

ALL ENVIRONMENTAL, INC.

2641 Crow Canyon Road, Suite 5

San Ramon, CA 94583

(510) 820-3224

FAX: (510) 838-2687

FAX TRANSMITTAL SHEET

TO: Susan Hugo

FAX NUMBER: 337 9335

FROM: Jennifer Anderson

MESSAGE: Please review and call
w/ verbal approval for drilling
this afternoon. Thank you.

2/5/96

Approved Work Plan: modify H&SP for the UST removal

2/6/96

On site: met Jennifer Anderson
drilling 1 soil boring & collecting 2nd two samples

DATE: 2/5/96 No. of Pages (Including cover page): 3



ALL ENVIRONMENTAL, INC.*Environmental Engineering & Construction*

February 5, 1996

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

Re: Groundwater Investigation at 1255 Park Avenue in Emeryville, California.

Dear Ms. Hugo:

All Environmental, Inc. (AEI) has prepared this workplan on behalf of Gerow Properties, in response to their request for a groundwater investigation at the above referenced address. The focus of this investigation is to assess the need for the installation of a groundwater monitoring well and subsequent implementation of a groundwater monitoring program at the site. AEI proposes one soil boring to be drilled and a grab groundwater sample to be collected using a hydro-punch. This project would include borehole "logging", soil sampling at the soil/groundwater interface, and groundwater sampling and analyses of the soil and groundwater samples. The results of this investigation will be used to determine if the concentrations of TPH-diesel found in stockpile 3 have significantly impacted the groundwater. Stockpile 3 was created from the soil excavated to remove the 1500 gallon heating oil underground storage tank, located in the sidewalk. Prior to the commencement of field activities, this work plan will be approved by the Alameda County Health Care Services Agency.

The plan for the site investigation includes the advancement of one boring using a Geoprobe, to be drilled within 10 feet of the former location of the 1500-gallon heating oil tank, as shown in Figure 1, Boring Location Map. The boring will be advanced to approximately fifteen feet below grade. Soil samples will be collected using direct push technology. The samples will be collected for visual classification and chemical analysis in two-inch brass tubes. The soil sample designated for laboratory analysis will be sealed on the ends with aluminum foil, plastic caps, and duct tape. The sample will be placed in an ice chest with ice and delivered to a State certified laboratory with chain of custody documents. A hydropunch will be attached and forced through the soil/groundwater interface and into groundwater. A grab groundwater sample will be collected. Both the soil and groundwater samples will be analyzed at a California state certified laboratory for Total Petroleum Hydrocarbons (TPH) as diesel (EPA 3550/8015) and BTEX (EPA 8020)

The soil boring will be continuously logged onsite by a geologist using the Unified Soil Classification System.

Corporate Headquarters

2641 Crow Canyon Rd., #5
San Ramon, CA 94583
(510) 820-3224

Los Angeles Office.

5031 Pacific Coast Hwy., #178
Torrance, CA 90505
(310) 328-8878

The depth to groundwater in the vicinity is approximately 15 - 20 feet. Local groundwater flow is believed to be generally to the west, based on information obtained from Susan Hugo of the Alameda County Department of Environmental Health.

Groundwater will be checked for sheen and free product prior to sampling. The groundwater sample will be obtained in a pre-cleaned hydropunch, secured in 1 liter and 40 ml volatile organic analysis vials, placed in a cooler with ice and delivered to a State certified laboratory with chain of custody documents.

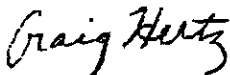
Minimal cuttings will be produced from the drilling. Any cuttings generated during drilling will be stored onsite in 10 gallon buckets. Onsite treatment or offsite disposal of contaminated drill cuttings is not a part of this work scope. It is likely that a licensed hauler will be contracted to transport the soils as non-hazardous waste, under appropriate manifests, to a local landfill facility.

The boring will be grouted with neat cement slurry, under the direction of the ACHCSA, following the collection of groundwater samples.

A complete and final report of methods, findings, and conclusions from work proposed herein will be submitted to the client for forwarding to the appropriate agencies. The report will be submitted under the seal of a State Registered Civil Engineer.

If you have any questions please contact Jennifer Anderson at (510) 820-3224.

Sincerely,
ALL ENVIRONMENTAL, INC.



Craig Hertz
President

PARK AVENUE

SUBJECT PROPERTY -
EMERYVILLE PROPERTIES
1255 PARK AVENUE

HARLAN STREET

SIDEWALK

FORMER LOCATION
OF 1500-GALLON
FUEL OIL TANK
"TANK A"

FORMER LOCATION
OF 200-GALLON
GASOLINE TANK
"TANK B"

DRIVEWAY
ENTRANCE

FENCE

⊕ PROPOSED SOIL BORING LOCATION



ALL ENVIRONMENTAL, INC.
2641 CROW CANYON ROAD, SUITE 5, SAN RAMON

SCALE: 1" = 10'
DATE: 5 FEB 1996

APPROVED BY

DRAWN BY C. SPARKS
APPROVED BY J. ANDERSON

BORING LOCATION MAP

1255 PARK AVENUE
EMERYVILLE

DRAWING NUMBER
FIGURE 1

ALL ENVIRONMENTAL, INC.

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San Ramon, CA 94583

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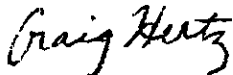
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Sincerely,
ALL ENVIRONMENTAL, INC.



Craig Hertz
President

GEROW PROPERTIES
Industrial & Commercial Real Estate & Investments

Alameda County Health
Care Services
Susan L. Hugo

re: 1255 Park Avenue
Emeryville

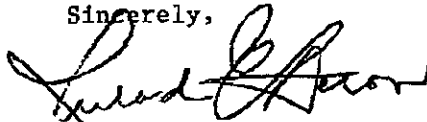
February 1, 1996

Dear Ms Hugo:

Thank you for faxing your report to us; we have turned it over to our testing people and they are making arrangements to proceed with the boring and testing as you requested.

Because you were silent in your instructions concerning a monitored well, but verbally expressed to me no need for one in our phone conversation of 1/31/96, I would like you to confirm this in writing. If I misunderstood you, please correct me.

Sincerely,



Richard E. Gerow
Managing partner
Emeryville Properties II

2/2/96
STD 5510
Subbed to Rick Gerow
re: only soil borings / no MW
if the soil borings showed
contamination in the
well - then wells will be required

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY

DAVID J. KEARS, Agency Director

ARNOLD PERKINS, DIRECTOR

Alameda County CC4580
Environmental Protection Division
1131 Harbor Bay Parkway, Room 250
Alameda CA 94502-6577

January 31, 1996
STID # 5510

Mr. Rick Gerow
Gerow Properties
8393 Capwell Drive
Oakland, California 94621

**RE: Underground Storage Tanks Removal at Gerow Properties
 1255 Park Avenue, Emeryville, California 94608**

Dear Mr. Gerow:

The Alameda County Department of Environmental Health, Hazardous Materials Protection Division has completed review of the Underground Storage Tank Removal Final Report (December 21, 1995) prepared and submitted by All Environmental, Inc. and received by this agency on December 28, 1995.

