R02877

JMK
ENVIRONMENTAL SOLUTIONS INC.
REAL ESTATE VALUATION & CONSULTING

1030 N. Maclay Avenue, San Fernando, CA 91340 | tel 818.979.0010 | fax 818.979.0020 | www.jmkenv.com

March 30th, 2004

Ms. Jayantha Randeni
Department of Toxic Substances Control
700 Heinz Street, Suite 200
Berkeley, CA 94710

RE: 4311-4333 MacArthur Blvd, Oakland, CA 94619 project

Dear Jayantha:

JMK Environmental Solutions, Inc. is pleased to submit this **subsurface level** Phase II report for Mr. Alex Hahn (owner) for the former Pacific Gas and Electric Company (PG & E) site in Oakland, California. This report documents results **subsurface level** soil test that was performed on 3/19/04 by JMK on behalf of Mr. Alex Hahn.

This report contains the procedures, findings, conclusions, and limitations of the Phase II Environmental Site Assessment performed at the subject property. The purpose of this assessment is to provide an indication of the presence of potential environmental liabilities or concerns associated with the subject property by reporting the findings from the laboratory results.

We appreciate the opportunity to serve you with our professional services in environmental assessment. Please contact us at (800) 900-1511 or (818) 979-0010, if you have further questions.

Sincerely,

Prepared by:

Robin Chang, Senior Geologist

Ph.D., REA, R.G. #5333

Reviewed by:

Joseph Park, Project Manager

CHMM, REA #07861

CC: Mr. Alex Hahn

PROJECT JMK-SII-13491

4311-4333 MacArthur Blvd.
Oakland, CA 94619

PREPARED FOR

Ms. Jayantha Randeni

Department of Toxic Substances Control
700 Heinz Street, Suite 200
Berkeley, CA 94710

March 30th, 2004

JMK
ENVIRONMENTAL SOLUTIONS INC.
REAL ESTATE VALUATION & CONSULTING

www.phase1report.com

1030 N Maclay Avenue, San Fernando CA 91340 TEL 800.900.1511 FAX 818.979.0020
Real Estate Valuation & Consulting · Environmental Engineering, Assessment & Consulting Services

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APPENDICES

1.0 INTRODUCTION

This report documents JMK Environmental Solutions, Inc. (JMK's) Phase II subsurface investigation of a property at 4311-4333 MacArthur Blvd., Oakland, CA (the Site). The location of the Site is shown on Figure 1. The property encompasses approximately 12,000 square feet and located immediately northeast of Interstate 580 on the south side of High Street. Fences, walls, and existing structures or building enclosed the property.

1.1 Objective

The objective of our investigation was to determine if there was any potential impact to the Site from the past gas & electric operations. This **surface level** soil investigation practice will identify any adverse environmental impact on the property including the use, storage, treatment, and disposal of hazardous materials.

1.2 Scope of Work

To accomplish this objective, JMK performed the following tasks:

- Pre-marked boring locations and notified the facility owner of the proposed work schedule;
- Advanced eight (8) soil borings (S1 through S8), respectively pre-approved locations by DTSC for the most probable former contaminated locations. Collected one (1) soil sample from each location, respectively at **surface level** of the subject property for analysis.
- Submitted collected **surface level** soil samples from borings S1 through S8 for laboratory chemical analysis of TPHmotor oil & diesel (EPA 8015M), BTEX (EPA 8260), and Lead (EPA 6010B/7000).
- Evaluated the data and prepared this report.

Mr. Alex Hahn, owner, authorized our services. All soil sampling and the written report were prepared under the direct supervision of and signed by State of California Registered Site Assessor, Mr. Joseph Park and Registered Geologist Dr. Robin Chang. Site photographs and boring logs are presented in Appendix A and B. Laboratory Data Sheets and Chain-of-Custody documentation are presented in Appendix C and D.

2.0 SITE DESCRIPTION AND ENVIRONMENTAL SETTING

2.1 Site Description & Background

The Site is a roughly tilted triangle-shaped lot on the southwest side of S. Macarthur Boulevard and High Street in the City of Oakland, California. The northern section of the property is the site of the former High Street Substation. The southern section is a vacant lot. The PG & E High Street Substation was in operation from 1958 through 1988. When active, it housed an oil-filled unit transformer. In 1988, the facility became inactive. In 1995, all equipment were dismantled and removed from the subject property.

The subject property is located in a mixed residential and commercial district of Oakland, California. High Street borders it to the north, with a Shell Service Station and a mobile home park located directly across from the property. The High Street off-ramp borders the property to the west, liquor store and Robert's tire borders the property to the east, Vacant land with vegetation borders the property to the south.

JMK was contracted to perform Environmental Site Assessment Phase II investigation at the subject property. The soil sampling was scheduled to explore surface level conditions to identify any impacts.

3.0 FIELD INVESTIGATION

On March 19th, 2004, eight (8) soil borings SI through S8 were advanced utilizing a grab sampling technique at following respective locations shown in the boring log (Appendix).

3.1 Methodology

Undisturbed soil samples were collected at the **surface level** of each boring. At each boring location, a sampling glass jar was utilized to collect soil samples.

Immediately collecting soil samples, the sample jar was lined with teflon, capped, labeled, sealed with Parafilm, placed into a ziploc bag, and placed into an ice-chilled cooler. Each sample was labeled with the appropriate boring number, and date of collection. Sample date is recorded on chain-of-custody documentation presented in Appendix C of this report.

Since Geoprobe drilling machine was not used for the drilling and soil sampling, no soil cuttings were generated and required being containerized.

3.2 Laboratory Analysis

Soil samples were delivered to Severn Trent Laboratory (STL), Pleasanton, California for chemical analysis. STL is a State of California Certified laboratory. The person collecting the soil samples initiated Chain-of-Custody documentation. The samples were delivered to STL on the same day collected and transferred using chain-of-custody protocol. Eight (8) soil samples collected from borings S1 through S8 were analyzed by:

- EPA Method 8260B for BTEX
- EPA Method 8015M for TPH motor oil & diesel
- EPA Method 6010/7000 for Lead

Laboratory Data Sheets and Chain-of-Custody documentation are presented in Appendix C and D.

3.3 Geological Setting

The subject property is located east of San Francisco Bay in the East Bay foothills, an area consist of fine to coarse-grained stream deposits of Late Pleistocene age (ENSCO, 1988). The stream deposits are characterized by weakly consolidated, poorly sorted, irregularly imbedded clay, silty sand, and gravel (ENSCO, 1988). The coarseness of sediment gradually from coarse-grain deposits on bedrock canyon terraces and at the heads of alluvial fans into fine-grained alluvial fan deposits towards the San Francisco Bay (ENSCO, 1988).

Dominant processes depositing local sediments were probably alluvial, fluvial, and estuarine. Superimposed on the alluvial, fluvial, and estuarine processes were cyclic Pleistocene glaciations causing the dramatic changes in sea level and significant variation in regional precipitation. This depositional history probably has resulted in a complex sedimentary sequence characterized by irregular interbedding and interfingering of coarse- and fine-grained deposits. Because the site is located close to San Francisco Bay, many of the more recent and shallow sediment are probably fine-grained and characteristic of lower fan deposits and estuarine marshes. Coarser sediments may have been deposited in the ancestral drainage.

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4.0 RESULTS AND CONCLUSIONS

4.1 Results

The results of JMK's subsurface investigation are summarized as follows:

- Older alluvial materials consisting mainly of brown medium silt at the ground surface. A boring log was not prepared due to surface level soil sampling performed

- Total BTEX (Benzene, Toluene, Ethyl Benzene, & Xylene) and TPHg (Total Petroleum Hydrocarbon gasoline) concentrations at surface level soil samples from borings S1 through S8, a total of 8 soil samples were all non-detected.

- There was an evidence of engine oil trace on the surface level of S1 (1,900 ppm), S2 (220 ppm), S3 (800 ppm), S4 (8,500 ppm), S5 (830 ppm), S6 (790 ppm), S7 (3,500 ppm), and S8 (1,900 ppm). The most motor oil affected area (staining) was confined to the location designated S4 and S7 surface level only. Maximum Soil Screening Levels (MSSL) for TPH motor waste oil is 10,000 ppm for 20-150 feet groundwater depth. All results came out to be below the MSSL for TPH motor oil above Drinking Water Aquifers.

- There was an evidence of diesel trace on the surface level of S1 (290 ppm), S2 (16 ppm), S3 (47 ppm), S4 (570 ppm), S5 (34 ppm), S6 (41 ppm), S7 (250 ppm), and S8 (190 ppm). The most diesel-affected area was S4 surface level only. Rest of the area was just a minor staining or trace of diesel only. Maximum Soil Screening Levels (MSSL) for TPH diesel is 1,000 ppm for 20 - 150 feet of groundwater depth. All results came out to be below the MSSL for TPH diesel above Drinking Water Aquifers.

- There was an evidence of Lead trace on the surface level of S1 (520 ppm), S2 (7.4 ppm), S3 (26 ppm), S4 (330 ppm), S5 (87 ppm), S6 (180 ppm), S7 (130 ppm), and S8 (260 ppm). The highest affected area was S1 location at 520 ppm. Total Threshold Limit Concentration (TTLC) for Lead is 1,000 mg/kg (ppm). All results came out to be below the TTLC maximum limit of 1000 ppm.

- Groundwater was not encountered at the surface level during this investigation.

  In summary, Lead came out below Total Threshold Limit Concentration level. BTEX in analyzed soil samples were identified as Non-Detected. TPH motor oil & diesel analyzed were to have concentrations below their Maximum Soil Screening Levels (MSSL, presented in milligrams per kilogram).

