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ENVIRONMENTAL
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sites UPGRADIENT of
Runnels Industries

Limited Subsurface Investigation
at
Diablo Industrial Park
Hayward, California

Clayton Project No. 68025.02
July 29, 1996

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1.0 INTRODUCTION

Kemper Real Estate Management retained Clayton Environmental Consultants, Inc. to conduct a limited groundwater investigation at a portion of the Diablo Industrial Park Site located at Diablo Avenue, Viking Street, and Depot Road in Hayward, California (Figure 1). The portion of the Diablo Industrial Park sold by Kemper on December, 20, 1995 which is the subject of this investigation (the Property) is shown on Figure 2. The investigation also included performing a reconnaissance of the tenant spaces and database search and file review of release sites in the vicinity of the Property. A complete listing of the Property's buildings, addresses, and occupant (business) names are listed in the table in Section 3.0.

The Property is approximately 19.66 acres in area and consists of 19 buildings. The Property is located in a relatively flat area, approximately 20 feet above mean sea level, sloping gently to the west-southwest. The San Francisco Bay is located approximately 1.5 miles west of the Property.

Previous investigations at the Property by Clayton and other consultants identified volatile organic compounds (VOCs) in the groundwater samples collected from the Property and the neighboring sites. In February 1996, Clayton prepared a summary of the previous subsurface investigations performed at the site. This summary was presented to Mr. Eddy So of Regional Water Quality Control Board (RWQCB) and Mr. Hugh Murphy with the City of Hayward Fire Department. A copy of the background summary is included as Appendix A.

The purpose of this investigation was to determine if a potential source of VOCs is present at the Property and to determine if VOCs were migrating onto the Property from off-site sources. The methodology for this investigations was discussed with the staff of City of Hayward Fire Department and the Regional Water Quality Control Board (RWQCB). The basic approach was:

- Fully inspect the site,
- Perform historical aerial photograph review,
- Regulatory agency records review, and
- Install temporary monitoring well points to assist in documenting groundwater flow direction and identifying source areas for VOC impacts to groundwater.

2.0 SCOPE OF WORK

The following is a detail of each task performed for this investigation.

2.1 SITE RECONNAISSANCE

Clayton performed a limited inspection of the buildings at the Property to identify potential current or past users of chemicals, specifically chlorinated solvents. During the investigation Clayton performed the following tasks:

- Interviewed key site personnel, as available, regarding current and previous uses of the property, particularly those activities involving hazardous materials and wastes.
- Investigated historical use of the site by examining locally-available aerial photographs.
- Conducted an onsite walkthrough inspection of the property for visual evidence of potential environmental concerns including:
  - -- Existing or potential soil and water contamination, as evidenced by soil staining or discoloration, stressed vegetation, or indications of waste dumping or burial
  - -- Pits, ponds, or lagoons
  - -- Containers of hazardous substances or petroleum products
  - -- Underground storage tanks (USTs)
  - -- Aboveground storage tanks (ASTs)

2.2 REGULATORY AGENCY DATABASE SEARCH

Reviewed a commercial database summary of federal and state regulatory agency records pertinent to the Property and sites within ASTM-specified search distances from the Property, including (1) the National Priorities List (NPL) and the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) inventory maintained by USEPA, (2) inventories of known or suspected sites of environmental impairment maintained by state and local regulatory authorities, and (3) underground storage tank registration inventories maintained by state and local regulatory authorities.

2.3 FILE REVIEW

Based on the findings of the site reconnaissance and the regulatory agency database search, files for suspect sites with the potential to impact the Property were reviewed. Sites considered to be suspect of impacting the Property were release sites that were located within ¼ mile upgradient of the Property and/or within or immediately adjacent to the Property, database listed chemical users immediately adjacent to Property, and identified chemical users on the Property.

2.4 PREPARATION OF A HEALTH AND SAFETY PLAN

Before commencing the field activities, Clayton prepared a health and safety plan for the work proposed at the site. The health and safety plan was based on the requirements of Title 29 of the Code of Federal Regulations, Section 1910.120 (29 CFR 1910.120) and California Occupational Safety and Health Administration (Cal/OSHA) General Industry Safety Order (GISO) 5192.

2.5 IDENTIFICATION OF UNDERGROUND UTILITY TRENCHES

Prior to starting groundwater sampling activities, Clayton contacted Underground Service Alert (USA) to identify the utilities in the vicinity of each temporary well point location. In addition, Clayton reviewed available site plans from Kemper to identify depth of utility trenches, construction material of utility line, and flow direction of utility if applicable. A private underground utility locating company, California Utility Surveys, was retained to locate the utilities within a 10-foot radius of the proposed temporary well point locations.

2.6 TEMPORARY WELL POINT INSTALLATION

Prior to commencing the field activities, Clayton obtained the necessary permits from the Alameda County Flood Control and Water Conservation District, Zone 7 Water Resources Management. The temporary well point installation activities were completed on June 3, 1996. Temporary well point locations are shown on Figure 2.

To characterize the groundwater quality at the Property and downgradient of the Property, a total of 21 temporary well points (TW-1 through TW-21) were installed. A total of 20 of the temporary well points were located on the Property and one temporary well point (TW-19) was located off-site, downgradient of the Property.

The temporary well points were constructed by utilizing a truck-mounted Geoprobe sampling system. A 2-inch diameter drive-rod was pushed to an approximate depth of 15 feet below ground surface (bgs), approximately 5 feet into the shallow groundwater table. After reaching the desired depth, the rod was pulled out and a 5-feet section of 3/4-inch diameter slotted polyvinyl chloride (PVC) casing was lowered to the termination depth of the borehole. The casing was completed to within approximately 2-inches below grade with blank PVC piping. The temporary well point was covered with a steel traffic plate and the groundwater was allowed to stabilize in the temporary well point for approximately 24 hours prior to measuring depth to groundwater and sample collection.

2.7 GRAB GROUNDWATER SAMPLING

On June 4, 1996, depth to water measurements and groundwater samples were collected from each temporary well point. Prior to groundwater sample collection, the depth to groundwater in each temporary well point was measured to the nearest 0.01 foot. A stainless steel bailer was used to purge a minimum of three well casing volumes prior to sampling. Purge water was monitored for pH, temperature, and electrical conductivity for every well casing volume removed. The Clayton water sampling and field survey forms are included as Appendix C.

All equipment that contacted groundwater was thoroughly cleaned prior to arriving at the site. Water samples were collected using a clean stainless steel bailer. The bailer was cleaned in a non-phosphate detergent solution at the completion of each sample collection. The groundwater samples were contained in clean laboratory-supplied containers, labeled, placed immediately into chest filled with ice, and transported under chain-of-custody procedures to the Clayton State Certified Laboratory in Pleasanton, California for analysis.

After collecting the groundwater samples, the PVC casings were removed and the boreholes were grouted with neat cement.

2.8 SURVEY TEMPORARY WELL POINTS

On June 4, 1996 the top of casing at each temporary well point was surveyed by Virgil Chavez Land Surveying, California state licensed surveyor, relative to a City of Hayward street monument located northwest of the intersection of Diablo Avenue and Viking Street (Elev.= 17.067, USGS Datum). The surveyed elevations and locations of the wells were used to confirm the local groundwater flow direction and gradient. The survey report is included as Appendix D.

2.9 ANALYZE GRAB GROUNDWATER SAMPLES

A total of 23 grab groundwater samples (two of which were duplicates, one each from well point TW-12 and TW-20) were collected and transported to Clayton's laboratory using proper chain-of-custody procedures. Additionally, one trip blank sample accompanied the groundwater samples and was submitted for analysis. The groundwater samples were analyzed for VOCs using the United States Environmental Protection Agency (USEPA) Method 8010.

3.0 FINDINGS

3.1 SITE RECONNAISSANCE

On April 24 and 25, 1996, Clayton personnel conducted an assessment of Property's tenant chemical and hazardous materials usage and storage, waste generation, and disposal practices.

The Property is occupied by several tenants. The following table summarizes the tenants by building address and number and business name. The chemical users are identified by an asteric (*) preceeding the address.

Address/Building No.	Tenant(s) Name	Type of Business
*3166 Diablo Avenue/3B	C.J. Machine Products	Machine Shop
25055-57 Viking Street/7	Vacant	Vacant
25061-3 Viking Street/7	Abebros Company	Distributor and Warehouse of Wreaths and Baskets
25067-73-75 Viking Street/7	Knudsen's Candy Factory	Packaging, Warehousing, and Distribution of Candies and Nuts
*25079 Viking Street/7	Ames Tapping Tool Systems	Distribution of Tools
*25018-20 Viking Street/9C	Electrochem	Job-Shop Electroplater
3462 Diablo Avenue/15	C.R. Gingell & Company	Sales and Distribution of Parts
3464 Diablo Avenue/15	T&J Dry Cleaning Supply	Distribution of Dry Cleaning Machinery, Parts, Detergents, and Bleaches
3466 Diablo Avenue/15	GBS Linens	Warehousing of Linens
*3468 Diablo Avenue/15	Kem-Mil Co.	Photo-Chemical Etching of Metals
*25006-8 Viking Street/9A	Big Joe of California	Sales and Services of Loading Trucks

Address/Building No.	Tenant(s) Name	Type of Business
3476 Diablo Avenue/17	American Best Company	Restaurant Equipment Supplier
*3480 Diablo Avenue/17	TRM Copy Centers	Copy Machine Repair Facility
3482 Diablo Avenue/17	ECON Mercantile	Lighting Fixture Supplier
3484 Diablo Avenue/17	Patio Guys	Patio Furniture Distributor
3486 Diablo Avenue/17	ITO Cariani	Storage of Packaging Material for Cariani Sausage Company
3488 Diablo Avenue/17	Telma Retarder	Vehicle Braking Systems Distributor
3440 Depot Road/16	H.A. Lowry & Associates	Caulking and Sealant Distributor
*3444 Depot Road/16	Ishida Interweigh	Commercial Food Scale Distributor
3446 Depot Road/16	Vacant	Vacant
*3454 Depot Road/16	Unitex	Industrial Fabric Supplier
3456 Depot Road/16	Pure Land Corporation	Soy Milk Production
3462 Depot Road/16	Vacant	Vacant
*25032 Viking Street/9E	First Impressions	Printing and Silk Screening
*3470 Depot Road/18	Exide Corporation	Battery Manufacturer
3478-82 Depot Road/18	A.L.P. Lighting & Ceiling	Commercial Lighting Distributor
3486 Depot Road/18	Vacant	Vacant
3490 Depot Road/18	Harris Wholesale Products	Construction Product Supplier
*3494 Depot Road/18	Let's Talk Marketing	Sign Screen Printing
3151 Diablo Avenue/11A	UGC Corp. dba New Image	Toner Cartridge Recycler
3163 Diablo Avenue/10D	King Mein Corporation	Making and Distribution of Noodles

Address/Building No.	Tenant(s) Name	Type of Business
3173 Diablo Avenue/10C	Evisioneering	Design and Warehousing of Displays
3191 Diablo Avenue/10B	Santa Rosa Bearing Company	Distribution and Warehousing of Hosing
3193 Diablo Avenue/10B	Mother's Cake & Cookie Co.	Warehousing and Distribution of Cookies
3201 Diablo Avenue/10A	General Machinery	Distribution of Machinery and Parts
25011 Viking Street/8D	Vacant	Vacant
25013 Viking Street/8D	Svenhard's	Vacant
25005 Viking Street/8E	DAX/File	Vacant
25007 Viking Street/8E	Vacant	Vacant
25151 Clawiter Road/13	City of Hayward	City of Hayward Government Offices
3114 Diablo Avenue/14	Coldata, Inc.	Nationwide Collection Agency
3116 Diablo Avenue/14	Vacant	Vacant
3118 Diablo Avenue/14	Vacant	Vacant
3121 Diablo Avenue/12	City of Hayward	City of Hayward Annex Building
3123 Diablo Avenue/12	Vacant	Vacant

A summary of tenant operations for those identified as chemical users are presented below. Access to the Exide Corporation facility located at 3470 Depot Road (Building 18) was denied at the time of the site reconnaissance.

C.J. Machine Products, (3166 Diablo Avenue/3B) According to Mr. Rich Erchinger, this facility is a machine shop where parts are machined. Lathes, presses, and similar machinery are used onsite. The facility has a hazardous materials management plan. Hydraulic oil is used for the internal lubrication of the machinery, and Zep Lubeze Syn Plus is used as cutting oil. The hydraulic oil is kept in several 5-gallon plastic containers that are connected to the machinery. The cutting oil is recycled in the machinery; the oil is used and trapped in catchbasins that are part of each piece of machinery. The oil collected in the catchbasins are recycled through the machinery. Additional oil is added to the catchbasins as needed. Parts to be machined have been

pre-cleaned before being brought onsite by clients. If some cleaning is needed, acetone is used to remove oils on the parts using cleaning rags. The rags are picked up and recycled. Clayton observed a full 55-gallon drum of waste oil; according to Mr. Erchinger, this drum is at least two years old. He intends to have the waste oil picked up when more wastes have accumulated. Oil was observed on the floor near several pieces of machinery.

Ames Tapping Tool Systems, (25079 Viking Street/7) According to Mr. Tony Rodriquez, this facility is used for the warehousing and distribution of tools. Testing, research, and distribution of tools are conducted onsite. As part of the research and development, some machinery is onsite. The machinery include a machine press and a lathe. Hydraulic oil is used as cutting oil. Oily metal shavings were observed on the floor around the press, and hydraulic oil was observed in a catchbasin at the base of the press. Next to the press was a 5-gallon bucket of oil. According to Mr. Rodriquez, the oil in the shavings is allowed to drain into this bucket, and the oil in the catchbasin is transferred into the bucket. Oil was observed on the floor around the machinery. A half-empty 55-gallon drum of light weight oil is present onsite near the roll-up doors. This oil was not used onsite; oil from this drum was transferred into small bottles that were sold to dealers. This is no longer done onsite; a vendor now performs this task. Several cases of bottles containing the oil are located on a shelf inside the facility building.

