



August 27, 1996
STID 1452
page 1 of 2

John Leonardini
2001 Victorine Rd.
Livermore CA 94550

REMEDIAL ACTION COMPLETION CERTIFICATION

RE: Express Auto Service site, 333 Broadway, Oakland CA 94607

Dear Mr. Leonardini,

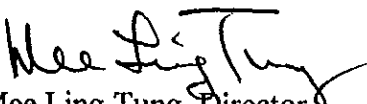
Thank you for submitting the Well Destruction Report, dated 8/20/96, prepared by W.A. Craig, Inc.

This letter confirms the completion of site investigation and remedial action for the following four underground storage tanks at the above referenced site: 550-gallon waste oil, two 3,000-gallon gasoline, and one 4,000-gallon gasoline. Based on the available information 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 at this time.** Please be aware that this does not free present or future landowners or operators from cleanup responsibilities in the event that new information indicates a pollutant problem on the site or originating from the site. This notice is issued pursuant to a regulation contained in Title 23, Division 3, Chapter 16, Section 2721(e) of the California Code of Regulations.


The owner must promptly notify this agency if there is a proposal for a change in land use, site activity, or structural configuration of the site (ie basements in new buildings where none were before). Such site modifications may require a re-evaluation of the chemical exposure pathways, receptor sensitivities (ie residential vs commercial/industrial), and/or other applicable criteria which may have been employed to assess potential human health risk during the case closure process.

If you have any questions regarding this letter, please contact Jennifer Eberle at (510) 567-6700, ext. 6761. Attached is a copy of the Case Closure Summary, which was reviewed and approved by this agency and the Regional Water Quality Control Board (RWQCB).

Very truly yours,


Mee Ling Tung, Director

August 27, 1996
STID 1452
page 2 of 2
John Leonardini

cc: Acting Chief, Environmental Protection Division
Kevin Graves, RWQCB
Lori Casias, SWRCB (with attachment)
Dave Deaner, SWRCB, UST Cleanup Fund Program
 Jennifer Eberle (3 copies)
David Orr, WA Craig, PO Box 448, Napa CA 94559-0448
Julie Rose, attorney, Randick and O'Dea, 1800 Harrison St., Suite 1771, Oakland CA
94612

LOP/Completion
je.1452clos.let
enclosure (clos sum)

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Date: 5/31/96

Agency name: **Alameda County-HazMat**
City/State/Zip: **Alameda CA 94502**
Responsible staff person: **Jennifer Eberle**

Address: **1131 Harbor Bay Pky**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Spec.**

II. CASE INFORMATION

Site facility name: **Express Auto Service**
Site facility address: **333 Broadway, Oakland CA 94607**
RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: **1452**
URF filing date: **12/8/95**, submitted by **Leland Yialelis** SWEEPS No: **N/A**

Responsible Parties: Addresses: Phone Numbers:
John Leonardini, 2001 Victorine Rd., Livermore CA 94550

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	550	waste oil	removed	6/30/92
2	3,000	gasoline	removed	12/8/95
3	3,000	gasoline	removed	12/8/95
4	4,000	gasoline	removed	12/8/95

95 JUL 15 AM 8:54
ENVIRONMENTAL PROTECTION

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **unknown**
Site characterization complete? **YES**
Monitoring Wells installed? **YES** Number: **1 permanent well and 6 piezometers**
Proper screened interval? **YES**
Flow direction: **west-southwest**, based on data from adjacent site (County building at 499-5th St.)
Most sensitive current use: **commercial**; future plans are for parking lot
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, but NA**
Report(s) on file? **YES** Where is report(s) filed?
Alameda County, 1131 Harbor Bay Pky, Alameda Ca 94502

Leaking Underground Fuel Storage Tank Program

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL:

<u>Material</u>	<u>Amount</u> <u>(include units)</u>	<u>Action (Treatment</u> <u>of Disposal w/destination)</u>	<u>Date</u>
Tank	3 USTs (10,000 lb) two 3,000-gal and one 4,000-gal	disposed to Erickson manifest # 95893664	12/8/95
	550 gal waste oil	disposed to Erickson Manifest #9168852	6/30/92
Soil	200 yd3	removed to Vasco Rd landfill In Livermore (non haz manifests)	2/28/96
	20 yd3	removed to Vasco Rd landfill	3/5/96

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued) Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)*		Soil (ppm)**		Water (ppb)	
	Before*	After*	Before**	After**	Before	After
TPH (Gas)	15	ND	1000	1.6	ND##	ND#
TPH (Diesel)	44	ND	NA	NA	ND#	ND#
Benzene	ND	ND	0.038	ND	ND##	ND#
Toluene	ND	ND	2.1	ND	0.58##	ND#
Ethylbenzene	ND	ND	8.2	0.010	ND##	ND#
Xylenes	0.20	ND	40	0.12	ND##	ND#
Oil & Grease	600	ND	NA	NA	1,300#	900@
HVOCs by 8010	ND	NA	NA	NA	NA	
semiVOCs by 8270	ND	NA	NA	NA	NA	
Cadmium	2.2	3.9	NA	NA	NA	
Chromium	20	39	NA	NA	NA	
Lead	210	16	6.1	NA	ND#	ND#
Nickel	30	33	NA	NA	NA	
Zinc	145	33	NA	NA	NA	

Comments (Depth of Remediation, etc.):

*waste oil tank pit

**gasoline tank pit; see Table 3 (before) and Table 6 (after)

#from MW1 (near waste oil UST); see Table 2 and Table 5

##from piezometers around gasoline UST excavation; see Table 5

@this was the most recent concentration of TOG by 5520 in MW1; see Table 2

Leaking Underground Fuel Storage Tank Program

IV. CLOSURE

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

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

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

Site management requirements: NA

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: they will be when RWQCB signs off

Number Decommissioned: 0 Number Retained: 7

List enforcement actions taken: none

List enforcement actions rescinded: none

V. ADDITIONAL COMMENTS, DATA, ETC.

There is apparently a long history of UST use at this site. Mr. Leonardini's father purchased this property in 1944. It was reportedly used by Shell Oil prior to that time.

