



ENVIRONMENTAL
PROTECTION

PORT OF OAKLAND

98 AUG -7 PM 2:00

August 6, 1998

Ms. Madhulla Logan
Alameda County Health Agency
Division of Environmental Protection
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca 94502

**Subject: Response to "Second Notice of Violation," Cryer Boatyard Site 1899
Dennison Street, Oakland**

Dear Ms. Logan:

Thank you for your letter dated July 21, 1998, in response to my letter to you dated June 16, 1998 and my phone conversation with you on June 12, 1998. I believe it is necessary at this time to clarify some of the statements in your letter.

- 1) Your letter, addressed to Mr. Stephen Cowley and myself, is entitled "Second Notice of Violation." At no time had the Port received a previous Violation.
- 2) In the second paragraph of your letter you state: "As mentioned in the letter dated October 29, 1997 to Steam Valve and the letter dated October 30, 1997 to the Port of Oakland, this department required a risk assessment be completed for both properties by November 30, 1997." Your letter to Mr. Cowley requested a risk assessment within 30 days but, in your letter to the Port you request a workplan for an additional investigation on the Port's portion of the subject site within 30 days (please find a copy of both letters enclosed). On November 20, 1998 the Port requested, and was granted, a verbal extension for the workplan from Mr. Tom Peacock of your office. The Port requested the extension in light of, at the time, the recently published draft Estuary Plan that identified this site for park use, and hence, modifications were necessary to the nearly completed document. The Port confirmed the extension of the deadline for the workplan in writing in a letter (enclosed) addressed to Mr. Peacock, and dated November 21, 1997, stating that the workplan would be submitted to your office by January 5, 1998. Indeed, the Port did submit the workplan to your office on January 5, 1998. On page 6, paragraph 8 of the workplan the Port stated that the risk assessment for the Port's portion of the site would be completed by June 30, 1998. In a letter dated March 30, 1998, you confirmed the receipt of, and accepted the workplan with minor modifications.

In my letter to you dated June 16, 1998, after our telephone conversation of June 12, I requested an extension of the deadline for the risk assessment submission until the end of the calendar year. The extension was requested based upon the desire of both the County and the Port to have one risk assessment for the entire site. In our June 12 telephone conversation you provided an initial 90 day extension of the June 30 deadline.

At the time, it was unclear when the Port would have access to the portion of the site owned by Mr. Steven Cowley. The Port had to resort to a court action against Mr. Cowley and

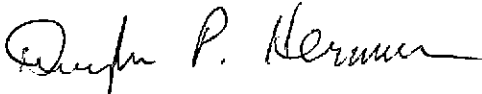
August 6, 1998
Ms. Madhulla Logan
Page 2.

Steam Valve Machine Company to allow the Port access to conduct the investigation. That court action ended in a stipulation that allows the Port to conduct its on-site investigation during the week of August 10, 1998. We anticipate all field work should be completed by August 14, 1998, and we will work towards completing the risk assessment by the stipulated deadline of September 28, 1998. If we believe a further extension may be required, we will contact you with a further request.

The Port has worked diligently to comply with your Agency's directives and is in fact in compliance with all outstanding directives and understandings. Therefore, the Port respectfully requests that your Agency withdraw its second Notice of Violation with respect to the Port. The Port of Oakland looks forward to working with the County to resolve outstanding issues for this site, and bring closure as quickly as possible.

Please consider this letter a 72 hour notice for the start of field activities. If you would like to be present during the field investigation or have any questions, please contact me at 510-272-1184.

Sincerely,



Douglas P. Herman
Assistant Port Environmental Scientist

enclosures

cc: Neil Werner (w/o enclosures)
Steve Hanson "
Diane Heinze "
Susanne von Rosenberg "
Leroy Griffin "
Tom Peacock "
Bob Chambers, "
Alameda County District Attorney's Office

c:\win\mydocs\projects\croyer\repl.doc

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

(510) 567-6700
(510) 567-1933 (FAX)

Second Notice of Violation

July 21, 1998

Stephen Cowley
Steam Valve and Machine Co, Inc
98 Hegenberger Loop
Oakland, CA-94621

Douglas Herman
Port of Oakland
530 Water Street
Oakland, CA - 94604

Ref: Former Cryer Boatyard, 1899 Dennison Street, Oakland, CA

Dear Mr. Cowley and Mr. Herman:

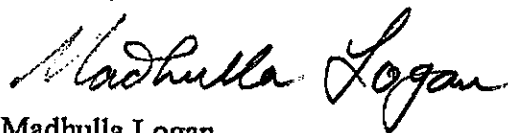
I am in receipt of the workplan, dated June 16, 1998 prepared by the Port of Oakland to do additional investigation on the Steam Valve portion of the property and to complete a combined risk assessment for both the properties (Steam Valve and Port of Oakland). This Department has reviewed this workplan and finds it acceptable.

As mentioned in the letter dated, October 29, 1997 to Steam Valve and the letter dated October 30, 1997 to Port of Oakland, this Department has required that a risk assessment be completed for both the properties by November 30, 1997. As of this date, we have not received a completed risk assessment from either of the responsible parties. If Mr. Cowly does not agree to the joint risk assessment as proposed by Port of Oakland, then a separate risk assessment must be submitted by both the parties within 30 days from the date of this letter.

If both the parties agree on completing the combined risk assessment and the additional investigation, then you are required to submit the requested technical reports (as mentioned in the workplan) to this office within 90 days from the date of this letter. Failure to respond will result in referral of this case to the Alameda County District Attorney to be considered for enforcement action. Modification of required tasks or extensions of stated deadlines must be requested in writing by both the responsible parties and a schedule for completing each task should also be submitted with this request.

If you have any questions, you may reach me at (510) 567-6764

Sincerely,

A handwritten signature in cursive script that reads "Madhulla Logan". The signature is written in black ink and is positioned above the printed name.

Madhulla Logan
Hazardous Matertial Specialist

Leroy Griffin, City of Oakland Fire Department, Oakland, CA
Bob Chamber, Alameda County District Attorney's Office

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

March 30, 1998

Mr. Doug Herman
Port of Oakland
530 Water Street
Oakland, CA - 94604

Subject: Former Cryer Boat Yard-Port of Oakland, 1899 Dennison Street, Oakland, CA

Dear Mr. Herman:

I am in receipt of the document "Transmittal of Supplemental Site Investigation Workplan for the Former Cryer Boat Yard", dated January 5, 1998, prepared by GAIA consulting for the above referenced site. Based on a review conducted by this Department, the work plan is acceptable with the following modification:

- Since the documents submitted to this Department indicate the location of the former above ground storage tank area to be west of the building, which is near the previous boring SB-11, please move the proposed boring location for SB-17 closer to this area /towards the east.

This is a formal request for technical information pursuant to Health and Safety Code Section 25185.6 and the proposed plan should be implemented within 45 days from the date of this letter. Any delays in implementing the work plan should be requested in writing. This Department should be notified prior to initiating any field work.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: Leroy Griffin, City of Oakland Fire Department, Oakland, CA
Steve Cowley, Steam Valve and Machine Co, Inc, 98 Hegenberger Loop,
Oakland, CA - 94621

Office Memorandum

Date: March 25, 1998
To: Dick Pantages
From: Ariu Levi, Tom Peacock
Re: Non-feed Hazardous Materials Services

C: HMS Staff

Declining CUPA and LOP staff resources requires a re-assessment of non-feed services provided to the public. This assessment is needed to identify what must be continued by mandate, and what can be modified, transferred, or terminated. Following is discussion on emergency response, file review, and complaint response.

