

KAPREALIAN ENGINEERING
INCORPORATED

September 22, 1993

Paradiso Construction
2600 Williams Street
P.O. Box 1836
San Leandro, California 94577

Attention: Mr. Rick Montesanto

RE: Subsurface Investigation
Berkeley Land Company
51st Street & Telegraph Avenue
Oakland, California

*Offsite
Investigation
Document
for Marshall
cleaner
enclosed*

Dear Mr. Montesanto:

INTRODUCTION

The subject property was reported to have contained a 'street car barn' for the "Key System," a former regional public transit system. Berkeley Land Company apparently obtained the subject property subsequent to the termination of all Key System operations. Due to the anticipated sale and potential redevelopment of the subject property, Berkeley Land Company requested that Kaprealian Engineering, Inc. (KEI) conduct a subsurface investigation.

On June 29, 1993, ground water samples were collected from the five existing ground water monitoring wells. In addition, on July 26 through 30, 1993, the 21 proposed exploratory borings were drilled at the subject property. Permits were obtained from the Alameda County Flood Control and Water Conservation District (Zone 7) prior to drilling. Soil samples were collected from the borings as proposed. The details of KEI's work, in addition to the analytical results of the soil and ground water samples collected from the subject property, are summarized in KEI's report (KEI-P93-0603.R1) dated August 30, 1993.

Based on the analytical results of the soil and ground water samples collected and evaluated by KEI to date, further work at the site is warranted. Based on the constituents detected, their concentrations, and the depths at which they were detected, remediation by source removal (excavation) appears to be the most appropriate method of soil remediation. KEI recommends that excavation be conducted in the areas adjacent to borings EB3, EB6A, EB6B, EB8, EB15, EB16, and EB18. KEI will collect confirmatory sidewall soil samples subsequent to excavating each of the specified areas.

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FILE REVIEW

During a recent meeting between representatives of Berkeley Land Company, Paradiso Construction, and KEI on September 2, 1993, Berkeley Land Company stated that they were unaware of any underground storage of hazardous chemicals at the subject property.

On September 9, 1993, a representative of KEI reviewed the files of the Regional Water Quality Control Board (RWQCB), San Francisco Bay Region, in order to determine if the activities at any adjacent sites may be contributing (or may have contributed) to the ground water contamination detected at the subject property. KEI attempted to review the files for the following nearby sites: 1) Marshall Steel Dry Cleaners (Telegraph Business Park), 5427 Telegraph Avenue; 2) PG&E, 51st Street; 3) Chevron, 5101 Telegraph Avenue; 4) Arco, 5131 Telegraph Avenue, and; 5) Dollar Cleaners, 4868 Telegraph Avenue.

1. Marshall Steel Dry Cleaners: No files were found at the RWQCB. This site appears to be located approximately 1,000 feet upgradient of the Berkeley Land Company property.
2. PG&E: No files were found at the RWQCB. This site appears to be located partially upgradient of the Berkeley Land Company property.
3. Chevron: A quarterly ground water monitoring and sampling report dated June 17, 1992, was reviewed. Ground water samples collected from the Chevron site are analyzed for TPH as gasoline and BTEX only. This site appears to be located upgradient of the Berkeley Land Company property.
4. ~~Arco: The analytical results of the ground water samples collected during the period of March through October of 1992 at the site (by RESNA) indicated concentrations of tetrachloroethene (PCE) of up to 23 ppb. Additionally, trichloroethene (TCE) and dichloroethane (DCE) have been detected at concentrations of up to 2.2 ppb and 0.5 ppb, respectively. Based on the southwest ground water flow direction reported by RESNA, the subject Arco site appears to be located cross-gradient of the subject Berkeley Land Company property and downgradient of the subject Marshall Steel Cleaners site.~~
5. Dollar Cleaners: No files were found at the RWQCB. This site appears to be located partially upgradient of the Berkeley Land Company property.

They have never analyzed for CHES

On September 13, 1993, a representative of KEI reviewed the files of the City of Oakland Fire Prevention Bureau. Information was reviewed for the Marshall Steel Cleaners site. A report dated July

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21, 1992, by Sierra Environmental Services was reviewed. During the period of April 30 through May 22, 1992, a total of 17 underground storage tanks and associated piping were removed from the subject property. The tanks consisted of one 10,000 gallon underground gasoline storage tank, one 2,500 gallon underground diesel storage tank, one 1,000 gallon cleaning solvent tank, nine 3,500 gallon cleaning solvent tanks, and five cleaning solvent waste storage tanks in sizes ranging from 500 gallons to 1,500 gallons. Holes of up to four inches in diameter were observed in the bottoms of 13 of the 15 solvent and waste solvent tanks.

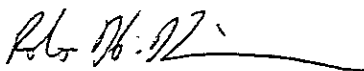
The analytical results of the soil samples collected during tank removal indicated detectable concentrations of PCE up to 210 ppm (210,000 ppb). Additionally, TCE, DCE, and Stoddard solvent were detected in the soil at concentrations up to 35 ppm, 5.2 ppm, and 1,580 ppm, respectively. Though overexcavation was conducted to a depth of 25 feet below grade below one of the 550 gallon solvent waste tanks, there is no indication whether additional soil samples were collected or whether ground water was encountered.

KEI's file review indicates that a regional chlorinated solvent problem appears to exist in the vicinity of the subject Berkeley Land Company property. Based on the reported condition of the tanks removed from the Marshall Steel Cleaners site, and based on the apparent direction of ground water flow, it appears that the solvent contamination detected in the ground water at the Berkeley Land Company property has most likely emanated from an off-site source.

If you have any questions, please do not hesitate to call me at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.



Robert H. Kezerian
Project Engineer

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cc: Brian Oliva, Alameda County Health Care Services Agency
RWQCB, San Francisco Bay Region
Norman Alberts, Berkeley Land Company