4.2 Conclusions and Recommendations

Based upon the results of this investigation, JMK concludes that there has been some impact to the subsurface soils resulting from the former electric & gas service operations. However, the results were below the state limit concentration level for Lead, BTEX, TPHdiesel & motor oil according to Maximum Soil Screen Level (MSSL) and Total Threshold Limit Concentration (TTLC). Regarding the ground level test at the subject site, JMK recommends no additional phase II site investigations or characterization at this time.

5.0 LIMITATION

The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this report. No warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities. The samples taken and used for testing and the observations made are believed representative of the study area; however, soil and/or groundwater samples can vary significantly between borings, test pits, and/or test sample locations.

The interpretations and conclusions contained in this report are based on the results of laboratory tests and analysis intended to detect the presence and concentration of certain chemical constituents in samples taken from the subject property. Such testing and analysis have been conducted by an independent laboratory which is certified by the State of California to conduct such test analyses and which used methodologies mandated by the Environmental Protection Agency or the State Department of Health Services in the performance of such test and analyses. The consultant has no involvement in, or control over, such testing and analysis, and has no non-laboratory means of confirming the accuracy of such laboratory results. The consultant, therefore, disclaims any responsibility for any inaccuracy in such laboratory results.

The findings, conclusions and recommendations in this report are considered valid as of the present date. However, changes in the conditions of the property can occur with the passage of time, due to natural process or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur. Accordingly, portions of this report may be invalidated wholly or partially by the changes beyond our control.

APPENDICES

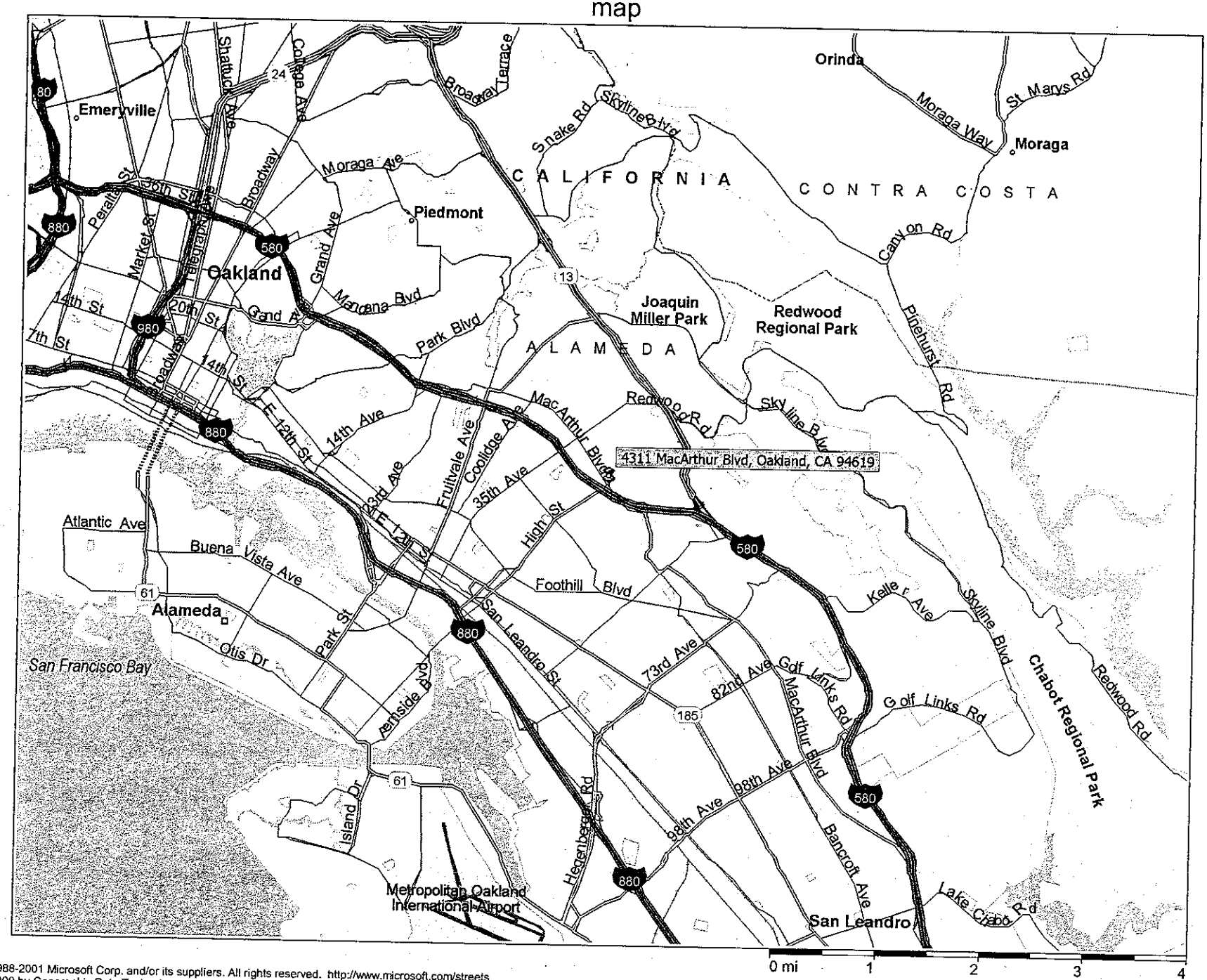
APPENDIX A

FIGURE 1

SITE LOCATION MAP

1030 N. MACLAY AVENUE, SAN FERNANDO, CA 91340 TEL 800.900.1511 FAX 818.363.4894 www.phase1report.com

map



APPENDIX A

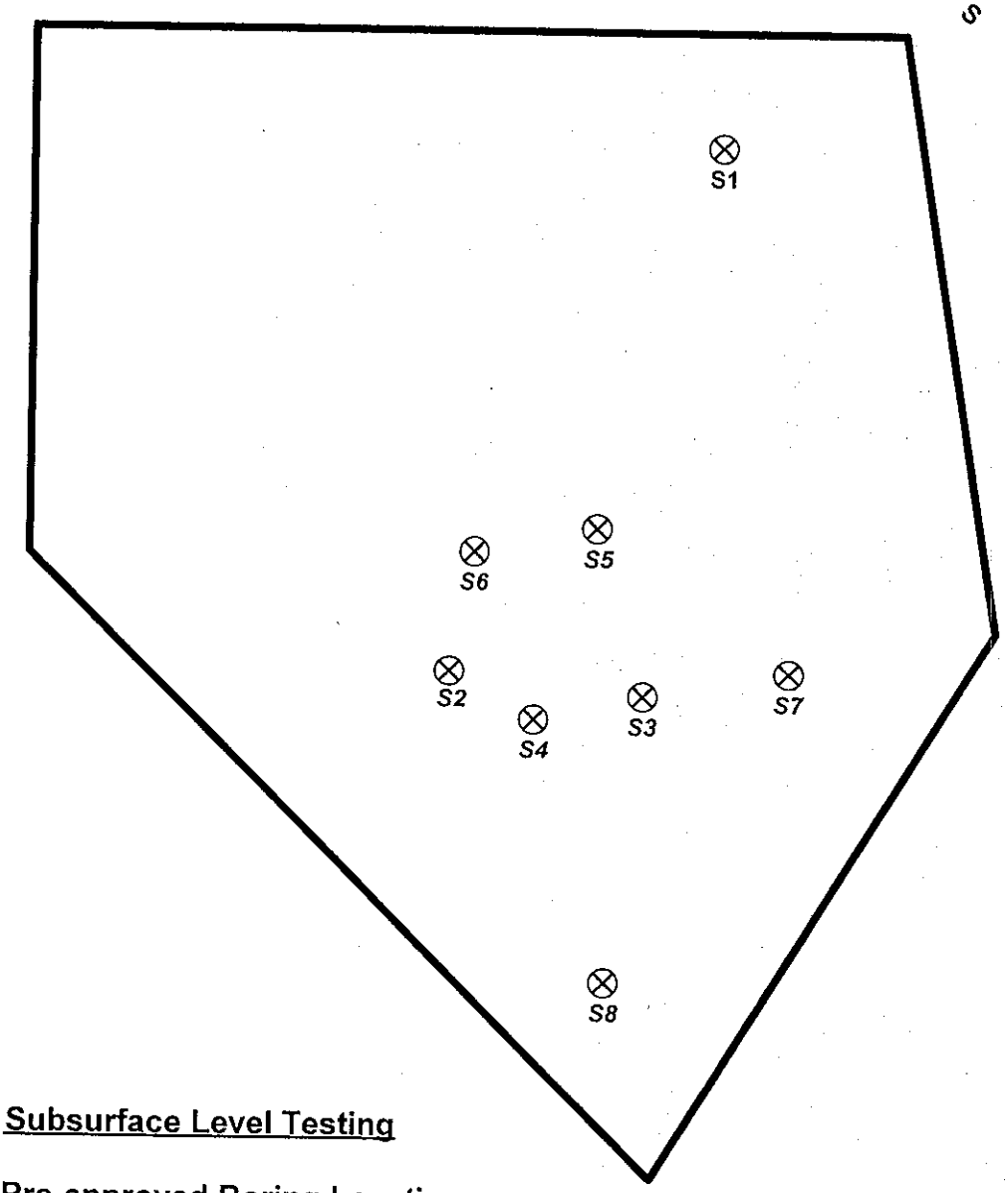
FIGURE 2

SITE PLOT PLAN SHOWING BORING LOCATIONS

1030 N. MACLAY AVENUE, SAN FERNANDO, CA 91340 TEL 800.900.1511 FAX 818.363.4894 www.phase1report.com

FIGURE 2

SITE PLOT PLAN



JMK ENVIRONMENTAL Environmental Engineering & Consulting Services 1030 N. Maclay Avenue, San Fernando, CA 91340 (818) 979-0010, FAX (818) 979-0020 www.phase1report.com	Phase II Environmental Site Assessment Roberts Tire Facility 4311-4333 MacArthur Blvd., Oakland, CA 94619 Not to scale March 19th, 2004 — SII-13491

