BLYMYER & SONS ENGINEERS, INC. 1829 Clement Street ALAMEDA, CALIFORNIA 94501

LETTER OF TRANSMITTAL

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If enclosures are not as noted, kindly notify us at once.

INITIAL SUBSURFACE INVESTIGATION AND TANK REMOVAL SOILS REPORT

FOR

HENRY HORN AND SONS BURLINGAME, CALIFORNIA

ΒY

BLYMYER ENGINEERS, INC. 1829 CLEMENT AVENUE ALAMEDA, CALIFORNIA 94501

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Monitoring Well Soil Analyses Monitoring Well Water Analyses Tank Soil Analyses Soil Pile Analyses	10-11 12-14 15-17 18

BEI JOB NO. 8897.1

INTRODUCTION

Blymyer Engineers was retained by Henry Horn & Sons to provide environmental services required for the sale of real estate property located at 1301-65th Street, Emeryville, California. These services included the installation of one groundwater monitoring well near the tank location and the removal of one 2,000 gallon underground storage tank. This report conveys the results of the performance of these tasks per Regional Water Quality Control Board notification and reporting requirements.

SITE HISTORY

The building and 2,000 gallon underground storage tank on site were installed in 1952. The tank and associated piping, which was used for gasoline storage until January, 1972, passed Precision tank testing two years ago (Exhibit A). The tank was filled with water for the tank test.

The property has been leased for the last seven years by Oakland Diesel Distributing Corporation. Oakland Diesel uses the site as a center for the sale and repair of engine parts.

SITE LOCATION & GEOLOGY

The site is located to the east, <u>northeast</u> of the San Pablo Ridge in an industrialized section of Emeryville, CA. The topography is relatively flat with low rolling hills to the east. The San Francisco Bay is approximately 1/2 mile to the west (Exhibit B). The site is underlain by stiff bay mud. Groundwater was expected to be between 5 feet and 10 feet and is typically non-potable in this area.

MONITORING WELL INSTALLATION

One 2" diameter .020 slotted PVC monitoring well was installed Wednesday, June 8, 1988, by All Terrain Exploration, Roseville, CA. An 8-1/4" tire mounted, hollow-stem, auger rig was used to drill the bore. A geologist from Ensco, Inc. was on site to log the bore. (Exhibit C)

the bore. (Exhibit C).

OF

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The well was installed approximately 25 feet southwest of she tank. This location is inferred to be hydraulically downgradient of the tank. (Exhibit B).

The bore was drilled to a depth of 26 feet; however, when removing the augers to set the well screen, some soil collapsed into the hole. As a result, the final well depth is 23 feet deep with 20 feet of screen. Due to the well screen configuration, only 3 feet of casing was installed instead of the intended 5 feet. #3 Lonestar Sand was used as filter pack which was brought up to a depth of one foot above screen height. Six inches of

bentonite pellets were then placed and finally 1-1/2 feet of concrete was added as a sanitary seal to grade. A locking well monument and a traffic-rated well cover were installed.

The well was developed by bailing on June 9, 1988 by All Terrain Exploration. All bailed well water was collected in two 55 gallon drums. During the bailing sequence groundwater quickly recharged. On June 16, 1988 the depth of groundwater was observed to be at 4 feet 9 inches.

SOIL SAMPLING

Samples were collected at five foot intervals to a depth of first water, 14 feet, using a California split-spoon sample. Slight hydrocarbon odors were detected at the time of drilling. Samples were logged and properly prepared for transportation to Trace Analysis Laboratory, Hayward, California, a State-certified laboratory. (Exhibit D).

The samples were analyzed for TPH-g and BTXE. The results of these analyses are presented in Exhibit D and are summarized in Table I.

TABLE I

SOIL BORING SAMPLE ANALYTICAL RESULTS (ppb)

	TPH-g	BENZENE	TOLUENE	XYLENE	EYTHL- BENZENE
MW-1 5'	35,000/	580	460	4,900	670
MW-1 10'	630	20	<10	<20	<10
MW-1 15'	<500	<10	<10	<20	<10

These results indicate that the majority of the petroleum constituents are located above 10 feet bgs and are, therefore, not present in the water-saturated soils.

