

BERKELEY LAND COMPANY, INC.

1211 NEWELL AVENUE, SUITE 120
WALNUT CREEK, CA 94596
Phone (510) 256-1108 Fax (510) 935-9862

Mailing Address: P. O. Box 8465, Emeryville, CA 94662

October 4, 1995

Alameda County Health Care Services
1131 Harbor Way Parkway, #250
Alameda, CA 94501

Attention: Ms. Madhulla Logan

RE: Site Re-Development Update
Berkeley Land Company
51st Street & Telegraph Avenue
Oakland, California

Dear Ms. Logan:


This letter is written to inform you of the impending commercial development of the subject property. As per the terms of your letter, dated March 2, 1994, Berkeley Land Company is in the process of developing the subject property with the building of a community shopping center.

As you know, the operation of heavy construction and grading equipment poses a potential threat of damage to one or more of the five existing ground water monitoring wells. If the wells are damaged, they will be properly destroyed and we can discuss their disposition at a later time of your convenience. Please note that our environmental consultant, Kaprealian Engineering, Inc., has been conducting a quarterly ground water monitoring and sampling program of these wells, as you requested in your aforementioned letter.

Additionally, in light of site development, our lending institution has requested assurance that we are in compliance with the requirements of the regulatory agencies. Therefore, Berkeley Land Company respectfully requests written concurrence from your office as soon as you can provide it.

Berkeley Land Company greatly appreciates all of your work and cooperation in these matters. We are confident that both the City of Oakland and Alameda County will benefit from the commercial redevelopment of this property.

Sincerely,


NORMAN I. ALBERTS
Vice President - Finance
BERKELEY LAND COMPANY, INC.

NJA:bhm

cc: Rick Montesano, Paradiso Mechanical, Inc.
Robert Kezarian, Kaprealian Engineering, Inc.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

March 2, 1994

Mr. Norm Albert
Berkeley Land
4550 San Pablo
Emeryville, CA - 94608

Ref: Berkeley Land Company, 51st street and Telegraph Avenue,
Oakland, CA

Dear Mr. Albert:

I received the summary report dated February 8, 1994 from Robert Kezerian of Kaprealian Engineering requesting site closure for the Berkeley Land property located at the above mentioned address. I have reviewed the report and given below is the summary and rationale for site closure.

Berkeley Land Company purchased the property referenced above approximately 20 years ago and since then the site has been used only as a farmers market to sell produce. Prior to the purchase by Berkeley land the site was used as a street car barn for a former regional public transit system. At present, all buildings and above ground improvements have been dismantled from the property.

In July 1993, Kaprealian Engineering, drilled 21 soil borings and sampled for TPHg, TPHd, TOG, BTEX, halogenated solvents and semi-volatile organics. Also, five existing monitoring wells were sampled and analyzed for TPHg, TPHd, TOG, BTEX, halogenated solvents, and semi-volatile organics. The laboratory analysis of the soil samples indicated the presence of TPHd, TPHg and BTEX in low concentrations, and TOG (total oil and gas), methylnaphthalene, and PCE (tetrachloroethene) in significantly higher concentrations. The analytical results of the groundwater samples indicated the presence of TPHg in MW1(76ppb), benzene in MW5(0.64 ppb), and PCE (upto 250ppb), TCE, DCE (1,2,dichloroethene) and vinyl chloride.

In September 1993 Kaprealian Engineering excavated areas of known soil contamination and collected confirmatory soil samples from each area of excavation. The laboratory analysis of the soil samples indicated that the petroleum hydrocarbon compounds, and methylnaphthalene have been removed to below detection levels. PCE was still detected at concentrations ranging from 50 ppb to 170 ppb at 15 feet below ground surface. In response to a request by this office, Kaprealian Engineering submitted a report by

Kleinfelder (April 1987) which indicates that soil samples from Berkeley Land were analyzed for EPA priority pollutant metals and that no significant concentrations were found.

In September 1993 Kaprealian Engineering submitted a report to this office compiling all file reviews done on adjacent sites to the subject property. This report indicated Marshall Cleaners located 1000 feet upgradient to the Berkeley Land as a potential offsite source. Though high concentrations of PCE, TCE and DCE have been found in the soil no analytical results for groundwater samples have been mentioned in the report. Hence, this information will not be valid for the purpose of site closure.

Based on the information provided to us, it is our opinion that the above mentioned site no longer poses a threat to human health as the PCE remaining on site is at concentrations below the clean-up level determined by this office. However, threat to groundwater is still an issue and needs to be addressed. Hence, this closure is being given under the condition that ground water monitoring for solvents, and petroleum hydrocarbons will be continued for at least a year at quarterly intervals. The need for additional work after a year will be evaluated by this office in conjunction with the San Francisco Regional Water Quality Board (SFRWQCB).

If you have any questions regarding this site, please feel free to contact me at (510) 210-4320.

Yours Sincerely,



Madhulla Logan
Hazardous Material Specialist