



SAN FRANCISCO FRENCH BREAD COMPANY

June 16, 1993

Jennifer Eberle
Hazardous Materials Specialist
DEPT. OF ENVIRONMENTAL HEALTH
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Room 200
Oakland, California 94621

Re: 3924 Market Street - Oakland, California

Dear Ms. Eberle:

Enclosed please find a copy of the Phase I Site Audit for the above referenced property.

Please call me if you require any further documentation.

Very truly yours,

SAN FRANCISCO FRENCH BREAD COMPANY

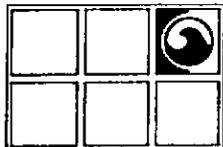
PETER H. SHER
Vice President/General Counsel

PHS:lm
enclosure

**PHASE I SITE AUDIT
FOR THE PROPERTY LOCATED AT
3924 MARKET STREET
OAKLAND, CALIFORNIA**

MARCH 1991

**GROUNDWATER TECHNOLOGY, INC.
CONCORD, CALIFORNIA**



GROUNDWATER TECHNOLOGY, INC.

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(415) 671-2387

**PHASE I SITE AUDIT
FOR THE PROPERTY LOCATED AT
3924 MARKET STREET
OAKLAND, CALIFORNIA
MARCH 1991**

Prepared for:

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Company
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Prepared by:

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**PHASE I SITE AUDIT
FOR THE PROPERTY LOCATED AT
3924 MARKET STREET
OAKLAND, CALIFORNIA
MARCH 1991**

INTRODUCTION

This report presents the results of the Phase I Site Audit performed by Groundwater Technology, Inc. for San Francisco French Bread Company (SFFB). The audit was conducted for the property located at 3924 Market Street in Oakland, California (site) (Figure 1). This Phase I Site Audit consisted of a historical land-use study and an environmental survey. The work was authorized by Mr. Peter H. Sher, Vice President/General Counsel of San Francisco French Bread Company.

HISTORICAL LAND-USE STUDY

SITE AND SURROUNDING AREA

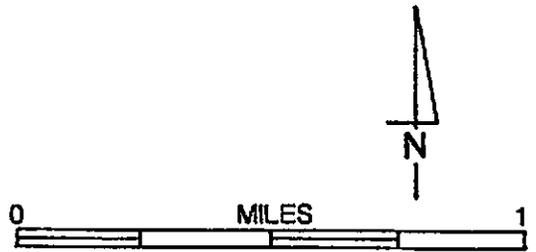
The site is located at 3924 Market Street in the City of Oakland, County of Alameda, in the State of California. The area around the site is used primarily for commercial and residential purposes. San Francisco Bay is located approximately one-mile west of the site. The site is bounded to the north by 40th Street, to the west by Market Street, to the south by 39th Street, and to the east by a school and residential dwellings. Currently, a commercial bakery building is located on the site. The bakery has not been in operation since 1987.

SITE WALKTHROUGH

An on-site inspection of the facility was conducted by Groundwater Technology, Inc. representatives on March 6, 1991. Mr. Peter H. Sher, Vice President/General Counsel, and Mr. Carey Krantz, Corporate Engineer for San Francisco French Bread Company, accompanied the representatives from Groundwater Technology, Inc. during the site walkthrough. Inspection of the facility revealed that

