

PACIFIC ENGINEERING & CONSTRUCTION, INC.
Consulting Engineers & Contractors

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San Francisco, CA 94107
Phone/fax (415) 974-1853
Cell (415) 516-8545
California Professional Engineering License # 38905
California Contractor State License Board # 858547 (A, B, Haz)
Nevada Certified Environmental Manager #1870
Nevada Professional Engineering License # 17624

July 28, 2010

Ms. Donna L. Drogos, PE
Division Chief
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

RE: Report of Unauthorized Release
2520 Blanding Avenue, Alameda California

Dear Ms. Drogos:

As a result of proposed property transaction a Phase 1 Environmental Site Assessment (ESA) for the Property was performed on October 21, 2009. The Phase 1 ESA indicated that according to the City of Alameda Fire Department, a 550-gallon gasoline underground storage tank (UST) was installed on the Property in approximately 1931. According to the owner's representative, the UST was formerly located along the southeast property line of the Site approximately four feet below the existing unpaved portion of driveway. Although no records are available it is believed that the tank was removed sometime between 1982 and 1984.

Based upon the results of the Phase I activities it was recommended that a limited soil and groundwater investigation be performed. This recommendation was accepted by the current owners and drilling activities were conducted at the site on November 6, 2009.

The soil borings were drilled using a truck-mounted hydraulic-push rig. Using a series of hollow, 4-foot long samplers lined with clear plastic tubing, soil cores were collected continuously to the total depths explored of approximately 12 feet below ground surface (bgs). Groundwater was encountered between 6.0 and 7.5 feet bgs

Each soil core was examined by field personnel for chemical odor and discoloration. Soil samples were collected from depths of 5 and 8 feet bgs for laboratory analysis. Lithologic descriptions of the cores were recorded on the boring log for each location. Details of the subsurface sediments are shown on the field soil boring logs included in Appendix C of the attached report..

The soil and groundwater samples collected were submitted to Test America, a State of California-

certified analytical laboratory in Pleasanton, California.

The soil samples were analyzed for total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethyl benzene, xylenes (BTEX), MTBE by EPA Method 8260B, total petroleum hydrocarbons as diesel (TPH-d) and motor oil by EPA Method (8015B), and lead by EPA Method 6010B.

The groundwater samples were analyzed for total petroleum hydrocarbons as gasoline (TPH-g), benzene, toluene, ethyl benzene, xylenes (BTEX), MTBE by EPA Method 8260B, total petroleum hydrocarbons as diesel (TPH-d) and motor oil by EPA Method (8015B).

The results of the soil and groundwater analyses are summarized on Tables 1 and 2 below.

TABLE 1 - Soil Sample Analytical Results (milligrams per kilogram)

Date	Sample Number	Benzene	Toluene	Ethylbenzene	Xylene, Total	MTBE
11/6/09	SB1-7	ND	ND	0.58	1.3	ND
11/6/09	SB2-7	ND	ND	ND	ND	ND
11/6/09	SB3-7	ND	ND	ND	ND	ND
RBSL		.26	29	33	100	8.4
Date	Sample Number	Gasoline C5-C12	Diesel C10-C28	Motor Oil C24-C36	Lead	
11/6/09	SB1-7	550	100	110	15	
11/6/09	SB2-7	ND	ND	ND	2.7	
11/6/09	SB3-7	ND	ND	ND	3.1	
RBSL		450	150	2500	750	

Ms. Donna L. Drogos, PE
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 Page 3 of 3

TABLE 2 - Groundwater Sample Analytical Results (micrograms per liter)

Date	Sample Number	Benzene	Toluene	Ethylbenzene	Xylene, Total	MTBE
11/6/09	GW1-1,2,3,4	14	ND	28	49	ND
11/6/09	GW3-1,2,3	ND	ND	ND	ND	ND
RBSL		540	400	300	5300	1800
Date	Sample Number	Gasoline C5-C12	Diesel C10-C28	Motor Oil C24-C36	Lead	
11/6/09	GW1-1,2,3,4	4900	14000	15000	NA	
11/6/09	GW3-1,2,3	ND	ND	ND	ND	
RBSL		5000	2500	2500	50000	

Notes:

RBSL = Risk Based Screening Level from Regional Water Quality Control Board (Table B, Shallow Soil, Commercial/Industrial Land Use Only, Interim Final - November 2007). Concentrations above the RBSLs are shown above in bold print.

NA Not Analyzed

ND Not Detected (see laboratory report for detection limits)

Based upon the results of the analysis it is recommended that an indeterminate quantity of groundwater be removed from the location of the former UST and that 3 monitoring wells be installed, and groundwater samples be collected and analyzed for a one year monitoring period.

