

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS

2014 T STREET, SUITE 130
P.O. BOX 944212
SACRAMENTO, CA 94244-2120

(916) 227-4325
FACSIMILE (916) 227-4349

ALCO
HAZMAT

94 JAN -3 PH 2: 32



DEC 3 0 1993

Mr. Ron Mayo, President
Curoco Management Corporation
225 Scofield Drive
Moraga, CA 94556

Dear Mr. Mayo:

UNDERGROUND STORAGE TANK (UST) LOCAL OVERSIGHT PROGRAM, SITE NO.
3759, ALAMEDA COUNTY

This is in response to your letter dated December 12, 1993 regarding oversight costs billed to you. Your letter indicates that you will not be able to pay the costs until you receive a closure document from the County. I spoke with Juliet Shin of the County on December 29, 1993 and she indicated to me that the closure document has been prepared and is in for signature. You should receive the document within the next week.

If you have any questions, please contact me at (916) 227-4325.

Sincerely,

A handwritten signature in cursive script that reads "L Casias".

Lori Casias
Local Oversight Program

cc: Juliet Shin, Alameda County

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

July 13, 1993

Richard Hiett
RWQCB, S.F. Bay Region
2101 Webster St., Ste 500
Oakland, CA 94612

STID 3759

Re: Curoco Steel Facility, located at 536 Cleveland Avenue,
Albany, California

RECOMMENDATION FOR UST CASE CLOSURE

Dear Mr. Hiett,

On May 25, 1990, a 550-gallon gasoline underground storage tank was removed from the above site. Although soil samples collected from the tank pit did not identify any contaminants, except for one soil sample containing minor concentrations of TPH at 50 ppm (using Infrared Spectrometry (IR)), a ground water sample collected from the tank pit identified 3,500 ppb TPH (C4 to C12) and 6,500 ppb TPH (C12 to C25).

Subsequent to the tank removal, it appears that an additional 5 cubic yards of soil was removed from the tank pit from the sidewall where 50 ppm TPH was identified. The overexcavation confirmatory sample did not identify any TPH contaminants above detection limits using IR.

On May 5, 1993, Mr. Ron Mayo, the property owner, Mr. Rich Hiett, and myself met at the site to discuss further investigative requirements for the site. It was determined that it would be acceptable for Mr. Mayo to install two hydropunches downgradient from the former tank pit and to collect two grab ground water samples and have them analyzed for TPHg, TPHd, and BTEX.

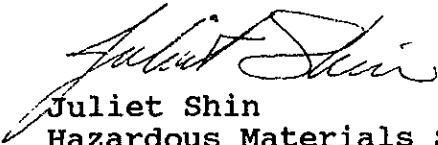
On June 16, 1993, Mr. Mayo's consultant, ICES, implemented this work with the oversight of this office. No odor or product was noted from these borings. The analysis of the two ground water samples did not identify any contaminants above detection limits. (Please refer to attached report for lab analysis and figure).

Mr. Rich Hiett
Re: 536 Cleveland Ave.
July 14, 1993
Page 2 of 2

Considering the above information, this office is recommending that this site be certified closed. With RWQCB's concurrence, this office will send a letter to the Responsible Party to inform them of the site's certification of closure.

Please review the attached report and return to me when your review is completed. If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Attachment

cc: Edgar Howell-File(JS)

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID # _____ Site Name Curoco Steel Today's Date 6/16/93

Site Address Cleveland Ave

City _____ Zip 94 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:

Went out to site to oversee placement and sampling of hydroponchers. Initially, a boring was made w/ the rig to determine depth to groundwater. A water level indicator was used to measure depth to water. Depth to groundwater was determined to be 3.3 feet below ground surface. They bored in a location northwest of the former tank, approximately 12-15 feet from the former tank pit and excavation. The hole was punched down to 7 feet bgs and a 5-foot screen, PVC, was revealed from 7 feet to 2 feet bgs. The bailer was bent & was unable to go down hole, so the location of bore hole was moved 3 feet to north. This happened again & had to move location further north by ~2-3 feet. Third hole went down to seven feet bgs and also screened from 7-2 feet bgs. Two 40ml vials & a 1 liter bottle of groundwater was collected from hole. One more boring shall be placed west of the former tank & groundwater samples collected. Mr. Leong will have picture taken of ultimate location. II, III

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Sids. 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'LS

- 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. Precs Tank Test 2643 |
| | Date: _____ |
| | <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. Secure 2634 | |
| <input type="checkbox"/> 13. Plans Submit 2711 | |
| Date: _____ | |
| <input type="checkbox"/> 14. As Built 2635 | |
| Date: _____ | |

Rev 6/88

Contact: Peng Leong

Title: ICES, Principle Engineer Inspector: Juliet Shiry

Signature: [Signature]

Signature: [Signature]

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J KEARS, Agency Director



RAFAT A SHAHID ASST AGENCY DIRECTOR

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

June 14, 1993

Mr. Ron Mayo
225 Scofield Drive
Moraga, CA 94556

STID 3759

Re: Work plan for investigations at Curoco Steel Facility, 536
Cleveland Avenue, Albany, California

Dear Mr. Mayo,

This office has reviewed ICES's work plan, dated June 7, 1993, for ground water sampling at the above site. In response to my request, ICES submitted some amendments to the work plan on June 11, 1993. The work plan, along with the amendments, are acceptable to this office.

However, contrary to ICES's statement that 0.3 to 0.5 ppm of TPHg are acceptable concentrations, this office would like to remind you that the clean-up goals of the County are always Non Detect. Under some special site-specific situations or circumstances, sites may be conditionally closed without Non Detect levels, but the clean-up goals of this agency and the Regional Water Quality Control Board are always to Non Detect.

Per my conversation with Mr. Leong, ICES, on June 11, 1993, the work plan will be implemented immediately after approval by the County. A report documenting this work shall be submitted within 45 days after completing field work.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliet Shin".