Two underground storage tanks (1,500 gallon heating oil and 500 gallon gasoline) were removed from the site on November, 1995. Both tanks had obvious sign of corrosion. Holes were observed on top of the gasoline tank. The heating oil tank had holes approximately five inches in diameter at the northern and southern bottoms. A total of 1,300 gallons residual liquids were removed from the former tanks.

Soil samples collected from the bottom of the two excavations at 8 to 11 feet depth found no detectable level of TPH gasoline, TPH diesel, BTEX and MTBE. Stockpiled soil samples detected TPH diesel as high as 1,200 ppm.

Based on the review of the data collected at the referenced site and the condition of the former tanks during the removal, the threat and/or impact to groundwater quality must be investigated before the case can be closed. You may address this issue by advancing a boring within ten feet of the former tanks in the verified downgradient direction. At a minimum, one soil sample must be collected preferably at the soil/groundwater interface. Additionally, a groundwater sample shall be collected from the boring. Both soil and groundwater samples must be analyzed for the following target compounds: TPH gasoline, TPH diesel, and BTEX.

A brief work plan addressing all the items mentioned above must be submitted to this office for approval no later than March 15, 1996. The result of this phase of the site investigation will determine if additional work will be required or the site can be recommended for case closure.

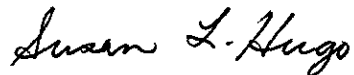
Mr. Rick Gerow
RE: 1255 Park Avenue, Emeryville, CA 94608
January 31, 1996
Page 2 of 2

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project.

Please be aware that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

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

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / file
Kevin Graves, San Francisco Bay RWQCB

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
300	510 562 1138	01-31 18:11	01' 21	02/02	OK		

7499402046

**ALAMEDA COUNTY
HEALTH CARE SERVICES**



AGENCY
DAVID J. KEARS, Agency Director

ARNOLD PERKINS, DIRECTOR

Alameda County CC4580

January 31, 1996
STID # 5510

Mr. Rick Gerow
Gerow Properties
8393 Capwell Drive
Oakland, California 94621

Post-It™ brand fax transmittal memo 7671		# of pages	2
To	RICK GEROW	From	SUSAN HUGO
Co.		Co.	
Dept.		Phone #	
Fax #	562-1138	Fax #	337-9335

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ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ARNOLD PERKINS, DIRECTOR
Alameda County CC4580

January 31, 1996
STID # 5510

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To RICK GEROW	From SUSAN HUGO	
Co.	Co.	
Dept.	Phone #	
Fax # 562-1138	Fax # 337-9335	

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Susan L. Hugo

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Senior Hazardous Materials Specialist

c: Jun Makishima, Interim Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / file
Kevin Graves, San Francisco Bay RWQCB

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

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM. SIGNED: <u>Susan Hugo</u> DATE: <u>11/21/95</u>
REPORT DATE <u>11/14/95</u>	CASE #	

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT <u>CLAUDIA SPARKS</u>	PHONE <u>(510) 820-3224</u>	SIGNATURE <u>Claudia Sparks</u>	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input checked="" type="checkbox"/> OTHER	COMPANY OR AGENCY NAME <u>ALL ENVIRONMENTAL</u>		
	ADDRESS <u>2641 CROW CANYON ROAD, SUITE 5, SAN RAMON CA 94583</u>			

RESPONSIBLE PARTY	NAME <u>GEROW PROPERTIES</u> <input type="checkbox"/> UNKNOWN	CONTACT PERSON <u>RICK GEROW</u>	PHONE ()
	ADDRESS <u>8993 Cayman Drive Oakland CA 94621</u>		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) <u>EMERYVILLE PROPERTIES</u>	OPERATOR	PHONE ()	
	ADDRESS <u>1256 PARK AVE EMERYVILLE ALAMEDA 94602</u>			
	CROSS STREET <u>HARLAN STREET and 40th</u>			

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME <u>ALAMEDA COUNTY HEALTH SERVICES</u>	CONTACT PERSON <u>SUSAN HUGO</u>	PHONE <u>(510) 567-6780</u>
	REGIONAL BOARD <u>SF Bay RWQCB</u>	CONTACT PERSON <u>KEVIN GRAVES</u>	

SUBSTANCES INVOLVED	(1) NAME <u>FUEL OIL</u>	QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN
	(2) NAME <u>GASOLINE</u>	QUANTITY LOST (GALLONS) <input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED <u>11/14/95</u>	HOW DISCOVERED <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> OTHER	
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input checked="" type="checkbox"/> REMOVE CONTENTS <input checked="" type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input type="checkbox"/> OTHER	
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE <u>11/14/95</u>		

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input checked="" type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER
--------------	---	---

CASE TYPE	CHECK ONE ONLY <input type="checkbox"/> UNDETERMINED <input checked="" type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input checked="" type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> VENT SOIL (VS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> OTHER (OT)
-----------------	---

COMMENTS
(12) Soil samples taken to Priority Env'l Labs in Menlo Park on 11/16/95 (Wed). Analytical results have not been received to date (11/17/95 Fri).

Transfer of Eligible Local Oversight Case

STID 5570 Date transferred 11/15/95 na

Date: 11/15/95 From: SUSAN HUGO

Site Name: GEROW PROPERTIES

Address: 1255 PARK AVENUE City: Emeryville Zip: 94608

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

1. Y N Tanks Removed? # of removed? 2 Date removed: 11/14/95
2. Y N Samples received? Contamination level: FP ppm
Type of test _____
Contamination should be over 100 ppm TPH to qualify for LOP
3. Y N Petroleum? Circle Type(s): • Avgas •leaded •unleaded •fuel oil •jet
• diesel •waste oil •kerosene •solvents

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

1.
 - a. Close the deposit refund case.
 - b. Account for **ALL** time you have spent on the case.
 - c. Turn in account sheet to Leslie.
If there are funds still remaining it is still better to transfer the case to LOP as the rate for LOP allows more overhead. **DO NOT** attempt to continue to oversee the site simply because there are funds remaining!

