CL R0473

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

REMEDIAL ACTION COMPLETION CERTIFICATION

February 7, 2000

Mr. Frank Bailey
1135 Makawao Avenue, #103-294
Makawao, HI 96768
STID 968

RE: Oakland Warehouse, 1221-3rd Street, Oakland, CA 94607

Dear Mr. Bailey:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director of Environmental Health Services

Cc: Chief, Hazardous Materials Division - files
Larry Seto, ACDEH
Chuck Headlee, RWQCB
Dave Deaner, SWRCB (w/ Case Closure Summary)
Leroy Griffin, Oakland Fire Services, 1605 Martin Luther King, Oakland, CA 94612
Files

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February 7, 2000

Mr. Frank Bailey
1135 Makawao Avenue, #103-294
Makawao, HI 96768
STID 968

Re: Oakland Warehouse, 1221 3rd Street, Oakland, CA 94607

Dear Mr. Bailey:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

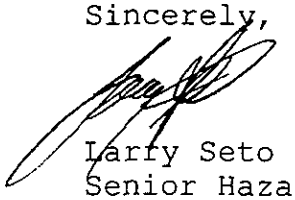
Please be advised that the following conditions exist at the site:

- The soil contain up to 680 ppm TPH(g), 1300 ppm TPH(d), 4.9 ppm benzene, 0.59 ppm toluene, 1.6 ppm ethylbenzene, 5.5 ppm xylene, 14,000 ppm oil & Grease and 490 ppm lead

- The groundwater contains up to 61 ppb of TPH(g), and 360 ppb TPH(m)

If you have any questions, please contact me at (510)567-6774. Thank you.

Sincerely,



Larry Seto
Senior Hazardous Materials Specialist

Enclosures:
1. Case Closure Letter
2. Case Closure Summary

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: **October 12,1999**

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda, CA 94502**
Responsible staff person: **Larry Seto**

Address: **1131 Harbor Bay Pkwy.**
Phone: **(510) 567-6774**
Title: **Senior HMS**

II. CASE INFORMATION

Site facility name: Oakland Warehouse
Site facility address: 1221 – 3rd Street
Oakland, CA 94607

RB LUSTIS Case No:

Local Case No./LOP 968

URF filing date: 10-12-99

SWEEPS No: N/A

Responsible Parties:	**Addresses:**	**Phone Numbers:**
Frank & Mary Bailey	1135 Makawao Avenue, #103-294 Makawao, HI 96768	808-573-1620

Tank No	Size in Gallons	Contents:	Closed in-place or Removed?	Date:
	10,000	Gasoline	Removed	10-12-93
	550	Waste Oil	Removed	10-12-93

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Most likely from a spill or overfilling

Monitoring Wells installed? Yes Number: 3

Site characterization complete? Yes

Date approved by oversight agency:

Proper screened interval? Yes

Highest GW depth below ground surface: 5.68 Lowest depth: 8.16

Flow direction: West-Northwest

Most sensitive current use:

Are drinking water wells affected? No Aquifer Name:

Is surface water affected? No Nearest affected SW name: ---

Off-site beneficial use impacts (addresses/locations): Unknown

Report(s) on file? Where is report(s) filed? **Alameda County**
1131 Harbor Bay Pkwy.
Alameda, CA 94502

Oakland Fire Department
1603 Martin Luther King
Fire Station 1
Oakland, CA 94612

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment or Disposal /destination)	Date
Underground Tank	10,000 gallon	Erickson Inc., Richmond CA	10-12-93
Underground Tank	500 gallon	Erickson Inc., Richmond CA	10-12-93
Contaminated Soil	1,300 Cu. Yd.	Altamont Landfill, Livermore, CA	12-20-94
Contaminated Water	4,200 gallons	No disposal data available	

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before[6]	After[7]
THP (g)	2,000[1]	680[2]	1,700	61
TPH (d)	29,000[1]	1,300[2]	12,000	ND
TPH (m)	NA	NA	NA	360
Benzene	4.9[2]	4.9[2]	150	ND
Toluene	27.0[1]	0.59[8]	6.0	ND
Ethylbenzene	22.0[1]	1.6[2]	4.0	ND
Xylene	86.0[1]	5.5[2]	5.0	ND
Oil & Grease	14,000[3]	14,000[3]	7.8	ND
PCB's	0.23[4]	ND	NA	NA
Lead	1,000[1]	490[9]	430	NA
MTBE				<5.0[10]

NA – Not Analyzed
ND – Non-Detect
TPH(m) – Total petroleum hydrocarbons as motor oil
TPH(g) - Total petroleum hydrocarbons as gasoline
TPH(d) - Total petroleum hydrocarbons as diesel

1 - Sample from pump island (P-1, @ 2' bgs on taken 11-5-93)
2 - Sample from pump island (P-6, taken 1-6-94, after over-excavation)
3 - Sample from waste oil basin (TK19, sampled on 11-1-93)
4 –Sample from waste oil basin (TK5A, sampled on 10-19-93)
5 –Sample from former waste oil tank area (6-5-95)
6 - Sample collected in excavation on 10-12-93 after tank removal
7 - Last quarterly monitoring (3-25-97)
8 - Sample collected after over-excavation of waste oil basin (TK18-A, taken on 11-30-93)

Comments (Depth of Remediation, etc.): See **"Additional Comments" section.**

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?

Does corrective action protect public health for current land use? Yes

Site management requirements: None

Should corrective action be reviewed if land use changes? Yes

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Larry Seto** Title: **Senior HMS**
Signature: Date: 10-12-99

Reviewed by: **Eva Chu**
Name: Title: **Hazardous Materials Specialist**
Signature: Date: 10/12/99

Name: **Thomas Peacock** Title: **Supervising HMS**
Signature: Date: 10-22-99

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response:

RWQCB Staff Name Title: Associate Engineering Geologist
Date:

Comments (Depth of Remediation, etc.): See **"Additional Comments" section.**

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?

Does corrective action protect public health for current land use? Yes

Site management requirements: None

Should corrective action be reviewed if land use changes? Yes

List enforcement actions taken: None

List enforcement actions rescinded: None

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: **Larry Seto** Title: **Senior HMS**
Signature: Date: 10-12-99

Reviewed by: **Eva Chu**
Name:
Signature: Title: **Hazardous Materials Specialist**
Date: 10/12/99

Name: **Thomas Peacock** Title: **Supervising HMS**
Signature: Date: 10-22-99

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: concur

RWQCB Staff Name Title: Associate Engineering Geologist
Chuck Headlee Date: 11/10/99

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site comprises one city block in an industrial area of West Oakland, and is currently used as a fleet truck repair facility. Currently, the first floor of the administrative area of the building, the warehouse, and the majority of the outdoor parking area are leased to Kamal Trucking Corporation. The second floor of the administrative area of the building and southwest portion of the parking area are currently occupied by Golden Eagle Trucking.

Since the early 1980's, the property was owned by Pacific Western Shipping Company and later by the Bailey Family Trust. Previous owners and / or occupants of the property, in chronological order since 1971 were National Car Rental Systems, Ryder Truck Rental, Century Mineral Corp., Pacific Western Shipping Company and Mr. Bailey. Pacific Western Shipping Company purchased the site from Ryder Truck Rental in 1984. The site was leased by Pacific Western Shipping Company and the Bailey Family trust to the Oakland Tribune between 1985 and January 1993. The Tribune used the site for storage and repair of newspaper delivery vehicles.

Two underground fuel tanks (8,000 gallon diesel & 10,000 gallon gasoline) were removed from the site in March 1986, at which time a new underground gasoline tank was installed. Soil samples collected before and after the tank excavation were tested for gasoline and diesel. No contamination was detected.

A Phase I Environmental Site Assessment consisting of reviewing ownership records, Sanborn maps, aerial photographs, Agency databases and files was conducted in April and May 1992. At this time, a fluid sample collected from the wash rack that contained 900 ppm TPH, and a fluid sample from the wastewater sump contained 20,000 ppm TPH-d. (See Table 1) Further soil and groundwater investigation was recommended to determine if the site has been significantly inpacted by on-site or off-site contamination sources.

On September 30, 1992, six borings were advanced to collect soil samples from areas of the site thought most likely to be contaminated on the basis of the Phase I site assessment. Four of the borings were shallow (<1.5' bgs) and two were drilled to groundwater. A total of eight soil samples, and two water samples were collected. The seven soil samples analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH) contained between 50 and 12,000 ppm. Diesel was detected in two of three samples at a maximum concentration of 590 ppm. (See Table 2) Three organochloride pesticides were detected in one sample. Two soil samples contained low levels of five volatile organics (Methylene chloride, acetone, 2-butanone, Freon 113, and toluene). Elevated levels of lead were detected in samples 2,4,5 & 6. (Table 2)

No free product or sheen was observed in either of the groundwater samples. Diesel was detected at a maximum concentration of 1,500 ppb. The groundwater sample collected from the boring near the gasoline underground tank contained lead at 22 ppb. One organochloride pesticide toxaphene , was detected at a concentration of 5 ppb. (See Table 3) No volatile organics were detected in groundwater.

Leaking Underground Fuel Storage Tank Program

On October 12, 1993, the 10,000 gallon gasoline underground storage tank was removed. In addition, a 550-gallon waste oil tank was removed. Four soil samples (TK1 through TK4) were collected from the gasoline tank basin at depths ranging from 8' to 13.5' bgs. One soil sample, TK5 was collected from the waste oil excavation.

Based on the initial soil analytical results, on November 1, 12, 30 and December 1, 1993 over excavation was performed in the former locations of the underground tanks used to store gasoline. Soil samples were collected to assess the vertical and horizontal extent of contamination. The following soil results define the concentration of petroleum constituents at the limit of the excavation; at the north wall, benzene was detected at 10 ppb; at the west wall, toluene was measured at 5 ppb; at the east wall, TPH(g) was detected at 9 ppm; at the south wall, benzene 94 ppb, toluene 14 ppb, ethylbenzene 11 ppb and xylenes 63 ppb. (See Table 5) At the bottom center of the tank basin, TPH(d) was 3.0 ppm. The south wall abutted the future excavation for the pump island. Over excavation northward could not be performed due to the potential of disturbing the structural integrity of utility lines and the sidewalk.

The dispenser and piping were removed in October 1993. Soil sample P-1, collected at 2.5' bgs contained 29,000 ppm TPH(diesel), 2,000 ppm TPH(gas) and 1,000 ppm lead. (Figure 5) Over excavation of the pump area was performed on January 6th, 18th and February 24, 1994. Soil samples obtained from locations at the outer limits of the over excavation at the bottom (P-3; 13' below ground surface), the south wall (P-7; 10 feet below ground surface), and the west wall (P-5B; 10 feet below ground surface) reported concentrations below the laboratory detection for BTEX, TPHg, and TPHd (Table 4 & Figure 6). The analytical results for the east wall of the excavation reported benzene at 4,900 ppb, toluene at 400 ppb, ethylbenzene 1,600 ppb, total xylenes 5,500 ppb, TPH(g) 680 ppm and TPH(d) 1,300 ppm. The east wall of the dispenser basin could not be excavated further due to the potential of undermining the west wall of the warehouse. Lead was not subsequently analyzed in the confirmatory soil samples. The confirmatory sample taken after overexcavation at the bottom of the pit was non-detect for TPH(g), TPH(d) and BTEX. It is highly unlikely that there is lead at the bottom of this pit. It is documented that sites nearby a major thoroughfare have higher background levels of lead in the surface soil due to auto emissions. Rapid attenuation of the lead concentration is expected at depths greater than 2 feet below ground surface. The site is a block from the former Nimitz Freeway.

Over excavation of the waste oil tank basin was performed on October 19th, November 1st, 2nd, 30th and December 1, 1993. The east wall of the excavation contained 0.08 ppm of benzene, 0.59 ppm toluene, 0.57 ppm ethylbenzene, 2.9 ppm total xylenes, 140 ppm TPH(g), 1,800 ppm TPH(d), and 6,500 ppm oil & grease. The east wall of the waste oil basin could not be excavated further due to the potential of undermining the west wall of the warehouse. The soil sample at the outer limits of the excavation at the north wall contained 14,000 ppm oil & grease and 0.23 ppm PCB. (Table 6)

The 1,000 gallon clarifier was removed on October 19, 1993. Over excavation in the vicinity of the clarifier was performed on October 19th, November 2nd, 4th, and 30th, 1993. Soil samples obtained from the outer limits of the excavation at the bottom, the south wall, the west wall, north wall and east wall of the clarifier basin contained oil and grease concentration below the laboratory's limit of detection.

On October 19, 1993, the wash rack was removed from the site. Over excavation of the wash rack basin occurred on October 25th, November 2nd and December 1, 1993. Soil samples obtained from the outer limits of the excavation at the bottom-west, on the bottom- east, on the north wall, and the south wall of the wash rack basin reported oil & grease concentration below the laboratory's limit of detection.