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Peng Leong
ICES
P.O. Box 11582
Berkeley, CA 94701-2582

Edgar Howell-File(JS)

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Inspection Form

II, III

Site ID #3759 Site Name Curoco Steel Facility Today's Date 5/5/93

Site Address 536 Cleveland Ave

City Albany Zip 94 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:

Rich Hiett, RWQCB, and I met out at the site w/ Mr Ron Mayo, at his request, to discuss investigations at the site. Mr Mayo explained the history of releases from the Forge next door and from the railroad tracks, not too mention from runoff from the hillside. Mr Mayo stated that in 1983, a representative of RWQCB came out and sampled stained soil apparently from runoff coming from the Forge. Also, the Forge also had drums of unknowns that were apparently illegally disposed of. (Refer to letter from County to Mr. Mayo, dated May 5, 1993 for conclusions of meeting)

II.A BUSINESS PLANS (Title 19)

- 1. Immediate Reporting 2703
- 2. Bus. Plan Sids. 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)
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- 16. Persons Responsible 25534(g)
- 17. Certification 25534(f)
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|-------------------------------|---|
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| | <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 groundwater
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. Prets Tank Test 2643 |
| | Date: _____ |
| | <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 Secure 2634 |
| | <input type="checkbox"/> 13. Plans Submit 2711 |
| | Date: _____ |
| | <input type="checkbox"/> 14. As Built 2635 |
| Date: _____ | |

Rev 8/88

Contact: _____

Title: _____

Signature: _____

Inspector: Juliet Shiu

Signature: Juliet Shiu

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST AGENCY DIRECTOR

May 5, 1993

Mr. Ron Mayo
225 Scofield Drive
Moraga, CA 94556

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

STID 3759

Re: Investigations pertaining to the former 550-gallon
Underground Storage Tank at the Curoco Steel Facility, 536
Cleveland Avenue, Albany, California

Dear Mr. Mayo,

This letter is to summarize our conversation in our meeting at the above site on May 5, 1993 regarding further investigations associated with the former 550-gallon gasoline underground storage tank (UST).

Recognizing that both gasoline and diesel were identified from a ground water grab sample collected from the tank pit in 1990, it will be acceptable to this office that you focus your investigations only on the severity of the gasoline contamination in the ground water because, it appears, that the former UST at the site only stored gasoline and because there is evidence of a number of off-site sources contributing to or causing the diesel contamination that was identified in both the soil and ground water at your site.

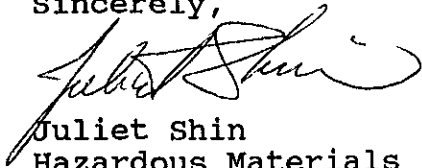
In our meeting, it was determined that the next investigative steps associated with the release of gasoline contamination from the former UST would be to collect ground water grab samples hydraulically downgradient from this UST. It was concluded that the use of a hydropunch machine would be a good option for achieving this work. This work should be carried out by consultants with the proper certification and experience to assure this office that the samples are collected and analyzed properly, with the proper QA/QC measures, in order to accept the results as valid data.

The ground water samples collected shall be analyzed for Total Petroleum Hydrocarbons as gasoline and benzene, toluene, ethylbenzene, and xylenes, using the appropriate EPA Methods for analysis. This office is requesting that you submit a short summary/description of the proposed work and a timetable for implementing this work to this office for approval **within 45 days** of the date of this letter. Subsequent to the implementation of this work, this office is requesting that you submit a copy of the lab analysis results, including the chromatograph readings, a site figure with the sampling locations, and a summary on any important observations made during the work.

Mr. Ron Mayo
Re: 536 Cleveland Ave.
May 5, 1993
Page 2 of 2

If you have any questions or comments, please contact me at (510)
271-4530.

Sincerely,

A handwritten signature in black ink, appearing to read "Juliet Shin", written in a cursive style.

Juliet Shin
Hazardous Materials Specialist

cc: Richard Hiett, RWQCB

Edgar Howell-File(JS)

93 APR 27 21:40

22 APRIL 93

JULIET SHIN
ALAMEDA CO HEALTH CARE SVC
80 SWAN WAY, Rm 200
OAKLAND, CALIF. 94621

RE: CLOSURE OF SITE KNOWN AS CUROCO BUILDING LOCATED AT 536
CLEVELAND AVE, ALBANY, CA.

DEAR Ms SHIN:

ATTACHED IS A CONSOLIDATED LIST OF THE ITEMS OUR
ATTORNEYS ARE DISCUSSING REGARDING THE LEASE/PURCHASE OPTION
AGREEMENT. ALBANY STEEL IS THE COMPANY ATTEMPTING TO LEASE
THE BUILDING.

CUROCO HAS ALREADY LOST TWO POTENTIAL PURCHASERS OF THE
PROPERTY BECAUSE OUR ENVIRONMENTAL ENGINEERING GROUP (ENVIRON
CORP) DID NOT PERFORM IN A TIMELY MANNER. (THEY TOOK ON JOBS
WHICH WERE MORE PROFITABLE THAN OURS.)

AS I'VE DISCUSSED WITH YOU, BECAUSE OF THE TERRIBLE
BUSINESS CLIMATE IN THE BAY AREA AT THIS TIME, THE CURRENT
LEASEE/PURCHASER IS THE ONLY OFFER WE HAVE HAD IN SIX MONTHS.
EVEN THE CITY OF ALBANY IS COOPERATING WITH US TO HELP GET
ALBANY STEEL INTO THE BUILDING.

IF I CAN BE OF ANY HELP OR CAN OFFER ANY INFORMATION TO
EXPEDITE THE MEETING WITH YOU AND RICHARD HIETT, PLEASE CALL
ME.

SINCERELY,



RON MAYO
PRES., CUROCO MGMT CO

ATCH: LEASE RE-CAP

ALBANY STEEL, INC.

510-233-2884

FAX: 510-233-3122

LEASE ; MAJOR POINTS:

TERM: 18 MONTHS

1. ENTER PREMISES MAY 1ST, 1993. FREE MONTH.
2. SECURITY DEPOSIT: \$~~10,000~~.
3. BASE RENT COMMENCING JUNE 1ST, 1993 \$~~10,000~~/MONTH THRU APRIL 30TH, 1994.
4. BASE RENT COMMENCING MAY 1ST, 1994 \$8,000/MONTH

OPTION; MAJOR POINTS (OR PARAGRAPH 49)