A 550-gallon waste oil UST was removed on 6/30/92, and witnessed by J. Eberle of Alameda County. The UST was rusted with no apparent holes. One soil sample was collected below the fill end at 8'bgs. The soil in the pit appeared to be fill (bricks in the soil). One sample was collected of the stockpiled soil. **See Figures 1 and 2.**

The pit sample contained 15 ppm Tphg, ND BTE, 0.20 ppm xylenes, 44 ppm TPHd, 600 ppm TRPH, ND HVOCs by 8010, ND semi-VOCs by 8270, 210 ppm lead, 2.2 ppm Cd, 20 ppm Cr, 30 ppm Ni, and 145 ppm Zn. These results were all <10 x the STLCs, except lead. The stockpile sample contained 1.2 ppm TPHg, ND BTEX, 13 ppm TPHd, 200 ppm TRPH, ND HVOCs by 8010, ND semi-VOCs by 8270, 2400 ppm lead, 2.4 ppm Cd, 17 ppm Cr, 12 ppm Ni, and 160 ppm Zn. These results were all <10 x the STLCs, except lead. The data was not tabulated.

The waste oil pit was overexcavated on 8/20/92, and witnessed by J. Eberle. Four sidewall samples and one bottom sample were collected. There were no obvious signs of contamination in the pit, except a few darker spots. The soil was a light brown, fine sand.

Maximum sample concentrations indicated ND TRPH, ND TPHd, ND TPHg, ND BTEX, 16 ppm Pb, 3.9 ppm Cd, 39 ppm Cr, 33 ppm Ni, and 33 ppm Zn. The metal results were all <10 x the STLCs. This work was all performed by W.A. Craig, Inc. of Napa.

Leaking Underground Fuel Storage Tank Program

On 9/20/93, All Environmental Inc. (AEI) installed one groundwater monitoring well within 10' west-southwest of the former waste oil tank location. **See Figure 3.** The rationale for only one well was due to consistent gw flow information (west-southwest) from an adjacent site (Alameda County Health Headquarters Building, 499-5th St.) with 3 wells.

Soil samples were collected in the borehole at 5.5', 10.5' and 14'bgs. They were analyzed for TPHd, TOG, and total lead. Results indicated ND TPHd, a maximum of 18 ppm TOG, and a maximum of 3.7 ppm total lead. **See Table 1.** The soils were fine to medium grained sand, to the total depth of 25.5'bgs. Groundwater was first encountered at 14'bgs, and stabilized at 13.5'bgs. No petroleum odors were reported during drilling or sampling.

This well was sampled for six quarters, from 9/93 through 6/95. **See Table 2.** TPHd and total lead were ND for five quarters, then discontinued. Total Oil and Grease was detected at fairly low concentrations (ND to 1.5 mg/L), with the exception of one anomolous result (13 mg/L) in March 1994.

AEI hand-augered four borings to a depth of 8'bgs around the remaining three fuel tanks on 8/1/94. **See Figure 4.** Results indicated ND TPHg and ND BTEX in all four borings. This investigation was conducted to determine if the tanks were leaking. A tightness test was also conducted on 7/26/94. Results indicated that all three tanks were tight. This was documented in AEI's report dated July 29 and August 1, 1994.

On 12/8/95, the three gasoline USTs (two 4,000-gallon and one 3,000-gallon) were removed by W.A. Craig, and witnessed by J. Eberle. There were no obvious holes in any of the three USTs, but all had rust. Six soil samples were taken in the tank pit, and two soil samples were taken from the pump island. **See Figure 5.** Results indicated maximum concentrations of 1,000 ppm TPHg in sample PB-2-S, and 0.038 ppm benzene in sample PB-1-S. **See Table 3.**

The pit was overexcavated on 1/22/96. Field observations indicated that the impacted soil continued to the north and east in the excavation. J. Eberle witnessed the collection of two soil samples (LN-1 and LW-2), which would presumably delineate the edge of the contamination. **See Figure 6 and Table 6.** Results for both samples indicated ND TPHg and ND benzene. W.A. Craig did not initially remove soil from the excavation because the extent of the apparently contaminated soil appeared to exceed the 200 yd³ of soil that their contract allowed to be removed. This soil was sampled while remaining in the excavation. Two composite samples were collected. Results indicated maximum concentrations of 1100 ppm TPHg and ND benzene. **See Table 6.**

W.A. Craig rethought the site remediation strategy, and submitted a "Work Plan for Site Characterization," dated 1/24/96. This workplan involved the placement of six Geoprobe borings for collection of soil and grab water samples. The borings were installed on 2/7/96. Groundwater was encountered at 11' and 14'bgs. **See Figure 6.** Boring B1 was performed at an angle of 34 degrees from vertical to collect soil and grab water samples below the building. Soil results indicated absolutely ND TPHg and ND BTEX on every sample. **See table 4.** Groundwater results also indicated ND TPHg and BTEX on every sample, with the exception of 0.58 ppb toluene in sample B1. **See Table 5.** The monitoring well (MW1) was also sampled at the same time, and was ND for TPHg and BTEX.

Leaking Underground Fuel Storage Tank Program

It appeared that the gasoline impacted soil was limited to the immediate excavation area. As a result of these findings, approximately 200 yd³ of soil was removed from the excavation on 2/28/96 and 2/29/96, and offhauled to Vasco Rd. in Livermore. Eight soil confirmation samples were collected, on 2/29/96 in the absence of the County representative. See Figure 7. Maximum soil results indicated 770 ppm TPHg (sample #4); benzene was all ND except for 0.042 ppm in sample #7. See Table 6.

Further overexcavation was conducted on 3/5/96 by WA Craig, to remove impacted areas of the excavation. Approximately 20 yd³ of soil was removed. Three confirmation samples were collected on 3/5/96, in the absence of the County representative. See Figure 8. Maximum soil results indicated 1.6 ppm TPHg and ND benzene. See Table 6. This additional 20 yd³ of soil was offhauled to Vasco Rd landfill on 3/5/96. The excavation was backfilled with excavated material segregated during the tank removal, as well as clean, imported fill.