A total of six hydraulic hoists were removed from the site on October 19th and 22nd, 1993. Soil samples were collected from each hole. On December 1, 1993, over excavation was performed on the two western most hoists. Oil and grease was detected in the soil samples at concentrations ranging from 650 to 1,300 ppm. Additional over excavation was not conducted due to the proximity of the hoists to the walls of the warehouse. (Table 7)

To further assess the presence of petroleum constituents and polychlorinated biphenyls (PCB's) in soil and groundwater beneath the site, eleven soil borings were advanced at the site on June 5, 1995. Three of the soil borings were converted to groundwater monitoring wells and were sampled on June 8, 1995. (Figure 2A) TPH(g), TPH(d), BTEX lead, oil and grease were below detection limit. Four sampling events occurred from June 1995 to March 1997 in monitoring wells MW-1 to MW-3. TPH(g) has decrease in concentration during this period. TPHm decreased in concentration during this period in MW-3, but increased in MW-1.

A Tier 2 Risk-Based Corrective Action (RBCA) evaluation was done for this site in January 1997. The ASTM RBCA process consists of three tiers. The first tier is a comparison of site data to acceptable concentrations presented in a Tier 1 look-up table. Based on this comparison, benzene concentrations in subsurface soil at the site exceeded the ASTM default Tier 1 look-up values. Because the values presented in the ASTM default Tier 1 look-up table do not represent site-specific conditions, a Tier 2 RBCA evaluation was warranted.

A Tier 2 RBCA evaluation involves the development of target levels using information specific for the site. This Tier 2 RBCA evaluation focuses exclusively on health risks to potential receptors (i.e., on-site workers) associated with the inhalation of BTEX vapors volatilized from subsurface soil to an enclosed space (the warehouse and office facility).

For the purposes of the Tier 2 evaluation, the maximum benzene concentration was 4.9 ppm, detected in sample P-6, located at the east wall of the excavation basin at the former pump island, at a depth of ten feet below ground surface. Maximum toluene, ethylbenzene, and xylene concentration were 27 ppm, 22 ppm, and 86 ppm respectively, detected in Sample P-1, at the interior of the basin and at a depth of 2.5 feet below ground surface. These concentrations were used to calculate indoor air exposure concentrations inside the warehouse using a volatilization model. For the office portion of the building, maximum BTEX concentrations measured in the 10,000 gallon tank basin (1.3 ppm, 0.64 ppm, 0.4 ppm, and 0.11 ppm respectively) at a depth of 12.5 feet below ground surface were used to determine the exposure concentrations.

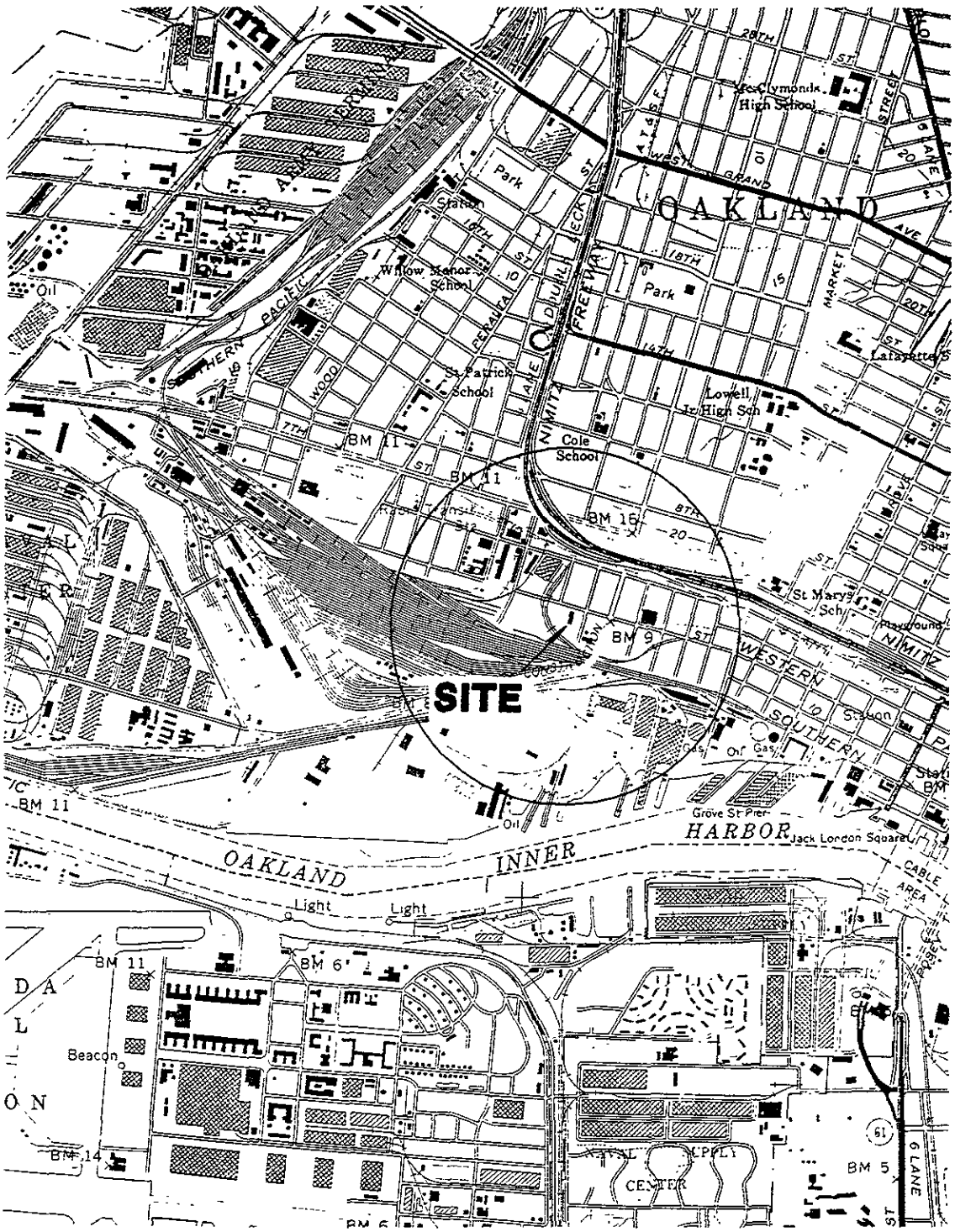
Results of the Tier 2 evaluation indicate that levels of benzene, toluene, ethylbenzene and xylenes (BTEX) in subsurface soil should not pose a risk to on-site workers. This evaluation indicates that the cancer risk levels for benzene in both the warehouse and office areas are below the USEPA acceptable cancer risk range of 10^{-4} to 10^{-6}. In addition, benzene is below the threshold concentration when compared to the City of Oakland, risk-based screening levels (See Table 8). The hazard index for non-carcinogens (toluene, ethylbenzene, & xylene) inside the warehouse and office is below 1.0. Chemical, physical and biological processes will act on BTEX over time to reduce chemical concentrations in the soil at the site.

To further characterize the groundwater beneath the site, four soil borings (GW-1 through GW-4) were advanced on January 25, 1999 at locations previous groundwater monitoring identified to be down gradient of the former underground storage tanks. Groundwater samples were collected using hydropunch methodology from soil borings GW-1 and GW-2 located downgradient from the former waste oil tank and GW-3 and GW-4 located down gradient from the former gas tanks. (Figure 2) The groundwater sample analytical results indicate that petroleum constituents were not present at detectable concentrations in groundwater samples collected from soil borings GW-3 or GW-4. Only TPHm (at a concentration of 190 ppb) was detected in the groundwater sample collected from soil boring GW-2. Trace concentrations of benzene (1.1 ppb) and toluene (1.0 ppb) were detected in the groundwater sample collected from soil boring GW-1. TPHm at a concentration of 15,000 ppb was also detected in the groundwater sample collected from GW-1. (See Table 9)

Volatile petroleum constituents are either absent or present at trace concentrations in ground water samples collected immediately down gradient of the former underground storage tanks at the site. TPHmo is relatively immobile and insoluble in water. There are no domestic or municipal drinking water wells within a one-mile radius of the site.

In summary, this office is recommending that this case be closed for the following reasons:

A) The source has been sufficiently removed, or has been remediated
B) The site has been adequately characterized
C) The site presents no significant risk to human health or the environment
D) No water wells, deeper drinking well water, surface water or other sensitive receptors are likely to be impacted. TDS is >3,000 ppm



General Notes

Base Map from U.S.G.S.
Oakland West, California
7.5 Minute Topographic
Quadrangle
Photorevised 1980

NORTH

QUADRANGLE LOCATION

0 2,000

Scale
(feet)

FIGURE 1

SITE LOCATION MAP

1221 THIRD STREET
OAKLAND, CALIFORNIA

Project No.	Drawn
90003	CCB
File No.	Prepared
SLM-1	PHB
Revision	Reviewed
0	

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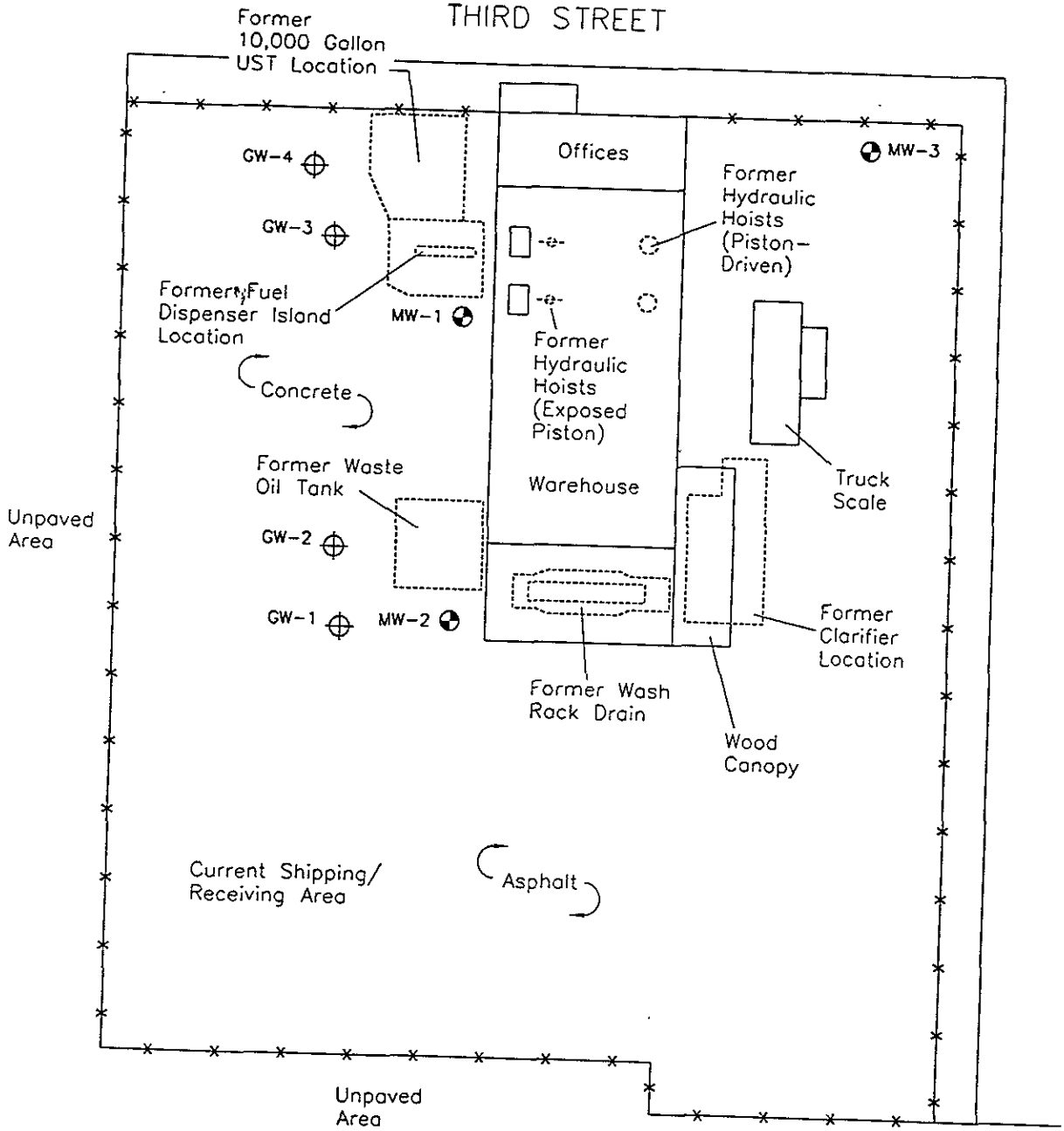
4511 Golden Foothill Parkway, #1
El Dorado Hills, California 95762
(916) 939-7550



