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*By dehloptoxic at 7:56 am, Feb 13, 2007*



February 8, 2007

Alameda County Department of  
Environmental Health  
1131 Harbor Bay Parkway, 2<sup>nd</sup> Floor  
Alameda, CA 94502

Attention: Barney Chan

Subject: Soil Boring Results  
Former St. Francis Pie Shop UST Site  
1125 67<sup>th</sup> Street, Oakland, California

Ladies and Gentlemen:

Gribi Associates is pleased to submit this letter on behalf of Mr. John Buschini for the former St. Francis Pie Shop underground storage tank (UST) site located at 1125 67<sup>th</sup> Street in Oakland, California. This report provides results from a recent soil boring investigation and proposes locations for five previously-approved groundwater monitoring wells on the site.

On December 18 and 19, 2006, Gribi Associates supervised the drilling and sampling of 12 soil borings, B-8 through B-19, at the subject site in Oakland, California. Attached herein please find the following summary documents:

Table 1:	Soil Hydrocarbon Analytical Results
Table 2:	Groundwater Hydrocarbon Analytical Results
Figure 1:	Site Vicinity Map
Figure 2:	Site Plan
Figure 3:	Cross Sections Location Map
Figure 4:	Cross Sections
Figure 5:	Soil & Groundwater Hydrocarbon Results
Figure 6:	Groundwater MTBE Results
Figure 7:	Groundwater Benzene Results
Figure 8:	Proposed Monitoring Well Locations

Results of the investigation seem to indicate the following:

1. Although groundwater entered a couple of the borings slowly (overnight), we were able to sample groundwater in all borings after coring to only 20 feet in depth.
2. A larger fraction of sandy soils was encountered in borings on the McDonald's site

(borings B17, B18 and B19) than in borings on the project site. Soils in these borings exhibited more field evidence of hydrocarbons (odors and staining) than did soils in borings on the project site.

3. Hydrocarbon contamination from the project site UST appears to be limited primarily to groundwater MTBE impacts, with no significant soil hydrocarbon impacts and no significant groundwater TPH-G and BTEX impacts.
4. Soil and groundwater TPH-G and BTEX impacts appear to have originated from the former gas station on the McDonald's property, and not from the former project site UST.

Based on these results, we have proposed locations for five groundwater monitoring wells, in accordance with the previously-approved workplan (see Figure 8). Two of these wells, MW-1 and MW-2, will be sited in the former UST source area, and three of the wells, MW-3, MW-4 and MW-5, will be sited on the expected downgradient (west-southwest) side of the site. As specified in the workplan, these wells will be installed to about 20 feet in depth using direct push coring equipment. The wells will be installed and sampled in accordance with generally accepted guidelines and protocols, and results from these activities will be reported in a subsequent Remedial Investigation report.

We appreciate the opportunity to present this workplan for your review. Please call if you have questions or require additional information. We look forward to working with you on this important project.

Very truly yours,



James E. Gribi  
Professional Geologist  
California No. 5843



JEG/ct  
Enclosure

**Table 1**  
**SOIL HYDROCARBON ANALYTICAL RESULTS**  
St. Francis Pie Shop

Sample ID	Sample Depth	Concentration, milligrams per kilogram (mg/kg)						
		TPH-D	TPH-G	B	T	E	X	Oxygenates
B-8-11'	11.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-8-18'	18.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.017 MTBE
B-9-7.5	7.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-9-11.5	11.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.017 MTBE
B-10-7.5'	7.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-10-19'	19 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-11-10'	10.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-11-17'	17.0 feet	<5.0	<0.50	<0.0020	<b>0.0021</b>	<b>0.0040</b>	<b>0.012</b>	All ND
B-12-3.0'	3.0 feet	<5.0	<b>1.2</b>	<b>0.010</b>	<0.0020	<b>0.021</b>	<0.0040	0.0095 TAME 0.23 MTBE
B-12-7.5'	7.5 feet	<5.0	<b>190</b>	<b>0.015</b>	<0.0020	<b>0.43</b>	<b>0.33</b>	All ND
B-12-15.5'	15.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.020 TAME 0.22 TBA 0.68 MTBE
B-13-3.0'	3.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-13-6.0'	6.0 feet	<5.0	<b>11</b>	<0.0020	<0.0020	<b>0.0081</b>	<0.0040	0.0096 MTBE
B-13-11.5'	11.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.0071 TAME 0.10 TBA 0.210 MTBE
B-14-7.5'	7.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-14-15.0'	15.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-15-3.5'	3.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.0070 TAME 0.13 TBA 0.16 MTBE
B-15-6.0'	6.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.0084 TAME 0.10 TBA 0.22 MTBE
B-15-11.5'	11.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	0.014 TAME 0.47 MTBE
B-16-4.0	4.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-16-9.5'	9.5 feet	<5.0	<b>180</b>	<0.0020	<0.0020	<b>0.18</b>	<0.0040	0.081 MTBE
B-16-15.0'	15.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<b>0.018</b>	0.013 MTBE
B-17-7.5'	7.5 feet	<b>69</b>	<b>55</b>	<b>0.0095</b>	<b>0.0022</b>	<b>0.19</b>	<b>0.019</b>	0.12 TBA 0.060 MTBE
B-17-11.5	11.5 feet	<5.0	<0.50	<0.0020	<0.0020	<b>0.0042</b>	<b>0.0046</b>	0.69 TBA 0.014 MTBE