APPENDIX B

CHAIN-OF-CUSTODY RECORDS OF SOIL SAMPLES

2004.03.0656

SEVERN TRENT **STL**

STL San Francisco Chain of Custody

1220 Quarry Lane ● Pleasanton CA 94566-4756
Phone: (925) 484-1919 ● Fax: (925) 484-1096
Email: sflogin@stl-inc.com

Reference #: 84082

Date ______ Page 1 of 1

Report To

Attn: Joseph Park
Company: JMK Environmental
Address: 1030 N. Macley Ave. San Fernando, CA 91340
Phone: 818-977-0010 Email: Fax 818-999-
Bill To:
Sampled By: 0020
Attn:
Phone:

Analysis Request

Sample ID	Date	Time	Mat rix	Pres ed	TPH EPA - ☐ 8015M/8021 ☐ 8260B Gas w/ ☐ BTEX ☐ MTBE	Purgeable Aromatics BTEX EPA ☐ 8021 ☐ 8260B	TEPH EPA 8015M ☐ Silica Gel ☐ Diesel ☐ Motor Oil ☐ Other	Fuel Tests EPA 8260B ☐ Gas ☐ BTEX ☐ Five Oxygenates ☐ DCA, EDB ☐ Ethanol	Purgeable Halocarbons (HVOCs) EPA 8021 by 8260B	Volatile Organics GC/MS (VOCs) ☐ EPA 8260B ☐ 624	Semivolatiles GC/MS ☐ EPA 8270C ☐ 625	Oil and Grease ☐ Petroleum (EPA 1664) ☐ Total	Pesticides ☐ EPA 8081 ☐ 608 PCBs ☐ EPA 8082 ☐ 608	PNAs by ☐ 8270 ☐ 8310	CAM17 Metals (EPA 6010/7470/7471)	Metals: ☐ Lead ☐ LUFT ☐ RCRA ☐ Other:	Low Level Metals by EPA 200.8/6020 (ICP-MS):	W.E.T. (STLC) ☐ TCLP ☐	Hexavalent Chromium pH (24h hold time for H_2O) ☐ ☐	Spec Cond. ☐ Alkalinity TSS ☐ TDS ☐	Anions: ☐ Cl ☐ SO_4 ☐ NO_3 ☐ F ☐ Br ☐ NO_2 ☐ PO_4				Number of Containers
S1 - Surface	3/19	9:10 AM	Soil	N/A		✓	✓									✓									
S2 - Surface	3/19	9:15 AM	↓	↓		✓	✓									✓									
S3 - Surface	3/19	9:20 AM				✓	✓									✓									
S4 - Surface	3/19	9:23 AM				✓	✓									✓									
S5 - Surface	3/19	9:25 AM				✓	✓									✓									
S6 - Surface	3/19	9:28 AM				✓	✓									✓									
S7 - Surface	3/19	9:30 AM				✓	✓									✓									
S8 - Surface	3/19	9:32 AM	↓	↓		✓	✓									✓									

Project Info.

Project Name: 13491
Project#: 13491-SF
PO#:
Credit Card#:

T A T	5 Day	72h	48h	24h	Other:

Report: ☐ Routine ☐ Level 3 ☐ Level 4 ☐ EDD ☐ State Tank Fund EDF ☐ Global ID
Special Instructions / Comments:

Sample Receipt

\# of Containers: 8
Head Space:
Temp: 1.1°C
Conforms to record:

1) Relinquished by: Joseph Park
Signature: Joseph Park Time
Printed Name: Joseph Park Date
Company: JMK Environmental

2) Relinquished by: Rodney Alloy 1740
Signature: R Allo 3/19/04 Time
Printed Name Date
Company: STL-SF

3) Relinquished by:
Signature Time
Printed Name Date
Company

1) Received by: Rodney Alloy 1430
Signature: R Allon 3/19/04 Time
Printed Name Date
Company: STL-SF

2) Received by:
Signature Time
Printed Name Date
Company

3) Received by: N. Harrington
Signature: D. Harrington 1740 Time
Printed Name Date: 3/19/04
Company: STL-SF

SEVERN TRENT STL

STL San Francisco

Sample Receipt Checklist

Submission #:2004- 03 -0656

Checklist completed by: (initials) NH Date: 03 / 19 /04

Courier name: ☒ STL San Francisco ☐ Client: _____

Custody seals intact on shipping container/samples	Yes ___ No ___	Not Present ✓
Chain of custody present?	Yes ✓	No ___
Chain of custody signed when relinquished and received?	Yes ✓	No ___
Chain of custody agrees with sample labels?	Yes ✓	No ___
Samples in proper container/bottle?	Yes ✓	No ___
Sample containers intact?	Yes ✓	No ___
Sufficient sample volume for indicated test?	Yes ✓	No ___
All samples received within holding time?	Yes ✓	No ___
Container/Temp Blank temperature in compliance (4^{o} C ± 2)?	Temp: 1.1 °C	Yes ✓ No ___
	Ice Present	Yes ✓ No ___
Water - VOA vials have zero headspace?	No VOA vials submitted ✓	Yes ___ No ___

(if bubble is present, refer to approximate bubble size and itemize in comments as S (small ~ O), M (medium ~ O) or L (large ~ O)

Water - pH acceptable upon receipt? ☐ Yes ☐ No Soils

☐ pH adjusted- Preservative used: ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ ZnOAc - Lot #(s) _____

For any item check-listed "No", provided detail of discrepancy in comment section below:

Comments: _____

Project Management [Routing for instruction of indicated discrepancy(ies)]

Project Manager: (initials) _____ Date: ___/___/04

Client contacted: ☐ Yes ☐ No

Summary of discussion: _____

Corrective Action (per PM/Client): _____

APPENDIX C

LABORATORY ANALYTICAL REPORT OF SOIL SAMPLES

SEVERN TRENT STL

Submission #: 2004-03-0656

Fuel Oxygenates by 8260B

JMK Environmental
Attn.: Joseph Park

1030 North Maclay Avenue

San Fernando, CA 91340
Phone: (818) 979-0010 Fax: (818) 979-0020

Project: 13491-SI
13491

Received: 03/19/2004 17:40

Samples Reported

Sample Name	Date Sampled	Matrix	Lab #
S1-SURFACE	03/19/2004 09:10	Soil	1
S2-SURFACE	03/19/2004 09:15	Soil	2
S3-SURFACE	03/19/2004 09:20	Soil	3
S4-SURFACE	03/19/2004 09:23	Soil	4
S5-SURFACE	03/19/2004 09:25	Soil	5
S6-SURFACE	03/19/2004 09:28	Soil	6
S7-SURFACE	03/19/2004 09:30	Soil	7
S8-SURFACE	03/19/2004 09:33	Soil	8

Fuel Oxygenates by 8260B

JMK Environmental
Attn.: Joseph Park

1030 North Maclay Avenue

San Fernando, CA 91340
Phone: (818) 979-0010 Fax: (818) 979-0020

Project: 13491-SI
13491

Received: 03/19/2004 17:40

Prep(s):	5030B	Test(s):	8260B
Sample ID:	**S1-SURFACE**	Lab ID:	2004-03-0656 - 1
Sampled:	03/19/2004 09:10	Extracted:	3/23/2004 09:10
Matrix:	Soil	QC Batch#:	2004/03/23-01.69

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 09:10	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 09:10	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 09:10	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 09:10	
Surrogate(s)						
1,2-Dichloroethane-d4	109.7	70-121	%	1.00	03/23/2004 09:10	
Toluene-d8	81.4	81-117	%	1.00	03/23/2004 09:10	

SEVERN TRENT STL

Submission #: 2004-03-0656

Fuel Oxygenates by 8260B

JMK Environmental
Attn.: Joseph Park

1030 North Maclay Avenue

San Fernando, CA 91340
Phone: (818) 979-0010 Fax: (818) 979-0020

Project: 13491-SI
13491

Received: 03/19/2004 17:40

Prep(s):	5030B	Test(s):	8260B
Sample ID:	**S2-SURFACE**	Lab ID:	2004-03-0656 - 2
Sampled:	03/19/2004 09:15	Extracted:	3/23/2004 09:29
Matrix:	Soil	QC Batch#:	2004/03/23-01.69

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 09:29	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 09:29	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 09:29	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 09:29	
Surrogate(s)						
1,2-Dichloroethane-d4	94.3	70-121	%	1.00	03/23/2004 09:29	
Toluene-d8	100.6	81-117	%	1.00	03/23/2004 09:29	

Fuel Oxygenates by 8260B

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Received: 03/19/2004 17:40

Prep(s):	5030B	Test(s):	8260B
Sample ID:	**S3-SURFACE**	Lab ID:	2004-03-0656 - 3
Sampled:	03/19/2004 09:20	Extracted:	3/23/2004 09:47
Matrix:	Soil	QC Batch#:	2004/03/23-01.69