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

LOP - RECORD CHANGE REQUEST FORM

printed:
05/01/96

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

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12034
 StID : 5510 LOC:
 SITE NAME: Gerow Properties DATE REPORTED : 11/15/95
 ADDRESS : 1255 Park Ave DATE CONFIRMED: 11/15/95
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: S CONTRACT STATUS: 2 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 11/15/95
 PRELIMINARY ASMNT: C DATE UNDERWAY: 11/14/95 DATE COMPLETED: 02/06/96
 REM INVESTIGATION: C DATE UNDERWAY: 02/06/96 DATE COMPLETED: 02/06/96
 REMEDIAL ACTION: C DATE UNDERWAY: 11/14/96 DATE COMPLETED: 02/06/96
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 11/15/95
 LUFT FIELD MANUAL CONSID: 2HSCA
 CASE CLOSED: Y DATE CASE CLOSED: 05/03/96
 DATE EXCAVATION STARTED : 11/14/95 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Mr. Rick Gerow
 COMPANY NAME: Gerow Properties
 ADDRESS: 8393 Capwell Drive
 CITY/STATE: Oakland, California 94621

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE *Susan Z. Hugo* DATE *5/2/96*

DATA ENTRY INPUT:

Name/Address Changes Only

Case Progress Changes

ANNPCGMS _____ LOP _____ DATE _____

LOP _____ DATE _____

LOP - RECORD CHANGE REQUEST FORM

printed:
05/01/96

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

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 12034
 StID : 5510 LOC:
 SITE NAME: Gerow Properties DATE REPORTED : 11/15/95
 ADDRESS : 1255 Park Ave DATE CONFIRMED: 11/15/95
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: S CONTRACT STATUS: 2 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 11/15/95
 PRELIMINARY ASMNT: C DATE UNDERWAY: 11/14/95 DATE COMPLETED: 02/06/96
 REM INVESTIGATION: C DATE UNDERWAY: 02/06/96 DATE COMPLETED: 02/06/96
 REMEDIAL ACTION: C DATE UNDERWAY: 11/14/96 DATE COMPLETED: 02/06/96
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 11/15/95
 LUFT FIELD MANUAL CONSID: 2HSCA
 CASE CLOSED: Y DATE CASE CLOSED: 05/03/96
 DATE EXCAVATION STARTED : 11/14/95 REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Mr. Rick Gerow
 COMPANY NAME: Gerow Properties
 ADDRESS: 8393 Capwell Drive
 CITY/STATE: Oakland, California 94621

INSPECTOR VERIFICATION:			
NAME _____	SIGNATURE <i>Juan Hugo</i>	DATE <i>5/2/96</i>	
DATA ENTRY INPUT:			
Name/Address Changes Only		Case Progress Changes	
ANNPGMS _____	LOP _____	DATE _____	LOP _____ DATE _____

ALAMEDA COUNTY, DEPARTMENT OF
 ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

II, III

white -env.health
 yellow -facility
 pink -files

Site ID # 5510 Site Name Gerova Properties Today's Date 11/14/95

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus Plan Stds. 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MATLS

- 10. Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- General**
- 1. Permit Application 25284 (H&S)
- 2. Pipeline Leak Detection 25292 (H&S)
- 3. Records Maintenance 2712
- 4. Release Report 2651
- 5. Closure Plans 2670
- 6. Method
- 1) Monthly Test
- 2) Daily Vadose
Semi-annual groundwater
One time soils
- 3) Daily Vadose
One time soils
Annual tank test
- 4) Monthly Gndwater
One time soils
- 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
- 6) Daily Inventory
Annual tank testing
Cont pipe leak det
- 7) Weekly Tank Gauge
Annual tank testing
- 8) Annual Tank Testing
Daily Inventory
- 9) Other _____
- 7. Precip Tank Test 2643
Date: _____
- 8. Inventory Rec. 2644
- 9. Soil Testing. 2646
- 10. Ground Water 2647
- Monitoring for Existing Tanks**
- 11. Monitor Plan 2632
- 12. Access Secure 2634
- 13. Plans Submit 2711
Date _____
- 14. As Built 2625
Date _____
- New Tanks**

Site Address 1255 Park Avenue
 City Emeryville Zip 94608 Phone _____

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

Comments: TANK'S HAULER # 6102059885/96
MANIFEST # = 95592532
George Warner - Emeryville Fire Dept. on site

#1 Tank (1500 gal) heating fuel: steel tank
 LEL = 0% O₂ = 4%
 Tank is corroded; bottom ends had
 big holes bottom ends are gone.
 Product present at the bottom of the excavation.

#2 Tank (500 gal) - steel tank (may have
 been used to store gasoline)
 LEL = 0%
 Tank's top had holes; the tank looked
 approx like an above ground tank.

All findings associated with it are
 being recorded
 because the site is to be used for
 development; because of the presence of
 these tanks, it is a potential hazard.

Contact: ALAN S. HARRIS
 Title: ENVIRONMENTAL HEALTH
 Signature: [Signature]
 Inspector: [Signature]
 Signature: [Signature]

II, III

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH
 Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.
 Suite 250
 Alameda, CA 94502-6577
 (510) 567-6700

II, III

Site ID # 5510 Site Name GEROW PROPERTIES Today's Date 11/14/95

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Stds 25503(b)
- 3. RR Cars > 30 days 25503.7
- 4. Inventory Information 25504(a)
- 5. Inventory Complete 2730
- 6. Emergency Response 25504(b)
- 7. Training 25504(c)
- 8. Deficiency 25505(a)
- 9. Modification 25505(b)

II.B ACUTELY HAZ. MAT'L

- 10 Registration Form Filed 25533(a)
- 11. Form Complete 25533(b)
- 12. RMPP Contents 25534(c)
- 13. Implement Sch. Req'd? (Y/N)
- 14. OffSite Conseq. Assess. 25524(c)
- 15. Probable Risk Assessment 25534(d)
- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
- 18. Exemption Request? (Y/N) 25536(b)
- 19. Trade Secret Requested? 25538

III. UNDERGROUND TANKS (Title 23)

- | | |
|---|---|
| General | <input type="checkbox"/> 1. Permit Application 25284 (H&S) |
| | <input type="checkbox"/> 2. Pipeline Leak Detection 25292 (H&S) |
| | <input type="checkbox"/> 3. Records Maintenance 2712 |
| | <input type="checkbox"/> 4. Release Report 2651 |
| | <input type="checkbox"/> 5. Closure Plans 2670 |
| Monitoring for Existing Tanks | <input type="checkbox"/> 6. Method |
| | 1) Monthly Test |
| | 2) Daily Vadose
Semi-annual groundwater
One time soils |
| | 3) Daily Vadose
One time soils
Annual tank test |
| | 4) Monthly Gndwater
One time soils |
| | 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon. |
| | 6) Daily Inventory
Annual tank testing
Cont pipe leak det |
| | 7) Weekly Tank Gauge
Annual tank testing |
| | 8) Annual Tank Testing
Daily Inventory |
| | 9) Other |
| New Tanks | <input type="checkbox"/> 7. Precip Tank Test Date 2643 |
| | <input type="checkbox"/> 8. Inventory Rec. 2644 |
| | <input type="checkbox"/> 9. Soil Testing 2646 |
| | <input type="checkbox"/> 10. Ground Water 2647 |
| <input type="checkbox"/> 11. Monitor Plan 2632 | |
| <input type="checkbox"/> 12. Access. See 3e 2634 | |
| <input type="checkbox"/> 13. Plans Submit Date 2711 | |
| <input type="checkbox"/> 4. As Built Date 2635 | |

Site Address 1255 PARK AVENUE
 City Emeryville Zip 94608 Phone _____

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

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

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

Comments:

Page 2
 Two soil samples collected fr. Tank #1
 Excavation of one from each end of the tank.
 The sludge/product fr. Tank pit #1
 was placed on top of vibs queen, bermed
 to prevent run off & to be placed on drums
 ASAP. Soil fr. this tank pit appeared
 discolored. Stockpiled soil to be used to
 backfill this pit but make re-excavated later.
 One soil sample collected from
 Tank #2. Strong HC odor & staining.
 Only clean fill will be used to backfill
 Excavation #2.

