
Motor Oil	22*	-	<0.5	47	-	-	100	<4	<20	△	<0.5	-	-	<0.05	<0.05	<0.05
Semi-Volatiles (mg/L)																
Naphthalene	1	△	-	<100	2	△0	-	-	-	1500	>10	-	-	-	-	-
2-methylnaphthalene	1	1	-	>100	-	>10	-	-	-	>1000	>10	-	-	-	-	-
Acenaphthylene	1	△	-	-	3	-	-	-	-	-	-	-	-	-	-	-
Acenaphthene	1	△	-	-	4	-	-	-	-	-	-	-	-	-	-	-
Fluorene	1	△	-	-	12	-	-	-	-	-	-	-	-	-	-	-
Phenanthrene	1	△	-	-	19	-	-	-	-	-	-	-	-	-	-	-
Anthracene	1	△	-	-	13	-	-	-	-	-	-	-	-	-	-	-
Fluoranthene	1	△	-	-	7	-	-	-	-	-	-	-	-	-	-	-
Pyrene	1	△	-	-	26	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)anthracene	1	△	-	-	15	-	-	-	-	-	-	-	-	-	-	-
Chrysene	1	△	-	-	33	-	-	-	-	-	-	-	-	-	-	-
Benzo(a)pyrene	1	△	-	-	9	-	-	-	-	-	-	-	-	-	-	-
Benzo(b)fluoranthene	1	△	-	-	6	-	-	-	-	-	-	-	-	-	-	-
Benzo(k)fluoranthene	1	△	-	-	△	-	-	-	-	-	-	-	-	-	-	-
Indeno(1,2,3-cd)pyrene	1	△	-	-	△	-	-	-	-	-	-	-	-	-	-	-
Dibenz(a,h)anthracene	1	△	-	-	△	-	-	-	-	-	-	-	-	-	-	-
Benzo(g,h,i)perylene	1	△	-	-	2	-	-	-	-	-	-	-	-	-	-	-