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 09:47	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 09:47	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 09:47	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 09:47	
Surrogate(s)						
1,2-Dichloroethane-d4	97.5	70-121	%	1.00	03/23/2004 09:47	
Toluene-d8	88.5	81-117	%	1.00	03/23/2004 09:47	

SEVERN TRENT STL

Submission #: 2004-03-0656

Fuel Oxygenates by 8260B

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Attn.: Joseph Park

1030 North Maclay Avenue

San Fernando, CA 91340
Phone: (818) 979-0010 Fax: (818) 979-0020

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13491

Received: 03/19/2004 17:40

Prep(s):	5030B	Test(s):	8260B
Sample ID:	**S4-SURFACE**	Lab ID:	2004-03-0656 - 4
Sampled:	03/19/2004 09:23	Extracted:	3/23/2004 10:05
Matrix:	Soil	QC Batch#:	2004/03/23-01.69

Analysis Flag: is (See Legend and Note Section)

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 10:05	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 10:05	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 10:05	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 10:05	
Surrogate(s)						
1,2-Dichloroethane-d4	113.7	70-121	%	1.00	03/23/2004 10:05	
Toluene-d8	69.1	81-117	%	1.00	03/23/2004 10:05	sl

Fuel Oxygenates by 8260B

JMK Environmental
Attn.: Joseph Park

1030 North Maclay Avenue

San Fernando, CA 91340
Phone: (818) 979-0010 Fax: (818) 979-0020

Project: 13491-SI
13491

Received: 03/19/2004 17:40

Prep(s):	5030B	Test(s):	8260B
Sample ID:	**S5-SURFACE**	Lab ID:	2004-03-0656 - 5
Sampled:	03/19/2004 09:25	Extracted:	3/23/2004 10:24
Matrix:	Soil	QC Batch#:	2004/03/23-01.69

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 10:24	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 10:24	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 10:24	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 10:24	
Surrogate(s)						
1,2-Dichloroethane-d4	97.6	70-121	%	1.00	03/23/2004 10:24	
Toluene-d8	84.1	81-117	%	1.00	03/23/2004 10:24	

Fuel Oxygenates by 8260B

JMK Environmental
Attn.: Joseph Park

1030 North Maclay Avenue

San Fernando, CA 91340
Phone: (818) 979-0010 Fax: (818) 979-0020

Project: 13491-SI
13491

Received: 03/19/2004 17:40

Prep(s):	5030B	Test(s):	8260B
Sample ID:	**S6-SURFACE**	Lab ID:	2004-03-0656 - 6
Sampled:	03/19/2004 09:28	Extracted:	3/23/2004 10:42
Matrix:	Soil	QC Batch#:	2004/03/23-01.69

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 10:42	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 10:42	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 10:42	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 10:42	
Surrogate(s)						
1,2-Dichloroethane-d4	114.5	70-121	%	1.00	03/23/2004 10:42	
Toluene-d8	89.0	81-117	%	1.00	03/23/2004 10:42	

Fuel Oxygenates by 8260B

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Prep(s): 5030B
Sample ID: **S7-SURFACE**
Sampled: 03/19/2004 09:30
Matrix: Soil

Test(s): 8260B
Lab ID: 2004-03-0656 - 7
Extracted: 3/23/2004 11:01
QC Batch#: 2004/03/23-01.69

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 11:01	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 11:01	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 11:01	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 11:01	
Surrogate(s)						
1,2-Dichloroethane-d4	104.8	70-121	%	1.00	03/23/2004 11:01	
Toluene-d8	94.4	81-117	%	1.00	03/23/2004 11:01	

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Prep(s):	5030B	Test(s):	8260B
Sample ID:	**S8-SURFACE**	Lab ID:	2004-03-0656 - 8
Sampled:	03/19/2004 09:33	Extracted:	3/23/2004 11:19
Matrix:	Soil	QC Batch#:	2004/03/23-01.69

Analysis Flag: is (See Legend and Note Section)

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	1.00	03/23/2004 11:19	
Toluene	ND	5.0	ug/Kg	1.00	03/23/2004 11:19	
Ethyl benzene	ND	5.0	ug/Kg	1.00	03/23/2004 11:19	
Total xylenes	ND	5.0	ug/Kg	1.00	03/23/2004 11:19	
Surrogate(s)						
1,2-Dichloroethane-d4	104.5	70-121	%	1.00	03/23/2004 11:19	
Toluene-d8	76.6	81-117	%	1.00	03/23/2004 11:19	sl

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Batch QC Report

Prep(s): 5030B
Method Blank
MB: 2004/03/23-01.69-042

Soil

Test(s): 8260B
QC Batch # 2004/03/23-01.69
Date Extracted: 03/23/2004 08:42

Compound	Conc.	RL	Unit	Analyzed	Flag
Benzene	ND	5.0	ug/Kg	03/23/2004 08:42	
Toluene	ND	5.0	ug/Kg	03/23/2004 08:42	
Ethyl benzene	ND	5.0	ug/Kg	03/23/2004 08:42	
Total xylenes	ND	5.0	ug/Kg	03/23/2004 08:42	
Surrogates(s)					
1,2-Dichloroethane-d4	116.6	70-121	%	03/23/2004 08:42	
Toluene-d8	97.6	81-117	%	03/23/2004 08:42	

Fuel Oxygenates by 8260B

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Batch QC Report

Prep(s): 5030B

Test(s): 8260B

Laboratory Control Spike | **Soil** | **QC Batch # 2004/03/23-01.69**

LCS 2004/03/23-01.69-005 Extracted: 03/23/2004 Analyzed: 03/23/2004 08:05
LCSD 2004/03/23-01.69-023 Extracted: 03/23/2004 Analyzed: 03/23/2004 08:23

Compound	Conc. ug/Kg		Exp.Conc.	Recovery %		RPD	Ctrl.Limits %		Flags	
	LCS	LCSD		LCS	LCSD	%	Rec.	RPD	LCS	LCSD
Benzene	53.5	56.3	50.0	107.0	112.6	5.1	69-129	20		
Toluene	51.5	52.2	50.0	103.0	104.4	1.4	70-130	20		
Surrogates(s)										
1,2-Dichloroethane-d4	496	507	500	99.2	101.4		70-121			
Toluene-d8	499	507	500	99.8	101.4		81-117			

SEVERN TRENT STL

Submission #: 2004-03-0656

Fuel Oxygenates by 8260B

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Legend and Notes

Analysis Flag

is

Internal standard out of range due to matrix interference.

Result Flag

sl

Surrogate recoveries were lower than QC limit due to matrix interference, confirmed by reanalysis.

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Submission #: 2004-03-0656

Total Lead

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Samples Reported

Sample Name	Date Sampled	Matrix	Lab #
S1-SURFACE	03/19/2004 09:10	Soil	1
S2-SURFACE	03/19/2004 09:15	Soil	2
S3-SURFACE	03/19/2004 09:20	Soil	3
S4-SURFACE	03/19/2004 09:23	Soil	4
S5-SURFACE	03/19/2004 09:25	Soil	5
S6-SURFACE	03/19/2004 09:28	Soil	6
S7-SURFACE	03/19/2004 09:30	Soil	7
S8-SURFACE	03/19/2004 09:33	Soil	8

Total Lead

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Received: 03/19/2004 17:40

Prep(s):	3050B	Test(s):	6010B
Sample ID:	**S1-SURFACE**	Lab ID:	2004-03-0656 - 1
Sampled:	03/19/2004 09:10	Extracted:	3/22/2004 06:43
Matrix:	Soil	QC Batch#:	2004/03/22-01.15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	520	1.0	mg/Kg	1.00	03/22/2004 19:39	

Total Lead

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Received: 03/19/2004 17:40

Prep(s):	3050B	Test(s):	6010B
Sample ID:	**S2-SURFACE**	Lab ID:	2004-03-0656-2
Sampled:	03/19/2004 09:15	Extracted:	3/22/2004 06:43
Matrix:	Soil	QC Batch#:	2004/03/22-01.15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	7.4	1.0	mg/Kg	1.00	03/22/2004 19:43	

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Submission #: 2004-03-0656

Total Lead

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Prep(s):	3050B	Test(s):	6010B
Sample ID:	**S3-SURFACE**	Lab ID:	2004-03-0656 - 3
Sampled:	03/19/2004 09:20	Extracted:	3/22/2004 06:43
Matrix:	Soil	QC Batch#:	2004/03/22-01.15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	26	1.0	mg/Kg	1.00	03/22/2004 20:39	

SEVERN TRENT STL

Submission #: 2004-03-0656

Total Lead

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Received: 03/19/2004 17:40

Prep(s):	3050B	Test(s):	6010B
Sample ID:	**S4-SURFACE**	Lab ID:	2004-03-0656-4
Sampled:	03/19/2004 09:23	Extracted:	3/22/2004 06:43
Matrix:	Soil	QC Batch#:	2004/03/22-01.15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	330	1.0	mg/Kg	1.00	03/22/2004 20:42	

Total Lead

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Received: 03/19/2004 17:40

Prep(s):	3050B	Test(s):	6010B
Sample ID:	**S5-SURFACE**	Lab ID:	2004-03-0656 - 5
Sampled:	03/19/2004 09:25	Extracted:	3/22/2004 06:43
Matrix:	Soil	QC Batch#:	2004/03/22-01.15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	87	1.0	mg/Kg	1.00	03/22/2004 20:46	

