


KAPREALIAN ENGINEERING
INCORPORATED

September 28, 1995

Berkeley Land Company
4550 San Pablo Avenue
Emeryville, CA 94608

Attention: Mr. Norm Alberts

RE: Soil Sampling Data Summary
Berkeley Land Company
23555 Saklan Road
Hayward, California

Dear Mr. Alberts:

This letter provides an update of Kaprealian Engineering, Inc's. (KEI) activities during the recent soil sampling performed at the subject site.

On September 1, 1995, KEI conducted soil sampling in order to further clarify the soil condition in the area of the former underground fuel storage tank pit. Soil sampling was performed at the direction and presence of Ms. Amy Leech of the Alameda County Health Care Services (ACHCS) Agency.

Soil sampling attempts were initially made using a hand auger in the north end of the former fuel tank pit. These attempts ended in refusal due to large rocks encountered in four locations (designated as HA1 on the attached Figure 1) at depths ranging from 4 feet to 7 feet below grade. No contamination was observed during hand-digging activities. However, soil sampling was successfully performed on the south end and the east side of the former tank pit. Soil contamination was observed beginning at a depth of approximately 8 feet below grade on the south end of the former tank pit, and continued to a depth of about 10 feet below grade. One soil sample, labeled HA2(8), was collected at a depth of about 8 feet below grade. Soil contamination was observed beginning at a depth of approximately 8.5 feet below grade on the east side of the former tank pit and continued to a depth of about 10 feet below grade. In order to characterize the soil condition at various depths, two soil samples (labeled HA3[8] and HA3[10]) were collected at depths of about 8 feet and 10 feet below grade, respectively.

All soil samples were collected using a driven tube-type soil sampler following hand digging using an auger. The samples were placed in clean, two-inch diameter brass tubes that were then sealed with Teflon-lined plastic caps, and stored in a cooled ice

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NOTIFICATION
ENVIRONMENTAL

Mr. Norm Alberts
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chest for subsequent delivery to a state-certified laboratory. Sample point locations are shown on the attached Figure 1.

All soil samples were analyzed by Sequoia Analytical Laboratory in Walnut Creek, California. The samples were analyzed for total petroleum hydrocarbons (TPH) as gasoline, benzene, toluene, ethylbenzene, and xylenes, and TPH as diesel. The analytical results are summarized in Table 1. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this letter.

If you have any questions regarding this letter, please call me at (510) 602-5100.

Sincerely,

Kaprealian Engineering, Inc.