DRAVENPORT
Fax: 510-533-0694
Nov 14 '97 16:04
P.09

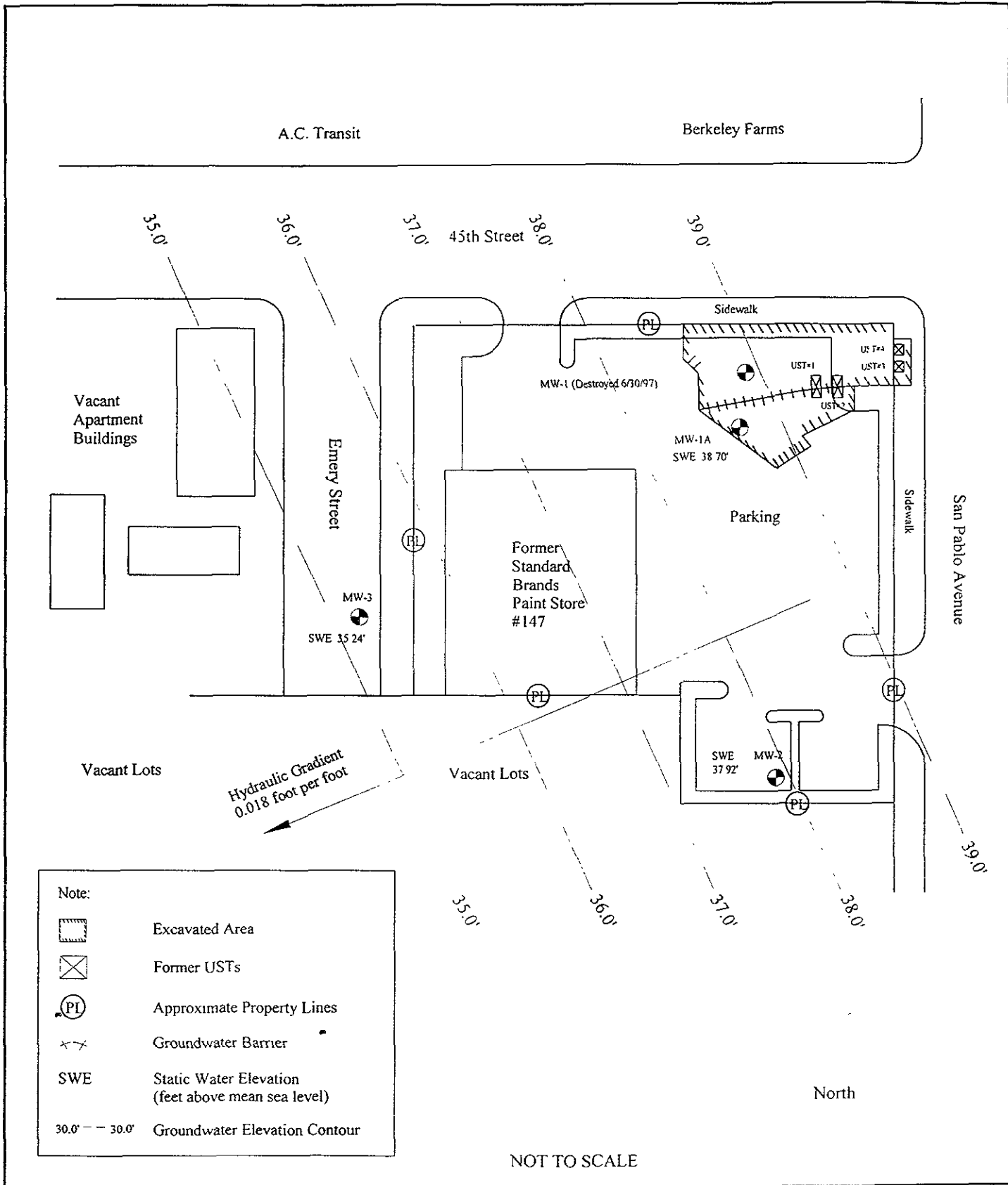


<p>FAST-TEK ENGINEERING SUPPORT SERVICES 247B Tewksbury Avenue Point Richmond, California 94801 Phone (510) 232-2728 Fax (510) 232-2823</p>	<p>SITE LOCATION MAP Standard Brands Paint Company 4343 San Pablo Avenue Emeryville, California</p>
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Project No 301-001-02F	Date 08/21/97	Prepared by P Jones	Figure 1
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FAST-TEK ENGINEERING SUPPORT SERVICES 247B Tewksbury Avenue Point Richmond, California 94801 Phone (510) 232-2728 Fax (510) 232-2823		Site Map Former Standard Brands Paint Company 4343 San Pablo Avenue Emeryville, California	
Project No.: 301-001-02F	Date: 9/24/97	Prepared by: E. Chan	Figure 2



FAST-TEK ENGINEERING SUPPORT SERVICES
 247B Tewksbury Avenue
 Point Richmond, California 94801
 Phone (510) 232-2728 Fax (510) 232-2823

Groundwater Contour Map
 Former Standard Brands Paint Company
 4343 San Pablo Avenue
 Emeryville, California

Project No.: 301-001-02F

Date: 2/11/98

Prepared by RKS

Figure 3

ATTACHMENT B

STANDARD OPERATING PROCEDURES-
MONITORING WELL SAMPLING

FAST-TEK Engineering Support Services

Standard Operating Procedures

MONITORING WELL SAMPLING

Prior to groundwater sampling, initial water level and floating liquid hydrocarbon measurements are recorded for each well. Each well is sounded for depth to ascertain if silting has occurred and to verify the actual depth below ground surface. These measurements are used to calculate the volume for each well. At this time, all non-dedicated pumping and sampling supplies are washed with an Alconox solution, rinsed with clean water, and final rinsed with either distilled or deionized water to prevent any cross contamination from other sampling events.

Each well is purged by evacuating a minimum of three well-casing volumes of groundwater from the well. The well water may be evacuated either by bailing, or pumping. Any of the following may be used for bailing: a dedicated pvc bailer, sterile disposable polyethylene bailer, or a stainless steel bailer. For pumping the groundwater out of the well, a downhole impeller type pump (dedicated or removable with PVC tubing), a downhole dedicated bladder pump, or a surface peristaltic pump is used.

After three to four well volumes are pumped, each well is permitted to recharge to at least 80% of original capacity or for two hours; whichever occurs first. The water is then measured to verify whether the well has stabilized. Stabilization is determined by measuring the parameters of pH; temperature; and electrical conductivity. Stabilized measurements indicate that formation water has entered the well. When two subsequent measurements of these three parameters are within 10% of each other, the well is considered stabilized and is ready to be sampled.