Contact: _____
 Title: _____
 Signature: _____
 Inspector: _____
 Signature: _____

II, III

LOP - RECORD CHANGE REQUEST FORM

printed:
11/14/95

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

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE:
StID : 5510 LOC:
SITE NAME: Gerow Properties DATE REPORTED :
ADDRESS : 1255 Park Ave DATE CONFIRMED:
CITY/ZIP : Emeryville 94608 MULTIPLE RPs :

SITE STATUS

CASE TYPE: CONTRACT STATUS: PRIOR CODE: EMERGENCY RESP:
RP SEARCH: DATE COMPLETED:
PRELIMINARY ASMNT: DATE UNDERWAY: DATE COMPLETED:
REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: DATE ENFORCEMENT ACTION TAKEN:
LUFT FIELD MANUAL CONSID:
CASE CLOSED: DATE CASE CLOSED:
DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN:

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME:
COMPANY NAME:
ADDRESS:
CITY/STATE:

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

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

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
 ENVIRONMENTAL PROTECTION DIVISION
 1131 HARBOR BAY PARKWAY, RM 250
 ALAMEDA, CA 94502-6577
 PHONE # 510/567-6700
 FAX # 510/337-9335

SUSAN L. KUGO
 Project Specialist

ACCEPTED

Underground Storage Tank Closure Permit Application
 Alameda County Division of Hazardous Materials
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

These closure/removal plans have been received and found to be acceptable and essentially meet the requirements of State and Local Health Laws. Changes to your closure plans indicated by this Department are to assure compliance with State and local laws. The project proposed herein is now released for issuance of any required building permits for construction/destruction.

One copy of the accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.
 Any changes or alterations of these plans and specifications must be submitted to this Department and to the State and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 72 hours prior to the following required inspections:

- Removal of Tank(s) and Piping
- Sampling
- Final Inspection

Issuance of a) permit to operate, b) permanent site closure, is dependent on compliance with accepted plans and all applicable laws and regulations.

***THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS:**

Contact Specialist:

Please note changes made on pg. 1
Susan L. Kugo
11/3/95

UNDERGROUND TANK CLOSURE PLAN

*** * * Complete according to attached instructions * * ***

1. Name of Business Gerow Properties ✓
 Business Owner or Contact Person (PRINT) Rick Gerow

2. Site Address 1255 Park Avenue
 City Emeryville Zip 94608 Phone (510)-562-8383
~~94662~~

3. Mailing Address 8393 Capwell Drive
 City Oakland Zip 94621 Phone (510)-562-8383

4. Property Owner Gerow Properties
 Business Name (if applicable) N/A
 Address 8393 Capwell Drive
 City, State Oakland, CA Zip 94621

5. Generator name under which tank will be manifested
Gerow Properties

EPA ID# under which tank will be manifested C A C 0 0 0 7 5 4 5 2 8

Contractor All Environmental, Inc.
Address 2641 Crow Canyon Road, Suite 5
City San Ramon, CA 94583 Phone (510)820-3224
License Type A w/ HAZ ID# 654919 9AP 9/30/96 ✓

*Effective January 1, 1992, Business and Professional Code Section 7058.7 requires prime contractors to also hold Hazardous Waste Certification issued by the State Contractors License Board.

7. Consultant (if applicable) All Environmental, Inc. ✓
Address 2641 Crow Canyon Road, Suite 5
City, State San Ramon, CA 94583 Phone (510)820-3224

8. Main Contact Person for Investigation (if applicable)
Name Claudia Sparks Title Environmental Specialist
Company All Environmental, Inc.
Phone (510)-820-3224

9. Number of underground tanks being closed with this plan (2) TWO
Length of piping being removed under this plan (20) TWENTY
Total number of underground tanks at this facility (**confirmed with owner or operator) 2 (TWO)

10. State Registered Hazardous Waste Transporters/Facilities (see instructions).

** Underground storage tanks must be handled as hazardous waste **

a) Product/Residual Sludge/Rinsate Transporter
Name Waste Oil Recovery EPA I.D. No. CAL000137592 ✓
Hauler License No. 843 License Exp. Date 7/96
Address 6401 Leona Street
City Oakland State CA Zip 94605

b) Product/Residual Sludge/Rinsate Disposal Site
Name Demeeno Kerdoon EPA ID# CAT080013352
Address 2000 N. Alameda
City Compton State CA Zip 90221

c) Tank and Piping Transporter

Name Dexanna, Inc. EPA I.D. No. CAD982438566 ✓
Hauler License No. 2883 License Exp. Date 4/30/96
Address 3104 Athene Court
City Concord State CA Zip 94519

d) Tank and Piping Disposal Site

Name Erickson, Inc. EPA I.D. No. CAD009466392 ✓
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

11. Sample Collector

Name Claudia Sparks
Company All Environmental, Inc.
Address 2641 Crow Canyon Road, Suite 5
City San Ramon State CA Zip 94583 Phone (510)820-3224

12. Laboratory

Name Priority Environmental Labs
Address 1764 Houret Court
City Milpitas State CA Zip 95035
State Certification No. 1708

13. Have tanks or pipes leaked in the past? Yes[] No[] Unknown[X]

If yes, describe. _____

14. Describe methods to be used for rendering tank(s) inert:

Dry ice at rate of at least 1.5 lbs. per every 100 gallons
of tank volume.

Before tanks are pumped out and inerted, all associated piping must be flushed out into the tanks. All accessible associated piping must then be removed. Inaccessible piping must be permanently plugged.

The Bay Area Air Quality Management District, 415/771-6000, along with local Fire and Building Departments, must also be contacted for tank removal permits. Fire departments typically require the use of a combustible gas indicator to verify tank inertness. It is the contractor's responsibility to bring a working combustible gas indicator on-site to verify that the tank is inert.

15. Tank History and Sampling Information *** (see instructions) ***

Tank		Material to be sampled (tank contents, soil, groundwater)	Location and Depth of Samples
Capacity	Use History include date last used (estimated)		
1,500 500 gal 1500-500 ✓	gasoline fuel oil bunker C	Soil Soil one soil sample groundwater sample must be collected if present.	2 samples taken at a depth of 2' below tank invert. One sample from each end of tank.

One soil sample must be collected for every 20 linear feet of piping that is removed. A ground water sample must be collected if any ground water is present in the excavation.

Excavated/Stockpiled Soil

stockpiled Soil Volume (estimated)

75 cu. yds.

Sampling Plan

4 composited samples taken by brass tube into soil with mallet. Samples will be secured with aluminum foil, teflon caps and duct tape. Samples transported under chain of custody to state certified laboratory.