Emergency Response

Pursuant to CHSC, section 25503(c), EHS as CUPA, and earlier as AA, is required to develop an Area Plan that, among other things, identifies response protocol for emergencies involving hazardous materials. EHS has, to date, chosen to self-implement the responder aspect of this requirement. But, unlike pre-CUPA years, the ER roster no longer has any depth.

Alternative Scenarios

EHS Discontinues self implementation

- EHS contracts with private firm to provide 24 hour Level B emergency response capability
- EHS delegates responsibility, under the Area Plan, to Fire Departments (AlCO Fire, Alameda Fire, Emeryville Fire, Piedmont Fire, Albany Fire)

EHS modifies self implemented service

- EHS reduces response capability from Level B to Level C and limits service to analysis, technical advice, scene documentation, and post emergency clean up issues
- EHS limits response services to office hours and provides minimal services after hours and on weekends

EHS continues self implementing service

- EHS continues service without change to existing roster (roster of 4 persons includes 2 managers)
- EHS continues the service but increases the roster through voluntary participation (eligible LOP and inspections staff have declined a request to join the roster)
- EHS increases roster through assignment (up to 8 persons eligible)
 - Limit assignment to CUPA staff

- Limit assignment to CUPA and LOP staff
- Limit assignment to CUPA and Solid Waste HMS staff
- Assign all CUPA, LOP, and Solid Waste HMS staff
- Merge emergency response rosters
 - Merge HazMat and HHHW roster and combine assignments
 - Merge HazMat and Solid Waste roster and combine assignment
 - Merge all Division emergency response rosters and assign Oncall and response duties to one staff person for the entire Division.

The choice of direction should take following into account:

- Delegation of ER to cities covered by the CUPA could result in request to transfer CUPA authority to another CUPA such as Oakland.
- Use of LOP staff for ER could negatively impact the LOP budget. Staff time used for ER related activities is not recoverable under the LOP contract
- EHS incurs several expenses as a direct result of its ER commitment: Oncall, overtime, service and supplies, and time used during the work week
 - Contracting out ER services with either a public or private service provider will result in out of pocket expenses but these costs will be blunted by eliminating the above listed expenses
 - Eliminating time commitments to ER during the work week increases time available to LOP and the CUPA programs

File Review

EHS is obligated, under the Public Records Act, Government Code, section 6250 et seq., to provide the general public with access to its records. By code, EHS is given 10 days to respond to requests and is allowed \$.10/page for materials photocopied. Most of the requests received by EHS are for HazMat and LOP files. As such, assignment to respond to file review requests continues to rest with LOP/HazMat staff.

Alternative Scenarios

EHS discontinues the service

EHS continues the service but modifies it

- EHS completes its transfer of all closed/non-active oversight cases for sites outside of CUPA area to the designated CUPA(s) with geographic responsibility
- EHS designates files as confidential or administrative and not immune from the Public Records Act

EHS continues the service without change

- EHS provides the service using all Division resources
- EHS provides the service using HazMat/LOP staff (clerical, specialist, management)

- EHS provides the service using .5FTE temporary clerk as available from Diversified
 - 1.0 FTE position is shared with Administration
- EHS provides the service using 1.0 FTE temporary clerk as available from Diversified
 - Position is assigned to file review oversight and assisting clerical support eliminate backlog of DepRef/BillDep case reconciliation
- EHS provides the service using 1.0 FTE permanent clerk
 - Position is assigned to file review oversight, other HazMat clerical support duties, and Administration

The choice of direction should take the following into account:

- EHS is required by the Government code to provide file reviews. As such, the service is a general government service and not one limited to HazMat/LOP.
- Use of Diversified staff is the least expensive approach to providing file reviews. Conversely, use of specialist or management staff is the most expensive approach.
 - Diversified staff cannot be counted to remain long term yet the service need is long term
- Use of a permanent clerk will insure uninterrupted service
 - As a mandated service, the cost to provide file reviews can be justified to the BOS

Complaint Response

As CUPA, under authority given by CHSC chapters 6.5, 6.7, 6.95, 6.11, EHS routinely responds to complaints from the public involving hazardous materials or hazardous waste. The complaints involve regulated facilities, residential addresses, undeveloped parcels, public land, government facilities, and public roadways. Complaints against inventoried fee eligible sites are cost offset by recurring fees. Other complaints not resulting in a DepRef case become non-feed services.

Alternative Scenarios

EHS discontinues responding to non-cost recoverable complaints

EHS limits its response to non-cost recoverable complaints

- EHS limits its response to telephone response
- EHS collaborates with other agencies and refers all complaints to appropriate agencies with primary responsibility

EHS continues to respond to non-cost recoverable complaints

- EHS institutes a category within its fee schedule for non-feed facilities related to complaints

The choice of direction should take the following into account:

- Not all complaints are valid. A fee for responding to complaints will be difficult to implement.

- Referring complaints to other agencies may not result in timely service or service of any kind.

The above options are provided as a starting point for discussion. Please let us know when you are prepared to talk about these issues in greater depth.

AL:st
Dpnonfeedservices980320



PORT OF OAKLAND

ENVIRONMENTAL
PROTECTION
97 NOV 25 PM 3: 26

November 21, 1997

Mr. Thomas Peacock
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

**Subject: Confirmation of an Extension of the Deadline to Submit a Workplan
for Additional Investigation at the Former Cryer Boat Yard -
1899 Dennison Street, Oakland, California**

Dear Mr. Peacock:

The purpose of this letter is to follow-up on our telephone conversation of November 20 in which you agreed to a 30-day extension of the deadline for the Port of Oakland (Port) to submit a workplan regarding the above-referenced site. I am writing to you as oppose to Madhulla Logan, the County contact person for this project, since I understand she is out of the office until December 4, 1997. The Port received Ms. Logan's letter dated 30 October, 1997 which requested a workplan to collect additional soil and groundwater samples near the property line on the Port's portion of the property. The intent of the requested additional investigation was to assess the benzene reported in groundwater samples collected near the above ground tank on Steam Valve's portion of the property. The letter also requested, subsequent to completion of the above investigation, that a site specific risk assessment be prepared to evaluate the potential risk to human health and the ecosystem due to the residual contaminants present on site. Ms. Logan requested that said risk assessments use all pertinent site data and be based on the current and/or future-use scenario for the site.

In light of the current draft Estuary Plan (jointly undertaken by the Port and the City of Oakland) that specifies redevelopment of the former Cryer Boat Yard property into a park extending from the waterfront to Embarcadero, the Port intends to evaluate the need for additional sampling locations within the Port's portion of the property and include those locations in the requested workplan. In order to evaluate and include this additional characterization, the Port needs a 30 day extension to your deadline and to submit the Port's workplan to the County by January 5, 1998.

Lastly, the Port would like to seek clarification on the County's expectations for the risk assessment with Ms. Logan when she returns to the office on December 4. If you have any questions, please contact me at 272-1134.