Total Lead

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Received: 03/19/2004 17:40

Prep(s):	3050B	Test(s):	6010B
Sample ID:	**S6-SURFACE**	Lab ID:	2004-03-0656 - 6
Sampled:	03/19/2004 09:28	Extracted:	3/22/2004 06:43
Matrix:	Soil	QC Batch#:	2004/03/22-01.15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	180	1.0	mg/Kg	1.00	03/22/2004 20:49	

Total Lead

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Received: 03/19/2004 17:40

Prep(s): 3050B
Sample ID: **S7-SURFACE**
Sampled: 03/19/2004 09:30
Matrix: Soil

Test(s): 6010B
Lab ID: 2004-03-0656 - 7
Extracted: 3/22/2004 06:43
QC Batch#: 2004/03/22-01 15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	130	1.0	mg/Kg	1.00	03/22/2004 20:52	

SEVERN TRENT STL

Submission #: 2004-03-0656

Total Lead

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Prep(s):	3050B	Test(s):	6010B
Sample ID:	**S8-SURFACE**	Lab ID:	2004-03-0656 - 8
Sampled:	03/19/2004 09:33	Extracted:	3/22/2004 06:43
Matrix:	Soil	QC Batch#:	2004/03/22-01.15

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Lead	260	1.0	mg/Kg	1.00	03/22/2004 20:56	

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Total Lead

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Batch QC Report

Prep(s): 3050B
Method Blank
MB: 2004/03/22-01.15-013

Soil

Test(s): 6010B
QC Batch # 2004/03/22-01.15
Date Extracted: 03/22/2004 06:43

Compound	Conc.	RL	Unit	Analyzed	Flag
Lead	ND	1.0	mg/Kg	03/22/2004 18:43	

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Total Lead

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Batch QC Report

Prep(s): 3050B

Test(s): 6010B

Laboratory Control Spike | **Soil** | **QC Batch # 2004/03/22-01.15**

LCS 2004/03/22-01.15-014 Extracted: 03/22/2004 Analyzed: 03/22/2004 18:47
LCSD 2004/03/22-01.15-017 Extracted: 03/22/2004 Analyzed: 03/22/2004 19:03

Compound	Conc. mg/Kg		Exp.Conc.	Recovery %		RPD	Ctrl.Limits %		Flags	
	LCS	LCSD		LCS	LCSD	%	Rec.	RPD	LCS	LCSD
Lead	97.7	97.8	100.0	97.7	97.8	0.1	80-120	20		

SEVERN TRENT STL

Submission #: 2004-03-0656

Total Extractable Petroleum Hydrocarbons (TEPH)

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Received: 03/19/2004 17:40

Samples Reported

Sample Name	Date Sampled	Matrix	Lab #
S1-SURFACE	03/19/2004 09:10	Soil	1
S2-SURFACE	03/19/2004 09:15	Soil	2
S3-SURFACE	03/19/2004 09:20	Soil	3
S4-SURFACE	03/19/2004 09:23	Soil	4
S5-SURFACE	03/19/2004 09:25	Soil	5
S6-SURFACE	03/19/2004 09:28	Soil	6
S7-SURFACE	03/19/2004 09:30	Soil	7
S8-SURFACE	03/19/2004 09:33	Soil	8

SEVERN TRENT STL

Submission #: 2004-03-0656

Total Extractable Petroleum Hydrocarbons (TEPH)

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Prep(s):	3550/8015M	Test(s):	8015M
Sample ID:	**S1-SURFACE**	Lab ID:	2004-03-0656 - 1
Sampled:	03/19/2004 09:10	Extracted:	3/23/2004 12:46
Matrix:	Soil	QC Batch#:	2004/03/23-03.10

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	290	10	mg/Kg	10.00	03/26/2004 10:46	ldr
Motor Oil	1900	500	mg/Kg	10.00	03/26/2004 10:46	
Surrogate(s)						
o-Terphenyl	NA	60-130	%	10.00	03/26/2004 10:46	sd

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Total Extractable Petroleum Hydrocarbons (TEPH)

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Prep(s):	3550/8015M	Test(s):	8015M
Sample ID:	**S2-SURFACE**	Lab ID:	2004-03-0656-2
Sampled:	03/19/2004 09:15	Extracted:	3/23/2004 12:46
Matrix:	Soil	QC Batch#:	2004/03/23-03.10

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	16	1.0	mg/Kg	1.00	03/25/2004 23:14	ldr
Motor Oil	220	50	mg/Kg	1.00	03/25/2004 23:14	
Surrogate(s)						
o-Terphenyl	92.4	60-130	%	1.00	03/25/2004 23:14	

SEVERN TRENT STL

Submission #: 2004-03-0656

Total Extractable Petroleum Hydrocarbons (TEPH)

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Received: 03/19/2004 17:40

Prep(s):	3550/8015M	Test(s):	8015M
Sample ID:	**S3-SURFACE**	Lab ID:	2004-03-0656 - 3
Sampled:	03/19/2004 09:20	Extracted:	3/23/2004 12:46
Matrix:	Soil	QC Batch#:	2004/03/23-03.10

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	47	5.0	mg/Kg	5.00	03/26/2004 11:13	ldr
Motor Oil	800	250	mg/Kg	5.00	03/26/2004 11:13	
Surrogate(s)						
o-Terphenyl	NA	60-130	%	5.00	03/26/2004 11:13	sd

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Received: 03/19/2004 17:40

Prep(s):	3550/8015M	Test(s):	8015M
Sample ID:	**S4-SURFACE**	Lab ID:	2004-03-0656-4
Sampled:	03/19/2004 09:23	Extracted:	3/23/2004 12:46
Matrix:	Soil	QC Batch#:	2004/03/23-03.10

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	570	20	mg/Kg	20.00	03/25/2004 20:34	ldr
Motor Oil	8500	1000	mg/Kg	20.00	03/25/2004 20:34	
Surrogate(s)						
o-Terphenyl	NA	60-130	%	20.00	03/25/2004 20:34	sd

SEVERN TRENT STL

Total Extractable Petroleum Hydrocarbons (TEPH)

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Received: 03/19/2004 17:40

Prep(s): 3550/8015M
Sample ID: **S5-SURFACE**
Sampled: 03/19/2004 09:25
Matrix: Soil
Analysis Flag: o (See Legend and Note Section)

Test(s): 8015M
Lab ID: 2004-03-0656 - 5
Extracted: 3/23/2004 12:46
QC Batch#: 2004/03/23-03.10

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	34	10	mg/Kg	10.00	03/26/2004 00:33	ldr
Motor Oil	830	500	mg/Kg	10.00	03/26/2004 00:33	
Surrogate(s)						
o-Terphenyl	NA	60-130	%	10.00	03/26/2004 00:33	sd

Total Extractable Petroleum Hydrocarbons (TEPH)

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Prep(s): 3550/8015M
Sample ID: **S6-SURFACE**
Sampled: 03/19/2004 09:28
Matrix: Soil
Analysis Flag: o (See Legend and Note Section)

Test(s): 8015M
Lab ID: 2004-03-0656 - 6
Extracted: 3/23/2004 12:46
QC Batch#: 2004/03/23-03.10

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	41	10	mg/Kg	10.00	03/26/2004 11:39	ldr
Motor Oil	790	500	mg/Kg	10.00	03/26/2004 11:39	
Surrogate(s)						
o-Terphenyl	NA	60-130	%	10.00	03/26/2004 11:39	sd

SEVERN TRENT STL

Submission #: 2004-03-0656

Total Extractable Petroleum Hydrocarbons (TEPH)

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Prep(s):	3550/8015M	Test(s):	8015M
Sample ID:	**S7-SURFACE**	Lab ID:	2004-03-0656 - 7
Sampled:	03/19/2004 09:30	Extracted:	3/23/2004 12:46
Matrix:	Soil	QC Batch#:	2004/03/23-03.10

Analysis Flag: o (See Legend and Note Section)

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	250	20	mg/Kg	20.00	03/26/2004 12:06	ldr
Motor Oil	3500	1000	mg/Kg	20.00	03/26/2004 12:06	
Surrogate(s)						
o-Terphenyl	NA	60-130	%	20.00	03/26/2004 12:06	sd

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Received: 03/19/2004 17:40

Prep(s): 3550/8015M
Sample ID: **S8-SURFACE**
Sampled: 03/19/2004 09:33
Matrix: Soil

Test(s): 8015M
Lab ID: 2004-03-0656 - 8
Extracted: 3/23/2004 12:46
QC Batch#: 2004/03/23-03.10

Compound	Conc.	RL	Unit	Dilution	Analyzed	Flag
Diesel	190	20	mg/Kg	20.00	03/25/2004 23:40	ldr
Motor Oil	1900	1000	mg/Kg	20.00	03/25/2004 23:40	
Surrogate(s)						
o-Terphenyl	NA	60-130	%	20.00	03/25/2004 23:40	sd

Total Extractable Petroleum Hydrocarbons (TEPH)

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Batch QC Report

Prep(s): 3550/8015M
Method Blank
MB: 2004/03/23-03.10-001

Soil

Test(s): 8015M
QC Batch # 2004/03/23-03.10
Date Extracted: 03/23/2004 12:46

Compound	Conc.	RL	Unit	Analyzed	Flag
Diesel	ND	1	mg/Kg	03/23/2004 18:29	
Motor Oil	ND	50	mg/Kg	03/23/2004 18:29	
Surrogates(s)					
o-Terphenyl	69.1	60-130	%	03/23/2004 18:29	

Total Extractable Petroleum Hydrocarbons (TEPH)

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Received: 03/19/2004 17:40

Batch QC Report

Prep(s): 3550/8015M

Test(s): 8015M

Laboratory Control Spike | **Soil** | **QC Batch # 2004/03/23-03.10**

LCS 2004/03/23-03.10-002 Extracted: 03/23/2004 Analyzed: 03/23/2004 16:42

LCSD 2004/03/23-03.10-003 Extracted: 03/23/2004 Analyzed: 03/23/2004 18:02

Compound	Conc. mg/Kg		Exp.Conc.	Recovery %		RPD	Ctrl.Limits %		Flags	
	LCS	LCSD		LCS	LCSD	%	Rec.	RPD	LCS	LCSD
Diesel	31.8	33.8	41.3	77.0	81.4	5.6	60-130	25		
Surrogates(s)										
o-Terphenyl	16.3	17.2	20.0	81.5	86.0		60-130	0		

Total Extractable Petroleum Hydrocarbons (TEPH)

JMK Environmental
Attn.: Joseph Park

1030 North Maclay Avenue

San Fernando, CA 91340
Phone: (818) 979-0010 Fax: (818) 979-0020

Project: 13491-SI
13491

Received: 03/19/2004 17:40

Legend and Notes

Analysis Flag

o

Reporting limits were raised due to high level of analyte present in the sample.

