

C O V E R

FAX

S H E E T

To: Madhulla Logan

Fax #: 510 337-9335

Fax #: _____

Fax #: _____

Fax #: _____

Fax #: _____


Subject: Sears Property Oakland

Date: 11-3-98

Pages: 13 (including this cover page)

MESSAGE:

Please find attached, excerpts from reports prepared for the subject site, including soil and groundwater sampling near the former dry cleaner. Please call with questions.

Regards 

From: JGRitchie

SECOR International Incorporated
1225 Pear Avenue, Suite 110
Mountain View, CA 94043

Telephone (650) 691-0131
Fax (650) 691-9837

X 32

EXECUTIVE SUMMARY

This Phase I environmental site assessment was performed for Ervin Cohen & Jessup LLP, who we understand is representing Western States Storage, LLC in the purchase of the site. We understand that Western States Storage intends to redevelop the site into storage units. As requested, the scope of work for this study was performed in general accordance with the American Society for Testing and Materials (ASTM) Designation E 1527-97 as outlined in our agreement dated March 9, 1998.

The property is currently occupied by a vacant four-story Sears retail store that was built in 1930 and an above-grade parking garage that was built in the 1960's. Prior to the construction of the store, the site was occupied by single- and multi-family residences dating to the turn of the century, the date of earliest available information for the property.

Information obtained from the Oakland Building Department included an approved permit to build a "tire and oil" shop addition in 1940. A sketch on the permit application showed the addition on the west side of the retail store. In addition, a boiler room is located in the basement of the building. Original building plans from the facility dated 1929 indicated that the boilers were originally coal fired. No records were found indicating that the boilers were fueled by fuel oil. However, based on the results of the soil and ground water quality reconnaissance, it is likely that the boilers were modified at some point to burn fuel oil. A pipe observed in the sidewalk of 27th Avenue, approximately 60 feet from the boiler room, ~~is the fill pipe to an underground storage tank (UST).~~ EB-5

Bunker oil impacted soil and ground water were encountered in the area between the boiler room and the potential UST fill pipe. In addition, oil was observed floating on the ground water in this area. The presence of the residual bunker oil in this area, and the presence of the suspect pipe in the 27th Street sidewalk, indicate that the boilers may have been fueled by bunker oil. We recommend excavating in this area to evaluate the possible presence of an UST.

Bunker oil range hydrocarbons (85,000 ppb) were detected in the anticipated down-gradient direction of the southwest corner of the building (EB-5), where a "tire and oil" shop may have been formerly located. The laboratory reported that the bunker oil was similar to the fuel detected near the boiler room, which is located approximately 100 feet up-gradient of boring EB-5.

TPH as stoddard solvent (9,100 ppb) was detected in a ground water grab sample collected within approximately 10 feet of the adjacent vacant dry cleaner (EB-4). In addition, 1,600 ppb TPH as gasoline was detected in this ground water sample. The source of the stoddard solvent may be related to the former off-site dry cleaning operations, although the source of the gasoline range hydrocarbons is not clear.

The Alameda County Department of Environmental Health (ACDEH) and the Oakland Fire Department (OFD) will likely require the installation of at least three ground water monitoring wells to document ground water quality and flow direction. In addition,

basement is approximately 15 feet below street grade. Oil product was observed on ground water at a depth of approximately 15 feet in a boring located approximately 10 feet from the boiler room. Therefore, the oil sheen observed on the water in the basement may be a result of seepage of product through the basement floor or walls. Consideration also could be given to evaluating air quality in the basement to evaluate potential health threats to future site workers from vapors associated with the oil and stoddard solvent.

Information obtained from the City of Oakland Building Department indicated that a "tire and oil" shop may have been built on the west portion of the building. No indication of an auto shop were observed in the retail store during the site visit. During renovation or demolition of the building, we recommend observing for evidence of an auto shop, such as hydraulic hoists, sumps, or USTs.

We understand that Western States Storage plans to remodel the building for use as self-storage. Based on the information obtained during this survey, the planned use, appears compatible with the known on-site environmental conditions. No further recognized environmental conditions, other than those mentioned above, were identified.