WATER SAMPLING

One water sample was collected from the monitoring well and analyzed for TPH-g, BTXE and EPA Method #624/8240 constituents. The results of these analyses are presented in Exhibit D. The results of the TPH-g and BTXE analyses are summarized in Table II.

TABLE II

MONITORING WELL ANALYTICAL RESULTS (ppb)

	TPH-g	BENZENE	TOLUENE	XYLENE	ETHYL- BENZENE
MW-1	1,400	<3	<10	15	<4

UNDERGROUND STORAGE TANK REMOVAL

The underground storage tank was removed on June 9, 1988, by the subcontractor, Eagan & Company. Prior to tank removal, H & H Ship Service removed a 60% water and 35% gas mixture from the tank. A 3 inch gas main and an unidentified line layed over the longitudinal axis of the tank.

The tank backfill consisted of foundry sand which has become cemented since the tank was installed. Excavation of cemented backfill was difficult and required a considerable amount of time.

Groundwater began infiltrating the excavation to a depth of approximately 12 feet bgs. A sheen was visible on the water-table. The majority of contaminated soil was removed from the excavation and stock-piled on Visqueen. Clean soil was separated from contaminated soil based upon apparent odors.

An inspection of the tank indicated that two 1-inch diameter holes had developed due to corrosion at the bottom of the tank and along the fill riser.

Tank Soil Samples

Soil samples were collected by Trace Analysis from beneath the tank (approximately one foot into native soil) at both ends of the tank. (This corresponds to a depth of approximately 11 feet). A soil sample was also collected from a depth of 12 feet along the south wall of the excavation. The soil was brought to the surface for sampling by the backhoe. The results of the soil samples were as follows:

TABLE III TANK SOIL SAMPLE RESULTS (ppb)

	TPH-g	BENZENE	TOLUENE	XYLENE	ETHYL- BENZENE
#1 - Fill	180	53	<10	<5	<4
#2 - Vent	<40	<3	<10	<5	<4
#3 - 12 *	<40	<3	<10	<5	<4

Mr. Jim Ingersole, City of Emeryville Fire Department, was on site during the removal of the tank from the excavation and soil sampling. Because a telephone and electric utility pole bordered the north side of the excavation, the excavation was immediately backfilled with crushed rock to support the pole. The contaminated soil pile was covered with Visqueen.

In compliance with California State Regulations, an Unauthorized Release Form has been filed with the Alameda County Department of Health Services, and the RWQCB, BAAQMD and DOHS have all been notified of the leak. Mr. Dennis Bryne is the official contact for this site at the Alameda County Department of Health Services.

Well Survey

A reconnaissance survey of wells located within a 1/2 mile radius of the site was conducted via telephone conversations with the Alameda County Flood Control District. The results of this survey indicate that no water supply wells are located within 1/2 mile of the site.

Soil Pile Samples

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Three soil pile samples were obtained from the contaminated soil pile on June 16, 1988 to confirm the tank soil sample analytical results. Samples were collected from the most obvious points of contamination. Table III indicates the analytical results as performed by Trace Analysis Laboratories.

TABLE IV

SOIL PILE ANALYTICAL RESULTS (ppb)

		THP-g	BENZENE	TOLUENE	XYLENE	ETHYL- BENZENE
NE,	Pile	340	28	<10	<20	<20
S	Pile	54,000	310	49	470	82
NW,	Pile	220,000	2,400	<1,000	22,000	<2,000

Conclusions

Based upon the above-mentioned observations and analytical results, Blymyer Engineers concludes the following:

- o The site is located in an industrial area.
- Groundwater is non-potable and is assumed to be brackish in quality.
- o The tank has not been used for 16 years. In addition, the tank passed testing two years ago. Therefore, it appears that contamination has only recently entered the subsurface.
- Although two underground utility lines ran along tank top, these lines appeared to have been back-filled with native soil rather than with typical sandy back-fill. This native soil has a very low permeability. Therefore, laterial migration away from the tank site is unlikely. The real extent of contamination is assumed to be localized to the tank excavation.
- o Although groundwater has been impacted from the leaking tank, the down gradient monitoring well shows only minimal contamination of 1.4 ppm of total petroleum hydrocarbons as gasoline and .015 ppm of Xylene.
- o There are no water supply wells located within 1/2 mile of the site.