Result Flag

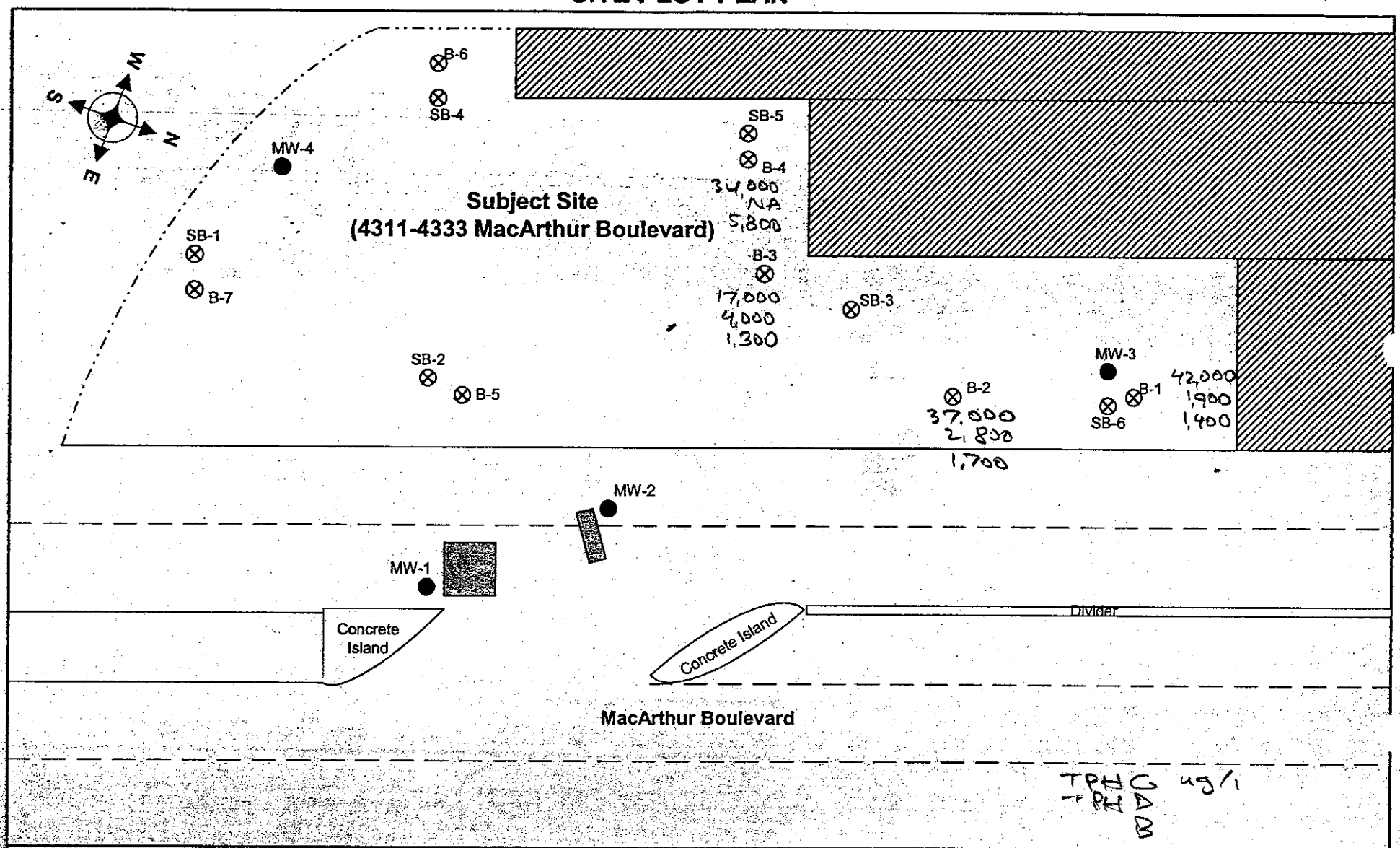
ldr

Hydrocarbon reported is in the late Diesel range, and does not match our Diesel standard

sd

Surrogate recovery not reportable due to required dilution.

SITE PLOT PLAN



JMK ENVIRONMENTAL Environmental Engineering & Consulting Services 10441 Ruffner Avenue, Granada Hills, CA 91344 (818) 363-4919, FAX (818) 363-4894 www.phase1report.com	**Phase II Environmental Site Assessment** **4311-4333 MacArthur Boulevard, Oakland, CA** **Not to scale** March 2003 / **SII-12010**	**Lege nd** ⊗ B-1 JMK Soil Boring Possible UST Location ⊗SB-3 Clearwater Soil Boring ●MW-2 Proposed Grounwater Monitoring Well

TABLE 1
SOIL ANALYTICAL DATA
4311-4333 MACARTHUR BOULEVARD
OAKLAND, CA

SOIL SAMPLE I.D.	SAMPLE DATE	SAMPLE DEPTH (feet bgs)	LEAD mg/kg EPA 6010B	TPH-ho mg/kg EPA 8015M	TPHd mg/kg EPA 8015M	TPHg mg/kg EPA 8015M	BENZENE mg/kg EPA 8020	ETHYL-BENZENE mg/kg EPA 8020	TOLUENE mg/kg EPA 8020	TOTAL XYLENES mg/kg EPA 8020	MTBE mg/kg EPA 8020
B-1-11	03/14/03	11	6.0	ND	9.7	120	0.54	2.5	4.6	ND	ND
B-1-21	03/14/03	21	6.0	ND	1.5	ND	ND	ND	ND	ND	ND
B-2-11	03/14/03	11	3.7	ND	17	120	0.53	2.3	3.4	3.7	ND
B-2-21	03/14/03	21	6.6	ND	ND	ND	ND	ND	ND	ND	ND
B-3-15.5	03/14/03	15.5	4.8	ND	ND	ND	ND	ND	ND	ND	ND
B-3-20.5	03/14/03	20.5	5.0	ND	ND	ND	ND	ND	ND	ND	ND
B-4-10.5	03/14/03	10.5	3.0	15	12	49	0.38	1.1	1.9	6.6	ND
B-4-20.5	03/14/03	20.5	6.6	ND	ND	ND	ND	ND	ND	ND	ND
B-5-11	03/15/03	11	5.6	ND	ND	ND	ND	ND	ND	ND	ND
B-5-21	03/15/03	21	4.6	ND	ND	ND	ND	ND	ND	ND	ND
B-6-11	03/14/03	11	6.8	ND	1.4	ND	ND	ND	ND	ND	ND
B-6-20.5	03/14/03	20.5	8.9	ND	1.9	ND	ND	ND	ND	ND	ND
B-7-10	03/15/03	10	7.3	ND	ND	ND	ND	ND	ND	ND	ND
B-7-19.5	03/15/03	19.5	6.3	ND	ND	ND	ND	ND	ND	ND	ND

Notes:

bgs = Below ground surface
TPHg = Gasoline range petroleum hydrocarbons
TPHd = Diesel range petroleum hydrocarbons
TPH-ho = Hydraulic oil range petroleum hydrocarbons
MTBE = Methyl tertiary butyl ether
mg/kg = Milligrams per kilogram
ND = Non detect

TPH-ho anaylzed in accordance with EPA Method 8015M.
Lead analyzed in accordance with EPA Method 6010B.
TPHg and TPHd anaylzed in accordance with EPA Method 8015M.
Benzene, toluene, ethylbenzene, total xylenes, and MTBE analyzed in accordance with EPA Method 8020.

