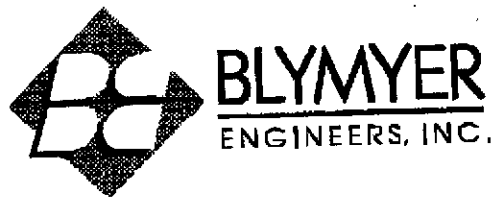


FACSIMILE MEMORANDUM SHEET



Date: October 13, 1998

Job No.: 98078

Fax No.: 337-9335

TO: Madhulla Logan, Alameda County Environmental Health Dept.

Subject: 1370 Ocean Ave., Emeryville, CA

Comments:

Per your request, following are copies of tables, figures, and a bore log/well construction diagram from International Geologic's reports for the subject site. Soil samples S-5.5-B1 and S-2-D1, and water sample W-B1 were collected from open excavations. The remaining soil and water samples were collected from soil bore SB-1 (converted to monitoring well MW-1).

From: Mike Lewis

Total number of pages (including this memo): 8 Originals to be mailed YES **NO**

Carbon Copy:

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(510) 521-3773

1829 Clement Avenue, Alameda, CA 94501-1395

Fax (510) 865-2594

LABORATORY ANALYTICAL RESULTS

TABLE 1
RESULTS OF LABORATORY ANALYSES OF SOIL SAMPLES
1372 Ocean Avenue
Emeryville, California

Compound Detected	Tank Pit Sample S-5.5-B1	Dispenser Island Sample S-2-D1
TPHg	150 ^{a b}	< 1.0
TPHd	430 ^{c d}	210 ^e
MTBE	< 0.2	< 5.0
Benzene	< 0.01	< 0.5
Toluene	0.20	< 0.5
Ethylbenzene	0.38	< 0.5
Xylenes	1.2	< 0.5
TTLc Lead	4.4	N/A
2-Methylnaphthalene	0.43	N/A
N-Nitroso-Di-N-Phenylamine	0.18	N/A
Pentachlorophenol	0.19	N/A

Results expressed in parts per million (ppm).

- TPHg: Total petroleum hydrocarbons as gasoline.
- TPHd: Total petroleum hydrocarbons as diesel.
- MTBE: Methyl-Tertiary-Butyl-Ether.
- TTLc Lead: Total Lead.
- a: No recognizable pattern.
- b: Heavier gasoline range compounds are significant (aged gasoline?).
- c: Gasoline range compounds are significant.
- d: Unmodified or weakly modified diesel range compounds are significant.
- e: Oil range compounds are significant.
- N/A: Not analyzed for compound indicated.