**Table 1**  
**SOIL HYDROCARBON ANALYTICAL RESULTS**  
 St. Francis Pie Shop

Sample ID	Sample Depth	Concentration, milligrams per kilogram (mg/kg)						
		TPH-D	TPH-G	B	T	E	X	Oxygenates
B-18-7.5'	7.5 feet	<b>550</b>	<b>100</b>	<b>0.27</b>	<b>0.034</b>	<b>0.85</b>	<b>13.9</b>	0.24 TBA 0.44 MTBE
B-18-11'	11.0 feet	<b>100</b>	<b>220</b>	<b>0.21</b>	<b>0.047</b>	<b>1.2</b>	<b>6.7</b>	0.20 TBA 0.36 MTBE
B-18-19'	19.0 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-19-7.5'	7.5 feet	<5.0	<0.50	<0.0020	<0.0020	<0.0020	<0.0040	All ND
B-19-10'	10.0 feet	<b>89</b>	<b>38</b>	<b>0.0068</b>	<b>0.0059</b>	<b>0.38</b>	<b>0.28</b>	All ND
B-19-15'	15.0 feet	<5.0	<0.50	<b>0.0033</b>	<0.0020	<b>0.0056</b>	<b>0.0049</b>	All ND
<b>Soil ESL</b>		<b>500</b>	<b>400</b>	<b>0.51</b>	<b>9.3</b>	<b>32</b>	<b>11</b>	110 TBA 0.25 MTBE

TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 TPH-D = Total Petroleum Hydrocarbons as Diesel  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene  
 X = Xylenes  
 <0.50 = Not detected above the expressed value.

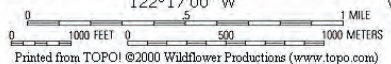
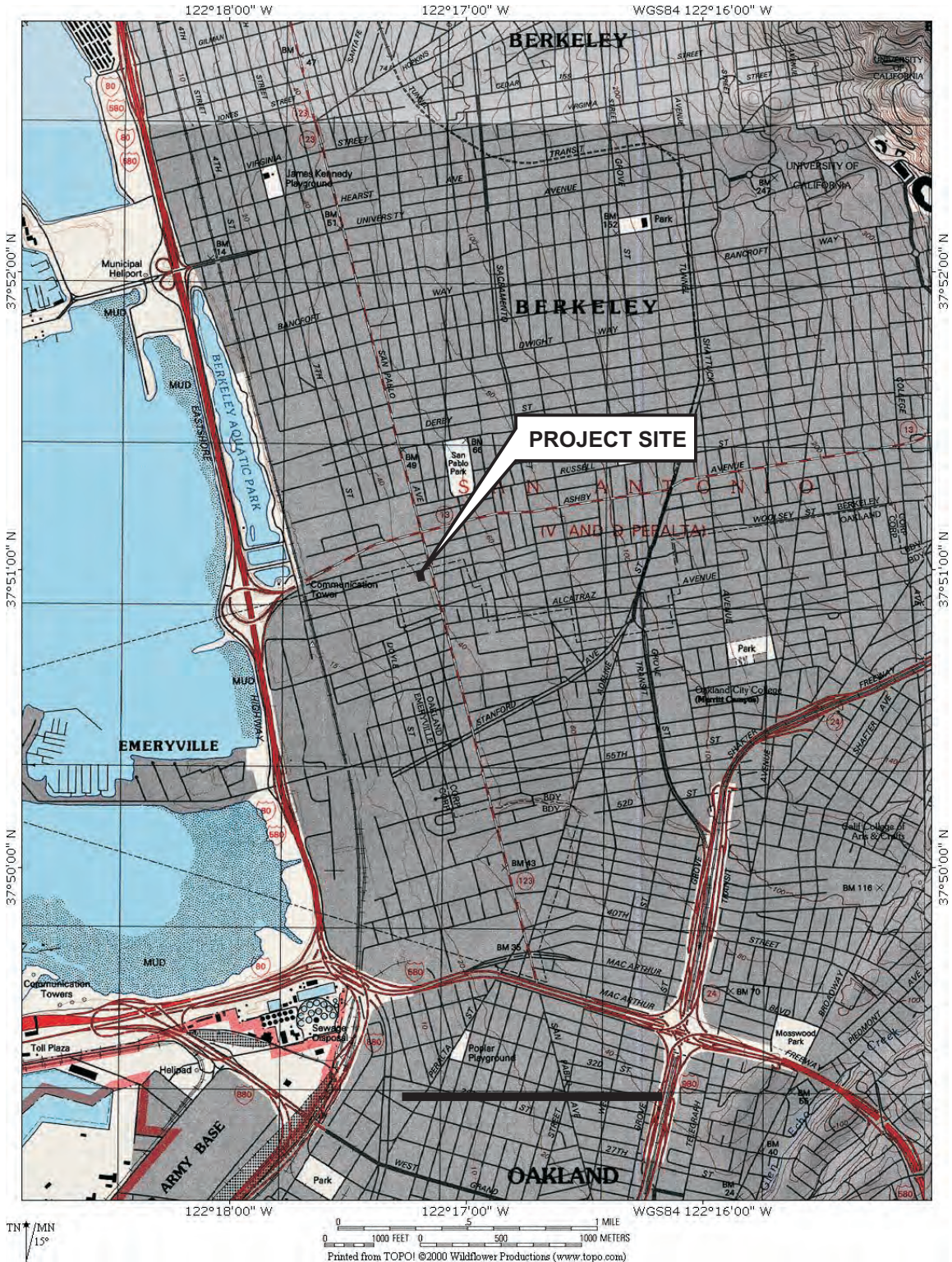
ESL = Shallow Soil Environmental Screening Levels for evaluation of commercial/industrial land use, where groundwater is not a current or potential drinking water source, as contained in *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board, Interim Final, February 2005, Appendix 1, Tables B-2. Note that we used either the Groundwater Protection ESL or the Vapor Intrusion into Buildings ESL, whichever is lower.

