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Alameda County

SEP 23 2003

Environmental Health

TECHNICAL SUMMARY REPORT

**See the Doctor Transmission
16611 East 14th Street
San Leandro, California
ERAS Project Number 03088A**

Prepared for:

**Mr. Clayton Keats
See the Doctor Transmission
16611 East 14th Street
San Leandro, CA 94607**

Prepared by:

**ERAS Environmental
September 16, 2003**

ERAS

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Mr. Clayton Keats
See the Doctor Transmission
16611 East 14th Street
San Leandro, CA 94607

Alameda County

SEP 23 2003

Subject: **Technical Summary Report**
16611 East 14th Street
San Leandro, California
ERAS Project Number 03088A

Environmental Health

Dear Mr. Keats,

ERAS Environmental, Inc. (ERAS) is pleased to present the Technical Summary Report for the above referenced site (the "Property"). The Property is occupied by See the Doctor Transmission, an automotive repair operation (in the rear part of the Property) and a automobile sales facility (in the front part of the Property adjacent to East 14th Street).

Basics Environmental (Basics) performed a Phase I Environmental Site Assessment (ESA) project for the Property in April 2003. ERAS performed a site inspection as part of an Environmental Transaction Screen (ETS) report conducted in May 2003. Phase 2 soil sampling was performed by PIERS Environmental Services, Inc. (PIERS) in May and June 2003. This report summarizes historical information pertaining to the Property and the results of the previous environmental investigations conducted on the Property.

Please call if you have any questions regarding the information presented in this report.

Respectfully,
ERAS Environmental, Inc.


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



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Introduction

This report summarizes the information gathered to date from various sources pertaining to the environmental conditions at the See the Doctor Transmission at 16611 East 14th Street in San Leandro, California (the Property). This summary includes historical use information, as well as the results of recent soil sampling investigations. The location of the Property is shown on Figure 1, Site Location Map. The current layout of the Property is shown on **Figure 2** obtained from a recent report by Basics.

The Property is a California Spills, Leaks, Investigation and Cleanup (SLIC) that is being overseen by the Alameda County Health Care Services Agency (ACHCSA). Mr. Barney Chan requested additional investigation be conducted in a letter to the owner, Mr. Clayton Keats, dated July 29, 2003.

Purpose and Scope

The purpose of this report is to summarize the known information pertaining to the Property regarding environmental conditions present. The information can be used by the ACHCSA to determine if additional investigation and remediation is required prior to redevelopment of the Property.

The current owner of the Property is planning to sell the Property for continued use as a commercial property. ERAS understands the prospective owner is planning to demolish an existing structure and construct a new commercial building.

Information contained in an ESA report by Basics, a ETS report by ERAS and two Phase 2 reports by PIERS are summarized below.

Historical Information

Basics Phase 1 ESA Report

The following historical information was obtained from Basics ESA report. The results of the ESA were presented in a report dated April 18, 2003. The text portion of the report is included in **Appendix A**.

Historical information indicated the Property was undeveloped land prior to 1948 when a small one-story wooden frame building was constructed for Apex Wrecking Company. The Property was to be used for lumber storage and outside yard. In 1952 the Property was occupied by K.T.K. Wrecking Company and from 1953 to 1956 by Ernie's used cars. In 1957 Hilliard Auto Sales occupied the Property and in 1961 by Home Town Motors. From 1973 to 1990 McDonald Used Cars and Trucks occupied the Property and from 1995 through 2000 by that business and See the Doctor Transmission.

Basics performed a site visit on April 17, 2003 and generally indicated no visual observations of hazardous materials spillage or leakage at most of the Property. Where paved surfaces were described, no drains, sumps, major cracks or other conduits were observed. No underground storage tanks were observed on the Property. Observations of the paved and unpaved areas did not reveal any obvious signs of hazardous materials spills, other than oil stains from vehicles common to parking lots.

Basics identified stains on the asphalt surface beneath the automobile transmission storage racks, on the asphalt surface beneath the secondary containment tub, on the concrete surface beneath the hydraulic lift and the unpaved surface beneath the automobile transmission storage racks indicated distressed vegetation.

Based on the findings of the ESA, Basics recommended a preliminary subsurface investigation within the shop and attached canopies and unpaved areas. The primary reasons for this recommendation was the history of use for automobile repair operations, dark stained areas on asphalt pavement and use of hazardous materials at the Property.

ERAS ETS Report

In order to obtain a second opinion regarding the severity of the reported spillage and leakage at the Property, the owner requested that ERAS perform an ETS project. The results of the ETS were presented in a report dated May 1, 2003. The text portion of the report is included in **Appendix B**.

An ERAS representative visited the Property on April 25, 2003. Hazardous materials, hydraulic oil and waste hydraulic oil, were stored in three 55-gallon drums located inside a cattle trough containment. Minor surficial oil staining was observed on the paved floor of the inside transmission work area and near the oil storage area. Beneath one of the awnings was a parts cleaning room. This area contained a hot water cleaning machine and a parts cleaning sink. The parts cleaning sink was a specially designed containment unit and utilizes mineral oil for cleaning parts. Several metal parts racks, containing transmission parts, were located in the outside area near the buildings. Remnants of old degraded asphalt was observed under the parts racks.

No indication of improper storage of hazardous materials was noted during the site visit. No evidence of underground or aboveground storage tanks, pits or sumps was observed on or near the Property. Small areas of staining that appeared to be minor and surficial were observed in the regular paved work areas. No evidence of significant past spillage, leakage or dumping of hazardous materials, such as discolored soil, sheen or distressed vegetation was observed on the unpaved areas on the Property at the time of the reconnaissance.

ERAS recommended no further action regarding environmental conditions at 16611 East 14th Street in San Leandro, California. However, as a result of Basics recommendations and bank requirements, PIERS Environmental (PIERS) was retained by the owner of the Property, Mr. Clayton Keats, to perform a Phase 2 investigation.

Summary of Subsurface Investigations

PIERS Phase II Investigation

On May 23, 2003, PIERS drilled six shallow soil borings at the Property. The borings were drilled through concrete or asphalt in 5 locations, the sixth was collected in an unpaved area. The samples were collected from depths of 6 inches (0.5 feet), according to PIERS and the sample descriptions on the chain-of-custody documentation. Fill beneath the paved surfaces consisted of 2-3 inches of sand, silt and gravel. No fill was present in the

unpaved area. The locations of the samples and analytical results are presented on the Figure 2 - Property Site Plan in PIERS report included in **Appendix C**.

Soil samples were collected in the parts washing machine area (2 samples), oil storage area (2 samples) and in the transmission storage rack areas (2 samples). A sample from the parts washing area did not contain detectable concentrations of volatile organic compounds. One of the samples from near the parts washing area and one from near the oil storage area contained petroleum oil and grease at concentrations of 150 and 270 ppm.

TPH as transmission fluid was detected in the sample from beneath the asphalt-paved area beneath the transmission rack storage area at a concentration of 4,680 parts per million (ppm). TPH as transmission fluid was detected in the unpaved transmission rack area at a concentration of 14,700 ppm. These two areas were small topographic low spots where surface water runoff appeared to collect. PIERS concluded the concentration of TPH as transmission oil in these two samples were significantly above the Regional Water Quality Control Board Risk Based Screening Levels (RBSL) for residual fuel hydrocarbons (of 1,000 mg/Kg).

PIERS recommended that all the visibly stained soil in the unpaved area of the transmission racks should be removed and placed in drums for disposal. In the paved area, the asphalt should be removed and visibly contaminated soil be removed and placed in a drum for disposal. Following removal, soil samples should be collected to document that contaminated soil has been removed.

PIERS Phase 2 Investigation – Additional Sampling

Soil was excavated by PIERS from the two locations that were found to have contained elevated concentrations of transmission oil. Following excavation, four additional soil samples were collected on June 6, 2003. The samples were collected to assess whether concentrations of transmission oil remained in soil following soil excavation.

A copy of the investigation report is included in **Appendix D**. Soil samples were collected from the excavation sidewall at a depth of approximately 1.5 feet and from the bottom at approximately 2.4 feet, according to PIERS. The soil samples were sent to McCampbell Analytical, Inc. for analysis for transmission oil. Concentrations of TPH as automatic transmission fluid were detected at concentrations of 570 mg/Kg (in the bottom sample from near transmission rack #2) and 810 mg/Kg (in sidewall sample from near transmission rack #2). These concentrations are below the RBSL for residual fuel hydrocarbons.

Conclusions

Historical information indicated the Property was undeveloped land prior to 1948 when a small one-story wooden frame building was constructed for Apex Wrecking Company. The Property was to be used for lumber storage and outside yard. In 1952 the Property was occupied by K.T.K. Wrecking Company and from 1953 to 1956 by Ernie's used cars.

In 1957 Hilliard Auto Sales occupied the Property and in 1961 by Home Town Motors. From 1973 to 1990 McDonald Used Cars and Trucks occupied the Property and from 1995 through 2000 by that business and See the Doctor Transmission.

The historical use of the Property appears to originally have been for lumber storage. Since 1953, the Property has been used for a used car sales lot. Since 1995 it has also been used for transmission repair. This historical information does not indicate the uses of the Property would pose a high risk to subsurface environmental conditions. The Property does not appear to have been used for significant auto repair operations, as indicated by Basics.

Observations made by Basics did not reveal the presence of visual signs of contamination on the Property. However, Basics recommended a preliminary subsurface investigation within the shop and attached canopies and unpaved areas. The primary reasons for this recommendation was the history of use for automobile repair operations, dark stained areas on asphalt pavement and use of hazardous materials at the Property.

Observations made by ERAS indicated that hazardous materials used by the current transmission repair operation were properly stored. Small areas of staining, that appeared to be minor and surficial, were observed in the regular paved work areas. No evidence of significant past spillage, leakage or dumping of hazardous materials, such as discolored soil, sheen or distressed vegetation was observed on the unpaved areas on the Property at the time of the reconnaissance.

PIERS was retained by the owner of the Property to perform soil sampling at the Property. Six soil borings were drilled to depths of approximately two feet. However, soil samples were submitted for analysis from reported depths of only 0.5 feet. Based on the shallow depth of these samples and their location (at least one was collected under an asphalt paved area), it is possible the samples were actually samples of fill material or contained fill or asphalt material that were inadvertently incorporated into the sample. In addition, because of the shallow depth, it is possible the oil found in the samples represented minor surface spillage. This appears to be the case, based on subsequent results of excavation and sampling.

Two of the soil samples contained elevated concentrations of transmission oil. Minor excavation and confirmation soil samples collected from shallow depths (1.5 to 2.4 feet) indicated no concentrations of transmission oil above the RBSL for residual fuel of 1,000 mg/Kg.

It appears that minor amounts of transmission oil has impacted limited areas of the Property. The oil appears to be limited to very near the surface and none of the soil samples analyzed for volatile organic compounds contained detectable concentrations of these compounds. The soil excavation performed by PIERS was successful in removing traces of transmission oil runoff from the two identified small areas of surface runoff collection.

Recommendations

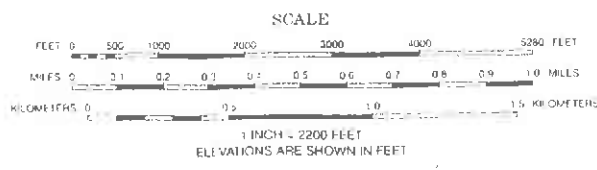
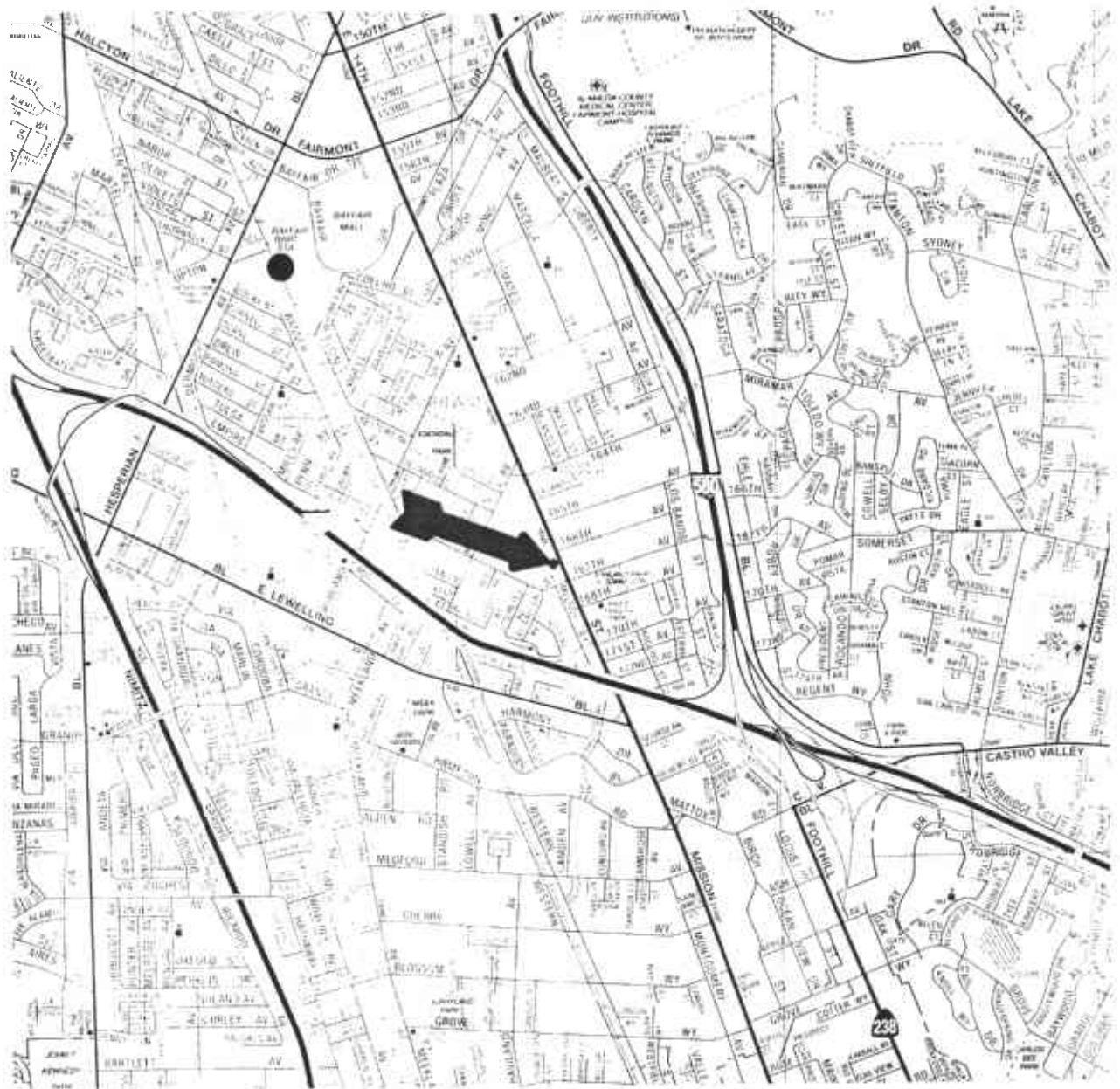
It does not appear that historical uses of the Property have caused contamination to the subsurface for which there would be regulatory requirements for additional subsurface investigation. Therefore, ERAS recommends no further action pertaining to subsurface environmental conditions at the Property. ERAS recommends the Property be considered for environmental site closure by the ACHCSA. This report should be forwarded to Mr. Barney Chan of the ACHCSA for review.