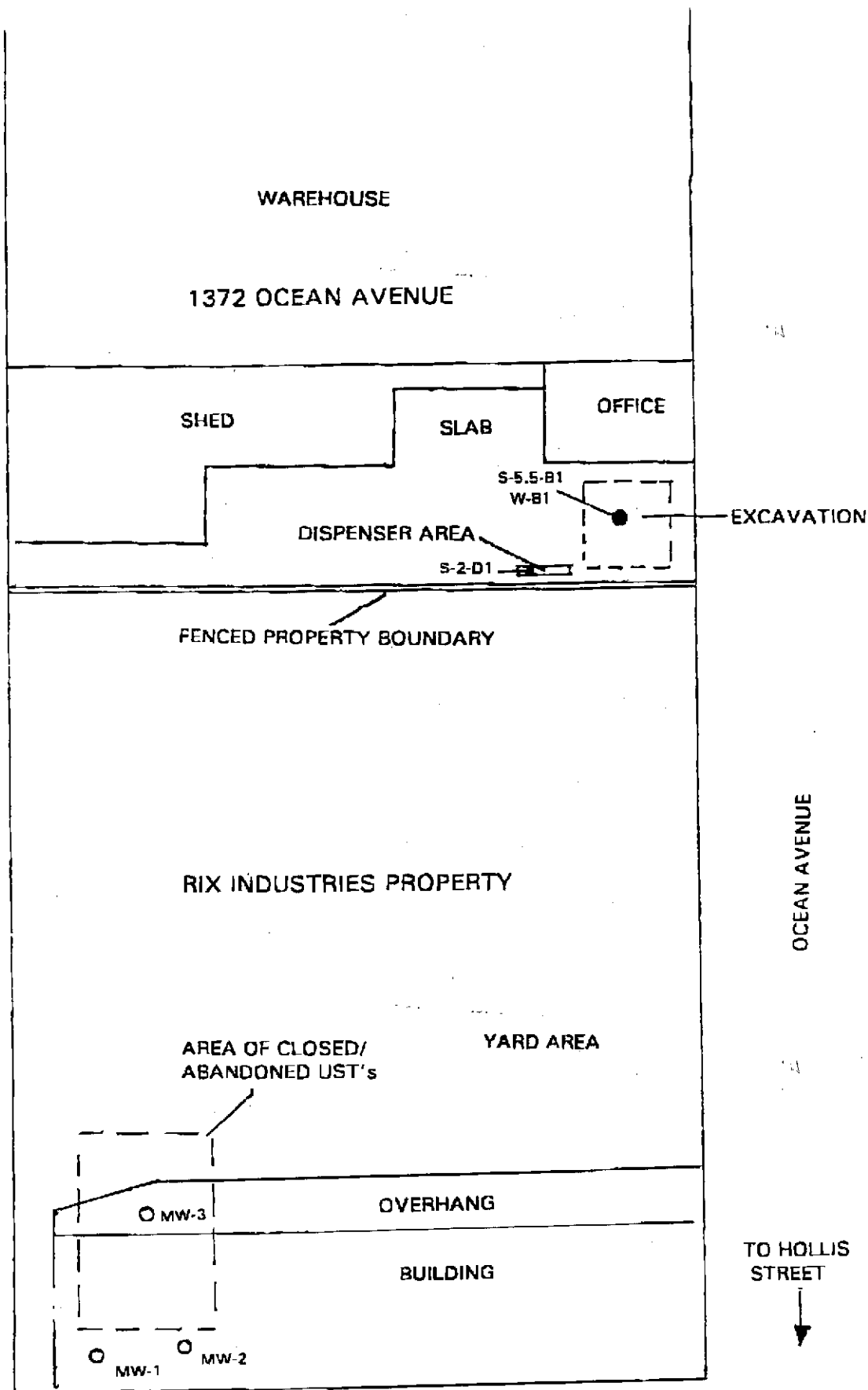
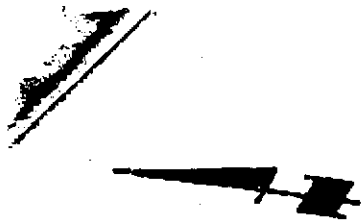
TABLE 2
RESULTS OF LABORATORY ANALYSES OF WATER SAMPLE
1372 Ocean Avenue
Emeryville, California

Compound Detected	Tank Pit Grab Sample W-B1
TPHg	330 ^{a b f}
TPHd	7,000 ^{c f g}
MTBE	8.5
Benzene	<0.005
Toluene	<0.005
Ethylbenzene	<0.005
Xylenes	0.69
Dissolved Lead	13
cis 1,2-Dichloroethene	9.4
trans 1,2-Dichloroethene	2.4
Trichloroethene	40
Trichlorofluoromethane	2.7
Vinyl Chloride	1.5

Results expressed in parts per billion (ppb).

- TPHg: Total petroleum hydrocarbons as gasoline.
- TPHd: Total petroleum hydrocarbons as diesel.
- MTBE: Methyl-Tertiary-Butyl-Ether.
- TTLc Lead: Total Threshold Limit Concentration.
- a: No recognizable pattern.
- b: Heavier gasoline range compounds are significant (aged gasoline?).
- c: Gasoline range compounds are significant.
- d: Unmodified or weakly modified diesel range compounds are significant.
- e: Oil range compounds are significant.
- f: Lighter than water immiscible sheen present.
- g: Aged diesel?

The Laboratory Analyses Data Sheets, and the Chain of Custody Record are included in Attachment A to this report.



APPROXIMATE
DIRECTION OF
GROUNDWATER FLOW
October 13, 1995
(as calculated by Hageman-Aguilar, Inc.)

INTERNATIONAL GEOLOGIC Job No. 705-1

SITE PLAN/PROJECT AREA MAP

1372 Ocean Avenue
Emeryville, California

● = SAMPLE LOCATION (SUBJECT PROPERTY)

APPROXIMATE SCALE: 1 INCH = 25 FEET

FIGURE 1

STP 865 2334 1:04

BLYMER ENGINEERS

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Laboratory results of soil samples collected from boring SB-1 are shown in Table 1. The sample chain of custody record and laboratory data sheets are presented in Attachment 3 to this report.