EXECUTIVE SUMMARY

In this report, we present the results of the supplemental soil and ground water quality evaluation at the former Sears store located at 2633 Telegraph Avenue in Oakland, California. This work was performed for Western States Storage L.L.C., who is considering purchasing the site, and The Alexander Haagen Company, Incorporated, who is the current owner of the site. The purpose of this work was to evaluate the extent of petroleum fuel and stoddard solvent range hydrocarbons detected in the initial investigation on-site. The results of the initial investigation were presented in the report titled "Phase I Environmental Site Assessment and Soil and Ground Water Quality Evaluation," dated April 21, 1998.

Based on the field and analytical data and the anticipated ground water flow direction, the bunker oil impacted ground water generally appears to be confined to the site. As presented in the April 21, 1998 report, ground water in the vicinity of the boiler room and UST is impacted with bunker oil range hydrocarbons. In addition, oil was previously observed on ground water in the boiler room/UST area. Bunker oil impacted soil was also previously encountered in borings drilled in this area (Lowney Associates, April 1998).

The Alameda County Department of Environmental Health (ACDEH) and the Oakland Fire Department (OFD) will likely require further evaluation of ground water quality. We recommend installing three ground water monitoring wells to monitor ground water quality and flow direction. We recommend installing one well near the bunker oil underground storage tank (UST), one near boring EB-4, and one near boring EB-5.

During the previous on-site investigation, TPH as stoddard solvent (9,100 ppb) was detected in a ground water grab sample collected within approximately 10 feet of the adjacent vacant dry cleaner (EB-4) (Figure 2). In addition, 1,600 ppb TPH as gasoline was detected in this ground water sample (Lowney Associates, April 1998). The source of the stoddard solvent may be related to the former off-site dry cleaning operations, although the source of the gasoline range hydrocarbons is not clear. Stoddard solvent has not been detected in the ground water at other locations on-site.

We recommend forwarding this report to the ACDEH and the OFD for their review.

**SOIL AND GROUND WATER QUALITY EVALUATION
2633 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA**

1.0 INTRODUCTION

In this report, we present the results of the supplemental soil and ground water quality evaluation at the former Sears store located at 2633 Telegraph Avenue in Oakland, California (Figure 1). This work was performed for Western States Storage L.L.C., who is considering purchasing the site, and The Alexander Haagen Company, Incorporated, who is the current owner of the site. The purpose of this work was to evaluate the extent of petroleum fuel and stoddard solvent range hydrocarbons detected in the initial investigation on-site. The results of the initial investigation were presented in the report titled "Phase I Environmental Site Assessment and Soil and Ground Water Quality Evaluation," dated April 21, 1998.

The scope of work performed was outlined in our agreement/proposal with Western States Storage L.L.C., dated May 5, 1998, and included:

- ▼ Drilling and logging of seven exploratory borings.
- ▼ Collection of selected soil and ground water grab samples for laboratory analysis.

The property is currently occupied by a vacant four-story Sears retail store that was built in 1930 and an above-grade parking garage that was built in the 1960's. Prior to the construction of the store, the site was occupied by single- and multi-family residences dating to the turn of the century, the date of earliest available information for the property.

A former boiler room is located in the basement of the store. A capped pipe that is present in the sidewalk of 27th Avenue, approximately 60 feet from the boiler room, appears to be the fill port to an underground storage tank (UST) that fueled the boilers. The UST is present beneath the loading dock of the store (Figure 2). The UST is accessible through a vault in the loading dock. The top of the UST is located at a depth of approximately 25 feet below the top of the

1.1 Purpose

1.2 Scope of Work

1.3 Background

UST issue is being dealt by different consultant -

loading dock. An approximately 4-inch diameter capped pipe extends from the top of the UST to approximately 10 feet below the top of the loading dock. A high viscosity, black oil was encountered inside of the pipe.

During a subsurface investigation in April 1998, bunker oil impacted soil and ground water were encountered in borings EB-1, EB-2, and EB-3, located in the area between the UST and the UST fill pipe (Figure 2). In addition, oil was observed in the three exploratory borings in this area. The oil product appeared to be floating on the ground water.

