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May 26, 2004

Alameda County
MAY 26 2004
Environmental Health

Ms. Betty Graham
REGIONAL WATER QUALITY CONTROL BOARD
1515 Clay Street, Suite 1400
Oakland, California 94612

Clayton Project No. 70-00509.01
(RO95) ✓

Subject: First Quarter 2004 Groundwater Monitoring Report at 5050, 5051, and
5200 Coliseum Way and 750-50th Avenue, Oakland, California.
SLIC No. 01S0422 (BG)

Dear Ms. Graham:

Enclosed please find Clayton Group Services, Inc.'s (Clayton's) *First Quarter 2004 Groundwater Monitoring Report at 5050, 5051, and 5200 Coliseum Way and 750-50th Avenue, Oakland, California.* This report presents the results of Clayton's quarterly monitoring conducted in August 2002 at the subject property.

Clayton, under penalty of perjury as an authorized representative of 5050 Coliseum, LLC, presents this report as true and correct to the best of our knowledge. If you have any questions or comments, please call me at (925) 426-2686.

Sincerely,

A handwritten signature in black ink, appearing to read "Dwight R. Hoenic".

Dwight R. Hoenic
Vice President, Western Regional Director
Environmental Services
San Francisco Regional Office

DRH/daa

Attachment

cc: Matthew Robinson - Environmental Operations, Inc.
Tim Colvig - Wulfsberg Reese & Sykes
Barney Chan - Alameda County Health Care Services
William Wick - Wactor & Wick, LLP

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Alameda County
MAY 23 2004
Environmental Services

**First Quarter 2004
Groundwater Monitoring Report
at
5050, 5051, and 5200 Coliseum Way, and
750-50th Street
Oakland, California**

**For
5050 Coliseum, LLC, and
Oakland 5051, LLC
Clayton Project No. 70-00509.01.004**

May 26, 2004

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1.0 INTRODUCTION

Clayton Group Services, Inc. (Clayton), performed quarterly groundwater monitoring activities at the Coliseum Way Properties located at 5050, 5051, and 5200 Coliseum Way and 750-50th Avenue in Oakland, California (Figure 1 and Figure 2). The California Regional Water Quality Control Board - San Francisco Bay Region (RWQCB), has requested that groundwater monitoring be performed at the subject properties to monitor the fate of petroleum hydrocarbons and metal ions.

The quarterly monitoring and sampling schedule employed is presented in Table 1. The First Quarter 2004 monitoring event included collecting depth to water measurements from 22 groundwater-monitoring wells and groundwater samples from 12 of the 22 wells. Field measurements and groundwater monitoring well sampling were carried out on February 23, 2004. This report presents groundwater measurements recorded in the field and the results of laboratory analyses performed on groundwater samples collected for the First Quarter 2004 monitoring event.

Due to the installation of a groundwater barrier wall on the 5051 property in November 2001, weep-water monitoring is being conducted in the adjacent concrete lined stormwater canal on a quarterly basis. Weep hole sampling was conducted on March 16, 2004.

2.0 SITE SETTING

The 5050 and 5200 properties are located about 600 feet east of Interstate 880 and the 5051 property is located about 75 feet east of Interstate 880, in Oakland, California. The properties are bordered by stormwater drainage channels that flow into San Leandro Bay, located approximately one-half mile to the west (Figure 1). Regionally, groundwater flows from the Oakland Hills west towards San Leandro Bay. The 5050 and 5200 properties encompass approximately 10 acres and the 5051 property is approximately 4.4 acres of relatively flat ground approximately 7 to 15 feet above mean sea level (msl).

The subject properties and surrounding area have a long history of industrial usage. The 5050 property (which also includes the 750-50th Avenue property) is the location of former lead smelting operations (1879-1903), acids manufacturing (1903-1917), various chemical operations (1917-1926), lithopone manufacturing (1926-1963), vacant or razed property (1963-1974), and truck maintenance operations (1974 to the present). The 5051 property and the mini-storage facility at 5200 property were also part of the former lithopone manufacturing facility.

Tidally influenced stormwater drainage channels border each of the subject properties (Figure 2). An open and unlined channel parallels the southeast property boundary of the 5051 and 5200 properties. Two subsurface culverts, the Courtland Creek Culvert and the Second Line G Culvert, parallel the northwest property boundaries of the 5050 property and the 750-50th Avenue property. The two culverts merge into an open concrete-lined channel south of the intersection of Coliseum Way and 50th Avenue. The drainage

channel is open and concrete-lined along the northwestern perimeter of the 5051 property, and is open and unlined along the southwestern perimeter of the property, prior to flowing under Interstate 880.

Construction of the groundwater diversion barrier, or groundwater barrier wall, was completed between October 30 and November 1, 2001, as a remedial action for the 5051 property as outlined in the site cleanup requirements (Task 4 of Board Order No. 01-032, March 21, 2001). The groundwater barrier wall (approximately 350 feet in length) was constructed of interlocking sheetpiles along the west property boundary (Figure 2) to a total depth of between 15 and 20 feet below ground surface (bgs) to provide a barrier for groundwater that contains elevated concentrations of soluble metals from flowing into the surface water channel that borders this portion of the subject property. During the utility survey of the property, an underground optical cable was identified near the bend in the wall. It was necessary to leave a gap in the wall of approximately 10 feet to clear the utility. On June 17, 2002 Clayton supervised the installation of a neat cement (grout) curtain to close the utility gap and extended the barrier wall approximately 10 feet on the northern end of the sheetpile wall.

The 5051 property was recently paved for use as a parking lot. The new pavement covers virtually the entire property. The paving reportedly occurred in August 2002 to enhance the adjacent Flea Market business. Clayton believes that the paving activity will also assist the remedial efforts that have been put in place for this property by limiting water percolation into the subsurface during the wet months, further limiting the potential migration of soluble metals in groundwater to the adjacent surface water channels.

3.0 FIELD ACTIVITIES

The following discussion outlines field activities used to obtain depth to water measurements, monitoring-well and weep-water samples, and other field data.

3.1. DEPTH TO WATER MEASUREMENTS

Depth to water measurements were obtained from all 22 wells selected for monitoring of the Coliseum Way Properties on February 23, 2004 prior to well purging and sampling activities. The wells were opened and allowed to stabilize prior to measuring the depth to water. Measurements were obtained in a timely manner in order to minimize tidal effects. The depth to water in each monitoring well was measured with a water level indicator meter from the top of the monitoring well casing to the free water surface. The depth to water measurement was used to determine the groundwater elevation at each monitoring well location, and also to determine the groundwater purge volume for each monitoring well. The depth to water measurements and the calculated groundwater elevation for each monitoring well are presented in Table 2.

3.2. MONITORING WELL SAMPLES

Groundwater samples were collected from 12 monitoring wells (CW-1, CW-2, CW-6, CW-7, CW-12, CW-13, LF-5, LF-11, LF-12, MWA-1, MW-4 and MW-5) on February 23, 2004. The monitoring wells selected for sampling were purged of approximately three well casing volumes of groundwater until the water quality parameters had stabilized or until the well dewatered. A submersible pump was used to purge groundwater from each well. During purging, the groundwater quality was monitored in the field for the following parameters: temperature, pH, specific conductance, and turbidity. The water quality parameters were recorded on groundwater sampling data sheets. After purging, a new disposable bailer was used to collect a groundwater sample from each select monitoring well. Groundwater samples were collected in appropriate laboratory-supplied containers. The containers were sealed, labeled with identifying information, entered onto a formal chain-of-custody document, and placed in a chilled ice-chest for transportation to the laboratory.