5. LESSEE IS GRANTED AN OPTION TO PURCHASE SUBJECT PROPERTY AT ANY TIME DURING THE TERM OF THE LEASE AT \$~~10,000~~.
6. IN ADDITION TO RENT PAYMENTS LESSEE SHALL MAKE MONTHLY OPTION PAYMENTS OF \$2,000 BEGINNING JUNE 1ST, 1993 AND SHALL CONTINUE UNTIL MAY 1ST, 1994, AT WHICH TIME OPTION PAYMENTS WILL INCREASE TO \$~~4,000~~ MONTH FOR THE REMAINDER OF THE LEASE.
7. ALL PAYMENTS, MONTHLY OR OPTION HAVE A STANDARD 10 DAY GRACE PERIOD.
8. IF LESSEE TERMINATES LEASE, ALL OPTION PAYMENTS SHALL BE RETAINED BY LESSOR.
9. IF ESCROW IS DELAYED BY FINANCING OR OBTAINING NECESSARY CLOSURE REPORTS PERTAINING TO THE HAZARDOUS WASTE REMEDIATION OR ANY SITUATION ARISES THAT IS NOT THE DIRECT RESPONSIBILITY OR IN CONTROL OF THE LESSEE ALLOWING A TIMELY CLOSE OF ESCROW WITHIN THE TERMS OF THIS LEASE; IT IS THE INTENT OF THE LESSEE AND THE LESSOR TO EXTEND THE LEASE TO FACILITATE ANY PARTICULAR PROBLEMS IF AN END DATE CAN BE RESOLVED OR CAN BE DETERMINED FOR CLOSE. IN THIS CASE MONTHLY RENT PAYMENTS AND OPTION PAYMENTS WILL CONTINUE.
10. IN ESCROW LESSEE SHALL BE CREDITED THE TOTAL OF ALL OPTION PAYMENTS MADE TOWARDS THE PURCHASE.
11. IF CLOSE OF ESCROW IS UNSUCCESSFUL DUE TO THE LACK OF CLOSURE REPORTS ON THE HAZARDOUS WASTE REMEDIATION AND OR FOR ANY REASON THAT IS WITHIN THE CONTROL OF THE LESSOR, ALL OPTION MONIES WILL BE RETURNED TO THE LESSEE AND THE LEASE WITH OPTION IS TERMINATED.
12. HAZARDOUS WASTE SHALL BE DEALT WITH AS FOLLOWS:
 - A. LESSEE RETAINS THE RIGHT TO INSPECT SUBJECT PROPERTY FOR ANY HAZARDOUS WASTE AT IT'S OWN EXPENSE.
 - B. LESSOR TO PROVIDE CLOSURE REPORTS FOR THE HAZARDOUS WASTE REMEDIATION WHICH HAS BEEN ACCOMPLISHED.
 - C. IF ANY ADDITIONAL WORK IS REQUIRED OR REQUESTED BY ANY OTHER AGENCY COST WILL BE THROUGH LESSORS ACCOUNT.
 - D. LESSOR SHALL HOLD LESSEE HARMLESS OF ANY AND ALL LIABILITY IN RELATION TO THE HAZARDOUS WASTE AREAS ALREADY IN REMEDIATION.

ALBANY STEEL, INC.

510-233-2884

FAX: 510-233-3122

E. LESSEE SHALL GIVE LESSOR FULL COOPERATION AND HELP WITHIN
IT'S MEANS IN OBTAINING ANY AND ALL CLOSURE REPORTS.

***NOTE: IF MUTUAL AGREEMENT OF THESE TERMS AND CONDITIONS CANNOT BE MET
BETWEEN LESSEE AND LESSOR BY APRIL 30TH; LESSEE WILL BE UNABLE TO TAKE
OCCUPANCY OF THE BUILDING BY MAY 1ST, CHANGING JUNE 1ST, 1993 AS THE
FIRST FREE MONTH AND LEASE PAYMENTS COMMENCING ON JULY 1ST, WHICH WOULD
EXTEND THE DATES OF THIS ORIGINAL CONTRACT BY ONE MONTH. HOWEVER, EARLY
OCCUPANCY WILL STILL BE REQUIRED BY THE LESSEE AT THE EARLIEST DATE IN MAY.
IF AN AGREEMENT CANNOT BE MET BY MAY 5TH, 1993. THESE NEGOTIATIONS CEASE
AND ANY OFFER OR INTENT TO ENTER INTO IS WITHDRAWN.**

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

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

March 30, 1993

Mr. Ron Mayo
225 Scofield Drive
Moraga, CA 94556

STID 3759

Re: Required investigations at 536 Cleveland Avenue, Albany,
California

Dear Mr. Mayo,

On May 25, 1990, a 550-gallon underground storage tank was removed from the above site. Although soil samples collected from the tank pit did not identify any contaminants, except for one soil sample containing minor concentrations of TPH at 50 ppm, a ground water sample collected from the tank pit identified 3,500 ppb TPH (C4 to C12) and 6,500 ppb TPH (C12 to C25).

Per a conversation between Robert Ellgas, Environ, and myself on March 30, 1993, he stated that ground water investigations would be difficult at the site since the ground water in the area has probably already been contaminated from various industrial activities from surrounding sites throughout the past. However, this office is currently overseeing ground water investigations at a number of sites in the area where the ground water contaminant plumes were delineated and were found not to be intermingling with each other. Mr. Ellgas cited the Southern Pacific property neighboring the site as an example of a potential source of ground water contamination observed beneath your site. However, having reviewed Southern Pacific's report, dated March 28, 1991, it is fairly certain that they are not contributing to the lighter-end hydrocarbons identified in the tank pit water sample because these lighter hydrocarbons were not identified at the Southern Pacific property during former investigations at that site. If you feel that other facilities are responsible for the contamination observed at your site, it is your responsibility to take the initial steps to prove to us that this is the case.

Guidelines established by the California Regional Water Quality Control Board (RWQCB) requires that a soil and ground water investigation be conducted when there is evidence to indicate that a release to ground water may have occurred from the underground storage tank.

You are required to conduct a **Preliminary Site Assessment (PSA)** to determine the lateral and vertical extent and severity of

Mr. Ron Mayo
Re: 536 Cleveland Ave.
April 1, 1993
Page 2 of 4

latent soil and ground water contamination which may have resulted from the release at the site. The information gathered by the PSA will be used to determine an appropriate course of action to remediate the site, if deemed necessary. The PSA must be conducted in accordance with the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks, the State Water Board's LUFT Manual, and be consistent with requirements set forth in Article 11 of Title 23, California Code of Regulations. The major elements of such an investigation are summarized in the attached **Appendix A**. The major elements of the guidelines include, but are not limited to, the following:

- o At least one ground water monitoring well must be installed within 10 feet of the observed soil contamination, oriented in the confirmed downgradient direction relative to ground water flow. It appears that only one monitoring well may be necessary since ground water gradient information is available from a number of surrounding sites where ground water investigations are underway. During the installation of this well, soil samples are to be collected at five-foot-depth intervals and any significant changes in lithology.
- o Subsequent to the installation of the monitoring wells, ground water samples are to be collected and analyzed quarterly, along with water level measurements. Both soil and ground water samples must be analyzed for the appropriate fuel contaminants listed in Table 2 of the RWQCB's Staff Recommendations for the Initial Evaluation and Investigation of Underground Tanks.

This Department will oversee the assessment and remediation of your site. Our oversight will include the review of and comment on work proposals and technical guidance on appropriate investigative approaches and monitoring schedules. The issuance of well drilling permits, however, will be through the Alameda County Flood Control and Water Conservation District, Zone 7, in Pleasanton. The RWQCB may choose to take over as lead agency if it is determined, following the completion of the initial assessment, that there has been a substantial impact to ground water.