Electrochem, (25018-20 Viking Street) According to Ms. Megan Miller, this facility is a Job-Shop Electroplater. Electrochem has been operating at this facility for 15 years. The processes include electroplating metal parts with nickel, silver, gold, tin and lead. The wastes produced as part of the facility processes include dried filter press cakes containing metals, dry filters, spent naphtha, and spent metal solutions. No liquid wastes are discharged to the sanitary sewer or disposed on-site. The facility production and storage areas consists of a product preparation and packaging area, several dip tank (dip tanks ranged from 100-gallon to 500-gallon) lines, outside waste and chemical storage areas, naphtha dip tank, indoor flammable storage cabinets, and a waste solution treatment system.

The plating process consists of preparing raw product (unfinished metal parts) for plating by suspending individual parts by wires. The preparation procedure can sometimes include dipping the parts in a naphtha dip tank to remove cutting oils. The naphtha dip tank is located outside the facility building at the east end of the building. The naphtha tank is secondarily contained; however, the asphalt paved surface outside of the secondary containment is stained. Once the parts are prepared, they are manually advanced through the dip tank line process for plating. The dip tanks contain metal solutions, water, and acids. The plated product is air dried and packaged for shipment. The primary chemical groups used in the processes include acids, metal solutions, bases, alcohols, and naphtha (solvent).

Spent metal solutions are treated (precipitated) on-site prior to off-site recycling. Some metal solutions are not precipitated prior to off-site reclamation. All other

wastes are transported off-site for disposal/reclamation. No wastes are discharged to the sanitary sewer.

The dip tank lines (production area) are staged on the concrete foundation of the facility building and contained with a concrete berm. The concrete in the production area is severely stained and etched. The metal solution waste treatment system was located in the southeast corner of the facility and appeared in poor condition. Chemical precipitates were observed on the exterior of the treatment system apparatus as well as on concrete floor.

Chemical storage was located outside the east end of the facility building and was used for the storage of wastes and raw materials. The most easterly of the storage units consisted of a covered concrete block bermed area. The chemical containers (primarily 55-gallon drums) were staged on wooden pallets inside a plastic liner inside the concrete blocked bermed area. The concrete blocks and wooden pallets were severely eroded from chemical spillage. Drums in the waste area were labelled: passivation solution, old naphtha, isopropyl alcohol, trichroine plating solution, and dry filters. The raw materials consisted of metal solutions, acids and hydrogen peroxide. A dry chemical storage unit of similar construction to the unit previously described consisted of drums labelled: bichromates, ammonium biflouride, lime, etc.

Kem-Mil Co., (3468 Diablo Avenue/15) According to Mr. Lane Hill, this facility is used for the precision photo-chemical etching of metals. The etching processes are performed in a bermed area in the facility building. The facility has a hazardous materials storage permit from the City of Hayward Fire Department. The chemicals used onsite are ferric chloride (approximately 2,200 gallons per year), sodium hydroxide (approximately 770 gallons per year), hydrochloric acid (approximately 540 gallons per year), Resist Strip RO96 (approximately 190 gallons per year), Chem Clean (approximately 165 gallons per year), Dryfilm Developer (approximately 70 gallons per year), and Okite 33 (approximately 80 gallons per year).

Hazardous waste is generated onsite. The facility's EPA generator identification number is CAD 982485849. Waste water is discharged to the sewers after allowing phase separation by precipitation, filtration, and other methods, and pH adjustment. Iron is precipitated from the solution and pressed to remove remaining liquid. The pressed iron precipitate is transported offsite for recycling. The facility has a wastewater discharge permit from the City of Hayward. The wastewater generated by the cleaning rinsate, developing rinsate, stripping rinsate, rinse water from etching, cleaning solutions, photographic chemicals, and pumis. The waste substances discharged are RD48-93 and KB-1A (dilute bases), Photoresist (aqueous photo polymer), RD-59 and Chem Clean (dilute bases), FeOH and $NaNO_3$ (effluent from waste). Waste ferric chloride is not discharged to the sewers but is picked up by Great Western for recycling. Approximately 3,500 gallons of waste water is discharged per day to the sewers.

The facility appeared to be in good condition, and the hazardous materials appeared to be stored properly.

Big Joe of California, (25006-8 Viking Street/9A) According to Mr. Rod Kiefus, this facility is used for the sales and servicing of hydraulic hand trucks. Clayton observed six 55-gallon drums of various oils for the servicing of the hand trucks. Waste oil is generated onsite. The 55-gallon drum containing the waste oil is located outside the rear roll-up door in an overpack drum stored on a pallet. A hazardous waste label was on the overpack drum. Some staining of the ashaplt was observed around the drums. The facility's hazardous waste generator number is CAD 980887418. The facility also has a hazardous materials management plan and a hazardous materials storage permit.

TRM Copy Centers, (3480 Diablo Avenue) According to Mr. Scott Golonka, this facility distributes and services photocopy machines. Clayton observed 70 cases each of virgin toner and dispersant stored in a secondary containment area. Clayton also observed toner and dispersant Material Safety Data Sheets (MSDSs) posted for TRM employees. Mr. Golonka indicated that hazardous waste (used toner solution) is generated at the site and removed by Safety Kleen. The facility's hazardous waste generator identification number is CAD 983587171. Approximately every two months, TRM generates between one and three 55-gallon drums. These drums were also observed in a secondary containment area.

Ishida Corporation, (3444 Depot Road) According to Mr. Eric Speckner this facility is used for the storage and distribution of scales for the food service industry. Mr. Speckner indicated that scale repair is performed infrequently at the facility. Acetone is used to clean components as part of the scale repair process. A one-gallon container of acetone was stored in a metal cabinet. No hazardous waste is generated by this process.

Unitex, (3454 Depot Road) According to Armita Dixon this facility is used for storage of industrial fabric supplies. Ms. Dixon indicated that some assembly processes (awnings, overhangs, etc.) occur at this facility. This process requires the use of small amounts of paint. Approximately 4 gallons of paint are kept onsite. No hazardous waste is generated by this process.

First Impressions, (25032 Viking Street) At the time of the site inspection on April 24 and 25, 1996, First Impressions was in the process of occupying the building. This facility was inspected on June 5, 1996. According to Mr. Gary Sands this facility is used for printing stationary and envelopes. The facility consisted of several printing and packaging machines and warehousing space. A Safety Kleen solvent station was used to clean ink off of printing machine parts. Spent solvent was stored in a drum contained in an overpack at the rear of the facility. The spent solvent and solvent station are serviced by Safety Kleen. No stains or other indications of a release of chemicals was observed on the floor in the area of the printing machines, Safety Kleen station, or the spent solvent storage area.

Exide, (3470 Depot Road) At the time of the site reconnaissance, personnel at Exide denied Clayton access to their facility. The records for this facility were reviewed at the City of Hayward Fire Department and the findings of this review are presented in Section 3.5.1.

Let's Talk Marketing, (3494 Depot Road) According to Mr. Randy Spence the facility is used for assembling and silk screening commercial signs. The silk screen printing operation uses approximately 10 gallons of ink per month. Other monthly usage includes 2 gallons of ink thinner, and 1 gallon each of catalyst and retarder. These hazardous materials were stored in metal cabinets and on metal shelves in the warehouse. No hazardous waste is generated from this silk screen printing process.

3.2 UNDERGROUND UTILITIES

Several underground public utilities are located at the Property including natural gas, electric, water, storm sewer, and sanitary sewer. A utility map of the Property is included as Appendix B. Notations regarding depths and flow directions of the utilities in the vicinity of the soil borings were added to the map by a representative of California Utility Surveys.

3.3 AERIAL PHOTOGRAPH REVIEW

Aerial photographs of the Property and adjacent sites from the years 1947, 1953, 1959, 1966, 1971, 1977, 1981, 1986, 1990, and 1994 were selected for review at Pacific Aerial Surveys in Oakland, California. The following aerial photographs were reviewed:

- AV 11-7-22, March 24, 1947,1: 20,000
- AV 119-18-22, October 2, 1953, 1: 10,000
- AV 337-6-54, July 3, 1959, 1: 9,600
- AV 710-11-32, April 21, 1966, 1: 36,000
- AV 995-3-40, April 24, 1971, 1: 12,000
- AV 1377-5-49 July 19, 1977, 1: 12,000
- AV 2050-9-29, November 2, 1981, 1: 54,000
- AV 2938-4-1, October 3, 1986, 1: 12,000
- AV 3845-14-44, July 26, 1990, 1:12,000
- AV 4625-16-43, November 30, 1994, 1: 12,000

Summaries of the photographs are presented below:

In the 1947, 1953, and 1959 aerial photographs, the Property appeared to be used for agricultural production. The agricultural practice appeared to be dryland farming. A natural drainage way was observed. The drainage pattern began at Clawiter Road, north of the Property, and extended southwest across the northwest corner of the Property. The northwest corner of the Property was also occupied by a farm house.

In the 1966, 1971, and 1977 aerial photographs, the Property appeared not to be in agricultural production. Structures similar in size and location of the Sierra Pacific Steel Company currently located at 3200 Depot Road were observed in the 1966 photograph. Other adjacent properties are beginning to be developed. Diablo Road and Viking Street were first observed in the 1977 photograph. Buildings in the Diablo Industrial Park are newly constructed or being constructed. The site immediately southwest and adjacent to the Property was being utilized as for what appeared to be a sludge settlement pond for the City of Hayward waste water treatment plant.

In the 1981 photograph all buildings of the Property, with the exception of Buildings 17 and 18, were observed. No apparent exterior storage of materials were observed. However, in the 1986 aerial photograph, exterior storage of materials was observed at Buildings 1 through 6 and 9A through 9G. No obvious indications of a chemical release was observed. The type of materials stored could not be ascertained. The sludge settlement ponds first observed in the 1977 photograph were no longer observed and in fact the former pond area was heavily vegetated.

No significant changes to the Property were observed in the 1990 and 1994 aerial photographs.

3.4 REGULATORY AGENCY DATABASE SEARCH

Clayton reviewed available government database information prepared by Environmental Data Resources (EDR), to evaluate both the Property and any listed sites within ASTM recommended search distances, which could potentially impact the Property. The complete EDR report is included as Appendix E. Federal and state databases reviewed included the following:

Database	Search Distance (miles)
• Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List, USEPA	1.0
• National Priority List (NPL), USEPA	1.0
• Emergency Response Notification System (ERNS), USEPA and US Coast Guard National Response Center	Subject Site
• Resource Conservation and Recovery Information System (RCRIS), USEPA	
- RCRIS - Treatment, Storage, and Disposal Facilities (TSD)	1.0
- RCRIS - Large Quantity Generator (LQG)	0.25
- RCRIS - Small Quantity Generator (SQG)	0.25
• Facility Index System (FINDS), USEPA	Subject Site
• PCB Activity Database (PADS), USEPA	Subject Site
• Resource and Conservation Recovery Act (RCRA) Administration Action Tracking System (RAATS), USEPA	Subject Site

Database	Search Distance (miles)
• Toxics Release Inventory System (TRIS), USEPA	Subject Site
• Toxic Substances Control ACT (TSCA), USEPA	Subject Site
• Hazardous Materials Incident Report System (HMIRS), United States Department of Transportation (DOT)	Subject Site
• Federal Superfund Liens, USEPA	Subject Site
• Hazardous Substances Storage Container Database (UST), CWRCB	0.25
• Leaking Underground Storage Tank Information System (LUST), California Water Resources Control Board (CWRCB)	1.0
• Cal-Sites, California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control (DTSC)	1.0
• Cal-Sites with Annual Work Plans (AWP), Cal-EPA	1.0
• California Hazardous Material Incident Report System (CHMIRS), California Office of Emergency Services	1.0
• Hazardous Waste and Substances Sites (Cortese) List, Cal-EPA, Office of Emergency Information	1.0
• Proposition 65 (Notify 65), CWRCB	Subject Site
• Solid Waste Information System (SWIS), California Integrated Waste Management Board	1.0
• Solid Waste Activity Tracking (SWAT), CWRCB	0.5
• Toxic Pits, CWRCB	1.0
• Bond Expenditure Plan (BEP), California Department of Health Services (DHS)	1.0
• Hazardous Waste Information System (HWIS), Cal-EPA	0.125
• Delisted Cal-Sites, California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control(DTSC)	1.0
• RCRA Corrective Action Activity list (CORRACTS)	1.0
• Superfund (CERCLA) Consent Decrees (CONSENT)	1.0
• Records of Decision (ROD), National Technical Information Service (NTIS)	1.0
• California Facility Inventory Database (CA FID)	0.25

The EDR report identified 586 facilities listed on the preceeding regulatory agency lists within the specified search parameters. Please note that a facility may be listed in more that one database. The following list of 14 facilities listed in the EDR report were identified to have a potential to present an environmental concern to the Property; thus, the files were reviewed to ascertain the potential.

- Sierra Pacific Steel, located at 24785 Clawiter and 3200 Depot Road identified on the EDR report as a LUST facility. The Sierra Pacific Steel properties are located immediately upgradient and adjacent to the Property's eastern boundary and approximately 1/8 mile northeast and upgradient of the Property.

- East Bay Oil Company, 3111 Depot Road identified on the EDR report as a RCRIS-SQG, FINDS Cortese, Ca. FID, and a LUST facility. The East Bay Oil site is located ¼ mile northeast and upgradient of the Property.

- Concise Casting Corp., 3197 Depot Road identified on the EDR report as a Ca. FID and a LUST facility. The Concise Casting Corp. is located less than 400 feet northeast and upgradient of the Property.

- Signet Testing Laboratories Inc., 25064 Viking Street identified on the EDR report as a FINDS facility. The Signet Testing Laboratories, Inc. Facility is located in Building 9G of the Diablo Industrial Park.

- Electrochem, 25020 Viking Street identified on the EDR report as a FINDS, HWIS, and RCRIS-LQG facility. The Electrochem facility is part of the Property.

- Exide Corporation Service Center, 3470 Depot Road identified on the EDR report as a RCRIS-SQG and a FINDS facility. The Exide Corporation facility is part of the Property.

- Nubulk Services, Inc. and Quala Systems, Inc., 3643 Depot Road identified on the EDR report as a HWIS facility. The Nubulk Services facility is located approximately 500 feet west and crossgradient of the Property.

- Kem Mil Co., 3468 Diablo Avenue identified on the EDR report as a RCRIS-SG, HWIS, and a FINDS facility. The Kem Mil facility is part of the Property.

