

202463

GRIBI Associates

Geological and Environmental Consulting Services

October 19, 1999

Ms. Caroline Baxter
Peterson Properties
1939 Harrison Street, Suite 605
Oakland, CA 94612

Subject: Results of Soil Boring Investigation
1269 65th Street, Emeryville, California
GA Project No. 170-01-01

Dear Ms. Baxter:

This letter provides results from an investigative soil boring, IB-2, drilled immediately adjacent to previous boring IB-1 on the Liquid Sugars, Inc. 1269 65th Street parcel on Thursday, October 19, 1999. Both IB-1 and IB-2 were located adjacent to the LSI truck cleaning area as shown on Figure 1. Prior to drilling, Gribi Associates obtained a drilling permit from Alameda County Public Works Agency. A copy of this permit is contained in Appendix A.

IB-2 was drilled to a total depth of about 15 feet below surface grade using Geoprobe™ hydraulically-driven coring equipment. This boring was logged by Mr. Jim Gribi, RG, of Gribi Associates, and one soil sample and one grab groundwater sample were collected from IB-2 in accordance with applicable sampling protocols. A copy of the boring log for IB-2 is contained in Appendix B.

Soils encountered in IB-2 were similar to soils in IB-1, consisting of brown to grey clayey silts down to about three feet in depth, followed by dark grey to black clays from three feet to 15 feet in depth. Groundwater was encountered in the boring at a depth of about six feet below surface grade. No hydrocarbon or unusual odors or staining were noted in soil or groundwater samples collected from the boring.

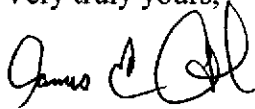
In order to assess previous results from the IB-1 boring, the grab groundwater sample from IB-2 was analyzed for Methylene Chloride using USEPA Method 8260B. A copy of the laboratory report and chain-of-custody record for this analysis is contained in Appendix C. This grab groundwater sample did not contain a detectable level of Methylene Chloride above the 10-microgram per liter (ppb) method detection level.

Results of this investigation confirm our belief that the 13 ppb Methylene Chloride detected in the previous IB-1 grab groundwater sample resulted from laboratory contamination, and did not reflect true groundwater conditions.

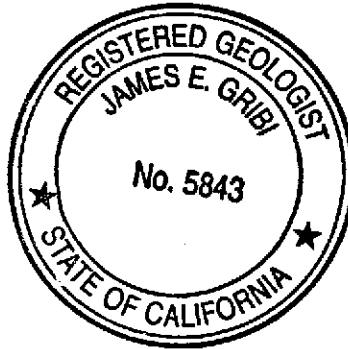
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We appreciate the opportunity to assist you with this project. Please call if you have questions or require additional information.