Sincerely,



Rachel B. Hess
Associate Environmental Scientist

enclosure: Oakland Waterfront Initiatives: Draft Estuary Plan for Union Point Park/Cal Crew Concept,
May 1997

cc w/ enclosures:

Madhulla Logan, Alameda County Health Care Services Agency
Leroy Griffin, City of Oakland Fire Department, 505-14th Street, Ste 702, Oakland, CA, 94612
Steve Cowley, Steam Valve and Machine Co., Inc. 98 Hegenberger Loop, Oakland, CA 94621
Steven Hill, RWQCB, 2101 Webster Street, Ste 500, Oakland, CA, 94612

cc w/ enclosures:

Steve Hanson and Michele Heffes, Port of Oakland

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

October 30, 1997

Ms. Diane Heinze
Port of Oakland
530 Water Street
Oakland, CA - 94604

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Ref: Former Cryer Boat Yard-Port of Oakland, 1899 Dennison Street, Oakland, CA

Dear Ms. Heinze:

I am in receipt of the Phase II site investigation report, dated August 4, 1997, prepared by Shawnee Company, Inc. for the above referenced site.

In 1995, Clayton Environmental Consultants conducted a Phase I Environmental Site Assessment of the above referenced site. Soil samples collected from eight soil borings indicated that elevated levels of diesel and metals were present on site. In some of the soil samples, metal concentrations exceeded the Title 22 hazardous waste levels.

In May 1997, to define the extent of contamination near areas Sb-3 and Sb-2, two additional samples (Sb-9 and Sb-10) were collected and analyzed for metals and diesel. Lead was found in concentrations higher than the hazardous waste levels (1000 ppm) and the Region 9 Preliminary Remediation Goals (PRG's) in one of the soil samples collected from a deeper depth (3 feet). Also, additional soil samples were collected along the dry dock rail and near the above ground storage tank area. Copper was found in concentrations above the hazardous waste levels in one of the soil borings near the dry dock rail area. Diesel was found in concentrations up to 8300 ppm. Laboratory analysis of filtered groundwater samples did not identify the presence of metals above detection limits or diesel in significant concentrations.

Since ground water samples collected from the Former Cryer Boatyard Facility, detected 55 ppb of benzene from a location near the above ground tank area, this Department requires that additional soil and groundwater samples be collected from this area (in Port of Oakland's portion of the property) and analyzed for benzene and gasoline. Subsequent to the completion of this investigation, please use all the pertinent data available on site to conduct a site specific risk assessment to evaluate the potential risk to human health and the ecosystem due to the residual contaminants present on site. The risk assessment should be based on the current or/and future-use scenario for the site. Please note that since the site is located near the bay, both threat to human health and the eco-system will be considered in the final evaluation.

Please submit a workplan for the additional investigation within 30 days from the date of this letter. If you have any questions, you may reach me at (510) 567-6764.

PORT OF OAKLAND
ENVIRONMENTAL DIVISION

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Sincerely,

Madhulla Logan

Madhulla Logan

Hazardous Material Specialist

C: **Leroy Griffin**, City of Oakland Fire Department, Oakland, CA
Steve Cowley, Steam Valve and Machine Co, Inc, 98 Hegenberger Loop,
Oakland, CA - 94621
Steven Hill, Regional Water Quality Control Board, Oakland, CA

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



PORT OF OAKLAND
ENVIRONMENTAL DIVISION

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ENVIRONMENTAL DIVISION

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

October 29, 1997

Stephen Cowley
Steam Valve and Machine Co, Inc
98 Hegenberger Loop
Oakland, CA - 94621

Ref: Former Cryer Boatyard at 1899 Dennison Street, Oakland, CA

Dear Mr, Cowley:

I am in receipt of a limited subsurface investigation report, dated June 5, 1997 prepared by GeoSolv for the above referenced site. In response to a request for closure, all the pertinent documents were reviewed and the site was evaluated for closure:

In 1990, soil samples on site were analyzed for metals. The average metal concentrations on-site were less than the Region 9, Preliminary Remediation Goals (PRG's). In 1991, the soil samples were analyzed for oil and grease, diesel, solvents and metals. 840 ppm of oil and grease, 5000 ppm of diesel and 5.8 ppm of arsenic were detected. No solvents were identified in the soil samples

During the investigation performed in 1993, metals were not identified in the soil samples in concentrations above the PRG's. Also, gasoline and BTEX were not detected in significant concentrations. In 1996, arsenic was found in concentrations above the PRG's in the soil samples. Also, 5.9 ppm and 0.15 ppm of gasoline and BTEX were found in the soil samples respectively. In the groundwater sample collected from location #1, diesel was identified up to 20000 ppb and benzene up to 55 ppb.

Since no groundwater samples were analyzed for metals, upon request from this Department, two groundwater samples were collected in May 1997 near the previous boring locations #3 and #6. Arsenic, barium, nickel and antimony were identified in the groundwater. The concentrations of metals found in the groundwater samples were less than the maximum contaminant levels (MCL's) for all the metals except for antimony. Also, groundwater samples collected near previous locations #1 and #2 were analyzed for BTEX, MTBE and diesel and except for insignificant concentrations of xylene and toluene, no other contaminant was identified.

Please submit a site specific risk assessment within 30 days to evaluate the potential risk to human health and the ecosystem due to the residual contaminants present on site. The risk assessment should be based on the current or/and future use scenario for the site. Please note that since the site is located near the bay, both threat to human health and the eco-system will be considered in the final evaluation.

Also, this Department is aware that a pile of metal slag is present on site. Please submit information on the source of this metal slag and an update as to when and how the slag will be disposed.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

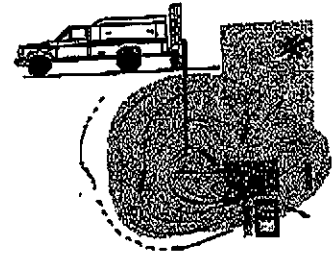


Madhulla Logan
Hazardous Material Specialist

- C: **David Henderson**, Cushman and Wakefield, 1 Kaiser Plaza, Suite 250, Oakland, CA - 94612
Leroy Griffin, City of Oakland Fire Department, Oakland, CA
Frank Goldman, GeoSolv, 643 Oregon Street, Sonoma, CA - 95476
Diane Heinzé, Port of Oakland, 530 Water Street, Oakland, CA - 94604

GeoSolv, LLC

Environmental and Hydrogeological Consulting
643 Oregon Street, Sonoma, CA 95476
Phone: (707) 996-4227 Fax: (707) 996-7882



We Don't Just Work on Your Environmental Problems. We Solve Them!

FAX MEMO

1 number of pages including this cover sheet

DATE: May 5, 1997

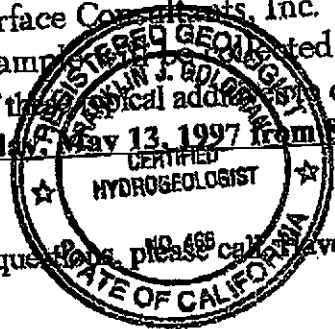
TO: Medhulla Logan - FAX (510) 337-9335
FROM: Frank Goldman, ChG. No. 466

SUBJECT: **Geoprobe drilling for Steve Cowley for:**
GROUNDWATER SAMPLING AT THE FORMER CRYER BOAT YARD
LOCATED AT: 1899 DENNISON STREET, OAKLAND, CA 94611

Summary:

This correspondence has been submitted to you to obtain your concurrence with the following proposed environmental activities at the above mentioned site.

