

August 18, 2000

Mr. Leroy Griffin
City of Oakland Fire Services
1605 Martin Luther King Jr. Drive
Oakland, California 94612

Re: **Summary of Investigation of the Property at
4800 Coliseum Way, Oakland, California**

Dear Mr. Griffin:

On behalf of ERAS Environmental, Inc. (ERAS) and Mr. John Miller, the owner of the property at 4800 Coliseum Way in Oakland, California (the "Property"), I appreciate your agreeing to meet with me. The following is a summary of information regarding the Property that might assist you in your evaluation of the environmental conditions there.

- ERAS conducted a Phase I environmental site assessment (ESA) in May, 2000. Based on their location relative to the estimated direction of groundwater flow in the area, and file review information regarding several of the nearest sites, none of the identified sources of off-site contamination were considered to be threats to subsurface soil and groundwater beneath the Property.
- Several consultants (Simon, Earth Metrics, Woodward Clyde and ATC) performed environmental investigations at the Property during the period 1991 to 1998. These reports are included with this letter. The investigations focused on the sampling and analysis of soil and groundwater from the northeastern side of the Property in the area of a former rail spur. The locations of these borings are shown on the Site Plan Showing Soil Boring Locations (compiled by ERAS for the ESA report).

The soil and groundwater investigations indicated the following:

- Petroleum hydrocarbons were detected in most of the soil borings drilled in the area of the former rail spur. The analytical results reported generally indicated the chromatogram patterns of the samples analyzed did not match the laboratory standards used (standards for gasoline, diesel and motor oil). These results indicate the presence of hydrocarbons, without volatile

petroleum constituents usually found in fuels such as BTEX. Petroleum hydrocarbons were not detected in elevated concentrations in the soil samples collected from borings drilled in other parts of the Property. There is no record of underground or aboveground fuel tanks on the Property. The origin of the petroleum hydrocarbons is unknown but could be from dumping in the rail spur area. There is no physical evidence of past or recent spillage such as staining or distressed vegetation. ERAS speculated that some of the hydrocarbons detected in soil might have been the result of analysis of soil samples containing tar found at approximately 2-3 foot depth on the northeast side of the rail spur. The source of the tar is unknown.

- Solvents, mainly chlorobenzene (CB) and dichlorobenzene (DCB), were detected in groundwater samples from all the borings drilled in the area of the former rail spur by ATC. These solvents were only found in elevated concentrations in soil at the Property in one boring (ATC-3).
- ERAS performed remediation of soil in the area including boring ATC-3. Confirmation samples indicated only low levels of these solvents remaining in soil (see Soil Remediation report dated June 26, 2000)
- There has been no record of the use of CB or DCB at the Property since its development. The Property has been used as a sporting goods warehouse, a paper products warehouse and then as an aluminum metal foundry since the middle 1980's. Based on a review of Oakland fire department records and interviews, the current operation has never used these solvents.
- The data indicates the solvents are from an up-gradient off-site source. It was beyond the scope of ERAS work to determine the source but the presence of solvents was reported at the adjacent but cross-gradient PG&E site at 4930 Coliseum Way (see Additional Information letter dated July 27, 2000). ERAS speculated the source of the solvents and tar found in the subsurface might have been from the up-gradient former asphalt plant and underground oil tank complex at AAA Equipment Co. located at 745 50th Avenue (formerly Independent Construction Company, see map in July 27 letter) or from a former Dutch Boy Paint Plant on San Leandro Street near 47th Avenue. However, neither of these sites are listed as leak cases.

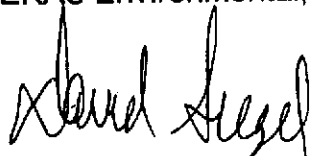
Discussions with Ms. Betty Graham of the Regional Water Quality Control Board (RWQCB) indicate the RWQCB agrees the solvents are from an up-gradient off-site unknown source. Ms. Graham indicated the Property should be evaluated based on the apparent on-site release of petroleum hydrocarbons and the previous investigation information. ERAS requests, on behalf of Mr. John Miller, that the Oakland Fire Department provide regulatory oversight for the Property or promptly refer the case to the Alameda County Health Care Services Agency.

Thank you in advance for your assistance. Please call if you have any questions or

Mr. Leroy Griffin
4800 Coliseum Way
August 18, 2000
Page 3

require additional information.

Respectfully,
ERAS Environmental, Inc.



David Siegel, R.E.A.
President

Attachments:

ATC Associates, Inc., Phase II Environmental Site Investigation Report, Metalcast Engineering Facility, 4800 Coliseum Way, Oakland, California, November 25, 1998.

ERAS Environmental, Inc. Soil Remediation, 4800 Coliseum Way, Oakland, California, June 26, 2000.

ERAS Environmental, Inc. Letter to Ms. Betty Graham, July 27, 2000.

Earth Metrics, Inc., Limited Subsurface Soil Chemistry Analysis for 4800 Coliseum Way, Oakland, California, May 8, 1992.

