PHASE II
ENVIRONMENTAL SITE
INVESTIGATION

823 EAST 12TH STREET
OAKLAND
CALIFORNIA

FOR

EDEN REALTY
OAKLAND
CALIFORNIA

basics
ENVIRONMENTAL

SEPTEMBER 25, 1996
96-ENV014A

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ENVIRONMENTAL

September 25, 1996
96-ENV014A

Mr. Dzuong Duy Le
c/o Eden Realty
212 E. 14th Street
Oakland, California 94606

3345 Grand Av
Oakland 94610

Subject: Phase II Site Investigation Report
Fomer J&R Used Auto Parts
823 East 12th Street
Oakland, California 94606

Dear Mr. Duy Le:

This report describes a Phase II Site Investigation of the site located at 823 East 12th Street, Oakland, California.

Based on the information compiled from the preliminary soil and ground water investigation our findings indicate there are environmental concerns on site that warrant further investigation.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental

Donavan G. Tom, M.B.A., R.E.A.
Principal Consultant

(925) 258-9099

PHASE-II.LTR

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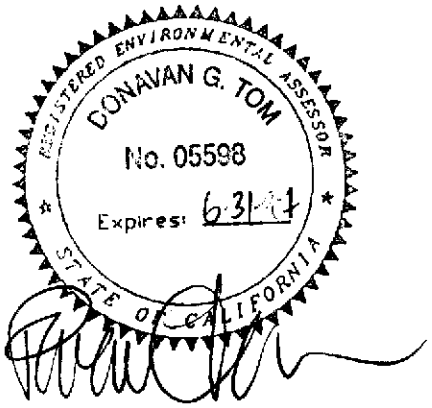
PROFESSIONAL CERTIFICATION

REPORT
PHASE II SITE INVESTIGATION
FORMER J&R AUTOMOBILE DISMANTLERS
823 EAST 12TH STREET
OAKLAND, CALIFORNIA
96-ENV014A
SEPTEMBER 25, 1996

This report has been prepared by the staff of Basics Environmental (Basics) under the professional supervision of the Principal Consultant whose seal and signature appears hereon. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional engineering and geologic practice and within the requirements by the Client. There is no other warranty, either expressed or implied.

The data and findings of this report are based on the data and information obtained from the agreed upon scope of work between Basics and the Client. Additional scope of services (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject Site.

This report was prepared solely for the benefit of Basic's Client. Basic consents to the release of this report to third parties involved in the evaluation of the property for which the report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.



Donavan G. Tom, M.B.A., R.E.A.
Principal Consultant

1.0 INTRODUCTION

1.1 Purpose of Investigation

Basics Environmental (Basics) has performed this Phase II Site Investigation (Phase II) for Mr. Dzuong Duy Le c/o Eden Realty pursuant to our letter of engagement signed September 3, 1996. The "subject site" is at 823 East 12th Street, Oakland, California (See Drawing 1).

1.2 Background

A Phase I Environmental Assessment Report, dated May 22, 1996 previously performed by Basics for the subject site, revealed on July 23, 1991, inspectors from the ACDEH found areas of considerable oil contamination at site of an auto dismantler facility. A soil sample was taken from an area of noticeable oil stainage from stored vehicles and analyzed by the ACDEH laboratory. These results indicated that minimally, the soil sample was contaminated with 18.7% Oil and Grease and approximately 27,000 ppm (parts per million) total lead. Subsequently, Basics under the guidance of Ms. Medula Logan, Site Cleanup Officer of the ACDEH, developed a Phase II Site Investigation approach to investigate the impact of the heavy petroleum hydrocarbon constituents, lead and other metals in the soil and/or groundwater resulting from the past auto dismantling activities on site and render findings and professional opinion regarding the potential for adverse environmental impacts to the site.

1.3 Scope of Work

The scope of work performed for this Phase II consisted of the following tasks:

- Under the direction of a California Registered Geologist, Basics advanced four soil test borings within suspect areas of impact to first ground water;
- Soil samples were collected at six inches below the surface and at five foot intervals. Three grab water samples were taken (two from the two perceived down gradient borings and one from the perceived up gradient boring);
- Samples were collected, labeled, placed in a cooler with chemical ice, and transported under Chain of Custody control to a McCampbell Analytical Laboratory, a certified laboratory with the Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency, for analysis; and
- Samples were analyzed for total recoverable petroleum hydrocarbons (heavy carbon constituents, i.e, diesel, oil, and grease) (EPA 418.1); and total and dissolved

LUFT Metals (Cd, Cr, Ni, Pb, Zn) (EPA 6010).

The work for this Phase II was performed within the client approved scope of work and budget for the investigation.

1.4 Permits and Regulatory Compliance

Several regulatory agencies were contacted prior to the beginning of this work and the permits necessary to proceed were obtained. Correspondence, copies of applications submitted, and copies of the permits received are attached as Appendix C. Permits or approvals were obtained from the following agencies:

- Ms. Medula Logan, Site Cleanup Officer, Alameda County Department of Environmental Health;
- Mr. Wyman Hong, Alameda County Flood Control and Water Conservation District, Zone 7; and
- Underground Services Alert (U.S.A.), U.S.A. Job No. 249118.

