



Earth Systems Consultants
Northern California

47853 Warm Springs Blvd.
Fremont, CA 94539-7400
(510) 353-0320
Fax (510) 353-0344

JUN 02 2003

File No. FRE-4948-03
May 29, 2003

Doc. No. 0305-076

Mirabito, Mooney, and Associates, Inc.
1615 Bonanza Street, Suite 208
Walnut Creek, California 94597-0459

Attention: Mr. Stephen Mirabito

Subject: 8855 San Leandro Street
Oakland, California

SPUR SOIL CONFIRMATION SAMPLING RESULTS REPORT

Dear Mr. Mirabito:

As requested, Earth Systems Consultants Northern California (ESCNC) has prepared the following report for submittal to the Alameda County Health Care Services Agency (ACHSCA). The purpose of the report is to summarize the confirmation soil sampling activity associated with the railroad track spur excavation at the subject site (Figure 1).

A workplan was submitted via email to the ACHSCA for review for delineation and final confirmation after excavation of the spur soil. In an email dated April 23, 2003, the ACHSCA requested confirmation sampling for the railroad track spur located on the western end of the subject site. The ACHSCA representative, Eva Chu, requested that she would be present at the time of the confirmation sampling.

Scope of Work

The scope of work as based upon the ACHSCA email is as follows:

1. Sample the soil at the base of the excavation to confirm removal of the lead and arsenic present in the spur soil. The soil samples will be analyzed for arsenic and lead by EPA method 6010B.
2. Preparation of a follow-up report covering sample results.

Spur Soil Confirmation Sampling Results and Discussion

Soil samples were collected on May 21, 2003 from five locations within the excavation for the railroad spur located on the southern portion of the subject site (Figure 2). The samples from locations A to E were collected at a depth of two feet at the base of the excavation. The soil was observed to native clays and silts below the ballast for the spur. The samples were collected under the observation of ACHSCA representative. The five samples were analyzed for Arsenic and Lead by EPA method 6010B at a stated certified laboratory.

The laboratory results for the five samples indicated that lead was reported at concentrations ranging from 6.1 parts per million (ppm) (sample B) to 12 ppm (sample D). Sample C results for lead were non-detectable at the method limits. Arsenic was reported as non-detectable at the method limits. The summary of analytical results is shown in Table 1.

The sample results were compared to County action levels, EPA Preliminary Remediation Goals (PRGs) and Regional Water Quality Control Board Risk-based Screening levels for industrial sites. None of the samples exceed the regulatory limits for industrial sites.

Recommendation

Based upon the results of the sampling, no further work is recommended for the railroad spur. The remainder of the site is reportedly paved and should not represent an environmental concern to the proposed use as a storage facility.

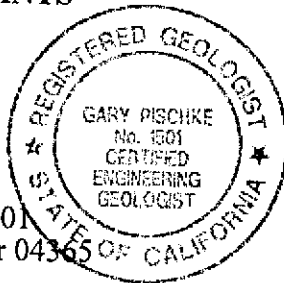
ESCNC appreciates this opportunity to be of service.

Very truly yours,

**EARTH SYSTEMS CONSULTANTS
Northern California**



Gary Pischke
Senior Geologist
Certified Engineering Geologist 1501
Registered Environmental Assessor 04365