4.0 LABORATORY ANALYSES

The groundwater samples collected from 12 monitoring wells were submitted to Curtis & Tompkins, Ltd. Analytical Laboratory located in Berkeley, California, a State of California certified laboratory, for analyses. The groundwater samples were analyzed by one or more of the following United States Environmental Protection Agency (USEPA) methods:

- EPA Methods 6010 and 7470 for California Assessment Manual (CAM-17) Total Metals, Laboratory Filtered and Preserved
- EPA Methods 160.1 for Total Dissolved Solids (TDS)
- EPA Method 8015 modified for Total Petroleum Hydrocarbons as Gasoline (TPH-G) MWA-1, MW-4, CW-2, CW-6, and CW-7 only.
- EPA Method 8015 modified for Total Petroleum Hydrocarbons as Diesel (TPH-D) and Motor Oil (TPH-O) for LF-11, MWA-1, CW-2, CW-6, and CW-7 only.
- Method 8020 for Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) for MWA-1, MW-4, CW-2, CW-6, and CW-7 only.

5.0 SITE HYDROLOGY

The groundwater elevation at each monitoring well location was determined by subtracting the depth to water measured in each monitoring well from its surveyed top of casing elevation. The groundwater elevations in the 5050, 5051 and 5200 Coliseum Way monitoring well network ranged from a low of 0.80 feet below msl in monitoring well MW-4 to a high of 7.17 feet above msl in monitoring well CW-4. A potentiometric surface map was prepared from the February 23, 2004 groundwater elevation data and is presented as Figure 2, from the groundwater elevation data presented in Table 2.

The general property groundwater flow direction is to the west at a hydraulic gradient of 0.012 feet per foot (ft/ft) as measured between wells LF-11 and LF-12. The average groundwater elevation during the First Quarter 2004 (3.16 feet) was approximately 0.70 feet lower than the average elevation recorded during the Fourth Quarter 2003 monitoring event (2.46 feet). The subject property groundwater flow direction has flow components to the southwest and south at the 5051 and 5200 properties, which are apparently a result of the drainage to the surrounding ditches.

6.0 GROUNDWATER ANALYTICAL RESULTS

The following discussion summarizes the findings of the laboratory analytical results from this sampling event.

6.1. PETROLEUM HYDROCARBONS

Six groundwater samples were submitted for petroleum hydrocarbon analyses (CW-2, CW-6, CW-7, LF-11, MWA-1, and MW-4). Detectable TPH-G was only reported in one of the six wells sampled and analyzed (MWA-1 at 0.38 mg/L). BTEX compounds were not present at or above the method detection limits in any of the five samples analyzed, except for benzene at 0.0012 ug/L in sample MWA-1. TPH-O and TPH-D compounds were not present at or above the method detection limits in any of the five samples analyzed for these compounds. A summary of petroleum hydrocarbons detected in groundwater is presented in Table 3.

6.2. METALS

Twelve groundwater samples were submitted for metals analyses. Fourteen of the seventeen CAM 17 metal analytes were detected above laboratory reporting limits during this monitoring event. Antimony, silver, and vanadium were the only metals not detected in one or more samples. The highest concentration and corresponding monitoring well location for each detected metal ion are listed below:

| | | |
|------------|-----------------|---------|
| Arsenic | to 3.0 mg/L | (CW-2) |
| Barium | to 220 mg/L | (CW-7) |
| Beryllium | to 0.055 mg/L | (LF-11) |
| Cadmium | to 94 mg/L | (LF-11) |
| Chromium | to 0.019 mg/L | (LF-5) |
| Cobalt | to 3.5 mg/L | (LF-11) |
| Copper | to 2.9 mg/L | (LF-11) |
| Lead | to 0.76 mg/L | (MWA-1) |
| Mercury | to 0.00044 mg/L | (MWA-1) |
| Molybdenum | to 0.024 mg/L | (CW-7) |
| Nickel | to 16 mg/L | (LF-11) |
| Selenium | to 0.018 mg/L | (LF-12) |

| | | |
|----------|----------------|---------|
| Thallium | to 0.13 mg/L | (LF-5) |
| Zinc | to 30,000 mg/L | (LF-11) |

Total Dissolved Solids (TDS) ranged in concentration from 820 mg/L in monitoring well CW-2 to 55,500 mg/L in monitoring well LF-11. Field measurements of groundwater pH levels ranged from 3.80 standard units (SU) in monitoring wells LF-12 to 8.60 SU in monitoring well CW-7.

A summary of metals, total dissolved solids (TDS), and pH detected in groundwater is presented in Table 4. Isoconcentration maps for arsenic, barium, cadmium, and zinc in groundwater are presented in Figures 3, 4, 5, and 6, respectively.

6.3. WEEP-WATER SAMPLING

Weep-water monitoring was initiated during the Second Quarter 2002 quarterly monitoring event to determine the quality of the groundwater entering the adjacent surface water channel from the 5051 property following the installation of a groundwater barrier wall along the west boundary of the 5051 property. Weep-water monitoring was conducted during a low-tide event by collecting water samples from the exposed drain holes located at the base of the concrete-lined drainage channel wall that parallels a portion of the 5051 property. The sampling was conducted where weep-water flow was adequate to allow for the collection of grab-water samples. An effort was made to collect samples from the same weep holes during each sampling event; however, variations in the limited flow (Clayton estimated that the weeping from all of the drain holes along the channel wall at approximately one-gallon per minute during the first sampling event in 1999) does not always allow this and some adjustment in sample locations are periodically made. Weep-water sample locations are identified by sequential numbering of the weep holes counting south from the bend in the channel. The water samples were collected in an appropriate laboratory supplied container and submitted for total metal analyses for arsenic, barium, cadmium, and zinc. These metals were selected as the metals of concern from a previous baseline sampling conducted by Clayton (*Additional Remedial Investigation 1999 at 5050, 5051, and 5200 Coliseum Way and 750-50th Avenue, Oakland, California, May 25, 1999, Clayton Project No. 70-99203.00.201*). The historical analytical results are presented in Table 5 and the sample results and locations are shown on Figure 7.

Clayton conducted weep-hole sampling on March 16, 2004 during favorable tidal conditions. No arsenic was detected during this sampling event in any of the weepwater samples. The metals concentrations in WH-4 (cadmium at 1.20 mg/L, and zinc at 140 mg/L) are slightly higher than concentrations detected during the previous quarterly monitoring results. Metal results for all other weep-hole samples did not indicate any significant changes in metal concentrations between sampling events; therefore, the site appears to be reasonably stable. Where comparable, all metal concentrations for the First Quarter 2004 are lower or about equal to the initial sampling conducted in 1999, except for cadmium in WH-4, and zinc in WH-4, WH-8, and WH-9, which are higher than the results in 1999.

7.0 LIMITATIONS


The information and opinions rendered in this report was prepared on behalf of 5050 Coliseum LLC. The information and opinions included in this report were given in response to a specific scope of work and should be considered and implemented only in light of that particular scope of work. The services provided by Clayton in completing this project have been provided in a manner consistent with the normal standards of the profession. No other warranty, expressed or implied, is made.

This report prepared by:



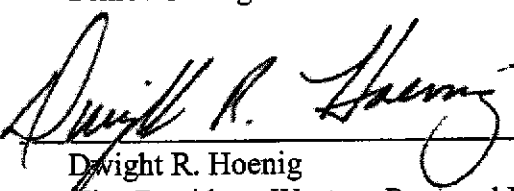
Erick Leif
Staff Environmental Consultant

This report reviewed by:



Donald A. Ashton, R.G., REA
Senior Geologist

This report reviewed by:



Dwight R. Hoenig
Vice President, Western Regional Director
Environmental Management and Remediation
San Francisco Regional Office