Although we expected to see more contamination here due to the long history of use, it is likely that any gasoline contamination dispersed rapidly through the sandy soils; it has not been discovered by this investigation. This case warrants closure due to the lack of gasoline constituents in groundwater throughout the site and the successful overexcavation resulting in the removal of gasoline contaminated soils.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Name: Jennifer Eberle Title: Hazardous Materials Specialist

Signature: *J Eberle* Date: 6-24-96

Reviewed by

Name: Amy Leech Title: Hazardous Materials Specialist

Signature: *A Leech* Date: original signed 6-10-96 by

Name: Tom Peacock Title: Manager

Signature: *T Peacock* Date: 6-24-96

Amy Leech

VII. RWQCB NOTIFICATION

Date Submitted to RB: 6-24-96

RB Response: *Approved*

RWQCB Staff Name: Kevin Graves

Title: Associate Water Resources Control Engineer

Date:

K Graves 7/10/96

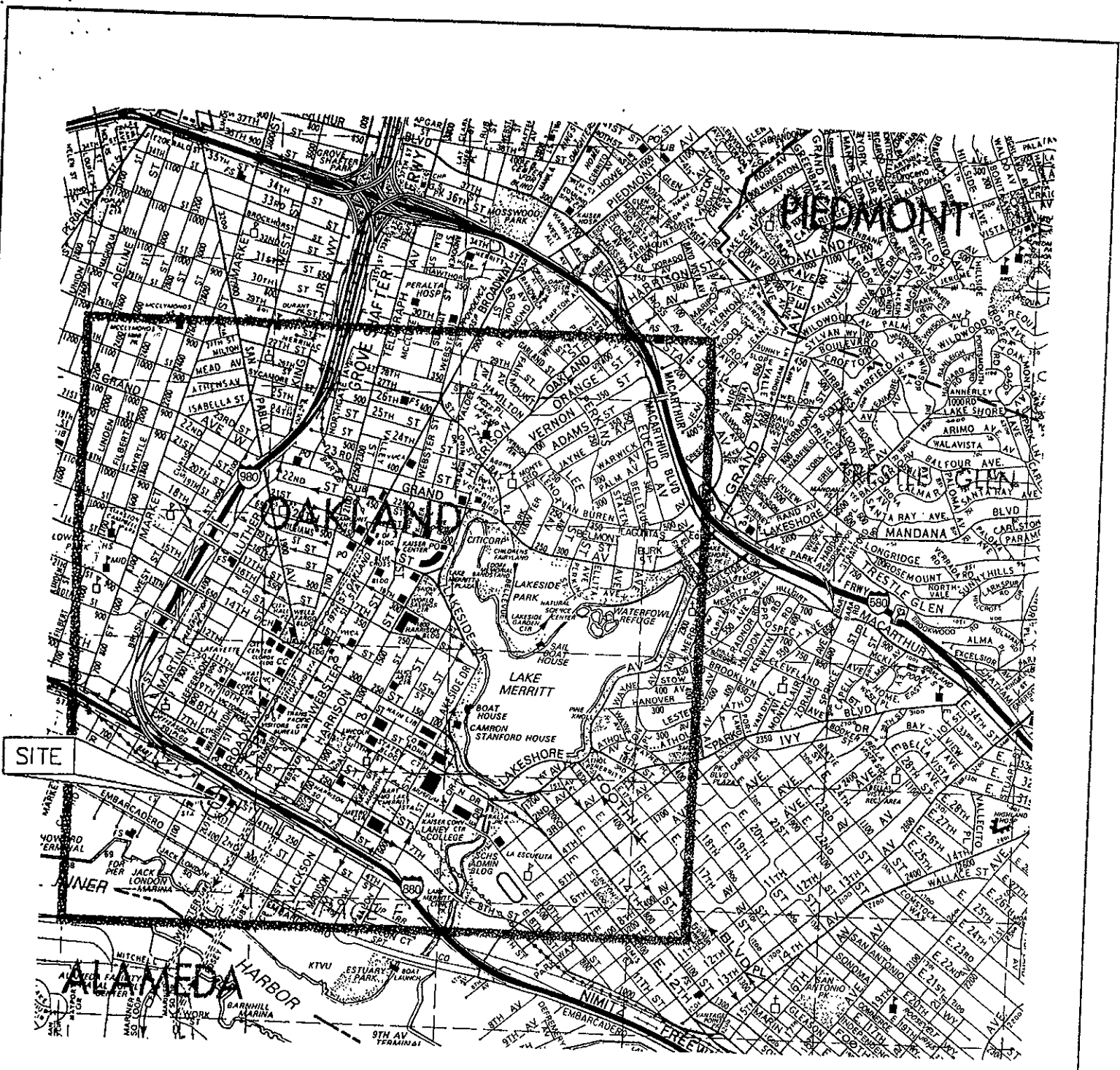
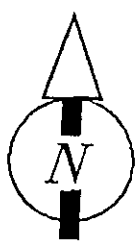
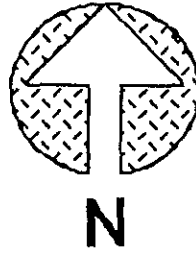


Fig 1

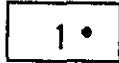


From Thomas Bros. Map - 1992

ALL ENVIRONMENTAL, INC. 2641 CROW CANYON RD, SAN RAMON		
SCALE: 1 INCH = 2200 FEET	APPROVED BY:	DRAWN BY: C.H.
DATE: 7/1/93		REVISED: C.H.
SITE LOCATION MAP		
333 BROADWAY		DRAWING NUMBER: FIGURE 1



Stockpile



Limits of Excavation
of Waste Oil Tank

Garage
Area

Store
Area

Pump Island

Fourth
Ave.