The PSA proposal is due **within 60 days** of the receipt of this letter. Once the proposal is approved, field work should commence within 60 days. A report must be submitted within 45 days after the completion of this phase of work at the site.

Mr. Ron Mayo
Re: 536 Cleveland Ave.
April 1, 1993
Page 3 of 4

Subsequent reports are to be submitted quarterly until this site qualifies for final RWQCB "sign-off". Such quarterly reports are due the first day of the second month of each subsequent quarter.

The referenced initial and quarterly reports must describe the status of the investigation and must include, among others, the following elements:

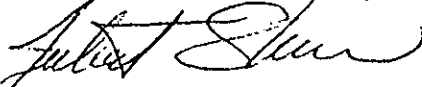
- o Details and results of all work performed during the designated period of time: records of field observations and data, boring and well construction logs, water level data, chain-of-custody forms, laboratory results for all samples collected and analyzed, tabulations of free product thicknesses and dissolved fractions, etc.
- o Status of ground water contamination characterization.
- o Interpretations of results: water level contour maps showing gradients, free and dissolved product, plume definition maps for each target component, geologic cross sections, etc.
- o Recommendations or plans for additional investigative work or remediation.

Please be advised that this is a formal request for a work plan pursuant to **Section 2722 (c) (d) of Title 23 California Code of Regulations**. Any extensions of the stated deadlines, or modifications of the required tasks, must be confirmed in writing by either this agency or RWQCB.

Please be reminded to copy Richard Hiett, at the San Francisco Bay Region-Water Quality Control Board, on all correspondence and reports regarding this site.

If you have any questions or comments, please contact me at (510) 271-4530.

Sincerely,



Juliet Shin
Hazardous Materials Specialist

Mr. Ron Mayo
Re: 536 Cleveland Ave.
April 1, 1993
Page 4 of 4

cc: Richard Hiett, RWQCB

Robert A. Ellgas, Ph.D.
Environ
Counsel in Health and
Environmental Science Corp.
Marketplace Tower
5820 Shellmound St., Ste 700
Emeryville, CA 94608

Edgar Howell-File(JS) *CH*

ENVIRON

Counsel in Health and Environmental Science Corporation
Marketplace Tower, 5820 Shelbourn Street, Suite 700, Emeryville, CA 94608
(510) 855-7400 • FAX (510) 855-8517

FAX COVER SHEET

Date: 10/30/92 Contract Number: _____

Number of Pages: 2 (Including This Cover)

Confidential: Yes No

To: Larry Seto

Company: Alameda County Health Care Services Agency

Location: Oakland

FAX Phone: 569-4757

From: Drew Sautter

Transmitted: Date 10/30 Time 2:00 Operator DA

Comments/Instructions: _____

ENVIRON

October 30, 1992

MEMORANDUM VIA FACSIMILE

To: Larry Seto, Alameda County Health Care Services Agency
From: Drew Seutter, ENVIRON
Subject: Curoco Steel Systems, 536 Cleveland Avenue, Albany, California

I would like to talk to you briefly regarding closure of the former underground storage tank at Curoco.

We are considering trying ground water grab sampling with a Hydropunch in lieu of installing a monitoring well, and wanted to get some sort of concurrence on the approach before generating a formal work plan.

Basically, if we collect a ground water grab sample(s) within ten feet of the tank location, can you recommend closure to the RWQCB if laboratory results indicate non-detectable or below-MCL hydrocarbons and aromatics?

Since you are typically unreachable by phone, can you please call me at (510) 655-7400. Thank you very much.

11/5/92 left message that a monitoring well needs to be installed,

ENVIRON Corporation Counsel in Health and Environmental Science

Marketplace Tower, 5820 Shellmound Street, Suite 700, Emeryville, CA 94608 • (510) 655-7400 • FAX (510) 655-9517

FYI
R

5 FEB 92

MR. PHIL FITZWATER
ENVIRON
5280 SHELLMOUND ST. #700
EMERYVILLE, CA. 94608

DEAR PHIL:

WHEN I FIRST BEGAN WORKING WITH YOU AND ENVIRON IN LATE 1989 I FELT YOU WERE DEDICATED TO QUICKLY HELPING YOUR CLIENT COMPLETE HIS CLEAN-UP AND OBTAIN NECESSARY APPROVAL FROM PROPER AUTHORITIES. IN EARLY 1990 YOU TRANSFERRED OUR PROJECT OVER TO DR. ELLGAS.

THROUGHOUT 1991 WE ENCOUNTERED COMPLICATIONS, MANY INVOLVING THE REMEDIATION, BUT THE PROJECT WAS TAKING SO LONG THAT I CALLED THE CREDIT DEPARTMENT OF YOUR EASTERN OFFICE AND INFORMED THEM I WOULD HAVE TO HOLD FURTHER PAYMENT IN ESCROW TO ASSURE IMMEDIATE COMPLETION. THEY DID NOT REPLY.

TWO FIRM SALES OFFERS ON THE PROPERTY WERE LOST BECAUSE THE ENVIRONMENTAL CLEAN-UP WAS NOT COMPLETED.

AT LEAST FIVE WEEKS AGO I INFORMED YOU I WOULD PLACE ENOUGH MONEY IN AN ESCROW ACCOUNT [THROUGH OUR COMPANY ATTORNEY] TO PAY OUTSTANDING INVOICES PLUS THE \$5-6,000 ADDITIONAL AMOUNT REQUIRED TO ALLOW DR. ELLGAS TO COMPLETE OUR REPORT AND GAIN ACCEPTANCE OF IT FROM THE COUNTY.

YOUR RESPONSE WAS TO DRAFT AN "AGREEMENT" WHICH OUR ATTORNEY FELT WAS OPEN-ENDED AND RELEASED YOUR COMPANY FROM ANY BURDEN. YOU DID NOT AGREE WITH HIS RESPONSE AND REFUSED TO DISCUSS IT WITH THE ATTORNEY. I FELT YOU HAD SUFFICIENT GRASP OF THE SITUATION TO REALIZE THAT, SINCE THE MONEY WAS ALREADY ISOLATED, YOU WOULD PROCEED TO FINISH UP YOUR PART OF THE JOB. OBVIOUSLY I WAS WRONG.