EXPLANATION

MW-3 ◒ Existing Monitoring Well Location

GW-1 ⊕ Ground Water Sampling Location

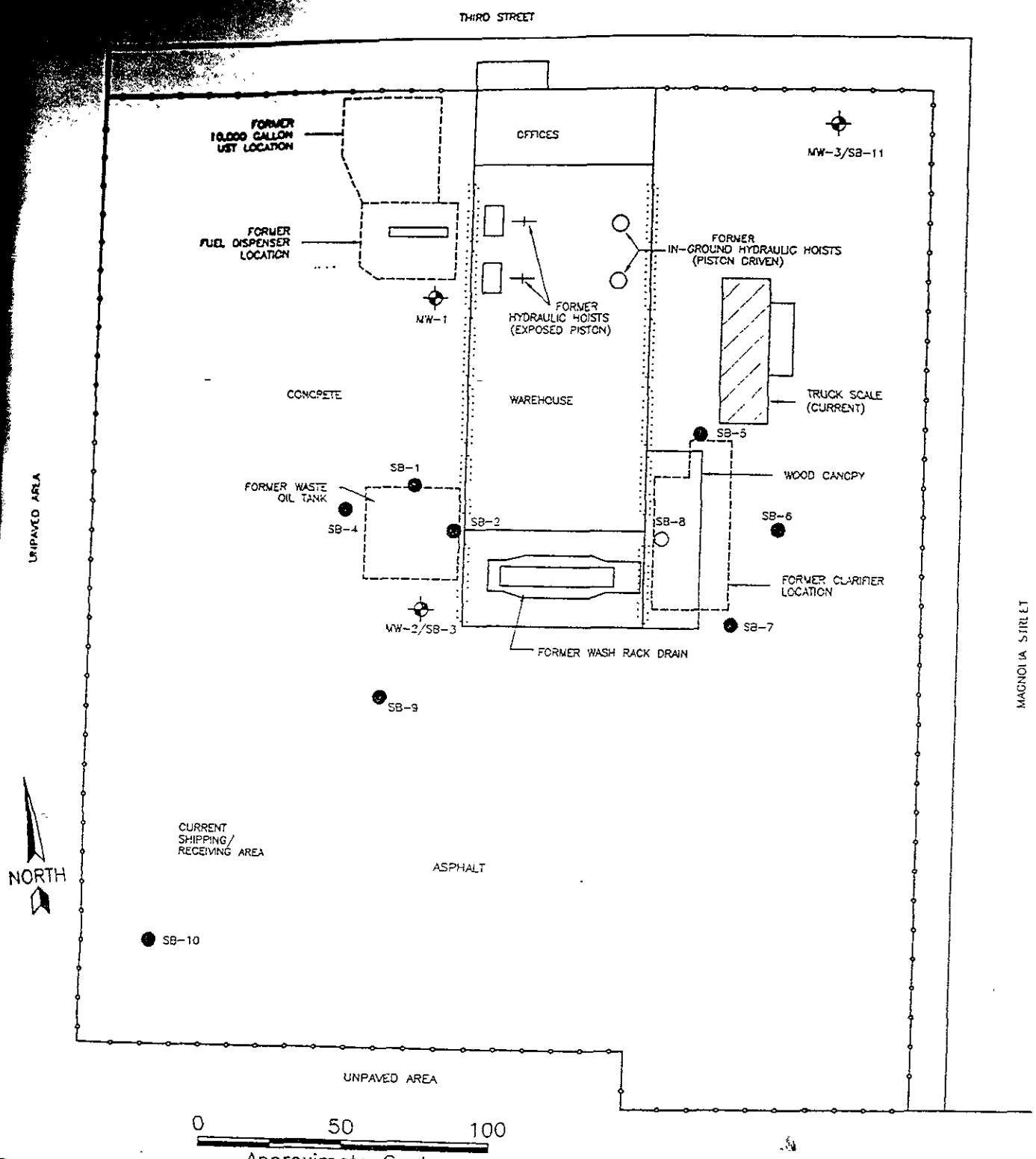
NORTH

0 60

SCALE IN FEET

SOURCE: FIGURE MODIFIED FROM DRAWING PROVIDED BY CENTURY ENVIRONMENTAL.

SITE MAP AND GROUND WATER SAMPLING LOCATIONS	FIGURE 2
OAKLAND WAREHOUSE 1221 THIRD STREET OAKLAND, CALIFORNIA	PROJECT NUMBER: B001.01
	DRAWN BY: D.A.
EL DORADO ENVIRONMENTAL, INC.	CHECKED BY: DAD



LEGEND:

- SB-1 ● SOIL BORING LOCATION AND DESIGNATION
- SB-8 ○ PROPOSED SOIL BORING LOCATION AND DESIGNATION (NOT ADVANCED IN JUNE 1995)
- MW-1 GROUND WATER MONITORING WELL LOCATION AND DESIGNATION
- APPROXIMATE SITE BOUNDARY (6' CHAIN LINK FENCE)
- APPROXIMATE LIMITS OF FORMER OVEREXCAVATION

MAP ADAPTED FROM URIBE & ASSOCIATES (DECEMBER 1992)

FIGURE 2A

SITE MAP

1221 THIRD STREET
OAKLAND, CALIFORNIA

Project No.	Drawn
90003.04	CCB
File No.	Prepared
RR02SM	SAL
Revision	Reviewed
0	

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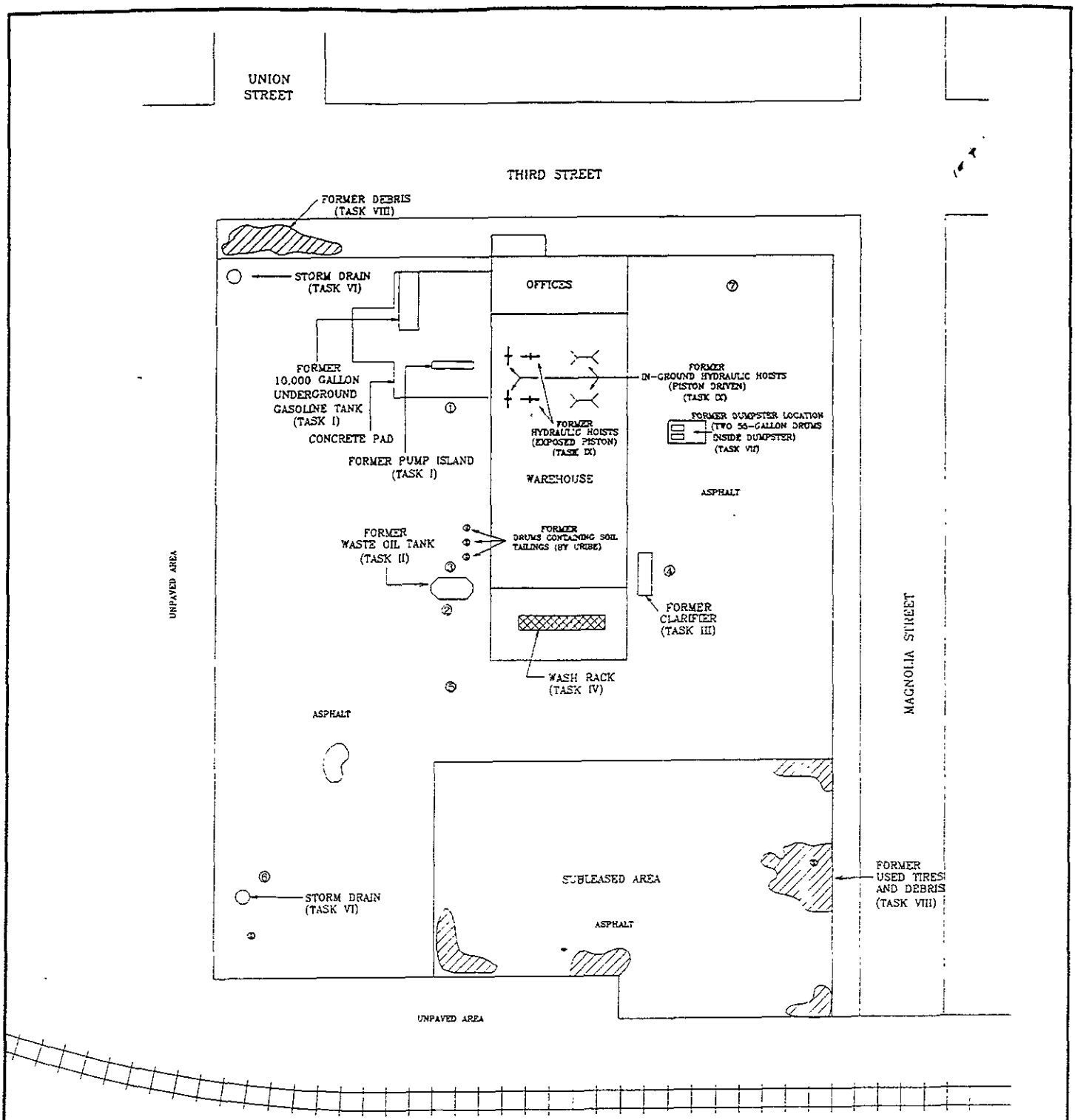

LEGEND:

- ⑤ FORMER 55 GALLON DRUM
- FORMER DEBRIS
- ⑤ SOIL BORING LOCATIONS (BY URIBE & ASSOCIATES DECEMBER 1992) (TASK V)
- APPROXIMATE SITE BOUNDARY (6' CHAIN LINK FENCE)

MAP ADAPTED FROM URIBE & ASSOCIATES (DECEMBER 1992)

AMV collected soil samples

proposed

FIGURE 3

SITE MAP

1221 THIRD STREET

OAKLAND, CALIFORNIA

Project No.	Drawn
90003.02	CCB
File No	Prepared
90003F2	SAL
Revision	Reviewed

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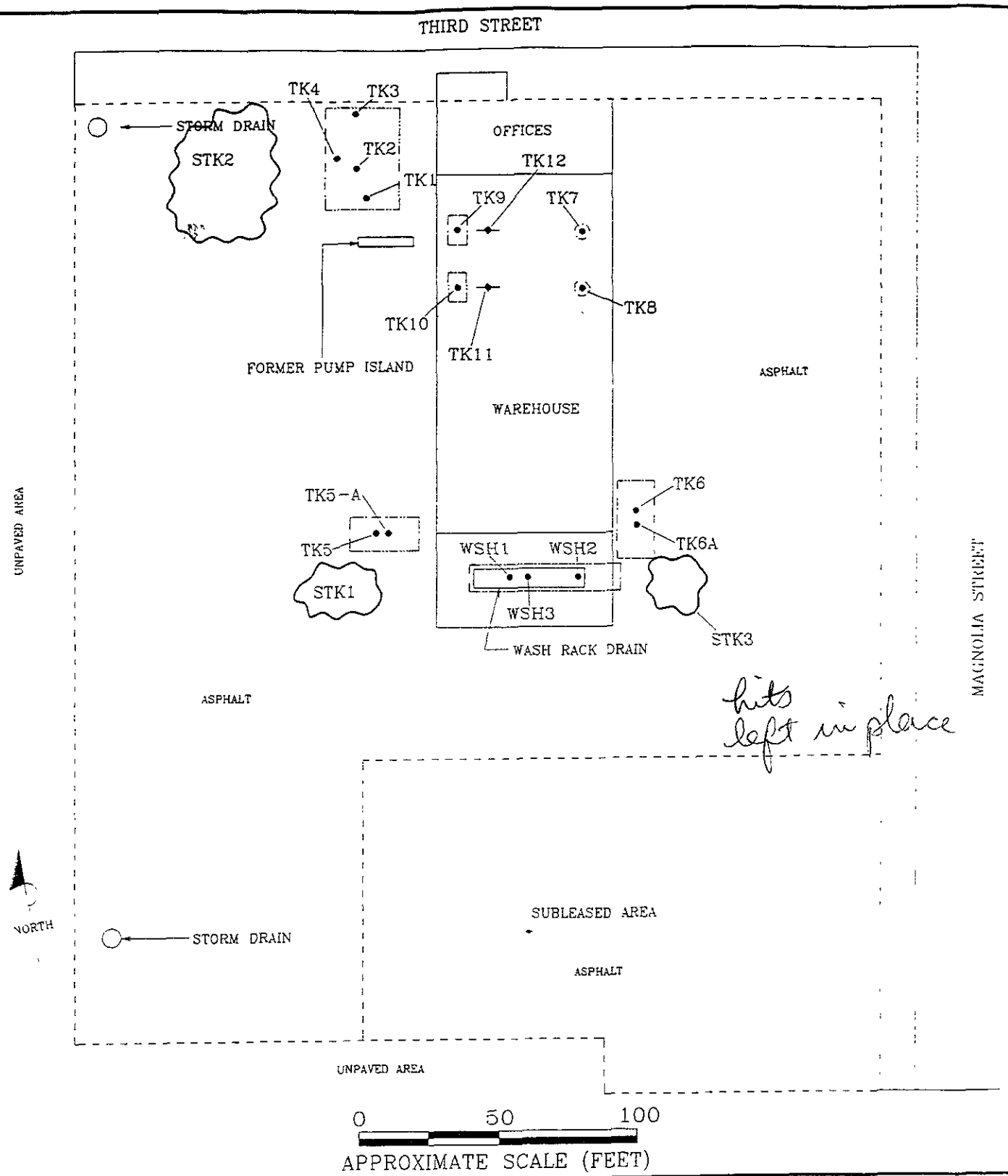