Stockpiled soil must be placed on bermed plastic and must be completely covered by plastic sheeting.

Will the excavated soil be returned to the excavation immediately after tank removal? [] yes [] no [x] unknown

If yes, explain reasoning _____

If unknown at this point in time, please be aware that excavated soil may not be returned to the excavation without prior approval from Alameda County. This means that the contractor, consultant, or responsible party must communicate with the Specialist IN ADVANCE of backfilling operations.

16. Chemical methods and associated detection limits to be used for analyzing samples:

The Tri-Regional Board recommended minimum verification analyses and practical quantitation reporting limits should be followed. See attached Table 2.

17. Submit Site Health and Safety Plan (See Instructions)

Contaminant Sought	EPA or Other Sample Preparation Method Number	EPA or Other Analysis Method Number	Method Detection Limit
TPH-gas	EPA 5030/8015		1 ppm
TPH-diesel	EPA 3510/8015		1 ppm
BTEX & MTBE	EPA 8020		0.005 ppm
Total Lead	EPA 7420		0.5 ppm
LUFT Metals	(Cd, Cr, Pb, An, & Ni)		
Total Oil and Grease	EPA 5520		50 ppm

Name of Insurer _____

- 19. Submit Plot Plan ***** (See Instructions) *****
- 20. Enclose Deposit (See Instructions)
- 21. Report any leaks or contamination to this office within 5 days of discovery.
The written report shall be made on an Underground Storage Tank Unauthorized Leak/Contamination Site Report (ULR) form.
- 22. Submit a closure report to this office within 60 days of the tank removal. The report must contain all information listed in item 22 of the instructions.
- 23. Submit State (Underground Storage Tank Permit Application) Forms A and B (one B form for each UST to be removed) (mark box 8 for "tank removed" in the upper right hand corner)

I declare that to the best of my knowledge and belief that the statements and information provided above are correct and true.

I understand that information, in addition to that provided above, may be needed in order to obtain approval from the Environmental Protection Division and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel health and safety. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Once I have received my stamped, accepted closure plan, I will contact the project Hazardous Materials Specialist at least three working days in advance of site work to schedule the required inspections.

CONTRACTOR INFORMATION

Name of Business ALL ENVIRONMENTAL, INC.

Name of Individual CLAUDIA SPARKS

Signature *C. Sparks* Date 10/27/95

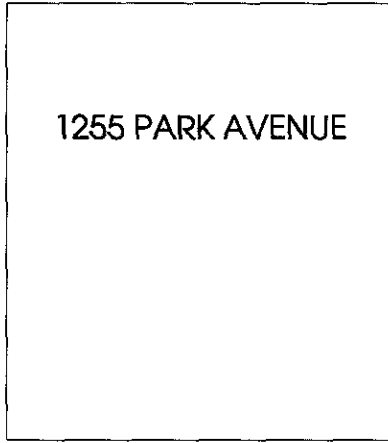
PROPERTY OWNER OR MOST RECENT TANK OPERATOR (Circle one)

Name of Business *Environmental Protection, Inc.*

Name of Individual *Richard E. Geran* RICHARD E GERAN

Signature *Richard E Geran* Date 10/27/95

PARK AVENUE



SIDEWALK

HARLAN STREET

1,500 GALLON FUEL OIL TANK



ENTRANCE

FENCE

500 GALLON GASOLINE TANK



ALL ENVIRONMENTAL, INC.
2641 CROW CANYON ROAD, SAN RAMON

SCALE NOT TO SCALE APPROVED BY _____ DRAWN BY _____
DATE 25 OCT 1995 REVISD _____

SITE MAP

1255 PARK AVENUE
EMERYVILLE

DRAWING NUMBER
FIGURE 1

HEALTH AND SAFETY PLAN

Prepared for:

1255 Park Avenue
Emeryville, CA 94662

A. INTRODUCTION

This Site Specific Health and Safety Plan is written for the tank removal project at the commercial property located at 1255 Park Avenue in Emeryville. All job site personnel will follow CAL OSHA safe operating practices as outlined in 29 CFR 1910 and 1926, as well as established guidelines set forth by All Environmental, Inc. or their respective companies.

B. WORK DESCRIPTION

Prepared by: Claudia Sparks, Project Manager ✓

Site Manager: Dusty Roy ✓

Address: 1255 Park Avenue
Emeryville, CA

Scope of Work: All Environmental, Inc. (AEI) will remove one 1,500 gallon gasoline and one 500 gallon fuel oil underground storage tanks at the property located at the above address. The tank will be emptied, removed and disposed of according to federal, state, and local regulations. Soil samples will be taken from the native material, two feet below each end of the gasoline tank, and one composite sample from the stockpiled material. One soil sample will be taken from the native material, two feet below the center of the fuel oil tank, and one composite sample from the stockpiled material. The excavation will be backfilled and resurfaced to match the surrounding conditions.

C. SITE/WASTE CHARACTERISTICS

Hazard Level: Serious: Low: XXX
Moderate: XXX Unknown:

Waste Type: Solid: Underground Storage Tank
Sludge: None
Liquid: Remaining Product Inside Tank
Gas: None

Hazard Characteristics: Combustible, Toxic

There will be a three feet boundary surrounding the excavation pit and the stockpiled material. The area within this boundary is considered an exclusion zone and only qualified personnel will be allowed to enter. All personnel arriving or departing the site should log in before entering the exclusion zone. All activities on site must be cleared through the Site Manager.

D. HAZARD EVALUATION

Potential chemical hazards include skin and eye contact or inhalation exposure to potentially toxic concentrations of hydrocarbon vapors. The potential toxic compounds that may exist at the site are listed below with descriptions of specific health effects of each. The list includes the primary potential toxic constituents that may be found at sites which previously handled petroleum hydrocarbons, including home heating diesel fuel.

1. Benzene

- a. Colorless to light yellow, flammable liquid with an aromatic odor.
- b. Toxic hazard by **inhalation, adsorption, ingestion and skin and/or eye contact**.
- c. Exposure may irritate eyes, nose and respiratory system and may cause acute restlessness, convulsions, nausea, or depression. Benzene is carcinogenic.*
- d. Permissible exposure level (PEL) for a time weighted average (TWA) over an eight hour period is 1.0 ppm.

2. Toluene

- a. Colorless liquid with a sweet, pungent, benzene like odor.
- b. Toxic hazard by **inhalation, adsorption, ingestion and skin and/or eye contact**.
- c. Exposure may cause fatigue, weakness, confusion, euphoria, dizziness, headaches, dilated pupils, lacrimation, nervousness, insomnia, paresthesia, and dermatitis.
- d. Permissible exposure level for a time weighted average over an eight hour period is 100 ppm.