Hagop Kevork
Staff Engineer

HK:jad\NA0928

Attachments: Table 1
Figure 1
Laboratory Analyses
Chain of Custody documentation

cc: Ms. Amy Leech, ACHCS ✓

Berkeley Land Company
23555 Saklan Road
Hayward, California

TABLE 1

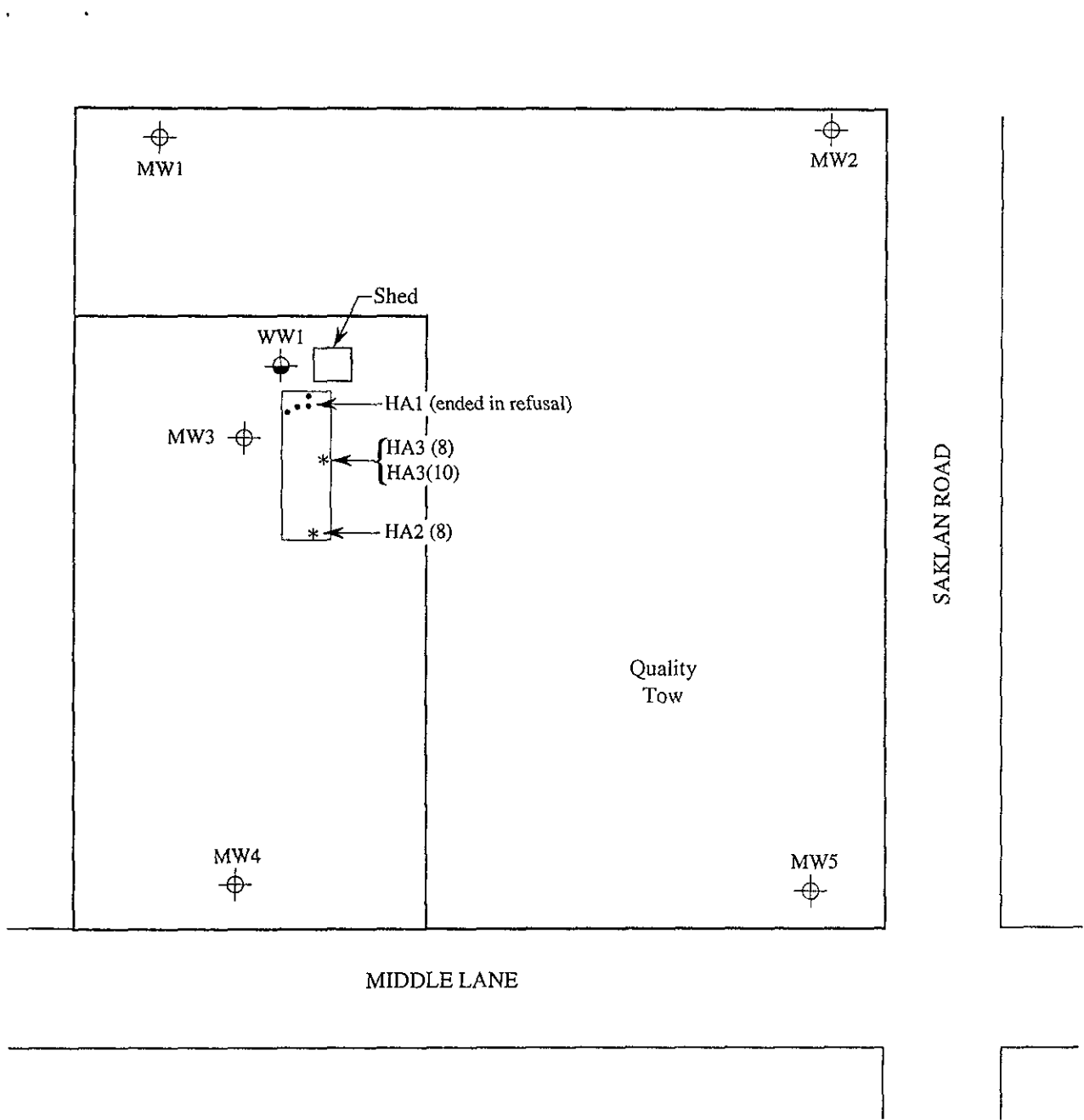
SUMMARY OF LABORATORY ANALYSES
SOIL

<u>Date</u>	<u>Sample</u>	<u>Depth (feet)</u>	<u>TPH as Diesel</u>	<u>TPH as Gasoline</u>	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl- benzene</u>	<u>Xylenes</u>
9/01/95	HA2(8)	8	340	9.8*	ND	ND	ND	ND
	HA3(8)	8	ND	2.4*	ND	ND	ND	ND
	HA3(10)	10	360	9.2*	ND	ND	ND	ND

* Sequoia Analytical Laboratory reported that hydrocarbons detected did not appear to be gasoline.

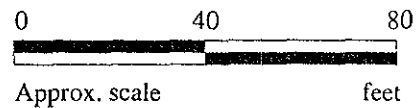
ND = Non-detectable.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.



LEGEND

- ⊕ Monitoring well
- ⊙ Water well
- * Soil sample point location



SAMPLE POINT LOCATION MAP

**KAPREALIAN ENGINEERING
INCORPORATED**

**BERKELEY LAND CO.
23555 SAKLAN ROAD
HAYWARD, CALIFORNIA**

**FIGURE
1**



Kapreallan Engineering, Inc.
2401 Stanwell Dr., Ste. 400
Concord, CA 94520
Attention: Dennis Royce

Client Project ID: Berkeley Land Co., 23555 Saklan Rd., Hayward
Sample Matrix: Soil
Analysis Method: EPA 5030/8015 Mod./8020
First Sample #: 509-0094

Sampled: Sep 1, 1995
Received: Sep 1, 1995
Reported: Sep 11, 1995

TOTAL PURGEABLE PETROLEUM HYDROCARBONS with BTEX DISTINCTION

Analyte	Reporting Limit mg/kg	Sample I.D. 509-0094 HA2 (8)*	Sample I.D. 509-0095 HA3 (8)*	Sample I.D. 509-0096 HA3 (10)*
Purgeable Hydrocarbons	1.0	9.8	2.4	9.2
Benzene	0.0050	N.D.	N.D.	N.D.
Toluene	0.0050	N.D.	N.D.	N.D.
Ethyl Benzene	0.0050	N.D.	N.D.	N.D.
Total Xylenes	0.0050	N.D.	N.D.	N.D.

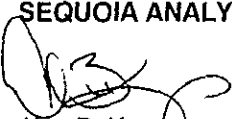
Chromatogram Pattern: Unidentified Hydrocarbons > C9 Unidentified Hydrocarbons > C9 Unidentified Hydrocarbons > C9

Quality Control Data

Report Limit Multiplication Factor:	2.5	1.0	1.0
Date Analyzed:	9/8/95	9/8/95	9/8/95
Instrument Identification:	HP-4	HP-4	HP-4
Surrogate Recovery, %: (QC Limits = 70-130%)	93	94	91

Purgeable Hydrocarbons are quantitated against a fresh gasoline standard.
Analytes reported as N.D. were not detected above the stated reporting limit.

SEQUOIA ANALYTICAL, #1271


Alan B. Kemp
Project Manager

Please Note:

*This sample does not appear to contain gasoline. Unidentified hydrocarbons > C9 refers to unidentified peaks in the Total Extractable Petroleum Hydrocarbon range.