LEGEND

TK12 — SOIL SAMPLE LOCATION AND NUMBER

APPROXIMATE SITE BOUNDARY (6' CHAIN LINK FENCE)

APPROXIMATE LIMITS OF EXCAVATION

MAP ADAPTED FROM URIBE & ASSOCIATES (DECEMBER 1992)

FIGURE 4
SOIL SAMPLE LOCATION MAP
(10/12/93 THROUGH 10/25/93)
1221 THIRD STREET
OAKLAND, CALIFORNIA

Project No. 90003.02	Drawn CCB
File No 90003F3C	Prepared SAL
Revision	Reviewed

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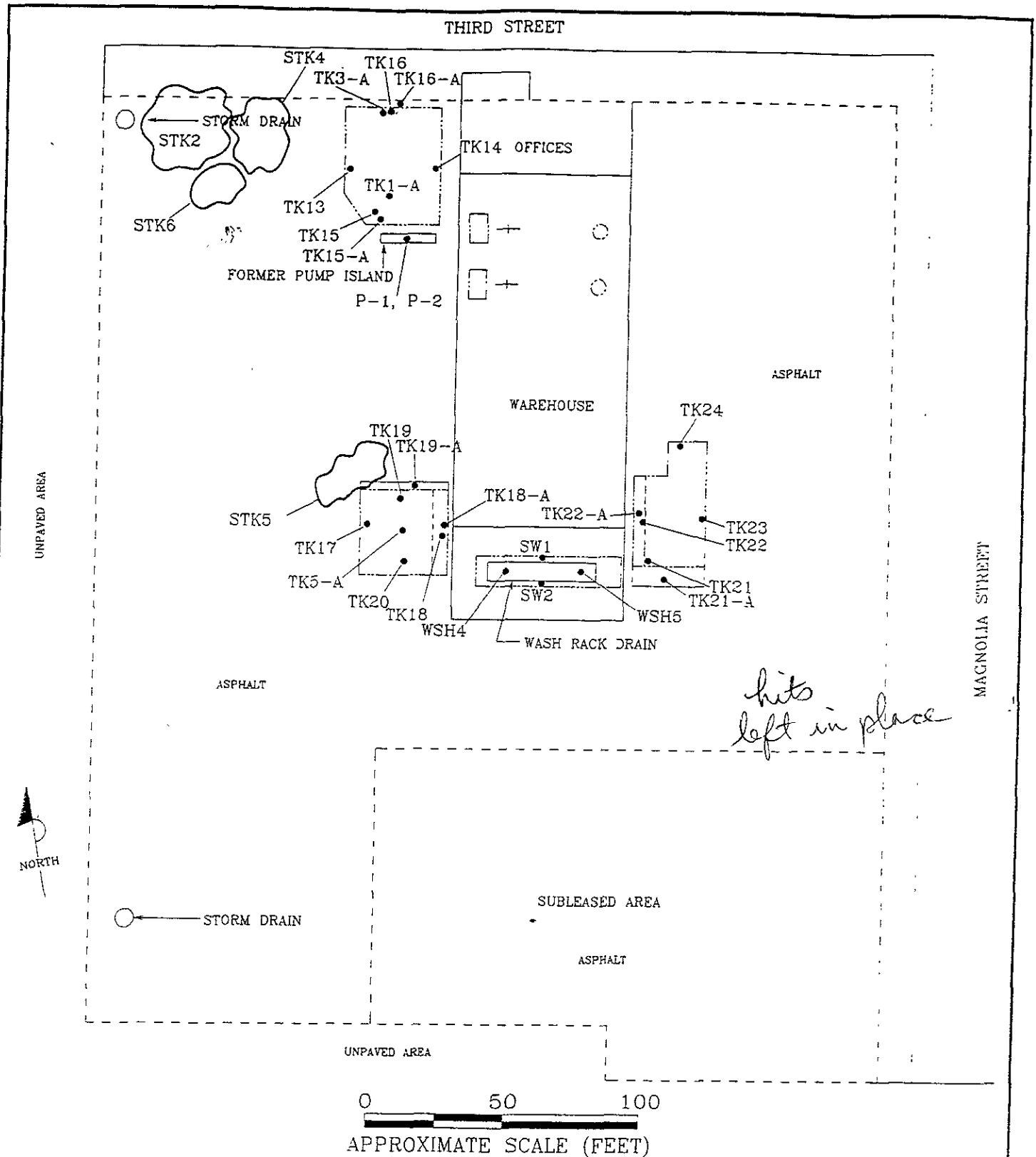
Consulting Scientists, Engineers and Geologists
4511 Golden Foothill Parkway, #1
El Dorado Hills, California 95762
(916) 939-7550



LEGEND

TK24 SOIL SAMPLE LOCATION AND NUMBER

APPROXIMATE SITE BOUNDARY (6' CHAIN LINK FENCE)

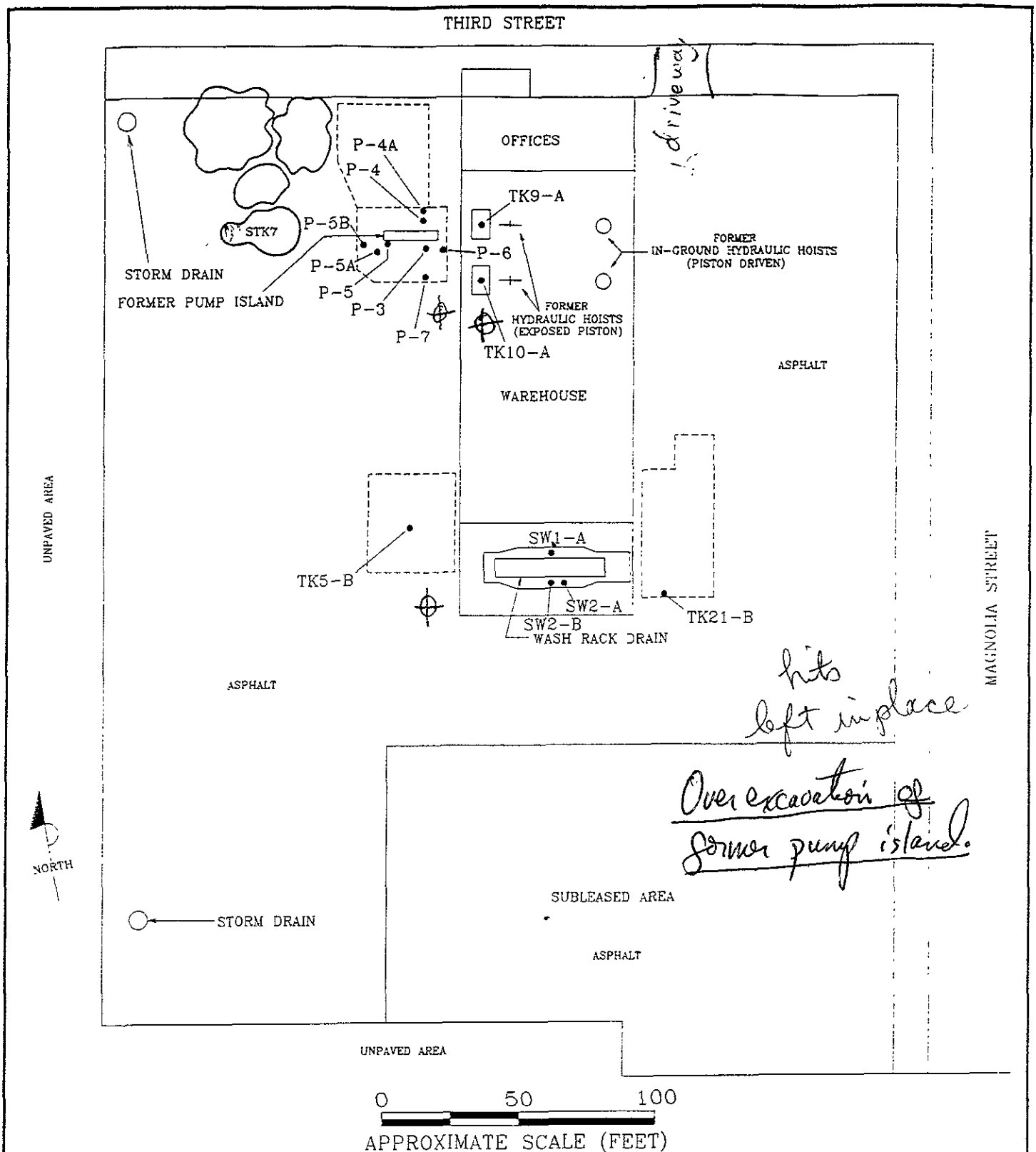
APPROXIMATE LIMITS OF OVEREXCAVATION

MAP ADAPTED FROM URIBE & ASSOCIATES (DECEMBER 1992)

FIGURE 5
SOIL SAMPLE LOCATION MAP
(11/1/93 & 12/01/93)
1221 THIRD STREET
OAKLAND, CALIFORNIA

Project No 90003 02	Drawn CCB
File No 90003F4C	Prepared SAL
Revision	Reviewed

Acton • Mickelson • van Dam, Inc.
Consulting Scientists, Engineers and Geologists
4511 Golden Foothill Parkway, #1
El Dorado Hills, California 95762
(916) 939-7550



hits left in place

Over excavation of former pump island.

LEGEND

TK24 SOIL SAMPLE LOCATION AND NUMBER

APPROXIMATE SITE BOUNDARY (6' CHAIN LINK FENCE)

APPROXIMATE LIMITS OF OVEREXCAVATION

MAP ADAPTED FROM URIBE & ASSOCIATES (DECEMBER 1992)

FIGURE 6
SOIL SAMPLE LOCATION MAP
(01/04/94 THROUGH 02/24/94)
1221 THIRD STREET
OAKLAND, CALIFORNIA

Project No.	Drawn
90003.02	DA
File No	Prepared
90003F5U	SAL
Revision	Reviewed

Acton • Mickelson • van Dam, Inc
Consulting Scientists, Engineers, and Geologists
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El Dorado Hills, California 95762
(916) 939-7550