LOG OF EXPLORATORY BORING

Logged By:	Canaan Crouch	Sample Method:	Acetate Liners
Boring Start/End:	3/14/03	Depth to Water:	~7'
Drilling Contractor:	Tom Price Environmental	Total Depth:	21'
Drilling Method/Equipment:	Geoprobe/Geoprobe	Boring Diameter:	1.25
Borehole Location/Number:	See Plot Plan		

Remark:

Depth(ft)	Sample #	Sample Interval	Recovery	OVA (ppm)	Blows	USGS	Symbol	Lithologic Description (soil classification, color, moisture, density, grain size/plasticity, other)	Well/Boring Completion
0								3" Concrete	Concrete
5	S1	X	100 %	0.0	-	SM		(SM) Silty Sand, Brown (7.5YR 5/3), damp, fine sand, red oxidation, trace clay, some medium and coarse subangular sand, no hydrocarbon odor.	
						ML		(ML) Sandy silt, light yellowish brown (2.5Y 6/4), damp fine sand, red oxidation, black layers, white precipitation, some medium to coarse sand, subangular, faint hydrocarbon odor.	
10	S2	X	100 %	100	-	SM		(SM) Silty sand with gravel, yellowish brown (10YR 5/6), damp fine to coarse sand, fine gravel, subangular, red oxidation, faint hydrocarbon odor.	Hydrated Bentonite Chips
						ML		(ML) Sandy silt, light yellowish brown (2.5 YR 6/4), damp, fine sand, moderate toughness, slow dilatency, moderate plasticity, no hydrocarbon odor.	
15	S3	X	75 %	0.0	-	SM		(SM) Silty sand, light yellowish brown (2.5 YR 6/4), damp, fine to coarse sand, subangular to subrounded, some fine subangular gravel, trace clay, no hydrocarbon odor.	
	S4								
20		X	100 %	0.0	-	GM		(GM) Silty gravel, yellowish brown (10YR 5/6), moist, fine to coarse sand, fine to medium gravel, subangular to angular, metamorphic gravel, red oxidation, no hydrocarbon odor.	
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Log of Borehole B-1 (Sheet 1 of 1)

4311-4333 MacArthur Boulevard, Oakland, CA

3/14/03 | SII-12010

LOG OF EXPLORATORY BORING

Logged By:	Canaan Crouch	Sample Method:	Acetate Liners
Boring Start/End:	3/14/03	Depth to Water:	~7'
Drilling Contractor:	Tom Price Environmental	Total Depth:	21'
Drilling Method/Equipment:	Geoprobe/Geoprobe	Boring Diameter:	1.25
Borehole Location/Number:	See Plot Plan		

Remark:

Depth(ft)	Sample #	Sample Interval	Recovery	OVA (ppm)	Blows	USGS	Symbol	Lithologic Description (soil classification, color, moisture, density, grain size/plasticity, other)	Well/Boring Completion
0								3" Concrete	Concrete
5	S1	X	100 %	5	-	SC		(SC) Clayey sand, yellowish brown (10YR 5/6), damp, fine and coarse sand, fine to medium gravel, subangular, red oxidation, black layers, no hydrocarbon odor. @ 5'-Greenish Gray (5GY 6/1). @ 10'-Strong odor.	
10	S2	X	100 %	200	-	SW		(SW) Well graded sand, pale olive (5Y 6/3), wet, fine to coarse sand, subangular to subrounded, strong hydrocarbon odor.	
						ML		(ML) Sandy silt, pale olive (5Y 6/3) and yellowish brown (10YR 5/8) layers, fine sand, strong hydrocarbon odor.	Hydrated Bentonite Chips
15	S3	X	100 %	5	-	SC		(SC) Clayey sand, greenish gray (5BG 6/1) and yellowish brown (10YR 5/8) layers, fine sand, some silt white precipitate, no hydrocarbon odor.	
20	S4	X	100 %	5	-	GM		(GM) Silty gravel, greenish gray (5GY 5/1), red oxidation, white precipitate, fine to coarse sand, fine to medium gravel, subangular to angular, no hydrocarbon odor.	
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Log of Borehole B-2 (Sheet 1 of 1)

4311-4333 MacArthur Boulevard, Oakland, CA

3/14/03 | SII-12010

LOG OF EXPLORATORY BORING

Logged By:	Canaan Crouch	Sample Method:	Acetate Liners
Boring Start/End:	3/14/03	Depth to Water:	~7'
Drilling Contractor:	Tom Price Environmental	Total Depth:	20.5'
Drilling Method/Equipment:	Geoprobe/Geoprobe	Boring Diameter:	1.25
Borehole Location/Number:	See Plot Plan		

Remark:

Depth(ft)	Sample #	Sample Interval	Recovery	OVA (ppm)	Blows	USGS	Symbol	Lithologic Description (soil classification, color, moisture, density, grain size/plasticity, other)	Well/Boring Completion
0								2" Asphalt	Concrete
5	S1	X	100 %	5	-	ML		(ML) Silt, dark greenish gray (5GY 4/1), damp, moderate toughness, moderate dilatency, low plasticity faint hydrocarbon odor.	
						SM		(SM) Silty Sand, dark greenish gray (5GY 4/1), damp, red oxidation, fine sand, white precipitate, some coarse sand, subangular, faint hydrocarbon odor.	
10	S2	X	0%	150	-	CL		(CL) Sandy lean clay, light brownish gray (2.5Y 6/2), damp, fine sand, high plasticity, no dilatency, moderate toughness, no hydrocarbon odor.	Hydrated Bentonite Chips
15	S3	X	75 %	0.0	-	SM		(SM) Silty sand, yellowish brown (10YR 5/8), damp, fine to medium sand, some coarse sand, subangular, no hydrocarbon odor.	
20	S4	X	75 %	0.0	-	GM		(GM) Silty gravel, dark yellowish brown (10YR 4/6), damp, fine to coarse sand, fine to medium gravel, subangular to angular, no hydrocarbon odor.	
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Log of Borehole B-3 (Sheet 1 of 1)

4311-4333 MacArthur Boulevard, Oakland, CA

3/14/03 | SII-12010

LOG OF EXPLORATORY BORING

Logged By:	Canaan Crouch	Sample Method:	Acetate Liners
Boring Start/End:	3/14/03	Depth to Water:	~7'
Drilling Contractor:	Tom Price Environmental	Total Depth:	20.5'
Drilling Method/Equipment:	Geoprobe/Geoprobe	Boring Diameter:	1.25
Borehole Location/Number:	See Plot Plan		

Remark:

Depth(ft)	Sample #	Sample Interval	Recovery	OVA (ppm)	Blows	USGS	Symbol	Lithologic Description (soil classification, color, moisture, density, grain size/plasticity, other)	Well/Boring Completion
0								3" Concrete	Concrete
5	S1	X	100 %	30	-	CL		(CL) Sandy lean clay, brown (10YR 5/3), damp, high plasticity, no dilatency, moderate toughness, fine sand, no hydrocarbon odor.	
						SC		(SC) Clayey sand with gravel, brown (10YR 5/3) with black staining, damp, fine to coarse sand, fine gravel, subangular to angular, no hydrocarbon odor.	
10	S2	X	75 %	300	-	SM		(SM) Silty sand, greenish gray (10GY 5/1) with black staining, wet, fine to coarse sand, subangular, strong hydrocarbon odor.	
						SC		(SC) Clayey sand, brown (10YR 5/3) with green staining, moist, fine to coarse sand, subangular to subrounded, fine gravel, moderate odor.	Hydrated Bentonite Chips
15	S3	X	25 %	20	-			@15'-Same as above	
20	S4	X	75 %	5	-	GM		(GM) Silty gravel, yellowish brown (10YR 5/6), damp, fine to coarse sand, fine to medium gravel, subangular to angular, no hydrocarbon odor.	
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Log of Borehole B-4 (Sheet 1 of 1)

4311-4333 MacArthur Boulevard, Oakland, CA

3/14/03 | SII-12010

LOG OF EXPLORATORY BORING

Logged By:	Canaan Crouch	Sample Method:	Acetate Liners
Boring Start/End:	3/15/03	Depth to Water:	~7'
Drilling Contractor:	Tom Price Environmental	Total Depth:	21'
Drilling Method/Equipment:	Geoprobe/Geoprobe	Boring Diameter:	1.25
Borehole Location/Number:	See Plot Plan		

Remark:

Depth(ft)	Sample #	Sample Interval	Recovery	OVA (ppm)	Blows	USGS	Symbol	Lithologic Description (soil classification, color, moisture, density, grain size/plasticity, other)	Well/Boring Completion
0								2" Asphalt	Concrete
5	S1	X	50 %	0.0	-	ML		(ML) Silty, greenish black (GY 2.5/1), wet, rapid dilatency, low plasticity, low toughness, faint hydrocarbon odor.	
10	S2	X	100 %	0.0	-	SM		(SM) Silty sand, yellowish brown (10YR 5/6) with black staining, damp, fine sand, no hydrocarbon odor.	Hydrated Bentonite Chips
15	S3	X	100 %	0.0	-	SM		@15'-Same as above, some medium and coarse sand, subangular to subrounded.	
20	S4	X	100 %	0.0	-	SM		@15'-Same as above, some fine subangular gravel.	
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Log of Borehole B-5 (Sheet 1 of 1)

4311-4333 MacArthur Boulevard, Oakland, CA

3/15/03 | SII-12010

LOG OF EXPLORATORY BORING

Logged By:	Canaan Crouch	Sample Method:	Acetate Liners
Boring Start/End:	3/14/03	Depth to Water:	~7'
Drilling Contractor:	Tom Price Environmental	Total Depth:	21'
Drilling Method/Equipment:	Geoprobe/Geoprobe	Boring Diameter:	1.25
Borehole Location/Number:	See Plot Plan		

Remark:

Depth(ft)	Sample #	Sample Interval	Recovery	OVA (ppm)	Blows	USGS	Symbol	Lithologic Description (soil classification, color, moisture, density, grain size/plasticity, other)	Well/Boring Completion
0								3" Concrete	Concrete
5	S1	X	100 %	0.0	-	SC		(SC) Clayey sand, pale yellow (5Y 7/3), damp, fine to coarse sand, fine gravel, subanular to angular, red oxidation, no hydrocarbon odor.	
10	S2	X	100 %	0.0	-	CL		(CL) Lean clay, very dark greenish gray (5GY 3/1), damp, some coarse subangular sand, high plasticity, high toughness, no dilatency, faint hydrocarbon odor.	Hydrated Bentonite Chips
15	S3	X	50 %	0.0	-	GM		(GM) Silty gravel, yellowish brown (10YR 5/6), damp, fine to coarse sand, fine gravel, subangular to angular, no hydrocarbon odor.	
20	S4	X	100 %	0.0	-	GM		@15'-Same as above.	
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Log of Borehole B-6 (Sheet 1 of 1)