2.0 SOIL AND GROUND WATER SAMPLING

2.1 Field Activities

On September 16, 1996, four soil test borings were advanced at the subject site within suspect areas of impact (i.e., digressed areas of vegetation within the former vehicle storage area) by Precision Sampling, Inc. (PSI; San Rafael, California) under the direction of a California Registered Geologist. Three of the four borings specifically were designed to sample both soil and ground water. The targeted areas of concern are shown on Drawing 2 and include:

- One boring (B-1) located near the southeast perimeter of the site near the existing building within the former vehicle storage area and digressed vegetation;
- One boring/temporary well (B-2) located near the northwest perimeter of the site near a suspect sump/pit area within the former vehicle storage area and edge of digressed vegetation;
- One boring/temporary well (B-3) located near the southwest perimeter of the site near within the former vehicle storage area and digressed vegetation; and
- One boring/temporary well (B-4) located near the northeast perimeter of the site near a suspect sump/pit area and the existing building within the former vehicle storage area and edge of digressed vegetation.

These locations were intended to provide ground water chemistry data at potentially downgradient locations from the areas where possible releases could have occurred and at up gradient locations to evaluate possible impacts from off-site.

PSI utilized an Enviro-Core® continuous soil sampling system in which an outer drive-casing and inner sample barrel simultaneously were driven into the ground. Soil samples were collected in pre-cleaned brass liners within the inner sample barrel. After advancing both the drive-casing and sample barrel 3 feet, the sampler was retracted, and the samples removed. Selected samples then were sealed and labeled for archiving and/or future analytical purposes; the remainder of the samples were scrutinized for field characterization. The drive-casing and sample barrel were advanced in this manner until the total depth of each borehole was reached. The casing was then retracted, and a temporary small-diameter (i.e., 1-inch diameter PVC) well was installed in three of the four boreholes in order to collect one-time "grab" ground water samples.

Soil samples from B-1 were retrieved from discrete depths of 0.5, 5, 10 and 15 feet bgs. Soil samples from B-2 were collected from discrete depths of 0.5, 5, and 10 feet bgs. Soil samples from B-3 were collected from discrete depths of 0.5, 5, 10, and 15 feet bgs. Soil samples from B-4 were collected from discrete depths of 0.5, 5, and 10 feet bgs. The samples for analytical purposes were covered on each end with Teflon, capped, sealed with tape, labeled, and placed in an insulated chest containing ice. Logs of the borings, which indicate site lithology, soil sampling depths, and other pertinent information were developed under the direction of a California Registered Geologist during the drilling program and are included in Appendix A.

Upon concluding the drilling program, three of the four borings were converted to temporary wells and "grab" ground water samples were collected. The sampling procedures followed by Basics field geologist are described below:

- Threading together and lowering into the boring 1-inch diameter PVC well casing to the bottom of the borehole;
- Allowing the temporary well time to stabilize;
- Lowering a plastic disposable bailer into the well, collecting a ground water sample, and lifting the water sample to the surface; and
- Decanting the sample into labeled, laboratory-provided containers and placing the containers into an insulated chest containing ice. Water sample not filtered.

The PVC well casing subsequently was removed and all of the boreholes were backfilled to the surface with a cement slurry. The drill cuttings were collected and placed in two 5-gallon pails and 55-gallon D.O.T. drum, which were all placed within the gated area behind the existing building.

The soil and "grab" ground water samples were immediately delivered to McCampbell Analytical Laboratory, Inc. (McCampbell; Pacheco, California), a State-certified laboratory.

3.0 CHEMICAL ANALYSES AND RESULTS

3.1 Chemical Analyses

The soil and "grab" ground water samples taken from the soil test borings were analyzed for the following:

- Total Recoverable Petroleum Hydrocarbons (heavy carbon constituents, i.e, diesel, oil, and grease) (EPA 418.1); and
- Total Dissolved LUFT Metals (Cd, Cr, Ni, Pb, Zn) (EPA 6010).

3.2 Analytical Results

Results of chemical analyses on soil samples collected on September 16, 1996 are presented in Table 1 and Table 2. Certified laboratory reports are presented in Appendix B, including chain-of-custody record data.

Table 1. Soil Analytical Results

Sample ID	Depth Feet	Matrix Soil	TRPH mg/kg	Cadmium mg/kg	Chromium mg/kg	Lead mg/kg	Nickel mg/kg	Zinc mg/kg
B1-1	0.5	Soil	600	0.72	34	270	26	320
B1-2	5	Soil	ND	ND	29	6.0	15	20
B1-3	10	Soil	ND	ND	31	4.3	36	36
B2-1	0.5	Soil	4,400	7.3	40	870	39	1,100
B2-2	5	Soil	ND	ND	8.1	ND	10	6.3
B2-3	10	Soil	5,300	ND	37	8.2	34	41
B3-1	0.5	Soil	19,000	3.8	40	750	43	650
B3-2	5	Soil	ND	ND	25	10	40	17
B3-3	10	Soil	ND	ND	38	5.4	48	40
B4-1	0.5	Soil	89	0.6	33	83	25	77
B4-2	5	Soil	ND	ND	27	5.0	17	20
B4-3	10	Soil	340	ND	40	5.5	43	34