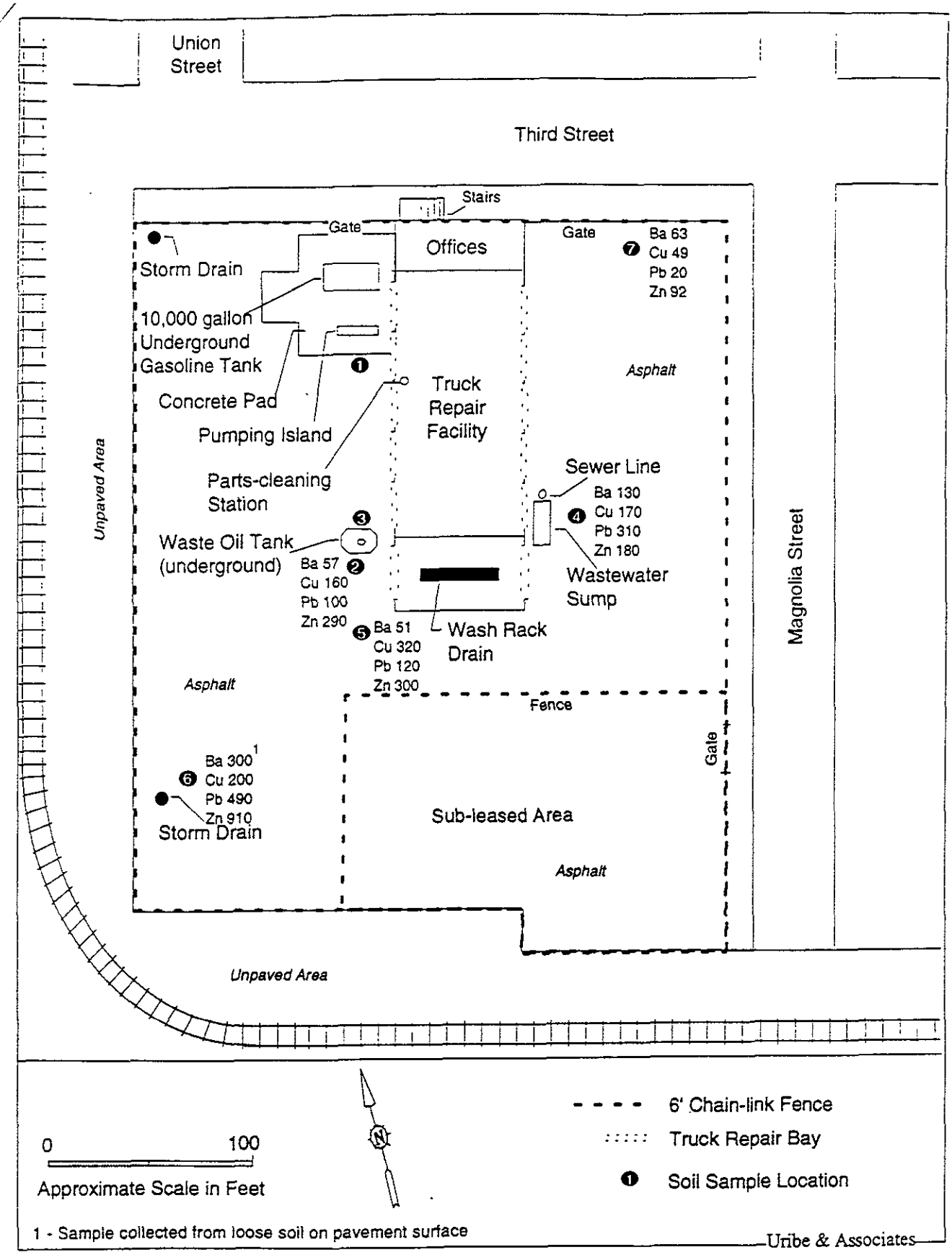


Figure 3: Analytical Results for Metals in Surface and Near-Surface Samples

Table 1

QuanteQ Laboratories

A Quantum Logics Company

FORMERLY MED-TOX

Certificate of Analysis

AIHA ACCREDITATION NO. 332

DOHS CERTIFICATION NO. E772

URIBE & ASSOCIATES
2930 LAKESHORE AVENUE
SUITE TWO HUNDRED
OAKLAND, CA 94610
ATTN: TOM BARNES

CLIENT PROJ. ID: 101-302

REPORT DATE: 05/12/92

DATE SAMPLED: 04/20/92

DATE RECEIVED: 04/20/92

QUANTEQ JOB NO: 9204165

ANALYSIS OF: OIL/WATER SAMPLES

Client Sample Id.	Quanteq Lab Id.	Purgeable Hydrocarbons as Gasoline (mg/L)	Extractable Hydrocarbons as Diesel (mg/L)	Hydrocarbons (mg/L)
101-D-1	02A	---	---	900
101-S-1	03A	ND	---	---
101-S-1	03B	---	20,000	---
Detection Limit		8 *	0.05	0.5
Method:		5030 GCFID	3510 GCFID	5520F
Instrument:		F	C	IR
Date Extracted:		---	04/29/92	05/04/92
Date Analyzed:		04/23-28/92	05/01/92	05/05/92

ND = Not Detected

* Elevated detection limit due to the presence of diesel hydrocarbons

Andrew Bradeen, Manager
Organic Laboratory

Results FAXed 05/05-06/92

Table 2

Table 2: Summary of Soil Analyses for Metals and Petroleum Hydrocarbons

Boring No. / Depth (ft)	1 6.0	2 0.5	2 7.0	3 1.0	4 0.0	5 0.0	6[1] 0.0	7 0.0	TTLC
Title 22 Metals, mg/kg									
Antimony	–	<3	<3	–	<3	<3	3	5	500
Arsenic	–	12	<2	–	7	5	6	4	500
Barium	–	57	40	–	130	51	300	63	10,000
Beryllium	–	0.2	0.3	–	0.3	<0.1	0.4	0.3	75
Cadmium	–	<0.3	<0.3	–	0.5	0.4	18	<0.3	100
Chromium	–	16	31	–	27	33	64	8.6	2,500*
Cobalt	–	7.1	2.4	–	11	7.5	10	14	8,000
Copper	–	160	20	–	170	320	200	49	2,500
Lead	15	100	10	–	310	120	490	20	1,000
Mercury	–	1.1	<0.1	–	1.9	2.7	0.3	4.0	20
Molybdenum	–	<0.7	<0.7	–	<0.7	<0.7	6.9	<0.7	3,500
Nickel	–	8	12	–	19	14	55	8	2,000
Selenium	–	<3	<2	–	<3	<3	<3	<3	100
Silver	–	<0.5	<0.5	–	<0.5	<0.5	<0.5	<0.5	100
Thallium	–	<3	<2	–	<3	<3	<3	<3	700
Vanadium	–	25	90	–	54	30	58	94	2,400
Zinc	–	290	18	–	180	300	910	92	5,000

TTLC = Total Threshold Limit Concentrations

** TTLC for trivalent chromium. TTLC for hexavalent chromium is 500 mg/kg.*

									LUFT*
Petroleum Hydrocarbons, mg/kg									
Gasoline	<1	–	<1	–	–	–	–	–	10
Kerosene	(2)	–	<1	–	(2)	–	–	–	
Diesel	**590**	–	<1	–	49	–	–	–	100
TRPH[3]	–	270	50	3,000	2,300	290	12,000	610	

– Not Analyzed

[1] Sample from loose soil on the pavement surface

[2] Quantitated as Diesel

[3] Total Recoverable Petroleum Hydrocarbons

** Based on LUFT Field Manual point score of 39.*

Note: The depth designation refers to the top of a six-inch interval. For example, a depth of "0.0" indicates a sample taken at 0 to 6 inches.

Table 3: Summary of Groundwater Analyses
Concentrations in ug/l

Constituent	Boring 1	Boring 2	STLC
Metals, Title 22			
Antimony	--	<60	15,000
Arsenic	--	<5	5,000
Barium	--	30	100,000
Beryllium	--	<2	750
Cadmium	--	<5	1,000
Chromium	--	<10	560,000
Cobalt	--	140	80,000
Copper	--	<10	25,000
Lead	22	<3	5,000
Mercury	--	<0.2	200
Molybdenum	--	<10	350,000
Nickel	--	120	20,000
Selenium	--	<5	1,000
Silver	--	<5	5,000
Thallium	--	<5	7,000
Vanadium	--	<10	24,000
Zinc	--	60	250,000

STLC = Soluble Threshold Limit Concentrations
Note: The analyses were performed on unfiltered groundwater samples.

Petroleum Hydrocarbons, EPA Method 418.1 and 8015M			SNARL
Gasoline	<50	<50	
Kerosene	**	**	
Diesel	1,500	700	1,000
TRPH*	--	<1,000	

SNARL = Suggested No Adverse Response Level published by Marshack, 1991
**Total Recoverable Petroleum Hydrocarbons*
*** Quantitated as diesel range*
-- Not Analyzed

Organochloride Pesticides and PCBs, EPA Method 8080			PEA*
Toxaphene	--	5	0.03

Note: The remainder of the constituents detected by this method were not detected.
-- Not Analyzed
PEA = Preliminary Endangerment Assessment screening level for drinking water.

TABLE 4

PUMP ISLAND SOIL ANALYTICAL RESULTS
PORTION OF TASK I

Sample I.D.	Sample Date	Depth (feet)	Location[a]	Benzene (µg/kg)[b]	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylene (µg/kg)	TPHg[c] (mg/kg)[d]	TPHd[e] (mg/kg)	Total Lead (mg/kg)
P-1	11/05/93	2.5	I	2400	27000	22000	86000	2000	29000	1000
P-2	12/01/93	10	I	4800	420[e]	3300	2000	730	2400	NA[g]
P-3	01/06/94	13	B	<5	<5	<5	<5	<1	<1	NA
P-4	01/06/94	10	I	290	<5	<5	<5	<1	<1	NA
P-4A	01/18/94	10	N	<5	<5	<5	<5	<1	30	NA
P-4A RTST	01/18/94	10	N	NA	NA	NA	NA	NA	40	NA
P-5	01/06/94	10	I	59	<5	20	13	<1	1	NA
P-5A	01/18/94	10	I	18	<5	11	<5	<1	13	NA
P-5A RTST	01/18/94	10	I	NA	NA	NA	NA	NA	13	NA
P-5B	02/24/94	10	W	<5	<5	<5	<5	NA	<1	NA
P-6	01/06/94	10	E	4900	400[e]	1600[e]	5500	680	1300	NA
P-7	01/06/94	10	S	<5	<5	<5	<5	<1	<1	NA

[a]N = north wall of basin
S = south wall of basin
E = east wall of basin.
W = west wall of basin.
B = bottom of basin.
I = interior of basin.

[b]µg/kg = micrograms per kilogram.
[c]TPHg = total petroleum hydrocarbons as gasoline.
[d]mg/kg = milligrams per kilogram.
[e]TPHd = total petroleum hydrocarbons as diesel.
[f]Concentration estimated by laboratory.
[g]NA = not analyzed.

hits left in place

backfill

TABLE 5

10,000-GALLON TANK BASIN SOIL ANALYTICAL RESULTS
TASK I

Sample I.D.	Sample Date	Depth (feet)	Location[a]	Benzene (µg/kg)[b]	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylene (µg/kg)	TPHg[c] (mg/kg)[d]	TPHd[e] (mg/kg)
TK1	10/12/93	13.5	I	60	<5	6	<5	<1	2
TK1-A	11/01/93	17.0	B	<5	<5	<5	<5	<1	<1
TK2	10/12/93	12.5	I	<5	<5	<5	<5	<1	3
TK3	10/12/93	12.5	I	1300	640[f]	400	110[f]	78	250
TK3-A	11/01/93	~~13.0~~ 17	B	10	<5	<5	<5	<1	<1
TK4	10/12/93	6.0	I W	<5	<5	<5	19	<1	270
TK13	11/01/93	8.0	W	<5	5	<5	<5	<1	<1
TK14	11/01/93	10.5	E	<50	<50	<50	<50	9	<1
TK15	11/01/93	~~10.5~~ 8	I S	27	5	<5	<5	<1	11*
TK15-A	11/30/93	10.5	S	94	14	11	63	NA[g]	NA
TK16	11/01/93	~~10.5~~ 9	I N	22	<5	<5	31	<1	150
TK16-A	12/01/93	10.5	N	220	<30	<30	40	NA	26
BF-test	02/04/94	1.0	I	NA	NA	NA	NA	NA	52

[a]N = north wall of basin
S = south wall of basin
E = east wall of basin.
W = west wall of basin.
B = bottom of basin.
I = interior of basin.

[b]µg/kg = micrograms per kilogram.
[c]TPHg = total petroleum hydrocarbons as gasoline.
[d]mg/kg = milligrams per kilogram.
[e]TPHd = total petroleum hydrocarbons as diesel.

[f]Concentration estimated by laboratory.
[g]NA = not analyzed.

hits left in place

* TPH-K

TABLE 6

WASTE OIL TANK BASIN SOIL ANALYTICAL RESULTS
TASK II

Sample I.D	Sample Date	Depth (feet)	Location[a]	Benzene (µg/kg)[b]	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylene (µg/kg)	TPHg[c] (mg/kg)[d]	TPHd[e] (mg/kg)	Oil and Grease (mg/kg)	VOCs[f] (µg/kg)	PCBs[g] (µg/kg)
TK5	10/12/93	8	I	460	2100	900	4800	140	2100	NA[h]	NA	NA
TK5A	10/19/93	10.5	I	<5	<5	<5	<5	<1	<1	5520 E <50	BLLD[i]	230 (1242)
TK5B	12/01/93	11	B	NA	NA	NA	NA	NA	NA	NA	NA	<20
TK17	11/01/93	8	W	<5	<5	<5	<5	<1	<1	" <50	NA	NA
TK18	11/01/93	8	I	1000	10000	4000	26000	310	940	" 5000	NA	NA
TK18-A	11/30/93	10.5	E	80	590	570	2900	140	1800	5520 6500	NA	NA
TK19	11/01/93	8	I	<5	<5	<5	<5	<1	140	5520E 14000	NA	NA
TK19-A	11/30/93	10.5	N	NA	NA	NA	NA	NA	<1	5520 <50	NA	NA
TK20	11/02/93	8	S	<5	<5	<5	<5	<1	<1	<50	NA	NA

[a]N = north wall of basin
S = south wall of basin
E = east wall of basin.
W = west wall of basin.
B = bottom of basin.
I = interior of basin.

[b]µg/kg = micrograms per kilogram.
[c]TPHg = total petroleum hydrocarbons as gasoline.
[d]mg/kg = milligrams per kilogram.
[e]TPHd = total petroleum hydrocarbons as diesel.

[f]VOCs = volatile organic compounds. (8010)
[g]PCBs = polychoringate biphenols (1242 = Arochlor 1242).
[h]NA = not analyzed.
[i]BLLD = below laboratory limit of detection.

kits left in place

? Pb

TABLE 7

HOIST AREA SOIL ANALYTICAL RESULTS
TASK IX

Sample I.D.	Sample Date	Depth (feet)	Location[a]	Benzene (µg/kg)[b]	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylene (µg/kg)	TPHg[c] (mg/kg)[d]	TPHd[e] (mg/kg)	Oil and Grease (mg/kg)
TK7	10/19/93	8.5	I	<5	26	<5	18	8[f]	27	NA[g]
TK8	10/19/93	8.5	I	<5	<5	<5	<5	1	72	NA
TK9	10/22/93	8	I	NA	NA	NA	NA	NA	NA	860
TK9-A	12/01/93	9.5	B	NA	NA	NA	NA	NA	<1	810 = 5520
TK10	10/22/93	8	I	NA	NA	NA	NA	NA	NA	4200
TK10-A	12/01/93	9.5	B	NA	NA	NA	NA	NA	NA	650 = 5520
TK11	10/22/93	6.5	I	NA	NA	NA	NA	NA	NA	110
TK12	10/25/93	6.5	I	NA	NA	NA	NA	NA	NA	1300

[a]N = north wall of basin
S = south wall of basin
E = east wall of basin.
W = west wall of basin.
B = bottom of basin.
I = interior of basin.