Four (4) Geoprobe boreholes will be drilled to a depth of 10 to 15 feet below ground surface. Two groundwater "grab" samples will be collected adjacent to the former Subsurface Consultants Inc. borehole numbers B₁ and B₂ and analyzed for CAM 17 metals. Two boreholes be set adjacent to the former Subsurface Consultants, Inc. borehole numbers B₃ and B₄ and one groundwater grab sample collected from each hole and analyzed for PNAs and benzene to determine if there is diesel could be present. We would like to perform the work on Tuesday, May 13, 1997 from 8:00 A.M. to 1:00 P.M.



Please sign and date the bottom if this is acceptable to you. Any questions, please call me a nice day.

Representative

Alameda County Environmental Health
Company/Agency Name

Signature

Date

Medhulla Logan
Name/Title of Representative

STEAM VALVE MACHINE CO. INC.
98 HEGENBERGER LOOP
OAKLAND CALIFORNIA 94621
510-635-9091 FAX 510-635-2223

05 May 1997

Pgs. 1 of 2

To: Alameda Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca. 94502

Attn: Ms. Madhulla Logan, M.S.
Hazardous Material Specialist

Re: The Former Cryer Club, 1899 Dennison Str., Oakland, Ca.

Enclosure (1): Ltr. Dtd 17 April 1997

Dear Ms. Logan

Regarding your tel con correspondence with Mr. Frank Goldman of GeoSolv on 5-05-97, please refer to the attached enclosure (1) previously submitted to you for the work scope to be performed on 5-13-97.

Mr. Goldman also explained to me that you would be present for the grab-water samples investigation on 5-13-97.

Mr. Goldman explained that I was to Fax a letter to your attention regarding the original workscope as outlined in the attached enclosure.

Mr. Goldman also explained that if you found the Job scope acceptable, you would acknowledge this correspondence by signing and dating the attached.

If you have any difficulty with the tentative schedule or the verbage of this letter, please do not hesitate to call me.

Pgs. 2 of 2

Ltr. of 5-05-97 (continued)

I, Madhulla Logan, have reviewed the attached Enclosure (1) and concur that the workscope outlined in the SVMC Ltr. of 17 April, 1997 will complete the testing investigation at the 1899 Dennison Str, Oakland, and conclude the site closure requirements based on the findings.

Date: _____

Ms. Madhulla Logan, M.S.
Hazardous Material Specialist

Yours truly,



Stephen J. Cowley
President

cc: Cushman & Wakefield
Mr. David Henderson

Mr. Frank Goldman
GeoSolv, LLC

SVMC files

ENCL (1)

STEAM VALVE MACHINE CO. INC.
98 HEGENBERGER LOOP
OAKLAND CALIFORNIA 94621
510-635-9091 FAX 510-635-2223

17 April 1997

To: Alameda Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca. 94502

Attn: Ms. Madhulla Logan, M.S.
Hazardous Material Specialist

Re: The Former Cryer Club, 1899 Dennison Str., Oakland, Ca.

Dear Ms. Logan

Per our tel con correspondence 4-17-97, Steam Valve Co. will proceed to remove a total of four (4) grab-water samples as follows;

Site Wells #1 and #2: test for PNA's

Site Wells #3 and #6: test for Heavy Metals

Thank you for your time and cooperation on this matter.

If you have any additional questions, please do not hesitate to call.

Yours truly,

SJC
Stephen J. Cowley
President

cc: Cushman & Wakefield
Mr. David Henderson

cc: Mr. Frank Goldman
GeoSolv, LLC

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

April 17, 1997

Ms. Diane Heinze
Port of Oakland
530 Water Street
Oakland, CA - 94604

Ref: Former Cryer Boat Yard. Port of Oakland, 1899 Dennison Street, Oakland, CA

Dear Ms. Heinze:

I am in receipt of the report "Transmittal of Work plan for Former Cryer Boat Yard" prepared by Clayton Environmental Consultants for the above referenced site. Based on the review conducted by this Department, the Work plan is acceptable with the following changes:

- At least two samples should be collected from each of the boring at six inches below ground surface (bgs) and at a depth greater than three feet bgs. All the 10 samples (at a minimum) should be analyzed for mercury, lead and copper. Also, the deeper samples should be analyzed for diesel. If diesel is found in any of the samples, then the sample with the highest concentration of diesel should be analyzed for PNA's.
- A groundwater sample should be collected from at least three of the five borings. The borings should be chosen based on the concentration of metals, diesel and PNA's, if any, that are identified in the soil samples.

The Work plan should be implemented within 30 days of receiving this letter. Please be advised that this is a formal request for investigation pursuant to California Water Code Section 13267 (b) and Health and Safety Code Section 25185.6 and any delays should be requested in writing. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: Sum Arigala, San Francisco Regional Water Quality Control Board, Oakland, CA

STEAM VALVE MACHINE CO. INC.
98 HEGENBERGER LOOP
OAKLAND CALIFORNIA 94621
510-635-9091 FAX 510-635-2223

17 April 1997

To: Alameda Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca. 94502

Attn: Ms. Madhulla Logan, M.S.
Hazardous Material Specialist

Re: The Former Cryer Club, 1899 Dennison Str., Oakland, Ca.

Dear Ms. Logan

Per our tel con correspondence 4-17-97, Steam Valve Co. will proceed to remove a total of four (4) grab-water samples as follows;

Site Wells #1 and #2: test for PNA's

Site Wells #3 and #6: test for Heavy Metals

Thank you for your time and cooperation on this matter.

If you have any additional questions, please do not hesitate to call.

Yours truly,

Stephen J. Cowley
President

cc: Cushman & Wakefield
Mr. David Henderson

cc: Mr. Frank Goldman
GeoSolv, LLC

Cushman & Wakefield of California, Inc.

One Kaiser Plaza, Suite 250
Oakland, CA 94612
Tel: (510) 763-4900
Fax: (510) 834-4119



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January 30, 1997

Madhulla Logan, M.S.
Hazardous Materials Specialist
ALAMEDA COUNTY HEALTH AGENCY
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Re: 1899 Denison Street, Oakland, California

Dear Madhulla:

Attached herewith is a binder containing the information from Steam Valve Machine Company per your request. I spent a couple of hours yesterday going over the binder with Steve Cowley of Steam Valve and feel that this is a good compilation of all of the information regarding the environmental condition and history of the property.

Steam Valve has conducted a lot of testing and had analyzing done of those samples, all of which is included herewith. To give some history of the property, it was owned by the Standard Gas Engine Company originally and was sold to Cryer Boat Works. There are two Cryer brothers which are still alive and I believe their father left them the business of which was owned and operated by Cryer Boat Works for some fifty years. Steam Valve purchased the property under the assumption that they would get contracts that would give them a use for the property of which did not come to be. They signed a lease/purchase agreement with a company called Oceanic Boat Works of which contract is also enclosed in this report. Oceanic Boat Works had some environmental testing done and upon the analysis results, realized that there was remediation to be done. They removed 18 to 24 inches of top soil from the property. During that year they vacated the property unannounced, leaving unpaid rent as well as the removal of the machinery from the property that was not rightfully theirs. Steam Valve went after Oceanic but was unable to find any of the company representatives, therefore unpaid rent and machinery that was stolen from the property were never recovered.