Table 2. Ground Water Analytical Results

Sample ID	Depth Feet	Matrix Water	TRPH mg/L	Cadmium mg/L	Chromium mg/L	Lead mg/L	Nickel mg/L	Zinc mg/L
B2-W	12	Water	2,000	ND	ND	0.13	0.16	ND
B3-W	10	Water	13	ND	ND	0.077	0.060	0.073
B4-W	10	Water	ND	0.005	0.007	0.082	0.080	0.11

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Based on the results of the soil testing reported herein, detectable amounts of total recoverable petroleum hydrocarbons as oil & grease, cadmium, chromium, lead, and zinc were found at the site. Maximum concentrations detected include 19,000 mg/kg total recoverable petroleum hydrocarbons as oil & grease; 7.3 mg/kg cadmium; 40 mg/kg chromium; 870 mg/kg lead; 43 mg/kg nickel; and 1,100 mg/kg zinc. Non-detectable amounts of total recoverable petroleum hydrocarbons as oil & grease and depreciable amounts of the metals were noted in all samples at 5 feet below the surface. However, detectable amounts of total recoverable petroleum hydrocarbons as oil & grease and the metals were noted in the soil samples at 10 feet below the surface taken from B-2 and B-4 which are located near a suspect sump/pit area. In addition, observations noted during advancement of B-2 revealed strong petroleum hydrocarbon odor in soil at 7 - 8 feet below ground surface in this area.

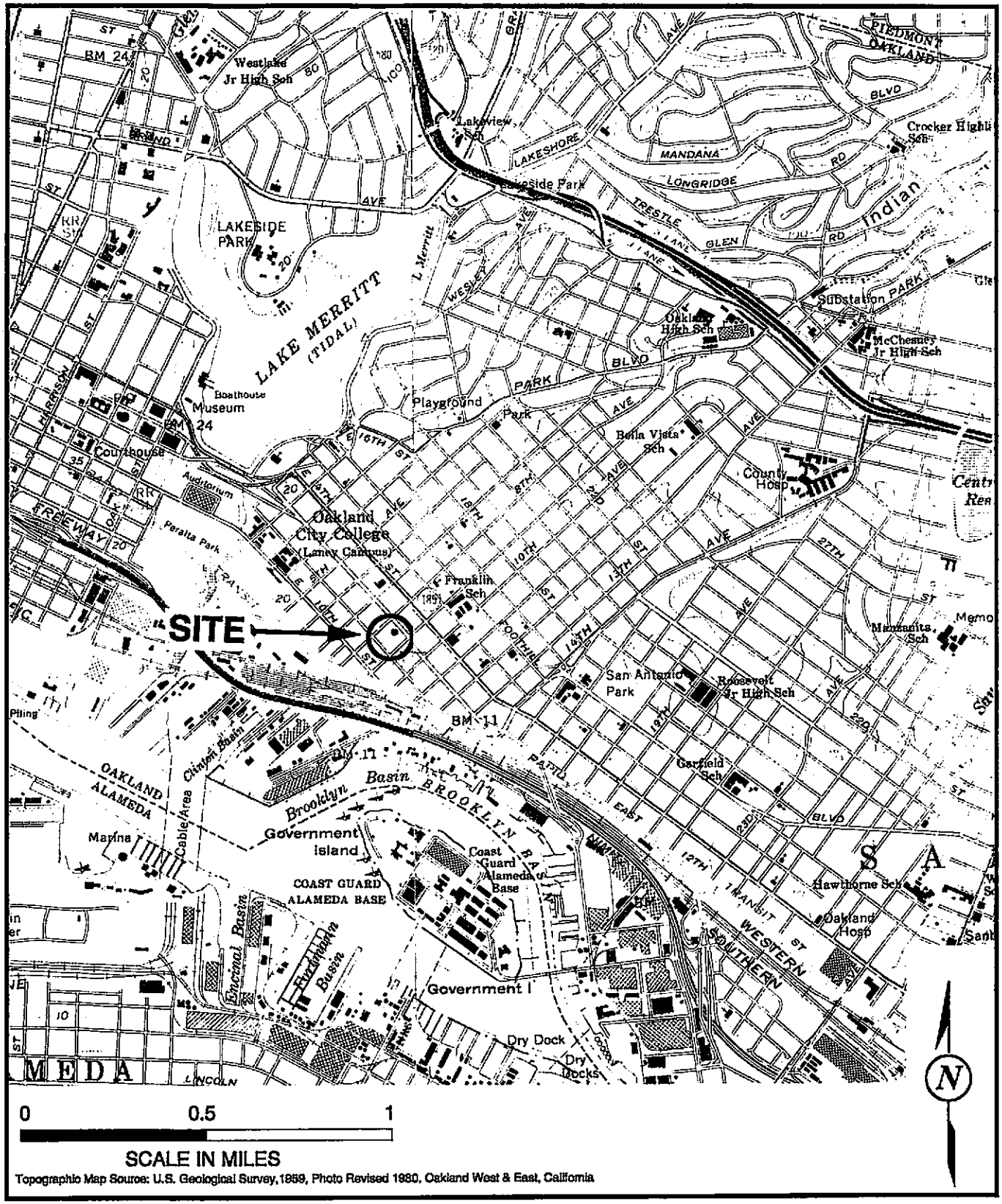
Based on the results of the ground water testing reported herein, detectable amounts of total recoverable petroleum hydrocarbons as oil & grease, cadmium, chromium, lead, and zinc were found at the site. Maximum concentrations detected include 2,000 mg/L total recoverable petroleum hydrocarbons as oil & grease; 0.005 mg/L cadmium; 0.007 mg/L chromium; 0.13 mg/L lead; 0.16 mg/L nickel; and 0.11 mg/L zinc.