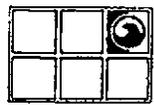


FIGURE 1
SITE LOCATION MAP



SAN FRANCISCO
FRENCH BREAD CO.
3924 MARKET ST.
OAKLAND, CALIFORNIA

ML 3/91

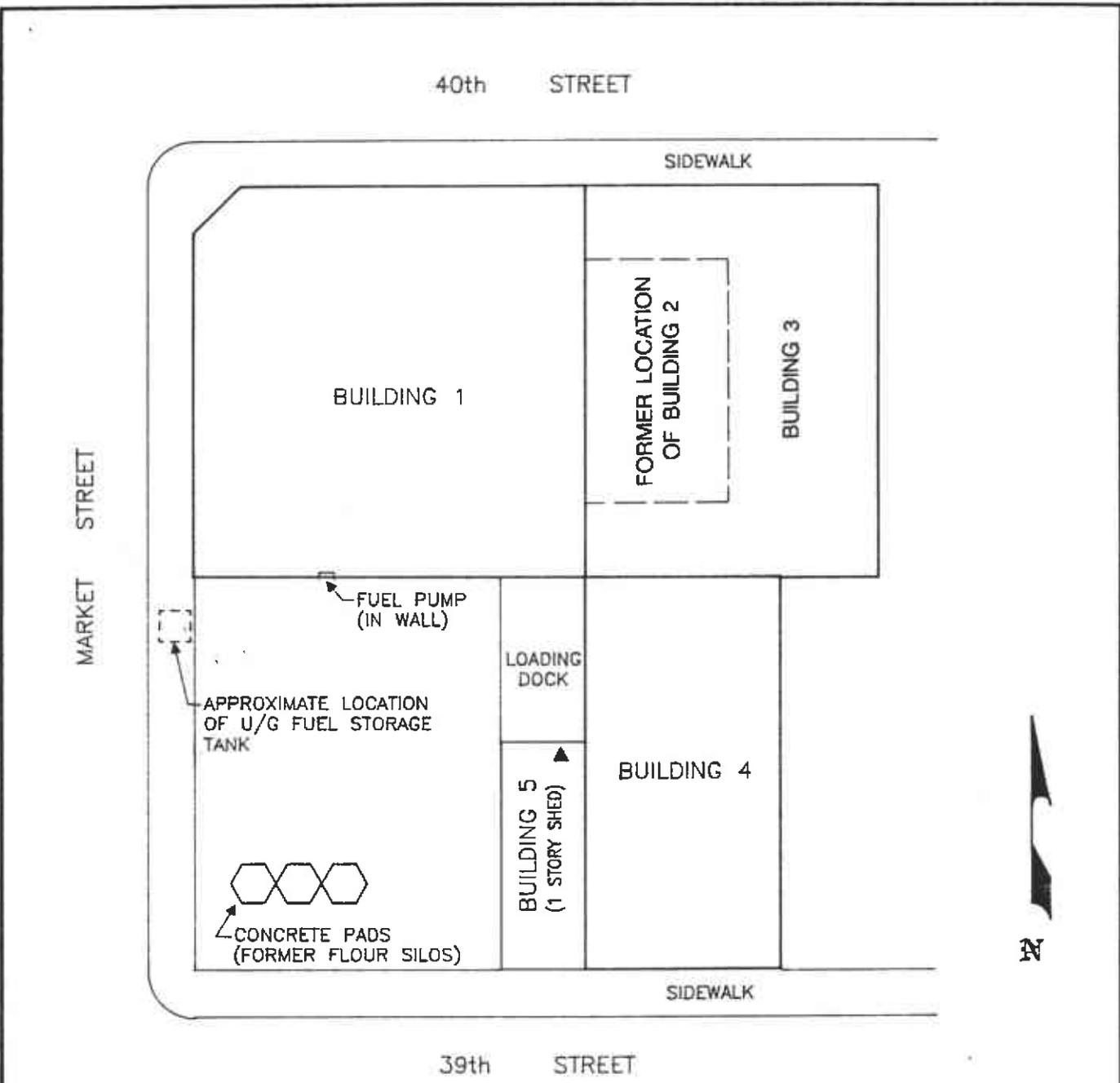


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the complex consists of five adjoining buildings (Figure 2). One area of concern identified in the original building (identified as Building #1 on Figure 2) is a sump, approximately 2-feet-wide and 2-feet-long, located in the basement. The construction and depth of the sump could not be determined during the walkthrough because it was filled to the surface with what appeared to be water. Building #1 has two levels. The floor of the first level is made of concrete and floor drains were noted. Mr. Sher believed that the floor drains were connected to the sewer. Noted during the site walkthrough were several 55-gallon drums located in Building #1. One drum located on the second level appeared to contain a light-colored oil. Four drums are stored on a pallet located on the first floor. Two of these drums were labeled "ZEP" which was identified by Mr. Krantz as a cleaner. Building #1 also contained refrigeration units in the past. Mr. Krantz stated that they used glycol and "RZZ" coolant in a closed system. A boiler was identified in Building #2, and Mr. Krantz estimated it to be approximately 40 years old. Mr. Krantz also stated that to the best of his knowledge the boiler has always been fueled by natural gas. Building #3 was used as an Engineering Shop. Building #4 contained the remains of an oven and a paint booth for painting trays. No transformers were noted in the buildings. One 500-gallon underground storage tank was identified by Mr. Sher. The approximate location is shown on Figure 2. The age of the tank is unknown. A fuel pump associated with the tank was noted. The age of the tank is unknown. A domestic well was identified during the site walkthrough. The well is located in Building #5, as shown on Figure 2. The Department of Water Resources (DWR) located in Sacramento, California was contacted for information regarding the well. The well log acquired from the DWR indicates that the well is 108-feet deep and was installed in 1928. The well log is included in Appendix A.

REGIONAL HYDROGEOLOGY

The site is located in the Santa Clara Valley Groundwater Basin. Groundwater within the site vicinity occurs in Pleistocene alluvial deposits consisting of layers of poorly consolidated to unconsolidated clay, silt, sand and gravel. These alluvial deposits make up the major groundwater reservoir in the East Bay Plain area. The water-yielding ability of the deposits varies throughout the area. The regional groundwater-flow direction is toward San Francisco Bay, generally flowing to the west-northwest, as documented in Alameda County Flood Control and Water Conservation District, Report 205 (J).



LEGEND
 U/G UNDERGROUND
 ▲ DOMESTIC WELL

0 FEET 40
 1" = 40'

FIGURE 2
 SITE PLAN

SAN FRANCISCO
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 3924 MARKET ST.
 OAKLAND, CALIFORNIA



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REVIEW OF AERIAL PHOTOGRAPHS

Nine aerial photographs, on file with Pacific Aerial Surveys in Oakland, California, were reviewed for historical information about the use of the site and the surrounding land. Figure 3 is an aerial photograph of the site taken on June 12, 1990, and was the most recent photograph available at the time of our review. From the earliest photograph available, dated March 24, 1947, the original building is apparent and is still present in the June 12, 1990, photograph. Table 1 presents a summary of the aerial photograph review.

TABLE 1
SUMMARY OF AERIAL PHOTOGRAPH REVIEW

Date of Photograph	Flight Source	Description
1947	AV-11-04-12	Two separate buildings exist on the site in this photograph. The larger one is located on the northwest corner of the property where 40th Street delineate the boundary of the property. The smaller of the two buildings is located on the southwest part of the property where Market and 39th Streets mark the boundaries of the property. A marked development in the freeway system has occurred since the time this photograph was taken.
1953	AV-119-09-29	This photograph shows a significant concentration of industrial activities on the west side of San Pablo Avenue and to the north of Interstate 580. The rest of the surrounding area appears to be dominated by residential developments. The two buildings noticed in the 1947 photograph are still present, and there are no apparent changes in the appearance of the site relative to the 1947 photograph.
1959	AV-337-07-25	The public school that is located to the south, across 39th Street is under construction in this photograph. The two buildings mentioned in the two previous photographs are present, apparently unchanged. Numerous vehicles are parked between the two buildings. The surrounding areas are characterized by residential developments. What appear to be commercial buildings are present on the north side of Interstate 580 and the west side of San Pablo Avenue, which serve as the boundaries that mark the industrial area.

TABLE 1
SUMMARY OF AERIAL PHOTOGRAPH REVIEW
(continued)

Date of Photograph	Flight Source	Description
1966	AV-710-09-24	The building that was located on the southwest corner of the site, at the corner of Market Street and 39th Street, no longer exists in this photograph. This building was replaced by three structures (identified by SFFB as silos). What appears to be a pipeline leaves the silos in an easterly direction, parallel to 39th Street, and goes in a 90 degree turn to the north and terminates atop the building located on the northwest corner of the site.
1969	AV-902-06-18	There are no apparent changes to the appearance of the site in the photograph relative to the 1966 photograph.
1975	AV-1193-06-17	The site does not seem to have undergone any change relative to the 1969 photograph. The surrounding area appears to be densely populated. Signs of new development in the previously noted industrial area to the north and west are apparent. The East Bay Municipal Utilities District sewage treatment plant exists in this photograph.
1979	AV-1750-06-1	This photograph shows no significant changes in appearance that have occurred since the 1975 photograph.
1985	AV-2640-06-20	The three silos are still apparent in this photograph and the structures on site appear the same as they did in the 1979 photograph.
1990	ALA AV-3845	The silos are no longer present on the southwest corner of the site. The pads that the silos rested on are still visible. The buildings present in the 1985 photograph can still be seen to exist in this photograph. The residential, commercial and industrial areas are still delineated as they were in the 1975 photograph.

REVIEW OF BUILDING PERMITS

The City of Oakland, Office of Public Works, Building Permits Department located at 1330 Broadway in Oakland, California, provided Groundwater Technology personnel with eight building permits for review. The permits were issued under a number of different spellings including; Toscana Bakery, Toscona Bakery, Toscano Bakery and the Toscano Baking Company. Table 2 summarizes the information found on the permits.