Bunker oil range hydrocarbons (85,000 ppb) were detected in ground water in the anticipated down-gradient direction of the southwest corner of the building (EB-5) (Figure 2). The laboratory reported that the bunker oil had a similar gas chromatogram pattern to the fuel detected near the boiler room, which is located approximately 100 feet up-gradient of boring EB-5.

TPH as stoddard solvent (9,100 ppb) was detected in a ground water grab sample collected within approximately 10 feet of the adjacent vacant dry cleaner (EB-4) (Figure 2). In addition, 1,600 ppb TPH as gasoline was detected in this ground water sample. The source of the stoddard solvent may be related to the former off-site dry cleaning operations, although the source of the gasoline range hydrocarbons is not clear (Lowney, 1998).

2.0 SOIL AND GROUND WATER QUALITY EVALUATION

On May 12, 1998, environmental geologist John McCain directed a subsurface exploration program and logged seven borings (EB-6 through EB-12) to an approximate depth of 17 to 25 feet. Figure 2 shows the approximate locations of borings.

Soil samples were collected continuously from the borings. Soil sampling protocol and boring logs are presented in Appendix A.

2.1 Subsurface Investigation

Not included in tables

Two soil samples collected from each boring were submitted to a state-certified analytical laboratory. One soil sample from each boring was collected from approximately one foot from the top of the water bearing zone. Because of a limited amount of ground water produced from the shallow water bearing zone, one soil sample collected from the water bearing zone from each boring was also submitted for laboratory analysis. No suspect odors or discoloration were noted on the soil samples observed.

The soil samples were analyzed for total petroleum hydrocarbons in the diesel range (TPH_d), stoddard range (TPH_s), bunker oil range (TPH_{bo}), fuel oil range (TPH_{fo}), plus benzene, toluene, ethylbenzene, and xylene (BTEX) (EPA Test Method 8015M/8020). Analytical results are presented in Table 1. Copies of the analytical reports and chain of custody documentation are presented in Appendix B.

2.2 Soil Quality

2.2.1 Laboratory Analyses and Results

TABLE 1. Analytical Results of Selected Soil Samples
(concentrations in parts per million)

Boring	Depth (feet)	TPH Stoddard	TPH Diesel	TPH Bunker Oil	TPH Fuel Oil	BTEX
EB-6	11 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-6	17 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-7	10 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-7	14 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-8	9	<1.0	<1.0	<1.0	<1.0	<0.005
EB-8	11	<1.0	<1.0	<1.0	<1.0	<0.005
EB-9	11	<1.0	<1.0	<1.0	<1.0	<0.005
EB-9	15	<1.0	<1.0	<1.0	<1.0	<0.005
EB-10	11 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-10	16 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-11	9 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-11	13 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-12	9 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-12	13 ½	<1.0	<1.0	<1.0	<1.0	<0.005

The Alexander Haagen Company, Inc.

2633 Telegraph Avenue, Oakland, California

To evaluate ground water quality at the site, ground water grab samples were collected from borings EB-6, EB-10, EB-11, and EB-12. A sufficient volume of ground water was not present in borings EB-7, EB-8, and EB-9 to collect samples. A discussion of sampling protocol is included in Appendix A.

2.3 Ground Water Quality

The ground water samples were analyzed for TPHd, TPHs, TPHbo, TPHfo, plus BTEX (EPA Test Method 8015M/8020). Because of the limited volume of ground water sampled from boring EB-11, the laboratory performed the extractable range analyses in the EB-11 sample with increased detection limits. Analytical results are shown in Table 2. Copies of the laboratory reports are attached in Appendix B.

2.3.1 Laboratory Analyses and Results

TABLE 2. Analytical Results of Selected Ground Water Samples
(concentrations in parts per billion)

Boring	TPH Stoddard	TPH Diesel	TPH Bunker Oil	TPH Fuel Oil	BTEX
EB-6	<50	<50	<50	<50	<0.50
EB-10	<50	<50	<50	<50	<0.50
EB-11	<1,000*	<1,000*	<1,000*	<1,000*	<0.50
EB-12	<50	<50	<50	<50	<0.50

* Detection limit increased due to limited sample volume

3.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the field and analytical data and the anticipated ground water flow direction, the bunker oil impacted ground water generally appears to be confined to the site. As presented in the April 21, 1998, report, ground water in the vicinity of the boiler room and UST is impacted with bunker oil range hydrocarbons. In addition, oil was previously observed on ground water in the boiler room/UST area. Bunker oil impacted soil was also previously encountered in borings drilled in this area (Lowney Associates, April 1998).