Sincerely,

Pacific Engineering & Construction



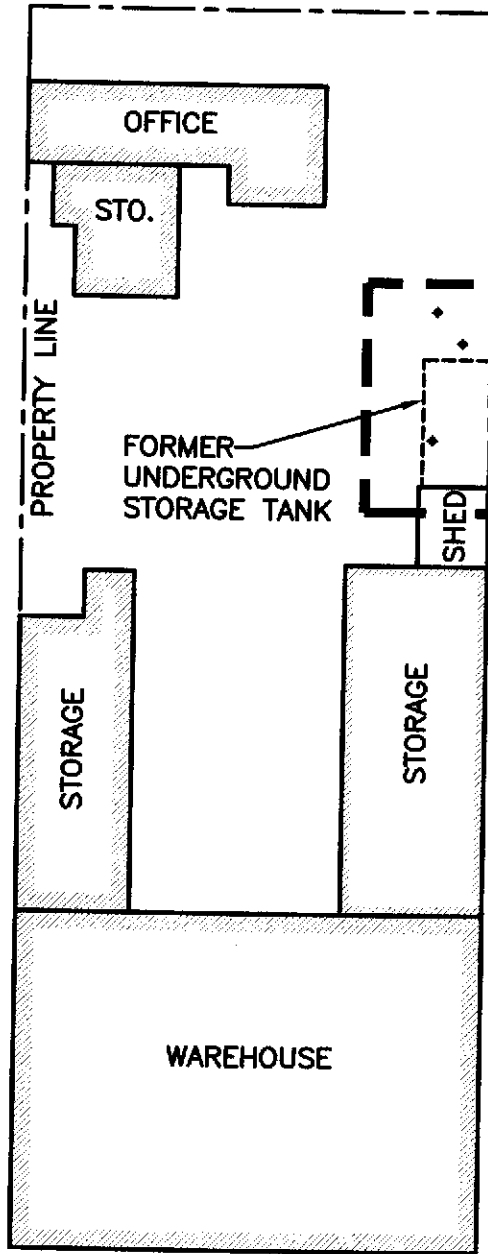
A. Mark Waldman, P.E.
 Principal Engineer

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FOR LOCAL AGENCY USE ONLY (HEREBY CERTIFY THAT I HAVE DISTRIBUTED THIS INFORMATION ACCORDING TO THE DISTRIBUTION SHOWN ON THE INSTRUCTION SHEET ON THE BACK PAGE OF THIS FORM)		
REPORT DATE 01/20/11		CASE #		SIGNED _____ DATE _____		
REPORTED BY	NAME OF INDIVIDUAL FILING REPORT A MARK WALDMAN		PHONE (415) 974-1853		SIGNATURE A. Mark Waldman	
	REPRESENTING <input type="checkbox"/> LOCAL AGENCY <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> OTHER		COMPANY OR AGENCY NAME Pacific Engineering & Construction Inc			
RESPONSIBLE PARTY	ADDRESS 35 STILLMANS STREET SUITE 126		CITY SAN FRANCISCO		STATE ZIP CA 94107	
	NAME P. J. SMITH		CONTACT PERSON P. J. SMITH		PHONE (208) 353-8877	
SITE LOCATION	FACILITY NAME (IF APPLICABLE) P. J. SMITH CUSTOM KITCHENS		OPERATOR P. J. SMITH		PHONE (208) 353-8877	
	ADDRESS 2500 BLANDING STREET		CITY ALAMEDA		COUNTY STATE ZIP ALAMEDA CA 94501	
IMP. AGENCIES	LOCAL AGENCY ALAMEDA COUNTY ENV. HEALTH		CONTACT PERSON MARK DETERMAN		PHONE (510) 507-6731	
	REGIONAL BOARD SAN FRANCISCO BAY REGION		CONTACT PERSON MARY ROSE		PHONE (510) 602-2300	
SUBSTANCES INVOLVED	(1) GAS DIESEL MOTOR OIL				QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN	
	(2)					
DISCOVERABILITY	DATE DISCOVERED 11/12/09		HOW DISCOVERED <input type="checkbox"/> TANK TEST <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER PHASE 2 SOIL SAMPLING			
	DATE DISCHARGE BEGAN UNKNOWN		METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> CLOSE TANK & REMOVE <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> CLOSE TANK & FILL IN PLACE <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> OTHER TANK PREVIOUSLY REMOVED			
SOURCE CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER		CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> SPILL <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> OTHER			
	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)					
CURRENT STATUS	CHECK ONE ONLY <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT WORKPLAN SUBMITTED <input type="checkbox"/> POLLUTION CHARACTERIZATION <input type="checkbox"/> LEAK BEING CONFIRMED <input type="checkbox"/> PRELIMINARY SITE ASSESSMENT UNDERWAY <input type="checkbox"/> POST-CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> REMEDIATION PLAN <input type="checkbox"/> CASE CLOSED (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> CLEANUP UNDERWAY					
	CHECK APPROPRIATE ACTION(S) <input type="checkbox"/> CAP SITE (CS) <input checked="" type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO-DEGRADATION (EB) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (PT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> VACUUM EXTRACT (VE) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> TREATMENT AT HEXONJUMP (HA) <input type="checkbox"/> VENT SOIL (VS) <input checked="" type="checkbox"/> OTHER (OT) PUMP & REMOVE / DISPOSE GROUNDWATER					
COMMENTS						