Broadway

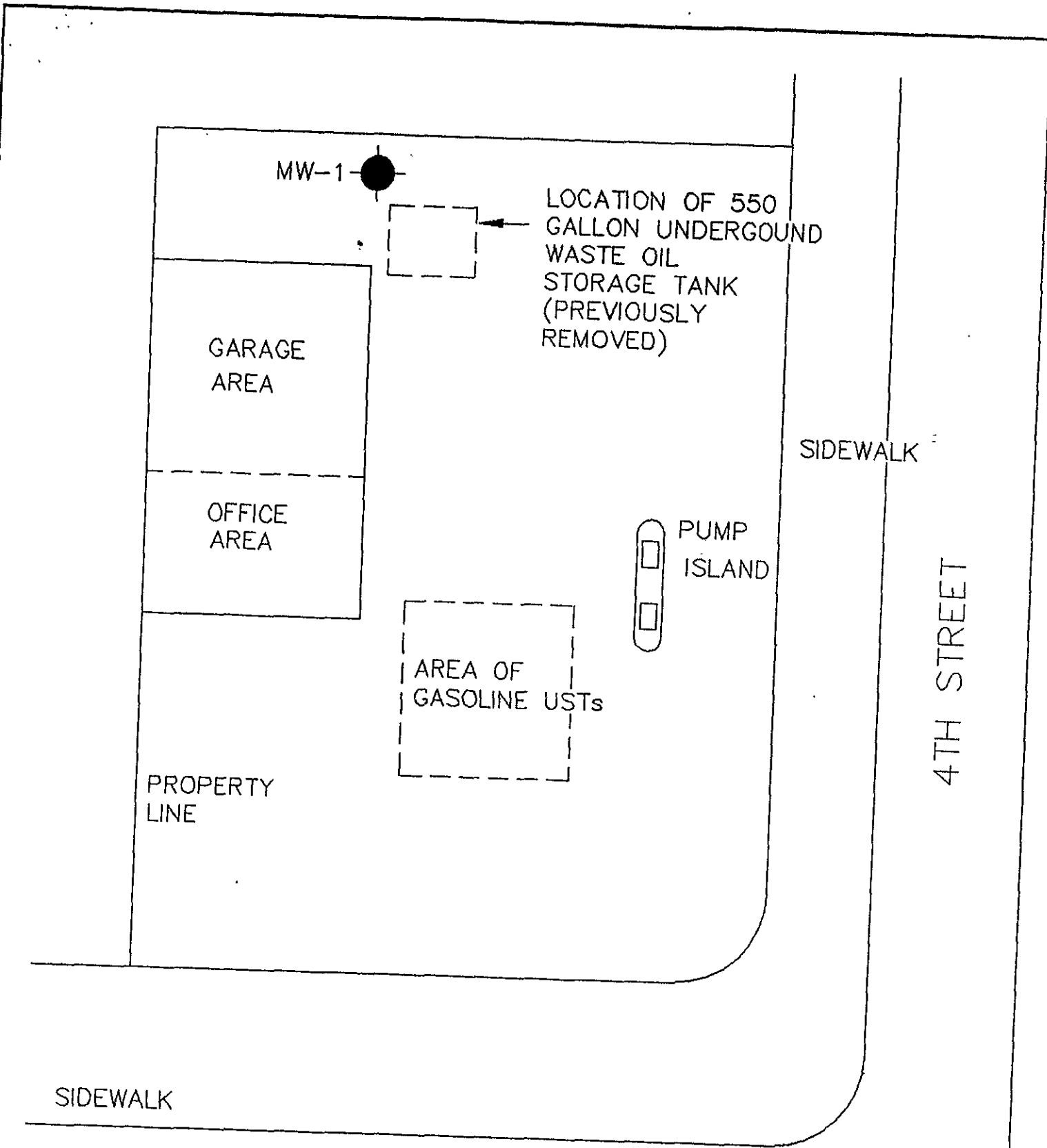
- Denotes where sample was obtained.

Sample Legend

- 1) Express Pit
- 2) Express Pile

Fig 2

Date: December 1992	W.A. Craig, Inc. 707-252-3353	
Job No.: 3457-0-92	Leonardini Investments, Inc.	
Scale: no scale-reference only	2001 Victorine Rd.	Figure No.
Drawn: JGH	Livermore, Ca. 94550	3
Chk'd: WAC II	Sample Location Map	Rev.
App'd: Wac II/ JGH		



SIDEWALK

4TH STREET

PUMP ISLAND

GARAGE AREA

OFFICE AREA

AREA OF GASOLINE USTs

MW-1

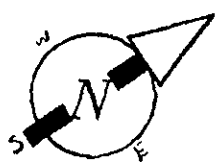
LOCATION OF 550 GALLON UNDERGROUND WASTE OIL STORAGE TANK (PREVIOUSLY REMOVED)

PROPERTY LINE

SIDEWALK

BROADWAY

Fig 3



ALL ENVIRONMENTAL, INC. 2641 CROW CANYON RD, SAN RAMON		
SCALE: 1" = 15'	APPROVED BY:	DRAWN BY: C.H.
DATE: 6-28-83		REVISED: G.G.
SITE PLAN		
333 BROADWAY		DRAWING NUMBER: FIGURE 3

EXPRESS AUTO
SERVICE CENTER
333 BROADWAY

PUMP ISLAND

FORMER LOCATION OF
UNDERGROUND
STORAGE TANKS

L-4

L-3

REFUSAL @ 2'
(CONCRETE)

REFUSAL @ 3'
(PIPE)

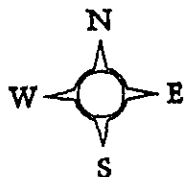
L-2

L-1

4TH STREET

BROADWAY

Fig. 4.



⊕ SOIL BORING LOCATIONS

ALL ENVIRONMENTAL, INC.

2641 CROW CANYON ROAD, SAN RAMON

SCALE: NOT TO SCALE

APPROVED BY:

DRAWN BY: C. KISSICK

DATE: 17 AUGUST 94

REVISED: C. KISSICK

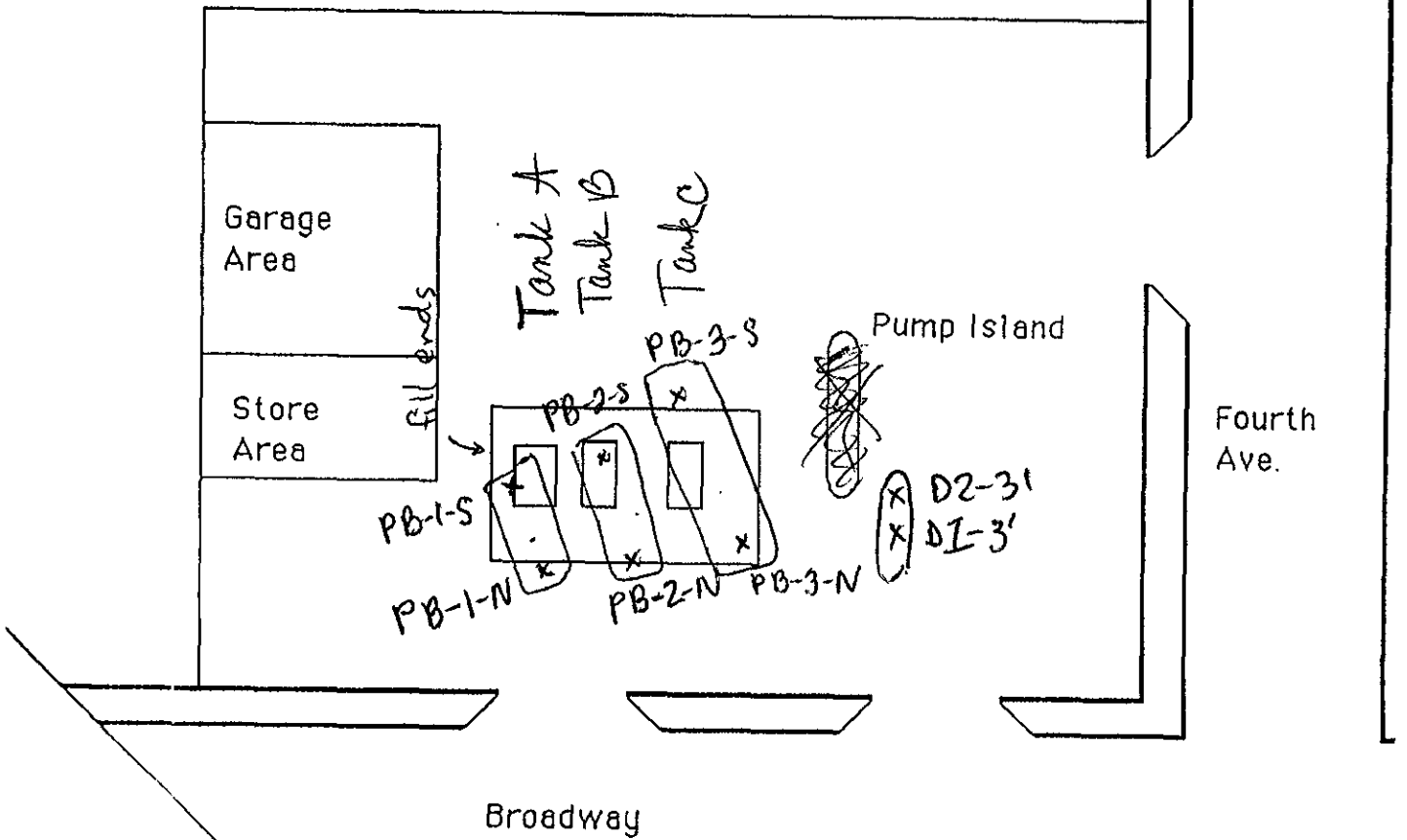
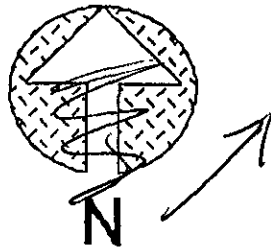
SITE MAP

333 BROADWAY

DRAWING NUMBER:

~~FIGURE 2~~

12-8-95



~~ID depth soil odor?~~

all greenish brown

ID	depth	soil	odor?		odor?
PB-1-S	~12.5'	sand	slight (not HC)		
PB-1-N	~12.5'	silty sand	no	D1-3'	no brown sand
PB-2-S	12.5'	"	yes	D2-3'	" "
PB-2-N	12.5'	"	yes		
PB-3-S	12.5'	"	slight		
PB-3-N	12.5'	"	yes		

Date: November 16, 1995

Job #: 3569-A

Tel: 510 449-1902

Drawn:

Checked:

Approved:

W. A. Craig, Inc.

707-252-3353

Leonardini Investment Corp

333 Broadway

Oakland, Ca.,

Tank Locations

Figure No.