**Table 2**  
**GROUNDWATER HYDROCARBON ANALYTICAL RESULTS**  
 St. Francis Pie Shop

Sample ID	Sample Depth	Concentration, micrograms per liter (ug/l)						
		TPH-D	TPH-G	B	T	E	X	Oxygenates
B-8-GW		<50	<b>570</b>	<0.50	<0.50	<0.50	<1.0	43 TAME 1,800 MTBE
B-9-GW		<50	<50	<0.50	<b>0.66</b>	<0.50	<1.0	44 MTBE
B-10-GW		<50	<b>140</b>	<0.50	<0.50	<<0.50	<1.0	4.3 TAME 420 MTBE
B-11-GW		<50	<b>420</b>	<0.50	<0.50	<b>2.3</b>	<b>4.1</b>	29 TAME 1,300 MTBE
B-12-GW		<b>230</b>	<b>600</b>	<b>38</b>	<0.50	<b>34</b>	<b>29</b>	230 MTBE
B-13-GW		<b>510</b>	<b>210</b>	<b>2.5</b>	<b>1.2</b>	<b>14</b>	<1.0	7.5 TAME 280 MTBE
B-14-GW		<50	<b>270</b>	<0.50	<0.50	<b>2.0</b>	<b>3.3</b>	19 MTBE
B-15-GW		<b>700</b>	<b>530</b>	<b>1.6</b>	<0.50	<0.50	<0.50	32 TAME 1,900 MTBE
B-16-GW		<b>960</b>	<b>2,100</b>	<b>42</b>	<0.50	<b>28</b>	<b>8.9</b>	78 MTBE
B-17-GW		<b>640</b>	<b>2,400</b>	<b>26</b>	<0.50	<b>49</b>	<b>4.8</b>	9,300 TBA 270 MTBE
B-18-GW		<b>0.33</b>	<b>4,100</b>	<b>430</b>	<b>21</b>	<b>130</b>	<b>486</b>	180 MTBE
B-19-GW		<b>3,500</b>	<b>29,000</b>	<b>380</b>	<b>36</b>	<b>1,400</b>	<b>1,900</b>	All ND
<b>Groundwater ESL</b>		<b>2,500</b>	<b>5,000</b>	<b>540</b>	<b>380,000</b>	<b>170,000</b>	<b>160,000</b>	130,000 TBA 26,000 MTBE

TPH-G = Total Petroleum Hydrocarbons as Gasoline  
 TPH-D = Total Petroleum Hydrocarbons as Diesel  
 B = Benzene  
 T = Toluene  
 E = Ethylbenzene  
 X = Xylenes  
 <0.50 = Not detected above the expressed value.

ESL = Groundwater Environmental Screening Levels for evaluation of commercial/industrial land use, where groundwater is not a current or potential drinking water source, as contained in *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board, Interim Final, February 2005, Appendix 1, Table F-1b. Note that we did not use the Aquatic Toxicity ESL, since there are no surface water bodies in the site area, rather we used Gross Contamination Ceiling Level ESLs for TPH-D and TPH-G, and Vapor Intrusion into Buildings ESLs for BTEX and Oxygenates.