- TRM Copy Centers Corp., 3480 Diablo Avenue identified on the EDR report as a RCRIS-SQG and a FINDS facility. The TRM Copy Center facility is part the Property.

- AVD Metal Fab Inc., 3190 Diablo Avenue identified on the EDR report as a FINDS and a RCRIS-LQG facility. The AVD Metal Fab facility is located at the southern boundary of the Diablo Industrial Park and crossgradient to the Property.

- UC Plastic, 3202 Diablo Avenue identified on the EDR report as a HWIS facility. The UC Plastic facility is located at the southern boundary of the Diablo Industrial Park and crossgradient to the Property.

- Hayward Sign Factory, 3210 Diablo Avenue identified on the EDR report as a LUST facility. The Hayward Sign Factory facility is located at the southern boundary of the Diablo Industrial Park and crossgradient to the Property.

- Herning Underground Supply, 3135 Diablo Avenue identified on the EDR report as a SLIC Region and a LUST facility. The Herning Underground Supply facility is located immediately adjacent to the northern Property boundary.

- Xerox Corp., 24500 Industrial Boulevard identified on the EDR report as a SLIC Region, RCRIS-SQG, and a FINDS facility. The Xerox facility is located less than ¼ mile northeast and upgradient of the Property.

None of the other sites identified in the EDR report are expected to present an environmental concern either because of their distance, and location relative to the Property, and/or the nature of the listed environmental condition.

3.5 FILE REVIEW

An additional seven facilities of the Property that were identified as chemical users, at the time of the site reconnaissance, but not listed on the EDR report are as follows:

- Let's Talk Marketing
- Ames Taping Tool, 25079 Viking Street
- Ishida Interweigh, 3444 Depot Road
- Unitex, 3454 Depot Road
- Big Joe of California, 25006-8 Viking Street
- C&J Machine Products, 3166 Diablo Avenue
- First Impressions, 25032 Viking Street

No records were on file at the Hayward Fire Department for Let's Talk Marketing, Ames Tapping Tool, Ishida Interweigh, Unitex, or First Impressions. Summaries of the file reviews are segregated into three categories: (1) Chemical users within the Property boundary, (2) Chemical users within the Diablo Industrial Park, and (3) Reported release sites upgradient of the Property with the potential for impact to the Property.

3.5.1 Chemical Users Within the Property Boundaries

Big Joe of California, 25006-8 Viking Street - Fire inspection records dated from 1991 to 1993 indicated that 55-gallon drums of waste oil were stored at the facility and that staining was evident on the concrete floor in the drum storage area with no secondary containment. Records from 1991 also indicated that one 55-gallon drum of solvent was observed (assumed to be a Safety Kleen station). The file indicated that a business identified as Baker Pacific Corporation vacated the 25006 tenant space in June 1992. The records indicated that the Baker Pacific Corporation operations included the use of "Citrus Kleen Solvent", aromatic hydrocarbons, and ethylene glycol monobutyl ether. No other information regarding hazardous materials was observed in the file.

Electrochem, 25020 Viking Street - Fire inspection records dated from December 1987 to 1996 indicated citings for improper labelling, improper secondary containment, improper or lack of placarding, and indicated poor housekeeping practices. The fire inspection records also noted severe etching to concrete in the storage a production areas. The

Hazardous Materials Management Plan (HMMP) indicated that the Electrochem facility stored and used the following chemicals:

> sodium hydroxide, muriatic acid, hydrochloric acid, sulfuric acid, potassium, various cyanides, tin, lead, gold, boric acid, nickel, copper, zinc, chromium trioxide, and naphtha.

Kem Mil Co., 3468 Diablo Avenue - The file contained a letter from Alameda County Health Department (the County) dated March 26, 1996 regarding illegal disposal of hazardous waste. The letter indicated that illegal discharges to the sanitary sewer had occurred. The County collected sludge samples from the sanitary sewer line on west side of building and detected copper and nickel at respective concentrations of 302 parts per million (ppm) and 36.4 ppm. Waste discharges included scrubbing/cleaning solutions, waste resist strip solution, waste developer solution, waste pumice and waste photographic chemicals. The chemicals identified to be used at the facility consisted of the following:

> ferric chloride, sodium hydroxide, hydrochloric acid, dry film developer, ferric nitrate, phosphoric acid, acetone, xylene and paint thinner.

TRM Copy Centers Corp., 3480 Diablo Avenue - Fire inspection records dated from 1992 to 1994 indicated that the facility maintained a Safety Kleen station and 55-gallon drums of toner, naphtha, and waste mineral spirits. No secondary containment was noted in 1992, but in the 1994 inspection records secondary containment was present for the drum storage.

C&J Machine Products, 3166 Diablo Avenue - The file contained a fire inspection record dated August 1994 which indicated that this facility contained a 5-gallon container of acetone, welding high pressure gas tanks, 30-gallons of grease, an unspecified quantity of hydraulic oil and kerosene.

Unitex, 3454 Depot Road - The information in the file indicated that Unitex was a distributor of industrial fabrics. This facility also stored prepackaged detergents, alcohols, and sealants in containers less than one-gallon in volume. No violations were cited, according to the records in the file.

Exide Corp., 3470 Depot Road - Fire inspection records indicated that the facility utilized a self contained car battery cleaning system. This system primarily consisted of two 55-gallon drums and utilized sulfuric acid and kerosene. The HMMP indicated that the chemicals stored and used at the facility consisted of sulfuric acid, inorganic lead, natural gas and synthetic paint.

3.5.2 Chemical Users Within the Diablo Industrial Park but Outside the Property

Signet Testing Laboratories, 25064 Viking Street - The records in the file indicated that the facility operations consisted of the inspection and testing of construction-related materials. A fire inspection record dated May 1993 indicated that nine 55-gallon drums of virgin and waste 1,1,1-trichloroethane (1,1,1-TCA) were stored at the facility with no secondary containment. The inspection records dated back to 1987 but with no citings or

indications of a release of hazardous materials. The HMMP chemical inventory list indicated that the facility stored and used trichloroethene (TCE) (5-gallon containers), TCE waste in 55-gallon drums, acetone (5-gallon containers), and alcohols and acids.

AVD Metal Fab Inc., 3190 Diablo Avenue - The file indicated that this site was closed as of April 14, 1995. No additional information was available.

UC Plastic, 3202 Diablo Avenue - The file indicated that the procedures consisted of the manufacturing of plastics. The HMMP indicated that the facility stores and uses plastic resin beads, inks, flammable liquids, and paints. A fire inspection record indicated that wast solvents, inks, and oil were removed from the facility in 1991 and 1992. No other information was observed in the file.

Hayward Sign Factory, 3210 Diablo Avenue - The records in the file indicated that the Hayward Sign Factory has been a closed file since 1990 and that their operations are currently in Petaluma, California. The former operations consisted of silk screening. The process chemicals consisted of inks, solvents (1- and 5-gallon containers), lacquer thinner, kerosene and developers (1- and 5-gallon containers). Fire inspection records indicated poor house keeping including the storage of excessive containers of solvents, paints, and inks. In 1990 a 12,000-gallon diesel/gasoline underground storage tank (UST) was removed. Confirmation soil samples indicated that 6.6 parts per billion (ppb) xylene remained in soil, and 150 ppb total petroleum hydrocarbons as gasoline (TPH-G) and 3.2 ppb xylene were present in groundwater. The UST was given closure.

3.5.3 Reported Release Sites Upgradient of Property with Potential for Impact

Xerox Corporation, 24500 Industrial Boulevard - The Xerox site is located less than ¼ mile northeast and upgradient of the Property. Records in the file indicated that a groundwater pump and treatment system had been in operation from June 1990 to January 1991. Groundwater quarterly monitoring continued through 1991. Additionally, a soil vapor extraction (SVE) system was in operation from May 1990 for several months. The primary chemical of concern was 1,1-DCE in both soil and groundwater. Other chemicals present in groundwater consisted of tetrachloroethane (PCE), TCE, 1,1,1-TCA, and 1,2-dichloroethane (1,2-DCA). Concentrations of these chemicals had been reduced in groundwater to less than recognized standard action levels. Concentrations in soil were reduced to target cleanup levels. Soil confirmation samples were collected in the area of the impacted soil. The confirmation samples indicated that concentrations of chemicals remaining in soil were less than the target cleanup levels.

A letter prepared by Canonie Environmental dated January 1994 requested closure for the Xerox site. No closure documents from the overseeing regulatory agencies were observed in the file.

Herning Underground Supply, 3135 Diablo Avenue - The Herning site is located immediately adjacent and upgradient of the Property. The records indicated that one 6,000-gallon diesel UST and one 6,000-gallon gasoline UST were removed in March 1990. The USTs were formerly located near the eastern site boundary. A total of four confirmation soil samples were collected from the UST excavation. Low concentrations of

total petroleum hydrocarbons as diesel (TPH-D) and benzene, ethylbenzene, toluene, and xylenes (BTEX) were present in the soil confirmation samples. The UST excavation was backfilled pursuant to the approval of the Hayward Fire Department. One groundwater monitoring well was installed in the vicinity of the former UST excavation in April 1990. No detectable concentrations of TPH-G, TPH-D, or BTEX were present in the groundwater samples collected from the well. However, concentrations of VOCs; 1,1-DCE (1.3 ppb), 1,1-DCA (11 ppb), 1,1,1-TCA (5 ppb), and TCE (80 ppb) were present. In response to the detected concentrations of VOCs in the groundwater sample collected from the well, a total of 14 soil borings were advanced on- and off-site to collect grab groundwater samples. The analytical data from the grab groundwater data indicated that VOCs were present throughout the site and most concentrated near the northern property boundary. The distribution of VOCs detected in groundwater at this site are presented in Figure 3. Included in Appendix F are the VOC distribution maps for TCE, 1,1,1-TCA, and 1,1-DCE prepared by Exceltech for Herning Underground Supply.

No additional information was present in the file indicating that additional subsurface investigations had been performed.

Sierra Pacific Steel - Sierra Pacific Steel is located on two separate parcels (1) 24785 Clawiter Road and (2) 3200 Depot Road. The first parcel is located at the northwest corner of the intersection of Clawiter Road and Depot Road and the second parcel is located approximately less than 1/8 mile west of the first site on the south side of Depot Road immediately adjacent to and upgradient of the Property. One 2,000-gallon gasoline UST and one 4,000-gallon diesel UST were removed from the Depot Road parcel. One groundwater monitoring well is located at the Clawiter Road parcel identified as TR-1 and four wells (MW-1 through MW-4) are located at the Depot Road parcel. Well MW-3 has been abandoned.

According to the August 15, 1995 Quarterly Monitoring report prepared by Treadwell & Rollo, groundwater flow direction at the Depot Road parcel is to the southwest towards the Property. Quarterly sampling began in December 1994. Wells MW-1, MW-2 and MW-4 have been analyzed for TPH-G, TPH-D and VOCs. Well TR-1 has been analyzed for TPH-D, TPH-G, and BTEX. Historically concentrations of TPH-D and TPH-G have been at or less than 1 ppm, and of the BTEX compounds only benzene has been detected in well MW-2 at a concentration of 1 ppb. VOCs historically have been present in wells MW-1, MW-2 and MW-4. The detected VOCs include 1,1-DCA, 1,1-DCE, cis-1,2-DCE, PCE, 1,1,1-TCA and TCE. The range in concentration of the individual VOCs has been from 6 ppb to 110 ppb. TCE has consistently been the VOC highest in concentration. The distribution of VOCs detected in August 1995 in groundwater at this site are presented in Figure 4. Included in Appendix F is the groundwater analytical table and a potentiometric surface map prepared by Treadwell and Rullo for Sierra Pacific Pipe and Supply.

East Bay Oil Company, 3111 Depot Road - The East Bay Oil facility is located at the northwest corner of the intersection of Depot Road and the Southern Pacific Railroad line and due north of the Property. East Bay Oil has occupied the site since 1970. Historically, on-site operations have included the underground storage of bulk quantities of various chemicals. The bulk materials are re-packaged into smaller retail containers.

Historically, there have been as many as 18 USTs used to store the chemicals. The chemicals consisted of the following:

> Kerosene, mineral spirits, isopropanol, white gas, toluene, xylene, methyl ethyl ketone, lacquer thinner, acetone, denatured alcohol, methanol, gasoline, and ethanol.

According to the Underground Storage Tank Closure Report dated March 12, 1996 prepared by Harza, a total of nine USTs have been removed from the site. Concentrations of TPH as lacquer thinner (TPH-L), TPH-D, acetone, 1,1-DCA, and ethylbenzene have been detected in the confirmation soil samples collected from the bottom of the UST excavations.

According to the Quarterly Groundwater Sampling Report dated June 19, 1995 prepared by Hageman-Aguiar, Inc. for the East Bay Oil site, concentrations of TPH and VOC compounds are present in groundwater at the East Bay Oil site. A total of nine on-site groundwater monitoring wells exist at the site. Groundwater monitoring and sampling commenced at the site in June 1991 with wells MW-1 through MW-3. The initial sampling program was for the analysis of TPH, BTEX, and acetone only. In April 1994 analyses for alcohols (methanol, ethanol, and isopropanol) and methyl ethyl ketone were added to the sampling program. In July 1994 an additional six wells (MW-4 through MW-9) were constructed at the site and the analysis for VOCs was added to the sampling program. Well MW-5 is the most upgradient well and well MW-9 is in the most downgradient location. The reported groundwater flow direction is to the southwest.

Concentrations of TPH as gasoline, naphtha, kerosene, mineral spirits, and lacquer thinner have been detected on the site. The TPH compound present at the highest concentration and most wide spread has been TPH-G. Concentrations of TPH-G are present in groundwater samples with historical maximum concentrations of 7,100 ppb. The maximum TPH-G concentration as of May 1995 was 1,200 ppb. Based on the data reported in the June 19, 1995 Quarterly report, it appears that TPH-G has been retained to the site boundaries.

Concentrations of BTEX have been present in groundwater with toluene as the compound in highest concentration. The BTEX compounds appear to be localized near the former tank excavation. No off-site migration of BTEX is apparent.

Of the alcohols analyzed for, only isopropanol has been detected. The historical high concentrations have been detected in the groundwater samples collected from the wells near the former USTs location at concentrations up to 8,900 ppb. Isopropanol has been detected at 92 ppb in the most downgradient well (MW-9) at 92 ppb.