4311-4333 MacArthur Boulevard, Oakland, CA

3/14/03 | SII-12010

LOG OF EXPLORATORY BORING

Logged By:	Canaan Crouch	Sample Method:	Acetate Liners
Boring Start/End:	3/15/03	Depth to Water:	~7'
Drilling Contractor:	Tom Price Environmental	Total Depth:	19.5'
Drilling Method/Equipment:	Geoprobe/Geoprobe	Boring Diameter:	1.25
Borehole Location/Number:	See Plot Plan		

Remark:

Depth(ft)	Sample #	Sample Interval	Recovery	OVA (ppm)	Blows	USGS	Symbol	Lithologic Description (soil classification, color, moisture, density, grain size/plasticity, other)	Well/Boring Completion
0								2" Asphalt	Concrete
5	S1	X	25 %	0.0	-	SP		(SP) Poorly graded sand, light olive brown (2.5Y 5/4), damp, fine sand, 10% silt, no hydrocarbon odor.	
10	S2	X	50 %	0.0	-	SC		(SC) Clayey sand, black (5Y 2.5/1), wet, fine sand, silt, some coarse subrounded sand, rootlets, red oxidation along rootlets.	Hydrated Bentonite Chips
15	S3	X	100 %	0.0	-	SM		(SM) Silty sand with gravel, dark yellowish brown (10YR 4/4) with black staining, wet, fine to coarse sand, fine gravel, subangular to subrounded, some red oxidation, no hydrocarbon odor.	
20	S4	X	25 %	0.0	-	GM		(GM) Silty gravel, light olive brown, (2.5Y 5/4), wet, fine to coarse sand, fine to medium gravel, subangular to angular, no hydrocarbon odor.	
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Log of Borehole B-7 (Sheet 1 of 1)

4311-4333 MacArthur Boulevard, Oakland, CA

3/15/03 | SII-12010

Table 1
Year 2000 Grab Groundwater Analytical Results
4311-4339 MacArthur Boulevard, Oakland, California[a]

Sample I.D.	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE
SB-1	*<50*	**210**	*<676*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<5*
SB-2	*<50*	**340**	*<1,250*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<5*
SB-3	*<50*	**380**	**580**	*<0.5*	2.5	0.79	4.4	*<5*
SB-4	**4,600**	**12,000**	**46,000**	*<5*	*<5*	13	**100**	*<50*
SB-5	*<50*	**390**	*<250*	*<0.5*	*<0.5*	*<0.5*	*<0.5*	*<5*
SB-6	**13,000**	**14,000**	*<1,250*	**410**	**1,400**	**420**	**2,900**	*<50*
RBSLs	100	100	100	1	40	30	13	5
Drinking Water Standards	None Published	None Published	None Published	1[b]	40[c]	30[c]	20[c]	5[c]

Notes:

[a] All concentrations are in µg/L, equivalent to parts per billion.
[b] California Primary Maximum Contaminant Level (MCL).
[c] California Secondary MCL – proposed.

All samples were analyzed for HVOCs; no HVOCs were detected.

Sample concentrations in bold are in excess of the RBSL and/or the drinking water standard, or the method reporting limit is above those criteria.

RBSLs = RWQCB Risk-Based Screening Levels
TPHg = Total petroleum hydrocarbons – gasoline range
TPHd = Total petroleum hydrocarbons – diesel range
TPHmo = Total petroleum hydrocarbons – motor oil range

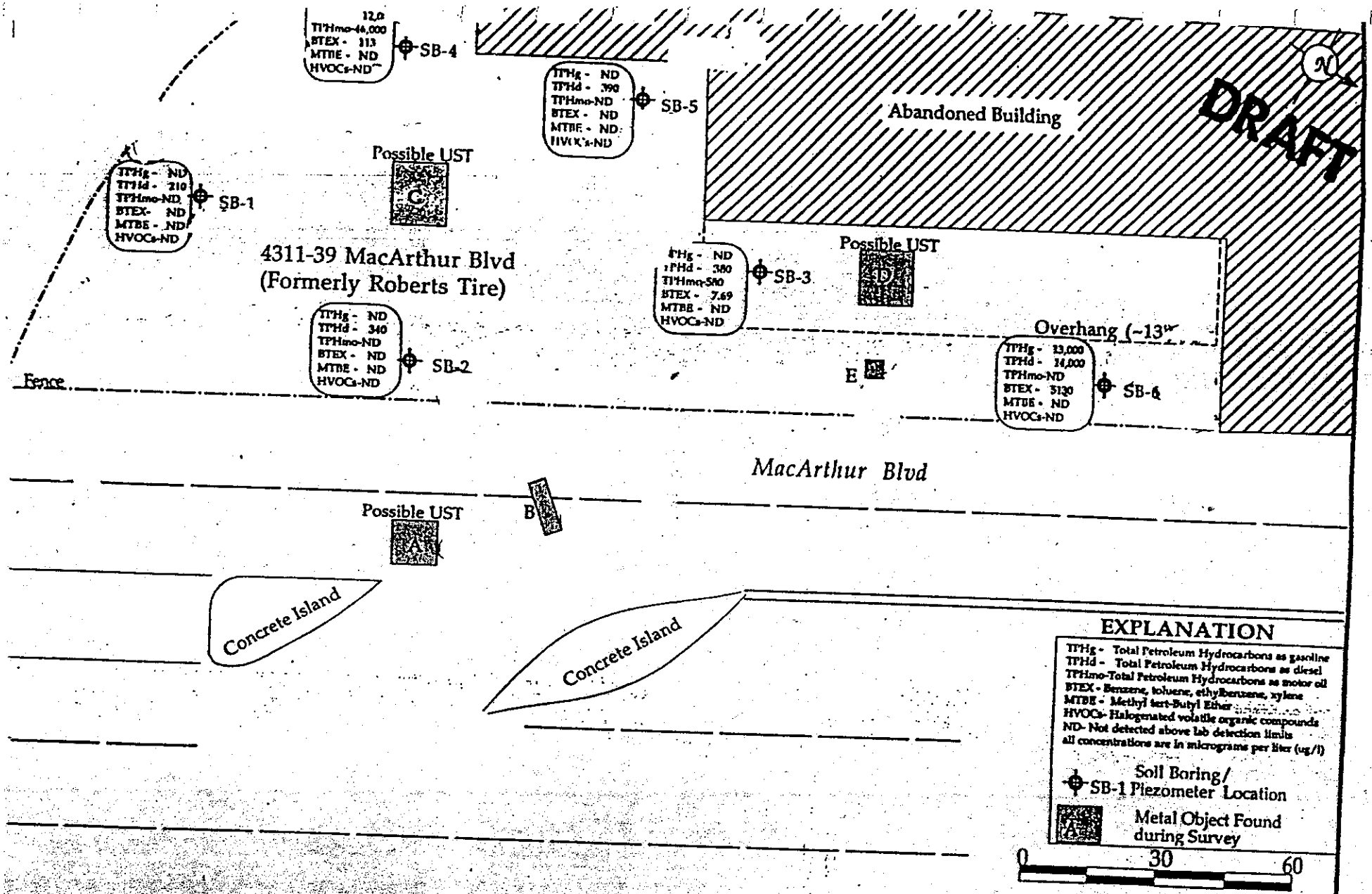
TABLE 2
GROUNDWATER ANALYTICAL DATA
4311-4333 MACARTHUR BOULEVARD
OAKLAND, CA

SOIL SAMPLE I.D.	SAMPLE DATE	LEAD mg/L EPA 6010B	TPHd ug/L EPA 8015M	TPHg ug/L EPA 8015M	BENZENE ug/L EPA 8020	ETHYL-ENZENE ug/L EPA 8020	TOLUENE ug/L EPA 8020	TOTAL XYLENES ug/L EPA 8020	MTBE ug/L EPA 8020
B-1	03/14/03	0.40	1900	42000	1400	1600	6600	8500	ND
B-2	03/14/03	0.58	2800	37000	1700	1200	5800	7100	ND
B-3	03/14/03	0.21	4000	17000	1300	6000	3000	3000	ND
B-4	03/15/03	NA	NA	34000	5800	920	3300	4800	ND
B-6	03/15/03	NA	NA	ND	1.2	0.71	5.0	4.1	ND
B-7	03/15/03	1.2	290	ND	ND	ND	0.53	ND	ND

Notes:

bgs = Below ground surface
TPHg = Gasoline range petroleum hydrocarbons
TPHd = Diesel range petroleum hydrocarbons
MTBE = Methyl tertiary butyl ether
mg/L = Milligrams per Liter
ug/L = Micrograms per Liter
ND = Non detect
NA = Non analyzed

Lead anaylzed in accordance with EPA Method 6010B.
TPHg and TPHd anaylzed in accordance with EPA Method 8015M.
Benzene, toluene, ethylbenzene, total xylenes, and MTBE analyzed in accordance with EPA Method 8020.



Contaminant Distribution Map
4311-39 MacArthur Blvd,
Oakland, California

CLEARWATER GROUP, INC.

Project No.	Figure Date	Figure
AB046C	11/00	3

Measurements and Dimensions are Approximate