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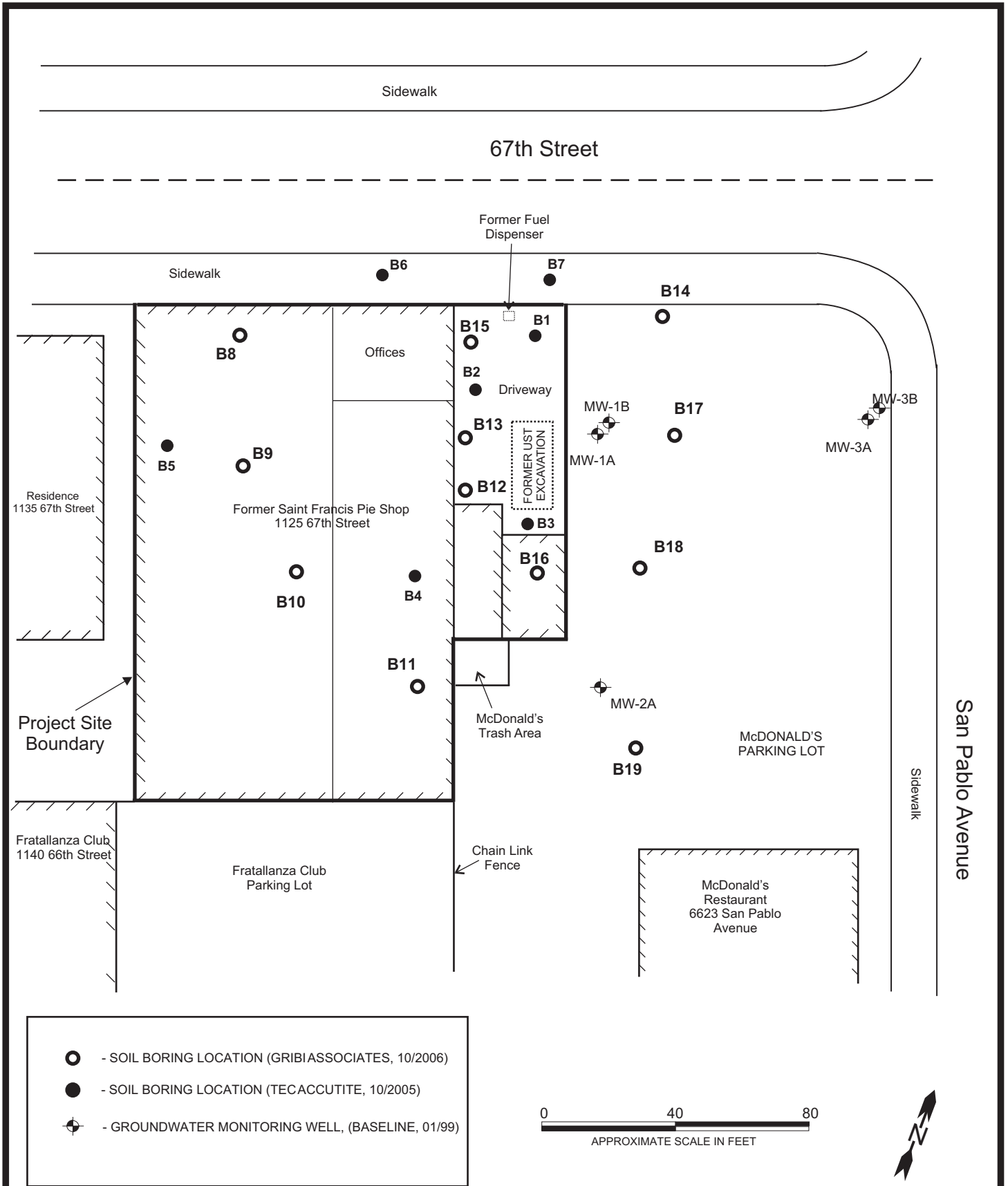
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DRAWN BY: JG	SCALE:
PROJECT NO: 320-01-01	

### SITE VICINITY MAP

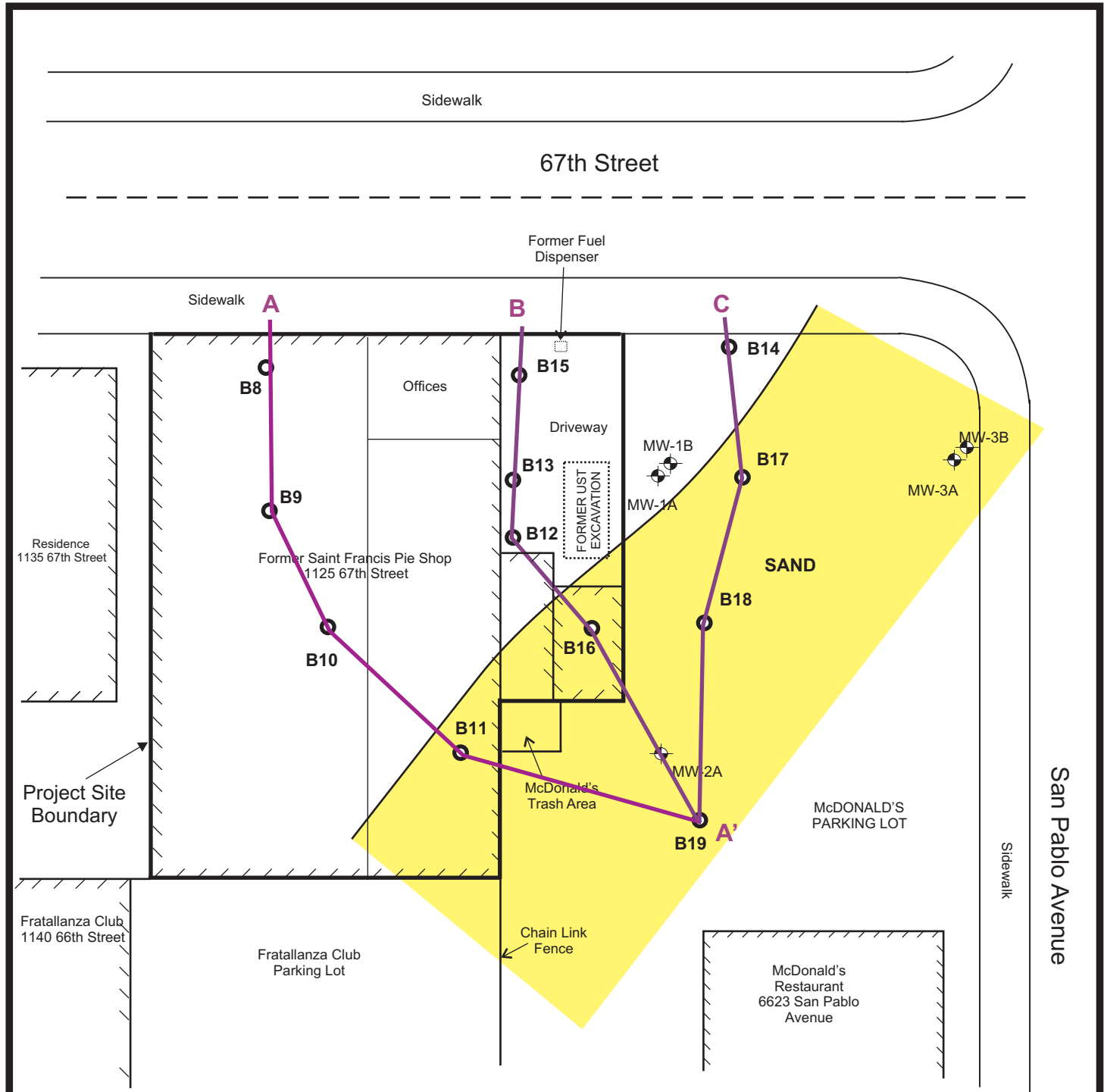
ST. FRANCIS PIE SHOP  
1125 67th STREET  
OAKLAND, CALIFORNIA