3. Xylene

- a. Colorless liquid with an aromatic odor.
- b. Toxic hazard by **inhalation, adsorption, ingestion and skin and/or eye contact**.
- c. Exposure may irritate eyes nose and throat and may cause dizziness, excitement, drowsiness, incoordination, corneal vacuolization, anorexia, nausea, vomiting, and dermatitis.
- d. Permissible exposure level for a time weighted average over an eight hour period is 100 ppm.

4. Ethylbenzene

- a. Colorless liquid with an aromatic odor.
- b. Toxic hazard by **inhalation, ingestion, and skin and/or eye contact**. Ethylbenzene is carcinogenic.*
- c. Exposure may irritate eyes and mucous membrane and may cause headaches, dermatitis, narcosis and loss of consciousness
- d. Permissible exposure level for a time weighted average over an eight hour period is 100 ppm.

* Known to the State of California to cause cancer.

5. Lead

- a. A heavy ductile soft grey metal.
- b. Toxic hazard by **inhalation, ingestion, and skin and/or eye contact.**
- c. Exposure may cause weakness, nausea, lassitude, diarrhea, insomnia, anorexia, inflamed mucous membranes and abdominal pains. Lead is carcinogenic.*
- d. Permissible exposure level for a time weighted average over an eight hour period is .05 ppb (in vapor).

6. Diesel

- a. Colorless to dark brown, combustible liquid with an aromatic odor
- b. Toxic hazard by **inhalation, ingestion, skin and/or eye contact.**
- c. Inhalation of vapors may depress the central nervous system, increasing reaction times, and decreasing pulse rate and blood pressure. Skin irritant.
- d. Occupational exposure limit 5.0 ppm (in vapor).

7. Gasoline

- a. Colorless liquid with a strong aromatic odor. Highly volatile and extremely flammable.
- b. Toxic hazard by **inhalation, adsorption, ingestion and skin and/or eye contact.**
- c. Inhalation of vapors can cause depression of the central nervous system with symptoms such as headache, dizziness, nausea and loss of coordination. Skin contact can cause defatting of the skin, skin irritation and dermatitis. Benzene is a major constituent of gasoline.
- d. Permissible exposure level for a time weighted average over an eight hour period is 300 ppm.

8. Waste Oil

- a. Toxic hazard by **ingestion** and possibly **inhalation.**
- b. Prolonged contact may cause skin irritation and dermatitis. Waste oil may be carcinogenic.*
- c. Waste oil may contain metals or toxic organics from thermal breakdown of the oil. In some cases, chlorinated solvents may be present.
- d. Permissible exposure level for a time weighted average over an eight hour period is 5 ppm (in vapor).

* Known to the State of California to cause cancer.

Dusty Roy has been designated to coordinate access control and security on site. All work will strictly follow OSHA guidelines. A safe perimeter has been established at a three feet radius surrounding the site. These boundaries are identified by yellow caution tape and orange safety cones. Personnel shall maintain the maximum distance from the pit while performing their duties. No one shall enter an excavation pit that is greater than five feet in depth unless the excavation is shored or sloped and no one shall climb on the stockpiled material except to cover it with plastic. Additional hazards on site include heavy equipment and overhead lifting equipment. Heavy equipment used for performing the tank removal project may include a backhoe, an excavator, or a crane for lifting the tank out of the excavation. Only 40 hour trained personnel will operate equipment or perform any duty associated with this project. A hard hat and steel toed boots are mandatory for all personnel associated with the tank removal.

- A FIRST AID KIT AND A 40 POUND BC FIRE EXTINGUISHER WILL BE AVAILABLE ON SITE.
- EMERGENCY SERVICES ARE AVAILABLE BY DIALING 911 ON THE TELEPHONE LOCATED IN THE SITE MANAGER'S VEHICLE. THIS VEHICLE WILL BE ON SITE AT ALL TIMES.

E. PERSONAL PROTECTIVE CLOTHING

Based on evaluation of potential hazards, level "D" protective clothing has been designated as the appropriate protection for this project. The level of protective clothing will be upgraded if the organic vapor levels in the operator's breathing zone exceeds 5 ppm above background levels continuously for more than five minutes, or if any single reading exceeds 25 ppm. If this occurs then level C protection will be used. If the organic concentration in the operator's breathing zone exceed's 200 ppm for 5 minutes and/or the organic vapor concentration two feet above the excavation exceeds 1,000 ppm or 10% of the lower explosive limit, then the equipment will be shut down and the site evacuated. If organic vapor concentrations exceed 200 ppm and work continues then level B protection will be required.

"EPA Standard Operating Safety Guidelines" defines the levels of protective clothing as follows:

LEVEL A:

Fully encapsulating suit / SCBA / Hard hat / Steel toe boots / Safety gloves.

LEVEL B:

Splash resistant suit / SCBA / Hard Hat / Steel toe boots / Safety gloves.

LEVEL C:

Half face respirator / Hard hat / Safety glasses / Steel toe boots / Coveralls / Gloves.

LEVEL D:

Coveralls / Hard hat / Safety Glasses / Steel toe boots / Gloves

If air purifying respirators are authorized, organic vapor w-filter is the appropriate canister for use with the involved substances and concentrations. A competent individual has determined that all criteria for using this type of respiratory protection have been met.

NO CHANGES TO THE SPECIFIED LEVELS OF PROTECTION SHALL BE MADE WITHOUT THE APPROVAL OF THE COMPANY SAFETY OFFICER, C. A. SPARKS.

F. MONITORING INSTRUMENTS

The following environmental monitoring instruments shall be used on site at specified intervals.

Lower Explosive Limit (LEL) Meter that will also check the tank for Oxygen levels will be used to check the tank for removal and transportation.

G. EMERGENCY HOSPITAL

The closest hospital with an emergency room is:

**HERRICK MEMORIAL HOSPITAL
2001 DWIGHT WAY, BERKELEY**

(510) 845-0130

DIRECTIONS FROM THE JOB SITE:

EXIT JOBSITE AND GO:

LEFT ON HARLAN STREET
RIGHT ON PARK AVENUE
LEFT ON SAN PABLO AVENUE
RIGHT ON DWIGHT WAY
HOSPITAL LOCATED ON LEFT HANDSIDE
(BEFORE SHATTUCK AVENUE)

H. READ AND SIGN

The work party was briefed on the contents of this plan on _____ at 8:00 am.
All site personnel have read the above plan and are familiar with its provisions.