Limitations

This report has been prepared by ERAS according to the State and local agency suggested guidance documents for these investigations and in general accordance with the accepted standard of practice which exists in Northern California at the time the investigation was performed. The interpretations, conclusions and recommendations made herein are based upon the data and analysis for the soil and water samples collected on-site. ERAS is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study. The purpose of this study is to screen for the presence of contamination that may affect the use or value of the Property.

As such, the evaluation of the geologic and environmental conditions on this site are made with very limited data. Judgements leading to conclusions are generally made with an incomplete knowledge of the conditions present. Additional conditions and materials could exist at the site that were not encountered during this investigation. No warranty or guarantee is expressed or implied therein.

Additional investigation and remediation may be necessary to obtain site case closure from the local environmental agency above and beyond what is recommended herein. Furthermore the agency could require additional investigations and remediation phases after the results of the previous phase of investigation or remediation task are known. ERAS does not guarantee the case can be closed by the agency in any given amount of time.



Base Map: California State Automobile Association, Hayward Map, dated 12-00

SITE LOCATION MAP

DATE
09/03
REVIEWED BY
DS

16611 East 14th Street
San Leandro, California

JOB NUMBER
03088A
FIGURE
1

CHEVRON GAS STATION

166TH AVENUE

55-GALLON DRUMS OF WASTE OIL IN SECONDARY CONTAINMENT TUB
TRANSMISSION STORAGE RACKS

EAST 14TH STREET

SAN LEANDRO MOTORS USED CAR LOT
(19600 EAST 14TH STREET)

COMMERCIAL PROPERTY

PAINT BOOTH

ANDRES METAL CRAFT BODY PAINT
(16593 EAST 14TH STREET)

PAVED PARKING LOT

PAVED PARKING LOT

REAR CANOPY AREA

TRANSMISSION STORAGE RACKS

AIR COMPRESSOR AND AUTO PARTS WASHER

SOLVENT WASH BINS

AUTO LIFT AND 55-GALLON DRUM OF NEW OIL

MOBILE TRAILER

MOBIL NET USED CAR SALES LOT

RESIDENTIAL NEIGHBORHOOD

UNPAVED AREA

SIDE CANOPY AREA

SMALL OFFICE BUILDING

MOBILE TRAILER

PAVED PARKING LOT

PAVED PARKING LOT

UNMARKED KOREAN BAR
(16635 EAST 14TH STREET)

MULTI-TENANT COMMERCIAL BUILDING



NOT TO SCALE

SITE



Site Plan

DATE 4/18/03

REVIEWED BY

PREPARED BY DGT

TBLCK (S/over)



Phase I Environmental Site Assessment
16611 East 14th Street
San Leandro, California

PROJECT NO
03-ENV456A

DRAWING NO.

2

Appendix A
Text of Basics ESA Report

PHASE I
ENVIRONMENTAL
SITE ASSESSMENT

16611 EAST 14TH STREET
SAN LEANDRO
CALIFORNIA

FOR

L & S PREFERRED PROPERTY
HAYWARD
CALIFORNIA



APRIL 18, 2003
03-ENV456A



April 18, 2003
03-ENV456A

L & S Preferred Property
1174 Russell Way
Hayward, California 94541

Attention: Mr. Don Cortez

Subject: Phase I Environmental Site Assessment Report
16611 East 14th Street
San Leandro, California

Dear Mr. Cortez:

This report describes a Phase I Environmental Site Assessment of the site located at 16611 East 14th Street in San Leandro, California.

Based on the information compiled from a site reconnaissance, historical records review, and regulatory agency database review our findings indicate there are apparent environmental concerns on site that warrant further investigation at this time.

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

Sincerely,

Basics Environmental

A handwritten signature in dark ink, appearing to read "D. Tom", written over a faint circular stamp or watermark.

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

PHASE-I.LTR

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Appendices

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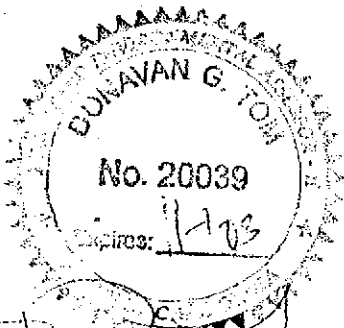
PROFESSIONAL CERTIFICATION

REPORT
PHASE I ENVIRONMENTAL ASSESSMENT
16611 EAST 14TH STREET
SAN LEANDRO, CALIFORNIA
03-ENV456A
APRIL 18, 2003

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 environmental 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 readily available data and information obtained from numerous public and private agencies regarding the subject site and its immediate vicinity. Additional search (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. Basics consents to the release of this report to third parties involved in the transaction 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.



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

1.0 INTRODUCTION

1.1 Purpose of Investigation

Basics Environmental (Basics) has performed this Environmental Site Assessment (ESA) for the L & S Preferred Property pursuant to our letter of engagement received April 10, 2003. The "subject site" is at 16611 East 14th Street, San Leandro, California. The purpose of this ESA is to:

- Observe site conditions at the property in accordance with the protocols set forth by the *American Society for Testing and Materials (ASTM) Standard E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* except where modified by the proposal;
- Identify to the extent feasible recognized environmental conditions in connection with the subject site. The ESA is intended to evaluate the potential for the presence of hazardous or toxic chemicals in the soil and/or groundwater resulting from past and present land use activities. To the extent possible, potential sources of hazardous or toxic chemicals from adjacent off-site operations will also be evaluated; and
- Render findings and professional opinion regarding the potential for adverse environmental impacts on or adjacent to the site.

1.2 Scope of Work

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

- Field reconnaissance and personal interviews to evaluate environmental land-use conditions on the subject site and view adjacent properties;
- Aerial photograph, City Directory and/or Fire Insurance/Topographic Map review (typically back to 1940 or first developed use of the property) to evaluate former environmental land-use conditions on the subject site and adjacent properties;
- Review of federal, state and county environmental database search report obtained from a commercial service providing up to date and current information;
- Evaluation of the physical setting (geomorphic, geologic and hydrogeologic) of the subject site property; and
- Preparation of this ESA report to present the findings and professional opinions regarding potential recognized environmental conditions on the site.

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

1.3 Special Terms and Conditions

The goal of this ESA is to identify recognized environmental conditions indicating the presence or likely presence of any hazardous substances or petroleum hydrocarbons in structures, ground, groundwater, or surface water of the property. Recognized environmental conditions are not intended to include de minimus conditions that do not present risks to public health or environment and that would not be subject to enforcement actions by government agencies.

1.4 Limitations and Exceptions

This ESA only includes a visual evaluation of the presence of asbestos, wetlands, mold, radon or lead paint, if applicable. In addition, this ESA does not include the results of any sampling, monitoring, or other types of field and/or laboratory testing or investigation.

2.0 SITE DESCRIPTION AND RECONNAISSANCE

A Basics representative visited the subject site on April 17, 2003. Basics observed the various facilities and operations conducted at the site and also noted the land-use in the vicinity of the site. Mr. and Mrs. Keates, owners of C the Doctor Transmission, assisted the Basics representative during the site reconnaissance and provided access to available areas. Mr. and Mrs. Keates were also briefly interviewed during the site reconnaissance.

2.1 Site Description and Uses

The subject site is located within the Ashland District of the unincorporated portion of the City of San Leandro, along the south side of East 14th Street at the south west intersection of East 14th Street and 166th Avenue (See Drawing 1). The site consists of an approximately 40,200-square foot irregular shaped parcel of land improved with a small one-story sales building, a one-story shop building with attached canopies, two mobile trailers and associated paved and unpaved areas (See Photos 1-10).

The small one-story sales building is constructed of wood framing on a concrete slab foundation, with wood exterior walls. Interior building materials include sheet rock interior walls, carpet covered wood floors with a high ceiling.

The shop building is constructed of steel framing on a concrete slab foundation, with corrugated metal exterior walls. Interior building materials include concrete floors with a high steel beamed ceiling.

Utilities including water, electric, natural gas and sewage service are publicly supplied. The general area surrounding the property is developed primarily commercial and residential.

Currently, the one-story sales building and associated paved lot is occupied by Mobile Net and utilized as a used car sales lot. The shop, two mobile trailers, associated paved and unpaved areas are currently utilized by C the Doctor Transmission and utilized as an automobile transmission repair facility. A site plan illustrating the site and adjacent properties is shown in Drawing 2.

One-Story Sales Office (Mobile Net) - The small one-story sales office is located on the east portion of the subject site and is currently utilized as a small sales office for a used car lot. The main entrance to the building is located on the east side. During the time of the site visit, observations of the building was limited to visual observations through the windows due to closed and locked premises. Visual observations of the small sales office did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the carpet-covered floors within the office area did not reveal any obvious evidence of drains, sumps, major cracks or other conduits to the subsurface.

Associated Used Car Lot - The associated used car lot is located on the east end of the subject site. A chain link fence surrounds the lot. A gate is located along the south east side of the lot. The lot is paved with asphalt, holds approximately a dozen automobiles for sale, and is accessible from East 14th Street to the east. The lot is utilized as used car sales lot. Visual observations of the used car lot did not reveal any obvious signs of hazardous materials or spills, other than oil stains from vehicles common to all parking lots. No obvious evidence of underground storage tanks, distressed vegetation, or surface impoundments were observed on the used car lot during the inspection.

One-Story Shop and Attached Canopies (C the Doctor Transmission) - The one-story shop building and associated canopies is located on the center north portion of the subject site and is currently utilized as transmission repair shop. The main entrance to the building is located on the east side. An attached canopy area is located on the south and west sides of the building.

Located within the shop building are work benches along the sides and center of the building. Numerous miscellaneous parts, tools, and small containers of lubricants and solvents are located within the shop benches. Located along the west wall is a former solvent wash bin. Visual observations of the former solvent wash bin did not reveal any obvious evidence of hazardous materials, stains or spills. **Visual observations of the concrete floors of the shop building revealed dark stains from years of usage.** Visual observations of the bare concrete floors within the shop building did not reveal any drains, sumps, major cracks or other conduits to the subsurface.

Located within the rear (west) attached canopy area is a solvent wash bin, 55-gallon drum of solvent, air compressor and parts washer. The 55-gallon drum of solvent was not within secondary containment. In addition, miscellaneous parts are located in this area. Mr. and Mrs. Keates stated Safety-Kleen collects, manifests and recycles the solvent on a periodic basis. In addition, Mr. and Mrs. Keates stated the parts washer utilizes only soapy water. Visual observations of the solvent wash bin, 55-gallon drum of solvent, air compressor and parts washer did not reveal any obvious evidence of stains or spills. However, visual observations of the concrete floors of the rear attached canopy area revealed dark stains from years of usage. Visual observations of the bare concrete floors within the rear attached canopy area did not reveal any drains, sumps, major cracks or other conduits to the subsurface.

Located within the side (south) attached canopy area is 55-gallon drum of new oil. The 55-gallon drum of new oil was not within secondary containment. In addition, numerous miscellaneous parts, tools, and small containers of lubricants and solvents are located within this area. Visual observations of the 55-gallon drum of new oil did not reveal any obvious evidence of stains or spills. However, visual observations of the concrete floors of the side attached canopy area revealed dark stains from years of usage. Visual observations of the bare concrete floors within the side attached canopy area did not reveal any drains, sumps, major cracks or other conduits to the subsurface.

Two Mobile Trailers (C the Doctor Transmission) - Two mobile trailers are located on the associated paved area and utilized as an office and storage building for the transmission repair facility. The main entrance to the building is located on the east side. An attached canopy area is located on the south and west sides of the building. Visual observations of the two mobile trailers did not reveal any obvious evidence of hazardous materials, stains or spills.

Associated Paved Areas and Unpaved Areas - The associated paved area is located on the east side of the building connecting to the adjacent used car lot. The paved area consists of asphalt, can accommodate automobiles and light trucks, and is accessible from East 14th Street to the east via the adjacent used car lot. The associated paved parking area is utilized as a common parking/loading zone for the subject site. The associated unpaved area is located on the west end of the subject site and occupies approximately a third of the subject site.

Located within the north side of the associated paved parking area storage racks utilized to hold automobile transmissions. Visual observations of storage racks of automobile transmissions did not reveal any obvious signs of stains or spills. **However, visual observations of the asphalt surface below revealed dark stains from years of usage.**

Located within the north west side of the associated paved parking area below the racks utilized to hold automobile transmissions are three 55-gallon steel drum containers of waste oil within a secondary containment tub. Mr. and Mrs. Keates stated Evergreen Oil collects, manifests and recycles the waste oil on a periodic basis. Visual observations of 55-gallon drums of waste oil did not reveal any obvious signs of stains or spills. However, visual observations of the interior of the secondary containment tub revealed a pool of waste oily liquid. In addition, visual observation of the asphalt surface below revealed dark stains from years of usage.

Located on the south west corner of the shop building connecting the two canopy areas is a small associated paved area. Located in this paved area is an auto lift. The auto lift is powered by the air compressor and does not appear to utilize a hydraulic tank. Visual observations of auto lift did not reveal any obvious signs of stains or spills. **However, visual observations of the concrete surface below revealed dark stains from years of usage.**

Located within the associated unpaved areas along the north and west side of the shop building are additional storage racks utilized to hold automobile transmissions. The storage racks along the north side of the building are partially covered, while the rest is not. Visual observations of storage racks of automobile transmissions did not reveal any obvious signs of stains or spills. However, visual observations of the unpaved surface below revealed areas of distressed vegetation from years of usage.

Visual observations of the rest of the associated paved and unpaved areas did not reveal any obvious signs of hazardous materials or spills, other than oil stains from vehicles common to all parking lots. No other obvious evidence of hazardous materials, underground storage tanks, distressed vegetation, or surface impoundments were observed throughout the site during the inspection. However, during the time of the site visit, surface water runoff from recent rains were noted to drain directly onto the unpaved areas on the west side of the subject site.

2.2 Adjacent Properties

Following are the uses of the adjoining properties.

- North - Andres Metal Craft Body Paint (16593 East 14th Street).
- South - Unmarked Korean Bar and Associated Paved Parking Lot (16635 East 14th Street).
- East - East 14th Street and San Leandro Motors Used Car Lot (16600 East 14th Street). A Chevron Gas Station is Kitty Corner.
- West - Residential Neighborhood.