Analytical results indicate the impact of total recoverable petroleum hydrocarbons as oil & grease and metals mainly within the surface soils. However, data collected within the suspect sump/pit area indicate impact to ground water may have been caused by waste oil & grease disposed at least 7 - 8 feet down this suspect sump/pit area.

4.2 Recommendations

On the basis of the information compiled and reviewed by Basics, we recommend further investigation or documentation of the site conditions. To address the issues pertinent to the subject site, Basics recommends:

- Development of a work plan for the excavation and treatment of surface soil impacted by total recoverable petroleum hydrocarbons as oil & grease and metals; and
- Development of a work plan for the investigation/excavation and treatment of soil and ground water impacted by total recoverable petroleum hydrocarbons as oil & grease within the area of the suspect sump/pit area.



Topographic Map Source: U.S. Geological Survey, 1959, Photo Revised 1980, Oakland West & East, California

Site Location

basics ENVIRONMENTAL

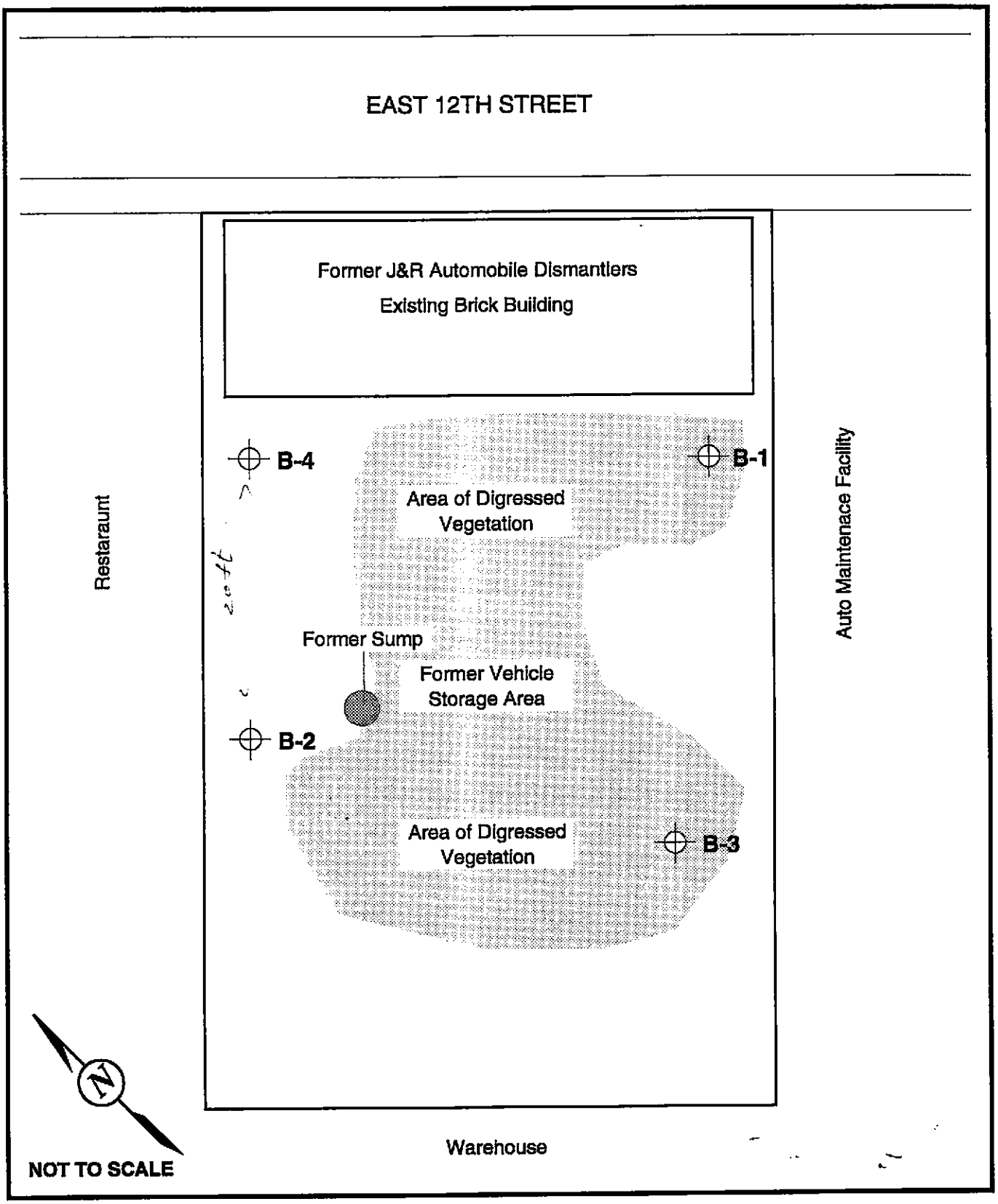
Phase II Site Investigation
823 East 12th Street
Oakland, California