May 26, 2004

TABLE 1
Quarterly Monitoring/Sampling Schedule
Coliseum Way Properties, Oakland, CA
 Clayton Project No. 70-00509.01.004

| SITE | WELL | TPH-g/BTEX | TPH-d/o | CAM-17 | TDS | GW Elevation |
|---------------|-----------|------------|----------|-----------|-----------|--------------|
| 5050 | LF-2 | | | | | 1 |
| | LF-5 | | | 1 | 1 | 1 |
| | LF-6 | | | | | 1 |
| | LF-11 | | 1 | 1 | 1 | 1 |
| | LF-12 | | | 1 | 1 | 1 |
| | LF-13 | | | | | 1 |
| | LF-17 | | | | | 1 |
| | CW-13 | | | 1 | 1 | 1 |
| 5051 | MWA-1 | 1 | 1 | 1 | 1 | 1 |
| | MWA-2 | | | | | 1 |
| | MWA-3 | | | | | 1 |
| | MW-4 | 1 | | 1 | 1 | 1 |
| | MW-5 | | | 1 | 1 | 1 |
| | CW-8 | | | | | 1 |
| | CW-9 | | | | | 1 |
| ACPWA-W | CW-10 | | | | | 1 |
| | CW-12 | | | 1 | 1 | 1 |
| 5200 | CW-1 | | | 1 | 1 | 1 |
| | CW-2 | 1 | 1 | 1 | 1 | 1 |
| | CW-4 | | | | | 1 |
| ACPWA-E | CW-6 | 1 | 1 | 1 | 1 | 1 |
| | CW-7 | 1 | 1 | 1 | 1 | 1 |
| TOTALS | 22 | 5 | 5 | 12 | 12 | 22 |

TPH-g/BTEX = Total Petroleum Hydrocarbons as Gasoline / Benzene, Toluene, Ethylbenzene, & Xylenes

TPH-d/o = Total Petroleum Hydrocarbons as Diesel and Motor Oil

CAM-17 = California Assessment Manual 17 Metals (Samples filtered and preserved in the laboratory)

TDS = Total Dissolved Solids

GW Elevation = Groundwater Elevation in Feet Above Mean Sea Level

TABLE 2
Groundwater Elevation Data
5050, 5051 & 5200 Coliseum Way

| Site | Monitoring Well | Measurement Date | Top of Casing Elevation (ft, msl) | Depth to Groundwater (ft) | Groundwater Elevation (ft, msl) | Change from Previous Measurement (ft) |
|-------|-----------------|------------------|-----------------------------------|---------------------------|---------------------------------|---------------------------------------|
| 5050 | LF-17 | 23-Feb-04 | 9.71 | 5.13 | 4.58 | -1.61 |
| 5051 | MWA-1 | 23-Feb-04 | 9.27 | 8.60 | 0.67 | -3.91 |
| 5051 | MWA-2 | 23-Feb-04 | 7.79 | 3.57 | 4.22 | 3.55 |
| 5051 | MWA-3 | 23-Feb-04 | 10.50 | 7.93 | 2.57 | -1.65 |
| 5051 | MW-4 | 23-Feb-04 | 10.27 | 11.07 | -0.80 | -3.37 |
| 5051 | MW-5 | 23-Feb-04 | 9.45 | 8.40 | 1.05 | 1.85 |
| 5200 | CW-1 | 23-Feb-04 | 14.11 | 8.56 | 5.55 | 4.50 |
| 5200 | CW-2 | 23-Feb-04 | 14.88 | 9.06 | 5.82 | 0.27 |
| 5200 | CW-4 | 23-Feb-04 | 14.76 | 7.59 | 7.17 | 1.35 |
| ACPWA | CW-6 | 23-Feb-04 | 13.20 | 8.59 | 4.61 | -2.56 |
| ACPWA | CW-7 | 23-Feb-04 | 11.86 | 7.50 | 4.36 | -0.25 |
| 5051 | CW-8 | 23-Feb-04 | 9.24 | 4.40 | 4.84 | 0.48 |
| 5051 | CW-9 | 23-Feb-04 | 10.35 | 10.88 | -0.53 | -5.37 |
| ACPWA | CW-10 | 23-Feb-04 | 8.33 | 6.55 | 1.78 | 2.31 |
| ACPWA | CW-12 | 23-Feb-04 | 7.84 | 5.84 | 2.00 | 0.22 |
| 5050 | CW-13 | 23-Feb-04 | 7.47 | 4.78 | 2.69 | 0.69 |

Notes: reference to top of PVC casing of each well.

-- = Not Measured

** approximately 0.10 feet of free product encountered in well casing.

1 = Sheen

2 = Sheen and Petroleum Odor

3 = Sulfur Odor

4 = Sheen and Sulfur Odor

a = Field error in numbering wells, CW-3 and CW-5 reversed

^(U) = High Tide Measurement

^(L) = Low Tide Measurement

A = Well covered repaired and TOC resurveyed (10/12/98)

B = TOC resurveyed (10/12/98) - MW-6 discrepancy confirmed 12-3-98

TABLE 3
Petroleum Hydrocarbons Detected in Groundwater
5050, 5051 & 5200 Coliseum Way
(Concentrations Reported in Milligrams per Liter [mg/L])



| Sample ID | Date Sampled | TEPH | TPH-D | TPH-O | TPH-G | Benzene | Ethyl-Benzene | Toluene | Total Xylenes |
|-----------|--------------|------|-------|-------|-------|---------|---------------|---------|---------------|
| | | MCL | -- | -- | -- | 0.001 | 0.7 | 1 | 10 |
| LF-11 | 23-Feb-04 | - | <0.05 | <0.3 | - | - | - | - | - |
| MWA-1 | 23-Feb-04 | - | <0.05 | <0.3 | 0.38 | 0.0012 | <0.0005 | <0.0005 | <0.0005 |
| MW-4 | 23-Feb-04 | - | - | - | <0.05 | <0.0005 | <0.0005 | <0.0005 | <0.0005 |
| CW-2 | 23-Feb-04 | - | <0.05 | <0.3 | <0.05 | <0.0005 | <0.0005 | <0.0005 | <0.0005 |
| CW-6 | 23-Feb-04 | - | <0.05 | <0.3 | <0.05 | <0.0005 | <0.0005 | <0.0005 | <0.0005 |
| CW-7 | 23-Feb-04 | - | <0.05 | <0.3 | <0.05 | <0.0005 | <0.0005 | <0.0005 | <0.0005 |

Notes:

All results reported in milligrams per liter (mg/L)

TEPH = Total Extractable Petroleum Hydrocarbons

TPH-D = Total Petroleum Hydrocarbons as Diesel

TPH-O = Total Petroleum Hydrocarbons as Motor Oil

TPH-G = Total Petroleum Hydrocarbons as Gasoline

MCL = Maximum Contaminant Levels for Drinking Water (CCR Title 22, Sections 64431 and 64444)

"--" = Not established

"<" = Analytes not detected at reporting limit

"-" = Not analyzed

TABLE 4
Metals, Total Dissolved Solids, pH and Chloride Detected in Groundwater
5050, 5051 5200 Coliseum Way
Concentrations in Milligrams per Liter (mg/L)