The presence of methyl ethyl ketone has been localized in the area of the former USTs and at concentrations less than 1,000 ppb. Acetone historically has had maximum concentrations up to 5,300 ppb in wells MW-1 and MW-2. The maximum concentrations as of the June 1995 Quarterly report were at 130 ppb in well MW-3 and detected in the downgradient wells (MW-8 and MW-9) at 50 ppm to 100 ppm where acetone previously was not detected.

The primary VOCs detected include 1,1-DCA, 1,1-DCE, PCE, 1,1,1-TCA, and TCE. Each of these compounds have been detected in the groundwater samples collected from the wells in the vicinity of the former USTs; however, the maximum concentrations have been detected in the groundwater samples collected from the wells downgradient of the former UST location at relative concentrations for each compound between 100 ppb and 400 ppb. The concentrations of the individual VOCs present in the most downgradient well, MW-9, range from 8.2 ppb to 82 ppb with 1,1-DCE at the high end of the range.

Consise Casting Corporation, 3197 Depot Road - The Consise Casting facility is located due north and upgradient of the Property across Depot Road. The files indicated that a 1,000-gallon gasoline UST was removed in 1985. The reporting for the UST removal was incomplete and there was no definitive data indicating the presence or absence of TPH-G or BTEX in soil or groundwater relative to a release from the former UST. The file contained correspondence regarding the improper storage of chemicals on the site; however, no analytical data was observed documenting a release.

3.6 GROUNDWATER FLOW

The depth to groundwater most commonly encountered at the Property at the time of this investigation was approximately 9 feet below grade. The estimated groundwater gradient at the Property is 0.0049 feet per feet. The estimated groundwater flow direction is southwest. The depth to groundwater, top of casing elevations, and groundwater elevations are presented in Table 1. The groundwater elevation contours are presented on Figure 5.

3.7 ANALYTICAL RESULTS

VOCs are present in groundwater at the Property. The primary VOCs detected included 1,1-DCE, Freon 113, PCE, 1,1,1-TCA, and TCE. Additionally, 1,1-DCA and cis-1,2-DCE were also present but at concentrations less significant than the primary VOCs present. All groundwater analytical data are presented in Table 2. The distribution of the Primary VOCs present in groundwater at the Property are presented in Figures 6, 7, 8, 9, and 10. The analytical data sheets and chain-of-custody documents are included as Appendix G.

The highest concentrations of 1,1-DCE, TCE, 1,1,1-TCA, and Freon 113 were present in temporary well points TW-10, TW-11, and TW-12. These three temporary well points are located at the upgradient Property boundary, and immediately adjacent to the downgradient property boundary of the Sierra Pacific Steel site. The VOC concentrations detected at these well points decreased across the Property in the downgradient and crossgradient directions as demonstrated in Figure 7 for Freon 113, Figure 8 for 1,1-DCE, Figure 9 for TCE, and Figure 10 for 1,1,1-TCA.

The highest concentrations of PCE was present in temporary well points located at the northern portion of the Property near the intersection of Viking Street with Depot Road. The PCE concentrations decreased or remained in the same order of magnitude from the Viking Street and Depot Road intersection to the southwest corner of the Property. The PCE was not present in the southeast portion of the Property with the exception of 6.0

µg/L detected in temporary well point TW-16. The PCE distribution in groundwater is presented in Figure 6.

4.0 DISCUSSION

As a result of the site reconnaissance, 11 facilities of the Property were identified as chemical users. None of these facilities however used chemicals that were detected in groundwater at the time of this investigation. A total of four chemical users (Signet Testing Laboratories, AVD metal Fab Inc., UC Plastic, and Hayward Sign Factory) located in the Diablo Industrial Park, not part of the Property, were identified on the regulatory agency database list search. The records in the files at the Hayward Fire Department for these four sites indicated that three of the four facilities were solvent users. However, these facilities do not appear to be potential contributors of solvents to groundwater based on the facility locations relative to the distribution of solvents in groundwater at the Diablo Industrial Park. In addition, no release reports were observed in the files at the City of Hayward Fire Department for these sites.

Based on the distribution of VOCs in groundwater at the Property, underground utilities do not appear to be a significant pathway for distribution of impacted groundwater. The distribution of VOCs is consistent with the southwest groundwater flow direction.

A total of 5 upgradient reported release sites within ¼ mile upgradient of the Property were identified. Two of these sites, Sierra Pacific Steel and Herning Underground Supply, are located immediately adjacent to the upgradient side of the Property. Each of these sites removed underground storage tanks containing petroleum hydrocarbons. As a result of groundwater investigations following the tank removals, the groundwater analytical data for these sites have demonstrated that VOCs are present, and appear to be from an off-site source. The concentrations and distribution of VOCs on these two sites are consistent with those present in groundwater at the Property.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- There were no documented releases of chemicals containing the VOCs present in groundwater at the Property by any of the tenants of the Property.

- There are no suspect releases of chemicals containing the VOCs present in groundwater at the Property based on the interviews and observations made at the time of the site reconnaissance and file reviews at the City of Hayward Fire Department.

- The depth to groundwater at the property was approximately 9 feet below grade and the flow direction was southwest. The groundwater flow direction for the Property was consistent with flow directions documented for release sites located immediately upgradient of the Property.

- VOCs were present in groundwater at the Property. The primary VOCs detected included 1,1-DCE, Freon 113, PCE, 1,1,1-TCA, and TCE. Additionally, 1,1-DCA and cis-1,2-DCE were also present but at concentrations less significant than the primary VOCs present.

- VOCs are present in groundwater at Sierra Pacific Steel and Herning Underground Supply. Each of these sites is immediately adjacent to and upgradient of the Property. The VOCs detected were similar and consistent in concentration with the VOCs present in groundwater at the Property.

As a result of the site reconnaissance, regulatory agency database record search, file review, and groundwater sampling; Clayton has concluded that there is no evidence of an on-site release of VOCs detected in groundwater at the Property. VOCs were detected in groundwater at sites, upgradient of the Property, that are consistent with the VOCs present in groundwater at the Property. The highest concentration of VOCs present in groundwater at the Property were consistently at the upgradient Property boundary with descending concentrations in the downgradient and crossgradient groundwater flow directions. Therefore, the VOCs present in groundwater at the Property appear to have migrated on-site from an upgradient off-site source.

Clayton recommends that, based on the lack of evidence of and on-site source for VOCs present in groundwater, and evidence of an upgradient source(s) of VOCs in groundwater migrating onto the Property, no further investigation or remedial action is necessary in regards to the identified VOCs present in groundwater at the Property.

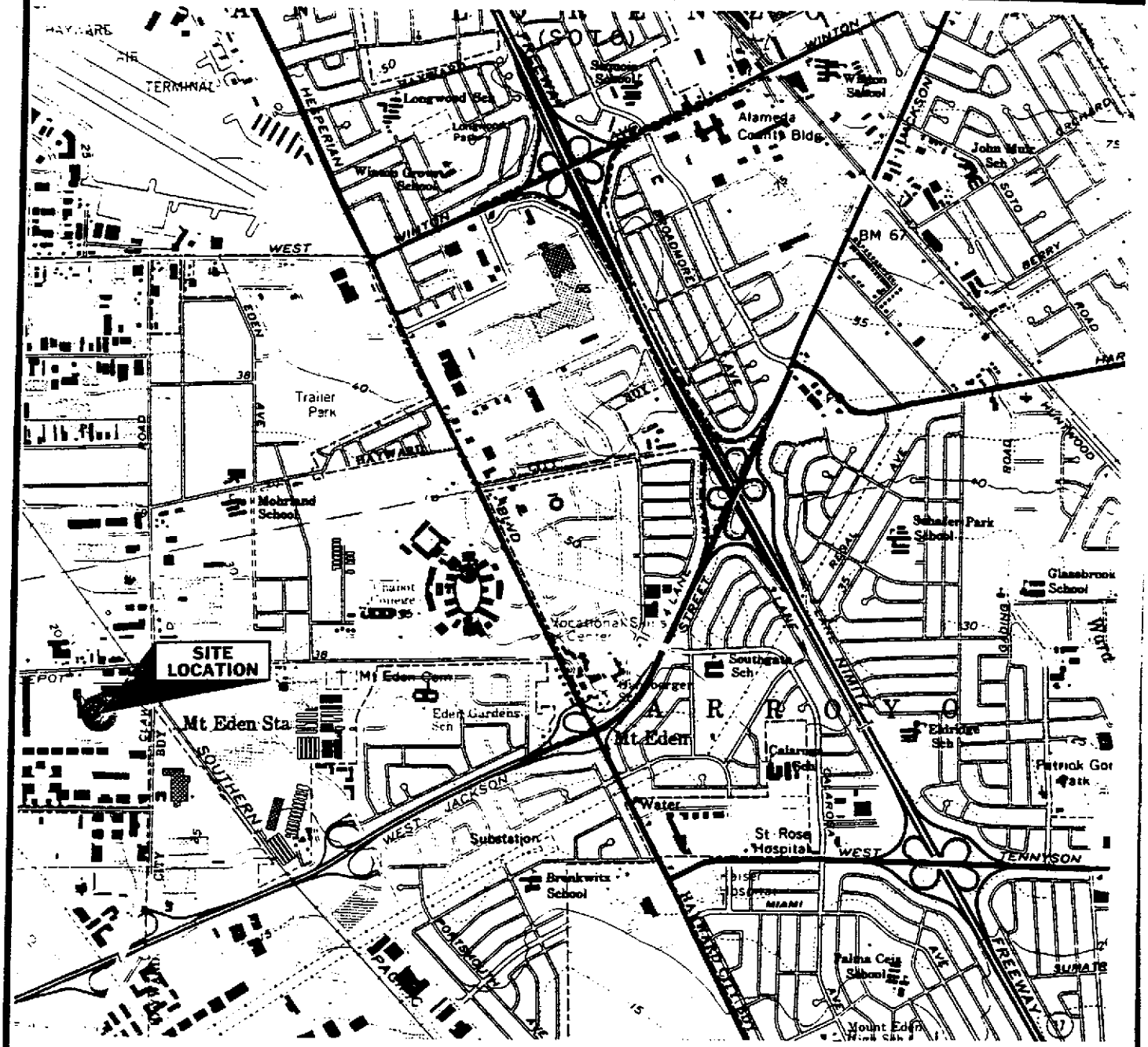
This report prepared by:

Matthew W. Hanko
Project Geologist

This report reviewed by:

Richard W. Day, CEG, CHG
Supervisor, Geosciences/Remediation
Environmental Management and Remediation
San Francisco Regional Office