PROJECT NO.
96-ENV014A

DRAWING NO.
1

PREPARED BY DGT REVIEWED BY DATE 9/20/96

TBLCK (8/28/92)



Soil Test Boring Locations

PREPARED BY DGT REVIEWED BY DATE 9/16/96

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Phase II Site Investigation
823 East 12th Street
Oakland, California

PROJECT NO.
96-ENV014A

DRAWING NO.
2

TBLCK (5/28/92)

APPENDIX A

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Geologic Log

PROJECT NO: 96-ENV0014A	BORING NO: B-1	SHEET 1 OF 1	

CLIENT: MR. DZUONG DUY LE c/o EDEN REALTY		SITE: 823 E. 12th Street, Oakland, CA 94606	
LOGGED BY: David Orr	CHECKED BY: Geoffery Fiedler, R.G.		DATE: 9/18/96
DATE(S) DRILLED: 9/16/96	DATE(S) WELL INSTALLED: 9/16/96	BORING DIA: 2-1/2"	TOTAL DEPTH: 16ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD): 15ft.	
DRILLING CO: Precision Sampling Inc.	DRILLER: Sean O.	DRILLING EQUIP: Continous Core	
COORDINATES:		SAMPLING INFORMATION:	

DRILLING SUMMARY: Continous casing advanced to 16 feet in depth: soil samples collected at 0.5', 5', 10' and 15". Backfilled with cement slurry.

Sample No.	Well Diagram	Depth Elev.	Graphic Log	Sample	Lithologic Description Description, Color, Density, Moisture
B1-1		0			CLAY (CL) - trace silt, dark brown, stiff, dry, oil odor and staining, friable
B1-2		5			As above grades silty, moderate brown, no odor
					As above grades to firm, damp, high plasticity, fine grained sand
B1-3		10			GRAVELLY CLAY (CL) - light to moderate brown, moist, no odor, iron oxide staining, fine angular gravel
					CLAY (CL) - light to moderate brown, moist, soft to firm, high plasticity, grades to sandy clay, pale olive, soft wet
B1-4	▽ Approximate ground water level.	15			
					End Boring at 16 feet below ground surface.
		20			
		25			
		30			
		35			

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Geologic Log

PROJECT NO: 96-ENV0014A	BORING NO: B-2	SHEET 1 OF 1

CLIENT: MR. DZUONG DUY LE c/o EDEN REALTY		SITE: 823 E. 12th Street, Oakland, CA 94606	
LOGGED BY: David Orr	CHECKED BY: Geoffery Fiedler, R.G.		DATE: 9/18/96
DATE(S) DRILLED: 9/16/96	DATE(S) WELL INSTALLED: 9/16/96	BORING DIA: 2-1/2"	TOTAL DEPTH: 16ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD): 15ft.	
DRILLING CO: Precision Sampling Inc.	DRILLER: Sean O.	DRILLING EQUIP: Continous Core	
COORDINATES:		SAMPLING INFORMATION: "Grab" water sample taken	

DRILLING SUMMARY: Continous casing advanced to 16 feet in depth: soil samples collected at 0.5', 5', 10' and 15'. 1-inch PVC temporary well constructed, ground water sample collected. Backfilled with cement slurry.

Sample No.	Well Diagram	Depth Elev.	Graphic Log	Sample	Lithologic Description Description, Color, Density, Moisture
B2-1		0			SILTY CLAY (CL) - dark to moderate brown (CL), hard, dry, friable, no odor
B2-2		5			Olive grey staining, strong petroleum hydrocarbon odor, grades into gravelly clay (CL) (<1 cm), moist, loose angular
B2-3		10			SAND (SW) - olive grey, wet, loose, coarse, moderate odor
	▽ Approximate ground water level. Sheen/Immiscible floating layer in water sample.				CLAY (CL) - brown w/green mottling, moist, soft to firm, moderate plasticity, slight odor, grades into brown to tan clay, moist, no odor
B2-4		15			SILTY SAND (SW) with clayey laminations - light brown w/olive grey mottling, medium dense, wet, fine grained, moderate odor
					End Boring at 16 feet below ground surface.
		20			
		25			
		30			
		35			

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Geologic Log

PROJECT NO: 96-ENV0014A	BORING NO: B-3	SHEET 1 OF 1	

CLIENT: MR. DZUONG DUY LE c/o EDEN REALTY		SITE: 823 E. 12th Street, Oakland, CA 94606	
LOGGED BY: David Orr	CHECKED BY: Geoffery Fiedler, R.G.		DATE: 9/18/96
DATE(S) DRILLED: 9/16/96	DATE(S) WELL INSTALLED: 9/16/96	BORING DIA: 2-1/2"	TOTAL DEPTH: 19ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD): 10ft.	
DRILLING CO: Precision Sampling Inc.	DRILLER: Sean O.	DRILLING EQUIP: Continous Core	
COORDINATES:		SAMPLING INFORMATION: "Grab" water sample taken	

DRILLING SUMMARY: Continous casing advanced to 19 feet in depth: soil samples collected at 0.5', 5', 10' and 15'. 1-inch PVC temporary well constructed, ground water sample collected. Backfilled with cement slurry.