Visual observations of Andres Metal Craft Body Paint (16593 East 14th Street) may conduct business activities indicative to the use, storage and/or treatment of hazardous materials. However, no obvious evidence of ground water monitoring wells were noted on or nearby the subject site.

3.0 PHYSICAL SITE SETTING

3.1 Geomorphic Description

The regional topography in the subject site area is located within the East Bay Plain, on the eastern flank of the San Francisco Bay structural trough. The site is at an elevation of approximately 47 feet above mean sea level, situated on a gently sloping western pediment adjacent to the East Bay Plain, approximately four miles northeast of the eastern edge of the present Bay. The structural depression that underlies the San Francisco Bay has accumulated up to 1100 feet of poorly consolidated sediment (Alameda County, 1988). The trough is filled with approximately 950 feet of alluvial fan deposits, characterized by lenticular beds of poorly sorted gravel, sand, silt, and clay that exhibit wide variations in bed thickness and grain size over short distances.

3.2 Geologic Setting

The structure of the San Francisco Bay trough is controlled by interaction between the San Andreas and Calaveras/Hayward fault zones. The active trace of the San Andreas fault zone is located about fifteen miles west of the site. The active trace of the Calaveras/Hayward fault zone is located about two miles east of the site (CDMG, 1991). The alluvial and marine sediments filling the structural basin underlying the San Francisco Bay have been sub-divided based on their dominant modes of deposition and geologic age. In general, these sediments include Bay Mud, the Merritt Sand, and Younger and Older Alluvium. The youngest surficial deposit is the Bay Mud and occurs in areas adjacent to the bay. Bay Mud is generally composed of unconsolidated, olive gray, blue gray, or black silty clay. Organic remains such as shells and peat are not uncommon. Permeability is generally low except where lenses of sand and gravel occur.

3.3 Hydrogeologic Setting

Regionally, the ground water flow direction is to the west in the direction of the San Francisco Bay. Locally, topography slopes westerly towards the San Lorenzo Creek roughly illustrating the direction of the ground water flow direction. Ground water has been encountered at depths ranging from 15 to 30 feet bgs. Hillside runoff, aquifer pumping, tidal fluctuations or other factors may influence ground water levels. Seasonal variations should also be anticipated.

4.0 HISTORICAL REVIEW

Site historical information was obtained from a Sanborn Fire Insurance Map, U.S.G.S. Topographic Map, aerial photograph and Haines City Directory review of the subject site. In addition, local building department records were reviewed. The following Sanborn Fire Insurance Maps, U.S.G.S. Topographic Maps, and aerial photographs were examined on April 14, 2003, within the library maintained by University of California in Berkeley, California and the following Polk and Haines City Directories were examined on April 15, 2003, within the library maintained by the City of Oakland:

<u>Date</u>	<u>Reference</u>
1941	Polk City Directory
1947	Topographic Map
1955	Polk City Directory
1959	Topographic Map
1959	Polk City Directory
1968	Topographic Map
1970	Aerial Ortho Photo
1973	Topographic Map
1973	Haines City Directory
1976	Haines City Directory
1980	Topographic Map
1980	Haines City Directory
1984	Aerial Photograph
1985	Haines City Directory
1990	Haines City Directory
1993	Aerial Photograph
1995	Haines City Directory
2000	Haines City Directory
2002	Haines City Directory
2002	Aerial Photograph

No historical Sanborn Fire Insurance Maps were available for the subject site.

In the city directory of 1941, the subject site is not listed. The closest listing noted at that time included Kinsey & Folo Machining located at 16635 East 14th Street.

In the topographic map of 1947, the subject site and immediate surrounding areas are within the Ashland District and shown to consist of small scattered buildings along East 14th Street. During that time, the existing streets were shown to have been developed. In addition, the Ashland School is shown several parcels to the north.

According to local building department records, a permit to construct a small one-story wood-framed building was issued to Apex Wrecking Company to be utilized as part lumber storage building and yard on March 15, 1948.

According to local building department records, the subject site was occupied by K.T.K. Wrecking Company in 1952.

According to local building department records, the subject site was occupied by Ernie's Used Cars/Joe Moreno from approximately 1953 to 1956. During that time, a second steel building was developed behind the existing building.

According to local building department records, the subject site was occupied by Hilliard Auto Sales in 1957.

In the city directories of 1955 and 1959, the subject site is not listed.

In the topographic map of 1959, the subject site and immediate surrounding areas are within the Ashland District and shown to consist of small scattered buildings along East 14th Street. During that time, additional buildings were added to the Ashland School several parcels to the north.

According to local building department records, the subject site was occupied by Home Town Motors in 1961.

In the topographic map of 1968, the subject site and immediate surrounding areas are shown within a shaded region designated as "urban developed" with no specific details to subject site structures.

In the aerial orthoquad of 1970, the subject site and immediate adjacent properties appear as noted during the site reconnaissance. During that time, numerous parked cars are shown on the paved and unpaved areas of the subject site.

In the topographic maps of 1973 and 1980, the subject site and immediate surrounding areas are shown within a shaded region designated as "urban developed" with no specific details to subject site structures.

In the city directories of 1973, 1976 and 1980, the subject site is listed as being occupied by McDonald Motors Used Cars and Trucks. During that time, the adjacent property was noted as being occupied by the Happy Hobo (16635 East 14th Street).

In the aerial photograph of 1984, the subject site and immediate adjacent properties appear as noted during the site reconnaissance. During that time, numerous parked cars are shown on the paved and unpaved areas of the subject site.

In the city directories of 1985 and 1990, the subject site is listed as being occupied by McDonald Motors Used Cars and Trucks. During that time, the adjacent property was noted as being occupied by the Palimino Saloon (16635 East 14th Street).

In the aerial photograph of 1993, the subject site and immediate adjacent properties appear as noted during the site reconnaissance. During that time, numerous parked cars are shown on the paved and unpaved areas of the subject site.

In the city directory of 1995, the subject site is listed as being occupied by McDonald Motors Used Cars and Trucks and See the Doctor Transmission. During that time, the adjacent property was noted as being occupied by the Palimino Saloon (16635 East 14th Street).

In the city directory of 2000, the subject site is listed as being occupied by McDonald Motors Used Cars and Trucks and See the Doctor Transmission. During that time, the adjacent property was noted as being occupied by the Nightlife Lounge (16635 East 14th Street).

In the aerial photograph of 2002, the subject site and immediate adjacent properties appear as noted during the site reconnaissance. During that time, gas stations appear across East 14th Street several parcels to the north east and south east.

5.0 ENVIRONMENTAL DATA BASE REVIEW

5.1 Agency Record Review

Environmental Data Resources, Inc. (EDR) was contracted to compile data from available government agency databases on locations of actual and potentially impacted sites within a one-mile radius of the subject property. Copies of the environmental database lists and the location map for the subject site are included in Appendix A.

The results of the database search by EDR revealed 65 mapped sites and 9 unmapped sites within a one-mile radius, of which 11 mapped sites are within a one-eighth mile radius of the subject site. Based on distance from the subject property and regional hydrogeology the following select sites identified by EDR have the highest potential to impact the subject site. No listings were reported for the subject site by EDR.

- **C The Doctor Transmission** - 16611 East 14th Street, San Leandro.
Located at the subject site. Listed on the Haznet List.

According to the information provided by EDR, this site is listed as manifesting waste oil and mixed oil (CAL EPA# CAL000122295). No reports of violations, spills or unauthorized releases were reported by EDR.

- **Carl Kuper Motors** - 16600 East 14th Street, San Leandro.
Located across East 14th Street to the east and perceived up gradient to the subject site. Listed on the Haznet List.

According to the information provided by EDR, this site is listed as manifesting waste oil and mixed oil (CAL EPA# CAC001271616). No reports of violations, spills or unauthorized releases were reported by EDR. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

- **Andres Metal Craft and Auto Body** - 16593 East 14th Street, San Leandro.
Located adjacent to the north and perceived cross gradient to the subject site. Listed on the RCRA and Haznet Lists.

According to the information provided by EDR, this site is listed as a small generator of unspecified solvent waste mixtures (CAL EPA# CAD057507279). No reports of violations, spills or unauthorized releases were reported by EDR. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

- **East 14th Street Auto Wreckers - 16592 East 14th Street, San Leandro.**
Formerly located across East 14th Street to the north east and perceived up/cross gradient to the subject site. Listed on the NFRAP and REF Lists.

According to the information provided by EDR, this site was an approximately 31,320-square foot auto wrecking yard located along a four lane traffic artery adjacent to a single family residential neighborhood. The facility was in operation since at least 1946. Portions of the property were utilized for selling used automobiles, dismantling and open storage of wrecked vehicles, cleaning and rebuilding of parts, and interior and exterior storage of used parts (CAL EPA# CAD983566472). No reports of violations, spills or unauthorized releases were reported by EDR. A preliminary assessment was conducted by the EPA in 1992. Based on the findings, the DTSC recommended no further remedial action planned under CERCLA. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

- **Ashland Gas Pumps, Inc. - 16690 East 14th Street, San Leandro.**
Located several parcels across East 14th Street to the south east and perceived down gradient to the subject site. Listed on the UST List.

According to the information provided by EDR, this site is listed as having two active underground storage tanks. No reports of violations, spills or unauthorized releases were reported by EDR. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

5.2 Detailed Agency File Review

On April 11, 2003, a Basics representative contacted the City of San Leandro Environmental Services Division (SLES) in San Leandro, California:

- **16611 East 14th Street, San Leandro**
The subject site.

No file or information regarding the subject site was available within the SLES files. Conversations with the SLES indicated the subject site falls outside the jurisdiction of the City of San Leandro.

On April 11, 2003, a Basics representative contacted the Regional Water Quality Control Board (RWQCB) in Oakland, California:

- **16611 East 14th Street, San Leandro**
The subject site.

No file or information regarding the subject site was available within the RWQCB files.

On April 14, 2003, a Basics representative reviewed the files at the Alameda County Environmental Health Services Agency (ACEHS) in Alameda, California:

- **16611 East 14th Street, San Leandro**
The subject site.

Information from the ACEHS files revealed the earliest record for the subject site is a stormwater facility inspection was conducted by the Alameda Countywide Clean Water Program on August 27, 1995. During that time, significant exposure of contaminated metal components, surplus transmissions etc. to rain water was noted at the C the Doctor Transmission site. Storm water runoff from these parts were noted to infiltrate the soil onsite.

On December 5, 1995, a Hazardous Materials Inspection was conducted for C the Doctor Transmission by the ACEHS. As part of C the Doctor Transmission operations, appreciable amounts of oil and solvents were noted to be utilized (CAL EPA#000050941). Evergreen Oil was reported to collect, manifest and recycle the waste oil. Safety-Kleen was reported to collect, manifest and recycle the spent solvent.

During that time, the ACEHS required the hazardous materials labels filled out completely, the secondary containment tubs cleaned and kept dry, keep all transmissions and parts covered, and perform general cleaning and maintenance of the yard area. In addition, a Hazardous Materials Management Plan was required.

On March 27, 1996, a follow up stormwater facility inspection was conducted by the Alameda Countywide Clean Water Program. During that time, C the Doctor Transmission was required to drain all auto parts if applicable, keep all transmissions and parts covered, and perform general cleaning and maintenance of the yard area.

No other information regarding the subject site was available within the ACEHS files. In addition, no permits for installation or removal of underground storage tanks have been issued for the site.

On April 17, 2003, a Basics representative reviewed the files at the Alameda County Fire Department (ACFD) in Castro Valley, California:

- **16611 East 14th Street, San Leandro**
The subject site.

No file or information regarding the subject site was available within the ACFD files.

On April 8, 2003, a Basics representative reviewed the files at the Alameda County Building Department (ACBD) in Hayward, California:

- **16611 East 14th Street, San Leandro**
The subject site.

Information from the ACBD files revealed the earliest record for the subject site is a permit to construct a small one-story wood-framed building issued to Apex Wrecking Company to be utilized as part lumber storage building and yard on March 15, 1948.

On December 11, 1952, a permit for electrical service and lighting was issued to K.T.K. Wrecking Company.

On March 13, 1953, a permit for electrical service and lighting was issued to Ernie Young's Used Cars/Joe Moreno.

On May 30, 1953, permits for a new steel building, advertising sign and repairs to the office structure were issued to Ernie Young's Used Cars/Joe Moreno.

On July 24, 1956, a permit for canopy additions to the steel building was issued to Ernie Young's Used Cars/Joe Moreno.

On February 26, 1957, a permit for car lot lighting was issued to Hilliard Auto Sales.

On November 23, 1959, a permit for a new sign was issued to Ed Correa.

On February 6, 1961, a permit for electrical wiring was issued to Home Town Motors.

On November 2, 1966, a permit for electrical repairs was issued to Joe Moreno.

On October 6, 1983, a permit to replace the sign was issued to MacDonald Motors Used Cars and Trucks.

On June 21, 1985, a permit for electrical service to a temporary trailer was issued to MacDonald Motors Used Cars and Trucks.

On October 7, 1993, a permit for electrical service to a temporary trailer was issued to MacDonald Motors Used Cars and Trucks.

No other information regarding the subject site was available within the ACBD files. In addition, no permits for installation or removal of underground storage tanks have been issued for the site.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

These conclusions are based on the data collected during performance of this ESA and are therefore subject to the time limitations associated with accessing governmental and site data. The purpose of this assessment was to evaluate the likelihood of soil and ground water degradation as a result of the use, storage, treatment, and/or disposal of hazardous materials/waste on the subject site and sites located within a one-mile radius. Findings are based on a geological and hydrogeological information study, and an evaluation of historical and present property use (Sanborn Fire Insurance/U.S.G.S. Topographic Map, aerial photograph and City Directory review, regulatory agency database and file review, personal interviews and site reconnaissance study).

Subject Site - The subject site consists of an approximately 40,200-square foot irregular shaped parcel of land improved with a small one-story sales building, a one-story shop building with attached canopies, two mobile trailers and associated paved and unpaved areas.

Historical Review - Historical review revealed the subject site was shown as consisting of undeveloped land prior to 1948. According to local building department records, a permit to construct a small one-story wood-framed building was issued to Apex Wrecking Company to be utilized as part lumber storage building and yard on March 15, 1948.

In 1952, the subject site was occupied by K.T.K. Wrecking Company. From approximately 1953 to 1956, the subject site was occupied by Ernie's Used Cars/Joe Moreno. During that time, a second steel building was developed behind the existing building. In 1957, the subject site was occupied by Hilliard Auto Sales.

In 1961, the subject site was occupied by Home Town Motors.

From at least 1973 to 1990, the subject site is listed as being occupied by McDonald Motors Used Cars and Trucks.

From at least 1995 to 2000, the subject site is listed as being occupied by McDonald Motors Used Cars and Trucks and See the Doctor Transmission. Currently, the one-story sales building and associated paved lot is occupied by Mobile Net and utilized as a used car sales lot. The shop, two mobile trailers, associated paved and unpaved areas are currently utilized by C the Doctor Transmission and utilized as an automobile transmission repair facility.