| Site | Monitoring Well | Sample Date | Antimony (Sb) | Arsenic (As) | Barium (Ba) | Beryllium (Be) | Cadmium (Cd) | Chromium (Cr) | Cobalt (Co) | Copper (Cu) | Lead (Pb) | Mercury (Hg) | Molybdenum (Mo) | Nickel (Ni) | Selenium (Se) | Silver (Ag) | Thallium (Tl) | Vanadium (V) | Zinc (Zn) | TDS | pH (SU) | |
|---------|-----------------|-------------|---------------|--------------|-------------|----------------|--------------|---------------|-------------|-------------|------------------|---------------------|-----------------|-------------|---------------|-------------|------------------|--------------|-----------|--------|---------|--|
| | | | MCL | 0.006 | 0.05 | 1 | 0.004 | 0.005 | 0.05 | -- | 1.3 ⁺ | 0.015 ⁺⁺ | 0.002 | -- | 0.10 | 0.05 | 0.1 ⁺ | 0.002 | -- | 5 | | |
| 5050 | LF-5 | 23-Feb-04 | <0.06 | 0.0071 | 0.013 | <0.002 | 0.710 | 0.019 | 2.80 | <0.010 | <0.003 | <0.0002 | <0.02 | 7.5 | 0.039 | <0.005 | 0.13 | <0.01 | 180 | 13,100 | 5.70 | |
| 5050 | LF-11 | 23-Feb-04 | <0.30 | 0.051 | <0.050 | 0.055 | 94 | <0.050 | 3.5 | 2.9 | 0.11 | <0.0002 | <0.100 | 16 | <0.025 | <0.025 | <0.025 | <0.50 | 30,000 | 55,500 | 3.90 | |
| 5050 | LF-12 | 23-Feb-04 | <0.06 | <0.005 | 0.02 | 0.011 | 1.6 | <0.01 | 1.20 | 0.78 | <0.003 | <0.0002 | <0.02 | 3.5 | 0.18 | <0.005 | <0.005 | <0.01 | 1,800 | 8,870 | 3.80 | |
| 5051 | MWA-1 | 23-Feb-04 | <0.06 | 0.0077 | 0.015 | <0.002 | 3.8 | <0.01 | <0.02 | 0.98 | 0.76 | 0.00044 | <0.02 | 0.66 | 0.011 | <0.005 | <0.005 | <0.01 | 960 | 5,500 | 5.30 | |
| 5051 | MW-4 | 23-Feb-04 | <0.06 | <0.005 | 0.014 | <0.002 | 0.34 | <0.01 | 0.038 | 0.016 | <0.003 | <0.0002 | <0.02 | 0.83 | 0.0088 | <0.005 | 0.016 | <0.01 | 480 | 5,620 | 5.40 | |
| 5051 | MW-5 | 23-Feb-04 | <0.06 | 0.015 | 0.600 | <0.002 | <0.005 | <0.01 | <0.02 | <0.01 | <0.003 | <0.0002 | <0.02 | <0.02 | 0.013 | <0.005 | <0.005 | <0.01 | 0.06 | 3,820 | 6.80 | |
| 5200 | CW-1 | 23-Feb-04 | <0.06 | 0.250 | 0.200 | <0.002 | <0.005 | <0.01 | <0.02 | <0.01 | 0.0041 | <0.0002 | <0.02 | <0.02 | 0.0085 | <0.005 | <0.005 | <0.01 | 13 | 1,640 | 6.90 | |
| 5200 | CW-2 | 23-Feb-04 | <0.06 | 3.000 | 15 | <0.002 | <0.005 | <0.01 | <0.02 | <0.01 | <0.003 | <0.0002 | <0.02 | <0.02 | <0.005 | <0.005 | <0.005 | <0.01 | <0.02 | 820 | 7.10 | |
| ACPWA-E | CW-6 | 23-Feb-04 | <0.06 | 0.370 | 44 | <0.002 | 0.031 | <0.01 | <0.02 | <0.01 | <0.003 | <0.0002 | <0.02 | 0.20 | <0.005 | <0.005 | <0.005 | <0.01 | 9.10 | 2,420 | 6.60 | |
| ACPWA-E | CW-7 | 23-Feb-04 | <0.06 | 0.047 | 220 | <0.002 | <0.005 | <0.01 | <0.02 | <0.01 | <0.003 | <0.0002 | 0.024 | <0.02 | 0.011 | <0.005 | <0.005 | <0.01 | <0.02 | 1,800 | 8.60 | |
| ACPWAW | CW-12 | 23-Feb-04 | <0.06 | 0.0089 | 0.054 | <0.002 | <0.005 | <0.01 | <0.02 | <0.01 | <0.003 | <0.0002 | <0.02 | <0.02 | <0.005 | <0.005 | <0.005 | <0.01 | 0.036 | 10,400 | 7.80 | |
| 5050 | CW-13 | 23-Feb-04 | <0.06 | <0.005 | 0.04 | <0.002 | 0.61 | <0.01 | 0.590 | <0.01 | <0.003 | <0.0002 | <0.02 | 1.6 | 0.0054 | <0.005 | <0.005 | <0.01 | 590 | 5,270 | 5.80 | |

FOOTNOTES:

(Sb) = Chemical Symbol for Metal (eg. Antimony)

TDS = Total dissolved solids

MCL = Maximum Contaminant Levels for Drinking Water (CCR Title 22, Sections 64431 and 64444)

-- = Not established

⁺ = Secondary Drinking Water Standard

⁺⁺ = Lead level established by the Federal Copper and Lead Rule for public drinking water suppliers

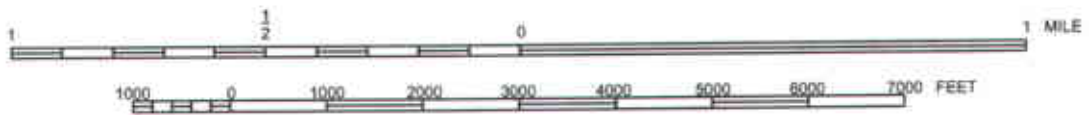
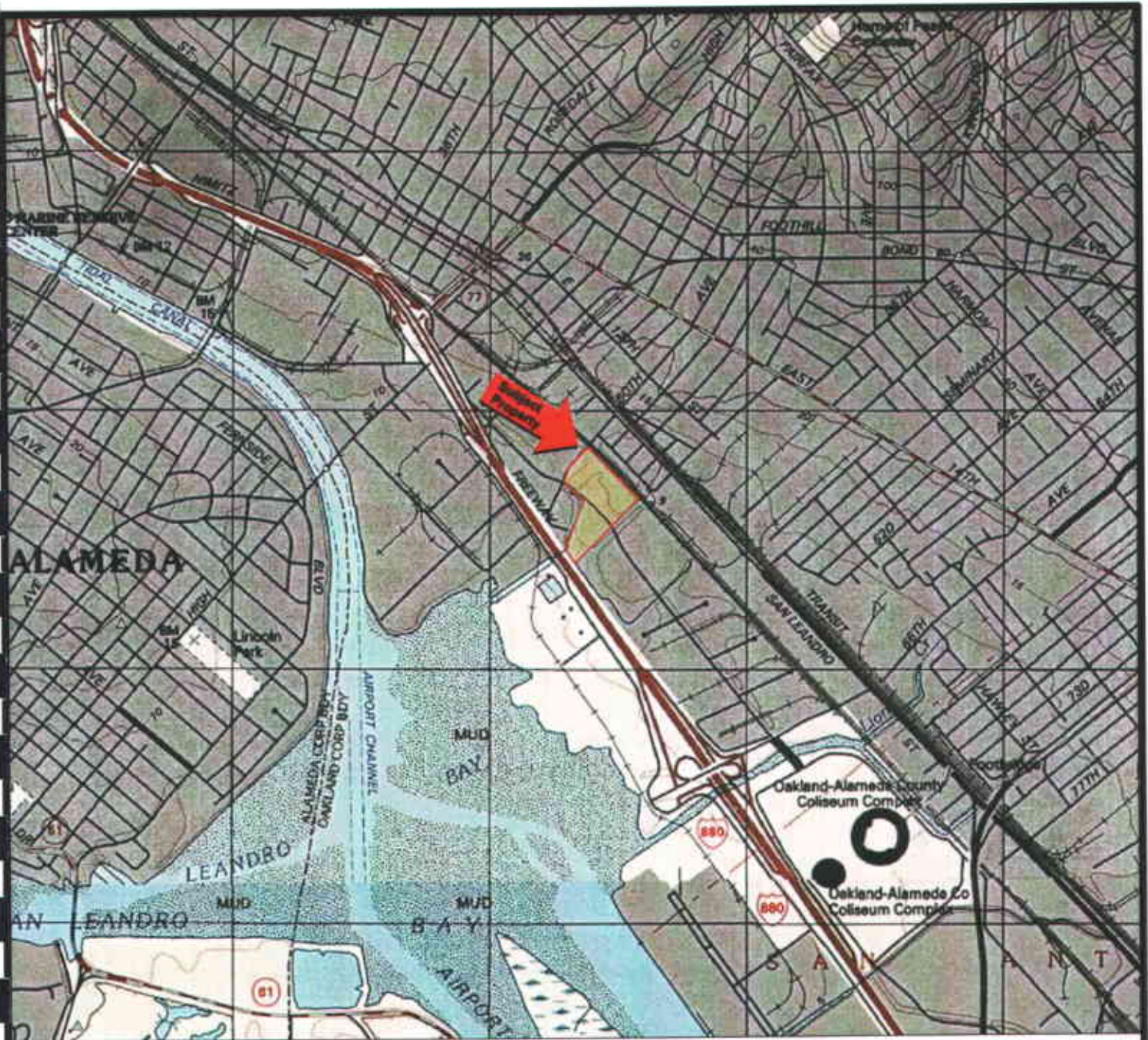
(SU) = Standard Units for pH, typically reported from field data, some are laboratory analysis