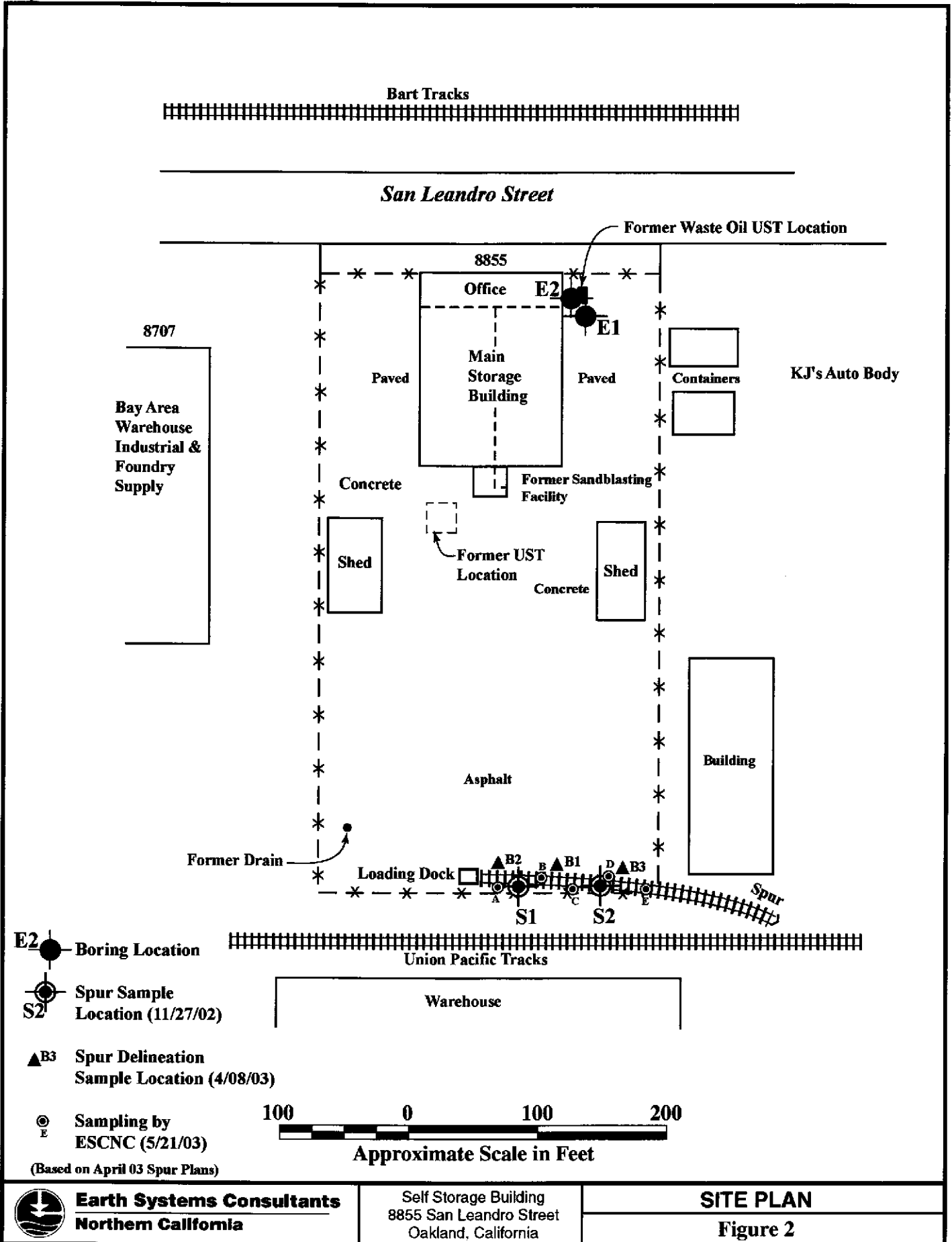


Carl W. Greenlee
Senior Vice President
Geotechnical Engineer 355

GP/CWG: gwDisk004.98

Distribution: 4 to addressee
2 to Alameda County Health Care Services Agency: Attn. Eva Chu

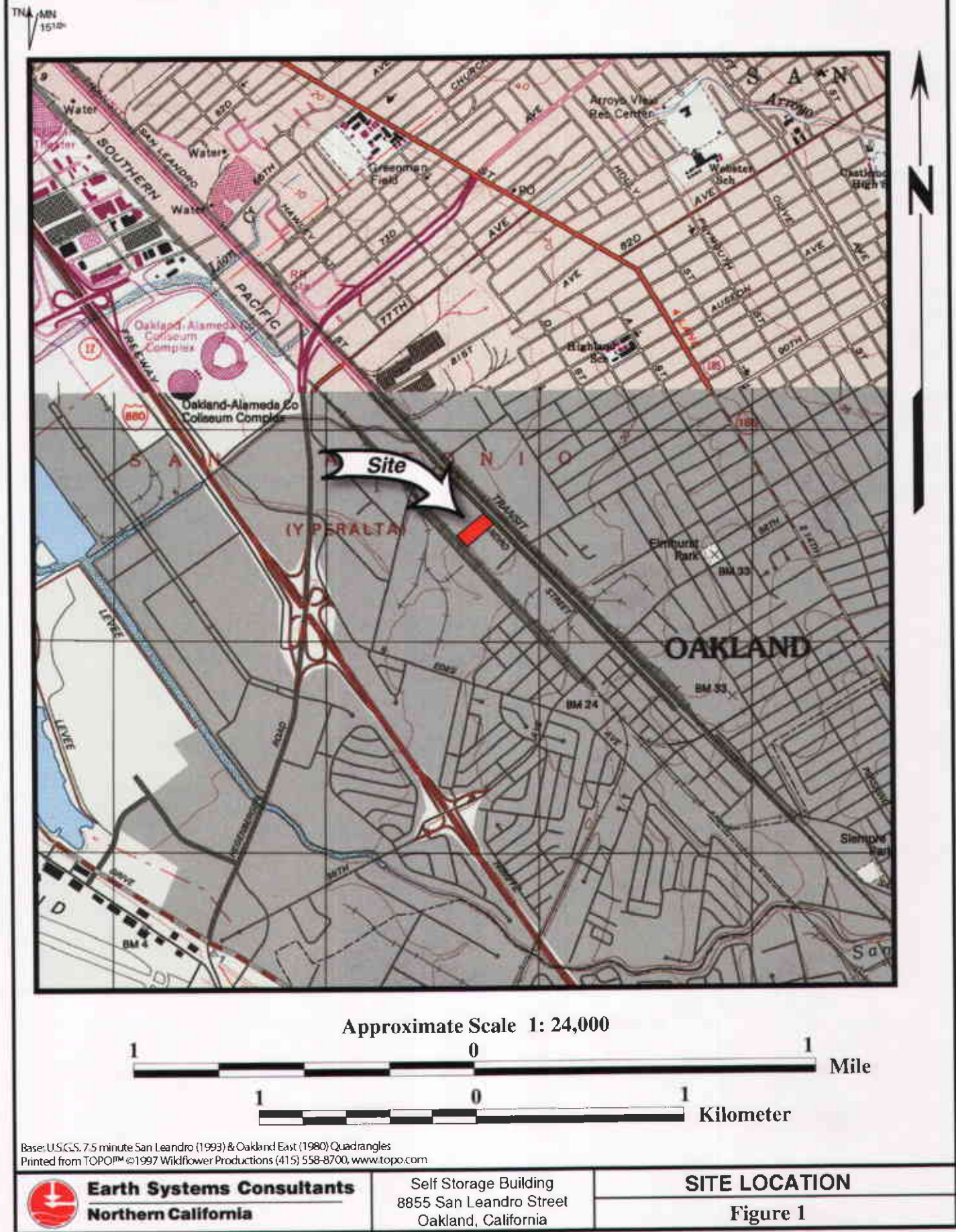
Attachments: Figure 1: Site Location Map
Figure 2: Site Plan
Table 1
Laboratory Report