The Alameda County Department of Environmental Health (ACDEH) and the Oakland Fire Department (OFD) will likely require further evaluation of ground water quality. We recommend installing three ground water monitoring wells to monitor ground water quality

and flow direction. We recommend installing one well near the bunker oil UST, one near boring EB-4, and one near boring EB-5.

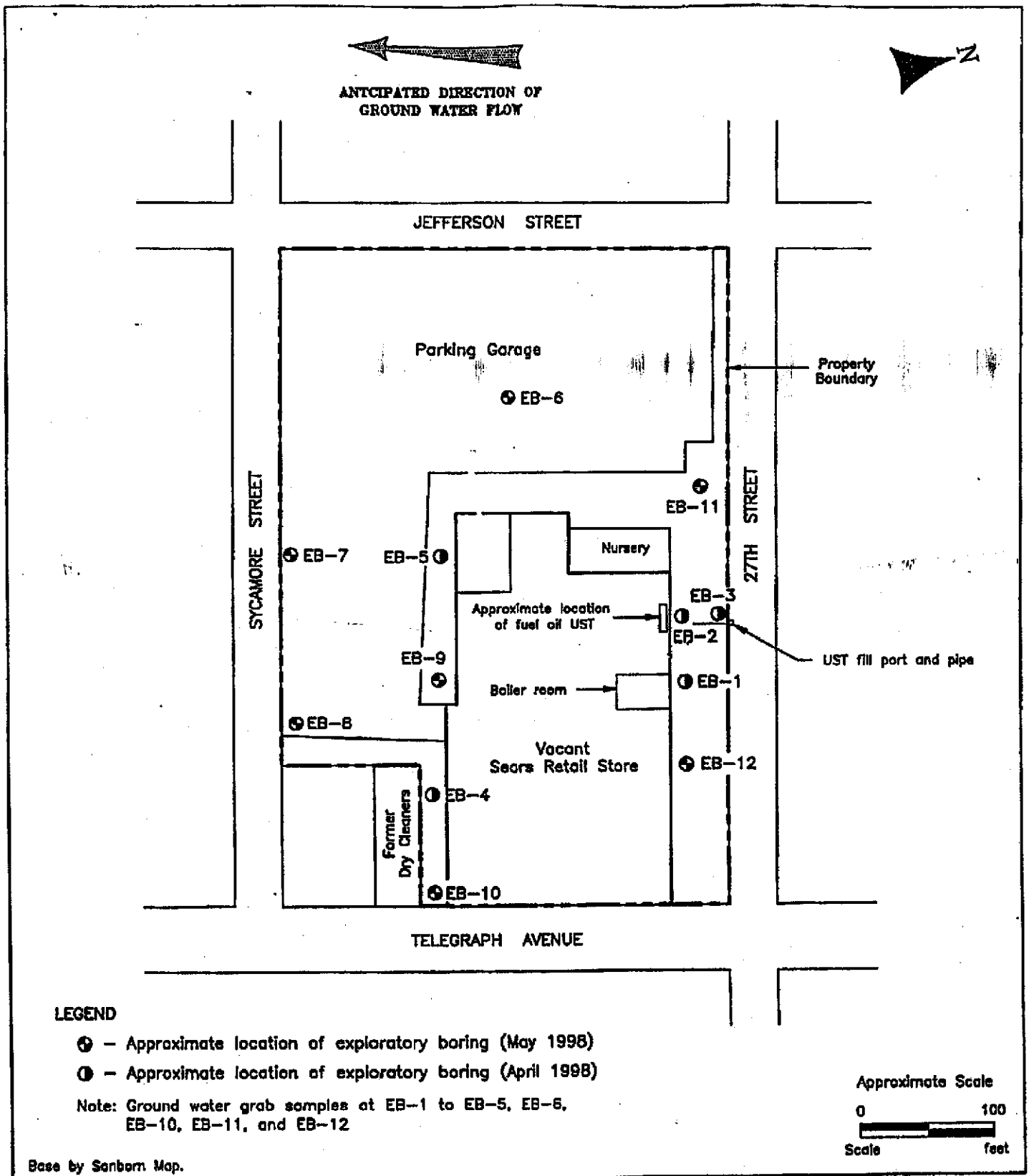
During the previous on-site investigation, TPH as stoddard solvent (9,100 ppb) was detected in a ground water grab sample collected within approximately 10 feet of the adjacent vacant dry cleaner (EB-4) (Figure 2). In addition, 1,600 ppb TPH as gasoline was detected in this ground water sample (Lowney Associates, April 1998). The source of the stoddard solvent may be related to the former off-site dry cleaning operations, although the source of the gasoline range hydrocarbons is not clear. Stoddard solvent has not been detected in the ground water at other locations on-site.