[b]µg/kg = micrograms per kilogram.
[c]TPHg = total petroleum hydrocarbons as gasoline.
[d]mg/kg = milligrams per kilogram.
[e]TPHd = total petroleum hydrocarbons as diesel.
[f]Concentration estimated by laboratory.
[g]NA = not analyzed.

hits left in place

Table 8

Medium	Exposure Pathway	Land Use	Type of Risk	Acenaph-thene	Acenaph-thylene	Acetone	Anthra-cene	Arsenic	Barium	Benz(a)-anthracene	Benzene	Benzo(a)-pyrene
Surficial Soil [mg/kg]	Ingestion/ Dermal/ Inhalation	Residential	Carcinogenic					3.8E+00		3.7E+00	3.7E+01	3.7E-01
			Hazard	3.9E+03	3.9E+03	5.8E+03	1.9E+04	2.2E+01	5.3E+03		9.9E+01	
		Commercial/ Industrial	Carcinogenic					2.4E+01		1.6E+01	1.5E+02	1.6E+00
			Hazard	4.0E+04	4.0E+04	5.4E+04	2.0E+05	3.8E+02	1.2E+05		9.2E+02	
Subsurface Soil [mg/kg]	Inhalation of Outdoor Air Vapors	Residential	Carcinogenic							SAT	3.9E+00	SAT
			Hazard	SAT	SAT	1.2E+04	SAT				1.6E+01	
		Commercial/ Industrial	Carcinogenic							SAT	1.5E+01	SAT
			Hazard	SAT	SAT	7.0E+04	SAT				9.1E+01	
	Inhalation of Indoor Air Vapors	Residential	Carcinogenic							SAT	6.8E-01	SAT
			Hazard	SAT	SAT	1.8E+03	SAT				2.3E+00	
		Commercial/ Industrial	Carcinogenic							SAT	1.1E+01	SAT
			Hazard	SAT	SAT	5.2E+04	SAT				6.5E+01	
	Ingestion of Groundwater Impacted by Leachate	Residential	Carcinogenic					*2.1E+01*	*6.0E+02*	3.2E+01	*1.0E-02*	*SAT*
			Hazard	SAT	SAT	2.1E+00	SAT	*2.1E+01*	*6.0E+02*		*1.0E-02*	*SAT*
		Commercial/ Industrial	Carcinogenic					*2.1E+01*	*6.0E+02*	SAT	*1.0E-02*	*SAT*
			Hazard	SAT	SAT	1.4E+01	SAT	*2.1E+01*	*6.0E+02*		*1.0E-02*	*SAT*
Groundwater [mg/l]	Ingestion of Groundwater	Residential	Carcinogenic					*5.0E-02*	*1.0E+00*	5.6E-04	*1.0E-03*	*2.0E-04*
			Hazard	9.4E-01	9.4E-01	1.6E+00	>Sol	*5.0E-02*	*1.0E+00*		*1.0E-03*	*2.0E-04*
		Commercial/ Industrial	Carcinogenic					*5.0E-02*	*1.0E+00*	2.4E-03	*1.0E-03*	*2.0E-04*
			Hazard	>Sol	>Sol	1.0E+01	>Sol	*5.0E-02*	*1.0E+00*		*1.0E-03*	*2.0E-04*
	Inhalation of Indoor Air Vapors	Residential	Carcinogenic							>Sol	1.4E+00	>Sol
			Hazard	>Sol	>Sol	2.0E+04	>Sol				4.6E+00	
		Commercial/ Industrial	Carcinogenic							>Sol	2.2E+01	>Sol
			Hazard	>Sol	>Sol	5.7E+05	>Sol				1.3E+02	
	Inhalation of Outdoor Air Vapors	Residential	Carcinogenic							>Sol	1.8E+02	>Sol
			Hazard	>Sol	>Sol	4.2E+05	>Sol				7.2E+02	
		Commercial/ Industrial	Carcinogenic							>Sol	6.9E+02	>Sol
			Hazard	>Sol	>Sol	>Sol	>Sol				>Sol	
Water for Recreation [mg/l]	Ingestion/ Dermal	Residential	Carcinogenic					2.0E-02		1.6E-04	6.3E-02	1.1E-05
			Hazard	1.1E+00	1.7E+00	4.2E+01	>Sol	1.2E-01	2.8E+01		1.8E-01	

*Italicized concentrations based on California MCLs
SAT = RBSL exceeds saturated soil concentration of chemical
>SOL = RBSL exceeds solubility of chemical in water

Table #9

Table 1
Ground Water Sample Analytical Results
Oakland Warehouse, 1221 3rd Street, Oakland, California
January 25, 1999
(all concentrations in micrograms per Liter - µg/L)

Ground Water Sample Number	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE[1]	TPHg[2]	TPHd[3]	TPHm[4]
GW-1	1.1	1.0	<0.50	<0.50	<5.0	<50	<50	15,000
GW-2	<0.50	<0.50	<0.50	<0.50	<5.0	<50	<50	190
GW-3	<0.50	<0.50	<0.50	<0.50	<5.0	<50	NA[5]	NA
GW-4	<0.50	<0.50	<0.50	<0.50	<5.0	<50	NA	NA

MTBE[1] = Methyl-t-butyl ether.
TPHg[2] = Total Petroleum Hydrocarbons as gasoline.
TPHd[3] = Total Petroleum Hydrocarbons as diesel.
TPHm[4] = Total Petroleum Hydrocarbons as motor oil.
NA[5] = Sample Not Analyzed for This Constituent.

The ground water sample analytical results indicate that petroleum constituents were not present at detectable concentrations in ground water samples collected from soil borings GW-3 or GW-4. Only TPHm (at a concentration of 190 µg/L) was detected in the ground water sample collected from soil boring GW-2. Trace concentrations of benzene (1.1 µg/L) and toluene (1.0 µg/L) were detected in the ground water sample collected from soil boring GW-1. TPHm at a concentration of 15,000 µg/L was also detected in the ground water sample collected from GW-1.

Summary and Recommendations

Four soil borings advanced at the site encountered ground water at a depth of approximately 5 feet below grade. Ground water samples were collected using Hydropunch™ methodology from each un-cased soil boring. Each soil boring was then abandoned by filling completely with a cement/bentonite mixture.

Ground water sample analytical results indicate the presence of trace levels of benzene and toluene in the sample collected from soil boring GW-1 (at concentrations of 1.1 and 1.0 µg/L, respectively). No other BTEX constituents were detected in any of the ground water samples submitted for analysis. Neither MTBE, TPHg, nor TPHd were present at detectable concentrations in any of the ground water samples analyzed. TPHm was detected at concentrations

TABLE 2/0

GROUND WATER ELEVATION MEASURMENTS*

Monitoring Well	Date	Reference Elevation (feet)	Depth to Ground Water (feet)	Ground Water Elevation (feet)
MW-1	06-07-95	100.00	8.16	91.84
	03-07-96		7.99	92.01
	05-13-96		7.83	92.17
	06-25-96		7.88	92.12
	03-25-97		7.80	92.2
MW-2	06-07-95	99.92	8.08	91.84
	03-07-96		7.78	92.14
	05-13-96		8.00	91.92
	06-25-96		8.01	91.91
	03-25-97		8.01	91.91
MW-3	06-07-95	98.64	5.93	92.71
	03-07-96		3.72	94.92
	05-13-96		5.92	92.72
	06-25-96		6.13	92.51
	03-25-97		5.68	92.96

* Reference elevation for each monitoring well is an indelible mark on the north side of the top of the casing. Elevations surveyed relative to monitoring well MW-1, which was assigned an arbitrary elevation of 100.0 feet.

P1 had 1000 mg/kg total Pb. at 2.5' bgs.

TABLE

10,000-GALLON TANK BASIN GROUND WATER ANALYTICAL RESULTS
PORTION OF TASK I

Sample I.D.[a]	Sample Date	Benzene (µg/kg)[b]	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylene (µg/kg)	TPHg[c] (mg/kg)[d]	TPHd[e] (mg/kg)	VOCs (TCLP)[f] (µg//l)	Soluble Lead[g] (mg/l)
TKW-1	10/12/93	150	6	4	5	1700	12000	(A)50, (B)130[h]	450
TKW-2	11/05/93	5.3	0.9	0.5	3	220	8600	(A)70, (Bu)20, (B)7	230

[a]Samples are grab samples.
[b]µg/kg = micrograms per kilogram.
[c]TPHg = total petroleum hydrocarbons as gasoline.
[d]mg/kg = milligrams per kilogram.
[e]TPHd = total petroleum hydrocarbons as diesel.
[f]VOCs = solumble volatile organic compounds by EPA TCLP.
[g]Soluble lead by California WET.
[h]Bu = butanone.
A = acetone.
B = benzene.

(5520B)
TOG ppm
7.8
ND
MCL Pb = .05 mg/l

Table 3: Summary of Soil Analyses for Organic Compounds
Concentrations in ug/kg

Boring No. / Depth (ft)	1 6.0	2 0.5	2 7.0	3 1.0	4 0.0	5 0.0	6 0.0	7 0.0	PEA*
Organochloride Pesticides and PCBs, EPA Method 8080									
delta-BHC (lindane)	--	--	<3	--	--	--	10	--	1,000
Dieldrin	--	--	<6	--	--	--	12	--	80
4,4-DDE	--	--	<6	--	--	--	23	--	4,000
Volatile Organics, EPA Method 8240									
Acetone	--	--	100	--	--	--	70	--	10^{12}
2-Butanone (MEK)	--	--	30	--	--	--	20	--	$7x10^{7}$
Freon 113	--	--	--	--	--	--	10	--	$4x10^{8}$
Methylene chloride	--	--	60	--	--	--	600	--	10^{5}
Toluene	--	--	<5	--	--	--	6	--	$4x10^{8}$

The remainder of the constituents detected by these methods were not detected.

* *PEA = Department of Toxic Substances Control Preliminary Endangerment Assessment screening values.*

-- Not Analyzed

Note: The depth designation refers to the top of a 6-inch interval. For example, a depth of "0.0" indicates a sample taken at zero to six inches.

5.2 Groundwater

Two groundwater samples were collected for analysis, one from boring 1 and one from boring 2. The analytical results of groundwater sampling are summarized in Table 4. Note that for organochlorides pesticides and PCBs, only the constituent that was detected is listed in the table: all other constituents potentially detected by the method were not detected.

No free product or sheen was observed in either of the groundwater samples. Both groundwater samples were analyzed for petroleum hydrocarbons; diesel was detected at

Curtis & Tompkins, Ltd.

Client: Acton Mickelson van Dam, Inc.

Project Name: 1221 3rd St. Oakland, CA
Project Number: 90003.03

Laboratory Login Number: 112982

Report Date: 11 November 93

ANALYSIS: Total Oil & Grease (Gravimetric) **METHOD: SMWW 17:5520E**

Lab ID	Sample ID	Matrix	Sampled	Received	Analyzed	Result	Units	RL	Analyst	QC Batch
112982-007	TK5-A	Soil	01-NOV-93	01-NOV-93	08-NOV-93	ND	mg/Kg	50	TR	11357
112982-008	TK17	Soil	01-NOV-93	01-NOV-93	08-NOV-93	ND	mg/Kg	50	TR	11357
112982-009	TK18	Soil	01-NOV-93	01-NOV-93	08-NOV-93	5000	mg/Kg	50	TR	11357
112982-010	TK19	Soil	01-NOV-93	01-NOV-93	08-NOV-93	14000	mg/Kg	50	TR	11357

ND = Not Detected at or above Reporting Limit (RL).

Curtis & Tompkins, Ltd.

ORATORY NUMBER: 112982-007
CENT: ACTON MICKELSON VAN DAM
ROJECT ID: 90003.03
LOCATION: 1221 3rd ST, OAKLAND
SAMPLE ID: TK5-A

DATE SAMPLED: 11/01/93
DATE RECEIVED: 11/01/93
DATE EXTRACTED: 11/10/93
DATE ANALYZED: 11/11/93
DATE REPORTED: 11/11/93

ANALYSIS: POLYCHLORINATED BIPHENYLS (PCBs)
ANALYSIS METHOD: EPA 8080
EXTRACTION METHOD: EPA 3550

AROCLOR TYPE	RESULT (ug/Kg)	REPORTING LIMIT (ug/Kg)
AROCLOR 1221	ND	20
AROCLOR 1232	ND	20
AROCLOR 1016	ND	20
AROCLOR 1242	230	20
AROCLOR 1248	ND	20
AROCLOR 1254	ND	20
AROCLOR 1260	ND	20

ND = Not detected at or above reporting limit.