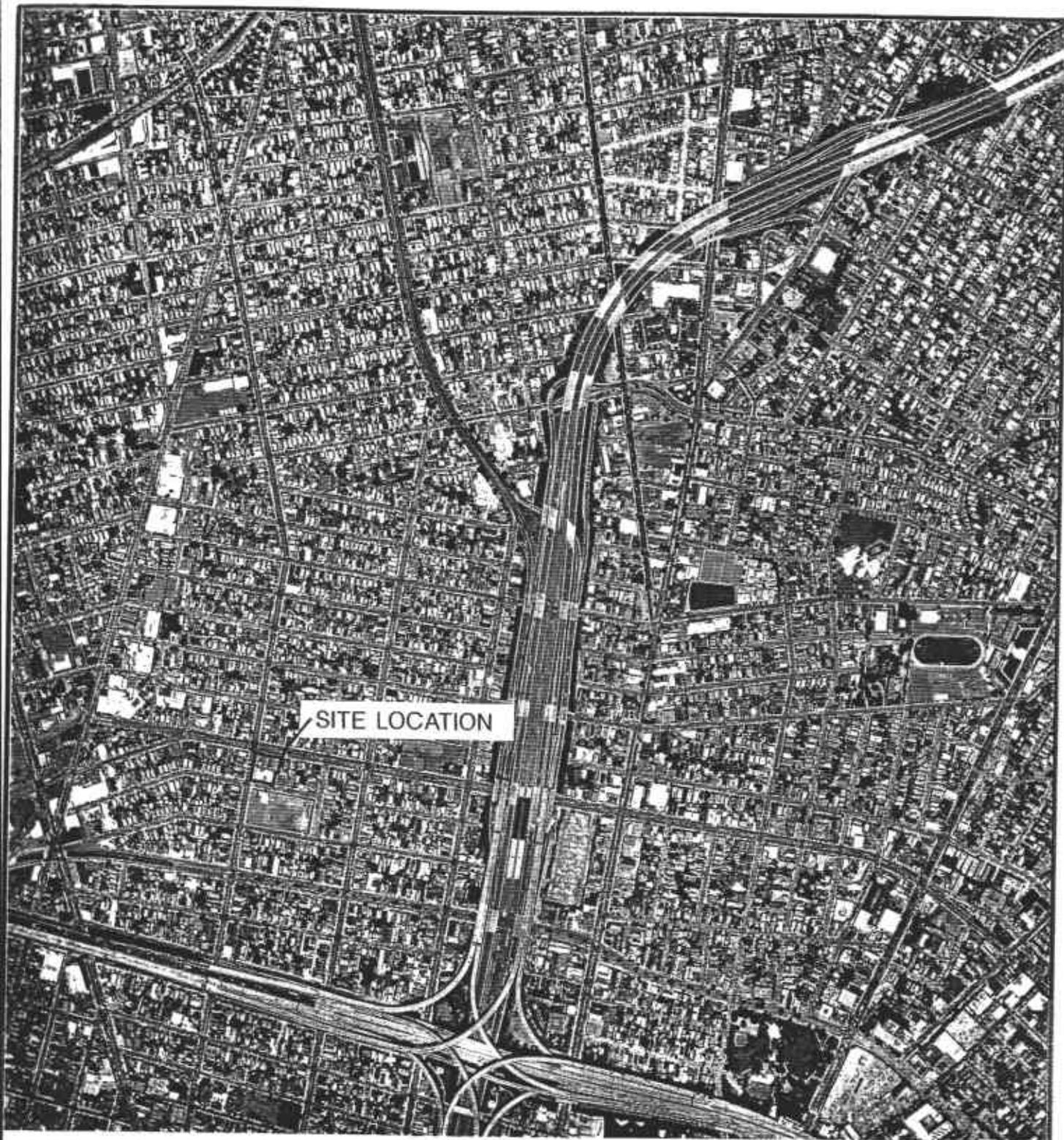
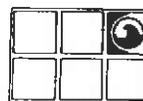


FIGURE 3
AERIAL PHOTOGRAPH OF SITE AREA
(taken 6/12/90)

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3924 MARKET ST.
OAKLAND, CALIFORNIA

NO SCALE



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TABLE 2
SUMMARY OF BUILDING PERMIT REVIEW

Permit ID No.	Dated	Address Type of Permit and Related Information
B 71427	10/29/57	3920 Market St. Permit to construct a loading platform. The number of buildings on the site was listed as two; a bakery, and an apartment building.
B 75956	08/13/58	3920 Market St. Permit to alter, repair, add to, or erect a building. Alterations were identified as being replacement of glass enclosures with concrete brick.
B 83371	09/08/59	3920 Market St. Permit to construct a new one-story addition. A drawing (873 40th Street) on this permit detailed the proposed location of the addition. The proposed addition was shown on the drawing to be adjacent to the east side of the bakery building, no wider than the existing building north and south walls and extending to the west an unspecified distance, which appears to be one-fifth of the existing east-west dimension of the building.
C 6637	01/16/63	Not Specified - Permit to remove existing ovens, pour a new floor, partition storage area.
C 8436	04/22/62	Not Specified - Permit to move existing fence to the property line.
C 17891	08/07/64	3920 Market St. Permit for new construction of "X" tank foundation.
C 46636	12/15/69	3924 Market St. Permit for construction of new sign.
C 773372	06/26/73	3924 Market St. Permit to construct a one-story concrete block bakery packaging and storage area. This was marked "finalized 2/20/74", and was accompanied by a copy of correspondence to Toscana Baking Company from the City of Oakland Board of Adjustments, Zoning Division. This correspondence documented that "application for major variance approved 1/26/69 for a 50 x 100' addition at 888 39th St. for adjoining baking co." Also noted in the discussion section of the document was that "original bakery site at corner of 40th and Market Streets was located in 1927." A drawing was included with this document locating the proposed addition on the southeast corner of the site.

SANBORN FIRE INSURANCE MAPS

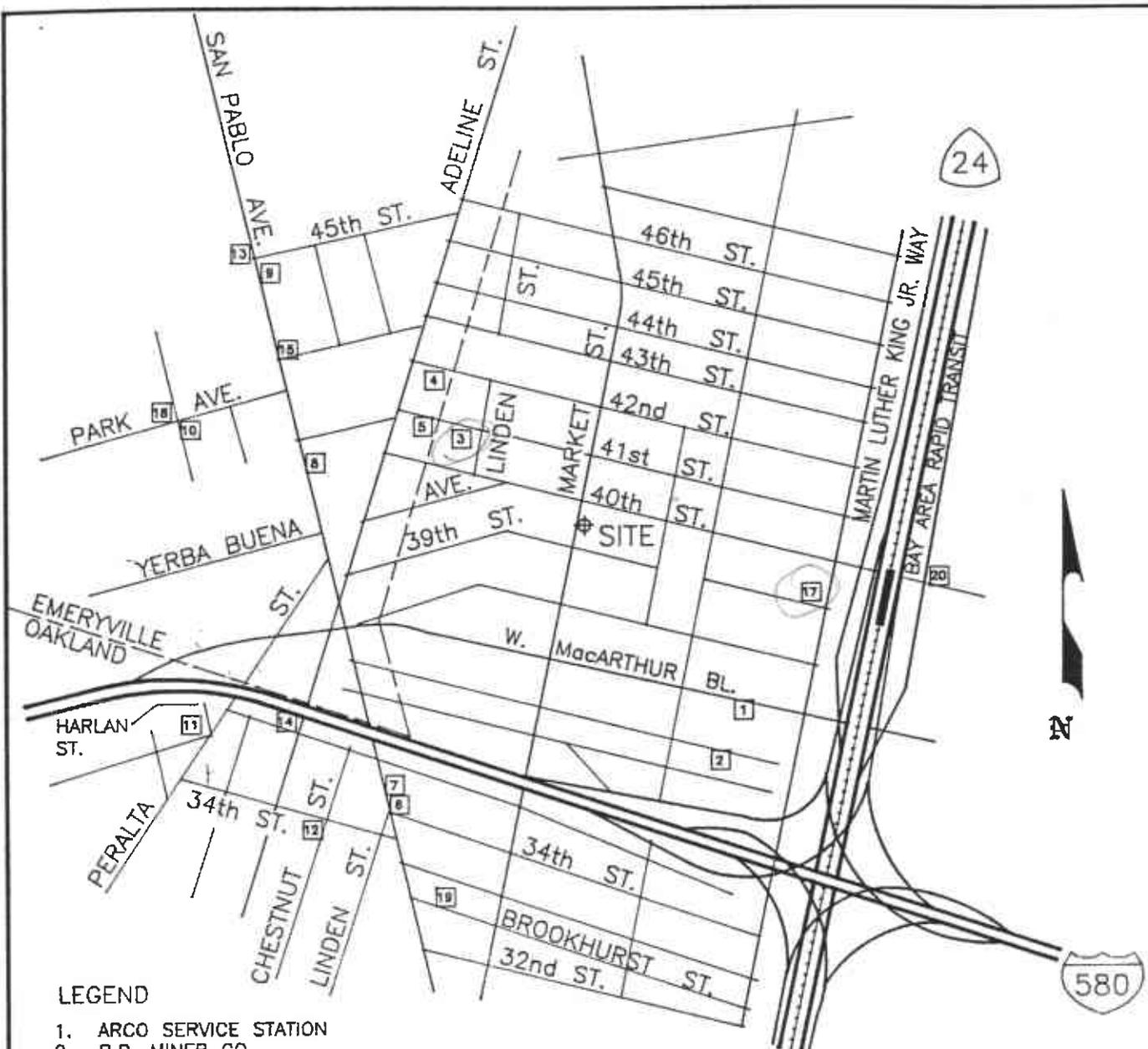
Sanborn Fire Insurance Maps (Sanborn Maps) were reviewed at the University of California Library at Berkeley, California. Sanborn Maps show detailed land-use information including type of businesses, locations of buildings, and information on flammable liquid storage, such as the existence of underground fuel-storage tanks. Sanborn Maps of Oakland, California are available for the period of years spanning the late 1890s to the early 1950s. Only the 1911 version of the Sanborn Maps available to Groundwater Technology personnel showed the area of Oakland in which the site is located. The site was vacant in 1911, and the immediately surrounding area was also shown as vacant.