Earth Systems Consultants
 Northern California

Self Storage Building
 8855 San Leandro Street
 Oakland, California

SITE PLAN
 Figure 2



**TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS**

8855 San Leandro Street
Railroad Spur
Oakland, California
(mg/Kg, parts per million)

Sample	Date	TPHmo	8082A (Aroclor 1260)	8081A (4,4 DDD)	8081A (4,4 DDT)	Arsenic	Lead
S1	11/27/02	2300 (a)	1.20	0.13	0.64	46	820.0
S2	11/27/02	340	0.38	ND	ND	35	740.0
B1-A (1.5')	04/08/03	N/A	ND<0.1	N/A	N/A	ND	8.8
B1-B (2.5')	04/08/03	N/A	ND<0.1	N/A	N/A	ND	7.2
B2-A (1.5')	04/08/03	N/A	ND<0.1	N/A	N/A	ND	26.0
B2-B (2.0')	04/08/03	N/A	ND<0.1	N/A	N/A	ND	12.0
B3-A (1.5')	04/08/03	N/A	ND<0.1	N/A	N/A	ND	9.6
B3-B (2.0')	04/08/03	N/A	ND<0.1	N/A	N/A	ND	13.0
A	05/21/03	N/A	N/A	N/A	N/A	ND	8.9
B	05/21/03	N/A	N/A	N/A	N/A	ND	6.1
C	05/21/03	N/A	N/A	N/A	N/A	ND	ND
D	05/21/03	N/A	N/A	N/A	N/A	ND	12.0
E	05/21/03	N/A	N/A	N/A	N/A	ND	9.0
CCRs						500.0	1000.0
PRGs			1.0	17.0	12.0	440.0	750.0
Background						16-65	30-300
RBSL			1.000	17.000	4.000	2.7	750
RBSL:Okld			.18/10			15/250	
Action Level		1000					

Notes:

S1 Railroad Track Spur Sample
 B1 Railroad Track Spur Delineation Sample
 TPHmo Total Petroleum Hydrocarbons as Motor Oil
 8082A PCBs: All other compounds were non-detectable
 8081A Pesticides: All other compounds were non-detectable
 < Analyte less than indicated detection limit.
 (a) Results within quantitation range; chromatographic pattern not typical of fuel
 ND Not Detected as method detection limits

PRG Preliminary Remediation Goals: industrial
 RBSL Risk Based Screening Level- Industrial
 RBSL:Okld Risk Based Screening Level-Oakland T1
 N/A Not Analyzed.
 B1-A Delineation Samples
 A to E Confirmation Samples

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

May 23, 2003

Gary Pischke
Earth Systems Consultants
47853 Warm Springs Boulevard
Fremont, CA 94539-7400

Order: 34511
Project Name: SELF STORAGE
Project Number: FRE-4948-04
Project Notes:

Date Collected: 5/21/2003
Date Received: 5/21/2003
P.O. Number:

On May 21, 2003, samples were received under documented chain of custody. Results for the following analyses are attached:

<u>Matrix</u>	<u>Test</u>	<u>Method</u>
Solid	Arsenic	EPA 6010B
	Lead	EPA 6010B

Chemical analysis of these samples has been completed. Summaries of the data are contained on the following pages. USEPA protocols for sample storage and preservation were followed.