At this time, Steam Valve Machine Company has invested hundred of thousands of dollars in the property to either rehab the physical structure of the property and or do environmental work. They are interested in selling the property to Alameda Prop and Machine and upon closing escrow on the property in the event such takes place, there will be a loss of between \$200,000 and \$250,000 to Steam Valve. As you can understand they're very tired of the process which they have come to own this property, been ripped of from their tenant and at this time are just trying to find closure to what has been a long nightmare.

The Port of Oakland claims ownership of the west portion of about 1,700 square feet of the building, as well as the adjacent land that goes into the water. Alameda Prop and Machine is interested in signing a long term lease with the Port of Oakland for that property. Alameda Prop and Machine's concern is that the known environmental condition of the Port's portion of the property is not clean



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Cushman & Wakefield of California, Inc.

and that they do not want any future contamination to come up on to the private portion of the property in the event it is purchased. There has been a number of meetings with the Port of Oakland in which there was discussion to construct a seawall so that A.P. & M. can create a deeper water port area for their business and possibly some type of membrane can be laid across the interior of the wall to assist in keeping any toxics from going up on to the private portion of the property. The Port of Oakland has seemingly not moved forward with the cleaning of their portion of the property. Evidently, they are looking to point the finger at anybody but themselves to do the clean up on their property.

In conversations with Steve Hansen and John Aguilar of Port of Oakland, they feel that it is necessary to have clean up done on their portion of the property based on the intended use of the property. It has been very frustrating working with the Port of Oakland as upon having meetings with them and certain steps of action to be done being discussed, there is little done after the meeting concludes.

Enclosed with the report is a check for \$1,000 per your request and a letter from Steve Cowley of Steam Valve Machine Company. Please review the report and information enclosed and write a letter back to Steve Cowley copying me so that we can know what is necessary to complete the closure of this property and move along to the Port and what is necessary for them to remediate their property for the intended use.

I greatly appreciate your assistance on this matter and look forward to your response.

Respectfully,

CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.



David A. Henderson

DAH/gbl

Enclosures

cc: Steve Cowley

P.S. At this time, any communications between yourself and Steve Cowley and myself is private information and I strongly request that any and all response and communication is only directed to us and no other parties.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

January 25, 1997

Ms. Diane Heinze
Port of Oakland
530 Water Street
Oakland, CA - 94604

Ref: Former Cryer Boat Yard. Port of Oakland, 1899 Dennison Street, Oakland, CA

Dear Ms. Heinze:

I am in receipt of the report "Soil Investigation of Former Cryer Boat Yard", dated May 22, 1995 prepared by Clayton Environmental Consultants for the above mentioned site. Based on the review conducted by this Department, the following concerns still need to be addressed:

- The report indicates that a phase I assessment of this property was conducted in January 1995. A copy of this report should be submitted to this Department.
- Soil samples were collected from eight locations at depths of one to four feet below ground surface. The analytical results indicate that concentrations of lead (up to 720 ppm), copper (up to 9100 ppm), and mercury (up to 25 ppm), exceeded the Region 9 Preliminary Remediation Goals (PRGs). Based on this information, the extent of contamination has not been defined near Sb-3 and Sb-2. At least two borings should be installed in this area to define both the lateral and vertical extent of contamination. Also, two additional borings should be installed along dry rock rail to define the extent of contamination found in boring SB-7.
- Some of the metal concentrations identified in the soil samples exceed 10 times the Soluble Threshold Limit Concentrations (STLC). Hence a groundwater survey should be conducted to determine if the groundwater quality has been affected by the contaminants in the soil via leaching.
- Based on the results of the investigation, a remediation plan should be submitted to this Department or a risk assessment should be conducted to determine if the residual contaminants identified in the soil and groundwater (if any) pose a threat to public health or the environment.

Please remit \$1500.00 to establish a deposit-refund account. This deposit is authorized by Alameda County ordinance code section 3-141.6 to cover expenses incurred by county personnel for their oversight duties. Records are maintained for the time County employees commit to a project and the deposit will be debited at the rate of \$94.00 per hour for any time dedicated to your project. Any money remaining in your account at the end of the project will be refunded. Additional monies may

be needed if the project exhausts the fund. Please submit a check payable to "Treasurer, County of Alameda" with the words "Site Mitigation" written on the check for proper credit. Also, please make sure to include the complete address of the site for which the deposit-refund account is being established.

Please submit a workplan addressing the above listed issues within 30 days from the date of this letter. If you have any questions regarding this letter, you can reach me at (510) 567-6764.

Sincerely,

A handwritten signature in cursive script that reads "Madhulla Logan".

Madhulla Logan
Hazardous Material Specialist

C: **John Buzzone**, Clayton Environmental, 1252 Quarry Lane, Pleasanton, CA - 94566

STEAM VALVE MACHINE CO. INC.

98 HEGENBERGER LOOP
OAKLAND CALIFORNIA 94621
510-635-9091 FAX 510-635-2223

ENVIRONMENTAL
PROTECTION

96 DEC 23 PM 2:49

20 December 1996

To: Alameda Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca. 94502

Attn: Ms. Madhulla Logan, M.S.
Hazardous Material Specialist

Re: 1899 Dennison Str.
Ltr. of 4 December 1996, STID 205

Dear Ms. Madhulla Logan

Steam Valve Machine Co. is a "small business" concern currently employing a total of five personnel.

Your referenced Letter requests a "site investigation summary report, to be submitted within 30 days from the date of the letter."

Unfortunately, this is my second time around with the flu this month, and my capability to investigate and research archives left behind by a former associate, has not allowed me to adequately respond to your request at the present.

I am asking from a sincere and honest predicament to please consider and understand that I am physically unable and do not have the resources available to act on your request for the "site investigation summary report" in the time frame allotted in your request.

I respectfully request an additional "two to three weeks" from the date of your letter to complete the "site summary".

Your consideration on this matter will be greatly appreciated.

In closing, I will provide the \$1,000.00 Dollars for future costs pertaining to this case upon providing the "site summary".

Respectfully

Stephen J. Cowley

Stephen J. Cowley
President

cc: Mr. David Henderson, Cushman and Wakefield

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

December 4, 1996

Steve Cowley
Steam Valve and Machine Co, Inc
98 Hegenberger Loop
Oakland, CA - 94621

Ref: 1899 Dennison Street, Oakland, CA.

Dear Mr, Cowley:

I am in receipt of the Laboratory Report, dated October 25, 1996 from Superior Analytical Laboratory for samples collected from the above referenced property. To review this site for closure this department needs proper documentation of the current and previous investigations performed at the referenced property. Since the files maintained in this Department are public records, it is important that all the work conducted on the property be properly documented. Hence, a site investigation summary report needs to be submitted to this Department within 30 days from the date of this letter for all current and previous investigations conducted at the property. This summary report, at a minimum, should include the following information:

- A brief site history and ownership information
- A site location map showing site boundaries (also indicating the separation from port of Oakland portion of the property)
- A summary of all investigations conducted on the property with the findings/laboratory results.
- A table summarizing all the laboratory results for both soil and groundwater samples including the depths at which the samples were collected. (A table summarizing the results of previous investigations that was submitted by Mr. Henderson during a meeting held in our office this year, had some errors and many of the mistakes were related to the laboratory results presented for the investigation conducted in September 1993).
- The standard operating procedures followed for sample collection and storage
- All the tables with the laboratory results should include a sample location map for both the soil and groundwater samples.
- Final recommendation for the site and if site closure is requested, all the pertinent rationale for site closure should be included.
- A description of any excavation performed on the property showing the limits of the excavation (in a site location map). Also, include any information on soil disposal issues for any excavation conducted on the property.