SITE OWNERSHIP HISTORY

The Alameda County Assessor's office was contacted to obtain the Assessor's Parcel Number (No. 12-961-12-3) for 3924 Market Street. Copies of deed transactions for Assessor's Parcel Number 12-961-12-3 were obtained from Vista Environmental Information, Inc. Appendix A contains a summary of the information from available deed transactions. Measurements taken during the March 6, 1991, site walkthrough indicate that the site consists of Assessor's Parcel Number 12-961-12-3, 12-961-10, and a portion of 12-961-9-2.

ENVIRONMENTAL SURVEY

Information for the environmental survey was gathered from the Vista Environmental Information, Inc. database, which includes the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), the National Priority List (NPL), the Filed Notices of Superfund Liens (LIENS), the Hazardous Waste & Substances Site List (CORTESE), the Sites Authorized for Cleanup under the California Bond Expenditure Plan (BEP), the Sites Designated as Hazardous Waste Properties and Border Zone Properties (HWP), and the Active and Inactive Sanitary Landfills and Disposal Facilities (SWIS) list. Underground tank files were reviewed at the Oakland Fire Prevention Department (Oakland Fire Department), the Emeryville Fire Department, and the Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). The following is a summary of the information gathered for twenty facilities with potential environmental concerns. Figure 4 presents the locations of these facilities as numbered below.



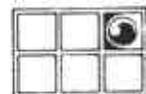
LEGEND

- | | |
|--------------------------------|----------------------------|
| 1. ARCO SERVICE STATION | 13. BERKELEY FARMS |
| 2. R.D. MINER CO. | 14. CITY OF PARIS CLEANERS |
| 3. CALIFORNIA LINEN RENTAL CO. | 15. CITY OF EMERYVILLE |
| 4. OAKLAND NATIONAL ENGRAVING | 16. ARCO SERVICE STATION |
| 5. DUNNE QUALITY PAINTS | 17. JOHNNY'S AUTOMOTIVE |
| 6. THRIFTY OIL SERVICE STATION | 18. DEL MONTE |
| 7. SHELL SERVICE STATION | 19. LOOMIS ARMORED |
| 8. SAN FRANCISCO BREAD CO. | 20. SHELL SERVICE STATION |
| 9. A.C. TRANSIT FACILITY | |
| 10. LES PAUL | |
| 11. CITY WOOD CABINET SHOP | |
| 12. DOUGCO METAL FINISHING | |



FIGURE 4
SITE VICINITY MAP

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FRENCH BREAD CO.
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OAKLAND, CALIFORNIA



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1. An Arco Service Station is located at 731 W. MacArthur Boulevard in Oakland, California, approximately 1,200-feet southeast of the site. Oakland Fire Department records show that a permit to remove two 4,000-gallon underground fuel-storage tanks and to install one 6,000-gallon and two 8,000-gallon underground fuel-storage tanks was issued on October 5, 1972. A second permit, to install one 12,000-gallon underground fuel-storage tank, was issued on August 16, 1983.

An October 6, 1989, Gettler-Ryan, Inc. report (summary on file with the RWQCB), indicated that a subsurface assessment began after a reported loss of super-unleaded product in November of 1982. The quantity lost was unknown. A total of twelve groundwater-monitoring wells were installed on site: four in December 1982, four in March 1983, and four in December 1987. Pacific Environmental Group, Inc. reported in January 1988 that one groundwater-monitoring well was destroyed, "possibly during tank replacement activities". GeoStrategies, Inc. reported the following information in their October 4, 1990, Site Update Report (on file with the RWQCB). The results of the July 1990 sampling show that two of the monitoring wells contained from 0.01-feet to 1.75-feet of "floating product". Analytical results for groundwater samples showed concentrations of up to 16,000 parts per billion (ppb) total petroleum hydrocarbons (TPH)-as-gasoline, and up to 1,400 ppb benzene.

2. The R.D. Miner Company site is located at 750 35th Street in Oakland, California, approximately 1,500-feet southeast of the site. The RWQCB file shows that one 550-gallon underground gasoline-storage tank was removed on July 24, 1987, by R.S. Eagan and Company. An Underground Storage Tank Unauthorized Release (Leak)/Contamination Site Report (Unauthorized Release form), on file with the Oakland Fire Department, stated that the source/cause of the release was "overflow". Analytical results of soil samples taken during the tank excavation showed concentrations of 290 parts per million (ppm) of total volatile hydrocarbons and 6.3 ppm benzene. The RWQCB file shows that R. S. Eagan and Company recommended the installation of one groundwater-monitoring well in a letter to the R. D. Miner Company.

3. California Linen Rental Company is located at 989 41st Street in Oakland, approximately 1,000-feet northwest of the site. Three underground storage tanks were removed from this property on February 8, 1989: one 550-gallon unleaded gasoline tank, one 3,000-gallon #5 fuel oil tank, and one 10,000-gallon regular gasoline tank, according to the June 1989 Work Plan by The Traverse Group, Inc. The Unauthorized Release Form (on file with RWQCB) indicated that the #5 fuel oil tank was more than twenty years old and that its capacity was 2,500-gallons. The analytical results of a water sample collected from the fuel-oil tank pit reported concentrations of 14,000 ppm total oil and grease (TOG) and 520 ppm TPH-as-diesel.