Entech Analytical Labs, Inc. is certified by the State of California (#2346). If you have any questions regarding procedures or results, please call me at 408-588-0200.

Sincerely,



Patti Sandrock
QA/QC Manager

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Earth Systems Consultants
 47853 Warm Springs Boulevard
 Fremont, CA 94539-7400
 Attn: Gary Pischke

Date: 5/23/03
 Date Received: 5/21/2003
 Project Name: SELF STORAGE
 Project Number: FRE-4948-04
 P.O. Number:
 Sampled By: N.E.Berube

Certified Analytical Report

Order ID: 34511 **Lab Sample ID:** 34511-001 **Client Sample ID:** A
Sample Time: 3:08 PM **Sample Date:** 5/21/2003 **Matrix:** Solid

Parameter	Result	DF	PQL	DLR	Units	PrepDate	Analysis Date	QC Batch ID	Method
Arsenic	ND	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B
Lead	8.9	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B

Order ID: 34511 **Lab Sample ID:** 34511-002 **Client Sample ID:** B
Sample Time: 3:09 PM **Sample Date:** 5/21/2003 **Matrix:** Solid

Parameter	Result	DF	PQL	DLR	Units	PrepDate	Analysis Date	QC Batch ID	Method
Arsenic	ND	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B
Lead	6.1	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B

Order ID: 34511 **Lab Sample ID:** 34511-003 **Client Sample ID:** C
Sample Time: 3:10 PM **Sample Date:** 5/21/2003 **Matrix:** Solid

Parameter	Result	DF	PQL	DLR	Units	PrepDate	Analysis Date	QC Batch ID	Method
Arsenic	ND	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B
Lead	ND	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B

Order ID: 34511 **Lab Sample ID:** 34511-004 **Client Sample ID:** D
Sample Time: 3:11 PM **Sample Date:** 5/21/2003 **Matrix:** Solid


Parameter	Result	DF	PQL	DLR	Units	PrepDate	Analysis Date	QC Batch ID	Method
Arsenic	ND	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B
Lead	12	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B

Order ID: 34511 **Lab Sample ID:** 34511-005 **Client Sample ID:** E
Sample Time: 3:12 PM **Sample Date:** 5/21/2003 **Matrix:** Solid

Parameter	Result	DF	PQL	DLR	Units	PrepDate	Analysis Date	QC Batch ID	Method
Arsenic	ND	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B
Lead	9.0	1	1	1	mg/Kg	5/22/2003	5/22/2003	SM8318	EPA 6010B

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Patti Sandrock, QA/QC Manager

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Quality Control Results Summary

QC Batch #: SM8318
Matrix: Solid

Units: mg/Kg
Date Analyzed: 5/22/2003

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Arsenic	EPA 6010B	ND		50		48.38	LCS	96.8			82.9 - 114.1
Lead	EPA 6010B	ND		50		49.59	LCS	99.2			85.0 - 115.1
Arsenic	EPA 6010B	ND		50		48.33	LCSD	96.7	0.10	30.00	82.9 - 114.1
Lead	EPA 6010B	ND		50		49.89	LCSD	99.8	0.60	30.00	85.0 - 115.1

CHAIN OF CUSTODY RECORD

PROJECT NO.		PROJECT NAME						NO. OF CONTAINERS	SAMPLE TYPE	ANALYSES REQUESTED													
SAMPLER (SIGN)		SAMPLER (PRINT)								COMMENTS/REMARKS													
SAMPLE ID	DATE	TIME	COMP	GRAB	PRES. USED	ICED																	
FRE-4948-04		San Leandro St. Self Storage																					
N.E. Berube		N.E. BERUBE																					
A 34511-001	5-21-03	1508		✓	Ice	✓	1															Discrete	
B -002	✓	09		✓	"	✓	1															Discrete	
C -003	✓	10		✓	"	✓	1															Discrete	
D -004	✓	11		✓	"	✓	1															Discrete	
E -005	✓	12		✓	"	✓	1															Discrete	
<p>48 HR RUSH</p> <p>N.E. Berube</p> <p>N.E. Berube</p>																							
Relinquished by: N.E. Berube		Date: 5-21-03	Time: 1526	Received by: Joe Costa		Date: 5/21/03	Time: 15:26	Send Report To: Gary Fishke															
Relinquished by: Joe Costa		Date: 5/21/03	Time: 16:15	Received by: Self		Date: 5/21	Time:																
Laboratory:		Turnaround Time: 48			Receipt Condition:																		



Earth Systems Consultants
Northern California
 47853 Warm Springs Blvd.
 Fremont, CA 94539-7400
 (510) 353-0320 • Fax (510) 353-0344