DATE: 07/24/06      FIGURE: 1

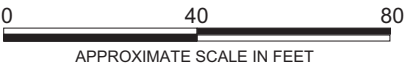




DESIGNED BY:	CHECKED BY: JEG	<b>SITE PLAN</b>	DATE: 02/08/2007	FIGURE: 2	
DRAWN BY: JEG	SCALE:				
PROJECT NO: 320-01-01		ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA			



○ - SOIL BORING LOCATION (GRIBI ASSOCIATES, 10/2006)  
 ⊕ - GROUNDWATER MONITORING WELL, (BASELINE, 01/99)



DESIGNED BY:	CHECKED BY: JEG	<b>CROSS SECTION LOCATION MAP</b> ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	DATE: 02/08/2007	FIGURE: 3
DRAWN BY: JEG	SCALE:			
PROJECT NO: 320-01-01				



DEPTH	SOIL (ppm)			WATER (ppb)
	3.0'	7.5'	15.5'	
TPH-D:	ND	ND	ND	230
TPH-G:	1.2	190	ND	600
B:	0.010	0.015	ND	38
T:	ND	ND	ND	ND
E:	0.021	0.43	ND	34
X:	ND	0.33	ND	29
MTBE:	0.23	ND	ND	230
TAME:	0.0095	ND	0.020	ND
TBA:	ND	ND	0.22	ND

DEPTH	SOIL (ppm)			WATER (ppb)
	3.5'	6.0'	11.5'	
TPH-D:	ND	ND	ND	700
TPH-G:	ND	ND	ND	530
B:	ND	ND	ND	1.6
T:	ND	ND	ND	ND
E:	ND	ND	ND	ND
X:	ND	ND	ND	ND
MTBE:	0.16	0.22	0.47	1,900
TAME:	0.0070	0.0084	0.14	32
TBA:	0.13	0.10	ND	ND

DEPTH	SOIL (ppm)		WATER (ppb)
	11.0'	18.0'	
TPH-D:	ND	ND	ND
TPH-G:	ND	ND	570
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	0.017	1,800
TAME:	ND	ND	43

DEPTH	SOIL (ppm)			WATER (ppb)
	3.0'	6.0'	11.5'	
TPH-D:	ND	ND	ND	510
TPH-G:	ND	11	ND	210
B:	ND	ND	ND	2.5
T:	ND	ND	ND	1.2
E:	ND	0.0081	ND	14
X:	ND	ND	ND	280
MTBE:	ND	0.0096	0.210	280
TAME:	ND	ND	0.0071	7.5
TBA:	ND	ND	0.10	ND

DEPTH	SOIL (ppm)		WATER (ppb)
	7.5'	15.0'	
TPH-D:	ND	ND	ND
TPH-G:	ND	ND	270
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	2.0
X:	ND	ND	3.3
MTBE:	ND	ND	19

DEPTH	SOIL (ppm)		WATER (ppb)
	7.5'	11.5'	
TPH-D:	69	ND	640
TPH-G:	55	ND	2,400
B:	0.0095	ND	26
T:	0.0022	ND	ND
E:	0.19	0.0042	49
X:	0.019	0.0046	4.8
MTBE:	0.060	0.014	270
TBA:	0.12	0.69	9,300

DEPTH	SOIL (ppm)			WATER (ppb)
	7.5'	11.0'	19.0'	
TPH-D:	100	100	ND	330
TPH-G:	550	220	ND	4,100
B:	0.27	0.21	ND	430
T:	0.034	0.047	ND	21
E:	0.85	1.2	ND	130
X:	13.9	6.7	ND	486
MTBE:	0.44	0.36	ND	180
TBA:	0.24	0.20	ND	ND

DEPTH	SOIL (ppm)			WATER (ppb)
	7.5'	10.0'	15.0'	
TPH-D:	ND	89	ND	3,500
TPH-G:	ND	38	ND	29,000
B:	ND	0.0068	0.0033	380
T:	ND	0.0059	ND	36
E:	ND	0.38	0.0056	1,400
X:	ND	0.28	0.0049	1,900
MTBE:	ND	ND	ND	180