One-Story Sales Office (Mobile Net) - The small one-story sales office is located on the east portion of the subject site and is currently utilized as a small sales office for a used car lot. The main entrance to the building is located on the east side. During the time of the site visit, observations of the building was limited to visual observations through the windows due to closed and locked premises. Visual observations of the small sales office did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the carpet-covered floors within the office area did not reveal any obvious evidence of drains, sumps, major cracks or other conduits to the subsurface.

Associated Used Car Lot - The associated used car lot is located on the east end of the subject site. A chain link fence surrounds the lot. A gate is located along the south east side of the lot. The lot is paved with asphalt, holds approximately a dozen automobiles for sale, and is accessible from East 14th Street to the east. The lot is utilized as used car sales lot. Visual observations of the used car lot did not reveal any obvious signs of hazardous materials or spills, other than oil stains from vehicles common to all parking lots. No obvious evidence of underground storage tanks, distressed vegetation, or surface impoundments were observed on the used car lot during the inspection.

One-Story Shop and Attached Canopies (C the Doctor Transmission) - The one-story shop building and associated canopies is located on the center north portion of the subject site and is currently utilized as transmission repair shop. The main entrance to the building is located on the east side. An attached canopy area is located on the south and west sides of the building.

Located within the shop building are work benches along the sides and center of the building. Numerous miscellaneous parts, tools, and small containers of lubricants and solvents are located within the shop benches. Located along the west wall is a former solvent wash bin. Visual observations of the former solvent wash bin did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the concrete floors of the shop building revealed dark stains from years of usage. Visual observations of the bare concrete floors within the shop building did not reveal any drains, sumps, major cracks or other conduits to the subsurface.

Located within the rear (west) attached canopy area is a solvent wash bin, 55-gallon drum of solvent, air compressor and parts washer. The 55-gallon drum of solvent was not within secondary containment. In addition, miscellaneous parts are located in this area. Mr. and Mrs. Keates stated Safety-Kleen collects, manifests and recycles the solvent on a periodic basis. In addition, Mr. and Mrs. Keates stated the parts washer utilizes only soapy water. Visual observations of the solvent wash bin, 55-gallon drum of solvent, air compressor and parts washer did not reveal any obvious evidence of stains or spills. However, visual observations of the concrete floors of the rear attached canopy area revealed dark stains from years of usage. Visual observations of the bare concrete floors within the rear attached canopy area did not reveal any drains, sumps, major cracks or other conduits to the subsurface.

Located within the side (south) attached canopy area is 55-gallon drum of new oil. The 55-gallon drum of new oil was not within secondary containment. In addition, numerous miscellaneous parts, tools, and small containers of lubricants and solvents are located within this area. Visual observations of the 55-gallon drum of new oil did not reveal any obvious evidence of stains or spills. However, visual observations of the concrete floors of the side attached canopy area revealed dark stains from years of usage. Visual observations of the bare concrete floors within the side attached canopy area did not reveal any drains, sumps, major cracks or other conduits to the subsurface.

Two Mobile Trailers (C the Doctor Transmission) - Two mobile trailers are located on the associated paved area and utilized as an office and storage building for the transmission repair facility. The main entrance to the building is located on the east side. An attached canopy area is located on the south and west sides of the building. Visual observations of the two mobile trailers did not reveal any obvious evidence of hazardous materials, stains or spills.

Associated Paved Areas and Unpaved Areas - The associated paved area is located on the east side of the building connecting to the adjacent used car lot. The paved area consists of asphalt, can accommodate automobiles and light trucks, and is accessible from East 14th Street to the east via the adjacent used car lot. The associated paved parking area is utilized as a common parking/loading zone for the subject site. The associated unpaved area is located on the west end of the subject site and occupies approximately a third of the subject site.

Located within the north side of the associated paved parking area storage racks utilized to hold automobile transmissions. Visual observations of storage racks of automobile transmissions did not reveal any obvious signs of stains or spills. However, visual observations of the asphalt surface below revealed dark stains from years of usage.

Located within the north west side of the associated paved parking area below the racks utilized to hold automobile transmissions are three 55-gallon steel drum containers of waste oil within a secondary containment tub. Mr. and Mrs. Keates stated Evergreen Oil collects, manifests and recycles the waste oil on a periodic basis. Visual observations of 55-gallon drums of waste oil did not reveal any obvious signs of stains or spills. However, visual observations of the interior of the secondary containment tub revealed a pool of waste oily liquid. In addition, visual observation of the asphalt surface below revealed dark stains from years of usage.

Located on the south west corner of the shop building connecting the two canopy areas is a small associated paved area. Located in this paved area is an auto lift. The auto lift is powered by the air compressor and does not appear to utilize a hydraulic tank. Visual observations of auto lift did not reveal any obvious signs of stains or spills. However, visual observations of the concrete surface below revealed dark stains from years of usage.

Located within the associated unpaved areas along the north and west side of the shop building are additional storage racks utilized to hold automobile transmissions. The storage racks along the north side of the building are partially covered, while the rest is not. Visual observations of storage racks of automobile transmissions did not reveal any obvious signs of stains or spills. However, visual observations of the unpaved surface below revealed areas of distressed vegetation from years of usage.

Visual observations of the rest of the associated paved and unpaved areas did not reveal any obvious signs of hazardous materials or spills, other than oil stains from vehicles common to all parking lots. No other obvious evidence of hazardous materials, underground storage tanks, distressed vegetation, or surface impoundments were observed throughout the site during the inspection. However, during the time of the site visit, surface water runoff from recent rains were noted to drain directly onto the unpaved areas on the west side of the subject site.

PCB-Containing Materials - Electrical transformers are not located at the property. Information obtained from the site inspection indicated no evidence that PCB-containing equipment is now used or has been used in connection with the property.

Asbestos Containing Construction Materials (non-ASTM E1527 consideration) - An asbestos survey was not conducted at the property as part of this assessment. However, the subject site structures were confirmed to have been constructed before 1979, the year asbestos containing construction materials was banned, thus, asbestos may have been utilized in their construction. No obvious evidence of friable or non-friable suspect asbestos containing materials were observed within easily accessible areas of the structures. However, original building materials not easily accessible including, but not limited to, flooring and masting materials, sheet rock muds and taping compounds, ceiling and roofing materials, and ducting and surfacing materials may contain ACCMs. To confirm if any asbestos materials are contained within the structures on the subject site, an asbestos survey should be performed by an AHERA trained asbestos professional. If the property building is slated for renovation or demolition, an asbestos inspection will be required, pursuant to the National Emission Standards for Hazardous Air Pollutant (NESHAPs).

Lead-Based Paint (non-ASTM E1527 consideration) - A Lead-based paint survey was not conducted at the property as a part of this assessment. However, the subject site structures were confirmed to have been constructed before the ban on lead-based paints in 1978, thus, lead-based paints may have been utilized in their construction. Visual observations of the painted surfaces of the subject site structures appeared to be in fair condition with no obvious signs of chipping, cracking, and/or significant health risk concerns.

Lead-based paint is any paint, varnish, stain, or other applied coating that has 1 mg per square cm (or 5,000 $\mu\text{g/g}$ by dry weight) or more of lead. In Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", states that a lead-based paint hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard.

Regulatory Agency Review - Out of 65 mapped and 9 unmapped sites, within a one-mile radius located by EDR, there were five selected sites as having the highest potential of impacting the subject site. The following sites were located either at, adjacent or possibly up gradient of the subject site.

According to the information provided by local regulatory agency files, *the C The Doctor Transmission site (located at the subject site)* is listed as manifesting waste oil and mixed oil (CAL EPA# CAL000122295). The earliest record for the subject site is a stormwater facility inspection was conducted by the Alameda Countywide Clean Water Program on August 27, 1995. During that time, significant exposure of contaminated metal components, surplus transmissions etc. to rain water was noted at the C the Doctor Transmission site. Storm water runoff from these parts were noted to infiltrate the soil onsite.

On December 5, 1995, a Hazardous Materials Inspection was conducted for C the Doctor Transmission by the ACEHS. As part of C the Doctor Transmission operations, appreciable amounts of oil and solvents were noted to be utilized (CAL EPA#000050941). Evergreen Oil was reported to collect, manifest and recycle the waste oil. Safety-Kleen was reported to collect, manifest and recycle the spent solvent. During that time, the ACEHS required the hazardous materials labels filled out completely, the secondary containment tubs cleaned and kept dry, keep all transmissions and parts covered, and perform general cleaning and maintenance of the yard area. In addition, a Hazardous Materials Management Plan was required.

On March 27, 1996, a follow up stormwater facility inspection was conducted by the Alameda Countywide Clean Water Program. During that time, C the Doctor Transmission was required to drain all auto parts if applicable, keep all transmissions and parts covered, and perform general cleaning and maintenance of the yard area.

No other information regarding the subject site was available within the local regulatory agency files. In addition, no permits for installation or removal of underground storage tanks have been issued for the site.

According to the information provided by EDR, *the Carl Kuper Motors site (located at 16600 East 14th Street, across East 14th Street to the east and perceived up gradient to the subject site)* is listed as manifesting waste oil and mixed oil (CAL EPA# CAC001271616). No reports of violations, spills or unauthorized releases were reported by EDR. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

According to the information provided by EDR, *the Andres Metal Craft and Auto Body site (located at 16593 East 14th Street, adjacent to the north and perceived cross gradient to the subject site)* is listed as a small generator of unspecified solvent waste mixtures (CAL EPA# CAD057507279). No reports of violations, spills or unauthorized releases were reported by EDR. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

According to the information provided by EDR, *the East 14th Street Auto Wreckers site (located at 16592 East 14th Street, formerly located across East 14th Street to the north east and perceived up/cross gradient to the subject site)* was an approximately 31,320-square foot auto wrecking yard located along a four lane traffic artery adjacent to a single family residential neighborhood. The facility was in operation since at least 1946. Portions of the property were utilized for selling used automobiles, dismantling and open storage of wrecked vehicles, cleaning and rebuilding of parts, and interior and exterior storage of used parts (CAL EPA# CAD983566472). No reports of violations, spills or unauthorized releases were reported by EDR. A preliminary assessment was conducted by the EPA in 1992. Based on the findings, the DTSC recommended no further remedial action planned under CERCLA. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

According to the information provided by EDR, *the Ashland Gas Pumps, Inc. site (located at 16690 East 14th Street, several parcels across East 14th Street to the south east and perceived down gradient to the subject site)* is listed as having two active underground storage tanks. No reports of violations, spills or unauthorized releases were reported by EDR. Based on this information, the probability of off-site subsurface environmental impact from this site to the subject site is low.

Physical Setting - The regional topography in the subject site area is located within the fore bay of the East Bay Plain. Shallow sediments deposited within the low lying bay plain include bay mud, interfluvial deposits of silt and clay rich in organic material, fluvial deposits of sand and silty to clayey sand, and younger alluvium consisting of sand and gravel. Locally, topography slopes to the south westerly (approximately 47 feet above mean sea level) roughly illustrating the direction of the ground water flow direction. Groundwater in the vicinity has been encountered at shallow depths above the bedrock ranging from 15 to 30 feet bgs, however, ground water bearing aquifer zone is believed to be much deeper.

6.2 Recommendations

On the basis of the information compiled and reviewed by Basics, our findings indicate there are apparent environmental concerns on site that warrant further investigation or documentation. To address the issues pertinent to the subject site, Basics recommends:

- Conduct a preliminary subsurface investigation within the shop and attached canopies and unpaved areas.

The subject site has a past history of automobile repair operations (at least from the 1950s to the present). In addition, dark stained areas were noted within the concrete and asphalt surface from years of usage and surface oily water appears to drain directly onto the unpaved areas. As such, there is a potential of inadvertent discharges of hazardous materials from auto repair operations (i.e. petroleum hydrocarbons, its constituents and volatile organic compounds).

Inadvertent discharges of hazardous materials to the concrete porous surface are not always evident. However, years of usage of appreciable amounts of hazardous materials (typically 55-gallons for over ten years or so) plus any conduits to the subsurface (exposed soil, drains, sumps or cracks) increase the potential of inadvertent discharges to the subsurface.

In addition, to prevent future environmental liabilities:

- Submit a Hazardous Materials Management Plan as requested by the Alameda County Environmental Health Services;
- Provide secondary containment for all hazardous materials storage containers (i.e. 55-gallon drums new oil and solvent) utilized within the attached canopy areas at the subject site;
- Keep secondary containment clean and free of spills from hazardous materials;
- Keep all parts and transmissions covered to prevent storm water runoff; and
- Monitor business activities of the subject site periodically to ensure proper permits and handling procedures for use of hazardous materials are followed according to local regulatory protocols.

Appendix B

Text of ERAS ETS Report

ERAS

Environmental, Inc.

20861 Wilbeam Avenue, Suite 4

Castro Valley, CA 94546-5832

(510) 247-9885 Facsimile: (510) 886-5399

**ENVIRONMENTAL TRANSACTION SCREEN
16611 East 14th Street
San Leandro, California
ERAS Project Number 03088**

Prepared for:

**Sam and Aiina Khan
Sam's Neon and Electrical/Sam's Signs
C/o Mr. Don Cortez
L&S Preferred Property
22628 Foothill Boulevard
Hayward, CA 94541**

Prepared by:

**ERAS Environmental, Inc.
May 1, 2003**



Environmental, Inc.

20861 Wilbeam Avenue, Suite 4

Castro Valley, CA 94546-5832

(510) 247-9885 Facsimile: (510) 886-5399

May 1, 2003

Sam and Aiina Khan
Sam's Neon and Electrical/Sam's Signs
c/o Mr. Don Cortez
L&S Preferred Property
22628 Foothill Boulevard
Hayward, CA 94541

Re: **ENVIRONMENTAL TRANSACTION SCREEN**
16611 East 14th Street
San Leandro, California
ERAS Project Number 03088

Dear Mr. Cortez:

ERAS Environmental, Inc. (ERAS) performed an Environmental Transaction Screen (ETS) project for a site located at 16611 East 14th Street in San Leandro, California (the "Property"). The Property contained several small buildings. The front section was occupied by Mobile Net Pre-Owned Car and Truck, a used car and truck sales business. The rear section was occupied by C The Doctor Transmission, a transmission repair facility.

The ETS was performed to identify, to the extent feasible, *recognized environmental conditions* in connection with the Property. The protocol utilized for this ETS is in general accordance with the requirements of American Society of Testing Materials (ASTM) Standard E1528-00.

Scope of Work

The ETS included a visual reconnaissance of the Property, an interview with the owner of the Property, a review of a regulatory agency environmental database for the Property and surrounding area provided by FirstSearch Technology Corporation (FSTC), and a review of Alameda County Health Care Services Agency (ACHCSA) records for the Property.