IN MY DISCUSSION WITH YOU TODAY YOU INDICATED IT WOULD BE ABOUT FIVE WEEKS MORE TO FINISH THE REPORT. YOU ALSO STATED THAT DR. ELLGAS WAS VERY BUSY WITH OTHER JOBS, AND THAT YOU HAD HIM STOP WORKING ON CUROCO'S CASE BECAUSE I DIDN'T SIGN YOUR AGREEMENT. FOR THE RECORD; DR. ELLGAS ASSURED ME LAST NOVEMBER THAT HE HAD ALL OF THE INFORMATION NECESSARY TO COMPLETE OUR REPORT AND THAT IT WOULD ONLY TAKE TWO WEEKS AT MOST TO FINALIZE IT. I HAVE THAT CONVERSATION RECORDED.

I REALIZED DREW WOULD HAVE TO DO MOST OF THE COMPILING, BUT I AM DEPENDING ON DR. ELLGAS' CREDENTIALS ON THE REPORT TO EXPEDITE FINAL CLEARANCE WITH THE COUNTY.

DESPITE MY APPREHENSION, CUROCO WILL AGREE TO PAY ANY OUTSTANDING INVOICES WHEN THE REPORT IS COMPLETED.

FURTHER: IF FUTURE "FOLLOW-UP" WORK IS AGREED TO AND PERFORMED, CUROCO WILL PAY FOR SAME AT CURRENT RATES ON A BI-MONTHLY BASIS.

I REQUEST A WEEKLY TIME SHEET BE SUBMITTED TO MY OFFICE SHOWING THE HOURS WORKED AND BY WHOM.

WE REQUIRE A BRIEF SUMMARY OF ANY WORK PERFORMED ON OUR PROJECT SINCE DECEMBER 1, 1991.

SINCE WORK ON THIS FINAL PHASE OF OUR REPORT IS BEING PERFORMED BY DR. ELLGAS AND DREW, WE MUST BE INFORMED IF ADDITIONAL CHARGES FOR OTHER PERSONNEL ARE BEING INCURRED.

SINCERELY,

RON MAYO
PRES
CUROCO MGMT CORP

CC- MR. IRWIN ESKANOS

ENVIRON

January 24, 1991

Mr. Lawrence Seto
Alameda County Health Care Services Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

Re: Certified Manifests, Underground Storage Tank, Curoco Steel Systems

Dear Larry:

Enclosed please find copies of the certified manifests for shipment and receipt of the underground storage tank and its liquid contents. These manifests were referenced in the Closure Status Report sent to you on January 18, 1991.

If you have any questions, please call.

Sincerely,

Robert A. Ellgas

Robert A. Ellgas, Ph.D.
Manager

cc: Mr. Ron Mayo

Enclosures

91 JAN 25 11:34

Please print or type. (Form designed for use on elite (12-pitch typewriter).)

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CAD98248400800001		Manifest Document No. 00001		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.			
3. Generator's Name and Mailing Address CUROCO STEEL SYSTEMS 536 Cleveland Avenue, Albany, CA 94710						A. State Manifest Document Number 90035356					
4. Generator's Phone (415) 526-8560						B. State Generator's ID CAD982484008					
5. Transporter 1 Company Name H & H Ship Service Company			6. US EPA ID Number CAD004771168			C. State Transporter's ID 103594		D. Transporter's Phone (415) 543-4835			
7. Transporter 2 Company Name						E. State Transporter's ID		F. Transporter's Phone			
9. Designated Facility Name and Site Address H & H Ship Service Company 220 China Basin Street San Francisco, CA 94107						10. US EPA ID Number CAD004771168		G. State Facility's ID CAD004771168			
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers No. Type		13. Total Quantity			
a. RESIDUE GASOLINE TANK (CALIFORNIA ONLY REGULATED WASTE)						0 10 11 T P		0 10 15 10 10 P			
b.								State: 512			
c.								EPA/Other:			
d.								State:			
J. Additional Descriptions for Materials Listed Above PUMPED OUT 500 gallon tank last containing gasoline. Tank inerted with dry ice for transport.						K. Handling Codes for Wastes Listed Above a. 01					
15. Special Handling Instructions and Additional Information JOB #4502 APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR.						b.					
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.						Printed/Typed Name JACK H. SEVNIAS		Signature <i>Jack H. Sevnias</i>		Month Day Year 05 25 90	
17. Transporter 1 Acknowledgement of Receipt of Materials						Printed/Typed Name WARREN S. BRESLIN		Signature <i>Warren S. Breslin</i>		Month Day Year 05 25 90	
18. Transporter 2 Acknowledgement of Receipt of Materials						Printed/Typed Name		Signature		Month Day Year	
19. Discrepancy Indication Space											
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.						Printed/Typed Name Cleveland Valley		Signature <i>Cleveland Valley</i>		Month Day Year 05 25 90	

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

GENERATOR

TRANSPORTER

FACILITY

JUN 18 1990

Do Not Write Below This Line

Yellow: TDSF SENDS THIS COPY TO GENERATOR WITHIN 30 DAYS

Please print or type. (Form designed for use on elite (12-pitch typewriter).)

IN CASE OF AN EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA 09 82484008		Manifest Document No. 0101012		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.			
		3. Generator's Name and Mailing Address CUROCO STEEL SYSTEMS 536 CLEVELAND AVE, ALBANY CA. 94710						A. State Manifest Document Number 90035364			
4. Generator's Phone (415) 526-8560						B. State Generator's ID					
6. Transporter 1 Company Name H & H Ship Service Company			8. US EPA ID Number CA 00 04771168			C. State Transporter's ID 103581		D. Transporter's Phone (415) 543-4835			
7. Transporter 2 Company Name						E. State Transporter's ID					
9. Designated Facility Name and Site Address H & H Ship Service Company 220 China Basin Street San Francisco, CA 94107						10. US EPA ID Number CA 00 04771168		G. State Facility's ID			
						H. Facility's Phone (415) 543-4835					
11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers No. Type		13. Total Quantity		14. Unit Wt/Vol		15. Waste No.	
a. HAZARDOUS WASTE LIQUID N.O.S. ORM-E NA 9189				0 0 1 T T		912 0 10		G		State 241	
b.										State	
c.										State	
d.										State	
J. Additional Descriptions for Materials Listed Above FUEL, OIL AND WATER						K. Handling Codes for Wastes Listed Above a. 01					
15. Special Handling Instructions and Additional Information APPROPRIATE PROTECTIVE CLOTHING AND RESPIRATOR JOB #4509											
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.											
Printed/Typed Name T. F. FANNEY				Signature 				Month Day Year 10/5/25/90			
17. Transporter 1 Acknowledgement of Receipt of Materials											
Printed/Typed Name WAYMON H. McDONALD				Signature 				Month Day Year 10/5/25/90			
18. Transporter 2 Acknowledgement of Receipt of Materials											
Printed/Typed Name				Signature				Month Day Year			
19. Discrepancy Indication Space											
20. Facility Owner or Operator Certification of receipt of Hazardous materials covered by this manifest except as noted in item 19.											
Printed/Typed Name Roston Shadlock				Signature 				Month Day Year 10/5/25/90			

Do Not Write Below This Line

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

December 14, 1990

Mr. Ron Mayo
Curoco Steel Systems
536 Cleveland Ave.
Albany, CA 94710

Dear Mr. Mayo:

As of this date, I have not received the laboratory analysis for the samples taken during the removal of an underground storage tank on May 25, 1990. Please submit them within 5 days of the receipt of this letter.