DEPTH	SOIL (ppm)		WATER (ppb)
	7.5'	11.5'	
TPH-D:	ND	ND	ND
TPH-G:	ND	ND	ND
B:	ND	ND	ND
T:	ND	ND	0.66
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	0.017	44

DEPTH	SOIL (ppm)		WATER (ppb)
	7.5'	19.0'	
TPH-D:	ND	ND	ND
TPH-G:	ND	ND	140
B:	ND	ND	ND
T:	ND	ND	ND
E:	ND	ND	ND
X:	ND	ND	ND
MTBE:	ND	ND	420
TAME:	ND	ND	4.3

DEPTH	SOIL (ppm)		WATER (ppb)
	17.0'	18.0'	
TPH-D:	ND	ND	ND
TPH-G:	ND	ND	420
B:	ND	ND	ND
T:	ND	0.0021	ND
E:	ND	0.0040	2.3
X:	ND	0.012	4.1
MTBE:	ND	ND	1,300
TAME:	ND	ND	29

DEPTH	SOIL (ppm)			WATER (ppb)
	4.0'	9.5'	15.0'	
TPH-D:	ND	ND	ND	960
TPH-G:	ND	180	ND	2,100
B:	ND	ND	ND	42
T:	ND	ND	ND	ND
E:	ND	0.18	ND	28
X:	ND	ND	0.18	8.9
MTBE:	ND	0.081	0.013	78

SOIL TPH-G = 100 MG/KG

Fratallanza Club  
1140 68th Street

McDonald's  
Restaurant  
6623 San Pablo  
Avenue

- - SOIL BORING LOCATION (GRIBIASSOCIATES, 10/2006)
- - SOIL BORING LOCATION (TECACUTITE, 10/2005)
- ⊕ - GROUNDWATER MONITORING WELL, (BASELINE, 01/99)

0 40 80  
APPROXIMATE SCALE IN FEET



DESIGNED BY: CHECKED BY: JEG

DRAWN BY: JEG SCALE:

PROJECT NO: 320-01-01

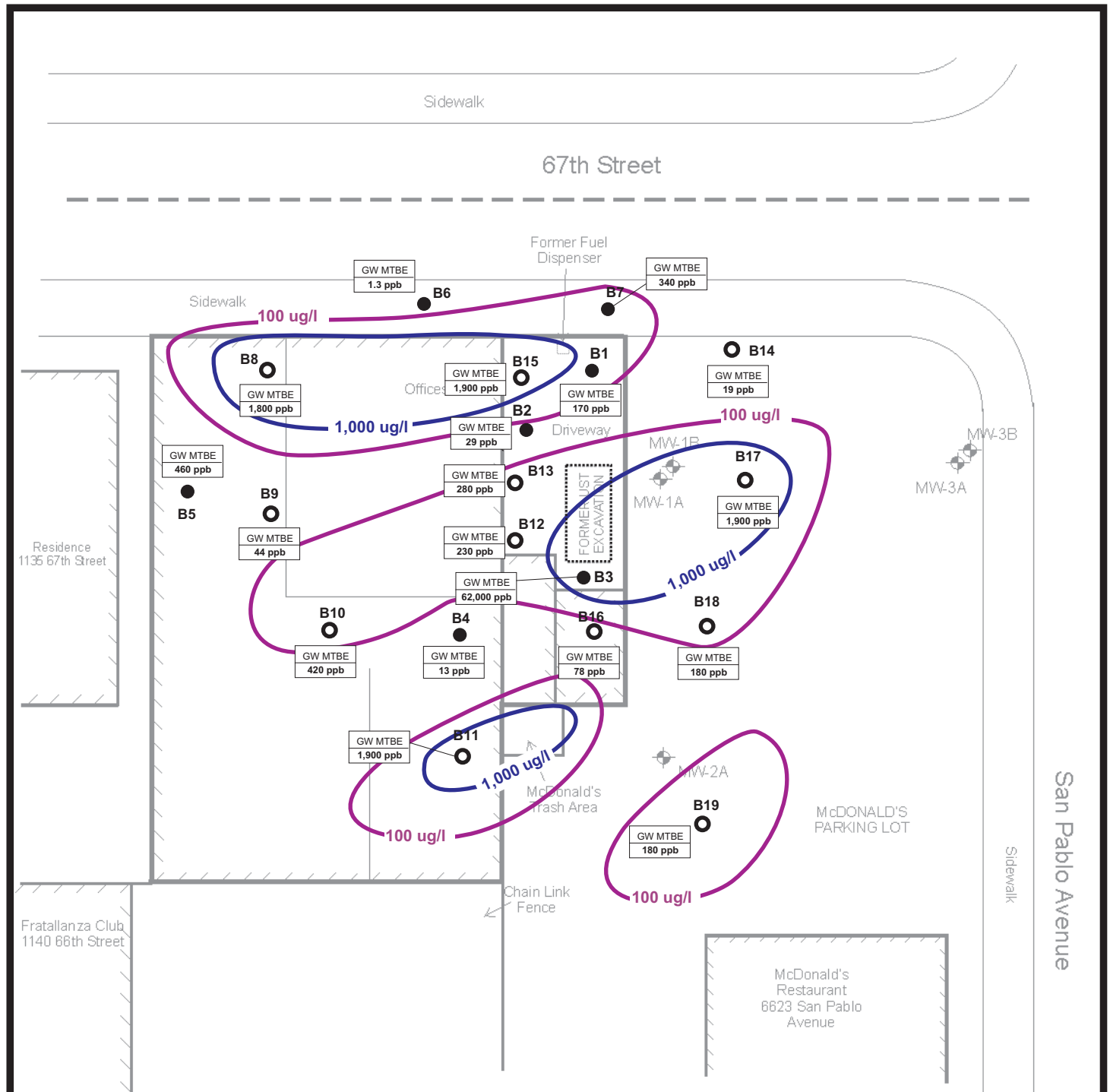
### SOIL & GROUNDWATER HYDROCARBON RESULTS