Visual Reconnaissance

An ERAS representative visited the Property on April 25, 2003. The Property is located on the northeast side of East 14th Street between 165th and 166th Avenues. The Property

consists of an irregular-shaped area of approximately 30,000 square feet. Adjacent to the northwest was Andres Body-Paint, an automobile body repair facility, to the southeast was a nightclub. To the southwest were single family residences.

An asphalt-paved parking lot extends along the northeastern side of the Property adjacent to East 14th Street. The lot contained a number of parked vans, trucks and automobiles. A small wooden frame automobile sales office was set back into the lot approximately 35 feet. Behind the sales office was a wooden sided mobile home used for an office by the transmission repair facility. A transmission repair shed was located behind the office trailer. The shed contained two attached awnings that covered a parts storage area and parts cleaning area. Metal racks, containing transmission bodies and parts were located in the outside area near the repair shed.

The entire area along the southeast side of the Property contained parked automobiles. The southwestern end of the Property was dirt that was overgrown with weeds. The area around the repair shed was mostly covered with gravel. An area located along the northwestern Property boundary was observed to have no vegetation. This was an area where metal parts, parts racks and lumber were previously stored.

Hazardous materials, hydraulic oil and waste hydraulic oil, were stored in three 55-gallon drums located inside a cattle trough containment. Minor surficial oil staining was observed on the paved floor of the transmission work area and near the oil storage area. Beneath one of the awning was a parts cleaning room. This area contained a hot water cleaning machine and a parts cleaning sink. The parts cleaning sink was contained and utilizes mineral oil for cleaning parts.

No indication of improper storage of hazardous materials was noted during the site visit. No evidence of underground or aboveground storage tanks, pits or sumps was observed on or near the Property. No evidence of past spillage, leakage or dumping of hazardous materials, such as discolored soil, sheen or distressed vegetation was observed on the unpaved areas on the Property at the time of the reconnaissance.

Observations made by ERAS at the time of the site visit are included on the ASTM Site Reconnaissance and Interview form also included in **Attachment 1**.

Database Review

Information from standard Federal and State environmental databases was provided to ERAS by Environmental Data Resources, Inc. (EDR) of Southport, Connecticut. Data from governmental agency lists are updated and integrated into one database which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. The complete database is included as **Attachment 2** to this report. Leaks from underground storage tank (LUST) sites are the most common source of local contamination. Leaks of this type generally do not extend down-gradient more than approximately 650 feet (approximately 1/8 mile) except under unusual conditions.

The environmental database search identified three California Hazardous Material Incident Report System (CHMIRS) sites, eleven (11) Cortese sites and two Notify 65 sites within one mile. Fifteen (15) Leaking Underground Storage Tanks (LUST) sites were within 1/2 mile. Four RCRIS small quantity generators of hazardous waste sites, three underground storage tank (UST) sites, one California Facility Inventory Database UST (CA FID UST) site and three historical UST (HIST UST) sites were within 1/4 mile. The location of these sites are indicated on the **Overview and Detail Maps** in the database report in **Attachment 2**.

Groundwater is the medium that has the potential to carry contaminants from an off-site source to the Property. The groundwater generally follows the topography, flowing from higher to lower elevations. Based on regional and local topography, the estimated direction of groundwater flow in the area is to the southwest toward the San Francisco Bay.

The Property was listed on the HAZNET database as a result of the storage of waste oil and mixed oil. The Property was not listed on any of the databases that indicate a leak has occurred.

The adjacent site, Andres Metal Craft at 16593 East 14th Street, was listed on the HAZNET database and the RCRIS list as a small quantity generator of hazardous waste. A site directly across East 14th Street, Carl Kuper Motors, 16600 East 14th Street was also listed as a HAZNET site. Neither of these sites were listed on any database that indicates a leak has occurred. The closest known leak site is East 14th Street Auto Wreckers at 16552 East 14th Street. This site is listed as a CERC-NFRAP site; this status indicates it is not a site of major concern. It is located to the northwest, not up-gradient and based on the status and location is not considered to pose a threat to subsurface environmental conditions under the Property.

None of the other identified leak sites are located in close proximity or in a direction up gradient from the Property, therefore none are considered likely to pose a threat to subsurface environmental conditions beneath the Property.

Interview

On May 1, 2003, ERAS interviewed the owner of the Property, Mr. Clayton Keats. Mr. Keats indicated he has owned the Property for approximately 10 years. The shed building behind the office trailer was a former service station building that was moved to the Property from nearby. The waste transmission oil is collected by Evergreen Oil Company along with the waste solvent.

Mr. Keats indicated that he was not aware of any contamination on the Property from the previous use. Significant quantities of hazardous or flammable materials are not known to have been used or stored on the Property. Underground storage tanks are not known to have been installed on the Property. There is no knowledge of contamination on the Property from the previous uses or from off-site sources. There are no known pending

lawsuits or administrative proceedings concerning releases of hazardous chemicals on the Property.

Mr. Keats's responses were compiled on ERAS Environmental Questionnaire along with observations made by ERAS at the time of the site visit. These are included on the ASTM Site Reconnaissance and Interview form included as **Attachment 1** to this report.

File Review Information

Because hazardous materials are used and stored on the Property, the file for the Property was reviewed at the Alameda County Health Care Services Agency. The file contained a record of a storm water inspection on August 27, 1995. It was noted that metal parts were stored outside and that storm water runoff near the parts could infiltrate soil.

A hazardous materials inspection conducted on December 5, 1995 noted no violations pertaining to leakage or spillage. Requests were made to label containers completely, cover exposed parts, clean the yard area and submit a Hazardous Materials Management Plan.

There was no information obtained during the file review that there were significant spills, leaks or dumping, sumps clarifiers, or USTs or ASTs or other items that would have the potential to affect subsurface environmental conditions under the Property.

Conclusions and Recommendations

An ERAS representative visited the Property on April 25, 2003. The Property is located on the northeast side of East 14th Street between 165th and 166th Avenues. The Property consists of an irregular-shaped area of approximately 30,000 square feet. The Property contained several small buildings. The front section was occupied by Mobile Net Pre-Owned Car and Truck, a used car and truck sales business. The rear section was occupied by C The Doctor Transmission, a transmission repair facility.

The operation at the Property uses hazardous materials (hydraulic oil) and generates hazardous waste (waste hydraulic oil and used parts cleaning mineral oil) during normal operations. These materials appeared to be properly used and stored. Minor surficial oil staining was observed on the paved floor of the transmission work area and near the oil containment area. No evidence of underground or aboveground storage tanks, pits or sumps was observed on or near the Property. No evidence of past spillage, leakage or dumping of hazardous materials, such as discolored soil, oily sheen, chemical odors outside the building or distressed vegetation was observed on the unpaved areas on the Property.

The Property was listed on the HAZNET database as a result of the storage of waste oil and mixed oil. The Property was not listed on any of the databases that indicate a leak has occurred. There was no information obtained during a review of the file for the Property that there were significant spills, leaks or dumping, sumps clarifiers, or USTs or ASTs or other problems that would affect subsurface environmental conditions under the Property.

The adjacent site, Andres Metal Craft at 16593 East 14th Street, was listed on the HAZNET database and the RCRIS list as a small quantity generator of hazardous waste. A site directly across East 14th Street, Carl Kuper Motors, 16600 East 14th Street, was also listed as a HAZNET site. Neither of these sites were listed on any database that indicates a leak has occurred.

Based on distance, locations or current site status, none of the identified sites on the environmental database are considered threats to the current environmental status of the Property or subsurface soil and groundwater beneath it.

There was no evidence obtained during this ETS to indicate that past activities on or near the Property have caused contamination to subsurface materials under the Property. Therefore, ERAS recommends no further action regarding environmental conditions at 16611 East 14th Street in San Leandro, California.

Limitations

ERAS has performed the services for this project in accordance with current standards of the American Society for Testing and Materials (ASTM) for Environmental Transaction Screens (ASTM standard E1528-00). No guarantees are either expressed or implied. ERAS is not responsible for errors or omissions in the information supplied by the commercial database company. *Reasonably ascertainable* information was reviewed for this project. Reasonably ascertainable information is publicly available and obtainable within reasonable time and cost constraints, and reasonably reviewable.

The investigation was limited to a search for *recognized environmental conditions*. The term *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

There is no investigation which is thorough enough to preclude the presence of hazardous materials which presently, or in the future, may be considered hazardous at the Property. Because regulatory evaluation criteria are constantly changing, concentrations of constituents presently considered low may, in the future, fall under more stringent regulatory standards that require remediation.

The visual reconnaissance was limited to visual observation of surface conditions at the Property. This approach reflects current ASTM standards unless the information obtained

as part of this work suggests the need for further investigation. The investigation addresses recognized environmental conditions at the Property. However, certain conditions, such as those listed below, may not be revealed:

- 1) naturally occurring toxic materials in the subsurface soils, rocks, water or toxicity of on-site flora;
- 2) toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
- 3) biological pathogens;
- 4) contaminant plume below sampled or observed surface levels, originating from remote source;
- 5) constituents or constituent concentrations that do not violate present regulatory standards, but may violate future standards;
- 6) unknown site impact, such as "midnight" dumping and/or accidental spillage which may occur following the visual reconnaissance of the Property by ERAS.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

It has been a pleasure working with you on this project. Please call if you have any questions.

Respectfully,
ERAS Environmental, Inc.



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

- Appendices:
- 1) Site Assessment Checklist and ASTM Transaction Screen and Environmental Site Assessment Questionnaire
 - 2) Environmental FirstSearch Report

Appendix C

PIERS Phase II Investigation

Phase II Investigation
of
16611 East 14th Street
San Leandro, California

Performed For:

Mr. Don Cortez
L & S Preferred Properties, Inc.
1174 Russel Way
Hayward, CA 94541

Prepared By:

PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
San Jose, CA 95128

June 2003

Project: 03147

PIERS**Environmental
Services, Inc.**1330 S. Bascom Ave., Suite F
San Jose, CA 95128

Tel (408) 559-1248 Fax (408) 559-1224

June 5, 2003

Mr. Don Cortez
L & S Preferred Properties, Inc.
1174 Russel Way
Hayward, CA 94541RE: **Phase II Investigation**
15511 East 14th Street
San Leandro, CA

Dear Mr. Cortez:

This report presents the results of the recent soil sampling at the above-referenced Property. The purpose of this work was to determine whether the subsurface soils and/or groundwater beneath the Property have been impacted from the former usage of the Property as an auto repair shop.

The scope of the work performed by PIERS for this investigation consisted of the following: completion of six exploratory borings using a hand-driven sampling device; collection of soil samples; submission of the soil samples for chemical analysis; data analysis and interpretation; and preparation of this report.

SITE DESCRIPTION AND BACKGROUND

The Property is located on the southwestern side of East 14th Street, in the City of San Leandro, Alameda County, California (see Figure 1). The Property consists of an approximately 40,200-square-foot parcel, that is improved with a small one-story sales building, a one-story shop with attached canopies, and two mobile trailers. In April 2003, Basics Environmental of Orinda, California recommended Phase II sampling based upon their Phase I Environmental Site Assessment (ESA) that was completed for the Property. During the ESA, staining was observed at the parts washing sink, two areas where transmissions are stored, near the hydraulic lift, and at the fresh and waste oil storage areas. Based on these findings, Phase II sampling was proposed to determine whether the subsurface soils had been impacted by the historical usage.

RECENT FIELD ACTIVITIES

On May 23, 2003, six shallow soil borings were completed at the Property. At all but one of the locations, the concrete or asphalt surface was first cored with a concrete corer. A hand-operated slide hammer-driven coring tool was then advanced to approximately two feet below grade. The sampling tool was lined with a plastic liner. A soil sample was retained from each boring, at a depth of approximately 0.5 feet below grade. The sample intervals selected for analysis were cut from the liners and sealed with Teflon-lined plastic caps, labeled, and placed in individually sealed plastic bags, which were then stored in a cooler, on ice, until delivery to a state-certified laboratory. Prior to each use, the coring tool was cleaned by triple rinsing with water using a non-phosphate detergent.

The soils encountered generally consisted of two or three inches of sand, silt, and gravel base material (fill) beneath the paved surface, which was underlain by dark brown clayey silt. No obvious evidence of contamination or odors was observed in these borings, except at the transmission racks in the unpaved area, where visible oil and grease was observed on the surface of the soil. No fill material was present at this location, which is entirely unpaved. The locations of the borings are shown on Figure 2.

ANALYTICAL RESULTS

The soil samples were analyzed by North State Environmental Analytical Laboratory in South San Francisco, California, a California state-certified Hazardous Material Testing Laboratory. The samples were accompanied by properly executed Chain of Custody documentation. The soil sample collected from below the parts washing sink was analyzed for volatile organic compounds (VOCs) by EPA Method 8260. The samples collected from near the fresh oil/hydraulic fluid (Oil Stg. #2) and waste oil storage areas (Oil Stg. #1) and from beneath the parts washing machine (Parts Wash #2) were analyzed for Petroleum Oil and Grease (Silica Gel Treated Hexane extractable material) by method E1664. The samples collected from beneath the two areas with racks of stored transmissions were analyzed for Total Petroleum Hydrocarbons (TPH) as Transmission Fluid by EPA Method 8015.

Although the previous recommended work proposed by Basic Environmental included a sample to be analyzed from near the hydraulic lift, this sample was collected but not analyzed. A six-inch concrete slab underlies the lift, and is in good condition with no significant cracking. There was no evidence of any soil impacts in the sample collected. Therefore, this sample was not analyzed, and an additional sample was collected and analyzed at the parts washing machine (Parts Wash #2), where visible oil and grease on degraded asphalt pavement was observed.

The analytical results indicated no detectable VOCs in the sample collected from 0.5 feet beneath the parts washing sink. No Petroleum Oil and Grease was detected in the sample collected from 0.5 feet at the fresh oil/hydraulic fluid storage area.

Petroleum Oil and Grease was detected in the samples collected from beneath the parts washing machine and at the waste oil storage area at 0.5 feet below grade, at concentrations of 270 and 150 parts per million (ppm), respectively.

TPH as transmission fluid was detected in the sample collected at 0.5 feet at the asphalt-paved transmission rack storage area on the northeastern side of the shop (Trans. Rack #1) at a concentration of 4,680 ppm. This sample was collected from directly beneath the visibly stained low point in the pavement where oily runoff in the area of the transmission racks has collected.

TPH as transmission fluid was detected in the sample collected at 0.5 feet at the unpaved transmission rack storage area on the southwestern side of the shop (Trans. Rack #2) at a concentration of 14,700 ppm. This sample was collected from directly beneath one of the racks at a location with visibly stained soil with a noticeable odor of hydrocarbons.

The analytical results are summarized on Table 1 and Figure 2. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

CONCLUSIONS AND RECOMMENDATIONS

"Risk-Based Screening Levels" (RBSLs) for concentrations of contaminants in soil have been established by the Regional Water Quality Control Board (RWQCB). These levels are used to determine the relative risks to human health and the environment. Generally the presence of a chemical in soil at concentrations below the corresponding RBSL can be assumed to not pose a significant threat to human health or the environment. The RBSLs for soil differentiate between residential and commercial usage, although in some cases the values are the same.