BLANDING AVENUE

ENTRANCE



SEE FIGURE 2
FOR ENLARGED PLAN

FORMER
UNDERGROUND
STORAGE TANK

SHED

OFFICE

STO.

PROPERTY LINE

STORAGE

STORAGE

WAREHOUSE



0 20 40
SCALE IN FEET

Olson Environmental

Environmental Consulting & Real Estate Due Diligence

2700 Central Avenue, Alameda, CA 94501

Phone: (510) 541-5650

Fax: (866) 902-8021

SITE LOCATION PLAN

COMMERCIAL PROPERTY
2520 BLANDING AVE., ALAMEDA, CA 94501

DRAWN	DESIGN	APPROVED	DATE	REVISED DATE
AMA	AMW		DEC, 2009	

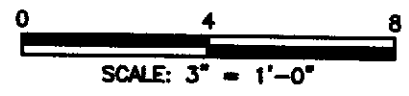
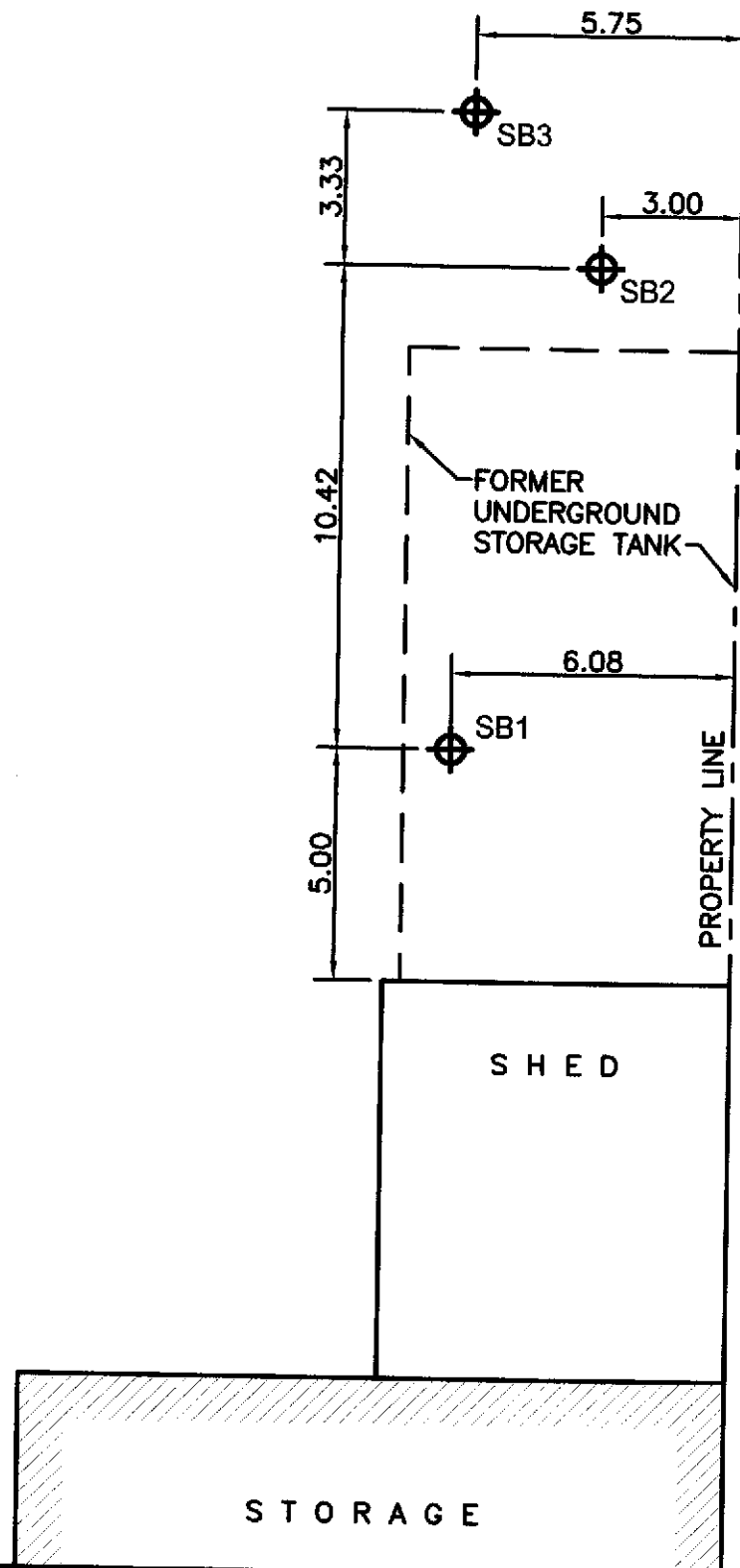
FIGURE