The deposit refund money submitted to this office for investigation has been exhausted and your account is currently in a negative balance. The deposit/refund mechanism is authorized in the

Alameda County Ordinance Code Section 3-140.5. Please submit an additional deposit of \$1000 to cover past and future costs pertaining to this case. Any unused portion of these funds will be returned to you at the completion of this project provided no further funds are needed.

If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

A handwritten signature in cursive script that reads "Madhulla Logan".

Madhulla Logan
Hazardous Material Specialist

C: **David Henderson**, Cushman and Wakefield, 1 Kaiser Plaza, Suite 250, Oakland, CA - 94612



96 NOV 20 PM 9 59
PORT OF OAKLAND

November 18, 1996

Ms. Madhulla Logan
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd floor
Alameda, CA 94502

**Subject: Former Cryer Boat Yard - 1899 Dennison Street, Oakland
Request for County Oversight of Entire Site**

Dear Ms. Logan:

The Port is seriously concerned that its former tenants, William Cryer & Son Company ("Cryer") and Steam Valve Machine Company, Inc. ("Steam Valve"), have contaminated not only their property ("Cryer/Steam Valve Property") at 1899 Dennison Street in Oakland, but also the adjoining land leased by the Port to Cryer/Steam Valve ("Adjoining Port Property"). We therefore request that Alameda County evaluate the need for additional work at the entire site and require Cryer/Steam Valve to conduct this work. As discussed below, the Port conducted a subsurface investigation on the Adjoining Port Property and found significant concentrations of contaminants.

Background

The property at 1899 Dennison Street has been used for the repair, maintenance and construction of marine vessels for approximately 45 years (1940s - 1980s). The Cryer/Steam Valve Property was owned by Cryer (currently owned by Steam Valve) with the Adjoining Port Property (1.8 acres) leased by the Port to the Cryers and thereafter Steam Valve (see enclosed Cryer/Steam Valve site plan). The Cryers sold the property to Steam Valve in 1989. In 1991, Steam Valve initiated subsurface investigations on the Cryer/Steam Valve portion of the property.

In May 1995, the Port conducted a subsurface investigation on the Adjoining Port Property (see enclosed "Soil Investigation of Former Cryer Boat Yard at 1899 Dennison Street, Oakland California report dated May 22, 1996 and prepared by Clayton Environmental Consultants).

Steam Valve Workplan

Steam Valve is now in the process of selling their property. Under the direction of Alameda County, Steam Valve agreed in their September 3, 1996 workplan to do additional investigatory work and may conduct cleanup work, if required, on the Cryer/Steam Valve Property. Steam Valve's workplan includes soil sampling at two locations and grab groundwater sampling at six locations for CAM 17 metals, TPH_{diesel}, TPH_{gasoline} and BTEX. I understand from our telephone conversation today that you have not yet received a report from Steam Valve documenting the results of their recent investigation.

C:\wp51\cryer\letter

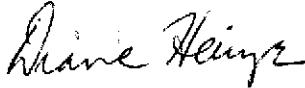
530 Water Street ■ Jack London's Waterfront ■ P.O. Box 2064 ■ Oakland, California 94604-2064
Telephone (510) 272-1100 ■ Fax (510) 272-1172 ■ TDD (510) 763-5703 ■ Cable address, PORTOFOAK, Oakland

2nd floor - 94607

Ms. Madhulla Logan
Alameda County Department of Environmental Health
Page 2 of 2

I would appreciate a response to this letter and am available to meet with you to discuss this site further. Also, please add my name to the mailing list to receive future correspondence from your office regarding this site. Lastly, I would appreciate if you could inform me when the results of Steam Valve's recent investigation are available for review. I can be reached at 272-1467.

Sincerely,



Diane Heinze, P.E.
Associate Environmental Scientist

enclosures: 1) Cryer/Steam Valve Site Plan
2) "Soil Investigation of Former Cryer Boat Yard", May 1995 Clayton report

cc w/out encl 2):

Steve Hanson
Michele Heffes
Neil Werner
Mark O'Brien
Stephen Cowley, Steam Valve Machine Co., Inc.



State of California
CONTRACTORS STATE LICENSE BOARD
ACTIVE LICENSE



License Number **374152** Category **INDIV**
 Business Name **GREEN'S DRILLING**
 Classification **C57**
 Expiration Date **05/31/97**



ENVIRONMENTAL
PROTECTION
95 SEP 27 PM 2:46

STEAM VALVE MACHINE CO. INC.
98 HEGENBERGER LOOP
OAKLAND CALIFORNIA 94621
510-635-9091 FAX 510-635-2223

25 September 1996

To: Alameda Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, Ca. 94502

Attn: Ms. Madhulla Logan, M.S.
Hazardous Materials Specialist

Dear Ms. Logan

Per your verbal request, please find the attached Certificates #1332, #1542 and Field of Testing 23 Certificate from our proposed Contractor, "Superior Precision Analytical", Inc. for our "workplan" as previously submitted.

If you have any additional questions, please do not hesitate to call.

Respectfully

Stephen J. Cowley
Stephen J. Cowley
President

cc: Cushman & Wakefield
Mr. David Henderson



BAYLAND DRILLING INC.
dba GREEN'S DRILLING
 LICENSE #374167
 811 HAMILTON AVENUE
 MENLO PARK, CA 94026
 (415) 322-2900 (800) 564-WELL
 FAX (415) 322-2818

September 25, 1996

Stam Valve
 98 Hegenberger Loop
 Oakland, CA 94261
 Attention: Terry

Reference: Cost Estimate
 Oakland

Four (4) Temporary Wells to 5'

Mobilization and Demobilization:	
2 hours reduced rate @ 100.00 per hour	\$ 200.00
Rig Time:	
4 hours regular time @ 135.00 per hour	540.00
Steam Cleaner:	
1 day @ 100.00 per day	100.00
Support Truck:	
1 day @ 125.00 per day	125.00
Load/Unload:	
.5 hour @ 75.00 per hour	38.00
Materials:	
2 drums @ 40.00 per drum	80.00
Temporary well material	<u>150.00</u>
TOTAL	\$ 1,233.00

This estimate is based on information compiled by the client. Permits, marking of utilities, ingress and egress are the responsibility of the client. If bedrock, cobbles, flowing sands or other adverse conditions are encountered, drilling will be continued on a time and materials basis. Client delays will be billed at rig rates. This estimate is good for 60 days.

Should you have any questions, or require additional information, please call me at the above number or at 1-800-564-WELL.