July 29, 1996



CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

SOURCE MAP:
USGS Quadrangle Map
HAYWARD, CALIFORNIA (1959)
Photorevised 1980

N

SITE LOCATION

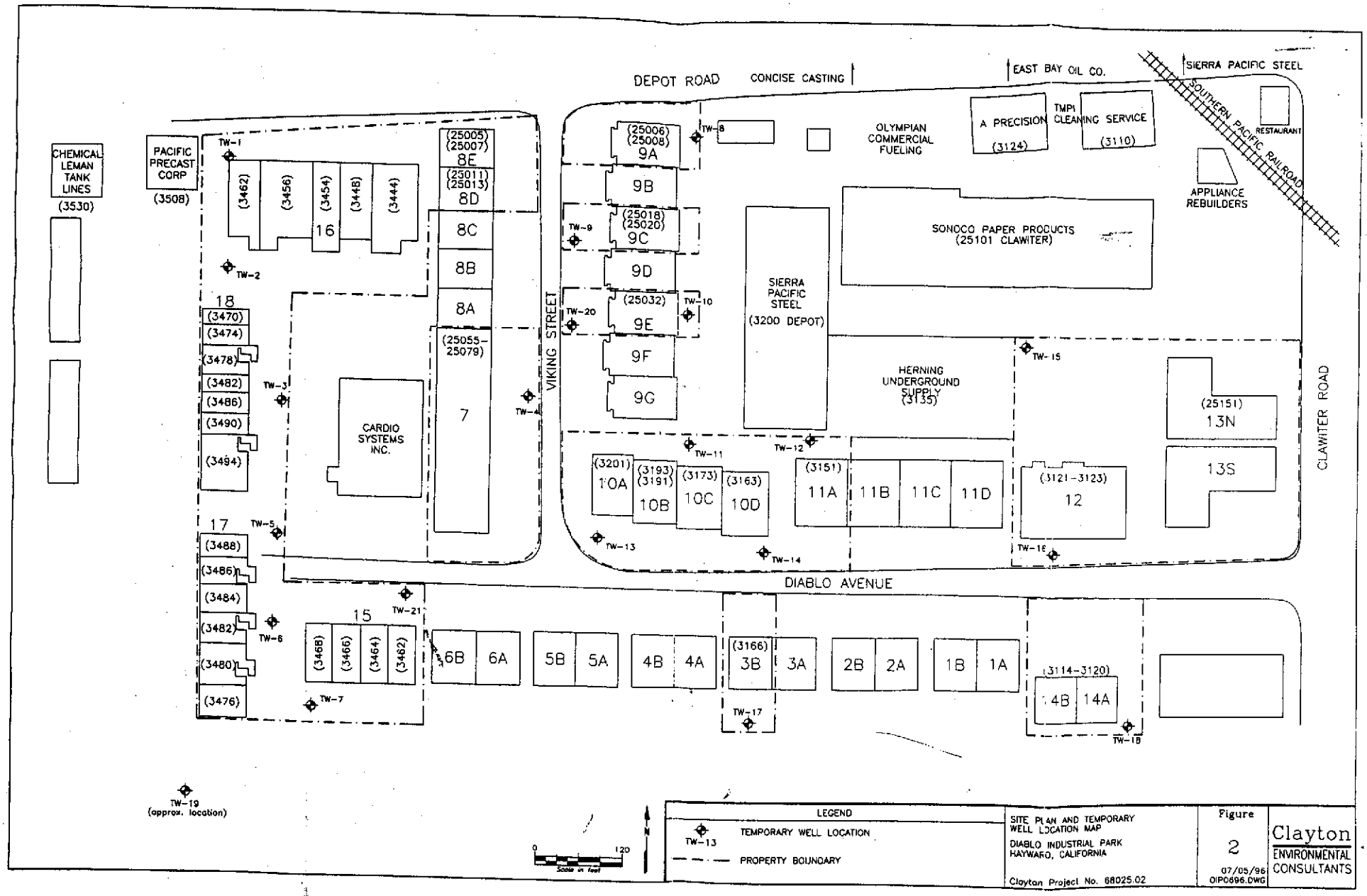
DIABLO PROPERTY
HAYWARD, CALIFORNIA

Clayton Project No. 68025.00

Figure 1

03/27/96
68025001

Clayton ENVIRONMENTAL CONSULTANTS


DEPOT ROAD
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EAST BAY OIL CO.
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SOUTHERN PACIFIC RAILROAD
RESTAURANT
CHEMICAL LEMAN TANK LINES
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PACIFIC PRECAST CORP
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OLYMPIAN COMMERCIAL FUELING
A PRECISION
(3124)
TMPI CLEANING SERVICE
(3110)
APPLIANCE REBUILDERS
SONOCO PAPER PRODUCTS
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TW-13
TW-14
(3151)
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11C
11D
(3121-3123)
12
TW-16
TW-19
(approx. location)
0
120
Scale in feet
N
LEGEND
TW-13
TEMPORARY WELL LOCATION
PROPERTY BOUNDARY
SITE PLAN AND TEMPORARY WELL LOCATION MAP
DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA
Clayton Project No. 68025.02
Figure
2
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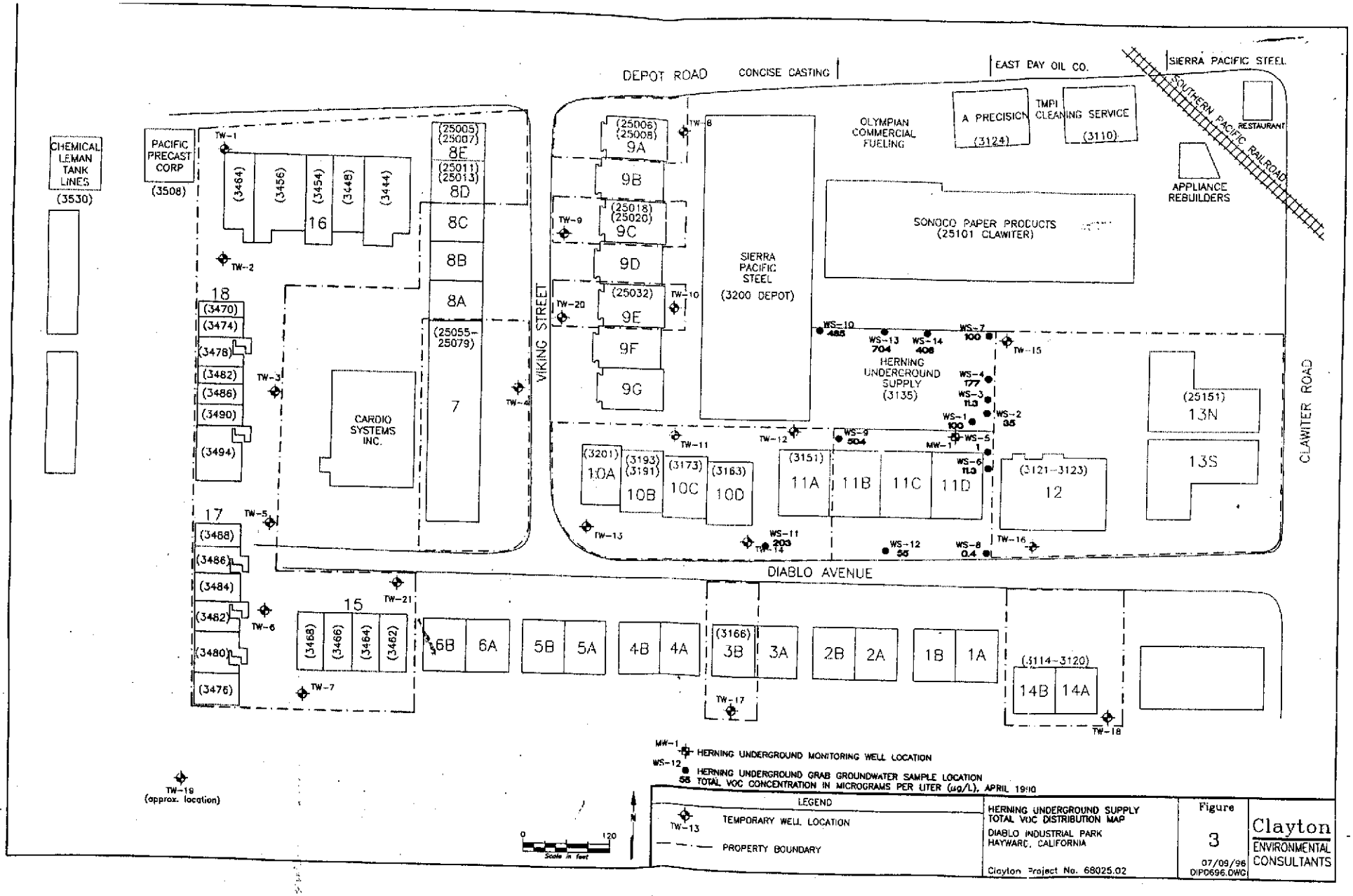
DEPOT ROAD
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EAST BAY OIL CO.
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WS-10 485
WS-13 704
WS-14 408
WS-7 100
WS-4 177
WS-3 11.3
WS-1 100
WS-2 85
WS-9 504
WS-5 1
WS-6 11.3
WS-11 203
WS-12 55
WS-8 0.4
MW-1
MW-1 HERNING UNDERGROUND MONITORING WELL LOCATION
WS-12 HERNING UNDERGROUND GRAB GROUNDWATER SAMPLE LOCATION
55 TOTAL VOC CONCENTRATION IN MICROGRAMS PER LITER (µg/L), APRIL 1910
LEGEND
TW-13 TEMPORARY WELL LOCATION
PROPERTY BOUNDARY
0
120
Scale in Feet
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HERNING UNDERGROUND SUPPLY
TOTAL VOC DISTRIBUTION MAP
DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA
Clayton Project No. 68025.02
Figure
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07/09/96
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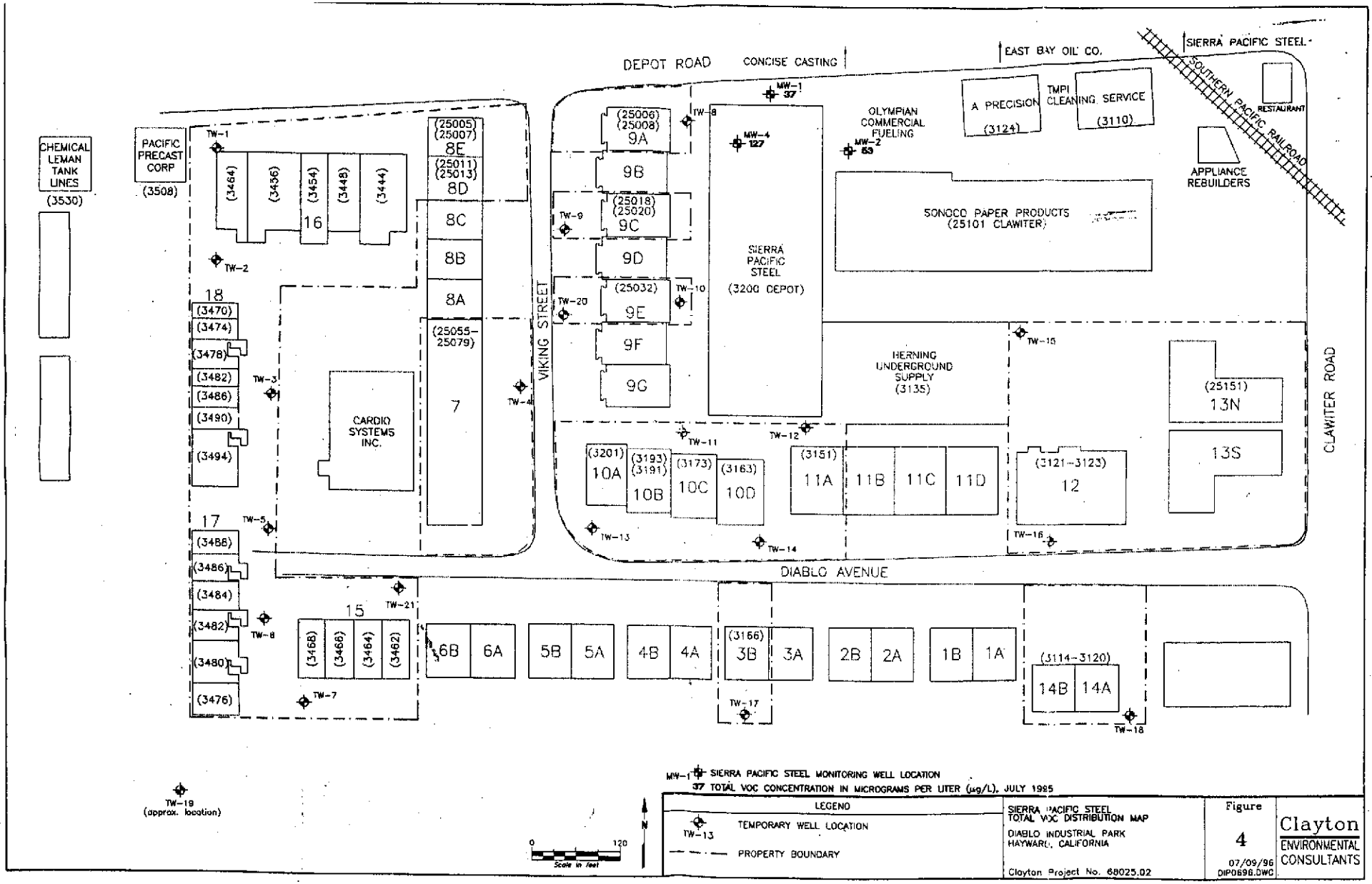
Clayton
ENVIRONMENTAL CONSULTANTS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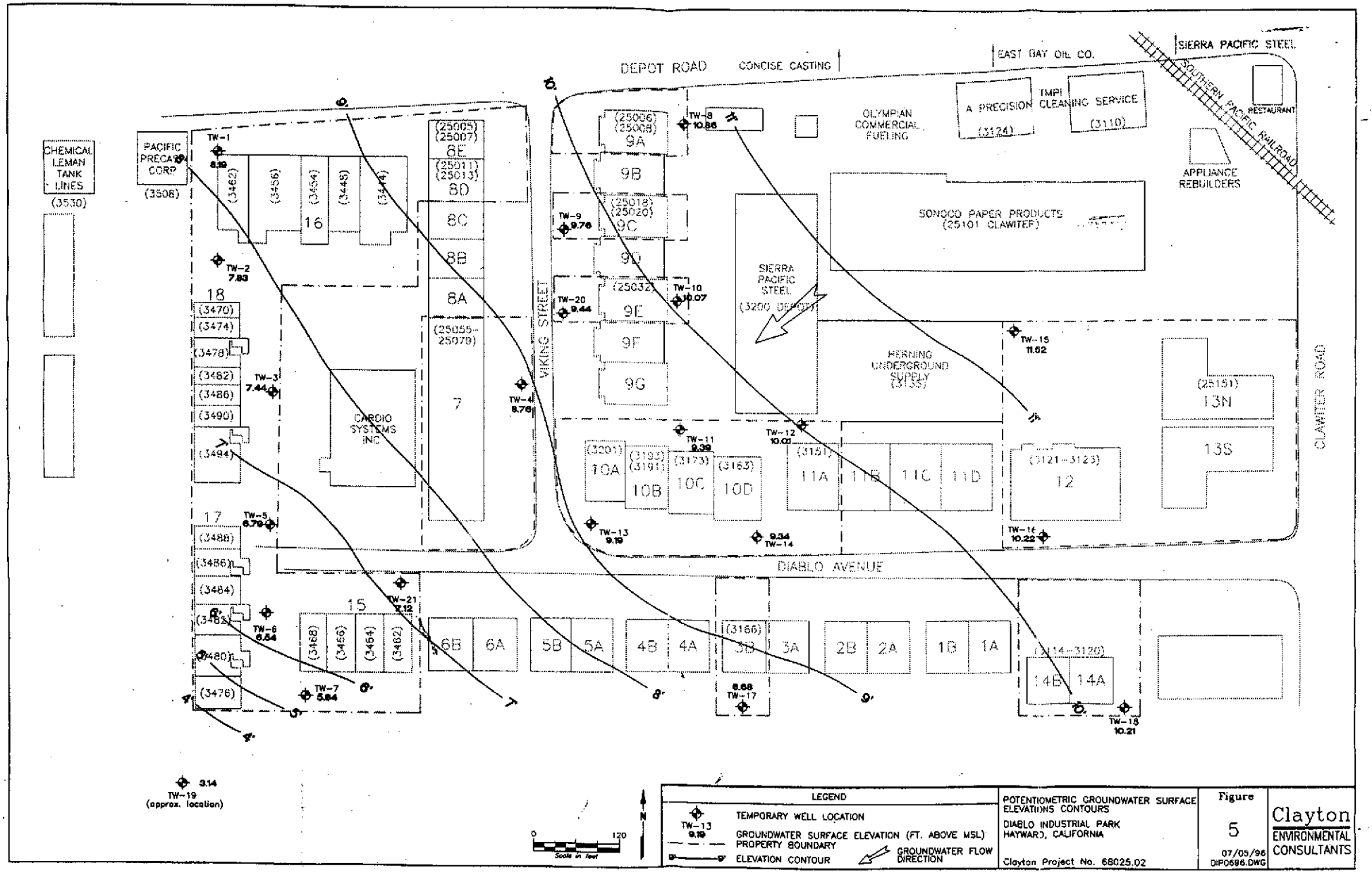
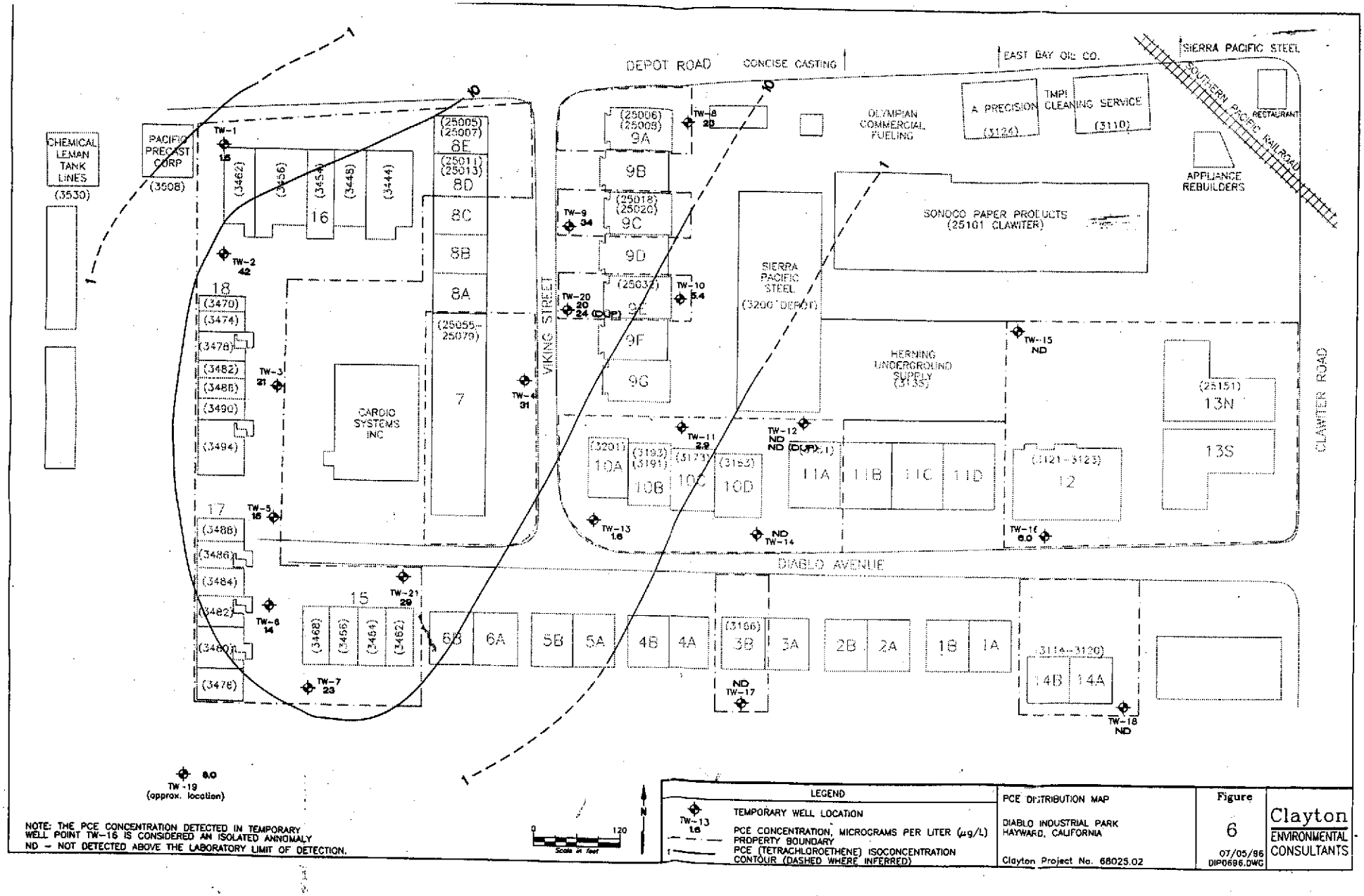
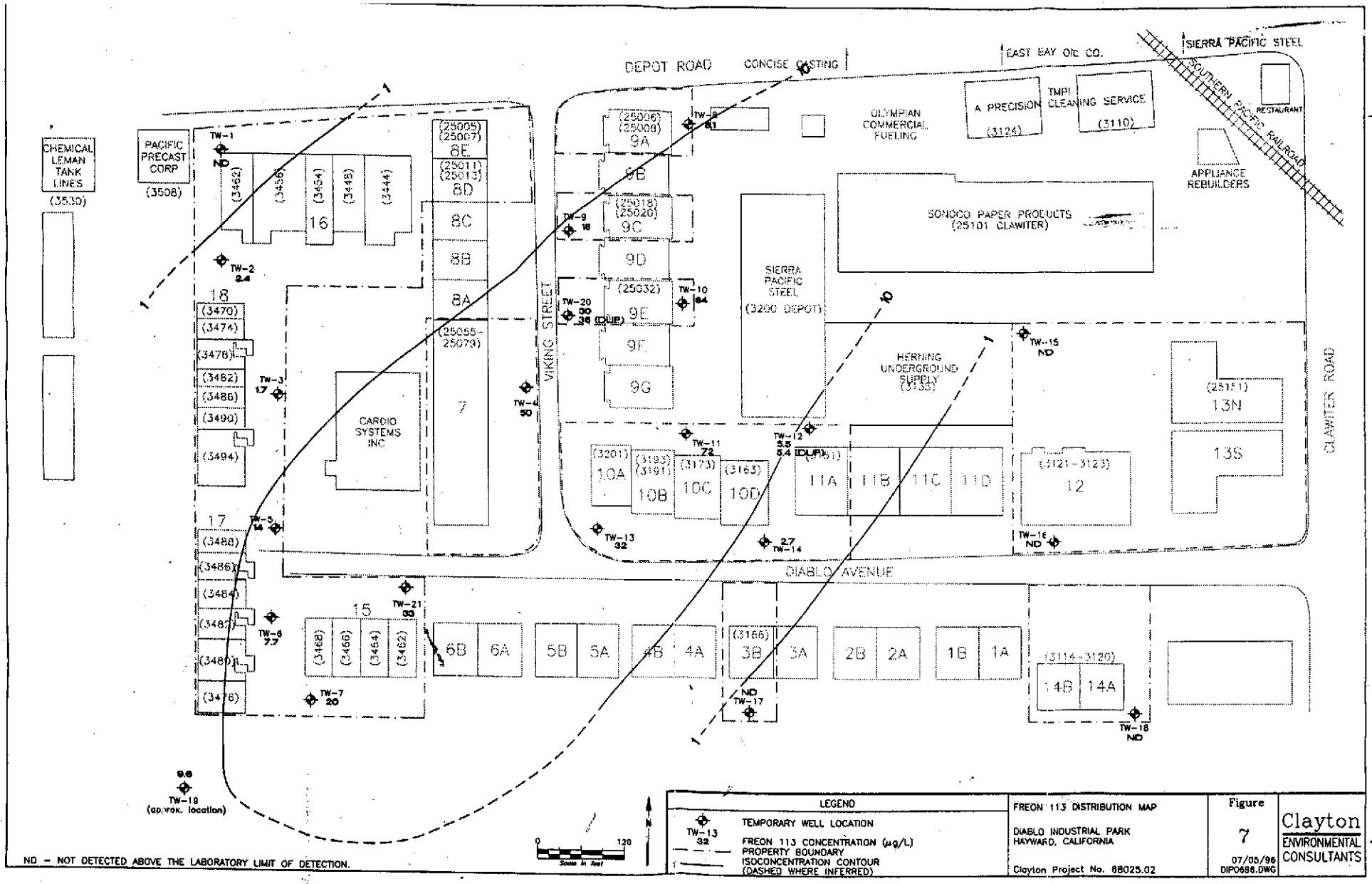
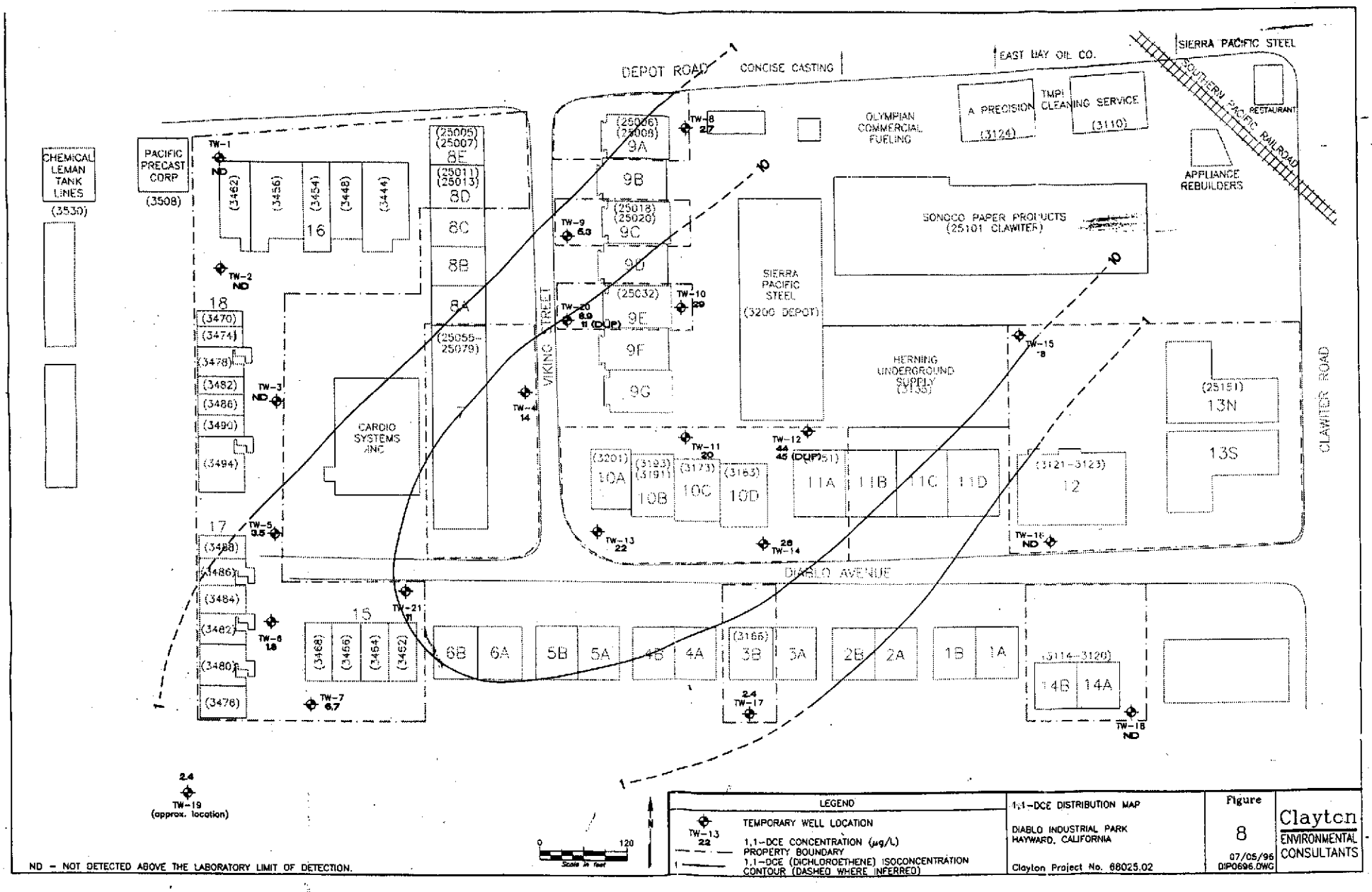
11C
11D
(3121-3123)
12
TW-13
TW-14
TW-16
DIABLO AVENUE
6B
6A
5B
5A
4B
4A
(3166)
3B
3A
2B
2A
1B
1A
(3114-3120)
14B
14A
TW-17
TW-18
TW-19
(approx. location)
MW-1 SIERRA PACIFIC STEEL MONITORING WELL LOCATION
37 TOTAL VOC CONCENTRATION IN MICROGRAMS PER LITER (µg/L), JULY 1995
LEGEND
TW-13 TEMPORARY WELL LOCATION
PROPERTY BOUNDARY
0
120
Scale in feet
N
SIERRA PACIFIC STEEL
TOTAL VOC DISTRIBUTION MAP
DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA
Clayton Project No. 68025.02
Figure
4
07/09/96
DIP0696.DWG
Clayton
ENVIRONMENTAL
CONSULTANTS