	Well Diagram	Depth Elev.	Lithologic Description Description, Color, Density, Moisture
		0	
B3-1			SILTY CLAY (CL) - dark brown to black, dry, hard, friable, oil staining, grades moderate brown with light brown mottling
B3-2		5	SILTY CLAY (CL) with trace fine sand - dark brown to black, soft to firm, friable, damp, low plasticity
B3-3	▽ Approximate ground water level.	10	GRAVEL (GL) - loose, wet, fine, angular
			CLAY (CL) - light brown w/greyish green mottling, soft to firm, moist, high plasticity, slight odor
B3-4		15	
			SAND (SW) - dark grey, soft, wet, strong odor, fine to medium grained
			CLAY (CL) with sand laminations - light brown, firm, moist, no odor, sand is wet, fine to medium grained
		20	End Boring at 19 feet below ground surface.
		25	
		30	
		35	

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Geologic Log

	PROJECT NO: 96-ENV0014A	BORING NO: B-4	SHEET 1 OF 1

CLIENT: MR. DZUONG DUY LE c/o EDEN REALTY		SITE: 823 E. 12th Street, Oakland, CA 94606	
LOGGED BY: David Orr	CHECKED BY: Geoffery Fiedler, R.G.		DATE: 9/16/96
DATE(S) DRILLED: 9/16/96	DATE(S) WELL INSTALLED: 9/16/96	BORING DIA: 2-1/2"	TOTAL DEPTH: 19ft.
GROUND ELEV:	T.O.C. ELEV:	DEPTH/ELEV. GROUND WATER (ATD): 10ft.	
DRILLING CO: Precision Sampling Inc.	DRILLER: Sean O.	DRILLING EQUIP: Continous Core	
COORDINATES:		SAMPLING INFORMATION: "Grab" water sample taken	

DRILLING SUMMARY: Continous casing advanced to 19 feet in depth: soil samples collected at 0.5', 5', 10' and 15'. 1-inch PVC temporary well constructed, ground water sample collected. Backfilled with cement slurry.

	Well Diagram	Depth Elev.	Lithologic Description Description, Color, Density, Moisture
B2-1		0	SILTY CLAY (CL) - light to moderate brown, firm, dry, friable, no odor
B2-2		5	Grades moist, soft, plastic
			CLAYEY GRAVEL (GC) with trace sand - loose, soft, wet, fine angular
B2-3	▽ Approximate ground water level.	10	SILTY CLAY (CL) - greyish green, odor, moist, soft to firm, low to moderate plasticity, some wet sand lenses, moderate odor
B2-4		15	SANDY CLAY (CL) - light brown, soft to firm, wet, low plasticity, no odor
		20	End Boring at 19 feet below ground surface.
		25	
		30	
		35	

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APPENDIX B

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McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

Basics Environmental 46 Circle Creek Court Lafayette, CA 94549	Client Project ID: 823 E. 12th Street	Date Sampled: 09/16/96
		Date Received: 09/16/96
	Client Contact: Donavan Tom	Date Extracted: 09/18/96
	Client P.O:	Date Analyzed: 09/18/96

Total Recoverable Petroleum Hydrocarbons as Oil & Grease (with Silica Gel Clean-up) by Scanning IR Spectrometry*

EPA method 418.1 or 9073; Standard Methods 5520 C&F

Lab ID	Client ID	Matrix	TRPH+	% Recovery Surrogate
69088	B1-1	S	600	—#
69089	B1-2	S	ND	87
69090	B1-3	S	ND	90
69092	B2-1	S	4400	—#
69093	B2-2	S	ND	82
69094	B2-3	S	5300	—#
69096	B2-W	W	2000,h,i	—#
69097	B3-1	S	19,000	—#
69098	B3-2	S	ND	93
69099	B3-3	S	ND	93
69101	B3-W	W	13,h,i	80
69102	B4-1	S	89	87
69103	B4-2	S	ND	96
69104	B4-3	S	340	83
69106	B4-W	W	ND,i	86
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	1.0 mg/L	
		S	10 mg/kg	

* water samples are reported in mg/L and soils and sludges in mg/kg

surrogate diluted out of range or not applicable to this sample

+ At the laboratory's discretion, one positive sample may be run by direct injection chromatography with FID detection. The following comments pertain to this GC result: a) gasoline-range compounds (C6-C12) are present; b) diesel range compounds (C10-C23) are present; c) oil-range compounds (> C18) are present; d) other patterned solvent (?); e) isolated peaks; f) GC compounds are absent or insignificant relative to TRPH inferring that complex biologically derived molecules (lipids?)are the source of IR absorption; h) a lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

Basics Environmental 46 Circle Creek Court Lafayette, CA 94549	Client Project ID: 823 E. 12th Street	Date Sampled: 09/16/96
		Date Received: 09/16/96
	Client Contact: Donavan Tom	Date Extracted: 09/17/96
	Client P.O:	Date Analyzed: 09/18/-09/20/96