The November 3, 1989, Miller Environmental Company Report on Subsurface Investigation stated that three groundwater-monitoring wells have been installed on the property. Miller Environmental Company reported that the October 1989 monitoring data showed that the depth-to-water was from 7.00- to 9.25-feet below grade, and that the groundwater-flow direction was from south to north. The groundwater sample collected on October 23, 1990 from monitoring well MW-1, showed 50 ppm TPH-as-gasoline, 1.1 ppm TPH-as-diesel, 3.3 ppm benzene, 4.0 ppm toluene, 4.2 ppm ethylbenzene, and 4.7 ppm xylenes. Detectable concentrations of these constituents were not found in groundwater samples from monitoring wells MW-2 and MW-3.

4. Oakland National Engraving is located at 1001 42nd Street in Oakland, approximately 1,100-feet northwest of the site. The Oakland Fire Department records indicate that a permit to remove one 10,000-gallon underground storage tank was issued on February 20, 1987. An Unauthorized Release Form which is on file with the RWQCB stated that a release of "methylene chloride" and "light petroleum hydrocarbons" was discovered in March, 1988 from an unknown source, and that there is a "20 year old steel, 6,000 gallon tank on site".

A March 29, 1988 Field Investigation of An Underground Storage Tank, Former Grow Group Facility, Emeryville, California by O. H. Materials Corporation (OHM), (on file with the RWQCB), reported the following information. According to OHM, Ameritone Paint, a

subsidiary of Grow Group, manufactured paint at this location until 1980 when the property was sold to Oakland National Engravers. The Ameritone Paint manufacturing process involved the use of pigments, resins and mineral spirits. A 6,000-gallon tank was used to store mineral spirits prior to 1981. An antique furniture restoration business was located at this address in 1988.

O. H. Materials Corporation installed a temporary groundwater-monitoring well "downgradient" of the underground tank in 1988. Groundwater was encountered at 13-feet below grade. The contents of the tank were sampled and found to contain concentrations of 2,100 micrograms per liter (ug/l, equivalent to ppb) methylene chloride, 37 milligrams per liter (mg/l, equivalent to ppm) TPH, and 2,400 ug/l xylenes. The analytical results of the groundwater sample taken from the temporary monitoring well showed concentrations of 720 ug/l methylene chloride and 610 mg/l TPH. Chromatograms run on the tank and monitoring well samples were analyzed by OHM. OHM concluded that there was some similarity in hydrocarbons within and without the tank, but that the groundwater sample contained hydrocarbons not found in the tank. Groundwater samples were collected from the monitoring well in June and September 1988. The analytical results for the June 17, 1988 samples reported 2.0 mg/l petroleum hydrocarbons and 9.6 ug/l ethylbenzene. The analytical results for the September 13, 1988, samples reported 2.2 mg/l petroleum hydrocarbon, and 3.3 ug/l toluene.

5. Dunne Quality Paints is located on the Emeryville/Oakland boundary, approximately 1,100-feet northwest of the site. This facility is listed with both the Oakland and Emeryville Fire Departments. Emeryville Fire Department records show that Dunne Paints at 4050 Adeline, Emeryville, had two underground storage tanks containing mineral spirits, which were removed in June 1988. This facility currently uses two 1,000-gallon aboveground Convault tanks to store mineral spirits.

Oakland Fire Department records indicate that Dunne Quality Paints at 1007, 41st Street, Oakland has had six, possibly seven, underground storage tanks. A diagram in the Oakland Fire Department file showed the following tanks located on the property: one 6,000-gallon tank, two 3,000-gallon tanks, one 2,000-gallon tank, two 1,500-gallon tanks,

and an "abandoned solvent tank". The contents of the tanks were reported to be paint thinners and "Chevron 350-410". An Alameda County Department of Environmental Health, Hazardous Materials Division (Alameda County Health), Underground Tank Closure/Modification Plan, on file with the Oakland Fire Department stated "possible upper-piping leakage", "tanks were pumped and taken out of service", "report filed on February 6, 1988". A permit to remove the two 1,500-gallon underground storage tanks was issued on July 15, 1988.

According to the RWQCB records, six tanks were removed on July 18 and 19, 1988, by Semco Construction Company. The condition of the tanks upon removal was reported as follows: "small leak" in the 6,000 gallon tank, two tanks "badly damaged", and one tank "had water streaming out of several small holes as they were removed from the excavation". Hunter/Gregg prepared an Underground Tank Removal Report for SEMCO in November 1988. According to Hunter/Gregg, this facility mixes, blends and packages bulk paint products for consumer sales. Soil samples collected from the tank excavation showed up to 14,000 mg/kg TPH-as-Stoddard Solvent, and 360 mg/kg xylenes. Groundwater samples were collected from two monitoring wells which were installed in the excavations prior to backfilling. The analytical results of groundwater samples collected in February 1990 showed concentrations of 0.0004 ppm ethylbenzene and 0.0013 ppm xylenes in the samples from monitoring well no. 1, and 0.3 ppm TPH, 0.0003 ppm ethylbenzene, and 0.0015 ppm xylenes in the sample from monitoring well no. 2.

6. A Thrifty Service Station is located at 3400 San Pablo Avenue in Oakland, approximately 2,100-feet southwest of the site. Oakland Fire Department files show that a permit to install three 12,000-gallon underground fuel-storage tanks was issued on August 22, 1978. Woodward Clyde Consultants is currently submitting reports to the RWQCB for a well monitoring and product recovery program. A total of four groundwater monitoring wells have been installed on this site. Up to 1-inch of separate-phase hydrocarbons has been measured in the monitoring wells. As of November 1988, 8- to 10-gallons of product has been recovered from each well.

7. A Shell Service Station is located at 3420 San Pablo Avenue in Oakland, approximately 2,000-feet southwest of the site. Oakland Fire Department records indicate that repairs to product lines were made in 1970 and 1973 to four underground fuel-storage tanks: one 3,000-gallon tank, two 5,000-gallon tanks, and one 8,000-gallon tank. A permit to remove "existing steel tanks" and install "new double-wall fiberglass tanks" was issued on January 15, 1985. A permit to "remove and install" underground fuel-storage tanks was issued on August 31, 1987. The permit showed that three 10,000-gallon tanks and one 550-gallon waste-oil tank would be installed.

According to the RWQCB records, Delta Environmental Consultants, Inc. (Delta) completed a Phase II Hydrogeologic Assessment Report on June 26, 1990. A total of nine groundwater-monitoring wells have been installed. The depth-to-groundwater was reported to be from 11- to 13-feet below grade. Delta reported that monitoring well MW-1 contained 0.01-inches of separate-phase hydrocarbons. The analytical results for groundwater samples reported up to 40,000 ppb TPH and up to 12,000 ppb benzene. Delta is currently conducting quarterly groundwater monitoring and sampling.

8. San Francisco Bread Company is located at 4070 San Pablo Avenue in Emeryville, approximately 1,700-feet northwest of the site. The RWQCB file indicated that Alameda County Health reviewed the analytical data collected during a tank removal in 1989 and determined that the soil could be classified as non-hazardous waste. A proposal for the installation of three groundwater monitoring wells was to be submitted to Alameda County Health. The current status of this proposal was not available at the time of this report.