Very truly yours,



James E. Gribi
Registered Geologist
California No. 5843



JEG/ct
Enclosure

c Ron Mooney; Liquid Sugars, Inc.
Rory Campbell; Hanson Bridgett

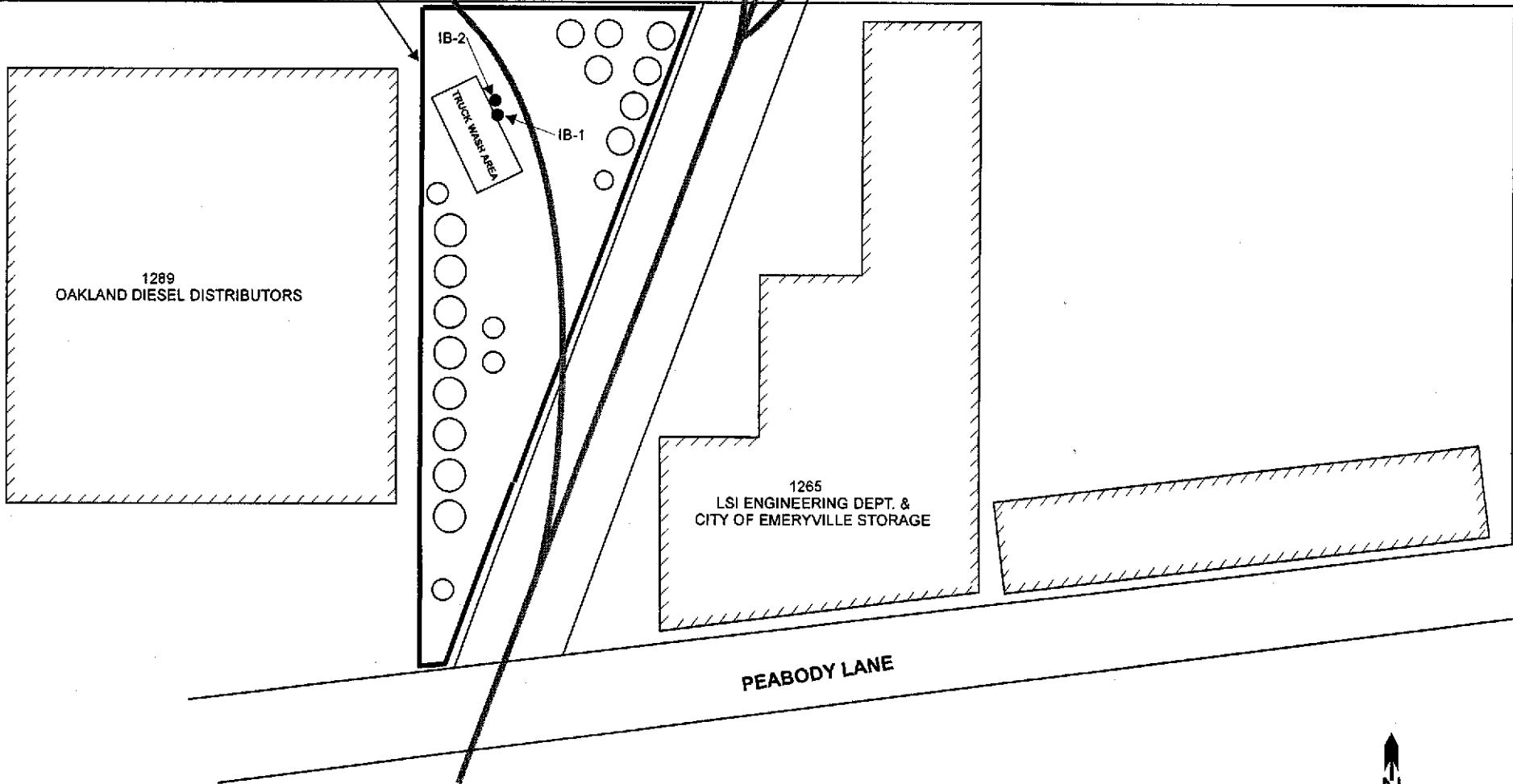
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Attachments:




- Figure 1 Site Plan
- Appendix A Drilling Permit
- Appendix B Soil Boring Log
- Appendix C Laboratory Report and Chain-of-Custody Record

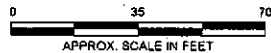
1269 65TH STREET
PROJECT SITE

65TH STREET



NOTES

-  - VERTICAL PRODUCT SILO/TANK
-  - RAILROAD TRACKS OR RAILSPUR
-  - SOIL BORING LOCATION



DESIGNED BY:

CHECKED BY:

DRAWN BY: JG

SCALE:

PROJECT NO: 170-01-01

SITE PLAN

1269 65TH STREET
EMERYVILLE, CALIFORNIA

DATE: 10/19/99

FIGURE: 1

GRIBI Associates

APPENDIX A
DRILLING PERMIT



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION

951 TURNER COURT, SUITE 300, HAYWARD, CA 94644-2651
PHONE (510) 670-8575 ANDREAS GODFREY FAX (510) 670-1262
(510) 670-5248 ALVIN KAN

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT LIQUID SUGARS INC
1269 65TH STREET
EMERYVILLE CA

PERMIT NUMBER 99WR-601
WELL NUMBER _____
APN _____

California Coordinates Source _____ ft. Accuracy 3 ft.
GCN _____ ft. GCE _____ ft.
APN _____

PERMIT CONDITIONS

Circle Permit Requirements Apply

CLIENT
Name LIQUID SUGARS INC
Address P.O. Box 98 Phone 510/777-4100
City OAKLAND CA Zip 94607

- A. GENERAL**
 - 1. A permit application should be submitted to us to arrive at the ACPWA office five days prior to proposed starting date.
 - 2. Submit to ACPWA within 60 days after completion of permitted work the original Department of Water Reimbursable Water Well Drillers Report or equivalent for well projects, or drilling logs and location sketch for geotechnical projects.
 - 3. Permit is void if project not begun within 90 days of approval date.

APPLICANT
Name Jim Gribi
Gribi Associates Fax 707/248-7763
Address 1350 Hayes St. STC-14 Phone 707/248-7763
City Berkeley CA Zip 94702

- B. WATER SUPPLY WELLS**
 - 1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 - 2. Minimum seal depth is 30 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved.