The RBSL for Petroleum Oil and Grease is 1,000 ppm in shallow soils at sites of industrial or commercial use, and 500 ppm for residential use. Based on this, the occurrences of petroleum oil and grease of 270 and 150 ppm beneath the parts washing machine and at the waste oil storage area do not warrant further investigation. However, the occurrences of TPH as transmission fluid at both of the rack storage areas (4,680 and 14,700 ppm) are significantly above the RBSL of 1,000 ppm. Based on these occurrences, and PIERS observations of the auto repair operation, the following is recommended:

All of the visibly stained soil in the unpaved area of transmission racks southwest of the shop should be removed and placed in a drum, under observation by PIERS. For the transmission rack storage area northeast of the shop, which is paved, the asphalt around the area of the sample point should be removed, and all visibly contaminated soil should be removed and placed in a drum. Upon completion of the removal of the visibly contaminated soil, confirmation samples should be collected by PIERS to document the removals. To prevent future impacts to the subsurface soils, the transmissions from the unpaved area should be removed and stored in double containment bins or shelving that provides some type of double containment (raised sides) in a paved, covered area of the facility. The area where the asphalt was removed should be replaced.

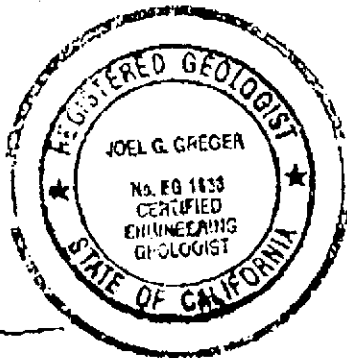
A cost estimate for this work can be provided at your request.

LIMITATIONS

The observations and conclusions presented in this report are professional opinions based on the scope of work outlined herein. This report was prepared in accordance with generally accepted standards of environmental geological practice in California at the time this investigation was performed. The opinions presented apply to site conditions existing at the time of our study and cannot apply to site conditions or changes of which we are not aware or have not had the opportunity to evaluate. This investigation was conducted solely to evaluate environmental conditions beneath the Property at specific locations. Subsurface conditions may vary away from the data points available. Additional work, including subsurface investigation, can reduce the inherent uncertainties associated with this type of investigation. It must be recognized that any conclusions drawn from these data rely on the integrity of the information available at the time of investigation and that a full and complete determination of environmental contamination and risks cannot be made.

If you have any questions regarding this report, please do not hesitate to contact our office.

Sincerely,
PIERS Environmental Services, Inc.



Joel G. Greger
Senior Project Manager
CEG # EG1633, REA # 07079

Kay Pannell
Chief Operations Officer
REP #5800, REA-II #20236



Attachments

Table 1
Figures 1 and 2
Laboratory Analytical Data Sheets and Chain of Custody

TABLE I SOIL ANALYTICAL RESULTS 16611 East 14th Street, San Leandro Samples collected on May 23, 2003			
Sample/ Depth (feet)	VOCs 8260	TPH Trans. Fluid	Petrol. Oil & Grease
Parts wash #1 (0.5')	ND	NA	NA
Parts wash #2 (0.5')	NA	NA	270
Oil Stg. #1 (0.5')	NA	NA	150
Trans. Rack 1 (0.5')	NA	4,680	NA
Trans. Rack 2 (0.3')	NA	14,700	NA
Oil Stg. #2 (0.5')	NA	NA	<50
EXPLANATION: ppm = parts per million TPH = Total Petroleum Hydrocarbons VOCs = Volatile organic compounds ANALYTICAL METHODS: TPH as Trans. Fluid by EPA Method 8015. Petroleum Oil and Grease by Silica Gel Treatment, Method E1664.			

Parcel: 0806-0300-011-00
 Owner: KEATS, CLAYTON & MARY
 Site Address: 16611 E 14TH ST*SAN LEANDRO CA
 Mail Address: 1344 B ST*HAYWARD CA

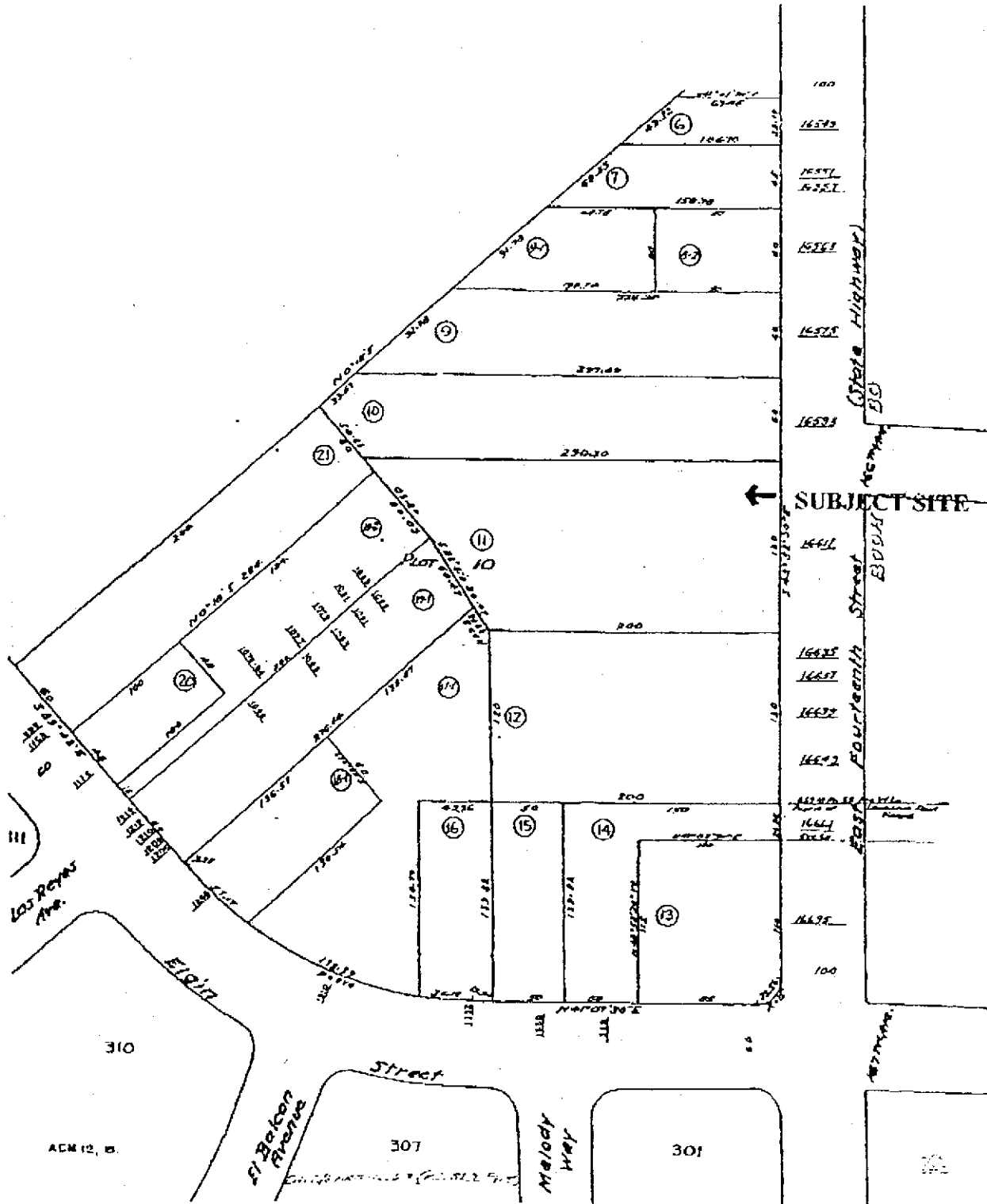


FIGURE 1
PROPERTY VICINITY MAP
 16611 EAST 14th STREET
 SAN LEANDRO, CALIFORNIA
 NOT TO SCALE
 MAY 2003

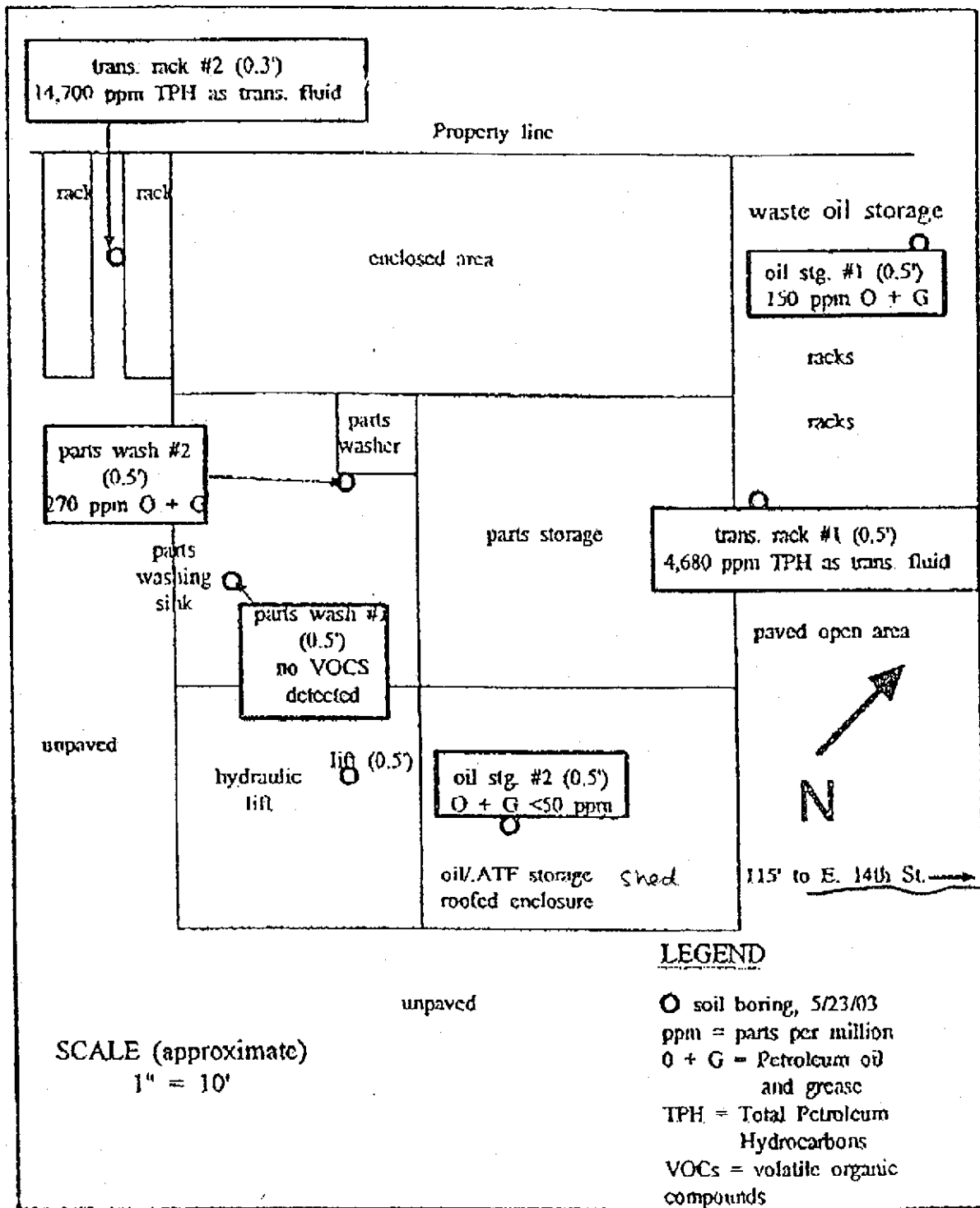


FIGURE 2
PROPERTY SITE PLAN

16611 EAST 14th STREET
SAN LEANDRO, CALIFORNIA

NOT TO SCALE
MAY 2003

ATTACHMENT A
LABORATORY ANALYTICAL DATA SHEETS
AND CHAIN OF CUSTODY



North State Labs

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CA ELAP# 1753

C E R T I F I C A T E O F A N A L Y S I S

Job Number: 03-0722
 Client : PIERS Environmental
 Project : 16611 E.14TH ST., SAN LEANDRO

Date Sampled : 05/23/2003
 Date Analyzed: 06/02/2003
 Date Reported: 06/04/2003

Volatile Organics by GC/MS Method 8260

Laboratory Number	03-0722 01
Client ID	PARIS
Matrix	SO
Analyte	UG/KG
Bromochloromethane	ND<25
Dichlorodifluoromethane	ND<25
Chloroethane	ND<50
Vinyl chloride	ND<25
Bromoethane	ND<25
Chloroethane	ND<25
Trichlorofluoromethane	ND<25
1,1-Dichloroethene	ND<5
Acetone	ND<250
Methylene chloride	ND<250
trans-1,2-Dichloroethene	ND<5
Methyl-tert-butyl ether	ND<5
1,1-Dichloroethane	ND<5
2,2-Dichloropropane	ND<5
cis-1,2-Dichloroethene	ND<5
2-Butanone	ND<50
Chloroform	ND<5
Carbon tetrachloride	ND<5
1,1-Dichloropropene	ND<5
Benzene	ND<5
1,2-Dichloroethane	ND<5
Trichloroethene	ND<5
1,2-Dichloropropane	ND<5
Dibromomethane	ND<5
Bromodichloromethane	ND<5
trans-1,1-Dichloropropene	ND<5
4-Methyl-2-pentanone	ND<50
Toluene	ND<5
cis-1,3-Dichloropropene	ND<5
1,1,2-Trichloroethane	ND<5
Tetrachloroethene	ND<5
1,1-Dichloropropane	ND<5
2-Hexanone	ND<50
1,1-Dibromoethane	ND<5
1,2-Dibromoethane	ND<5



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CA PLAP# 1753

C E R T I F I C A T E O F A N A L Y S I S

Job Number: 03-0722
 Client : PTERS Environmental
 Project : 16611 E.14TH ST., SAN LEANDRO

Date Sampled : 05/23/2003
 Date Analyzed: 06/02/2003
 Date Reported: 06/04/2003

Volatile Organics by GC/MS Method 8260

Laboratory Number	03-0722-01
Client ID	PARTS
Matrix	SO
Analyte	UG/KG
Chlorobenzene	ND<10
1,1,1,2-Tetrachloroethane	ND<5
Ethylbenzene	ND<5
Xylene, Isomers m & p	ND<10
o-Xylene	ND<5
Styrene	ND<5
Bromoform	ND<5
Isopropylbenzene	ND<5
Bromobenzene	ND<5
1,1,2,2-Tetrachloroethane	ND<5
n-Propylbenzene	ND<5
2-Chlorotoluene	ND<5
4-Chlorotoluene	ND<5
1,3,5-Trimethylbenzene	ND<5
tert-Butylbenzene	ND<5
1,2,4-Trimethylbenzene	ND<5
1,3-Dichlorobenzene	ND<5
1,4-Dichlorobenzene	ND<5
sec-Butylbenzene	ND<5
1,2-Dichlorobenzene	ND<5
n-Butylbenzene	ND<5
Naphthalene	ND<10
1,2,4-Trichlorobenzene	ND<5
Hexachlorobutadiene	ND<5
1,2,3-Trichlorobenzene	ND<5
1,2,3-Trichloropropene	ND<5
Acetonitrile	ND<250
Acrylonitrile	ND<250
Isobutanol	ND<250
1,1,1-Trichloroethane	ND<5
SUR-Dibromofluoromethane	106
SUR-Toluene-d8	93
SUR-4-Bromofluorobenzene	92