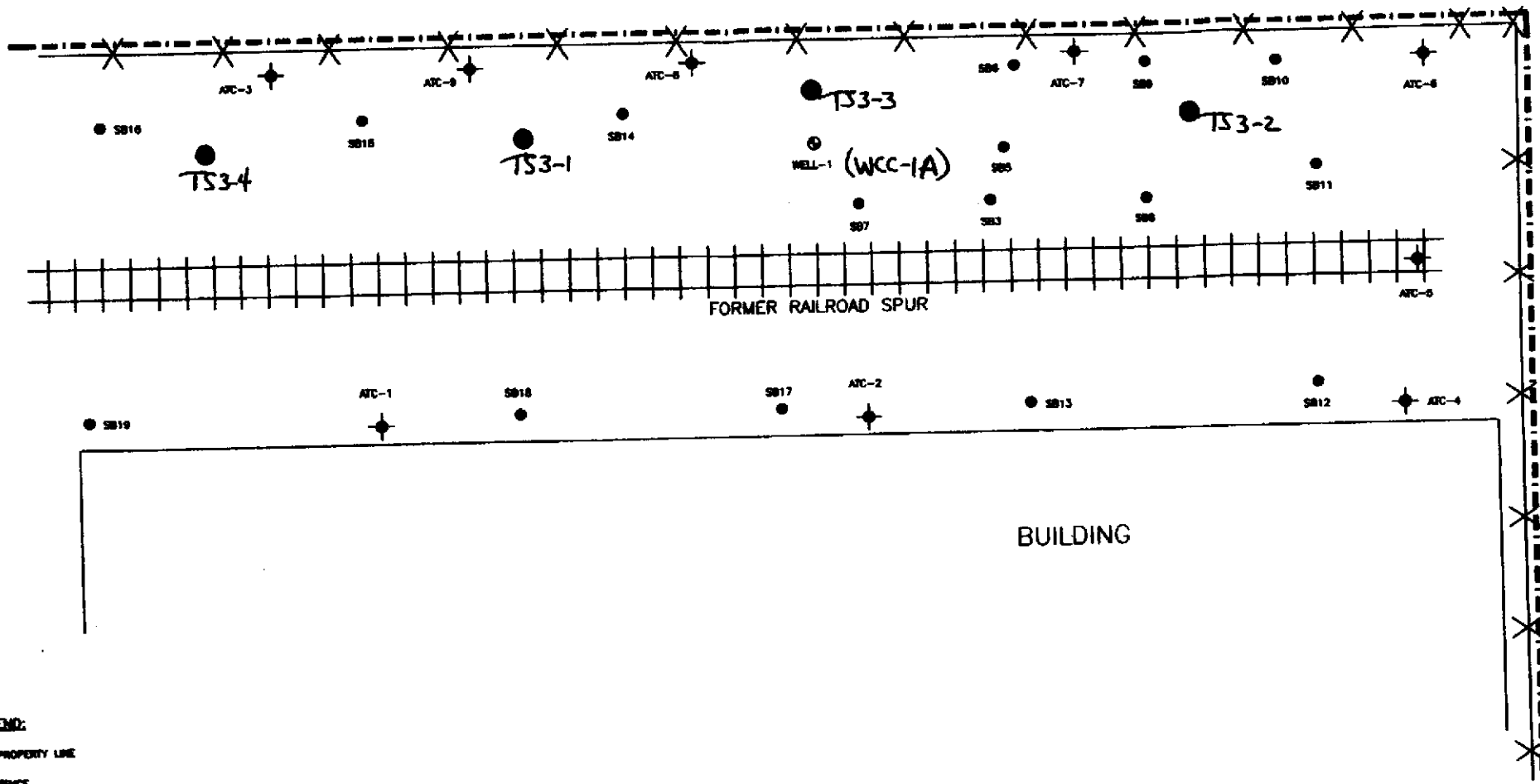
Simon Environmental Engineering, Report on Supplemental Phase II Assessment, Superior Plaster Castings, 4800 Coliseum Way, Oakland, California, July 2, 1991.

Simon Environmental Engineering, Report on Phase II Assessment, Superior Plaster Castings, 4800 Coliseum Way, Oakland, California, May 16, 1991.

Woodward Clyde, Limited Phase 2 Site Assessment, 4800 Coliseum Way, Oakland, California, March 24, 1993.

cc: Mr. John Miller w/o attachments
Mr. Mike Barry, Grubb & Ellis Company w/o attachments
Ms. Jan Zeretske, TMC Development w/o attachments

COMPILED BY
DATE



LEGEND:

--- PROPERTY LINE

X-X FENCE

● SB10 SOIL BORING (COMPLETED BY SIMON-ED INC.)

★ ATC-8 SOIL BORING (COMPLETED BY ATC, INC.)

⊙ WELL-1 APPROXIMATE LOCATION OF MONITORING WELL

NOT TO SCALE



METALCAST ENGINEERING
4800 COLISEUM WAY
OAKLAND, CALIFORNIA

SITE PLAN SHOWING
SOIL BORING LOCATIONS

PROJECT #: 88775.0030

NOVEMBER 1996