DEPOT ROAD
CONCISE CASTING
EAST BAY OIL CO.
SIERRA PACIFIC STEEL
SOUTHERN PACIFIC RAILROAD
RESTAURANT
CHEMICAL LEMAN TANK LINES
(3530)
PACIFIC PRECAST CORP
(3508)
TW-1 8.39
(3462)
(3456)
(3454)
(3448)
(3444)
16
(25005) (25007) 8E
(25011) (25013) 8D
8C
8B
8A
(25055-25078) 7
TW-2 7.83
18
(3470)
(3474)
(3478)
(3482)
(3486)
(3490)
(3494)
TW-3 7.44
CARDIO SYSTEMS INC
TW-4 8.78
VIKING STREET
(25006) (25008) 9A
TW-8 10.86
9B
(25018) (25020) 9C
TW-9 9.76
9D
(25032) 9E
TW-20 9.44
TW-10 10.07
9F
9G
OLYMPIAN COMMERCIAL FUELING
A PRECISION CLEANING SERVICE
(3124)
TMPI CLEANING SERVICE
(3110)
APPLIANCE REBUILDERS
SONOCO PAPER PRODUCTS (25101 CLAWITER)
SIERRA PACIFIC STEEL
(3200 DISTRICT)
FERNING UNDERGROUND SUPPLY
(3136)
TW-15 11.52
CLAWITER ROAD
(25151) 13N
13S
(3121-3123) 12
TW-11 9.39
TW-12 10.01
(3201) 10A
(3192) (3191) 10B
(3173) 10C
(3163) 10D
(3151) 11A
11B
11C
11D
TW-13 9.19
9.34 TW-14
TW-16 10.22
17
TW-5 6.79
(3488)
(3486)
(3484)
(3482)
(3480)
(3476)
TW-6 6.54
TW-7 5.84
15
(3468)
(3466)
(3464)
(3462)
TW-21 7.12
DIABLO AVENUE
6B
6A
5B
5A
4B
4A
(3166)
3B
3A
2B
2A
1B
1A
6.68 TW-17
(3114-3120)
14B
14A
TW-18 10.21
3.14 TW-19 (approx. location)
0
120
Scale in Feet
N
LEGEND
TW-13 9.19 TEMPORARY WELL LOCATION
GROUNDWATER SURFACE ELEVATION (FT. ABOVE MSL)
PROPERTY BOUNDARY
ELEVATION CONTOUR
GROUNDWATER FLOW DIRECTION
POTENTIOMETRIC GROUNDWATER SURFACE ELEVATIONS CONTOURS
DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA
Clayton Project No. 68025.02
Figure 5
07/05/96
DIP0696.DWG
Clayton ENVIRONMENTAL CONSULTANTS