ST. FRANCIS PIE SHOP UST SITE  
1125 67TH STREET  
OAKLAND, CALIFORNIA

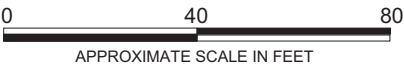
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FIGURE: 5

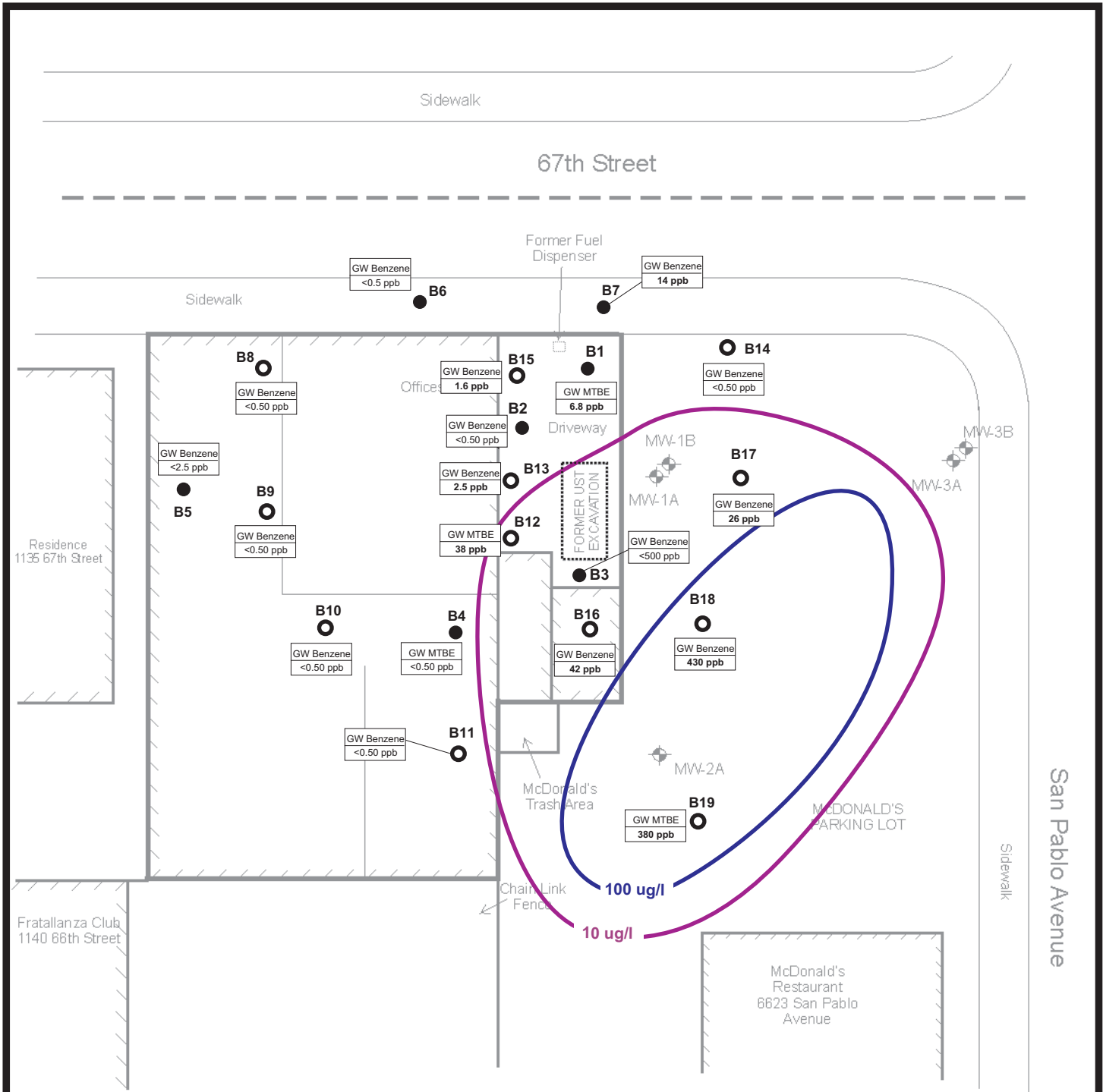




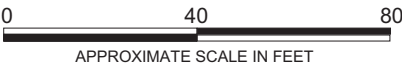
- - SOIL BORING LOCATION (GRIBI ASSOCIATES, 10/2006)
- - SOIL BORING LOCATION (TECACUTITE, 10/2005)
- ⊕ - GROUNDWATER MONITORING WELL, (BASELINE, 01/99)