TABLE 1
RESULTS OF LABORATORY ANALYSES OF SOIL SAMPLES
1372 Ocean Avenue
Emeryville, California

Compound	Sample No. S-5.5-SB-1	Sample No. S-7-SB-1	Sample No. S-11.5-SB-1
TPHg	180 ^j	< 1.0	< 1.0
TPHd	500 ^{c, g, b}	3.6 ^k	< 1.0
MTBE	< 0.05	< 0.05	< 0.05
Benzene	< 0.005	< 0.005	< 0.005
Toluene	0.35	< 0.005	< 0.005
Ethylbenzene	0.52	< 0.005	< 0.005
Xylenes	1.4	< 0.005	< 0.005

Results expressed in parts per million (ppm).

TPHg: Total petroleum hydrocarbons as gasoline.

TPHd: Total petroleum hydrocarbons as diesel.

MTBE: Methyl-Tertiary-Butyl-Ether.

b: Diesel range compounds are significant; no recognizable pattern.

c: Aged diesel (?) is significant.

g: Oil range compounds are significant.

j: No recognizable pattern.

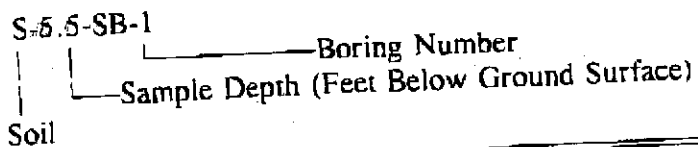


TABLE 2
CUMULATIVE RESULTS OF LABORATORY ANALYSES OF GROUNDWATER SAMPLES
1372 Ocean Avenue
Emeryville, California

Compound	Sample Date 10/19/97	Sample Date 3/6/98	Sample Date 6/21/98
TPHg	<50	57 ^a	65 ^{cd}
TPHd	120 ^b	120 ^b	180 ^{cd}
MTBE	<5.0	<5.0	7.1
Benzene	<0.005	<0.005	<0.005
Toluene	<0.005	<0.005	<0.005
Ethylbenzene	<0.005	<0.005	<0.005
Xylenes	<0.005	<0.005	<0.005
1,1-Dichloroethene	0.57	<3.0	<2.0
cis 1,2-Dichloroethene	12	16	17
trans 1,2-Dichloroethene	2.2	<3.0	2.1
Tetrachloroethene	6.0	<3.0	<3.0
Trichloroethene	41	82	78
Trichlorofluoromethane	2.5	3.8	<2.0
Vinyl Chloride	1.1	3.0	2.2

Results expressed in parts per billion (ppb).

- TPHg: Total petroleum hydrocarbons as gasoline.
- TPHd: Total petroleum hydrocarbons as diesel.
- MTBE: Methyl-Tertiary-Butyl-Ether.
- a: One to a few isolated peaks present
- b: Diesel range compounds are significant; no recognizable pattern.
- c: Oil range compounds are significant.
- d: Liquid sample that contains approx. 5% sediment.



WAREHOUSE

1372 OCEAN AVENUE

SHED

SLAB

OFFICE

BORING B-1 LOCATION

DISPENSER AREA

EXCAVATION

PROPERTY BOUNDARY

MW-1 LOCATION

RIX INDUSTRIES PROPERTY

OCEAN AVENUE

APPROXIMATE
DIRECTION OF
GROUNDWATER FLOW
October 13, 1995
(as calculated by Hageman Aguiar, Inc)

AREA OF CLOSED/
ABANDONED UST's

YARD AREA

OVERHANG

BUILDING

TO HOLLIS
STREET

TOTAL P. 08

INTERNATIONAL GEOLOGIC

Boring/Well No.: SB-1/MW-1
 Total Boring Depth: 16.5 FEET
 Boring Diameter: 8 INCHES
 Casing Diameter: 2 INCHES
 Drilling Company: V & W DRILLING
 Drilling Method: HOLLOW STEM AUGER

Date Drilled: 10/11/97
 Depth to Water During Drilling: 7.5'
 Depth to Water 10/12/97: 4.09'
 Driller: ROBERT VICKERY
 Field Geologist: STEVE BITTMAN