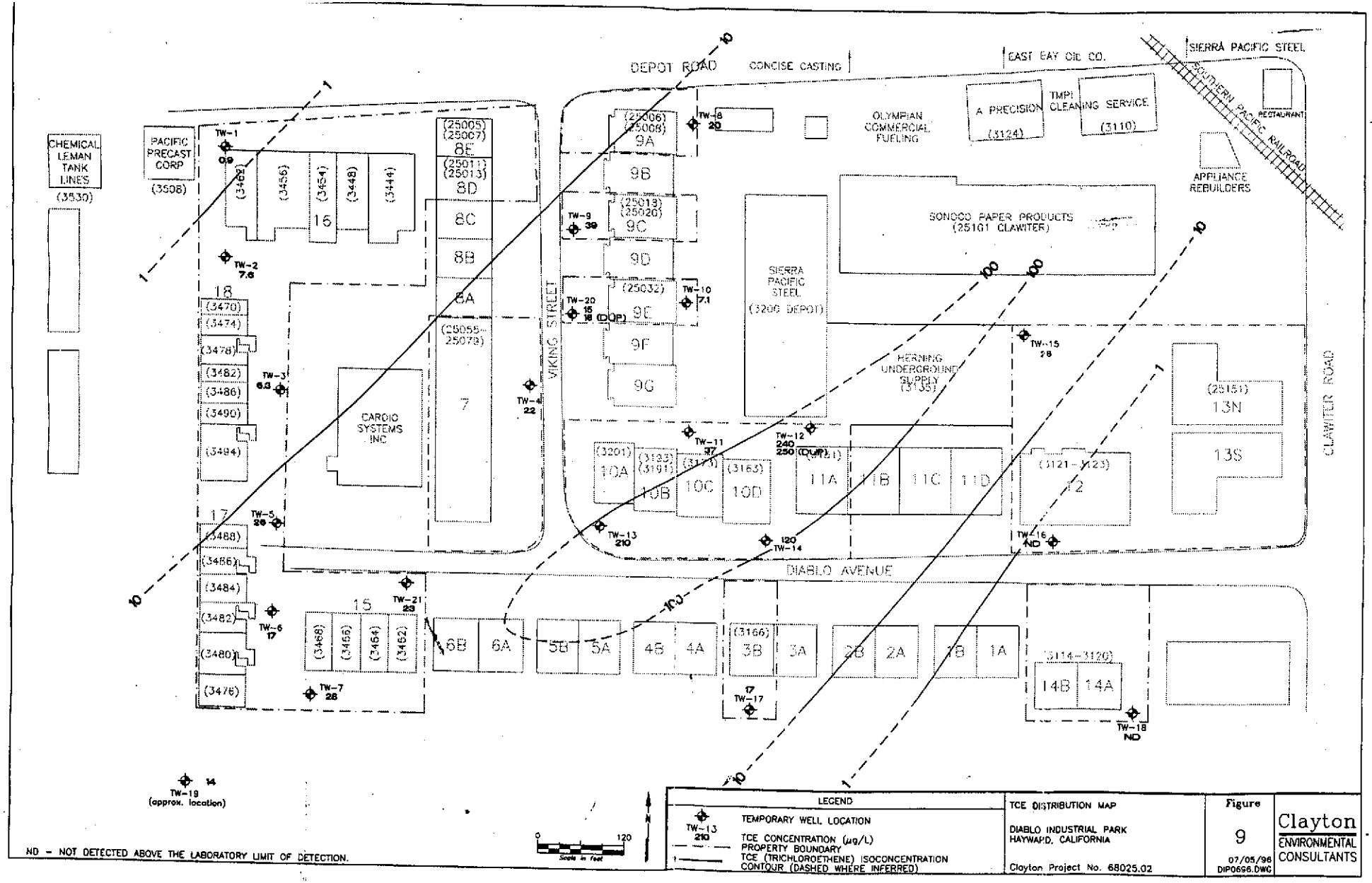

DEPOT ROAD
CONCISE CASTING
EAST BAY OIL CO.
SIERRA PACIFIC STEEL
SOUTHERN PACIFIC RAILROAD
RESTAURANT
CHEMICAL LEMAN TANK LINES (3530)
PACIFIC PRECAST CORP (3508)
OLYMPIAN COMMERCIAL FUELING
A PRECISION (3124)
TMPI CLEANING SERVICE (3110)
APPLIANCE REBUILDERS
SONOCO PAPER PRODUCTS (25101 CLAWITER)
SIERRA PACIFIC STEEL (3200 DEPOT)
HERNING UNDERGROUND SUPPLY (3135)
CARDIO SYSTEMS INC
VIKING STREET
CLAWITER ROAD
DIABLO AVENUE
TW-1 1.5
TW-2 42
TW-3 21
TW-4 31
TW-5 16
TW-6 14
TW-7 23
TW-8 20
TW-9 34
TW-10 5.4
TW-11 2.9
TW-12 ND ND (DUP)
TW-13 1.6
TW-14 ND
TW-15 ND
TW-16 6.0
TW-17 ND
TW-18 ND
TW-20 20 24 (DUP)
TW-21 29
TW-19 6.0 (approx. location)
NOTE: THE PCE CONCENTRATION DETECTED IN TEMPORARY WELL POINT TW-16 IS CONSIDERED AN ISOLATED ANNOMALY
ND = NOT DETECTED ABOVE THE LABORATORY LIMIT OF DETECTION.
0 120 Scale in feet
N
LEGEND
TEMPORARY WELL LOCATION
PCE CONCENTRATION, MICROGRAMS PER LITER (µg/L)
PROPERTY BOUNDARY
PCE (TETRACHLOROETHENE) ISOCONCENTRATION CONTOUR (DASHED WHERE INFERRED)
PCE DISTRIBUTION MAP
DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA
Clayton Project No. 68025.02
Figure 6
07/05/96
DIP0696.DWG
Clayton ENVIRONMENTAL CONSULTANTS


DEPOT ROAD
CONOISE CASTING
EAST BAY OIL CO.
SIERRA PACIFIC STEEL
SOUTHERN PACIFIC RAILROAD
RESTAURANT
CHEMICAL LEMAN TANK LINES (3530)
PACIFIC PRECAST CORP (3508)
OLYMPIAN COMMERCIAL FUELING
A PRECISION (3124)
TMPI CLEANING SERVICE (3110)
APPLIANCE REBUILDERS
SONOCO PAPER PRODUCTS (25101 CLAWITER)
SIERRA PACIFIC STEEL (3200 DEPOT)
HERRING UNDERGROUND SUPPLY (3136)
CARDIO SYSTEMS INC
VIKING STREET
CLAWITER ROAD
DIABLO AVENUE
TW-1 ND
TW-2 2.4
TW-3 1.7
TW-4 50
TW-5 14
TW-6 7.7
TW-7 20
TW-8 61
TW-9 18
TW-10 64
TW-11 72
TW-12 5.5 5.4 (DUP)
TW-13 32
TW-14 27
TW-15 ND
TW-16 ND
TW-17 ND
TW-18 ND
TW-19 (approx. location) 9.8
TW-20 30 34 (DUP)
TW-21 33
LEGEND
TEMPORARY WELL LOCATION
FREON 113 CONCENTRATION (µg/L)
PROPERTY BOUNDARY
ISOCONCENTRATION CONTOUR (DASHED WHERE INFERRED)
FREON 113 DISTRIBUTION MAP
DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA
Clayton Project No. 68025.02
Figure 7
07/05/96
DIP0696.DWG
Clayton ENVIRONMENTAL CONSULTANTS
ND - NOT DETECTED ABOVE THE LABORATORY LIMIT OF DETECTION.



LEGEND			
TW-13 22	TEMPORARY WELL LOCATION 1,1-DCE CONCENTRATION (µg/L)	1,1-DCE DISTRIBUTION MAP	Figure 8
	PROPERTY BOUNDARY	DIABLO INDUSTRIAL PARK HAYWARD, CALIFORNIA	07/05/96 DIP0696.DWG
1	1,1-DCE (DICHLOROETHENE) ISOCONCENTRATION CONTOUR (DASHED WHERE INFERRED)	Clayton Project No. 68025.02	Clayton ENVIRONMENTAL CONSULTANTS

ND – NOT DETECTED ABOVE THE LABORATORY LIMIT OF DETECTION.



ND = NOT DETECTED ABOVE THE LABORATORY LIMIT OF DETECTION.

TCE DISTRIBUTION MAP

DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA

Clayton Project No. 68025.02

Figure 9

07/05/96
DIP0696.DWG

Clayton ENVIRONMENTAL CONSULTANTS

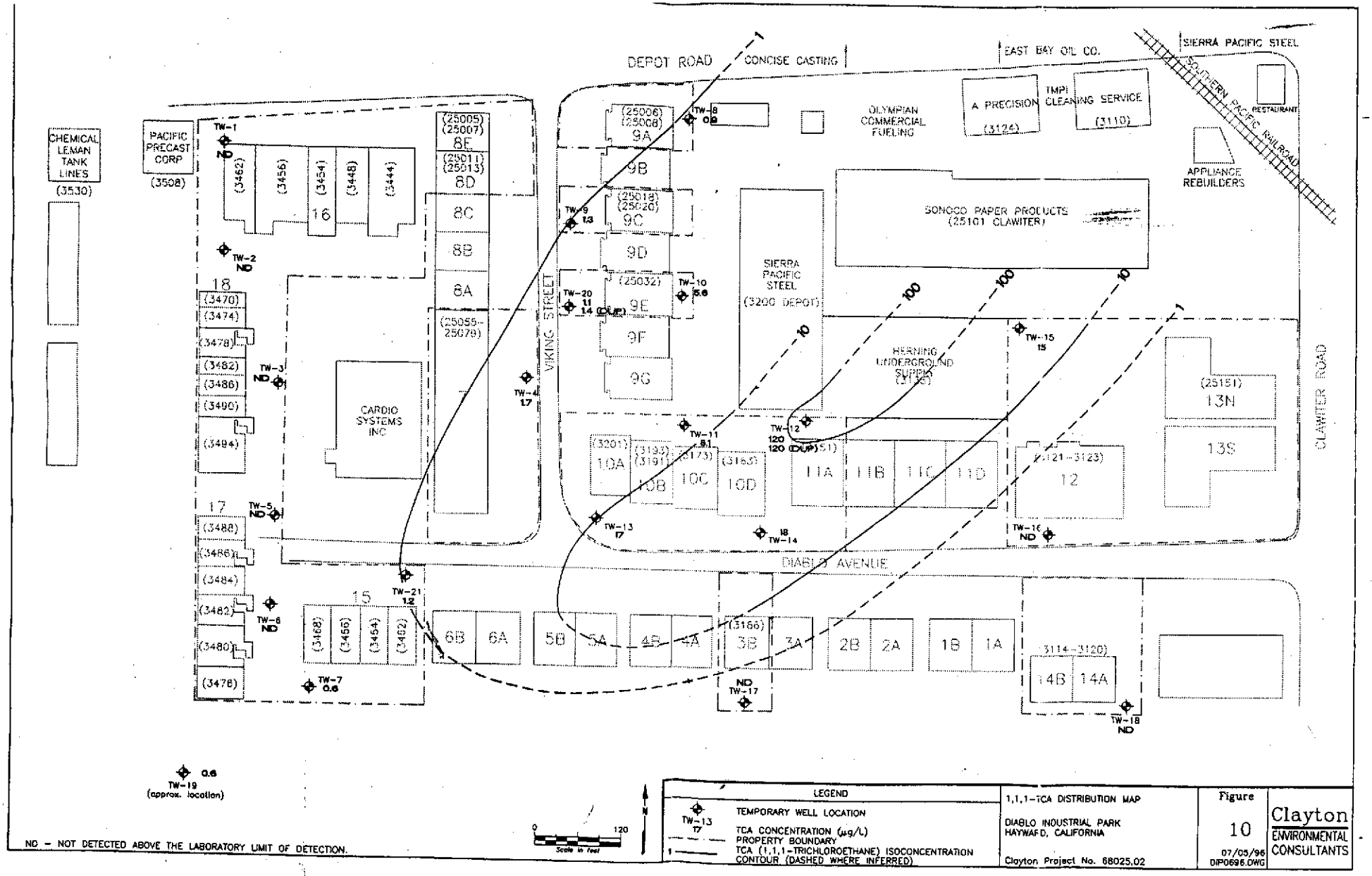

DEPOT ROAD
CONCISE CASTING
EAST BAY OIL CO.
SIERRA PACIFIC STEEL
SOUTHERN PACIFIC RAILROAD
CHEMICAL LEMAN TANK LINES (3530)
PACIFIC PRECAST CORP (3508)
OLYMPIAN COMMERCIAL FUELING
A PRECISION (3124)
TMPI CLEANING SERVICE (3110)
RESTAURANT
APPLIANCE REBUILDERS
SONOCO PAPER PRODUCTS (25101 CLAWITER)
SIERRA PACIFIC STEEL (3200 DEPOT)
HERNING UNDERGROUND SUPPLY (3136)
CARDIO SYSTEMS INC
VIKING STREET
CLAWITER ROAD
DIABLO AVENUE
TW-1 ND
TW-2 ND
TW-3 ND
TW-4 1.7
TW-5 ND
TW-6 ND
TW-7 0.6
TW-8 0.8
TW-9 1.3
TW-10 5.6
TW-11 5.1
TW-12 120 120 (DUP) 51
TW-13 17
TW-14 18
TW-15 15
TW-16 ND
TW-17 ND
TW-18 ND
TW-20 1.1 1.4 (DUP)
TW-21 1.2
TW-19 0.6 (approx. location)
100
10
1
NO - NOT DETECTED ABOVE THE LABORATORY LIMIT OF DETECTION.
0 120 Scale in Feet
N
LEGEND
TEMPORARY WELL LOCATION
TCA CONCENTRATION (µg/L)
PROPERTY BOUNDARY
TCA (1,1,1-TRICHLOROETHANE) ISOCONCENTRATION CONTOUR (DASHED WHERE INFERRED)
1,1,1-TCA DISTRIBUTION MAP
DIABLO INDUSTRIAL PARK
HAYWARD, CALIFORNIA
Clayton Project No. 68025.02
Figure 10
07/05/96
DIP0696.DWG
Clayton ENVIRONMENTAL CONSULTANTS