9. The A. C. Transit Facility is located at 1140 45th Street in Emeryville, approximately one-half-mile northwest of the site. According to RWQCB records, A. C. Transit has been a bus maintenance and operation business at this location since 1937. Kaiser Engineers, Inc. (Kaiser) completed a subsurface investigation at the facility in July 1988, after hydrocarbon-impacted soils were discovered during reconstruction of the facility and removal of at least three underground storage tanks. A second surface and

subsurface investigation was completed by Kaiser in July 1989, when approximately 16,000-gallons of no. 2 diesel fuel were discharged from a product line. Kaiser reported that approximately 13,800 gallons of no. 5 diesel fuel were reclaimed and approximately 1,000 gallons escaped into San Francisco Bay. In addition, contaminated soil was removed along the banks of Temescal Creek. A total of ten groundwater monitoring wells have been installed on the site. The most recent analytical results from groundwater samples showed concentrations of up to 5,000 ug/l TPH-as-gasoline, 140 ug/l TPH-as-diesel, 16 ug/l benzene, 3,800 ug/l toluene, 6,100 ug/l ethylbenzene, and 16,000 ug/l xylenes. A May 2, 1989, Kaiser groundwater contour map, which is on file with the RWQCB, indicated that groundwater flows from east to west. An RWQCB memo dated September 16, 1990, stated that "the plume was determined" and that "A. C. Transit is monitoring the groundwater, which may need a clean-up".

10. Les Paul is located at 1199 Park Avenue in Emeryville, approximately one-half-mile northwest of the site. Alameda County Health correspondence, on file with RWQCB, showed that in 1988, the soil at this location was analyzed and found to contain 3,500 ppm TPH and 800 ppm TOG. Les Paul was sent a Notice of Violation in 1988 for discharging water from a large containment vessel into a nearby vacant lot. The most recent correspondence indicated that the property in question does not belong to Les Paul, but to the City of Emeryville. No further information was available from the RWQCB file.

11. City Wood Cabinet Shop is located at 3423 Harlan Street in Oakland, approximately one-half-mile west of the site. This site is on the RWQCB Fuel Leaks List, but could not be located during the file review at the RWQCB Oakland office. Oakland Fire Department files show that two underground storage tanks were removed on June 6, 1988: one 2,500-gallon diesel-fuel storage tank and one 250-gallon tank. Information on the contents of the 250-gallon tank was not available. The analytical results of soil samples collected during excavation of the tank indicated that up to 670 mg/kg TOG, 75 mg/kg of TPH-as-diesel, and 2.7 mg/kg TPH-as-gasoline were present. Alameda County Health recommended that three groundwater monitoring wells be installed.

12. Dougco Metal Finishing is located at 1073 34th Street in Oakland, approximately 2,200-feet southwest of the site. Oakland Fire Department records showed that one 1,000-gallon underground gasoline-storage tank was removed on November 30, 1989. The tank was installed on July 25, 1975. The Alameda County Health Department file on this site was not available at the time of this report.

13. Berkeley Farms is located at 4550 San Pablo Avenue in Emeryville, approximately one-half-mile northwest of the site. Emeryville Fire Department records indicate that this facility has two underground gasoline-storage tanks: one 5,000-gallon tank and one 2,500-gallon tank. The RWQCB file shows that soil samples were collected on July 10, 1985, and found to contain 54 mg/kg total fuel hydrocarbons. Alameda County Health is the lead agency; however, information from the County was not available during preparation of this report.

14. City of Paris Cleaners is located at 3516 Adeline Street in Oakland, approximately 2,000-feet southwest of the site. This facility is listed on the RWQCB Fuel Leaks List but the file was not available at the time of the visit to the RWQCB Oakland office.

15. The City of Emeryville site is located at 4300 San Pablo Avenue in Emeryville, approximately 2,100-feet northwest of the site. A Preliminary Environmental Assessment, Phase 3, Emeryville Senior Housing Project, was completed on January 8, 1991, by Subsurface Consultants, Inc.(SC). The SC report stated that this site was an operating service station from 1930 to 1966. The service station had three 550-gallon underground fuel-storage tanks. A total of six groundwater monitoring wells have been installed on this property. The analytical results of groundwater samples collected in December 1990 showed concentrations of up to 1,600 ppb total volatile hydrocarbons, 3.0 ppb benzene, 2.5 ppb toluene, 3.8 ppb xylenes, and 2.1 ppb ethylbenzene.

16. An Arco Service Station is located at 4401 Market Street in Oakland, approximately 1,200-feet south of the site. The Oakland Fire Department file showed that a permit to remove two underground fuel storage tanks was issued on April 19, 1990. An Alameda County Health Underground Tank Closure/Modification Plan indicated that three tanks



were to be removed: one 1,000-gallon gasoline storage tank and two 500-gallon gasoline storage tanks. Alameda County Health is the lead agency; however, information from the County was not available during preparation of this report.

17. Johnny's Automotive is located at 3901 Martin Luther King Jr. Way, approximately 1,500-feet southeast of the site. Oakland Fire Department records indicate that a permit was issued to remove two underground, unleaded, gasoline storage tanks, one 1,000-gallon tank and one 500-gallon tank, on December 18, 1990. Alameda County Health is the lead agency, however, information from the County was not available during preparation of this report.

18. Del Monte is located at 1250 Park Avenue in Emeryville, approximately one-half-mile northwest of the site. The RWQCB file indicates that the following underground storage tanks have been removed from this property: one 550-gallon gasoline tank, removed on January 28, 1986, and four 50-gallon steel, fuel-oil tanks, removed on March 22, 1989.

CH2M Hill prepared the tank removal reports and conducted a subsurface investigation. A total of seven groundwater monitoring wells have been installed on the property. Analytical results of soil samples showed 0.07 ppm trichloroethylene (TCE) and dichloroethene (DCE). Detectable concentrations of the following analytes were found in groundwater samples: 0.29 ppm TCE and 0.063 ppm DCE. Tetrachloroethylene (PCE), Freon 113, xylenes and chloroform were also detected at low concentrations in some soil samples. In addition, 0.21 ppm and 0.5 ppm TPH has been detected in the most recent groundwater samples from two of the site monitoring wells. Monitoring well data has indicated that the depth-to-groundwater is approximately 11 feet, and that the groundwater-flow direction is from northeast to west-southwest. Water quality analyses run on the groundwater samples indicates that the amount of total dissolved solids exceeds the recommended levels for drinking water. CH2M Hill has submitted a letter to RWQCB requesting closure of this site.

19. Loomis Armored is located at 936 Brockhurst Street in Oakland, approximately one-half-mile southwest of the site. The Oakland Fire Department file indicates that a permit to remove two underground fuel-storage tanks, one 1,000-gallon diesel tank and one 6,000-gallon gasoline tank, was issued on January 19, 1990. An Underground Storage Tank Closure/Modification Plan was filed with Alameda County Health; however, the Alameda County Health file on this site was not available at the time of this report.