QA/QC SUMMARY

RPD, %	19
RECOVERY, %	95

TABLE

SOIL SAMPLE ANALYTICAL RESULTS FOR PETROLEUM CONSTITUENTS
(concentrations in milligrams per kilogram [mg/kg])

Date Sampled	Boring No.	Sample No.	Sample Depth (feet)	Benzene	Toluene	Ethylbenzene	Xylenes	TPHg[a]	TPHd[b]	TPHm[c]	Total Oil and Grease	TRPH[d]
6-5-95	SB-1	1	8	NA	NA	NA	NA	NA	NA	NA	NA	NA
6-5-95	SB-2	1	8	NA	NA	NA	NA	NA	NA	NA	NA	NA
6-5-95	SB-4	1	8	NA	NA	NA	NA	NA	NA	NA	NA	NA
6-5-95	SB-5	1	5	<0.005	<0.005	<0.005	0.0082	<0.50	3.5	24	NA	NA
6-5-95	SB-6	1	5	<0.005	<0.005	<0.005	<0.005	<0.50	<1.0	<10	NA	NA
6-5-95	SB-7	1	5	<0.005	<0.005	<0.005	<0.005	<0.50	10	62	NA	NA
6-5-95	SB-9	1	2	<0.005	<0.005	<0.005	<0.005	<0.50	NA	NA	NA	78
6-5-95	SB-10	1	2	<0.005	<0.005	<0.005	<0.005	<0.50	NA	NA	NA	42
6-5-95	MW-1	1	5	<0.005	0.028	0.025	0.022	12	NA	NA	<50	NA
6-5-95	MW-2	1	5	<0.005	<0.005	<0.005	<0.005	<0.50	<1.0	<10	<50	NA
6-5-95	MW-2	1.5	8	NA	NA	NA	NA	NA	NA	NA	NA	NA
6-5-95	MW-3	1	2	<0.005	<0.005	<0.005	<0.005	<0.50	NA	NA	NA	<30
6-5-95	MW-3	2	5	<0.005	<0.005	<0.005	<0.005	<0.50	NA	NA	<50	NA

[a]TPHg = Total petroleum hydrocarbons as gasoline.
[b]TPHd = Total petroleum hydrocarbons as diesel.
[c]TPHm = Total petroleum hydrocarbons as motor oil.
[d]TRPH = Total recoverable petroleum hydrocarbons.
[e]NA = Soil sample not analyzed for this constituent.

TABLE

SOIL SAMPLE ANALYTICAL RESULTS FOR PCBs
(concentrations in milligrams per kilogram [mg/kg])

Date Sampled	Boring No.	Sample No.	Sample Depth (feet)	PCB[a] 1016	PCB 1221	PCB 1232	PCB 1242	PCB 1248	PCB 1254	PCB 1260
6-5-95	SB-1	1	8	<0.033	<0.066	<0.033	<0.033	<0.033	<0.033	<0.033
6-5-95	SB-2	1	8	<0.033	<0.066	<0.033	<0.033	<0.033	<0.033	<0.033
6-5-95	SB-4	1	8	<0.033	<0.066	<0.033	<0.033	<0.033	<0.033	<0.033
6-5-95	MW-2-1.5	1.5	8	<0.033	<0.066	<0.033	<0.033	<0.033	<0.333	<0.033

[a]PCB = AROCLOR type polychlorinated biphenyls.

Table 10

GROUND WATER SAMPLE ANALYTICAL RESULTS

(concentrations in micrograms per liter)

Monitoring Well	Date Sampled	Benzene	Toluene	Ethylbenzene	Total Xylenes	TPHg	TPHd	TPHm	Total Lead	Total Dissolved Solids	Total Oil and Grease
MW-1	06-08-95	<0.30	<0.30	<0.30	<0.50	<50	<50	<100	<0.003	4,400	<1.0
	03-07-96	<0.30	<0.30	<0.30	<0.50	97	<50	220	NA	NA	NA
	06-25-96	<0.50	<0.50	<0.50	<0.50	82	<50	<100	NA	NA	NA
	03-25-97	<0.50	<0.50	<0.50	<0.50	61	<100	360	NA	NA	NA
MW-2	06-08-95	<0.30	<0.30	<0.30	<0.50	<50	<50	<100	0.0059	1,000	<1.0
	03-07-96	<0.30	<0.30	<0.30	<0.50	<50	<50	<100	NA	NA	NA
	06-25-96	<0.50	<0.50	<0.50	<0.50	<50	<50	<100	NA	NA	NA
	03-25-97	<0.50	<0.50	<0.50	<0.50	<50	<50	<100	NA	NA	NA
MW-3	06-08-95	<0.30	<0.30	<0.30	<0.50	<50	<50	<100	<0.003	2,900	<1.0
	03-07-96	<0.30	<0.30	<0.30	<0.50	<50	<50	600	NA	NA	NA
	06-25-96	<0.50	<0.50	<0.50	<0.50	<50	<50	120	NA	NA	NA
	03-25-97	<0.50	<0.50	<0.50	<0.50	<50	<50	<100	NA	NA	NA

TPHg = Total petroleum hydrocabons as gasoline.
TPHd = Total petroleum hydrocarbons as diesel.
TPHm = Total petroleum hydrocarbons as motor oil.
NA = Not analyzed.

Acton • Mickelson • Environmental, Inc.

Consulting Scientists, Engineers, and Geologists

Log of Soil Boring: MW-1

OVM/OVA: hNu PID with 10.2 eV Probe

Project Number: 90003.04

Drilling	Time	Date
Start	09:00	6/5/95
Finish	09:45	6/5/95

Location: Former F. Bailey Property
1221 3rd Street
Oakland, California

Water Depth (Date): 8.16 Feet (6/7/95)
Casing Elevation: 100.00 Feet
Completion Depth: 20 Feet
Logged By: S. Liaty
Checked By:

Drilling Company: V+W Drilling
Drilled By: Robert Vickery
Drilling Method: 8" O.D. HSA; Mobile B-61 HDX
Sampling Method: California modified split spoon fitted with 2"x6" brass sample sleeves

DEPTH (feet)	SAMPLE INTERVAL	DESCRIPTION	GRAPHIC LOG	USCS CLASS	WELL CONSTRUCTION	BLOWS/6 IN.	INCHES DRIVEN	INCHES RECOV'D	COMMENTS	SAMPLE NO.	FIELD OVM/OVA READING (ppm)
0		Concrete									
		SAND, dark olive gray (5 Y 3/2), moist, medium-grained		SP		6 8 9	18	18		MW1-1	30
5											
						4 8 9	18	18		MW1-2	5
10		Becomes fine-grained with minor silt at 10 feet		SP SM							
15						6 8 10	18	18	No samples retained		
20		Total Depth = 20 feet				5 7	12	12	Boring terminated at predetermined depth		
25											
30											

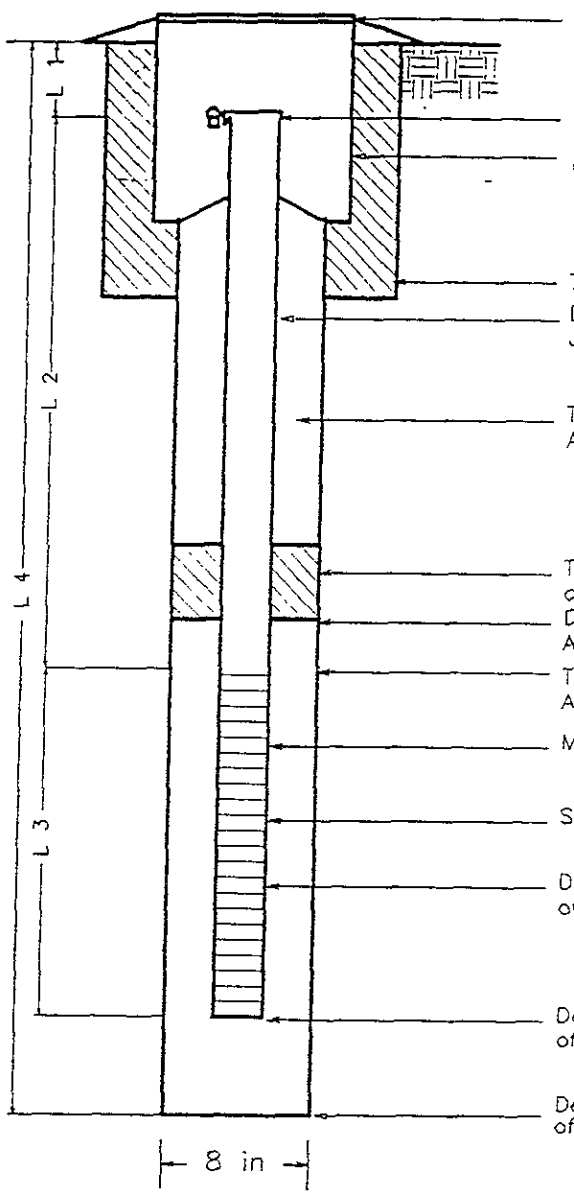
MONITORING WELL CONSTRUCTION DETAILS

PROJECT NO: 90003.04

LOCATION: 2112 Third Street
Oakland, California

MONITORING WELL NO.: MW-1

ELEVATION: 100.00



Protective Casing	
Locking Water Tight Cap	
Flush Grade Well Construction	
Diameter and Mat'l	12-inch steel
Total length	12 inches
Length Above Ground	1/4 inch
Thickness and Type of Seal	2 feet, concrete
Diameter, Mat'l and Joint Type of Riser Pipe	2 inch, SCH 40 PVC, flush thread
Type of Backfill Around Riser	cement/5% bentonite grout
Thickness and Type of Seal	1 foot bentonite chips
Distance of Filter Sand Above Top of Screen	0.5 foot
Type of Filter Around Screen	#3 lonestar
Monitoring Well Mat'l	SCH 40 PVC
Screen Gauge/Slot Size	0.020 inch
Diameter and Length of Screen	2 inch, 15 feet
Depth to Bottom of Monitoring Well	19 feet
Depth to the Bottom of Filter Sand	20 feet

L1 = 0.25 feet
L2 = 3.75 feet
L3 = 15.00 feet
L4 = 20.00 feet

MONITORING WELL WATER LEVEL MEASUREMENTS

Date:	Time:	Water Level*
6/7/95	15:20	8.16 ft.

Completion Date and Time: 6/5/95 9:45 am

* Measuring Point: Top Of Casing

ACTON • MICKELSON • ENVIRONMENTAL, INC.
4511 Golden Foothill Parkway, #1
El Dorado Hills, CA 95762

Acton • Mickelson • Environmental, Inc.

Consulting Scientists, Engineers, and Geologists

Log of Soil Boring: MW-2

OVM/OVA: hNu PID with 10.2 eV Probe

Project Number: 90003.04

Drilling	Time	Date
Start	11:10	6/5/95
Finish	11:50	6/5/95

Location: Former F. Bailey Property
1221 3rd Street
Oakland, California

Water Depth (Date): 8.08 Feet (6/7/95)
Casing Elevation: 99.92 Feet
Completion Depth: 18 Feet
Logged By: S. Liaty
Checked By:

Drilling Company: V+W Drilling
Drilled By: Robert Vickery
Drilling Method: 8" O.D. HSA; Mobile B-61 HDX
Sampling Method: California modified split spoon fitted with 2"x6" brass sample sleeves

DEPTH (feet)	SAMPLE INTERVAL	DESCRIPTION	GRAPHIC LOG	USCS CLASS	WELL CONSTRUCTION	BLOWS/6 IN.	INCHES DRIVEN	INCHES RECOV'D	COMMENTS	SAMPLE NO.	FIELD OVM/OVA READING (ppm)
		Concrete									
		GRAVELLY SAND, reddish brown, damp, (backfill material)		SW							
		SAND, black (2.5 Y N 2/0), wet, medium-grained		SP		3 6 8	18	18		MW2-1	20
5						5 5 9	18	18		MW2-1.5	50
		Becomes greenish gray at 8 feet, saturated									
		SILTY SAND, dark yellowish brown (10 YR 3/4), saturated, mottled black and greenish gray, fine-to medium-grained		SM		9 9 7	18	18		MW2-2	<1
10											
15											
		Total Depth = 18 feet							Boring terminated 10 feet below water table		
20											
25											
30											