TABLE 1
Summary of Volatile Organic Compounds
Detected in Grab Groundwater Samples
Diablo Industrial Park
Hayward, California
All data is reported in micrograms per liter ($\mu g/L$)

Sample Point	Chloro form	1,1-DCA	1,1-DCE	cis-1,2-DCE	Freon 113	PCE	1,1,1-TCA	TCE
TW-1	<0.5	<0.4	<0.2	0.5	<0.6	1.5	<0.5	0.9
TW-2	<0.5	<0.4	<0.2	2.6	2.4	42	<0.5	7.6
TW-3	1.1	<0.4	<0.2	1.2	1.7	21	<0.5	6.3
TW-4	0.6	2.7	14	14	50	31	1.7	22
TW-5	3	0.7	3.5	5.7	14	15	<0.5	26
TW-6	<0.5	<0.4	1.8	3.3	7.7	14	<0.5	17
TW-7	1.3	1.2	6.7	9.1	20	23	0.6	28
TW-8	0.5	1.8	2.7	13	8.1	23	0.9	20
TW-9	<0.5	3.2	5.3	28	18	34	1.3	39
TW-10	<0.5	7.6	29	<0.4	84	5.4	5.6	7.1
TW-11	<0.5	3.7	20	8.8	72	2.9	8.1	37
TW-12	<0.5	4.9	44	20	5.5	<0.5	120	240
TW-12 Dup.	<0.5	4.9	45	20	5.4	<0.5	120	250
TW-13	1.4	4.5	22	71[1]	32	1.6	17	210
TW-14	<0.5	2.3	26	<0.4	2.7	<0.5	18	120
TW-15	<0.5	1.9	18	<0.4	<0.6	<0.5	15	28
TW-16	<0.5	<0.4	<0.2	<0.4	<0.6	6.0	<0.5	<0.3
TW-17	<0.5	<0.4	2.4	<0.4	<0.6	<0.5	<0.5	17
TW-18	<0.5	<0.4	<0.2	<0.4	<0.6	<0.5	<0.5	<0.3
TW-19	1.4	<0.4	2.4	0.5	9.6	8.0	0.6	14
TW-20	<0.5	2.3	8.9	12	30	20	1.1	15

TABLE 1
Summary of Volatile Organic Compounds
Detected in Grab Groundwater Samples
Diablo Industrial Park
Hayward, California
All data is reported in micrograms per liter ($\mu g/L$)

TW-20 Dup.	<0.5	2.7	11	14	36	24	1.4	18
TW-21	1.4	2.7	11	10	33	29	1.2	23
Trip Blank	<0.5	<0.4	<0.2	<0.4	<0.6	<0.5	<0.5	<0.3

1,1-DCA	1,1-dichloroethane
1,1-DCE	1,1-dichloroethene
cis-1,2-DCE	cis-1,2-dichloroethene
PCE	Tetrachloroethene
TCA	1,1,1-trichloroethane
TCE	trichloroethene
	trans-1,2-dichloroethene was also detected at a concentration of 1.8 $\mu g/L$
Dup.	Duplicate grab groundwater sample
<0.4	Not detected above the stated laboratory limit of detection

TABLE 2
Groundwater Elevations
as Measured in the Temporary Well Points
Diablo Industrial Park
Hayward, California

Temporary Well Point	Depth to Water (feet)	Top of Casing Elevation (feet)[1]	Groundwater Elevation (feet)[1]
TW-1	9.21	17.40	8.19
TW-2	9.28	17.11	7.83
TW-3	9.96	17.40	7.44
TW-4	8.34	17.10	8.76
TW-5	8.49	15.28	6.79
TW-6	8.38	14.92	6.54
TW-7	9.89	15.73	5.84
TW-8	10.24	21.10	10.86
TW-9	8.11	17.87	9.76
TW-10	9.10	19.17	10.07
TW-11	9.36	18.75	9.39
TW-12	10.25	20.26	10.01
TW-13	9.19	17.84	8.65
TW-14	8.62	17.96	9.34
TW-15	11.11	22.63	11.52
TW-16	12.58	22.80	10.22
TW-17	10.43	19.11	8.68
TW-18[2]	17.49	27.7	10.21
TW-19[2]	12.08	15.22	3.14
TW-20	8.24	17.68	9.44
TW-21	8.97	16.09	7.12

[1] Elevations are reported in feet above Mean Sea Level (MSL). The benchmark used for the survey was a City of Hayward street monument located northwesterly of the intersection of Diablo Avenue and Viking Street (Elev.= 17.067, USGS Datum).

[2] The casing extended approximately 5 feet above grade.

APPENDIX A

DIABLO INDUSTRIAL PARK BACKGROUND SUMMARY

Western Operations

1252 Quarry Lane
P.O. Box 9019
Pleasanton, CA 94566
(510) 426-2600
Fax (510) 426-0106

Clayton
ENVIRONMENTAL
CONSULTANTS

February 9, 1996

Mr. Eddy So
San Francisco RWQCB
2101 Webster Street, Suite 500
Oakland, CA 94612

Mr. Hugh Murphy
Board Environmental Specialist
Fire Prevention Office
25151 Clawiter Road
Hayward, CA 94545

Subject: Summary of Environmental Documents Prepared for the Diablo Industrial Park in Hayward, California

Dear Messrs. So and Murphy:

The purpose of this letter is to provide you with a summary of environmental investigations that have been completed at the Diablo Business Park in Hayward, California (the Property). Upon your review of this document we would like to arrange a meeting to discuss a plan of action for the work necessary to further investigate the Property and ascertain the source of the contaminants which are present in groundwater at the Property. Kemper Real Estate Management (Property owner) is actively marketing the Property for sale and it is of urgent importance that we obtain a rapid resolution of the issues related to the contaminated groundwater.

Site Description

The Property consists of 19 buildings situated on 19.66 acres. The Property is bounded by Depot Road to the north, situated on each side of Diablo Avenue at the south and on each side of Viking Street at the west, and bounded by Clawiter Road to the east. The Property addresses include: 3114 - 3120 Diablo Avenue (Building 14A & B); 3121 - 3123 Diablo Avenue (Building 12); 3151 Diablo Avenue (Building 11A); 3166 Diablo Avenue (Building 3B); 3163 - 3193 Diablo Avenue (Building 10B, C and D); 3201 Diablo Avenue (Building 10A); 3438 - 3464 Diablo Avenue (Building 16); 3462 - 3468 Diablo Avenue (Building 15); 3470 - 3494 Diablo Avenue (Building 18); 3476 - 3488 Diablo Avenue (Building 17); 25005 - 25007 Viking Street (Building 8E); 25006 - 25008 Viking Street (Building 9A); 25011 - 25013 Viking Street (Building 8D); 25018 - 25020 Viking Street (Building 9C); 25030 Viking Street (Building 9E); and 25055 - 25079 Viking Street (Building 7). A site location map and site plan are included as an attachment, Figures F2 and F3, respectively.

The Property was agricultural land prior to the current development. The development occurred in stages beginning in the late-1970s. The buildings were constructed as industrial facilities or warehouses. The Property is owned/management by Kemper Real Estate Management.

Background

A Phase I Environmental Assessment (EA) was conducted at the Property in August 1994 by Hygienetics Environmental Services, Inc. (Hygienetics). As a result of the findings of the EA, two subsurface environmental investigations have been completed at the Property by Hygienetics and Mittelhauser Corporation. A summary of the findings of each environmental document is presented below. Additionally, a brief summary of known sites in the vicinity of the Property that have the potential to impact the Property are also discussed.

First encountered groundwater at the site is expected to occur at approximately 10 to 15 feet below grade and the expected groundwater flow direction is west and southwest.

Hygienetics, Phase I Environmental Acquisition Study, August 1994

Hygienetics was retained by The RREEF Funds (a potential buyer of the Property) to perform an EA at the Property. Hygienetics summarized the data gathered from the EA into a report dated August 1994. According to the EA report, the type of businesses that exist at the Property consist of the following:

- Distribution and warehousing of pre-manufactured packaged product;
- Business offices,;
- Sales offices;
- Fork lift sales and service;
- Machine shop;
- Metal finishing;
- Food processing;
- Laboratory; and
- Battery distributor.

A total of 16 of the 19 tenants identified at the Property during the EA stored hazardous materials. The hazardous material storage consisted of small quantities of alkanes, various laboratory chemical reagents, hydraulic oil, machine oil, paints, bases and acids, Freon, and solvents. A total of 6 of the 19 tenants generated hazardous waste. The hazardous waste consisted of

- Waste oil from various facilities;
- Waste water from the metal finishing facility discharged to the City of Hayward, Department of Public Works publicly owned treatment works (POTW). Metal finishing waste products also consist of nitric acid, nitric strip, solids and sludges, gold strip, alkaline nickel strip, petro naptha, and isopropyl alcohol;
- Used battery cells;
- Biohazardous wastes; and
- Solvents generated from Safety Kleen stations.

Other Locations

Three Hydropunch borings were advanced on the Property to assess the potential for an off-site source migrating to the Property. These boring were located: 1) at the northeast side of a fenced area of 25006 - 25008 Viking Street (Building 9A); 2) at the northeast side of the parking lot of 3163 - 3193 Diablo Avenue (Building 10); and 3) at the northeast side of the parking lot of 2121 - 3123 Diablo Avenue (Building 12). The grab groundwater samples were analyzed for TPH-G, TPH-D, BTEX, VOCs, metals, and pH.

The analytical data indicated that TPH-G & D were not present. pH ranged from 7.2 to 7.4, and arsenic, cadmium molybdenum, nickel, and mercury were present at concentrations below MCLs. The VOC analytical data indicated that VOCs were present in the grab groundwater samples consisting of TCE, 1,1,1-trichloroethane (TCA), cis-1,2-dichloroethene (cis-1,2-DCE), 1,1-dichloroethene (1,1-DCE), and 1,1-dichloroethane (1,1-DCA), tetrachloroethene (PCE), and acetone. The maximum total VOC concentrations were present in the boring located north of building 10 with TCE (780 ppb), TCA (53 ppb), cis-1,2-DCE (300 ppb), 1,1-DCE (67 ppb), and 1,1-DCA (20 ppb). Total VOC concentrations present in the grab groundwater sample collected northeast of Building 12 was 21 ppb, and 68.7 ppb in the grab groundwater sample collected northeast of Building 9A.

Mittelhauser, Passive Soil Gas Survey, May 1995

Mittelhauser was retained by Kemper in March 1995 to perform a passive soil gas survey at the Property to 1) identify VOCs and semi-VOCs related to chlorinated solvents and petroleum hydrocarbons in soil gas, 2) map the distribution of the compound occurrences to aid in defining potential source areas, preferential migration pathways and the areal extent of chemical migration, and 3) provide data to aid in developing strategies for monitoring groundwater quality and developing future investigative studies.

The scope of work consisted of placing 40 passive soil gas samplers on 50 to 100 foot intervals throughout the Property where accessibility allowed. The sampler locations are shown on Plate 1, included as an attachment. All samplers were analyzed by Northeast Research Institute's standard method of Thermal Desorption - Mass Spectrometry.

The analytical data indicated that TCE, PCE and benzene were the most prominent compounds present in soil gas. The distributions of these compound occurrences were reported and mapped. To map the reported compounds, mass spectral peaks indicative of the compounds were selected and their corresponding ion counts were summed and plotted. Table 1 lists the reported compounds and their selected indicator mass peaks.

Table 1
Reported Compounds and Their Indicator Mass Peaks

Report Compound	Indicator Mass Peak(s) (AMI)
TCE	130
PCE	164
Benzene	78

In addition to the compounds listed above, limited occurrences of DCE, DCA, TCA and Freons 11 and 113 were also detected. Due to the limited nature of these occurrences, their distributions were not mapped.

The distribution of TCE as detected in soil gas is shown on Plate 2, included as an attachment. High response levels, generally indicative of potential source areas, were identified at sample locations 23 and 24; the intermediate response levels indicate that migration from this area has occurred to the west. The linear trend is these occurrences indicated that migration may have occurred along a preferential pathway created from an underground utility conduit or sewer line. The areal extent of TCE occurrences appears to be limited to the survey area, but may extend beyond the limits of the Property to the southwest and potentially to the northeast.

The distribution of PCE is shown on Plate 3, included as an attachment. High response levels for PCE were detected in the western portion of the survey area at sample locations 8, 9, 10 and 11. Migration from this vicinity appears to have occurred towards the east, and may have occurred along a preferential pathway created by a utility conduit. Secondary potential source areas for PCE may have been identified in the central and eastern portions of the survey area in the vicinity of samples 17, 20, 39 and 40; and 30, 31 and 33, respectively.

The distribution of benzene is shown on Plate 4, included as an attachment. Benzene occurrences were identified in the central portion of the survey area in the vicinity of samples 17, 20, 39 and 40, and in the eastern portions of the survey area in the vicinity of samples 30, 31 and 33.

Neighboring Sites

Neighboring sites upgradient, with respect to groundwater flow direction, that are known solvent and petroleum hydrocarbon users that have the potential to impact the Property. These properties have been identified as the following:

Site Name/Address	Distance	Direction
Former Concise Casting, 3197 Depot Road (Currently Concise Business Park)	50 feet	North
New Bulk Transportation	100 feet	NNW
East Bay Oil/Gold Shield Chemical, 3111 Depot Road	adjacent	NE

If you have any questions regarding the contents of this letter or require additional data, please do not hesitate to contact me at (510) 426-2665. We will contact you within five days after the post mark date of this letter to arrange a meeting. We look forward to meeting with you.

Sincerely,

Matthew W. Hanko
Project Geologist
Environmental Management and Remediation
San Francisco Regional Office

for

Dwight R. Hoenig
Vice President/Major Project Development
Environmental Management and Remediation
San Francisco Regional Office

MWH/paw
ACTIVE/P1639/1639l079.WP

Enclosures