1

P: Pacific Engineering 2009 PECL 2009 Projects Myron Olsen 2530 Blanding CAD Site Location Plan.dwg 12/01/09 3:17pm angle

EXPLANATION

⊕ SB1 SOIL BORING
SOIL BORING ID



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SOIL BORING LOCATION

COMMERCIAL PROPERTY
 2520 BLANDING AVE., ALAMEDA, CA 94501

DRAWN	DESIGN	APPROVED	DATE	REVISED DATE
AMA	AMW		DEC. 2009	

FIGURE

2

Drill Rig Type: Geo Probe 5400 GP Rig
 Sampling Methods: 2"
 Hammer WT. _____ Drop: _____
 Start Time: 9:00 AM Date _____
 Completed Time: 9:50 AM Date _____
 Boring Depth: 12 Feet
 Casing Depth: _____
 Water Depth: @ 7.5
 Time: _____
 Date: _____

Boring No. SB1
 Total Depth: 12 Feet
 Date: 10-26-2009 Logged by: M. Olson
 Drilling Contractor: Precision Sampling
 Driller's Name: Hernandez, Crull

Time	Sample	Hydrocarbon Stain	Depth (ft.)	Surface Conditions: Unpaved and dry
	SM		1	Sand, Silty, Clay fill, Olive gray
			2	
	CL-ML		3	Small cobble rocks, fill Silty clay, black, dry, dark brown
			4	
9:30	CL		5	
9:35		YES	6	Collect (SBI-6), strong petro smell odor
	CL		7	Collect (SBI-7), visible oily sheen, dark gray Moist, damp
			7.5	Clay, sandy (fine), light brown
	CL		8	
			9	Clay, sandy (fine grained), light brown
			10	
			11	
			12	Collect GW1+

P:\Pacific Engineering\2009 PECI\2009 Projects\Myron Olsen\2530 Blanding\CAD\BORING LOG.dwg 12/02/09 12:21am angle

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SOIL BORING LOG - SB1 FIGURE

3

COMMERCIAL PROPERTY
 2520 BLANDING AVE., ALAMEDA, CA 94501

DRAWN	DESIGN	APPROVED	DATE	REVISED DATE
AMA	AMW		DEC. 2009	

Drill Rig Type: Geo Probe 5400 GP Rig
 Sampling Methods: 2"
 Hammer WT. _____ Drop: _____
 Start Time: 9:50 AM Date: _____
 Completed Time: 10:35 AM Date: _____
 Boring Depth: 10 Feet
 Casing Depth: _____
 Water Depth: @ 6.0
 Time: _____
 Date: _____

Boring No. SB2
 Total Depth: 10 Feet
 Date: 10-26-2009 Logged by: M. Olson
 Drilling Contractor: Precision Sampling
 Driller's Name: Hernandez, Crull

P:\Pacific Engineering\2009 PECI\2009 Projects\Myron Olsen\CAD\BORING LOG.dwg 12/02/09 12:22am angle

Time	Sample	Hydrocarbon Stain	Depth (ft.)	Surface Conditions: Paved and dry
			1	Asphalt and fill
	CL-ML		2	Fill Silty clay, black, dry, dark brown
			3	
			4	
10:00	CL		5	
10:10			6	Moist, damp, Collect (SB2-6), clay, sandy, fine, light brown Odor, petro smell
			7	Collect (SB2-7)
			7.5	
			8	
			9	
			10	GW2 - no gw recharge

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SOIL BORING LOG - SB2

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DRAWN _____ DESIGN _____ APPROVED _____ DATE _____ REVISED DATE _____

FIGURE

4