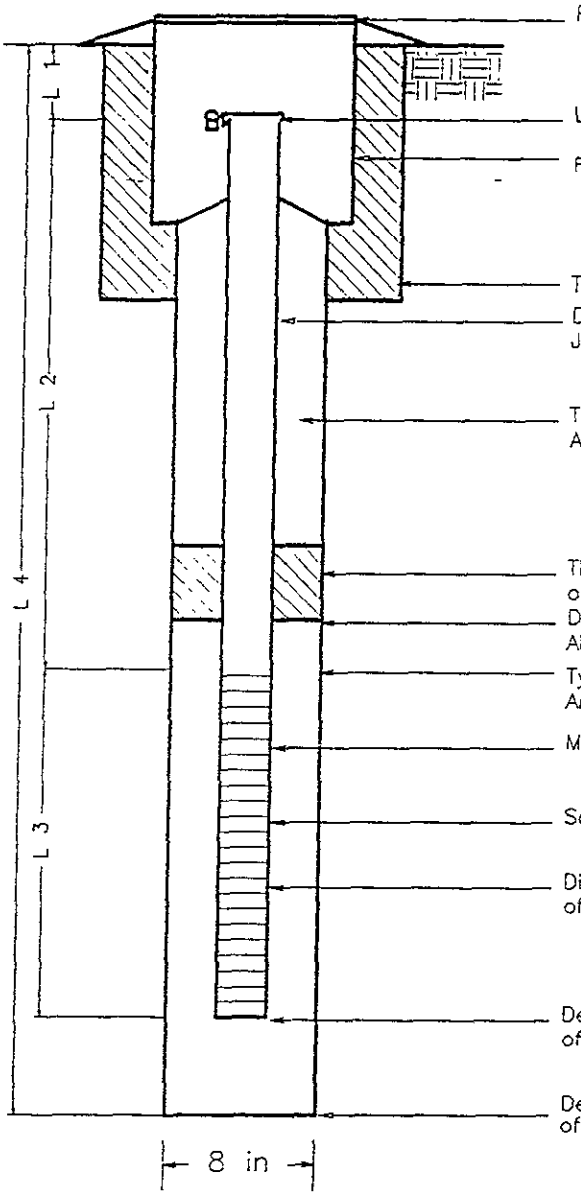
MONITORING WELL CONSTRUCTION DETAILS

PROJECT NO: 90003.04

LOCATION: 2112 Third Street
Oakland, California

MONITORING WELL NO.: MW-2

ELEVATION: 99.92



Protective Casing	
Locking Water Tight Cap	
Flush Grade Well Construction	
Diameter and Mat'l	12-inch steel
Total length	12 inches
Length Above Ground	1/4 inch
Thickness and Type of Seal	2 feet, concrete
Diameter, Mat'l and Joint Type of Riser Pipe	2 inch, SCH 40 PVC, flush thread
Type of Backfill Around Riser	cement/5% bentonite grout
Thickness and Type of Seal	1 foot bentonite chips
Distance of Filter Sand Above Top of Screen	0.5 foot
Type of Filter Around Screen	#3 lonestar
Monitoring Well Mat'l	SCH 40 PVC
Screen Gauge/Slot Size	0.020 inch
Diameter and Length of Screen	2 inch, 15 feet
Depth to Bottom of Monitoring Well	18 feet
Depth to the Bottom of Filter Sand	18 feet

L1 = 0.25 feet
L2 = 2.75 feet
L3 = 15.00 feet
L4 = 18.00 feet

MONITORING WELL WATER LEVEL MEASUREMENTS

Date:	Time:	Water Level*
6/7/95	15:30	8.08 ft.

Completion Date and Time: 6/5/95 11:50 am

* Measuring Point: Top Of Casing

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4511 Golden Foothill Parkway, #1
El Dorado Hills, CA 95762

Acton • Mickelson • Environmental, Inc.

Consulting Scientists, Engineers, and Geologists

Log of Soil Boring: MW-3

OVM/OVA: hNu PID with 10.2 eV Probe

Project Number: 90003.04

Drilling	Time	Date
Start	15:30	6/5/95
Finish	16:05	6/5/95

Location: Former F. Bailey Property
1221 3rd Street
Oakland, California

Water Depth (Date): 5.93 Feet (6/7/95)
Casing Elevation: 98.64 Feet
Completion Depth: 18 Feet
Logged By: S. Liaty
Checked By:

Drilling Company: V+W Drilling
Drilled By: Robert Vickery
Drilling Method: 8" O.D. HSA; Mobile B-61 HDX
Sampling Method: California modified split spoon fitted with 2"x6" brass sample sleeves

DEPTH (feet)	SAMPLE INTERVAL	DESCRIPTION	GRAPHIC LOG	USCS CLASS	WELL CONSTRUCTION	BLOWS/6 IN.	INCHES DRIVEN	INCHES RECOV'D	COMMENTS	SAMPLE NO	FIELD OVM/OVA READING (ppm)
0		Asphalt and base rock									
		SAND, black (2.5 Y N 2/0), moist, medium-grained		SP		2 3 6	18	18		MW3-1	<1
5		Saturated at 7 feet				4 4 7	18	18		MW3-2	<1
		SILTY SAND, yellowish brown (10 YR 5/6), saturated, fine-to medium-grained		SM		4 6 8	18	18		MW3-2	<1
15						2 2 4	18	18	No samples retained from 15 feet		
		Total Depth = 18 feet							Boring terminated 10 feet below water table		
20											
25											
30											

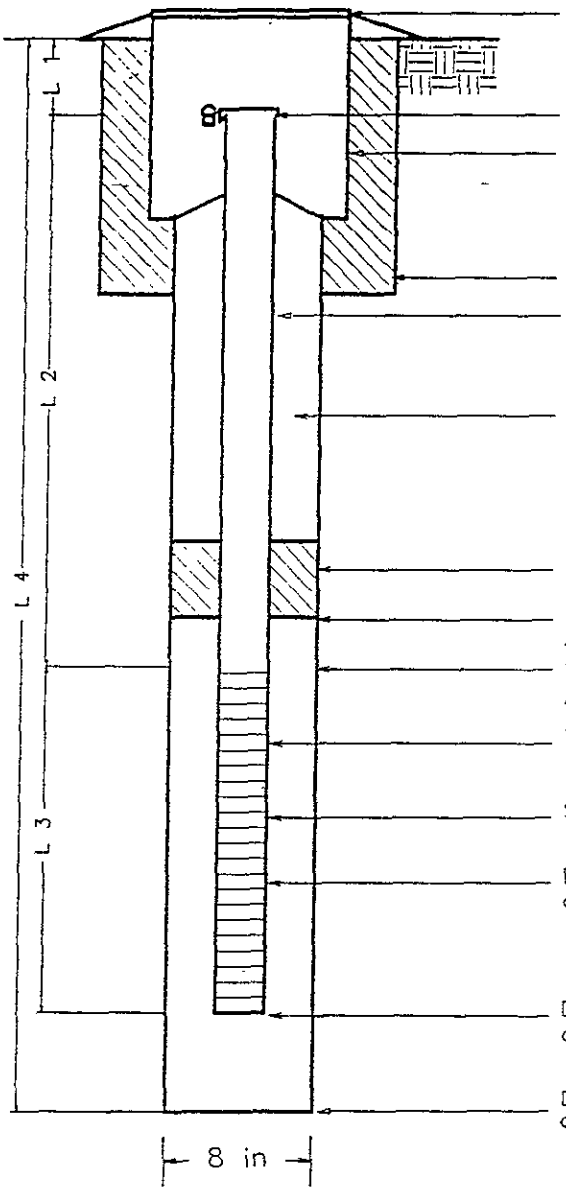
MONITORING WELL CONSTRUCTION DETAILS

PROJECT NO: 90003.04

LOCATION: 2112 Third Street
Oakland, California

MONITORING WELL NO.: MW-3

ELEVATION: 98.64



Protective Casing	
Locking Water Tight Cap	
Flush Grade Well Construction	
Diameter and Mat'l	12-inch steel
Total length	12 inches
Length Above Ground	1/4 inch
Thickness and Type of Seal	2 feet, concrete
Diameter, Mat'l and Joint Type of Riser Pipe	2 inch, SCH 40 PVC, flush thread
Type of Backfill Around Riser	cement/5% bentonite grout
Thickness and Type of Seal	1 foot bentonite chips
Distance of Filter Sand Above Top of Screen	0.5 foot
Type of Filter Around Screen	#3 lonestar
Monitoring Well Mat'l	SCH 40 PVC
Screen Gauge/Slot Size	0.020 inch
Diameter and Length of Screen	2 inch, 15 feet
Depth to Bottom of Monitoring Well	18 feet
Depth to the Bottom of Filter Sand	18 feet

L1 = 0.25 feet
L2 = 2.75 feet
L3 = 15.00 feet
L4 = 18.00 feet

MONITORING WELL WATER LEVEL MEASUREMENTS

Date:	Time:	Water Level*
6/7/95	16:33	5.93 ft.

Completion Date and Time: 6/5/95 4:05 pm

* Measuring Point: Top Of Casing

ACTON • MICKELSON • ENVIRONMENTAL, INC.
4511 Golden Foothill Parkway, #1
El Dorado Hills, CA 95762

Industrial Indemnity
A Crum and Forster Organization
A XEROX Financial Services Company

WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE POLICY

INFORMATION PAGE

INSURING COMPANY:
INDUSTRIAL INDEMNITY COMPANY
HOME OFFICE: SAN FRANCISCO

A STOCK INSURANCE COMPANY

POLICY NO: RB 961-0532
RENEWAL OF: RB 959-3998
CARRIER CD: 00135

PRODUCER NO: 11445
PRODUCER NAME AND ADDRESS:

MICHELETTI INS AGENCY
P.O. BOX 26620
SAN JOSE CA 95159

1. THE INSURED AND MAILING ADDRESS:

DILLARD TRUCKING INC.
DILLARD ENVIRONMENTAL SERVICES, DBA
P.O. BOX 218
BYRON, CA 94514

INSURED ENTITY: CORPORATION

BUSINESS OF INSURED: TRUCKING OPERS

OTHER WORKPLACES NOT SHOWN ABOVE: (SEE ITEM 4 SCHEDULE ATTACHED)

2. POLICY PERIOD: FROM 10/01/93 TO 10/01/94
EFFECTIVE 12:01 A.M. STANDARD TIME AT THE INSURED'S MAILING ADDRESS.

3. COVERAGE:
A. WORKERS' COMPENSATION INSURANCE: PART ONE OF THE POLICY APPLIES TO THE WORKERS' COMPENSATION LAW OF THE STATES LISTED HERE:
CALIFORNIA

B. EMPLOYERS' LIABILITY INSURANCE: PART TWO OF THE POLICY APPLIES TO WORK IN EACH STATE LISTED IN ITEM 3A. THE LIMITS OF OUR LIABILITY UNDER PART TWO ARE:

BODILY INJURY BY ACCIDENT:	$ 100,000	EACH ACCIDENT
BODILY INJURY BY DISEASE:	$ 100,000	EACH EMPLOYEE
BODILY INJURY BY DISEASE:	$ 500,000	POLICY LIMIT

C. OTHER STATES INSURANCE: PART THREE OF THE POLICY APPLIES TO ALL THE STATES OF THE UNITED STATES, EXCEPT THOSE LISTED IN ITEM 3A ABOVE AN IN: ME, NV, ND, OH, WA, WV, WY.

D. THIS POLICY INCLUDES THESE ENDORSEMENTS AND SCHEDULES:
IC187RS

4. THE PREMIUM FOR THIS POLICY WILL BE DETERMINED BY OUR MANUALS OF RULES, CLASSIFICATIONS, RATES AND RATING PLANS. ALL INFORMATION REQUIRED BELOW ATTACHED SCHEDULE IS SUBJECT TO VERIFICATION AND CHANGE BY AUDIT.

MINIMUM PREMIUM: $ 4,327

AUDIT PERIOD: MONTHLY

TOTAL ESTIMATED ANNUAL PREMIUM:	$ 65,531
DEPOSIT PREMIUM:	$ 9,830
ASSESSMENT:	$ 145
TOTAL DEPOSIT DUE:	$ 9,975

ISSUED AT: SAN FRAN-P C REGION
DATE: 09/14/93

AUTHORIZED REPRESENTATIVE

WC 00 00 01

DILLARD ENVIRONMENTAL SERVICES

A Division of Dillard Trucking, Inc.
P.O. Box 218
Byron, CA 94514
Tel #: (510) 634-6850 Fax #: (510) 634-0569

Facsimile Transmittal

Attn: Jennifer EBERLE Date: 9/23/93

Company: Haz Div Fax#: 569-4757

From the office of: *Richard Campbell*

Total Number of Pages (including cover sheet) 2

_____ Please fax your reply

_____ Original to follow via mail

_____ Enter for Review and Acceptance

_____ Approve, Sign & FAX back

✓ Per Your Request

_____ Other (See Message)

Message: RE: Workmens Comp Renewal Certificate

Have a nice weekend

Thanks

Rich

REF./ A/C NO. R

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 09/13/93

Nº 704506 DH.

$ 714.00 DOLLARS

MISCELLANEOUS RECEIPT

RECEIVED FROM: Dilland Trucking, Inc PO Box 218, Byron, CA 94514

FOR: Oakland Warehouse
1221 3rd Str. Oakland, CA 94607

RECEIVED BY: Chris Sinn

DEPT. NO.: 430-453

☐ CASH ☒ PERSONAL/CASHIER'S CHECK/M. O. # 90 2566 ☐ OTHER:

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

DILLARD TRUCKING, INC.

P O BOX 218
BYRON, CALIFORNIA 94514
EPA #CAD981692809 DOHS #1715
OFFICE (510) 634-6850 FAX 634-0569

BANK OF AGRICULTURE & COMMERCE
1520 DISCOVERY BLVD.
BYRON, CA 94514

90-2566
1211

DATE	AMOUNT
9/8/93	$714.00***

PAY SEVEN HUNDRED FOURTEEN & 00/100**********

TO THE ORDER OF
Environmental Health
Hazardous Materials Division
80 Swan Way, #200
Oakland, CA 94621

⑈018614⑈ ⑆121125660⑆ 050 000680⑈