TABLE 5
Weep Water Sampling Results
5051 Coliseum Way, Oakland, CA
 Concentrations in milligrams per liter (mg/L)

| SAMPLE NO. | Weep Hole # | Sample Date | Arsenic | Barium | Cadmium | Zinc | pH |
|------------|-------------|-------------|---------|--------|---------|------|------|
| WH-4 | 4 | 16-Mar-04 | < 0.005 | 0.037 | 1.20 | 140 | 6.62 |
| WH-8 | 8 | 16-Mar-04 | < 0.005 | 0.043 | <0.005 | 1.70 | 7.82 |
| WH-9 | 9 | 16-Mar-04 | < 0.005 | 0.047 | 0.0066 | 9.6 | 7.15 |
| WH-12 | 12 | 16-Mar-04 | < 0.005 | 0.041 | <0.005 | 2.1 | 7.27 |
| WH-14 | 14 | 16-Mar-04 | < 0.005 | 0.029 | <0.005 | 0.26 | 7.09 |
| WH-17 | 17 | 16-Mar-04 | < 0.005 | 0.042 | <0.005 | 0.53 | 7.07 |

Notes:

pH results reported in Standard Units (SU).



Portion of the 7.5-Minute Series Oakland East, California
 Quadrangle Topographic Map
 United States Department of the Interior
 Geological Survey
 1997



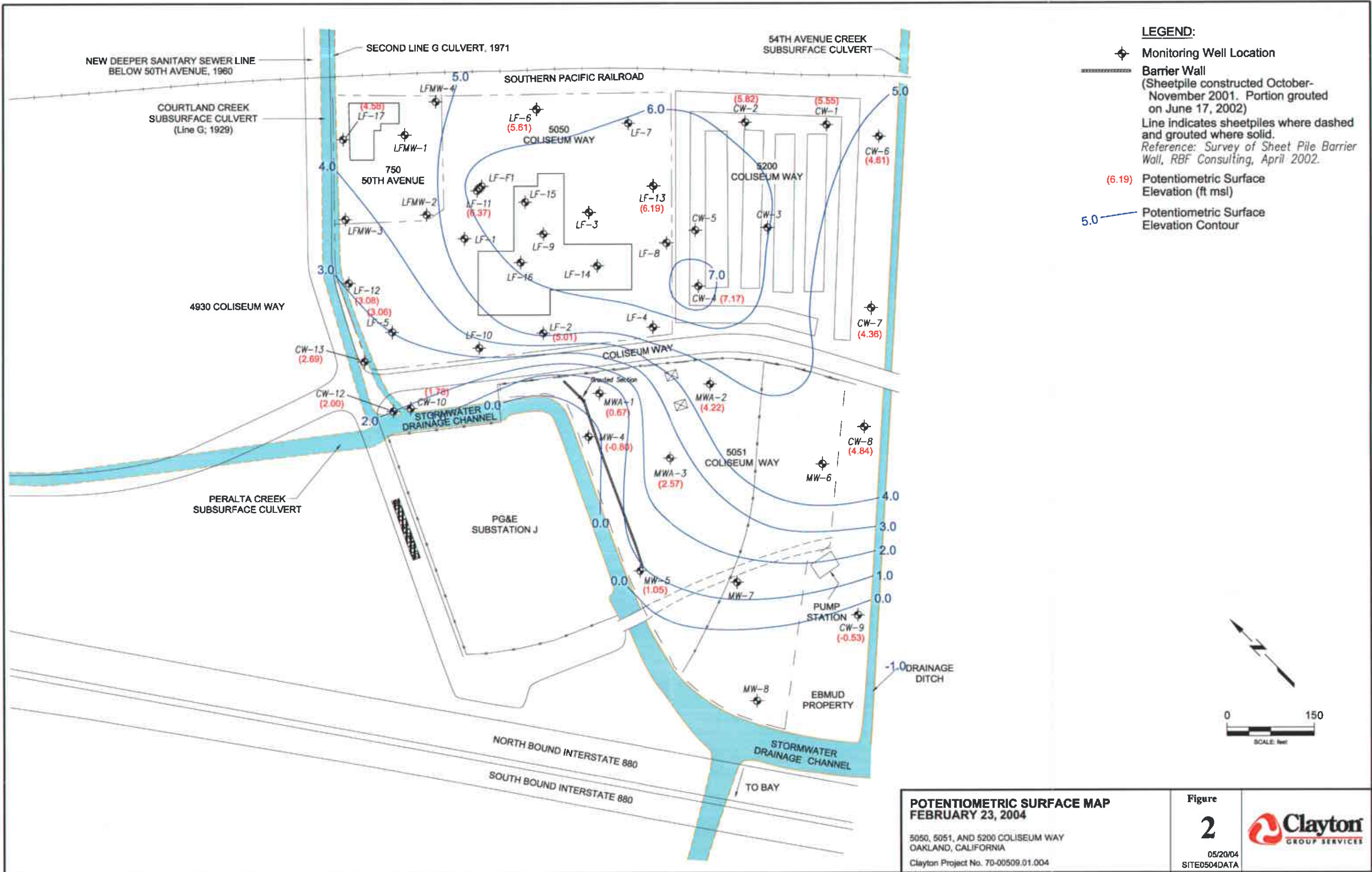
PROPERTY LOCATION MAP
 Coliseum Way Properties
 Oakland, California