If you have any questions, please contact me at 271-4320.

Sincerely,


Larry Seto
Senior Hazardous Materials Specialist

LS:lp

cc: Gil Jensen, Alameda County District Attorney, Consumer and
Environmental Protection Agency
Howard Hatayama, DOHS
RWQCB
Rafat Shahid, Asst. Agency Director, Environmental Health
files

DATE:

TO : Local Oversight Program

FROM:

SUBJ: Transfer of Eligible Oversight Case

Site name: CUROCO STEEL

Address: 536 CLEVELAND AVE city ALBANY zip 94710

Closure plan attached? Y N DepRef remaining \$ _____

DepRef Project # 914 STID #(if any) ~~536~~ 73759

Number of Tanks: 1 removed? Y N Date of removal 5/25/90

Leak Report filed? Y N Date of Discovery _____

Samples received? Y N Contamination: TBH, BTX = Soil, H₂O

Petroleum Y N Types: Avgas Jet leaded unleaded Diesel
fuel, oil waste oil kerosene solvents

Monitoring wells on site _____ Monitoring schedule? Y N

Briefly describe the following:

Preliminary Assessment _____

Remedial Action _____

Post Remedial Action Monitoring _____

Enforcement Action _____

Comments:

- Heavy metal contamination, good site remediation plan.
Final Report has not been released because of internal
conflict between consultant and Curoco owners.
Monitoring wells should be installed to define plume.

PORT OF OAKLAND

BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND

DOUGLAS J. HIGGINS	President
R. ZACHARY WASSERMAN	1st Vice President
CAROL WADDALLEN	2nd Vice President
RONALD W. BRADY	Commissioner
G. WILLIAM THURTELL	Commissioner
PATRICIA PIRELLA	Commissioner
THOMAS J. SWEENEY	Commissioner

August 24, 1989

Ms. Carol Cavanaugh
W-T Universal Engineering, Inc.
610 Industrial Way
Benicia, CA 94510

Dear Ms. Cavanaugh:

It is a pleasure to inform you that, based on the Schedule A and supporting documents submitted to the Port of Oakland, your firm has been certified as a Minority-owned Business Enterprise (MBE).

Your certification with the Port will be good until April 15, 1990. We will notify you at that time of documents required to extend certification until the next year.

Your company will be listed in the Port's Directory of Minority Construction Contractors and Subcontractors, and periodic supplements, which are compiled each year to facilitate participation of women and minorities in contracts awarded by the Port, its tenants and developers. Also, your company will be listed in a database provided to all Port departments and others who request it. You will also be informed when there is a bid opportunity in your area. I have enclosed an application for the directory should you find it useful to obtain one.

We will also send you the MBE/WBE Newsletter, a periodic publication featuring information on upcoming seminars, contract opportunities at the Port and profiled of minority/woman-owned firms who have performed work for the Port.

If you have any questions, please feel free to call me at (415) 444-3188, Extension 316.

Sincerely,



Joan M. Kuhn
Contract Compliance Officer

66 Jack London Square • P.O. Box 2064 • Oakland, California 94604-2064 • Phone (415) 444-3188
Cable Address PORTOFOAK, Oakland - Telex 336-334

MEMBER OF THE AMERICAN ASSOCIATION OF PORT AUTHORITIES, INC. THE AIRPORT OPERATORS COUNCIL INTERNATIONAL, INC.
AND THE INTERNATIONAL ASSOCIATION OF PORTS AND HARBORS

CITY OF OAKLAND



CITY HALL • ONE CITY HALL PLAZA • OAKLAND, CALIFORNIA 94612

Office of Public Works

TTY 839-6451

April 19, 1989

W-T Universal Engineering
1610 Industrial Way
Benicia, CA 94510

RE: Certification as a Minority Owned
Business under the City of Oakland's
Minority/Women Business Enterprise
(MBE/WBE) Professional Services
Contract Program

Gentlemen:

The purpose of this letter is to inform you that the City is in receipt of the documents your firm submitted in support of its assertion as a Minority Owned Business under the City of Oakland's MBE/WBE Professional Services Contract Program.

Based on the Schedule "A" form and other documents submitted by your firm, the City has determined that W-T Universal Engineering, qualifies as a Minority Owned Business Enterprise under the City's MBE/WBE Professional Services Contract Program.

This certification will be in effect for a period of one (1) year. At the end of the one (1) year period, the City will re-evaluate your company to determine if W-T Universal Engineering, still meets the City's criteria as a Minority Business Enterprise. You are advised that it is your responsibility to initiate the re-certification process.

Should you have any questions, please contact Sandra Washington, Contract Compliance Officer for the Office of Public Works at (415) 273-3970.

Very truly yours,


ROY CORDERO
Management Assistant

RC:SW:sh
cc: file

**ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION
80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
PHONE NO. 415/271-4320**

*9/22/90
C.S.*

ACCEPTED

DEPARTMENT OF ENVIRONMENTAL HEALTH
1500 Franklin Street, 1st Floor
Oakland, CA 94612
Telephone: (415) 371-7237

These plans have been reviewed and found to be acceptable and in compliance with the requirements of State and Federal laws. All construction plans indicated by this Department to be in compliance with State and local laws. The permit is hereby issued and is now released for issuance of any other permits for construction.

One of these accepted plans must be on the job and available to all contractors and craftsmen involved with the removal.

A listing of alternatives of these plans and specifications must be submitted to the Department and to the Fire and Building Inspection Department to determine if such changes meet the requirements of State and local laws. Notify this Department at least 48 hours prior to the following required inspections:

- _____ Removal of Tank and Piping
- _____ Sampling
- _____ Final Inspection

Issuance of a permit to operate is dependent on compliance with accepted plans and all applicable laws and regulations.

THERE IS A FINANCIAL PENALTY FOR NOT OBTAINING THESE INSPECTIONS.