TYPE OF PROJECT	
Well Construction	Geotechnical Investigation
Cathodic Protection <input type="checkbox"/>	General <input type="checkbox"/>
Water Supply <input type="checkbox"/>	Contamination <input checked="" type="checkbox"/>
Monitoring <input type="checkbox"/>	Well Destruction <input type="checkbox"/>

- C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS**
 - 1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
 - 2. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

PROPOSED WATER SUPPLY WELL USE			
New Domestic <input type="checkbox"/>	Replacement Domestic <input type="checkbox"/>		
Municipal <input type="checkbox"/>	Irrigation <input type="checkbox"/>		
Industrial <input type="checkbox"/>	Other _____ <input type="checkbox"/>		

- D. GEOTECHNICAL**
Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremie cement grout shall be used in place of compacted cuttings.

DRILLING METHOD:
Mud Rotary Air Rotary Auger
Cable Other Geoprobe

- E. CATHODIC**
Fill hole above anode zone with concrete placed by tremie.

DRILLER'S LICENSE NO. 482-390 (Kulhaug)

- F. WELL DESTRUCTION**
See attached

WELL PROJECTS
Drill Hole Diameter _____ in. Maximum _____
Logging Diameter _____ in. Depth _____ ft.
Surface Seal Depth _____ ft. Number _____

G. SPECIAL CONDITIONS

APPROVED Frank L. Cell DATE 10-12-99

GEOTECHNICAL PROJECTS
Number of Borings _____ Maximum _____
Hole Diameter 2 1/2 in. Depth 20 ft.

ESTIMATED STARTING DATE 10/14/99
ESTIMATED COMPLETION DATE 10/14/99

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-88.

APPLICANT'S SIGNATURE James L. Cell DATE 10/12/99



ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION

951 TURNER COURT, SUITE 300, HAYWARD, CA 94545-2651

PHONE (510) 670-5575 ANDREAS GODFREY

FAX (510) 670-5262

(510) 670-5248 ALVIN KAN

WATER RESOURCES SECTION GROUNDWATER PROTECTION ORDINANCE For Monitoring Well at Clean or Contaminated Site

Destruction Requirements:

1. Drill out the well so that the casing, seal, and gravel pack are removed to the bottom of the well.
2. Sound the well as deeply as practicable and record for your report.
3. Using a tremie pipe, fill the hole to 2 feet below the lower of finished grade or original ground with neat cement.
4. After the seal has set, backfill the remaining hole with compacted material.

APPENDIX B
SOIL BORING LOG

BORING NUMBER: **IB-2**

LOG OF WELL BORING

SHEET 1 OF 1

BORING LOCATION: <1 FT NORTH FROM
IB-1, 1269 65TH STREET PARCEL

GRIBI Associates

DRILLING CONTRACTOR: KVILHAUG DRILLING

BORING TYPE: INVESTIGATIVE BORING

DRILLING METHOD: GEOPROBE

PROJECT NAME:

BOREHOLE DIAMETER: 2-1/2 INCHES

PETERSON PROPERTIES-LSI SOUTH SBI

START DATE: 10/14/99

BORING TOTAL DEPTH: 15 FEET

PROJECT NUMBER: 170-01-01

COMPLETION DATE: 10/14/99

COMPLETION METHOD: GROUTED

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING /DEPTH	USCS	LOG OF MATERIAL	PIEZOMETER WELL INSTALLATION
						0 - 0.5 Ft. Concrete & base rock.	
					ML	0.5 - 3.0 Ft. Brown to grey clayey SILT, soft, wet, some small gravel clasts, no hydrocarbon odor or staining.	
5							
	IB-2.1	6.5 FT					
10					CL	3.0 - 15.0 Ft. Dark grey to black CLAY, slightly silty, soft to firm, moist to wet, swampy odor, no hydrocarbon or unusual odors or staining.	
15						TOTAL DEPTH: 15.0 FEET GROUNDWATER DEPTH: 6.0 FEET	
20							
25							

APPENDIX C

**LABORATORY REPORT AND CHAIN-OF-
CUSTODY RECORD**



Acculabs Inc.

Davis

1046 Olive Drive, Davis CA 95616 ■ 530-757-0920 ■ Fax 753-6091

Sample Log 20692

October 18, 1999

Jim Gribi
Gribi Associates
1350 Hayes Street, #C-14
Benicia, CA 94510

Subject : 1 Water and 1 Soil sample
Project Name : LSI-SOUTH
Project Number : 149-01-03

Dear Mr. Gribi,

Chemical analysis on the samples referenced above has been completed. Summaries of the data are contained on the following pages. Sample(s) were received under documented chain-of-custody. USEPA protocols for sample storage and preservation were followed.