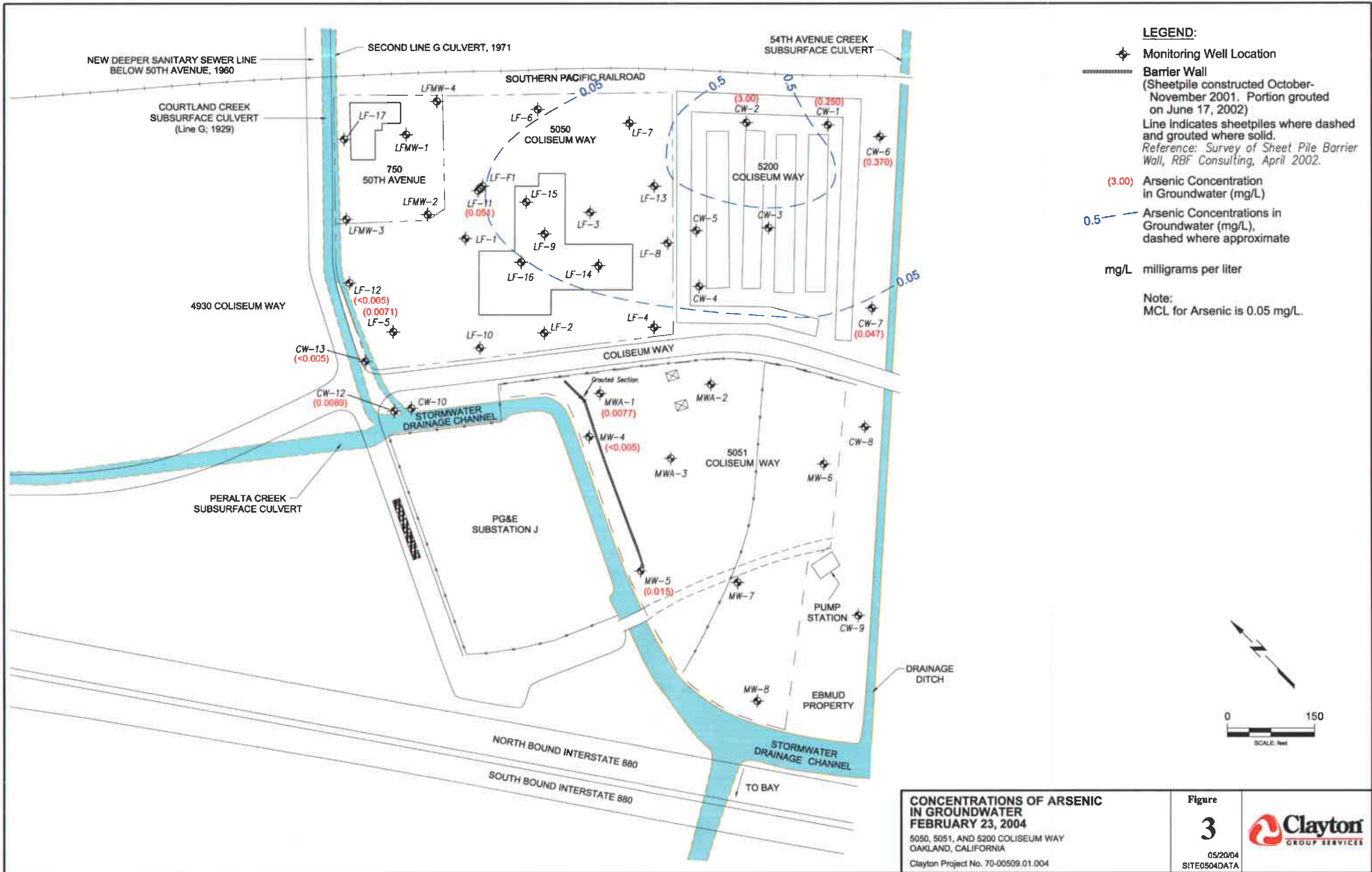
Clayton Project No. 70-00509.01

Figure

1



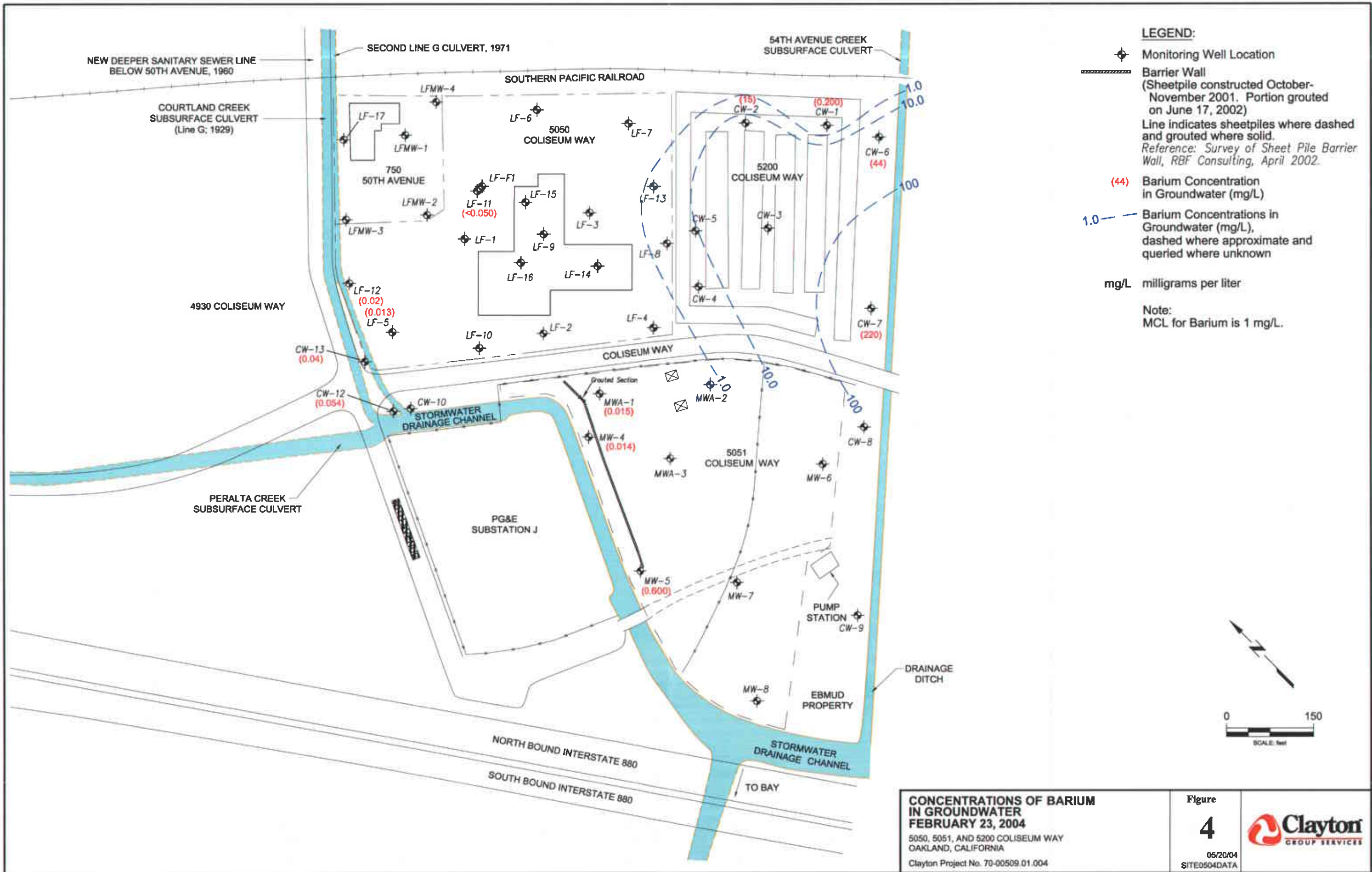




CONCENTRATIONS OF ARSENIC IN GROUNDWATER FEBRUARY 23, 2004
 5050, 5051, AND 5200 COLISEUM WAY
 OAKLAND, CALIFORNIA
 Clayton Project No. 70-00509.01.004