Project # 4568814
Fee Paid \$ 375.00
Date 3-23-90

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

1. Business Name Curoco Co. (Curoco Steel Systems)
Business Owner A Limited Partnership
2. Site Address 536 Cleveland Avenue
City Albany Zip 94710 Phone (415) 526-8560
3. Mailing Address (same as above)
City _____ Zip _____ Phone _____
4. Land Owner Curoco Co. (Curoco Steel Systems)
Address (As above) City, State " " Zip " "
5. EPA I.D. No. Applied for 3/16/90 Refer: Tom Fried @ EPA 546-3176
CAD 982904008 for Ron Mayo 4/11/90 C.S.
6. Contractor Universal Engr. Jim Mitchell
Address 610 Industrial Way
City Benicia, CA 94510 Phone (707) 746-6699
License Type Haz Waste Mgmt ID# Waste Hauler : No. 0204
Removal License : No. 527659
7. Consultant Environ Co.
Address 5820 Shellmound Street (suite #700)
City Emeryville, CA 94608 Phone (415) 655-7400

8. Contact Person for Investigation

Name Ron Mayo Title Pres Curoco Mgmt
Phone (415) 526-8560

9. Total No. of Tanks at facility 1

10. Have permit applications for all tanks been submitted to this office? Yes [x] No []

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Universal Engr. EPA I.D. No. _____
Address 610 Industrial Way
City Benicia State CA Zip 94510

b) Rinsate Transporter

Name _____ EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

c) Tank Transporter

Name Universal Engr. *per Ron Mayo 4/11/90 C.S.* EPA I.D. No. _____
Address 610 Industrial Way
City Benicia State CA Zip _____

d) Tank Disposal Site

per Ron Mayo 4/11/90 C.S.
Name Ericsson EPA I.D. No. _____
Address _____
City Richmond State _____ Zip _____

e) Contaminated Soil Transporter

per Ron Mayo 4/11/90 C.S.
Name Universal Eng. EPA I.D. No. _____
Address _____
City _____ State _____ Zip _____

12. Sample Collector

Name ROBERT ELLGAS
 Company ENVIRON CORP
 Address 5820 SHELLMOUND ST. SUITE #700
 City EMERYVILLE State OH. Zip 94608 Phone 415 655-7400

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
	<p>-WHILE PREPARING FOR THE SALE OF THIS PROPERTY, NEW MANAGEMENT WAS INFORMED BY AN EMPLOYEE THAT AT ONE TIME THE COMPANY HAD USED A 500 GAL. TANK TO SUPPLY GASOLINE FOR THE SALES PERSONS. OUR PLANT LAYOUTS SHOWED NO SUCH TANK. THE ALBANY FIRE DEPT. DID HAVE MINIMAL INFORMATION. IN 1979 THEY HAD SKETCHED THE APPROXIMATE LOCATION OF THE TANK AT THE NORTHWEST CORNER OF THE BUILDING. IT HAD BEEN FILLED WITH WATER 15 YEARS AGO, AND WHEN THE YARD WAS GRUBBED UP 3 YEARS AGO IT WAS FILLED WITH SAND.</p>		

14. Have tanks or pipes leaked in the past? Yes [] No []

(NO AVAILABLE HISTORY)

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [] No []

(NO AVAILABLE HISTORY)

If yes, describe. _____

1.5 # of CO2 / 100 gal. minimum per Ron Mayo 4/11/90 c.s.

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name ENVIRON CORP (SAME AS #12 ABOVE) Brown & Caldwell

Address Per Ron Mayo 4/11/90 C.S.

City Emery. State _____ Zip _____

State Certification No. 104

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
<p>TPH (Gas & Diesel) BTX+E Organic lead</p>	<p>Per Ron Mayo on 4/11/90 C.F.</p>	

18. Submit Site Safety Plan

19. Workman's Compensation: Yes [] No []

Copy of Certificate enclosed? Yes [] No []

Name of Insurer _____

20. Plot Plan submitted? Yes [x] No []

21. Deposit enclosed? Yes [x] No []

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief 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 an approval from the Department of Environmental Health 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 and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. 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.

Signature of Contractor

Name (please type) Jim Mitchell (Universal Engr.)

Signature *✓ Jim Mitchell*

Date 03/22/90

Signature of Site Owner or Operator

Name (please type) Ron Mayo

Signature *Ron Mayo - PRES - CURSOLD Mgmt Corp*

Date March 22, 1990

DEC 14 1988

**STATE
COMPENSATION
INSURANCE
FUND**

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

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

DECEMBER 13, 1988

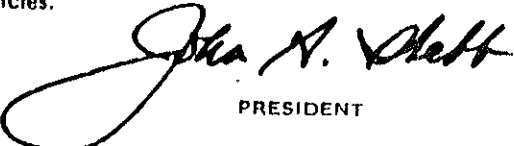
POLICY NUMBER: 0801888 - 83
CERTIFICATE EXPIRES: 1-1-90

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 ten days' advance written notice to the employer.

We will also give you TEN 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.


PRESIDENT

EMPLOYER

UNIVERSAL ENGINEERS
P O BOX 5853
CONCORD
CA 94524

CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

9/22/89

PRODUCER

Stephens and Long
6037 Geary Blvd
San Francisco CA 94121

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A** National Union Fire Insurance
- COMPANY LETTER **B** National Surety Corporation
- COMPANY LETTER **C**
- COMPANY LETTER **D**
- COMPANY LETTER **E**

INSURED

Universal Engineering, Inc.
P O Box 5853
Concord CA 94524

COVERAGES

THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE 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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> EXCESS/DEFENSE <input checked="" type="checkbox"/> OWNERS & CONTRACTORS PROTECTIVE	GL 541-5886	9/15/89	9/15/90	GENERAL AGGREGATE \$ 2,000 PRODUCTS/COMPLETED OPERATIONS \$ 2,000 PERSONAL & ADVERTISING \$ 1,000 AUTO DAMAGE \$ 1,000 AUTO DAMAGE (MEDICAL EXPENSE) \$ 50 MEDICAL EXPENSE (AUTO AND OTHER) \$ 5
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON OWNED AUTOS GARAGE LIABILITY	CA 541-5887	9/15/89	9/15/90	BODILY INJURY \$ 1,000 AUTO ACCIDENT \$ BODILY INJURY (PER ACCIDENT) \$ PROPERTY DAMAGE \$
	EXCESS LIABILITY OTHER THAN UMBRELLA FORM				STATUTORY \$ OTHER \$
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY \$ OTHER \$
B	OTHER Specific Tractors w/Vacuum Tank Trailers	AAR 428 28 48	1/2/89	1/2/90	\$5,000,000.00 Combined Single Limit

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

AS RESPECTS TO ALL OPERATIONS PERFORMED BY NAMED INSURED

CERTIFICATE HOLDER

S A M P L E C O P Y

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE

Alden W. Long



Building Quality



HAZARDOUS SUBSTANCES REMOVAL AND REMEDIAL ACTIONS' CERTIFICATION

Pursuant to the provisions of Section 7058.7 of the Business and Professions Code, the Registrar of Contractors does hereby certify that the following qualifying person has successfully completed the hazardous substances removal and remedial actions examination.