20. A former Shell Service Station is located at 500 40th Street in Oakland, approximately one-half-mile southeast of the site. This facility has had an ongoing subsurface investigation since July 1982. IT Corporation (IT) installed eleven monitoring wells and two recovery wells, all of which were covered by a commercial shopping center building and parking lot which was erected on the property in 1987. During the course of the IT investigation, as much as several feet of separate-phase hydrocarbons were noted in the wells. IT reported that "product thickness decreased as water table rose and increased as water table fell". Converse Environmental West (CEW) has conducted a subsurface investigation since January 1989. CEW has installed nine groundwater monitoring wells and one extraction well.

Table 3 is a list of sites within a one-half-mile radius of the site which currently have aboveground and/or underground storage tanks, or which have had underground storage tanks removed. No documented releases were available for any of these facilities.

TABLE 3
ABOVEGROUND AND UNDERGROUND TANK INFORMATION

Facility Name/ Address	Tank Information	Source
Flecto Paints 1000 45th Street Emeryville	3 AST (converted railroad tankers)	EFD
The Flecto Co., Inc. 1000 46th Street Oakland	4 UST removed 6/12/78: 1-4,000 g "drain" tank, 2-6,000 g mineral spirits, 1-8,000 g deodorized kerosene.	OFD
Continental Baking Co. 1010 46th Street Oakland	Exact no. of UST Indeterminate:	
	1-10,000 g fuel oil removed 3/4/85, two relocated 5/3/62: 1-8,000 g tank, 550 g tank.	OFD
	2-10,000 g diesel tank, 1-8,000 g gasoline tank.	EFD
Church/Harrington Property 3233 Market Street Oakland	1-1,000 g UST removed 12/22/70, 1-1,000 UST "filled with grout" 11/16/82.	OFD
Oakland Children's Hospital 4701-07 Martin Luther King Jr. Way Oakland	3 UST removed 8/8/90: 1-2,000 g tank, 1-500 g tank, 1-300 g tank.	OFD
Zimmerman Property 3501 San Pablo Avenue Oakland	1-285 g UST removed 5/7/71	OFD
Eric F. Anderson, Inc. 1033 Yerba Buena Avenue Oakland	1-4,000 g UST installed 8/21/80	OFD

TABLE 3
ABOVEGROUND AND UNDERGROUND TANK INFORMATION
 (continued)

Facility Name/ Address	Tank Information	Source
Satellite Sr. Homes 940 Brockhurst Street Oakland	2 UST removed 3/4/91 1-2,000 g tank, 1-4,000 g tank.	OFD
Big O Tires 810 W. MacArthur Blvd. Oakland	1-550 g fuel oil tank removed 2/22/78.	OFD
Dade Property 657 W. MacArthur Blvd. Oakland	3-1,000 g UST removed 4/15/71.	OFD
Epstein/Kebede Property 736 W. MacArthur Blvd. Oakland	2-1,000 g UST removed 6/30/87.	OFD
Shell Service Station 801 W. MacArthur Blvd. Oakland	5 UST removed 12/31/81: 1-10,000 g tank, 1-8,000 g tank, 1-4,000 g tank, 1-3,000 g tank, 1-550 g tank.	OFD
Merritt Trust Property 820 W. MacArthur Blvd. Oakland	3 UST removed 4/15/75: 2-6,000 g tanks, 1-10,000 g tank.	OFD
Chevron Service Station 890 West MacArthur Blvd. Oakland	3-10,000 g UST installed 4/14/82.	OFD
Phillips Service Station 901 W. MacArthur Blvd. Oakland	1-10,000 g UST installed 11/20/73.	OFD
Clipper Express 3871 San Pablo Avenue Emeryville	1-10,000 g UST, gasoline, removed 11/90/-.	EFD

TABLE 3
ABOVEGROUND AND UNDERGROUND TANK INFORMATION
(continued)

Facility Name/ Address	Tank Information	Source
Emeryville Fire Dept., #1 4331 San Pablo Avenue Emeryville	1-550 g UST, diesel	EFD
American Rubber 1145 and 1195 Park Avenue Emeryville	3 UST removed, date of removal unknown.	EFD
Pepsi-Cola 1150 Park Avenue Emeryville	3 UST on site: 2-5,000 g gasoline tanks, 1-8,000 g diesel tank.	EFD
Westransco 1268 Yerba Buena Avenue Emeryville	1 UST removed 1/88.	EFD

AST - aboveground storage tanks
UST - underground storage tanks(s)
g - gallons
OFD - Oakland Fire Department
EFD - Emeryville Fire Department

SUMMARY AND CONCLUSIONS

The site is located at 3924 Market Street in Oakland, Alameda County, California. The surrounding area is used primarily for commercial and residential purposes. The most recent deed transaction, obtained from Vista Environmental Information, shows that Toscana Bakery Co. is the current owner of the property.

Review of available building permit information indicated that construction of the site began in 1927. During the site walkthrough, the approximate location of an underground fuel-storage tank was identified as well as the location of a domestic water well. The site walkthrough also revealed the existence of a sump which is located in the basement. In addition, it was noted that the bakery contained refrigeration units, at one time. The refrigeration units used glycol and "RZZ" coolant in a closed system. The boiler located in building #2 was noted to be approximately 40 years old and to have been fueled by natural gas.

The Environmental Survey revealed the existence of twenty facilities within a one-half-mile radius of the site with potential environmental concerns. Twenty additional facilities were identified within the one-half-mile radius which have aboveground- or underground-storage tanks, or have had underground storage tanks removed. The regional groundwater-flow direction is toward the west-northwest. The site is located approximately one mile west of San Francisco Bay and the groundwater-flow direction may be influenced by tidal fluctuations. Several of the consultant reports reviewed indicated varying local groundwater-flow directions, both toward and away from the bay, suggesting tidal influence. Based on the data available, a predominant groundwater-flow direction in the vicinity of the site cannot be made, at this time. Since the local groundwater-flow direction is indeterminate, the potential for any off-site sources to have impacted groundwater is difficult to assess.

CLOSURE

Groundwater Technology, Inc. would like to thank San Francisco French Bread Company for this opportunity to be of service. If there are any questions or comments, please contact our Concord office at (415) 671-2387.

**APPENDIX A
DOMESTIC WATER WELL LOG**

12/17/28 - 43
Job #1047. Toscani Bakery, 899 - 40th.St

LOG OF WELL

Took over well at -----	50	feet
Sandy clay -----	50 to 60	"
Yellow clay -----	60 "	82 "
Cement gravel -----	82 "	83 "
Yellow clay -----	83 "	90 "
Sandy/clay -----	90 "	97 "
Gravel -----	97 "	102 "
Sandy clay -----	102 "	106 "
Clay -----	106 "	108 "

About 54' of 10" casing put in by Hall.

108 feet of 8" No. 14 R. H. Collar Casing with
50 feet of machine perforations & Welded reband.

Foreman J. Carrere.

Well finished May 8 - 1928.