5

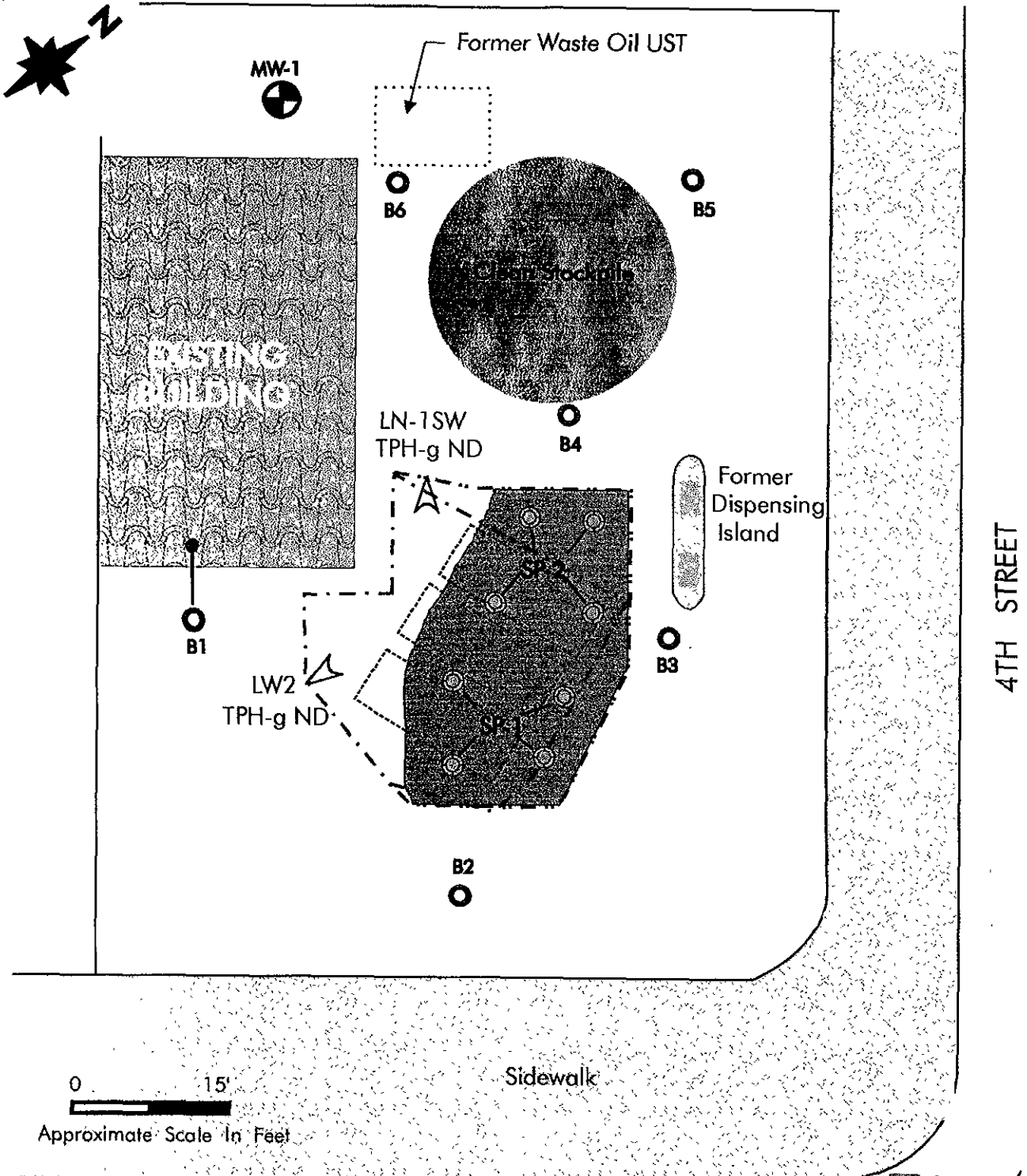


Fig. 6

LEGEND

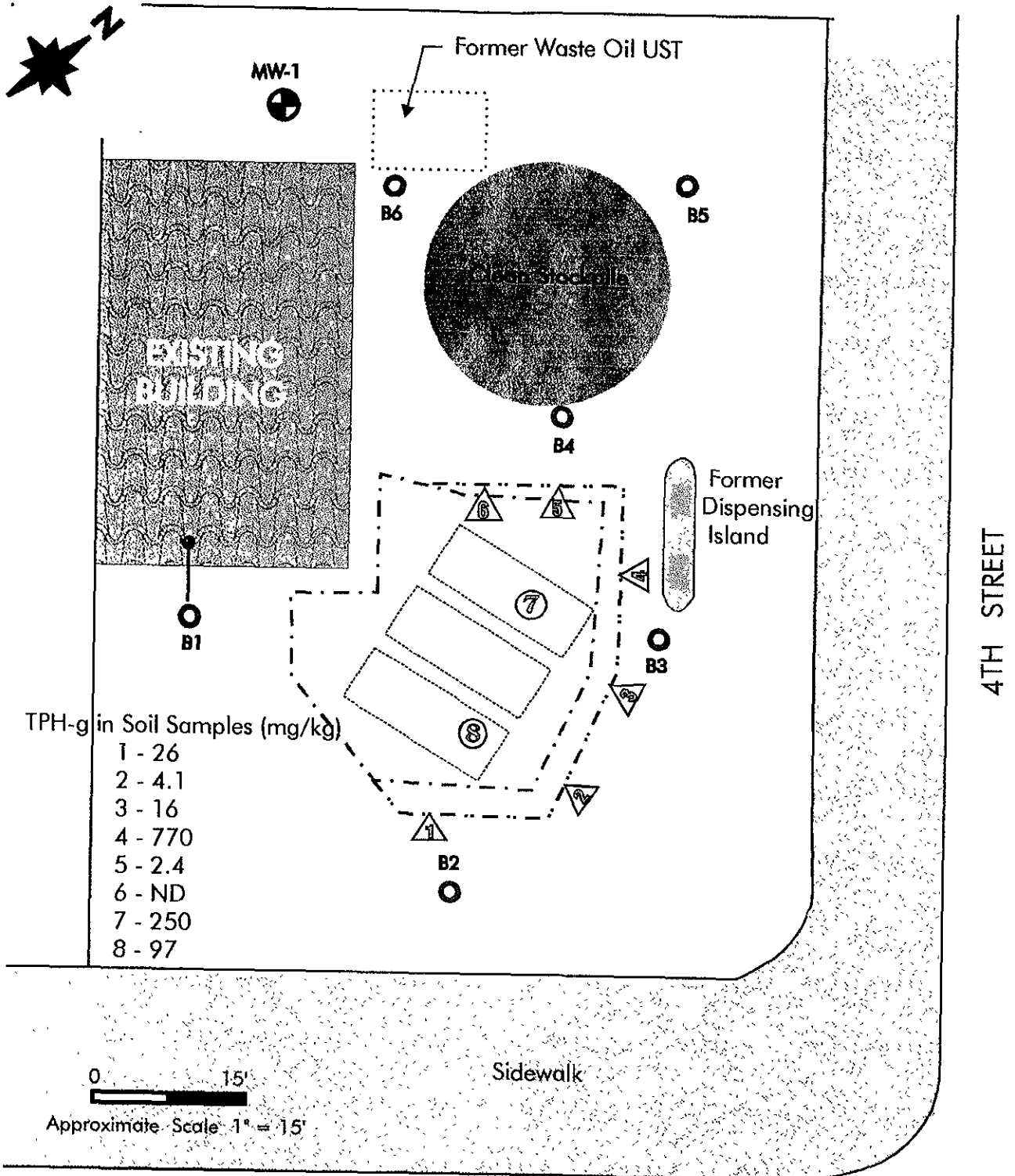
- Groundwater Monitoring Well
- Piezometer Location
- Approximate Limits of UST Removal Excavation
- Approximate Limits of 1/22/96 Excavation
- Location of Former USTs
- Stockpile Sample Locations
- Sidewalk Sample Location 1/22/96
- Stockpile In Excavation
- ND Non-Detectable Levels