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CA ELAP# 1751

C E R T I F I C A T E O F A N A L Y S I S

Job Number: 03-0722

Date Sampled : 05/23/2003

Client : PIERIS Environmental

Date Analyzed: 06/02/2003

Project : 16611 E.14TH ST., SAN LEANDRO

Date Reported: 06/04/2003

Volatile Organics by GC/MS Method 8260
Quality Control/Quality Assurance Summary

Laboratory Number	03-0722	MS/MSD	RPD	Recovery	R/D
Client ID	Blank	Recovery		Limit	Limit
Matrix	SO	SO			
Analyte	Results	Recoveries			
	UG/KG				
Bromochloromethane	ND<25				
Dichlorodifluoromethane	ND<25				
Chloromethane	ND<50				
Vinyl chloride	ND<5				
Bromomethane	ND<25				
Chloroethane	ND<25				
Trichlorofluoromethane	ND<25				
1,1-Dichloroethane	ND<5	87/83	5	54-155	27
Aroclene	ND<250				
Methylene chloride	ND<250				
trans-1,2-Dichloroethene	ND<5				
Methyl-tert-butyl ether	ND<5				
1,1-Dichloroethane	ND<5				
2,2-Dichloropropane	ND<5				
cis-1,2-Dichloroethane	ND<5				
2-Butanone	ND<50				
Chloroform	ND<5				
Carbon tetrachloride	ND<5				
1,1-Dichloropropene	ND<5				
Benzene	ND<5	109/107	2	72-122	22
1,2-Dichloroethane	ND<5				
Trichloroethene	ND<5	100/99	1	68-122	20
1,2-Dichloropropane	ND<5				
Dibromomethane	ND<5				
Bromodichloromethane	ND<5				
trans-1,1-Dichloropropene	ND<5				
4-Methyl-2-pentanone	ND<50				
Toluene	ND<5	98/96	2	73-125	21
cis-1,3-Dichloropropene	ND<5				
1,1,2-Trichloroethane	ND<5				
Tetrachloroethane	ND<5				
1,1-Dichloropropene	ND<5				
2-Hexanone	ND<50				
Dibromochloromethane	ND<5				
1,2-Dibromoethane	ND<5				
Chlorobenzene	ND<10	114/111	3	80-135	21
1,1,1,2-Tetrachloroethane	ND<5				
Ethylbenzene	ND<5				
Xylene, Isomers m & p	ND<10				
m-Xylene	ND<5				
Styrene	ND<5				

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North State Environmental 6502664560

p. 8



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CA ELAP # 1751

C E R T I F I C A T E O F A N A L Y S I S

Job Number: 03-0722

Date Sampled : 05/23/2003

Client : PIERS Environmental

Date Analyzed: 06/02/2003

Project : 16611 E. 14TH ST., SAN LEANRO

Date Reported: 06/04/2003

**Volatile Organics by GC/MS Method 8260
Quality Control/Quality Assurance Summary**

Laboratory Number	03 0722	MS/MSD	RPD	Recovery	RPD
Client ID	Blank	Recovery		Limit	Limit
Matrix	SO	SO			

Analyte	Results	%Recoveries
	UG/KG	

Bromotorm	ND<5				
Isopropylbenzene	ND<5				
Bromobenzene	ND<5				
1,1,2,2-Tetrachloroethane	ND<5				
n-Propylbenzene	ND<5				
2-Chlorotoluene	ND<5				
4-Chlorotoluene	ND<5				
1,3,5-Trimethylbenzene	ND<5				
tert-Butylbenzene	ND<5				
1,2,4-Trimethylbenzene	ND<5				
1,3-Dichlorobenzene	ND<5				
1,4-Dichlorobenzene	ND<5				
sec-Butylbenzene	ND<5				
1,2-Dichlorobenzene	ND<5				
n-Butylbenzene	ND<5				
Naphthalene	ND<10				
1,2,4-Trichlorobenzene	ND<5				
Hexachlorobutadiene	ND<5				
2,2,3-Trichlorobenzene	ND<5				
1,2,3-Trichloropropane	ND<5				
Acetonitrile	ND<250				
Acrylonitrile	ND<250				
Isobutanol	ND<250				
1,1,1-Trichloroethane	ND<5				
SUB-Dibromofluoromethane	100	104/104	0	54-145	23
SUB-Toluene-d8	99	92/94	2	81-208	14
SUB-C-BromoFluorobenzene	102	92/92	0	82-228	18

Reviewed and Approved

[Signature]
John A. Murphy
Laboratory Director



North State Labs

90 South Spruce Avenue, Suite V • South San Francisco, CA 94080 • (650) 266-4563 • FAX (650) 266-4560

CA ELAP# 1733

C E R T I F I C A T E O F A N A L Y S I S

Lab Number: 03-0722
 Client: PIERS Environmental
 Project: 16611 E.14TH ST., SAN LEANDRO

Date Reported: 06/04/2003

Silica Gel Treated Hexane extractable material by E1664
 Transmission Fluid by Method 8015M

Analyte	Method	Result	Unit	Date Sampled	Date Analyzed
Sample: 03-0722-02	Client ID: PARTS WASH#2 (0.5')			05/23/2003	SO
Silica Gel Treated Hexane	E1664	270	MG/KG		06/02/2003
Sample: 03-0722-03	Client ID: FRESH OIL STG (0.5') #1			05/23/2003	SO
Silica Gel Treated Hexane	E1664	150	MG/KG		06/02/2003
Sample: 03-0722-04	Client ID: TRANS RACK#1 (0.5')			05/23/2003	SO
Transmission Fluid	CATFH	4680	MG/KG		06/04/2003
Sample: 03-0722-05	Client ID: TRANS RACK#2 (0.3')			05/23/2003	SO
Transmission Fluid	CATFH	14700	MG/KG		06/04/2003
Sample: 03-0722-06	Client ID: FRESH OIL STG (0.5') #2			05/23/2003	SO
Silica Gel Treated Hexane	E1664	ND<50	MG/KG		06/02/2003

Jun 04 03 01:57p

North State Environmental 6502664560

P. 4



North State Labs

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CA ELAP # 1753

CERTIFICATE OF ANALYSIS

Quality Control/Quality Assurance

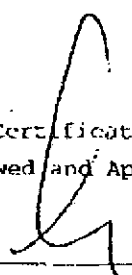
Lab Number: 03-0722
Client: PIERS Environmental
Project: 16611 E. 14TH ST., SAN LEANDRO

Date Reported: 06/04/2003

Silica Gel Treated Hexane extractable material by E1664
Transmission Fluid by Method 8015M

Analyte	Method	Reporting Unit	Blank	Avg MS/MSD	RPD
		Limit		Recovery	
Silica Gel Treated Hexane	E1664	50	MG/KG	ND<50	86/85
Diesel Fuel #2	CATFH	1	MG/KG	ND	100/84

ELAP Certificate NO:1753
Reviewed and Approved


John A. Murphy, Laboratory Director

03-07-22



North State Environmental Analytical Laboratory
90 South Spruce Avenue, Suite W, South San Francisco, CA 94080
Phone: (650) 268-4563 Fax: (650) 266-4560

Chain of Custody / Request for Analysis
Lab Job No.: _____ Page 1 of 1

Jun 04 03 01:56P

North State Environmental 6502664560

P. 2

Client: <u>PIERS ENVIRONMENTAL</u>	Report to: <u>Joel Gregory</u>	Phone: <u>SN 7876 867</u>	Turnaround Time
Mailing Address: <u>1330 S. Bascom Ave, Suite 400</u> <u>San Jose CA 95128</u>	Billing to: <u>PIERS</u>	Fax: <u>570 5935382</u>	<u>Regular</u>
		PO# / Billing Reference: <u>03147</u>	Date: <u>5/23/22</u>
			Sampler: <u>JG</u>

Sample ID	Sample Type	Container No. / Type	Pres.	Sampling Date / Time	Analysis Requested								Comments / Hazards		
					TPH to 1000 mg/L	TPH to 100 mg/L	TPH to 10 mg/L	TPH to 1 mg/L	TPH to 0.1 mg/L	TPH to 0.01 mg/L	TPH to 0.001 mg/L	TPH to 0.0001 mg/L		TPH to 0.00001 mg/L	
✓ 1 LFF (0.5')	Soil	1 100ml	16	5/23/23 Am											old
✓ 2 Parts Wash #1 (0.5')													X		
✓ 3 Parts Wash #2 (0.5')													X		
3 Fresh Oil Sta. (0.5') #1													X		
✓ 4 Trans. Rack #1 (0.5')						X									
✓ 5 Trans. Rack #2 (0.5')						X									hold
✓ 6 Trans. Rack #2 (0.75')						X									
5 5															
6 Fresh Oil Sta. (0.5') #2													X		

Relinquished by: <u>Joel</u>	Date: <u>5-23-22</u> Time: <u>10:30 AM</u>	Received by: <u>Kenn Anderson</u>	Lab Comments:
Relinquished by: <u>Kenn Anderson</u>	Date: <u>5-23-22</u> Time: <u>1:15</u>	Received by: <u>[Signature]</u>	
Relinquished by:	Date:	Received by:	

Appendix D

PIERS Phase II Investigation – Additional Sampling

Jun 10 03 02:59p

PIERS Environmental Svcs. 408-559-1224

P.2

Phase II Investigation
of
16611 East 14th Street
San Leandro, California

Performed For:

Mr. Don Cortez
L & S Preferred Properties, Inc.
1174 Russell Way
Hayward, CA 94541

Prepared By:

PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
San Jose, CA 95128

June 2003

Project: 03167

Jun 10 03 02:59p

PIERS Environmental Svcs. 408-559-1224

p. 3

PIERS**Environmental
Services, Inc.**1330 S. Bascom Ave., Suite F
San Jose, CA 95128

Tel (408) 559-1248 Fax (408) 559-1224

June 10, 2003

Mr. Don Cortez
L & S Preferred Properties, Inc.
1174 Russell Way
Hayward, CA 94541

RE: Phase II Investigation – Additional Sampling
16611 East 14th Street
San Leandro, CA

Dear Mr. Cortez:

This report presents the results of the recent soil sampling at the above-referenced Property. The purpose of this work was to re-sample two areas of the Property that had been impacted by soil contamination from the former usage of the Property as an auto repair shop.

The scope of the work performed by PIERS for this investigation consisted of the following: completion of four exploratory borings using a hand-driven sampling device; collection of soil samples; submission of the soil samples for chemical analysis; data analysis and interpretation; and preparation of this report.

SITE DESCRIPTION AND BACKGROUND

The Property is located on the southwestern side of East 14th Street, in the City of San Leandro, Alameda County, California (see Figure 1). The Property consists of an approximately 40,200-square-foot parcel that is improved with a small one-story sales building, a one-story shop with attached canopies, and two mobile trailers. In April 2003, Basics Environmental of Orinda, California, recommended a limited Phase II sampling investigation based upon their Phase I Environmental Site Assessment (ESA) that was completed for the Property. During the ESA, staining was observed at the parts washing sink, two areas where transmissions are stored, near the hydraulic lift, and at the fresh and waste oil storage areas. Based on these findings, a limited Phase II sampling investigation was proposed to determine whether the subsurface soils had been impacted by the historical usage.

Jun 10 03 03:00p

PIERS Environmental Svcs. 408-559-1224

P. 4

PREVIOUS FIELD ACTIVITIES

On May 23, 2003, six shallow soil borings were completed at the Property. At all but one of the locations, the concrete or asphalt surface was first cored with a concrete corer. A hand-operated slide hammer-driven coring tool was then advanced to approximately two feet below grade. The sampling tool was lined with a plastic liner. A soil sample was retained from each boring, at a depth of approximately 0.5 feet below grade. The sample intervals selected for analysis were cut from the liners and sealed with Teflon-lined plastic caps, labeled, and placed in individually sealed plastic bags, which were then stored in a cooler, on ice, until delivery to a state-certified laboratory. Prior to each use, the coring tool was cleaned by triple rinsing with water using a non-phosphate detergent.

The soils encountered generally consisted of two or three inches of sand, silt, and gravel base material (fill) beneath the paved surface, which was underlain by dark brown clayey silt. No obvious evidence of contamination or odors was observed in these borings, except at the transmission racks in the unpaved area, where visible oil and grease was observed on the surface of the soil. No fill material was present at this location, which is entirely unpaved. The locations of the borings are shown on Figure 2.

The soil samples were analyzed by North State Environmental Analytical Laboratory in South San Francisco, California, a California state-certified Hazardous Material Testing Laboratory. The samples were accompanied by properly executed Chain of Custody documentation. The soil sample collected from below the parts washing sink was analyzed for volatile organic compounds (VOCs) by EPA Method 8260. The samples collected from near the fresh oil/hydraulic fluid (Oil Stg. #2) and waste oil storage areas (Oil Stg. #1) and from beneath the parts washing machine (Parts Wash #2) were analyzed for Petroleum Oil and Grease (Silica Gel Treated Hexane extractable material) by method E1664. The samples collected from beneath the two areas with racks of stored transmissions were analyzed for Total Petroleum Hydrocarbons (TPH) as Transmission Fluid by EPA Method 8015.

Although the previous recommended work proposed by Basic Environmental included a sample to be taken from near the hydraulic lift, this sample was collected but not analyzed. A six-inch-thick concrete slab underlies the lift, and is in good condition with no significant cracking. There was no evidence of any soil impacts in the sample collected. Therefore, this sample was not analyzed, and an additional sample was collected and analyzed at the parts washing machine (Parts Wash #2), where visible oil and grease was observed on degraded asphalt pavement.

The analytical results indicated no detectable VOCs in the sample collected from 0.5 feet beneath the parts washing sink. No Petroleum Oil and Grease was detected in the sample collected from 0.5 feet at the fresh oil/ hydraulic fluid storage area.

Petroleum Oil and Grease was detected in the samples collected from beneath the parts washing machine and at the waste oil storage area at 0.5 feet below grade, at concentrations of 270 and 150 parts per million (ppm), respectively.

Total Petroleum Hydrocarbons (TPH) as transmission fluid was detected in the soil sample collected at 0.5 feet at the asphalt-paved transmission rack storage area on the northeastern side of the shop (Trans. Rack #1) at a concentration of 4,680 ppm. This sample was collected from directly beneath a visibly stained low point in the pavement where oily runoff in the area of the transmission racks had collected.