The samples are collected using a new polyethylene bailer with a bottom siphon and nylon cord. The bailers are disposable, and therefore, never reused. The groundwater sample is visually inspected for the presence of free product in the sampling bailer. Agitation is minimized during sample retrieval to prevent aeration during the transfer from the well to the laboratory prepared sample containers. Duplicate water samples are collected from the well and siphoned into three, 40 ml, VOA, septum top vials, with additional 950 ml samples collected in an amber glass bottles or polyethylene bottles depending on the analyses to be performed. The VOA vials are filled completely, leaving no headspace, and are sealed with Teflon-lined lids. All samples are labeled, chilled to 4° C in an ice chest, and sent to a California State Certified hazardous materials testing laboratory under chain-of-custody documentation .

All groundwater samples are collected in accordance with California Regional Water Quality Control Board (RWQCB) procedures described in the *Leaking Underground Fuel Tank (LUFT) Field Manual*, the *Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites*, and local regulatory guidelines.


Standard Environmental Protection Agency (EPA), San Francisco Bay Regional Water Quality Control Board (SFBRWQCB), and Department of Health Services (DHS) methodologies for sampling and analyses are routinely utilized.

Chain of Custody documentation accompanies all samples to the laboratory. A copy of the Chain of Custody documentation is attached to the Certificate of Analysis.

Monitor well purge water is properly stored and labeled on site in DOT 17-H containers pending off site disposal.

ATTACHMENT C

**LABORATORY ANALYTICAL/QUALITY CONTROL DATA
AND CHAIN OF CUSTODY RECORD**

 McCAMPBELL ANALYTICAL INC.	110 Second Avenue South, #D7, Pacheco, CA 94553 Telephone: 510-798-1620 Fax: 510-798-1622 http://www.mccampbell.com E-mail: man@mccampbell.com
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FAST-TEK 247 B Tewksbury Avenue Ft. Richmond, CA 94801	Client Project ID: #301-001-02F; Keeper, Emeryville	Date Sampled: 02/09/98
	Client Contact: Paul Jones	Date Received: 02/10/98
	Client P.O.:	Date Extracted: 02/12-02/17/98
		Date Analyzed: 02/12-02/17/98

Volatile Organics By GC/MS


EPA method 8260	Lab ID	85720
	Client ID	MW3
	Matrix	W

Compound	Concentration*	Compound	Concentration*
Acetone ^(b)	---	Ethylbenzene	---
Benzene	---	Hexachlorobutadiene	---
Bromobenzene	---	Iodomethane	---
Bromochloromethane	---	Isopropylbenzene	---
Bromodichloromethane	---	p-Isopropyl toluene	---
Bromoform	---	Methyl butyl ketone ^(m)	---
Bromomethane	---	Methylene Chloride ^(c)	---
n-Butyl benzene	---	Methyl ethyl ketone ^(k)	---
sec-Butyl benzene	---	Methyl isobutyl ketone ^(a)	---
tert-Butyl benzene	---	Methyl tert-Butyl Ether (MTBE)	---
Carbon Disulfide	---	Naphthalene	ND
Carbon Tetrachloride	---	n-Propyl benzene	---
Chlorobenzene	---	Styrene ^(b)	---
Chloroethane	---	1,1,1,2-Tetrachloroethane	---
2-Chloroethyl Vinyl Ether ^(b)	---	1,1,2,2-Tetrachloroethane	---
Chloroform	---	Tetrachloroethane	---
Chloromethane	---	Toluene ⁽ⁱ⁾	---
2-Chlorotoluene	---	1,2,3-Trichlorobenzene	---
4-Chlorotoluene	---	1,2,4-Trichlorobenzene	---
Dibromochloromethane	---	1,1,1-Trichloroethane	---
1,2-Dibromo-3-chloropropane	---	1,1,2-Trichloroethane	---
Dibromomethane	---	Trichloroethane	---
1,2-Dichlorobenzene	---	Trichlorofluoromethane	---
1,3-Dichlorobenzene	---	1,2,3-Trichloropropane	---
1,4-Dichlorobenzene	---	1,2,4-Trimethylbenzene	---
Dichlorodifluoromethane	---	1,3,5-Trimethylbenzene	---
1,1-Dichloroethane	---	Vinyl Acetate ^(m)	---
1,2-Dichloroethane	---	Vinyl Chloride ^(m)	---
1,1-Dichloroethene	---	Xylenes, total ^(k)	---
cis-1,2-Dichloroethene	---		
trans-1,2-Dichloroethene	---		
1,2-Dichloropropane	---		
1,3-Dichloropropane	---		
2,2-Dichloropropane	---		
1,1-Dichloropropene	---		
cis-1,3-Dichloropropene	---		
trans-1,3-Dichloropropene	---		
Ethylene dibromide	---		