Sincerely,

Robin Rosellini
 Manager

RR/up

ENVIRONMENTAL
PROTECTION
96 SEP -5 PM 2:36

STEAM VALVE MACHINE CO. INC.
98 HEGENBERGER LOOP
OAKLAND CALIFORNIA 94621
510-635-9091 FAX 510-635-2223

3 September 1996

To: Alameda County (CC4580)
Environmental Health Services
1131 Harbor Bay Pkwy., #250
Alameda, Ca. 94502-6577

Attn: Madhulla Logan
Hazardous Material Specialist

Re: Ltr. Dtd. 4 August 1996
David Henderson
Cushman and Wakefield of Calif., Inc.

1899 Dennison Str., Oakland, Ca.

Dear Madhulla

Please accept this letter on behalf of the 1899 Dennison Str., Oakland property in way of our proposed "workplan" to address the issue(s) in your referenced Ltr. of 4 August 1996 to Cushman and Wakefield.

The additional investigation/remediation to evaluate the above site will be as follows;

Number 1

Steam Valve Machine Co., Inc. proposes to collect soil samples from boring site(s) 1 and 2 as previously designated.

Upon collection of the required amount of soil test sample(s) by a Certified Co., the test samples shall be marked appropriately and transported to a Certified Testing facility for analysis and test reporting.

Number 2

Steam Valve Machine Co., Inc. proposes to collect "grab" at least six (6) groundwater samples in the area(s) where the highest concentrations of metals, and petroleum hydrocarbons were identified. Per your request, the sample(s) will be analyzed for CAM 17 metals and for petroleum hydrocarbons such as diesel, gasoline, and BTEX.

In the event that the "test " sample(s) exceed the concentration levels, the area(s) shall be excavated, the contaminated soil shall be disposed of in accordance with all relevant regulations, and the area(s) shall be backfilled as necessary.

Additionally, "confirmation" soil samples will be collected to confirm that cleanup has occurred.

If I can be of any further assistance in clarifying the above proposed "workplan", please do not hesitate to call me at 510-635-9091.

I will be waiting to hear from you on this matter prior to proceeding with the proposed "workplan".

Thank you for your time and energy on this matter.

Sincerely yours,



Stephen J. Cowley
President

cc: Mr. Terry R. Bouquenois
Mr. Dennis Stopper (Gen. Mgr.)
Mr. David Henderson (C & W)



Superior

Analytical Laboratory

QUOTATION NUMBER 96-02042

Terry Bouquenoey ✓
 Steam Valve Machine Company
 98 Hegenberger Loop
 Oakland, CA 94621-1324
 (510) 635-9091 • Fax (510) 635-2223

August 13, 1996

Quote valid through November 13, 1996

Prices are based on soil & water sample for 5 day reporting

Please reference quote number on COC to ensure accurate invoicing

I. COMPENSATION SCHEDULE

ANALYSIS	PRICE PER ANALYSIS	ESTIMATED SAMPLES	TOTAL PRICE
EPA Method 6010/7000 -CAM 17 (17 Metals)	\$170.00	2 Soil / 6 Water	\$1,360.00
EPA Method 8015M (Diesel)	\$60.00	2 Soil / 6 Water	\$480.00
EPA Method 8015M/8020 (Gas/BTXE)	\$65.00	2 Soil / 6 Water	\$520.00
TOTAL ANALYTICAL			\$2,360.00

Samples are refrigerated for 30 days prior to disposal unless otherwise specified by client

II. ADDED VALUE SERVICES

A. Prices Quoted Include the Following Items:

1. Assigned project manager
2. Technical consultation
3. Sample containers shipped via courier with 24 hour notice
4. Courier Service within 50 miles of Martinez or San Francisco Laboratory
5. One copy of report, Level II format
6. Disposal of samples analyzed. There is a \$8.00 disposal fee for samples submitted and not analyzed.

*Steve Cowley
635-9091*

Page 1 of 2

Customer Service: (800) 521-6109 • Laboratory: (510) 313-0850 • Facsimile: (510) 229-0916
 Post Office Box 2648 • 835 Arnold Drive • Suite #106 • Martinez, California 94553
 1555 Burke Street • Suite A • San Francisco, California 94124



Superior

Analytical Laboratory

B. The Following Services are Available for an Additional Fee:

1. Summary tables with data qualifiers
2. Contour maps
3. Electronic data deliverables
4. Data archiving
5. Additional copies of reports
6. Rush TAT
7. Rush courier service

C. Other Charges:

1. There is a \$8.00/sample hold/disposal fee for samples submitted and not analyzed.
2. Composite of Samples - \$5.00/container
3. Sample Filtration - \$5.00/container
4. Copy of Chromatogram - \$5.00/analysis
5. Retroactive (>6 months since analysis) Copy of Chromatogram - \$50.00/hour
6. There is a minimum laboratory fee of \$60.00

III. LABORATORY CONTACT

Contact Kristen Zink or John Stetz at (800) 521-6109 to make laboratory arrangements. **Please reference quotation number to ensure accurate invoicing.**

IV. TERMS AND CONDITIONS

- A. This quotation is based on receiving the number of samples specified in item I. Fees may be revised if significantly fewer samples are received.
- B. This quotation is valid through November 13, 1996, and may be renewed.
- C. Upon credit approval, payment terms are Net 30. Prices quoted are valid only for services paid within 60 days of billing, after which they will be rebilled at full list price. A finance charge of 1.5% will be applied to past-due balances.
- D. There is a minimum laboratory fee of \$60.00.
- E. Turnaround time begins at 8:00 a.m. the next business day for samples received after 3:00 p.m.
- F. No discounts will apply for samples with turnaround times greater than 5 days.

CERTIFICATE**Field of Testing 23**

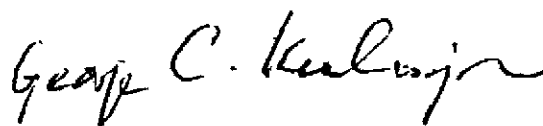
Two copies of this certificate are issued for display in both the stationary laboratory and mobile laboratory described below. You are required to notify the Department if there are any of the following changes: change in personnel assigned to conduct analyses in the mobile laboratory; changes in vehicle license plate or identification number of the mobile laboratory; or changes in Fields of Testing or subgroup members of certified Fields of Testing conducted in the mobile laboratory.

Identification and Certified Field(s) of Testing and subgroups

Vehicle License Plate Number	1VU6758
Vehicle Identification Number	1JDVS272XP0HT030241
Stationary Laboratory Location	Superior Analytical Laboratory 835 Arnold Drive, Suite 106 Martinez, CA 94553
Certificate Number	1542
Issued on	December 5, 1995
Expires on	June 30, 1997

The Mobile Laboratory identified above and associated with the above name stationary laboratory is certified for the following Field(s) of Testing and subgroups of Fields of Testing.

Field of Testing Number	Subgroup member and number
13 - Organic Chemistry of Hazardous Hazardous Waste (excluding measurements)	13.3 EPA Method 8020 13.15 Total Petroleum Hydrocarbons



George C. Kulasingam, Ph.D.
Manager
Environmental Laboratory
Accreditation Program

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

August 4, 1996

David Henderson
Cushman and Wakefield of California, Inc.
1 Kaiser Plaza. #250
Oakland, CA 94612

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Ref: The Former Cryer Club, 1899 Dennison Street, Oakland, CA

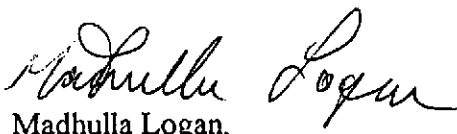
Dear Mr. Henderson:

This Department has reviewed the technical reports regarding previous investigations conducted at the referenced property. Based on the information submitted, additional investigation/remediation give below is required to evaluate the site for closure.