APPENDIX B
COPIES OF THE PROPERTY REPORT DOCUMENT SUMMARY

Property Records Report
Document Summary

Document Type : DEED	Doc. # 1
Dated : 04-02-25	
Recorded : 04-03-25	
Instrument No. : 27151	
Parcel : 1	
1st Party: ALBERT KNOX et al	
As to an undivided <u>100</u> % interest in <u>FEE</u> title.	
2nd Party: SAM RUBINO et al	
As to an undivided <u>100</u> % interest in <u>FEE</u> title.	
Document Type : DEED	Doc. # 2
Dated : 01-30-40	
Recorded : 03-05-40	
Instrument No. : 11617	
Parcel : 1	
1st Party: LOUIS TACHELLA et al	
As to an undivided <u>100</u> % interest in <u>FEE</u> title.	
2nd Party: FILLIPPO TACHELLA et al	
As to an undivided <u>100</u> % interest in <u>FEE</u> title.	
Document Type : DEED	Doc. # 3
Dated : 05-29-41	
Recorded : 06-07-41	
Instrument No. : 31170	
Parcel : 1	
1st Party: GIOVANNI B. TOBACCO et al	
As to an undivided <u>100</u> % interest in <u>FEE</u> title.	
2nd Party: JOHN TOBACCO	
As to an undivided <u>100</u> % interest in <u>FEE</u> title.	

Document Type : DECREE OF DISTRIBUTION Doc. # 4
 Dated : 06-16-41
 Recorded : 06-20-41
 Instrument No. : 33843
 Parcel : 1

1st Party: *LOUISE TACHELLA, DEC'D*
 As to an undivided 100 % interest in FEE title.

2nd Party: *FILLIPPO TACHELLA*
 As to an undivided 100 % interest in FEE title.

Document Type : DEED Doc. # 5
 Dated : 01-06-42
 Recorded : 01-10-42
 Instrument No. : 1487
 Parcel : 1

1st Party: *SERAPHIN LACLAUSTRA, et al*
 As to an undivided 100 % interest in FEE title.

2nd Party: *HILDO BRATESANI, et al*
 As to an undivided 100 % interest in FEE title.

Document Type : AGREEMENT Doc. # 6
 Dated : 12-30-41
 Recorded : 01-21-42
 Instrument No. : 3453
 Parcel : 1

1st Party: *FILLIPPO TACHELLA, DEC'D*
 As to an undivided 100 % interest in FEE title.

2nd Party: *LOUIS TACHELLA, et al*
 As to an undivided 100 % interest in FEE title.

Document Type :	DECREE OF DISTRIBUTION	Doc. # 7
Dated :	01-05-42	
Recorded :	01-21-42	
Instrument No. :	3454	
Parcel :	1	
1st Party:	<i>FILLIPPO TACHELLA, DEC'D</i>	
	As to an undivided <u>100</u> % interest in	<u>FEE</u> title.
2nd Party:	<i>LOUIS TACHELLA</i>	
	As to an undivided <u>100</u> % interest in	<u>FEE</u> title.
Document Type :	DEED	Doc. # 8
Dated :	05-13-45	
Recorded :	05-29-45	
Instrument No. :	33674	
Parcel :	1	
1st Party:	<i>CARL E. THARRALDSON</i>	
	As to an undivided <u>100</u> % interest in	<u>FEE</u> title.
2nd Party:	<i>MARGARET WILLIAMS</i>	
	As to an undivided <u>100</u> % interest in	<u>FEE</u> title.
Document Type :	DEED	Doc. # 9
Dated :	05-15-45	
Recorded :	05-29-45	
Instrument No. :	33675	
Parcel :	1	
1st Party:	<i>MARGARET WILLIAMS</i>	
	As to an undivided <u>100</u> % interest in	<u>FEE</u> title.
2nd Party:	<i>LAWRENCE STRALLA</i>	
	As to an undivided <u>100</u> % interest in	<u>FEE</u> title.

Document Type :	DEED	Doc. #	10
Dated :	03-02-46		
Recorded :	03-20-46		
Instrument No. :	22404		
Parcel :	1		
1st Party:	<i>LUIGI PAGLIANO, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>JOSEPH DAMELE</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
Document Type :	DEED	Doc. #	11
Dated :	04-15-47		
Recorded :	06-09-48		
Instrument No. :	45456		
Parcel :	1		
1st Party:	<i>SILVIO LAGORIO, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>HILDO BRATESANI, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
Document Type :	DEED	Doc. #	12
Dated :	02-18-47		
Recorded :	06-09-48		
Instrument No. :	45457		
Parcel :	1		
1st Party:	<i>BACI CERUTTI</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>HILDO BRATESANI, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.

Document Type :	DEED	Doc. #	13
Dated :	10-19-46		
Recorded :	06-09-48		
Instrument No. :	45458		
Parcel :	1		
1st Party:	<i>BENNIE RATTO</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>HILDO BRATESANI, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
Document Type :	DEED	Doc. #	14
Dated :	05-11-48		
Recorded :	06-09-48		
Instrument No. :	45459		
Parcel :	1		
1st Party:	<i>LAWRENCE STRALLA, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>TOSCANA BAKERY CO</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
Document Type :	DEED	Doc. #	15
Dated :	09-23-47		
Recorded :	06-09-48		
Instrument No. :	45460		
Parcel :	1		
1st Party:	<i>SILVIO LAGORIO, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>HILDO BRATESANI, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.

Document Type :	DEED	Doc. #	16
Dated :	05-28-48		
Recorded :	06-09-48		
Instrument No. :	45461		
Parcel :	1		
1st Party:	<i>GIOVANNI DAMELE, et al</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>TOSCANA BAKERY CO</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
Document Type :	DECREE OF DISTRIBUTION	Doc. #	17
Dated :	05-11-53		
Recorded :	05-11-53		
Instrument No. :	42113		
Parcel :	1		
1st Party:	<i>MARIA RUBINO, DEC'D</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>SAM RUBINO</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
Document Type :	DEED	Doc. #	18
Dated :	05-21-53		
Recorded :	05-29-53		
Instrument No. :	47985		
Parcel :	1		
1st Party:	<i>SAM RUBINO</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.
2nd Party:	<i>TOSCANA BAKERY CO</i>		
	As to an undivided <u>100</u> % interest in	<u>FEE</u>	title.

Document Type :	DECREE OF DISTRIBUTION	Doc. #	19
Dated :	05-11-53		
Recorded :	02-28-55		
Instrument No. :	21512		
Parcel :	1		
1st Party:	<i>MARIA RUBINO, DEC'D</i>		
	As to an undivided <u>100</u> % interest in	<u> </u> FEE	<u> </u> title.
2nd Party:	<i>SAM RUBINO</i>		
	As to an undivided <u>100</u> % interest in	<u> </u> FEE	<u> </u> title.
Document Type :	DEED	Doc. #	20
Dated :	12-15-72		
Recorded :	12-19-72		
Instrument No. :	170416		
Parcel :	1		
1st Party:	<i>TOSCANA BAKERY CO</i>		
	As to an undivided <u>100</u> % interest in	<u> </u> FEE	<u> </u> title.
2nd Party:	<i>TOSCANA BAKERY CO</i>		
	As to an undivided <u>100</u> % interest in	<u> </u> FEE	<u> </u> title.
Document Type :		Doc. #	
Dated :			
Recorded :			
Instrument No. :			
Parcel :			
1st Party:			
	As to an undivided <u> </u> % interest in	<u> </u>	<u> </u> title.
2nd Party:			
	As to an undivided <u> </u> % interest in	<u> </u>	<u> </u> title.