FIGURE 2

WARRAIG, INC.
 P.O. BOX 448, NAPA, CALIFORNIA 94559-0448

LEONARDINI
 333 BROADWAY
 JOB # 3569-B

SAMPLE LOCATIONS
 and
EXCAVATION LIMITS 1/22/96
 May 8, 1996



BROADWAY

Fig 7

LEGEND

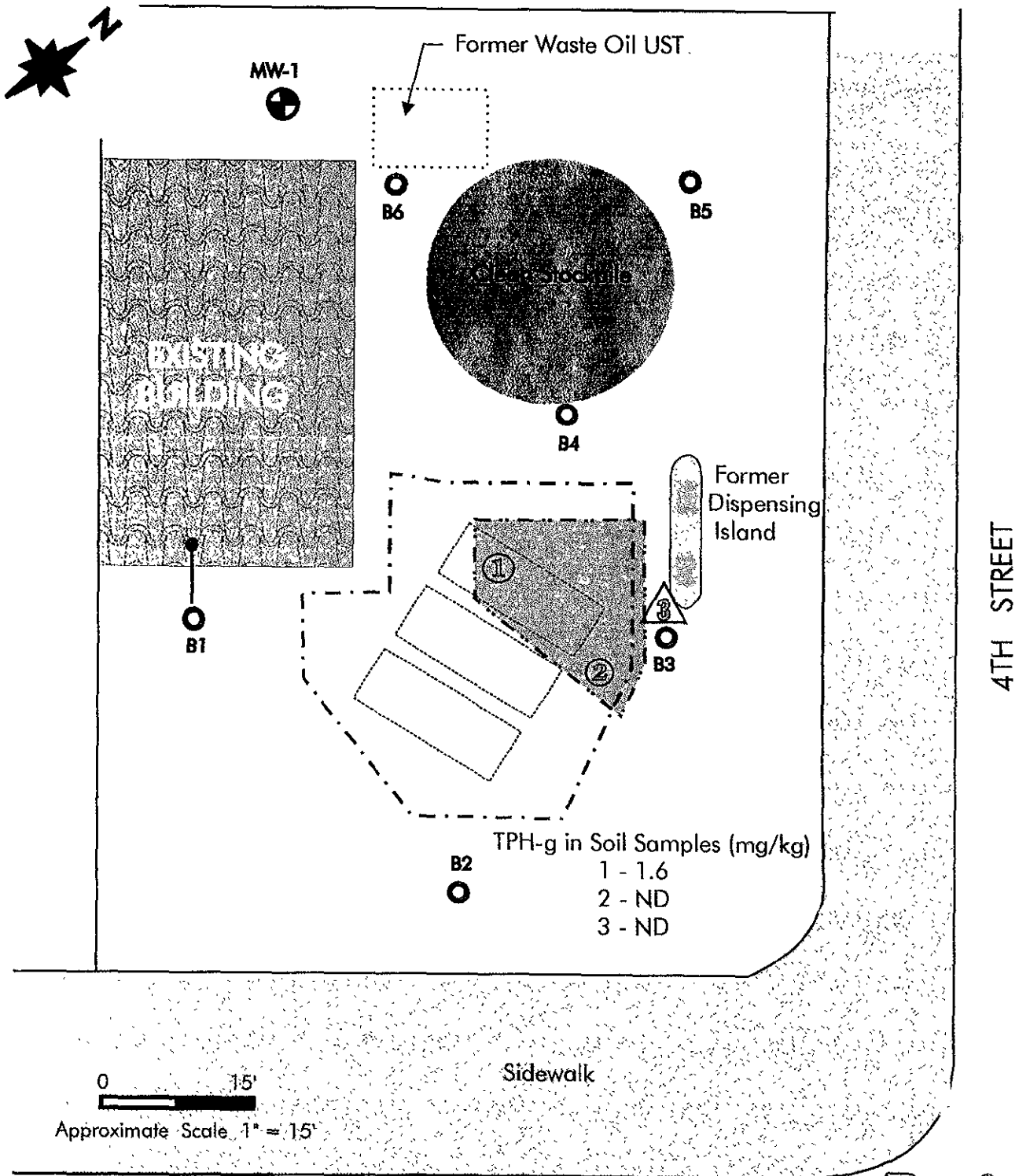
- Groundwater Monitoring Well
- Piezometer Location
- Location of Former USTs
- Excavation Limits 1/22/96
- Excavation Limits 2/29/96
- Bottom Sample Location
- Sidewall Sample Location

FIGURE 3

WACORP, INC.
 P.O. BOX 448, NAPA, CALIFORNIA 94559-0448

333 BROADWAY
JOB # 3569-B

SAMPLE LOCATIONS
 and
EXCAVATION LIMITS 2/29/96
 May 8, 1996



BROADWAY

Fig 8

LEGEND

- ⊗ Groundwater Monitoring Well
- Plezometer Location
- Location of Former USTs
- - - Excavation Limits 2/29/96
- · - · - Excavation Limits 3/5/96
- ⊙ Bottom Sample Location
- ▲ Sidewalk Sample Location

WADSWORTH, INC.

P.O. BOX 448, NAPA, CALIFORNIA 94559-0448

**333 BROADWAY
JOB # 3569-B**

**SAMPLE LOCATIONS
and
EXCAVATION LIMITS 3/5/96
May 8, 1996**

TABLE 1: RESULTS OF SOIL AND GROUNDWATER SAMPLE ANALYSIS
September 20 and 28, 1993

Sample I.D.	TPH diesel (mg/kg)	Total oil & grease (mg/kg)	total lead (mg/kg)
9-20-93 MW-1, 5.5'	N.D. ✓	18 ✓	3.4 ✓
MW-1, 10.5'	N.D. ✓	N.D. ✓	3.5 ✓
MW-1, 14'	N.D. ✓	N.D. ✓	3.7 ✓
	(mg/L)	(mg/L)	(mg/L)
9-28 MW-1	N.D. ✓	1.3 ✓	N.D. ✓

1,300 ppb

mg/kg and mg/L = ppm
N.D. = not detected

GROUNDWATER FLOW DIRECTION DETERMINATION

The three wells across the street were surveyed to a relative datum to allow calculation of that site's groundwater gradient and groundwater flow direction. These wells were installed by others in April, 1992. The groundwater flow direction on four separate occasions between 1992 and 1993 was towards the west southwest (see Appendix A). This local groundwater flow data indicates that MW-1 then, should be in line to intercept groundwater flow from beneath the removed tank.

CONCLUSIONS, RECOMMENDATIONS

Groundwater flow direction was determined by measuring depth to water in three groundwater wells on an adjacent site on August 12, 1993 and again on September 15, 1993.

On September 20, 1993, one borehole was drilled downgradient from a previously removed 550 gallon waste oil tank. Soil samples were taken at 5' intervals and analyzed for petroleum hydrocarbons and lead. The bore hole was converted to a groundwater monitoring well which was developed, sampled and analyzed for petroleum hydrocarbons and lead.

Minor levels of oil and grease were found in the shallow (5.5') soil sample and the water sample. Thus it appears that groundwater has been impacted by the release.

analytical data for the groundwater samples collected from MW-1 to date are listed in the following table:

Table 2

Table 1- Groundwater Analytical Results, MW-1

MW - 1	Sept. '93	Dec. '93	Mar. '94	June '94	Dec. '94	June '95
TPH-Diesel (ug/L)	ND	ND	ND	ND	ND	N/A
Total Oil & Grease (mg/L)	1.3	0.6	13	1.5	ND	0.9
Total Lead (mg/L)	ND	ND	ND	ND	ND	N/A

5520

DL is 0.5

ug/L = parts per billion (ppb)

mg/L = parts per million (ppm)

ND = Non-Detectable Concentration

N/A = Not Analyzed

6.0 CONCLUSIONS AND RECOMMENDATIONS

MW-1 groundwater analyses for the sixth quarter continued to indicate relatively low levels of oil & grease. The source of oil & grease at the site has been removed, and concentrations of oil & Grease have, in general, continued to decline since concentrations peaked in March, 1994.