NAME:

SIGNATURE:

COMPANY NAME:

REF./ A/C NO. R

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 10/01/95

*Susan
Hugo*

MISCELLANEOUS RECEIPT

№ 757605 94608

\$94.00
DOLLARS

RECEIVED FROM:	<u>ALL ENVIRONMENTAL INC. 2641 CROW CANYON RD # 5</u>	
FOR:	<u>DR K W Properties 1255 Park Ave. SAN RAMON, CA</u>	
	<u>Emeryville, CA 94604 / owner Dick Perow</u>	<u>94583</u>
RECEIVED BY:	<u>Josephine Harris</u>	DEPT. NO.: <u>4580</u>

CASH PERSONAL/CASHIER'S CHECK/M. O. # 4534 OTHER: _____

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

ALL ENVIRONMENTAL INC 2641 CROW CANYON RD STE 5 (510) 820-3224 SAN RAMON, CA 94583		4534
PAY TO THE ORDER OF <u>Alameda County Health Care Services</u>		<u>10/27</u> 19 <u>95</u> <small>11-35 1210</small>
Eight hundred ninety-four dollars and <u>00/100</u> DOLLARS		\$ <u>894.00</u>
Bank of America Lafayette Branch 0525 3530 Mount Diablo Boulevard Lafayette, CA 94549 (510) 682-4644		
FOR	<u>Craig Kent</u>	MP
⑈004534⑈ ⑆121000358⑆ 05254⑈ 15377⑈		

60 8/1

32

2025 RELEASE UNDER E.O. 14176

DECLARATION OF SITE ACCOUNT REFUND RECIPIENT

There may be excess funds remaining in the Site Account at the completion of this project. The PAYOR (person or company that issues the check) will use this form to predesignate another party to receive any funds refunded at the completion of this project. In the absence of this form, the PAYOR will receive the refund.

SITE INFORMATION:

Site ID Number
(if known)

Gerow Properties (Emeryville Properties)

Name of Site

1255 Park Avenue

Street Address

Emeryville, CA 94662

City, State & Zip Code

I designate the following person or business to receive any refund due at the completion of all deposit/refund projects:

All Environmental, Inc.

Name

2641 Crow Canyon Road, Suite 5

Street Address

San Ramon, CA 94583

City, State & Zip Code



Signature of Payor

Claudia Sparks

Name of Payor

(PLEASE PRINT CLEARLY)

11/3/95

Date

All Environmetnal, Inc

Company Name of Payor

RETURN FORM TO:

County of Alameda, Environmental Protection
1131 Harbor Bay Parkway, Rm 250
Alameda CA 94502-6577
Phone#(510) 567-6700

**STATE
COMPENSATION
INSURANCE
FUND**

P.O. BOX 807, SAN FRANCISCO, CA 94101-0807

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

ISSUE DATE: 10-23-95

POLICY NUMBER: 1231065 - 95
CERTIFICATE EXPIRES: 10-23-96

CITY OF OAKLAND
DEVELOPMENT SERVICES DEPT
1330 BROADWAY, 2ND FLOOR
OAKLAND CA 94612

This is to certify that we have issued a valid Workers' Compensation insurance policy in a form approved by the California Insurance Commissioner to the employer named below for the policy period indicated.

This policy is not subject to cancellation by the Fund except upon 10 days' advance written notice to the employer.

We will also give you 10 days' advance notice should this policy be cancelled prior to its normal expiration.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policies listed herein. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

Kenneth C. Bollier
PRESIDENT

EMPLOYER'S LIABILITY LIMIT INCLUDING DEFENSE COSTS: \$3,000,000 PER OCCURRENCE.

EMPLOYER

LEGAL NAME

ALL ENVIRONMENTAL INC.
2641 CROW CANYON RD. #5
SAN RAMON CA 94583

ALL ENVIRONMENTAL INC

PRINTED: 09-19-95 P0409

Training Certificate

Presented to
Claudia Ann Sparks

*Has successfully completed
a training course for*
**HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE
OSHA REGULATION 29 CFR 1910.120 - 40 HOUR TRAINING**
at

ENVIRONEERING, INC., DANVILLE, CA

Presented this 16th *Day of* October 19 95

A. W. Perry
Signed

Training Certificate

Presented to
Dusty L. Roy

Has successfully completed
a training course for
HAZARDOUS WASTE OPERATIONS AND EMERGENCY RESPONSE
OSHA REGULATION 29 CFR 1910.120 - 8 HOUR REFRESHER

at
ENVIRONEERING, INC., SAN RAMON, CA

Presented this 27th Day of April 19 95

D. L. Roy
Signed

TANK Removed 11/14/95 SA

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



COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

MARK ONLY ONE ITEM: 1 NEW PERMIT, 2 INTERIM PERMIT, 3 RENEWAL PERMIT, 4 AMENDED PERMIT, 5 CHANGE OF INFORMATION, 6 TEMPORARY TANK CLOSURE, 7 PERMANENTLY CLOSED ON SITE, 8 TANK REMOVED

DBA OR FACILITY NAME WHERE TANK IS INSTALLED:

I. TANK DESCRIPTION COMPLETE ALL ITEMS - SPECIFY IF UNKNOWN

A. OWNER'S TANK I.D.# UNK B. MANUFACTURED BY: UNK
C. DATE INSTALLED (MO/DAY/YEAR) UNK D. TANK CAPACITY IN GALLONS: 500

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

A. 1 MOTOR VEHICLE FUEL, 4 OIL, 2 PETROLEUM, 80 EMPTY, 3 CHEMICAL PRODUCT, 95 UNKNOWN
B. 1 PRODUCT, 2 WASTE
C. 1a REGULAR UNLEADED, 3 DIESEL, 6 AVIATION GAS, 1b PREMIUM UNLEADED, 4 GASAHOL, 7 METHANOL, 2 LEADED, 99 OTHER (DESCRIBE IN ITEM D. BELOW)
D. IF (A 1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED Fuel oil (Diesel) C.A.S.#

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

A. TYPE OF SYSTEM: 1 DOUBLE WALL, 2 SINGLE WALL, 3 SINGLE WALL WITH EXTERIOR LINER, 4 SECONDARY CONTAINMENT (VAULTED TANK), 95 UNKNOWN, 99 OTHER
B. TANK MATERIAL (Primary Tank): 1 BARE STEEL, 2 STAINLESS STEEL, 3 FIBERGLASS, 4 STEEL CLAD W/ FIBERGLASS REINFORCED PLASTIC, 5 CONCRETE, 6 POLYVINYL CHLORIDE, 7 ALUMINUM, 8 100% METHANOL COMPATIBLE W/FRP, 9 BRONZE, 10 GALVANIZED STEEL, 95 UNKNOWN, 99 OTHER
C. INTERIOR LINING: 1 RUBBER LINED, 2 ALKYD LINING, 3 EPOXY LINING, 4 PHENOLIC LINING, 5 GLASS LINING, 6 UNLINED, 95 UNKNOWN, 99 OTHER
IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES ___ NO ___
D. CORROSION PROTECTION: 1 POLYETHYLENE WRAP, 2 COATING, 3 VINYL WRAP, 4 FIBERGLASS REINFORCED PLASTIC, 5 CATHODIC PROTECTION, 91 NONE, 95 UNKNOWN, 99 OTHER
E. SPILL AND OVERFILL: SPILL CONTAINMENT INSTALLED (YEAR) UNK OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR) UNK

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

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

V. TANK LEAK DETECTION

1 VISUAL CHECK, 2 INVENTORY RECONCILIATION, 3 VADOZE MONITORING, 4 AUTOMATIC TANK GAUGING, 5 GROUND WATER MONITORING, 6 TANK TESTING, 7 INTERSTITIAL MONITORING, 91 NONE, 95 UNKNOWN, 99 OTHER

VI. TANK CLOSURE INFORMATION

1 ESTIMATED DATE LAST USED (MO/DAY/YR): UNK 2 ESTIMATED QUANTITY OF SUBSTANCE REMAINING UNK GALLONS 3 WAS TANK FILLED WITH INERT MATERIAL? YES NO

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

APPLICANT'S NAME (PRINTED & SIGNATURE) BENNIFOR ANDERSON AGENT FOR OWNER DATE 10/26/95

LOCAL AGENCY USE ONLY THE STATE I.D. NUMBER IS COMPOSED OF THE FOUR NUMBERS BELOW
STATE I.D.# COUNTY # JURISDICTION # FACILITY # TANK #
PERMIT NUMBER PERMIT APPROVED BY/DATE PERMIT EXPIRATION DATE

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

TANK removed 11/14/95 SH

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



COMPLETE A SEPARATE FORM FOR EACH TANK SYSTEM.