Figure
3
 05/20/04
 SITE0504DATA

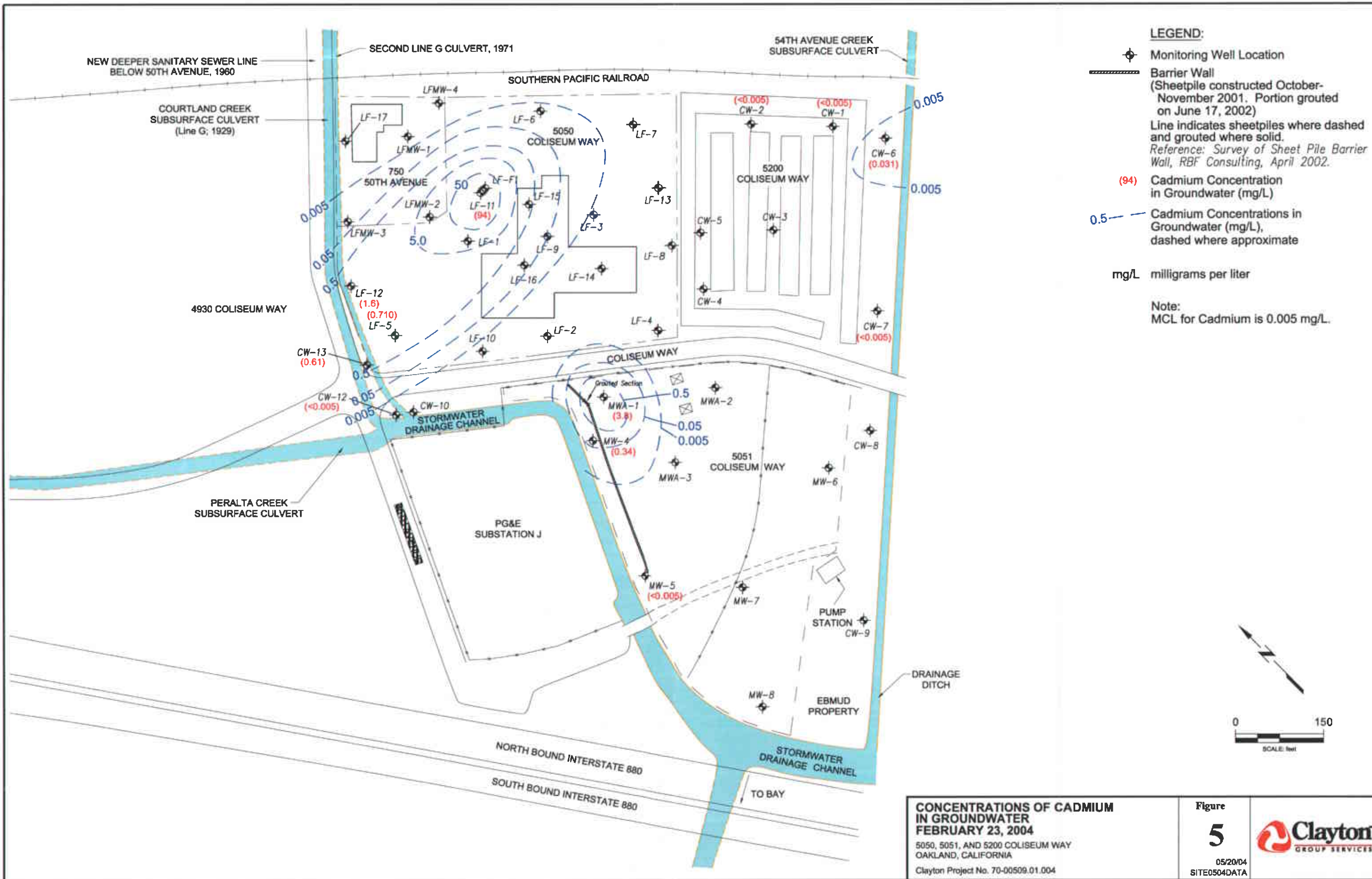


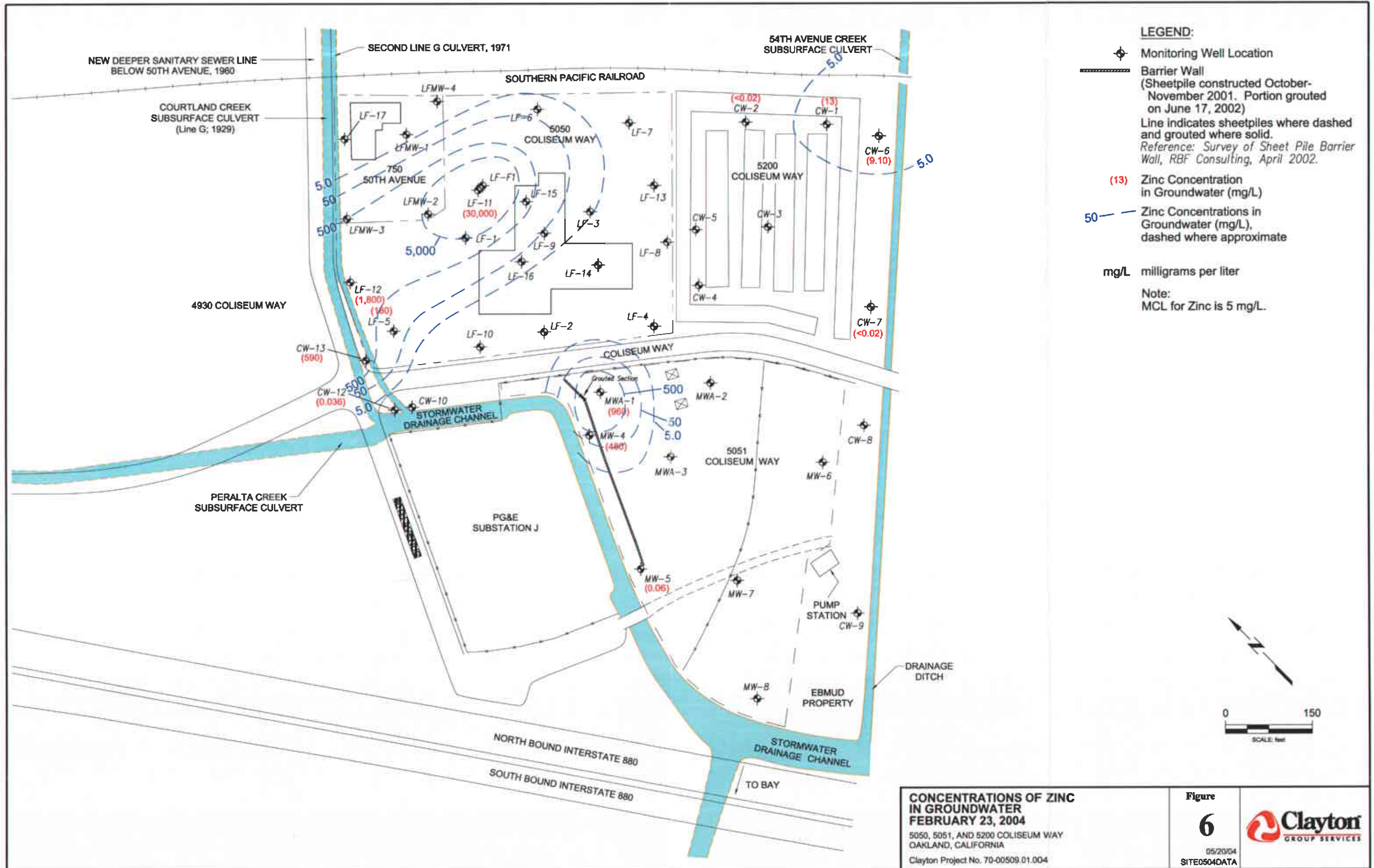


CONCENTRATIONS OF BARIUM IN GROUNDWATER
FEBRUARY 23, 2004
 5050, 5051, AND 5200 COLISEUM WAY
 OAKLAND, CALIFORNIA
 Clayton Project No. 70-00509.01.004

Figure
4
 05/20/04
 SITE0504DATA







NEW DEEPER SANITARY SEWER LINE
BELOW 50TH AVENUE, 1960

COURTLAND CREEK
SUBSURFACE CULVERT
(Line G; 1929)