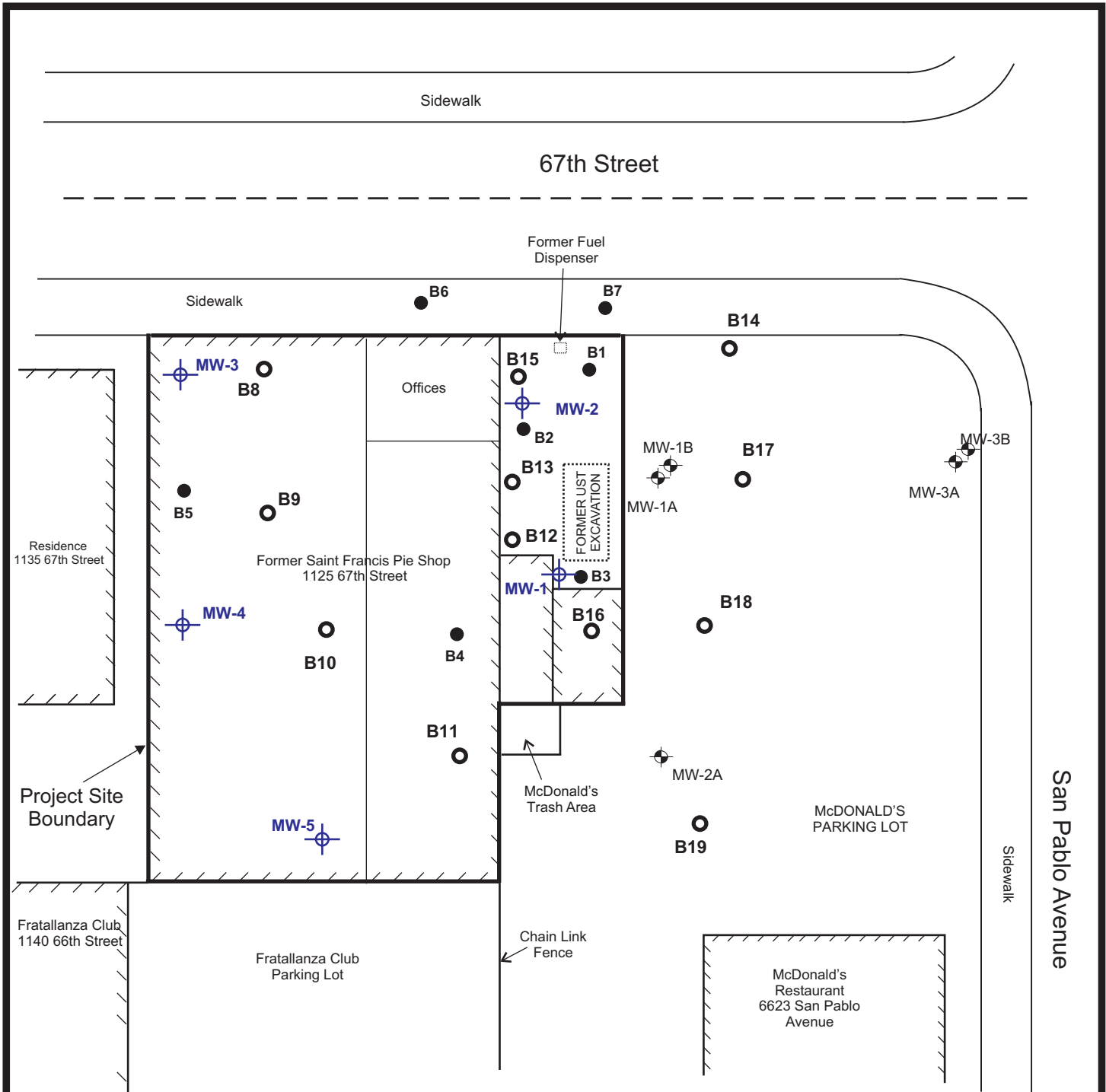
DESIGNED BY:	CHECKED BY: JEG	<b>GROUNDWATER MTBE RESULTS</b> ST. FRANCIS PIE SHOP/UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	DATE: 02/08/2007	FIGURE: 6
DRAWN BY: JEG	SCALE:			
PROJECT NO: 320-01-01				



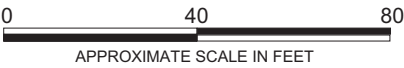
- - SOIL BORING LOCATION (GRIBI ASSOCIATES, 10/2006)
- - SOIL BORING LOCATION (TECACUTITE, 10/2005)
- ⊕ - GROUNDWATER MONITORING WELL, (BASELINE, 01/99)



DESIGNED BY:	CHECKED BY: JEG	<b>GROUNDWATER BENZENE RESULTS</b> ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	DATE: 02/08/2007	FIGURE: 7
DRAWN BY: JEG	SCALE:			
PROJECT NO: 320-01-01				



	- PROPOSED MONITORING WELL LOCATION
	- SOIL BORING LOCATION (GRIBI ASSOCIATES, 10/2006)
	- SOIL BORING LOCATION (TECACUTITE, 10/2005)
	- GROUNDWATER MONITORING WELL, (BASELINE, 01/99)



DESIGNED BY:	CHECKED BY: JEG	<b>PROPOSED MONITORING WELL LOCATIONS</b> ST. FRANCIS PIE SHOP UST SITE 1125 67TH STREET OAKLAND, CALIFORNIA	DATE: 02/08/2007	FIGURE: 8
DRAWN BY: JEG	SCALE:			
PROJECT NO: 320-01-01				