Because residual contamination levels in the groundwater are relatively low, we recommend that sampling be discontinued. AEI recommends that the site be closed, and that the well be properly destroyed.

Table 3

Soil Sample Analyses:

Samples taken at time of tank removal:

The soil samples were labeled:

- SP-Comp-1 Composite gasoline pit stockpile
- SP-Comp-2 Composite gasoline pit stockpile
- PB-1-S pit bottom south end 3,000 gallon tank
- PB-1-N pit bottom north end 3,000 gallon tank
- PB-2-S pit bottom south end 4,000 gallon tank
- PB-2-N pit bottom north end 4,000 gallon tank
- PB-3-S pit bottom south end 4,000 gallon tank
- PB-3-N pit bottom north end 4,000 gallon tank
- D-1-3' beneath dispenser #1
- D-2-3' beneath dispenser #2

Summary of analyses of soil samples:

	TPH(g)	Benzene	Toluene	Ethyl Benzene	Xylenes
SP-Comp-1	88 ✓	ND	0.075	0.048	0.94
SP-Comp-2	53 ✓	ND	ND	ND	0.71
PB-1-S	330 ✓	0.038	0.45	ND	ND
PB-1-N	1.5 ✓	ND	ND	ND	0.012
PB-2-S	1000 ✓	ND	2.1	8.2	40
PB-2-N	10 ✓	0.013	0.011	0.14	0.22
PB-3-S	ND	0.007	ND	0.008	0.011
PB-3-N	ND	ND	ND	ND	ND
D-1-3'	ND	ND	ND	ND	ND
D-2-3'	ND	ND	ND	ND	ND

	TTL Lead
SP-Comp-1	85 ✓
SP-Comp-2	72
PB-1-S	5.0 ✓
PB-1-N	5.8 ✓
PB-2-S	6.1
PB-2-N	3.6
PB-3-S	4.8
PB-3-N	4.6
D-1-3'	4.1
D-2-3'	5.0 ✓

	DI STLC Lead	(de-ionized water)
SP-Comp-1	ND ✓	
SP-Comp-2	ND ✓	

Disposal of stockpile: The stockpile from the tank pit had low levels of detectable contamination. After consultation with the County it is recommended that this soil be properly returned to the pit.

TABLE 4

**Soil Sample Analytical Results
333 Broadway, Oakland, California**

Boring No. Sample Depth (feet)	SAMPLE DATE	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl Benzene (mg/kg)	Xylene (mg/kg)
B1 13.5-14	02/07/96	ND	ND	ND	ND	ND
B1 15.5-16		ND	ND	ND	ND	ND
B2 14.5-15		ND	ND	ND	ND	ND
B3 7.5-8		ND	ND	ND	ND	ND
B3 11.5-12		ND	ND	ND	ND	ND
B3 15.5-16		ND	ND	ND	ND	ND
B3 23.5-24		ND	ND	ND	ND	ND
B4 6-6.5		ND	ND	ND	ND	ND
B4 13-13.5		ND	ND	ND	ND	ND
B4 17.5-18		ND	ND	ND	ND	ND
B5 10-10.5		ND	ND	ND	ND	ND
B5 14.5-15		ND	ND	ND	ND	ND
B5 19.5-20		ND	ND	ND	ND	ND
B6 7.5-8		ND	ND	ND	ND	ND
B6 11.5-12		ND	ND	ND	ND	ND
B6 15.5-16		ND	ND	ND	ND	ND

(mg/kg) = milligrams per kilogram in soil
 ND = Not detected at the laboratory limit of detection.

TABLE 5

**Groundwater Sample Analytical Results
333 Broadway, Oakland, California**

Water Sample Location	SAMPLE DATE	TPH-g (mg/l)	Benzene (mg/l)	Toluene (mg/l)	Ethyl Benzene (mg/l)	Xylene (mg/l)
B1	02/07/96	ND	ND	0.00058	ND	ND
B2		ND	ND	ND	ND	ND
B3	02/09/96	ND	ND	ND	ND	ND
B4	02/07/96	ND	ND	ND	ND	ND
B5		ND	ND	ND	ND	ND
B6		ND	ND	ND	ND	ND
MW-1		ND	ND	ND	ND	ND

(mg/l) = milligrams per litre in groundwater
ND = Not detected at the laboratory limit of detection.

TABLE # 6

**Confirmation Soil Sample Analytical Results
333 Broadway
Oakland, California**

Sample No. Depth in Feet	Sample Date	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl Benzene (mg/kg)	Xylene (mg/kg)	lead (mg/kg)	Reactivity	Corrosivity (pH)	Ignitability
LN-1 SW 15'	01/22/96	ND	ND	ND	ND	ND				
LW2 16'		ND	ND	ND	0.025	0.015				
SP-1 (stockpile)		1100	ND	1.7	10	94	6.0	negative	6.97	negative
SP-2 (stockpile)		59	ND	0.11	0.36	2.1	6.2	negative	6.53	negative
1-022996-E-SW-9'	02/29/96 overex	26	ND	ND	0.015	0.053				
2-022996-E-SW-10'		4.1	ND	ND	ND	ND				
3-022996-N-SW-8'		16	ND	0.016	0.034	0.43				
4-022996-N-SW-13'		770	ND	4.6	13	77				
5-022996-W-SW-12'		2.4	ND	ND	ND	0.010				
6-022996-W-SW-13'		ND	ND	ND	ND	ND				
7-022996-W-PB-17'		250	0.042	0.18	1.0	12				
8-022996-E-PB-17'		97	ND	0.29	1.0	5.7				
1-030596-W-PB-17'	03/05/96 overex	1.6	ND	ND	ND	ND				
2-030596-N-PB-16'		ND	ND	ND	0.010	0.12				
3-030596-N-SW-13'		ND	ND	ND	ND	ND				

Explanation: (mg/kg) = milligrams per kilogram in soil
 ND = Not detected at the laboratory limit of detection
 Blank areas indicate no testing was performed