Total & Dissolved LUFT Metals*

EPA analytical methods 6010/200.7, 239.2*

Lab ID	Client ID	Matrix	Extraction°	Cadmium	Chromium	Lead	Nickel	Zinc	% Rec. Surrogate
69088	B1-1	S	TTLC	0.72	34	270	26	320	100
69089	B1-2	S	TTLC	ND	29	6.0	15	20	97
69090	B1-3	S	TTLC	ND	31	4.3	36	36	95
69092	B2-1	S	TTLC	7.3	40	870	39	1100	96
69093	B2-2	S	TTLC	ND	8.1	ND	10	6.3	100
69094	B2-3	S	TTLC	ND	37	8.2	34	41	92
69096	B2-W	W	Dissolved	ND	ND	0.13	0.16	ND	NA
69097	B3-1	S	TTLC	3.8	40	750	43	650	97
69098	B3-2	S	TTLC	ND	25	10	40	17	98
69099	B3-3	S	TTLC	ND	38	5.4	48	40	96
69101	B3-W	W	Dissolved	ND	ND	0.077	0.060	0.073	NA
69102	B4-1	S	TTLC	0.60	33	83	25	77	96
69103	B4-2	S	TTLC	ND	27	5.0	17	20	95
69104	B4-3	S	TTLC	ND	40	5.5	43	34	93
69106	B4-W	W	Dissolved	0.005	0.007	0.082	0.080	0.11	NA
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		S	TTLC	0.5 mg/kg	0.5	3.0	2.0	1.0	
		W	TTLC	0.005 mg/L	0.005	0.005	0.05	0.05	
		---	STLC,TCLP	0.01 mg/L	0.05	0.2	0.05	0.05	

* soil samples and sludge are reported in mg/kg, and water samples and all STLC & TCLP extracts in mg/L

* Lead is analyzed using EPA method 6010 (ICP)for soils, STLC & TCLP extracts and method 239.2 (AA Furnace) for water samples

° EPA extraction methods 1311(TCLP), 3010/3020(water,TTLC), 3040(organic matrices,TTLC), 3050(solids,TTLC); STLC from CA Title 22

surrogate diluted out of range; N/A means surrogate not applicable to this analysis

& reporting limit raised due matrix interference

1) liquid sample that contains greater than ~ 2 vol. % sediment; this sediment is extracted with the liquid, in accordance with EPA methodologies and can significantly effect reported metal concentrations.

DHS Certification No. 1644

Edward Hamilton, Lab Director

BASICS ENVIRONMENTAL

~~W. A. CRAIG, INC.~~

CHAIN-OF-CUSTODY RECORD

7/97 ABE1

PROJECT NO.: | PROJECT NAME: E23 12TH STREET

PURCHASE ORDER NO.: | SIGNATURE OF SAMPLER:

DATE 1996	TIME	W. A. CRAIG, INC.'S SAMPLE IDENTIFICATION		MATRIX: Soil, Water, Air, Sludge, Other	TPHgasoline (8015)	BTEX (602/8020)	TPHdiesel (8015)	TPHg & BTEX	SVOC	LUFT Metals		Preserved?	REMARKS	LABORATORY I.D. NUMBER
9/16	1311	B1-1	~0.5'	SOIL					X	X				69088
	0914	B1-2	~5											69089
	0919	B1-3	~10'											69090
	0935	B1-4	~15											H 69091
	1001	B2-1	~0.5										HOLD	69092
	1009	B2-2	~5'											69093
	1015	B2-3	~10'											69094
	1032	B2-4	~15'										HOLD	
	1100	B2-W		H_2O									1 LITRE, 1 PINT	H 69095
	1136	B3-1	~0.5'	SOIL										69096
	1132	B3-2	~5'											69097
	1139	~~B3-3~~ B3-3	~10'										HOLD	69098
	1153	~~B3-W~~ B3-4	~15'										1 LITRE, 1 PINT	69099
	1340	B3-W		H_2O										

RELINQUISHED BY (Signature): | DATE/TIME: 9/16 7:15 pm | RECEIVED BY (Signature):

RELINQUISHED BY (Signature): | DATE/TIME | RECEIVED BY (Signature):

RELINQUISHED BY (Signature): | DATE/TIME | RECEIVED BY (Signature):

ICE/T° GOOD CONDITION / HEAD SPACE ABSENT

PRESERVATIVE APPROPRIATE CONTAINERS

VOAS O&G METALS OTHER

LABORATORY: McCAMPBELL ANALYTICAL, INC

TURNAROUND TIME: STANDARD 5-DAY

PLEASE SEND RESULTS TO: BASICS ENVIRONMENTAL
~~W. A. CRAIG, INC.~~
~~P.O. BOX 448~~
NAPA, CA ~~94559~~
(707) ~~252-3353~~
510/939-6829
ATTN: DONAVAN

