

ERAS
Environmental, Inc.

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April 15, 2002

Mr. Steve Burke
Burke Commercial Real Estate
300 Lakeside Drive, Suite 1980
Oakland, CA 94612

**Re: Technical Review of Phase 2 Report for
925-949 West Grand Avenue, Oakland, California
ERAS Project Number 02034**

Dear Mr. Burke:

At your request, ERAS Environmental, Inc. (ERAS) reviewed information contained in reports pertaining to Phase 1 and Phase 2 environmental assessments performed for the subject site (the "Property") by AEI Consultants (AEI).

The review by ERAS was performed specifically to address several environmental issues that were illuminated by the Phase 1 and Phase 2 investigations. Since you have indicated you are prepared to present this information for review and evaluation to the City of Oakland Fire Department, it would be helpful to be able to provide further explanation. The issues to evaluate are as follows:

- 1) The soil borings were drilled in the estimated approximate locations of the former gasoline station building and pump islands that are shown on Sanborn Fire Insurance maps. It is unclear whether a magnetometer survey was performed to investigate for the presence of underground storage tanks. This task had been recommended in the Phase 1 report.
- 2) The results of the soil samples from soil boring SB-4 near the former dry cleaning equipment indicated no significant contamination by dry cleaning solvents. The results of results of the groundwater samples were compared to MCL (drinking water standards). There was no indication why the results were compared with drinking water standards. If the water is not deemed to be drinking water or potential drinking water then the levels should be compared with less stringent Risk Based Screening Levels (RBSLs). Many areas of the San Francisco Bay Groundwater Basin have been designated Non-Attainment areas.

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- 3) It appears the soil sample from SB-4 was analyzed for petroleum hydrocarbons even though the purpose of the soil sampling was for solvents from the former dry cleaning facility. It appears the additional analysis was performed because of the observation of staining at approximately 8 feet in the boring.

The laboratory results indicated the concentrations of petroleum hydrocarbons in the soil sample were not high but they were in the groundwater sample. AEI did not attempt to explain the source of the contamination. It is possible the groundwater contamination is from an up-gradient off-site source. The results could be compared with historical concentrations of the adjacent former gasoline station (approximately up-gradient) or other off-site sources. In addition, since AEI performed review of other Sanborn maps and local records for the ESA, they may be able to suggest other potential on-site sources.

ERAS recommends you to contact AEI to attempt to find this information. ERAS looks forward to assisting you to attain environmental site closure. Please call if you have any questions.

Respectfully,
ERAS Environmental, Inc.



David Siegel, R.E.A. II 20200
Project Manager