Qualifier: CLIFTON H. DEES

License No.: 527659

Namestyle: W-T UNIVERSAL ENGINEERING, INC.

WITNESS my hand and official seal this
7th day of DECEMBER, 1988

J. Maloney
Registrar of Contractors

131-36 (1/88)

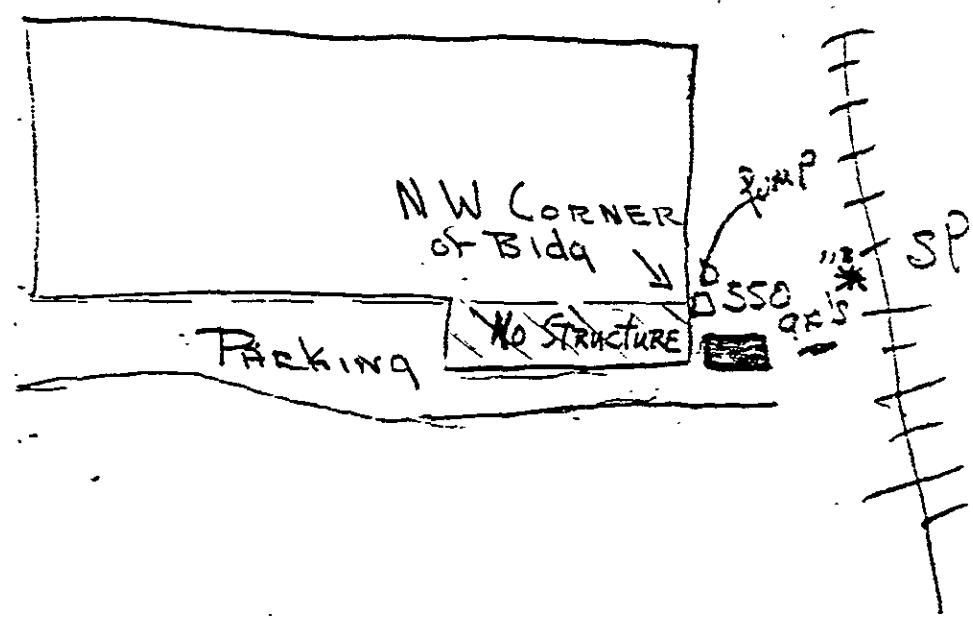
This certification is the property of the Registrar of Contractors, is not transferable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason.

A1639

**ALBANY FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

1001 MARIN AVENUE Phone: 525-7141

CLM 01/30872



Last inspected
Aug 31 1972
Abandoned
Filled with
water

BY CHECKED 12/79

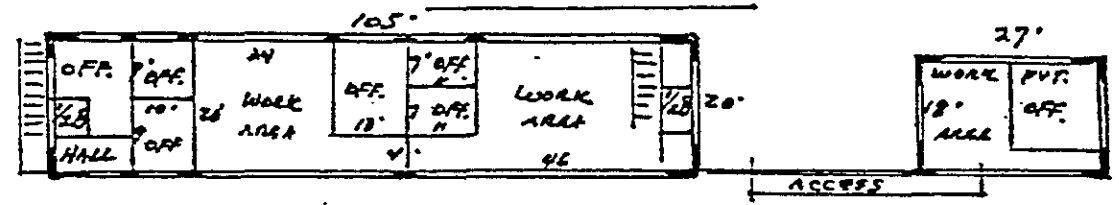
**RICHARD T. MCSHEEHY
CAPTAIN FIRE PREVENTION BUREAU**

CURACO 536 CLEVELAND

208000
 536 CLEVELAND AVE
 ALBANY, OH.
 (ANNEXON 4 - 28)

APR 14 - 2960 - 1411

2ND FLOOR OFFICES

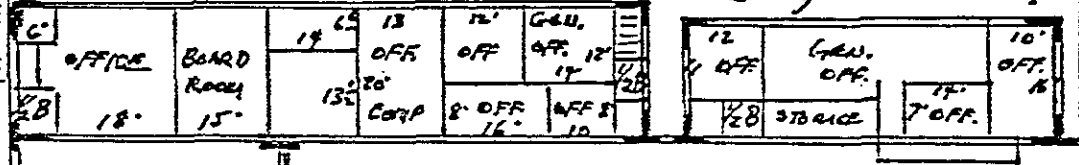


ASPHALT PAVED PARKING & DRIVE WAY
 PARKING FOR 25 TO 30 CARS

312.36'

500 GAL

COVERED OPEN CONCRETE WALK WAY



STEEL FRAME CLASS "5" BLDG

2 - 5 TON HOIST CRANE WAY 20' CLEARANCE

CONCRETE FLOOR & FOUNDATION

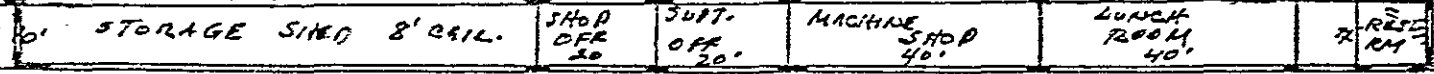
TRUCK DOOR
ROLL UP

STEEL FRAME CLASS "5" BLDG

2 - 5 TON HOISTS CRANE WAY 20' CLEARANCE

CONCRETE FLOOR & FOUNDATION

TRUCK DOOR
ROLL UP



10 HEZ SPRING 6-7' CEIL.

260.58'

NORTH
 S.P. R.R. TRACKS
 187.50'
 R/W

CLEVELAND AVE
 131.85'

100' 12' 00"
 100' 00' 00"



STATE OF CALIFORNIA

NOTICES MAY BE DIRECTED TO:
DEPARTMENT OF TRANSPORTATION
OFFICE OF CIVIL RIGHTS
120 N STREET ROOM 2541
SACRAMENTO, CA 95834
TELEPHONE (916) 445-2278

CERTIFICATION NUMBER: 80H1819
EXPIRATION DATE: 9/90

September 1, 1989



IT IS YOUR RESPONSIBILITY TO BE
RE-CERTIFIED ON A TIMELY BASIS

FIRM NAME:
Mr. Dale Turnage
W.T. Universal Engineering, Inc.
P.O. Box 5883
Concord, CA 94524

Edmundo Lopez
EDMUNDO LOPEZ
CHIEF, OFFICE OF CIVIL RIGHTS

THIS FIRM IS CERTIFIED AS A DISADVANTAGED BUSINESS ENTERPRISE
CERTIFICATION MUST BE RENEWED ANNUALLY