MARK ONLY ONE ITEM 1 NEW PERMIT 2 INTERIM PERMIT 3 RENEWAL PERMIT 4 AMENDED PERMIT 5 CHANGE OF INFORMATION 6 TEMPORARY TANK CLOSURE 7 PERMANENTLY CLOSED ON SITE 8 TANK REMOVED

DBA OR FACILITY NAME WHERE TANK IS INSTALLED:

I. TANK DESCRIPTION COMPLETE ALL ITEMS -- SPECIFY IF UNKNOWN

A. OWNER'S TANK I.D.# UNK B. MANUFACTURED BY: UNK
C. DATE INSTALLED (MO/DAY/YEAR) UNK D. TANK CAPACITY IN GALLONS: 1500

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

A. 1 MOTOR VEHICLE FUEL 4 OIL 2 PETROLEUM 80 EMPTY 3 CHEMICAL PRODUCT 95 UNKNOWN
B. 1 PRODUCT 2 WASTE
C. 1a REGULAR UNLEADED 3 DIESEL 6 AVIATION GAS
 1b PREMIUM UNLEADED 4 GASAHOL 7 METHANOL
 2 LEADED 5 JET FUEL 9 OTHER (DESCRIBE IN ITEM D. BELOW)
D. IF (A.1) IS NOT MARKED, ENTER NAME OF SUBSTANCE STORED Heating Fuel C.A.S.#:

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

A. TYPE OF SYSTEM 1 DOUBLE WALL 3 SINGLE WALL WITH EXTERIOR LINER 95 UNKNOWN
 2 SINGLE WALL 4 SECONDARY CONTAINMENT (VAULTED TANK) 99 OTHER
B. TANK MATERIAL (Primary Tank) 1 BARE STEEL 2 STAINLESS STEEL 3 FIBERGLASS 4 STEEL CLAD W/ FIBERGLASS REINFORCED PLASTIC
 5 CONCRETE 6 POLYVINYL CHLORIDE 7 ALUMINUM 8 100% METHANOL COMPATIBLE W/FRP
 9 BRONZE 10 GALVANIZED STEEL 95 UNKNOWN 99 OTHER
C. INTERIOR LINING 1 RUBBER LINED 2 ALKYD LINING 3 EPOXY LINING 4 PHENOLIC LINING
 5 GLASS LINING 6 UNLINED 95 UNKNOWN 99 OTHER
IS LINING MATERIAL COMPATIBLE WITH 100% METHANOL? YES ___ NO ___
D. CORROSION PROTECTION 1 POLYETHYLENE WRAP 2 COATING 3 VINYL WRAP 4 FIBERGLASS REINFORCED PLASTIC
 5 CATHODIC PROTECTION 91 NONE 95 UNKNOWN 99 OTHER
E. SPILL AND OVERFILL SPILL CONTAINMENT INSTALLED (YEAR) UNK OVERFILL PREVENTION EQUIPMENT INSTALLED (YEAR) UNK

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

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

V. TANK LEAK DETECTION

1 VISUAL CHECK 2 INVENTORY RECONCILIATION 3 VADOZE MONITORING 4 AUTOMATIC TANK GAUGING 5 GROUND WATER MONITORING
 6 TANK TESTING 7 INTERSTITIAL MONITORING 91 NONE 95 UNKNOWN 99 OTHER

VI. TANK CLOSURE INFORMATION

1 ESTIMATED DATE LAST USED (MO/DAY/YR): UNK 2 ESTIMATED QUANTITY OF SUBSTANCE REMAINING UNK GALLONS 3 WAS TANK FILLED WITH INERT MATERIAL? YES NO

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

APPLICANT'S NAME (PRINTED & SIGNATURE) JOHN FOX ANDERSON DATE 10/27/95

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

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

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

LOP - CHANGE RECORD REQUEST FORM

printed:
09/03/98

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

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 4444 LOC: -0-
 SITE NAME: Southland Project DATE REPORTED : 12/16/86
 ADDRESS : 10501 Foothill Blvd DATE CONFIRMED: 12/16/86
 CITY/ZIP : Oakland 94605 MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:1AB EMERGENCY RESP: -0-
 RP SEARCH: S DATE COMPLETED: 03/12/93
 PRELIMINARY ASMNT: C DATE UNDERWAY: 04/13/87 DATE COMPLETED: 07/31/87
 REM INVESTIGATION: C DATE UNDERWAY: -0- DATE COMPLETED: -0-
 REMEDIAL ACTION: C DATE UNDERWAY: 12/16/86 DATE COMPLETED: 12/16/86
 POST REMED ACT MON:C DATE UNDERWAY: 04/15/87 DATE COMPLETED: 07/15/97

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 03/12/93
 LUFT FIELD MANUAL CONSID: HSCARWG
 CASE CLOSED: Y DATE CASE CLOSED: 09/03/98
 DATE EXCAVATION STARTED : -0- REMEDIAL ACTIONS TAKEN: ED

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Bob De Ninno
 COMPANY NAME: Southland Environ. Services
 ADDRESS: 19033 West Valley Hwy.
 CITY/STATE: Ste D-104, Kent, W A 98032

RP#2-CONTACT NAME: Kiet Hoang Et Al
 COMPANY NAME: Na
 ADDRESS: 409 Athol Avenue
 CITY/STATE: Oakland, Ca 94606

INSPECTOR VERIFICATION:			
NAME	<i>Camela Evans</i>	SIGNATURE	DATE 9-3-98
DATA ENTRY INPUT:			
Name/Address Changes Only		Case Progress Changes	
ANNPMS	LOP	DATE	LOP X DATE 9-3-98

*Normal - I was not able to enter MTBE info
 into the database. Highest ppp was 15
 distance in meters = 12*

GEROW PROPERTIES
Industrial & Commercial Real Estate & Investments

RICK GEROW

613-7555

8393 Capwell Drive • Oakland, California 94621
TELEPHONE 510/562-8383 FAX 510/562-1138

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