Kapreallan Engineering, Inc. 2401 Stanwell Dr., Ste. 400 Concord, CA 94520 Attention: Dennis Royce	Client Project ID: Berkeley Land Co., 23555 Saklan Rd., Hayward Sample Matrix: Soil Analysis Method: EPA 3550/8015 Mod. First Sample #: 509-0094	Sampled: Sep 1, 1995 Received: Sep 1, 1995 Reported: Sep 11, 1995
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TOTAL EXTRACTABLE PETROLEUM HYDROCARBONS

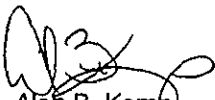
Analyte	Reporting Limit mg/kg	Sample I.D. 509-0094 HA2 (8)	Sample I.D. 509-0095 HA3 (8)	Sample I.D. 509-0096 HA3 (10)*
Extractable Hydrocarbons	1.0	340	N.D.	360
Chromatogram Pattern:		Diesel	--	Diesel

Quality Control Data

Report Limit Multiplication Factor:	5.0	1.0	1.0
Date Extracted:	9/5/95	9/5/95	9/5/95
Date Analyzed:	9/6/95	9/6/95	9/6/95
Instrument Identification:	HP-3B	HP-3B	HP-3B

Extractable Hydrocarbons are quantitated against a fresh diesel standard.
Analytes reported as N.D. were not detected above the stated reporting limit.

SEQUOIA ANALYTICAL, #1271


Alan B. Kemp
Project Manager





Kaprealian Engineering, Inc.
2401 Stanwell Dr., Ste. 400
Concord, CA 94520
Attention: Dennis Royce

Client Project ID: Berkeley Land Co., 23555 Saklan Rd., Hayward
Matrix: Solid

QC Sample Group: 5090094-96

Reported: Sep 11, 1995

QUALITY CONTROL DATA REPORT

ANALYTE	Benzene	Toluene	Ethyl Benzene	Xylenes	Diesel
Method:	EPA 8020	EPA 8020	EPA 8020	EPA 8020	EPA 8015Mod.
Analyst:	K. Nill	K. Nill	K. Nill	K. Nill	J. Dinsay

MS/MSD Batch#:	5090276	5090276	5090276	5090276	5090090
Date Prepared:	9/8/95	9/8/95	9/8/95	9/8/95	9/5/95
Date Analyzed:	9/8/95	9/8/95	9/8/95	9/8/95	9/6/95
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4	HP-3B
Conc. Spiked:	0.40 mg/kg	0.40 mg/kg	0.40 mg/kg	1.2 mg/kg	10 mg/kg
Matrix Spike % Recovery:	85	90	93	94	72
Matrix Spike Duplicate % Recovery:	80	85	88	90	78
Relative % Difference:	6.1	5.7	5.6	4.3	8.0

LCS Batch#:	2LCS090895	2LCS090895	2LCS090895	2LCS090895	BLK090595
Date Prepared:	9/8/95	9/8/95	9/8/95	9/8/95	9/5/95
Date Analyzed:	9/8/95	9/8/95	9/8/95	9/8/95	9/6/95
Instrument I.D.#:	HP-4	HP-4	HP-4	HP-4	HP-3B
LCS % Recovery:	85	90	92	92	61

% Recovery Control Limits:	55-145	47-149	47-155	56-140	38-122
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Please Note:
The LCS is a control sample of known, interferent free matrix that is analyzed using the same reagents, preparation, and analytical methods employed for the samples. The matrix spike is an aliquot of sample fortified with known quantities of specific compounds and subjected to the entire analytical procedure. If the recovery of analytes from the matrix spike does not fall within specified control limits due to matrix interference, the LCS recovery is to be used to validate the batch.

SEQUOIA ANALYTICAL, #1271

Alan B. Kemp
Project Manager



CHAIN OF CUSTODY

SAMPLER		SITE NAME & ADDRESS							ANALYSES REQUESTED				TURN AROUND TIME:	
HAIG		Berkeley Land Company Hayward, 23555 Saklan Rd.							TPH-G	BTXE	TPH-D			ONE WEEK
WITNESSING AGENCY		SAMPLE ID NO.	DATE	TIME	SOIL	WATER	GRAB	COMP	NO. OF CONT.	SAMPLING LOCATION				REMARKS
		HA2(8)	9/1/95		✓		✓			Former Fuel Tank Pit	✓	✓	✓	5090094
		HA3(8)	↓		✓		✓			↓	✓	✓	✓	5090095
		HA3(10)	↓		✓		✓			↓	✓	✓	✓	5090096
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time		Received by: (Signature)		<p>The following MUST BE completed by the laboratory accepting samples for analysis:</p> <p>1. Have all samples received for analysis been stored in ice? <u>yes</u></p> <p>2. Will samples remain refrigerated until analyzed? <u>yes</u></p> <p>3. Did any samples received for analysis have head space? <u>no</u></p> <p>4. Were samples in appropriate containers and properly packaged? <u>yes</u></p> <p>Signature: <u>[Signature]</u> Title: <u>Analyst</u> Date: <u>9/1/95</u></p>				
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time		Received by: (Signature)						
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time		Received by: (Signature)						
Relinquished by: (Signature)		Date/Time		Received by: (Signature)		Date/Time		Received by: (Signature)						