TPH as transmission fluid was detected in the soil sample collected at 0.5 feet at the unpaved transmission rack storage area on the southwestern side of the shop (Trans. Rack #2) at a concentration of 14,700 ppm. This sample was collected from directly beneath one of the racks at a location with visibly stained soil with a noticeable odor of hydrocarbons.

The analytical results are summarized on Table 1 and Figure 2. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

"Risk-Based Screening Levels" (RBSLs) for concentrations of contaminants in soil have been established by the Regional Water Quality Control Board (RWQCB). These levels are used to determine the relative risks to human health and the environment. Generally the presence of a chemical in soil at concentrations below the corresponding RBSL can be assumed to not pose a significant threat to human health or the environment. The RBSLs for soil differentiate between residential and commercial usage, although in some cases the values are the same.

The RBSL for Petroleum Oil and Grease is 1,000 ppm in shallow soils at sites of industrial or commercial use, and 500 ppm for residential use. Based on this RBSL, the occurrences of Petroleum Oil and Grease of 270 and 150 ppm beneath the parts washing machine and at the waste oil storage area do not warrant further investigation. However, the occurrences of TPH as transmission fluid at both of the rack storage areas (4,680 and 14,700 ppm) are significantly above the RBSL of 1,000 ppm. Based on these occurrences, and PIERS' observations of the auto repair operation, it was recommended that additional soil sampling be performed at these two locations, following soil excavation.

RECENT FIELD ACTIVITIES

After soil was excavated at the two transmission rack locations, and the soil was properly disposed, PIERS returned to the Property on June 6, 2003, to perform additional sampling in the area of the previous borings at the two transmission rack storage areas. At the transmission rack storage area northeast of the shop (Trans Rack #2), which is paved, the asphalt around the area of the sample point was removed, and an excavation about two feet by two feet laterally and 2.4 feet in depth was completed. No obvious evidence of contamination was observed in the excavation, and the previous sample point, which was at a low point where oily runoff collected, appeared to have been a point source of contamination that was now removed. A soil sample was collected from the excavation sidewall at approximately 1.5 feet below ground surface (bgs), and from the excavation bottom at 2.4 feet (bgs).

Not Verified

Jun 10 03 03:00p

PIERS Environmental Svcs. 408-559-1224

p. 6

At the transmission rack storage area southwest of the shop (Trans Rack #1), the majority of the oil and grease at the surface in this area had been removed, and an excavation at the previous boring location that was approximately two feet square and 2.4 feet in depth had been completed. The soils in the sidewall at approximately 0.3 to 0.5 feet below grade had a noticeable odor of oil, which was much less but still noticeable at 1.5 feet below grade. It is assumed that similar conditions exist over the entire area where transmissions are stored, which is approximately 10 by 15 feet laterally in dimension. No odor was apparent in the soils at 2.4 feet bgs. A soil sample was collected from the excavation sidewall at approximately 1.5 feet bgs, and from the excavation bottom at 2.4 feet bgs.

The soil samples were analyzed by McCampbell Analytical, Inc. in Pacheco, California, on a 24-hour turnaround time. The samples were analyzed for Total Petroleum Hydrocarbons (TPH) as Transmission Fluid by EPA Method 8015.

RESULTS OF ANALYSES

The sidewall sample taken at Trans Rack #1 at 1.5 feet bgs was non-detected for TPH as transmission fluid. The sample taken from the bottom of the excavation at 2.4 feet bgs had a concentration of TPH as transmission fluid of 570 ppm. The sidewall sample for Trans Rack #2 at 1.5 feet bgs had a concentration of 830 ppm, and the bottom sample at 2.4 feet had no detected concentration.

CONCLUSIONS AND RECOMMENDATIONS

The concentrations of TPH as transmission fluid reduced from 4,680 ppm to 570 ppm at Trans Rack #1, and reduced from 14,700 ppm to non-detected at Trans Rack #2. In both locations the concentrations reduced to below the RBSLs. PIERS concludes that no further subsurface investigation is warranted at this time.

As recommended previously, to prevent future impacts to the subsurface soils, the transmissions from the unpaved area should be removed and stored in double containment bins or on shelving that provides some type of double containment (raised sides) in a paved, covered area of the facility. Also, the asphalt that was removed should be replaced to prevent transport pathways for future contaminants.

LIMITATIONS

The observations and conclusions presented in this report are professional opinions based on the scope of work outlined herein. This report was prepared in accordance with generally accepted standards of environmental geological practice in California at the time this investigation was performed. The opinions presented apply to site conditions existing at the time of our study and cannot apply to site conditions or changes of which we are not aware or have not had the opportunity to evaluate. This investigation was conducted solely to evaluate environmental conditions beneath the Property at specific locations. Subsurface conditions may vary away from the data points available. Additional work, including subsurface investigation, can reduce the inherent uncertainties associated with this type of investigation. It must be recognized that any conclusions drawn from these data rely on the integrity of the information available at the time of investigation and that a full and complete determination of environmental contamination and risks cannot be made.

If you have any questions regarding this report, please do not hesitate to contact our office.

Sincerely,
PIERS Environmental Services, Inc.



Joel Greger

Joel G. Greger
Senior Project Manager
CEG # EG1633, REA # 07079

Norma K. Pannell



Kay Pannell
Chief Operations Officer
REP #5800, REA-II #20236

Attachments

- Table 1
- Figures 1 and 2
- Laboratory Analytical Data Sheets and Chain of Custody



McC Campbell Analytical Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5500

Telephone : 925-798-1520 Fax : 925-756-1622

http://www.mccampbell.com E-mail: nm@mcampbell.com

Piers Environmental 1330 S. Bascom Avenue, Ste. F San Jose, CA 95128	Client Project ID: #03147; 1661 E.E. 14th	Date Sampled: 06/06/03
		Date Received: 06/06/03
	Client Contact: Joel Greger	Date Extracted: 06/06/03
	Client P.O.:	Date Analyzed: 06/06/03-06/09/03

Diesel (C10-23) and Oil/Transmission Fluid (C18+) Range Extractable Hydrocarbons as Diesel and Motor Oil*

Extraction method: SW3550C

Analytical method: SW8013C

Work Order: 0706139

Lab ID	Client ID	Matrix	TPH(d)	TPH(mo)	TPH(ad)	DF	% SS
001A	Trans. Rack#1(1.5)	S	ND	ND	ND	1	107
002A	Trans. Rack#1(2.4)	S	150.g	570	570	5	105
003A	Fruit Rack#2(1.5)	S	91.g	330	330	10	82.5
004A	Trans. Rack#2(2.4)	S	ND	ND	ND	1	135

Reporting Limit for DF=1:	W	NA	NA	NA	ug/L
ND means not detected at or above the reporting limit	S	1.0	5.0	5.0	mg/Kg

* water samples are reported in ug/L, wipe samples in ug/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in ug/L.

distorted chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or, surrogate has been diminished by dilution of original extract.

The following descriptions of the TPH chromatogram are cursory in nature and McC Campbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant; d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; k) kerosene/kerosene range; l) bunker oil; m) fuel oil; n) standard solvent/mineral spirit.

ELIS Certification No. 1644

Angela Rydelius, Lab Manager

RUSH!

0300139

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
PASADENA, CA 91453-5560

Telephone: (925) 798-1620

FAX: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME

RUSH 24 HR 48 HR 72 HR 5 DAY

EDF Required? Yes No

Report To: Joel Greger Bill To: PIERS
 Company: PIERS Environmental
1530 S. Bascom Ave Suite F
San Jose CA 95128 E-Mail:
 Tele: () 408 5591248 Fax: () 408 5591254
 Project #: 03147 Project Name: 16671 E. 14th
 Project Location: 16671 E. 14th St. San Leandro
 Sampler Signature: Joel

Analysis Request Other Comments

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED					
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO ₃	Other		
Trans Rock #1	(1.5')	6/6/03	11AM	1	1 can	X						X				
Trans Rock #1	(2.4')															
Trans Rock #2	(1.5')															
Trans Rock #2	(2.4')															

PTC & TPH as Gas (4070/8010 + 5015)MTE																
TPH as Diesel (8015)																
Total Petroleum Oil & Grease (5520) E6CF/D&G																
Total Petroleum Hydrocarbons (418.1)																
EPA 601 / 8010																
BTEX ONLY (EPA 812 / 8020)																
EPA 508 / 8080																
EPA 508 / 8080 PCB'S ONLY																
EPA 624 / 8240 / 8260																
EPA 625 / 8270																
PAH's / PNA's by EPA 625 / 8270 / 8310																
CAM-17 Metals																
LUFT 5 Metals																
Lead (7240) 7241 7242 7243 7244 7245 7246 7247 7248 7249 7250 7251 7252 7253 7254 7255 7256 7257 7258 7259 7260 7261 7262 7263 7264 7265 7266 7267 7268 7269 7270 7271 7272 7273 7274 7275 7276 7277 7278 7279 7280 7281 7282 7283 7284 7285 7286 7287 7288 7289 7290 7291 7292 7293 7294 7295 7296 7297 7298 7299 7300 7301 7302 7303 7304 7305 7306 7307 7308 7309 7310 7311 7312 7313 7314 7315 7316 7317 7318 7319 7320 7321 7322 7323 7324 7325 7326 7327 7328 7329 7330 7331 7332 7333 7334 7335 7336 7337 7338 7339 7340 7341 7342 7343 7344 7345 7346 7347 7348 7349 7350 7351 7352 7353 7354 7355 7356 7357 7358 7359 7360 7361 7362 7363 7364 7365 7366 7367 7368 7369 7370 7371 7372 7373 7374 7375 7376 7377 7378 7379 7380 7381 7382 7383 7384 7385 7386 7387 7388 7389 7390 7391 7392 7393 7394 7395 7396 7397 7398 7399 7400 7401 7402 7403 7404 7405 7406 7407 7408 7409 7410 7411 7412 7413 7414 7415 7416 7417 7418 7419 7420 7421 7422 7423 7424 7425 7426 7427 7428 7429 7430 7431 7432 7433 7434 7435 7436 7437 7438 7439 7440 7441 7442 7443 7444 7445 7446 7447 7448 7449 7450 7451 7452 7453 7454 7455 7456 7457 7458 7459 7460 7461 7462 7463 7464 7465 7466 7467 7468 7469 7470 7471 7472 7473 7474 7475 7476 7477 7478 7479 7480 7481 7482 7483 7484 7485 7486 7487 7488 7489 7490 7491 7492 7493 7494 7495 7496 7497 7498 7499 7500 7501 7502 7503 7504 7505 7506 7507 7508 7509 7510 7511 7512 7513 7514 7515 7516 7517 7518 7519 7520 7521 7522 7523 7524 7525 7526 7527 7528 7529 7530 7531 7532 7533 7534 7535 7536 7537 7538 7539 7540 7541 7542 7543 7544 7545 7546 7547 7548 7549 7550 7551 7552 7553 7554 7555 7556 7557 7558 7559 7560 7561 7562 7563 7564 7565 7566 7567 7568 7569 7570 7571 7572 7573 7574 7575 7576 7577 7578 7579 7580 7581 7582 7583 7584 7585 7586 7587 7588 7589 7590 7591 7592 7593 7594 7595 7596 7597 7598 7599 7600 7601 7602 7603 7604 7605 7606 7607 7608 7609 7610 7611 7612 7613 7614 7615 7616 7617 7618 7619 7620 7621 7622 7623 7624 7625 7626 7627 7628 7629 7630 7631 7632 7633 7634 7635 7636 7637 7638 7639 7640 7641 7642 7643 7644 7645 7646 7647 7648 7649 7650 7651 7652 7653 7654 7655 7656 7657 7658 7659 7660 7661 7662 7663 7664 7665 7666 7667 7668 7669 7670 7671 7672 7673 7674 7675 7676 7677 7678 7679 7680 7681 7682 7683 7684 7685 7686 7687 7688 7689 7690 7691 7692 7693 7694 7695 7696 7697 7698 7699 7700 7701 7702 7703 7704 7705 7706 7707 7708 7709 7710 7711 7712 7713 7714 7715 7716 7717 7718 7719 7720 7721 7722 7723 7724 7725 7726 7727 7728 7729 7730 7731 7732 7733 7734 7735 7736 7737 7738 7739 7740 7741 7742 7743 7744 7745 7746 7747 7748 7749 7750 7751 7752 7753 7754 7755 7756 7757 7758 7759 7760 7761 7762 7763 7764 7765 7766 7767 7768 7769 7770 7771 7772 7773 7774 7775 7776 7777 7778 7779 7780 7781 7782 7783 7784 7785 7786 7787 7788 7789 7790 7791 7792 7793 7794 7795 7796 7797 7798 7799 7800 7801 7802 7803 7804 7805 7806 7807 7808 7809 7810 7811 7812 7813 7814 7815 7816 7817 7818 7819 7820 7821 7822 7823 7824 7825 7826 7827 7828 7829 7830 7831 7832 7833 7834 7835 7836 7837 7838 7839 7840 7841 7842 7843 7844 7845 7846 7847 7848 7849 7850 7851 7852 7853 7854 7855 7856 7857 7858 7859 7860 7861 7862 7863 7864 7865 7866 7867 7868 7869 7870 7871 7872 7873 7874 7875 7876 7877 7878 7879 7880 7881 7882 7883 7884 7885 7886 7887 7888 7889 7890 7891 7892 7893 7894 7895 7896 7897 7898 7899 7900 7901 7902 7903 7904 7905 7906 7907 7908 7909 7910 7911 7912 7913 7914 7915 7916 7917 7918 7919 7920 7921 7922 7923 7924 7925 7926 7927 7928 7929 7930 7931 7932 7933 7934 7935 7936 7937 7938 7939 7940 7941 7942 7943 7944 7945 7946 7947 7948 7949 7950 7951 7952 7953 7954 7955 7956 7957 7958 7959 7960 7961 7962 7963 7964 7965 7966 7967 7968 7969 7970 7971 7972 7973 7974 7975 7976 7977 7978 7979 7980 7981 7982 7983 7984 7985 7986 7987 7988 7989 7990 7991 7992 7993 7994 7995 7996 7997 7998 7999 8000																

T-14 2-TPA to Pasadena Plant

Relinquished By: Joel Date: 6/6/03 Time: 12:10 PM Received By: V. Lopez Date: 6/6/03 Time: 12:10

Relinquished By: _____ Date: _____ Time: _____ Received By: _____

Relinquished By: _____ Date: _____ Time: _____ Received By: _____

ICE? PRESERVATION APPROPRIATE

GOOD CONDITION HEAD SPACE ABSENT

DECHLORINATED IN LAB _____ PRESERVED IN LAB _____

VDAS O&G METALS OTHER

PIERS ENVIRONMENTAL SVCS. 408-559-1224 P.15