water and vapor samples are reported in ug/L, soil and sludge samples in ug/kg, wipes in ug/wipe and all TCLP / SPLP extracts in ug/L. Reporting limits unless otherwise stated: water samples 0.5 ug/L; vapor samples 0.5 ug/L; solid and sludge samples 5 ug/kg; wipes 0.2ug/wipe ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis (b) 2-propanone or dimethyl ketone; (c) (2-chloroethoxy) ethene; (d) 2-hexanone; (e) dichloromethane; (f) 2-butanone; (g) 4-methyl-2-pentanone or isopropylacetone; (h) lighter than water immiscible sheet is present; (i) liquid sample that contains greater than ~5 vol. % sediment; (j) sample diluted due to high organic content; (k) peaks present in this carbon range do not match the pattern of our standard for this analyte; (l) methylbenzenes; (m) acetic acid ethenyl ester; (n) chloroethane; (o) dimethylbenzenes

DHS Certification No. 1644

John Edward Hamilton, Lab Director

 MCCAMPBELL ANALYTICAL INC.	110 Second Avenue South, #D7, Pacheco, CA 94553 Telephone: 510-798-1620 Fax: 510-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com

FAST-TEK 247 B Tewksbury Avenue Pt. Richmond, CA 94801	Client Project ID: #301-001-02F; Keeper, Emeryville	Date Sampled: 02/09/98
	Client Contact: Paul Jones	Date Received: 02/10/98
	Client P.O:	Date Extracted: 02/10/98
		Date Analyzed: 02/10/98


EPA method 601 or 8010		Volatile Halocarbons	
Lab ID	85720		
Client ID	MW3		
Matrix	W		
Compound	Concentration		
Bromodichloromethane	ND		
Bromoform ^(b)	ND		
Bromomethane	ND		
Carbon Tetrachloride ^(c)	ND		
Chlorobenzene	ND		
Chloroethane	ND		
2-Chloroethyl Vinyl Ether ^(h)	ND		
Chloroform ^(f)	ND		
Chloromethane	ND		
Dibromochloromethane	ND		
1,2-Dichlorobenzene	ND		
1,3-Dichlorobenzene	ND		
1,4-Dichlorobenzene	ND		
Dichlorodifluoromethane	ND		
1,1-Dichloroethane	ND		
1,2-Dichloroethane	ND		
1,1-Dichloroethene	ND		
cis 1,2-Dichloroethene	ND		
trans 1,2-Dichloroethene	ND		
1,2-Dichloropropane	ND		
cis 1,3-Dichloropropane	ND		
trans 1,3-Dichloropropane	ND		
Methylene Chloride ^(g)	ND		
1,1,2,2-Tetrachloroethane	ND		
Tetrachloroethene	ND		
1,1,1-Trichloroethane	ND		
1,1,2-Trichloroethane	ND		
Trichloroethene	ND		
Trichlorofluoromethane	ND		
Vinyl Chloride ^(e)	ND		
% Recovery Surrogate	101		
Comments			


* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe
 Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene; (h) a lighter than water immiscible sheen is present; (i) liquid sample that contains greater than ~5 vol % sediment; (j) sample diluted due to high organic content.

DHS Certification No. 1644

 Edward Hamilton, Lab Director

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Mineral Spirits Range (C8-C12) Volatile Hydrocarbons as Mineral Spirits*

EPA methods 5030, modified 8015, and 8020 or 602, California RWQCB (SF Bay Region) method GC/FID(5030)


Lab ID	Client ID	Matrix	TPH(ms)*	Benzene	Toluene	Ethylbenzene	Xylenes	% Recovery Surrogate
85720	MW3	W	54,c	---	---	---	---	105
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit	W	50 ug/L	0.5	0.5	0.5	0.5	0.5	
	S	1.0 mg/kg	0.005	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP & SPLP extracts in ug/L

* clustered chromatogram; sample peak coelutes with surrogate peak

The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant (aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (mineral spirits?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

 Edward Hamilton, Lab Director