We recommend forwarding this report to the ACDEH and the OFD for their review.

4.0 LIMITATIONS

This report was prepared for the sole use of The Alexander Haagen Company, Inc. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location.

The accuracy and reliability of geo- or hydrochemical studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are thus inherently limited and dependent upon the resources expended. Chemical analyses were performed for specific parameters during this investigation, as detailed in the scope of services. Please note that additional constituents not analyzed for during this investigation may be present in soil and ground water at the site. Our sampling and analytical plan was designed using accepted environmental principles and our judgment for the performance of a reconnaissance soil and ground water quality investigation, and was based on the degree of investigation desired by you. It is possible to obtain a greater degree of certainty, if desired, by implementing a more rigorous soil and ground water sampling



SITE PLAN
TELEGRAPH AVENUE PARCEL
Oakland, California

Table C-1. Analytical Results of Selected Soil Samples
(concentrations in parts per million)

Boring Number	Depth (feet)	Date of Sample	TPH-Diesel	TPH-Bunker Oil	TPH-Fuel Oil	TPH-Motor Oil	TPH-Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes	Stoddard Solvent	VOCs (8010)
EB-1	11½ - 12	4/7/98	ND	ND	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-1	15½ - 16	4/7/98	ND	3,800	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-2	15½ - 16	4/7/98	ND	ND	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-2	19½ - 20	4/7/98	ND	9,500	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-3	13 - 13½	4/7/98	ND	ND	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-3	16½ - 17	4/7/98	ND	1,300	ND	NA	NA	ND	ND	ND	ND	NA	ND
EB-4	7½ - 8	4/7/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND
EB-4	11½ - 12	4/7/98	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
EB-5	5½ - 6	4/7/98	ND	79	ND	ND	2.5	ND	ND	ND	ND	ND	ND
EB-5	13½ - 14	4/7/98	530	ND	ND	ND	240*	ND	ND	ND	0.41	280	ND

Results in parts per million (ppm)

ND= Not Detected at or above the stated laboratory reporting limit

NA= Not Analyzed

* TPH-Gas chromatogram, although within reporting limits, does not match typical Gas pattern

Table C-2. Analytical Results of Selected Ground Water Samples
(concentrations in parts per billion)

Sample	Date	TPH-Gasoline	TPH-Diesel	TPH-Bunker Oil	TPH-Fuel Oil	TPH-Motor Oil	Benzene	Toluene	Ethylbenzene	Xylenes	Stoddard Solvent	VOCs (8010)
EB-1	4/7/98	NA	ND	38,000	ND	NA	ND	ND	ND	ND	NA	NA
EB-2	4/7/98	NA	ND	480,000	ND	NA	4.8	1.8	1.4	5.2	NA	NA
EB-3	4/7/98	NA	ND	150,000	ND	NA	ND	ND	ND	ND	NA	NA
EB-4	4/7/98	1,600	ND	ND	ND	ND	4.3	3.7	ND	ND	9,100	ND
EB-5	4/7/98	100**	ND	330,000	ND	ND	ND	ND	ND	ND	ND	0.6*

* Individual target compound (Tetrachloroethene) detected by EPA Method 8010
 ** TPH-Gas chromatogram, although within reporting limits, does not match typical Gas pattern; see laboratory results
 NE= Not Established NA= Not Analyzed ND= Not Detected at or above laboratory reporting limits
 Results in parts per billion (ppb)