- Previous investigations revealed elevated concentrations of Total Petroleum Hydrocarbons as Diesel in concentrations of 3600 ppm and 5000 ppm in samples collected from boring 1 at 3.5 feet and boring 2 at 1 feet respectively. This area needs to be remediated either by soil excavation or by other acceptable methods. Confirmation soil samples should be collected to confirm that cleanup has occurred.
- At least 6 grab groundwater samples should be collected in areas where the highest concentrations of metals, and petroleum hydrocarbons were identified. The samples should be analyzed for CAM 17 metals and for petroleum hydrocarbons as diesel, gasoline and BTEX.

A workplan should be submitted within 30 days to address the above listed issues. This is a formal request for technical information and any delays should be requested in writing. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,


Madhulla Logan,
Hazardous Material Specialist

Cushman & Wakefield of California, Inc.
One Kaiser Plaza, Suite 250
Oakland, CA 94612
Tel: (510) 763-4900
Fax: (510) 834-4119



July 16, 1996

96 JUL 18 PM 3:39

Ms. Madhulla Logan, M.S.
Hazardous Materials Specialist
ALAMEDA HEALTH AGENCY
Division of Environmental Protection
Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

ENVIRONMENTAL PROTECTION

**Re: The Former Cryer Club
1899 Dennison Street in Oakland**

Dear Madhulla:

Thank you for taking the time to meet with me yesterday regarding the above referenced property. I am glad I was able to share the information regarding the boring analysis for the 4th quarter of 1993.

After I met with you, I went and met with the owner of the property and shared with him what took place in our meeting. I instructed him to write a letter to you describing the scope of work that will be done for the grab water samples and informed him that the same areas as the initial six borings would be satisfactory locations for the samples. I will stay in touch with him to insure that you get a letter prior to their commencement of work.

I look forward to hearing from you with regards to your review of the information that I left with you. It has been a long process and I look forward to working with you to get a closure to this property so that it can be rehabilitated into a functioning property housing a business that will benefit the entire area.

Respectfully,

CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.

David A. Henderson

DAH/gbl

cc: Steve Cowley, Steam Valve

STATE OF CALIFORNIA—HEALTH AND WELFARE AGENCY

PETE WILSON, Governor

DEPARTMENT OF HEALTH SERVICES

BERKELEY WAY
BERKELEY, CA 94704-1011
(510)540-2800

December 7, 1995



RECEIVED
DEC 15 1995

Edward Morales
Superior Analytical Laboratory
P.O. Box 2648
Martinez, CA 94553

Certificate No.: 1542

Dear Mr. Morales:

This is to advise you that the laboratory named above has been certified/ registered as an environmental testing laboratory pursuant to the provisions of the California Environmental Laboratory Improvement Act of 1988 (Health and Safety Code, Division 1, Part 2, Chapter 7.5, commencing with Section 1010).

The fields of testing for which this laboratory has been certified/registered under this Act are indicated in the enclosed "~~List of Approved~~ Fields of Testing and Analytes." Certification/registration shall remain in effect until June 30, 1997 unless revoked. This certificate is subject to an annual fee as prescribed by Section 1017(a), Health and Safety Code, on the anniversary date of the certificate.

Please note that your laboratory is required to notify the Environmental Laboratory Accreditation Program of any major changes in the laboratory such as the transfer of ownership, change of laboratory director, change in location, or structural alterations which may affect adversely the quality of analyses (Section 1014(b), California Health & Safety Code).

Please note that the new regulations pertaining to environmental laboratories were adopted on December 5, 1994 and may be found in the California Code of Regulations, Title 22, Division 4, Chapter 19 Sections 64801 through 64827.

Your continued cooperation is essential in order to establish a reputation for the high quality of the data produced by environmental laboratories certified by the State of California.

If you have additional questions, please contact Amanda Vidal at (510) 540-2800.

Sincerely,

George C. Kulasingam, Ph.D., Manager
Environmental Laboratory
Accreditation Program

Enclosure
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STATE OF CALIFORNIA—HEALTH AND WELFARE AGENCY

PETE WILSON, Governor

DEPARTMENT OF HEALTH SERVICES

2151 BERKELEY WAY
BERKELEY, CA 94704-1011
(510)540-2800



February 14, 1995

Certificate No.: 1332

Superior Precision Analytical, Inc.
P.O. Box 1545
Martinez, CA 94553

This is to advise you that the laboratory named above has been certified/ registered as an environmental testing laboratory pursuant to the provisions of the California Environmental Laboratory Improvement Act of 1988 (Health and Safety Code, Division 1, Part 2, Chapter 7.5, commencing with Section 1010).

The fields of testing for which this laboratory has been certified/registered under this Act are indicated in the enclosed "List of Approved Fields of Testing and Analytes." Certification/registration shall remain in effect until September 30, 1996 unless revoked. This certificate is subject to an annual fee as prescribed by Section 1017(a), Health and Safety Code, on the anniversary date of the certificate.

Please note that your laboratory is required to notify the Environmental Laboratory Accreditation Program of any major changes in the laboratory such as the transfer of ownership, change of laboratory director, change in location, or structural alterations which may affect adversely the quality of analyses (Section 1014(b), California Health & Safety Code).

Please note that the new regulations pertaining to environmental laboratories were adopted on December 5, 1994 and may be found in the California Code of Regulations, Title 22, Division 4, Chapter 19 Sections 64801 through 64827.

Your continued cooperation is essential in order to establish a reputation for the high quality of the data produced by environmental laboratories certified by the State of California.

If you have additional questions, please contact Amanda Vidal at (510) 540-2800.

Sincerely,

A handwritten signature in cursive script that reads "George C. Kulasingam".

George C. Kulasingam, Ph.D., Manager
Environmental Laboratory
Accreditation Program

Enclosure

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**Alameda County Department of Environmental Health
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621
Ph: 510-271-4320

BILLING FOR SERVICES

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A. Site Name Alameda Valley Phone _____

Site Address (If no address, description of area) 1500 Thompson Street Alameda, CA
Number Street City Zip

Prior Business Name _____ Prior Owner's Name _____

B. Service Requestor Mr. Thompson 1500 Thompson Street Alameda, CA
Contact Person Company Name Phone

Billing Address 1500 Thompson Street Alameda, CA
Number Street City Zip

Category of Service		#Hours	x \$	/Hr	\$
<input checked="" type="checkbox"/> Site Search	(Whole Hours Only)	<u>10</u>	x \$	<u>7.50</u>	\$ <u>75</u>
<input type="checkbox"/> File Search		_____	x \$	_____/Copy	\$ _____
<input type="checkbox"/> Other _____		_____	x \$	_____	\$ _____
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REMARKS: _____

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Service Requestor [Signature] Date 4/1/94
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HazMat Specialist DAN SHERMAN Date 4/21/94
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PS Form 3811, December 1994

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 San Diego, CA 92113
 619-531-7488
 Fax 619-531-7421