SECOND LINE G CULVERT, 1971

54TH AVENUE CREEK
SUBSURFACE CULVERT

SOUTHERN PACIFIC RAILROAD

4930 COLISEUM WAY

PERALTA CREEK
SUBSURFACE CULVERT

PG&E
SUBSTATION J

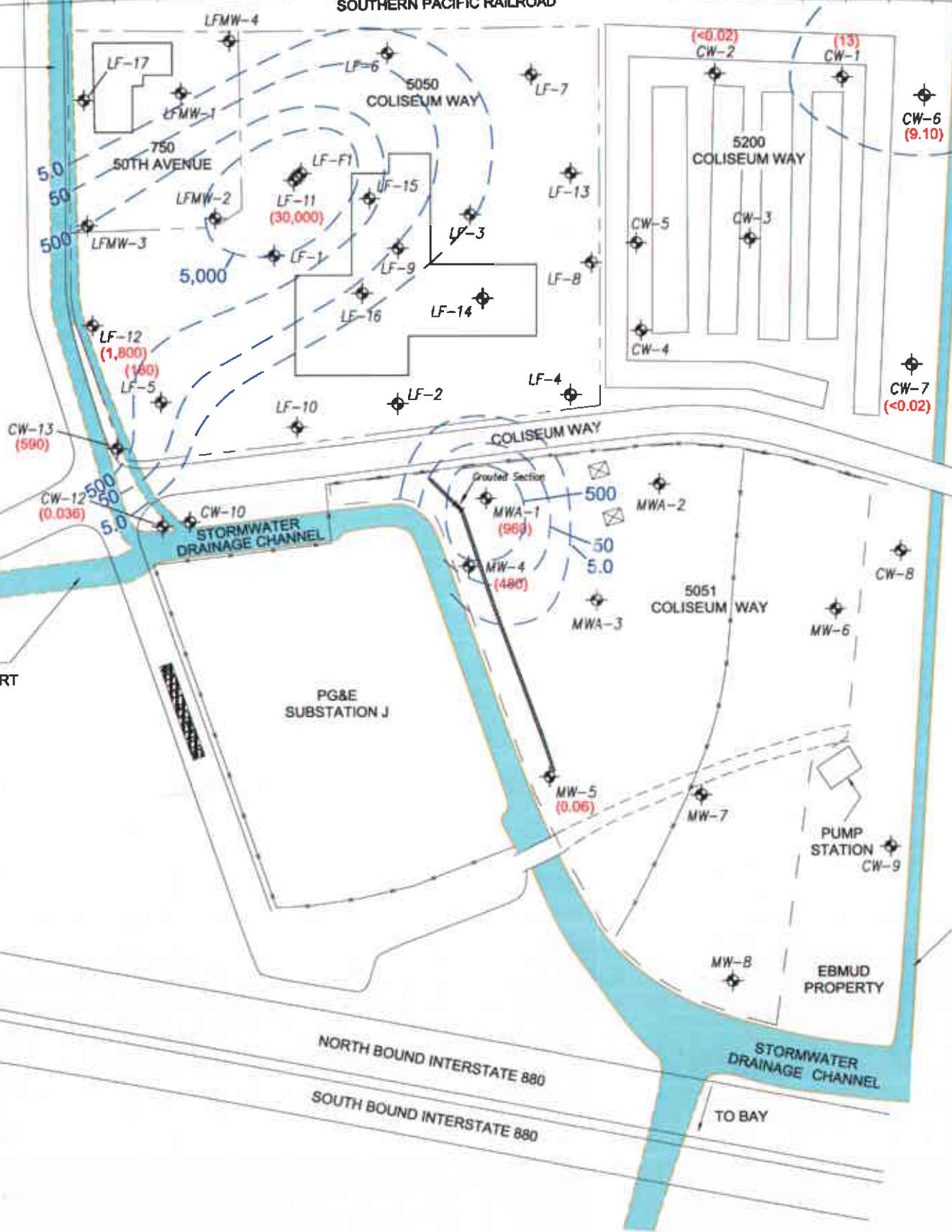
NORTH BOUND INTERSTATE 880

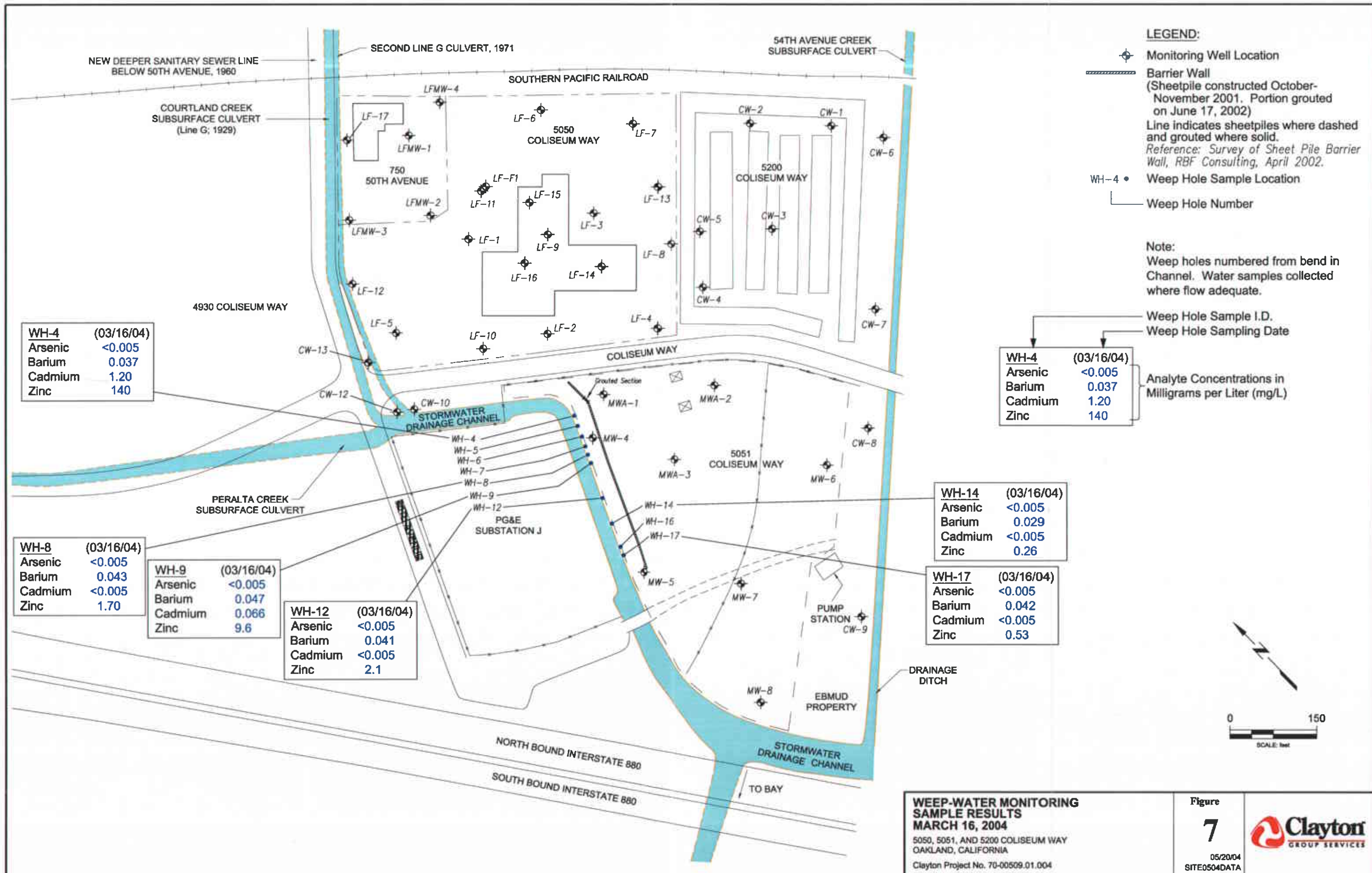
SOUTH BOUND INTERSTATE 880

TO BAY

EBMUD
PROPERTY

DRAINAGE
DITCH





| | |
|---------|------------|
| WH-4 | (03/16/04) |
| Arsenic | <0.005 |
| Barium | 0.037 |
| Cadmium | 1.20 |
| Zinc | 140 |

| | |
|---------|------------|
| WH-4 | (03/16/04) |
| Arsenic | <0.005 |
| Barium | 0.037 |
| Cadmium | 1.20 |
| Zinc | 140 |

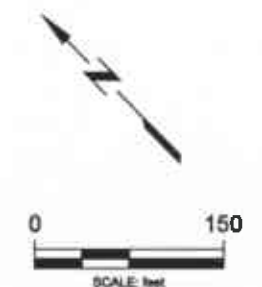
| | |
|---------|------------|
| WH-8 | (03/16/04) |
| Arsenic | <0.005 |
| Barium | 0.043 |
| Cadmium | <0.005 |
| Zinc | 1.70 |

| | |
|---------|------------|
| WH-9 | (03/16/04) |
| Arsenic | <0.005 |
| Barium | 0.047 |
| Cadmium | 0.066 |
| Zinc | 9.6 |

| | |
|---------|------------|
| WH-12 | (03/16/04) |
| Arsenic | <0.005 |
| Barium | 0.041 |
| Cadmium | <0.005 |
| Zinc | 2.1 |

| | |
|---------|------------|
| WH-14 | (03/16/04) |
| Arsenic | <0.005 |
| Barium | 0.029 |
| Cadmium | <0.005 |
| Zinc | 0.26 |

| | |
|---------|------------|
| WH-17 | (03/16/04) |
| Arsenic | <0.005 |
| Barium | 0.042 |
| Cadmium | <0.005 |
| Zinc | 0.53 |



WEEP-WATER MONITORING SAMPLE RESULTS
MARCH 16, 2004
 5050, 5051, AND 5200 COLISEUM WAY
 OAKLAND, CALIFORNIA
 Clayton Project No. 70-00509.01.004

Figure
7
 05/20/04
 SITE0504DATA