R 69100

69101

Filtered & preserved in lab

PAGE 1 OF 2

BASICS ENVIRONMENTAL

~~W. A. CRAIG, INC.~~

PAGE 2 OF 2

CHAIN-OF-CUSTODY RECORD

PROJECT NO.	PROJECT NAME	PURCHASE ORDER NO.	SIGNATURE OF SAMPLER
	823 E. 12TH STREET		DVEO

DATE 1996	TIME	W. A. CRAIG, INC.'S SAMPLE IDENTIFICATION		MATRIX: Soil, Water, Air, Sludge, Other	ANALYSIS: TPHgasoline (8015)	BTEX (602/8020)	TPHdiesel (8015)	TPHg & BTEX	4/18-1	LUFT METALS		Preserved?	REMARKS	LABORATORY I. D. NUMBER
9/16	1248	B4-1	0.5'	SOIL										69102
	1252	B4-2	~5'											69103
	1300	B4-3	10'											69104
	1310	B4-4	15'										HOLD	H 69105
	1345	B4-W		H2O									~~HOLD~~ LUFT 5 1 PINT	69106

GOOD CONDITION / HEAD SPACE ABSENT / PRESERVATIVE APPROPRIATE CONTAINERS

RELINQUISHED BY (Signature):	DATE/TIME	RECEIVED BY (Signature):
DVEO	9/16 3:15	DAK
RELINQUISHED BY (Signature):	DATE/TIME	RECEIVED BY (Signature):
RELINQUISHED BY (Signature):	DATE/TIME	RECEIVED BY (Signature):

LABORATORY: McCAMPBELL ANALYTICAL, INC.

TURNAROUND TIME: STANDARD 5-DAY

PLEASE SEND RESULTS TO:
BASICS ENVIRONMENTAL
~~W. A. CRAIG, INC.~~
~~P.O. BOX 448~~
~~NAPA, CA 94559-0448~~
~~(707) 252-3353~~
510/939-6829
ATTN: DONAVAN

PAGE 2 OF 2

APPENDIX C

46 CIRCLE CREEK COURT • LAFAYETTE, CA • 94549 • TEL/FAX 510-939-6829

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
5997 PARKSIDE DRIVE • PLEASANTON, CALIFORNIA 94588-5127 • PHONE (510) 484-2600 FAX (510) 484-1711

September 13, 1996

Mr. Donavan Tom
Basics Environmental
46 Circle Creek Court
Lafayette, CA 94549

Dear Mr. Tom

Enclosed is drilling permit 96652 for a contamination investigation at 823 E. 12th Street in Oakland for Eden Realty.

If you have any questions, please contact Wyman Hong at extension 235 or me at extension 240.

Very truly yours,

Craig A. Mayfield

Craig A. Mayfield
Water Resources Engineer III

WH:ds

Enc.

ZONE 7 WATER AGENCY

5997 PARKSIDE DRIVE PLEASANTON, CALIFORNIA 94568 VOICE (510) 484-2600
FAX (510) 462-3914

DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

LOCATION OF PROJECT: Former J&R Auto Dismantlers
823 E. 12th Street
Oakland, CA 94606

CLIENT
Name: Eden Realty
Address: 212 E. 14 th Street Voice: 510-763-9055
City: Oakland Zip: 94606

APPLICANT
Name: Basics Environmental
Donavan Tom Fax: 510-939-6829
Address: 46 Circle Creek Court Voice: 510-939-6829
City: Lafayette Zip: 94549

TYPE OF PROJECT

Well Construction		Geotechnical Investigation	
Cathodic Protection		General	
Water Supply		Contamination	x
Monitoring		Well Destruction	

PROPOSED WATER SUPPLY WELL USE
Domestic ___ Industrial ___ Other NA
Municipal ___ Irrigation ___

DRILLING METHOD:
Mud Rotary ___ Air Rotary ___ Auger ___
Cable ___ Other Envirocore

DRILLER'S LICENSE NO. 636387 Precision Sampling, Inc.

WELL PROJECTS

Drill Hole Diameter	___	in.	Maximum		
Casing Diameter	___	in.	Depth	___	ft.
Surface Seal Depth	___	ft.	Number	___	

GEOTECHNICAL PROJECTS

Number of Borings	4		Maximum		
Hole Diameter	2.5	in.	Depth	20	ft.

ESTIMATED STARTING DATE: September 16, 1996
ESTIMATED COMPLETION DATE: September 16, 1996

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68.

APPLICANT'S SIGNATURE: [signature] Date: 9/5/96

FOR OFFICE USE

PERMIT NUMBER: 96652
LOCATION NUMBER:

PERMIT CONDITIONS

Circled Permit Requirements Apply

A. GENERAL
(1.) A permit application should be submitted so as to arrive at the Zone 7 office five days prior to proposed starting date.
2. Submit to Zone 7 within 60 days after completion of permitted work the original Department of Water Resources 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.

B. WATER WELLS, INCLUDING PIEZOMETERS
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
2. Minimum seal depth is 50 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet.

(C.) GEOTECHNICAL. Backfill bore hole with compacted cuttings or heavy bentonite and upper two feet with compacted material. In areas of known or suspected contamination, tremied cement grout shall be used in place of compacted cuttings.

D. CATHODIC. Fill hole above anode zone with concrete placed by tremie.

E. WELL DESTRUCTION. See attached.

Approved: Wyman Hong Date: 13 Sep 96
Wyman Hong

91992