Acculabs - Davis is certified by the State of Arizona (AZ0583) and the State of California (# 2330). If you have any questions regarding procedures or results, please call me at 530-757-0920.

Sincerely,

Tom Kwoka for

Tom Kwoka



Acculabs Inc.

Davis

EPA 8260B

Sample Log 20692
October 15, 1999

Sample Name : **IB-2W**

Project Name : LSI-SOUTH

Project Number : 149-01-03

Sample Date : 10/14/99

Date Analyzed : 10/14/99

Date Received : 10/14/99

Dilution : 1:1

Sample Matrix : Water

Lab Number : 20692-01


Parameter	MRL	Measured Conc.	Units
Methylene Chloride	10	<10	ug/L
Dibromofluoromethane		95	% Recovery
Toluene-d8		104	% Recovery
4-Bromofluorobenzene		109	% Recovery

MRL = Method Reporting Limit Conc. = Concentration

B = Analyte was detected in Method Blank.

E = Concentration exceeded calibration range.

Approved By :


Tom Kwoka



Acculabs Inc.

Davis

Acculabs Inc. - Davis

EPA 8260B QC Report

Matrix: Water

Date Analyzed: 10/14/99

QC Batch: VW991014

QC Limits Set: 8/18/99

Parameter	Spike Conc ug/L	LCS % Rec	LCSD % Rec	RPD	Control Chart Limits	
					Lower	Upper
1,1-Dichloroethene	50	82	97	16.8	26	139
Benzene	50	92	98	6.5	83	127
Trichloroethene	50	90	100	10.4	64	120
Toluene	50	80	82	3.1	64	129
Chlorobenzene	50	92	95	2.9	88	112

Surrogate Compound	Control Chart Limits	
	Lower	Upper
Dibromofluoromethane	80	122
Toluene-d8	67	127
4-Bromofluorobenzene	51	121

Tom Kwoka
Tom Kwoka
Laboratory Director

Acculabs Inc.

[] 3902 E. University Dr. Phoenix AZ 85034
 [] 710 E. Evans Blvd. Tucson AZ 85713
 [] 2020 W. Lone Cactus Dr. Phoenix AZ 85027
 [] 4663 Table Mountain Dr. Golden CO 80403
 [] 992 Spice Islands Dr. Sparks NV 89431
 [] 1046 Olive Drive #2 Davis CA 95616

602-437-0979 Fax 437-0826
 520-884-5811 Fax 884-5812
 602-780-4800 Fax 780-7695
 303-277-9514 Fax 277-9512
 702-355-0202 Fax 355-0817
 530-757-0920 Fax 753-6091

Lab Number

20692

Report

Due Date: 10-18-99

Client: Gribi Associates			PUBLIC WATER SUPPLY INFORMATION		
Address: 1350 Hayes Street, Ste C-14			System Name		
City, State & Zip: Benicia, CA 94510			PWS No.		Report to State/EPA Y N
Contact: Jim Gribi			POE No.		DWR No.
Phone: 707/748-7743		Project Name: LSI-SOUTH		Collection Point	
Fax: 707/748-7763		Project Number: 149-01-03		Collector's Name	
P.O. Number		Fax Results: <input checked="" type="radio"/> Y <input type="radio"/> N		Page 1 of 2	
			Location (City)		

SAMPLE TYPE CODES			S a m p l e T y p e	C o n t a i n e r s	Analyses Requested						
DW = drinking water	TB = travel blank	Compliance Monitoring			<div style="border: 1px solid black; padding: 5px;"> METHYLENE CHLORIDE HOLD </div>						
WW = waste water	SD = solid	Y N									
MW = monitoring well	SO = soil										
HW = hazardous waste	SL = sludge										

TURNAROUND TIME REQUESTED			Lab Director Approval							
Standard: <u>RUSH</u>										
Special										

CLIENT'S SAMPLE ID/LOCATION			Date	Time	S	C	Analyses Requested						Spl. No.
IB-2W			10/14/99		W	5							01
IB-2.1	(6.5')		10/14/99		S	1							02

SAMPLE RECEIPT			Date	Time	Samples Relinquished By	Samples Received By
Received Cold	Y	N	10/13	KES	Stanta Smith	[Signature]
Custody Seals	Y	N				
Seals Intact	Y	N				
No. of Containers						

Acculabs' terms are: Net 40 (Payment must be received by the date shown on the invoice or any discount is void)