RECOMMENDATIONS

Blymyer Engineers recommends that the groundwater quality at the site be monitored by sampling MW-1 on a quarterly basis. The collected water sample should be analyzed for TPH-g and BTXE. Quarterly reports must be submitted to the RWQCB.

Gasoline contamination soil is in the process of being moved and spread on site for aeration in a 15' \times 80' \times 1' pile. The BAAQMD will be notified 24 hours in advance of aeration.

Blymyer Engineers, Inc. does not believe any other action be taken at this time and that the groundwater contamination found in the monitoring well is below action levels based upon the assumed water quality in this area of Emeryville.

EXHIBIT "A"

PRECISION TANK TEST RESULTS

45971.1

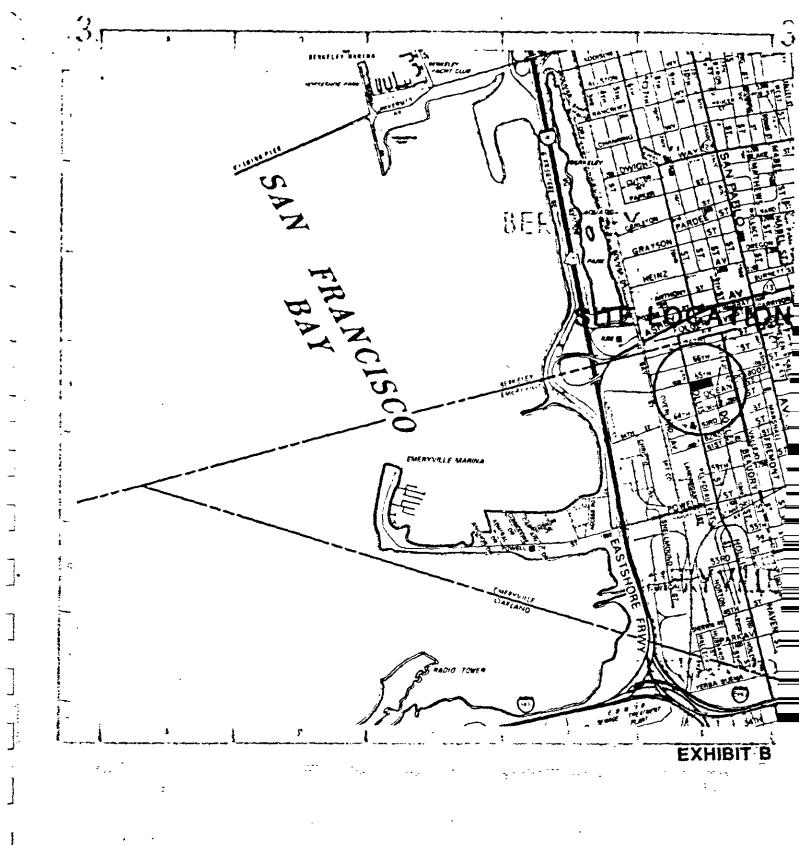
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	North inside driveway, Reat of station, etc.	Concrete, Black Top. Earth, etc.	Size, Titelili meke, Drop tubes, Remote Fills	Size, Menifolded		Suction, Remote,
8. UNDERGROUND WATER					Which tanks?	Make if known
WAIEN	Depth to the Water table					No
9. FILL-UP	Tanks to be filled	hr	Date Arranged by			
ARRANGEMENTS	Extra product to "top off"	and run TSTT. Hov	v and who to provide?	Consider NO Lead.	Name	Telephone
	Terminal or other contact for notice or inquiry					
		Company			Name	Telephone
O. CONTRACTOR, MECHANICS,						
any other contractor involved						
						
1. OTHER						
INFORMATION						
OR REMARKS	Additional information on	the dame share Office				
	Additional information on during test etc.	ony warns above. Office	mis of others to be advise	d when testing is in pro-	gress or completed. Visit	ors or observers present
TEST RESULTS	Tests were made on the	above tank systems	in accordance with ter	at procedures prescrib	ed for Defroyte	
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	312665	Tight 1/5.5	Leakage Indi	Cated C.C. H.	Date Te	sted
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EXHIBIT "B"

SITE LOCATION MAP PLOT PLAN



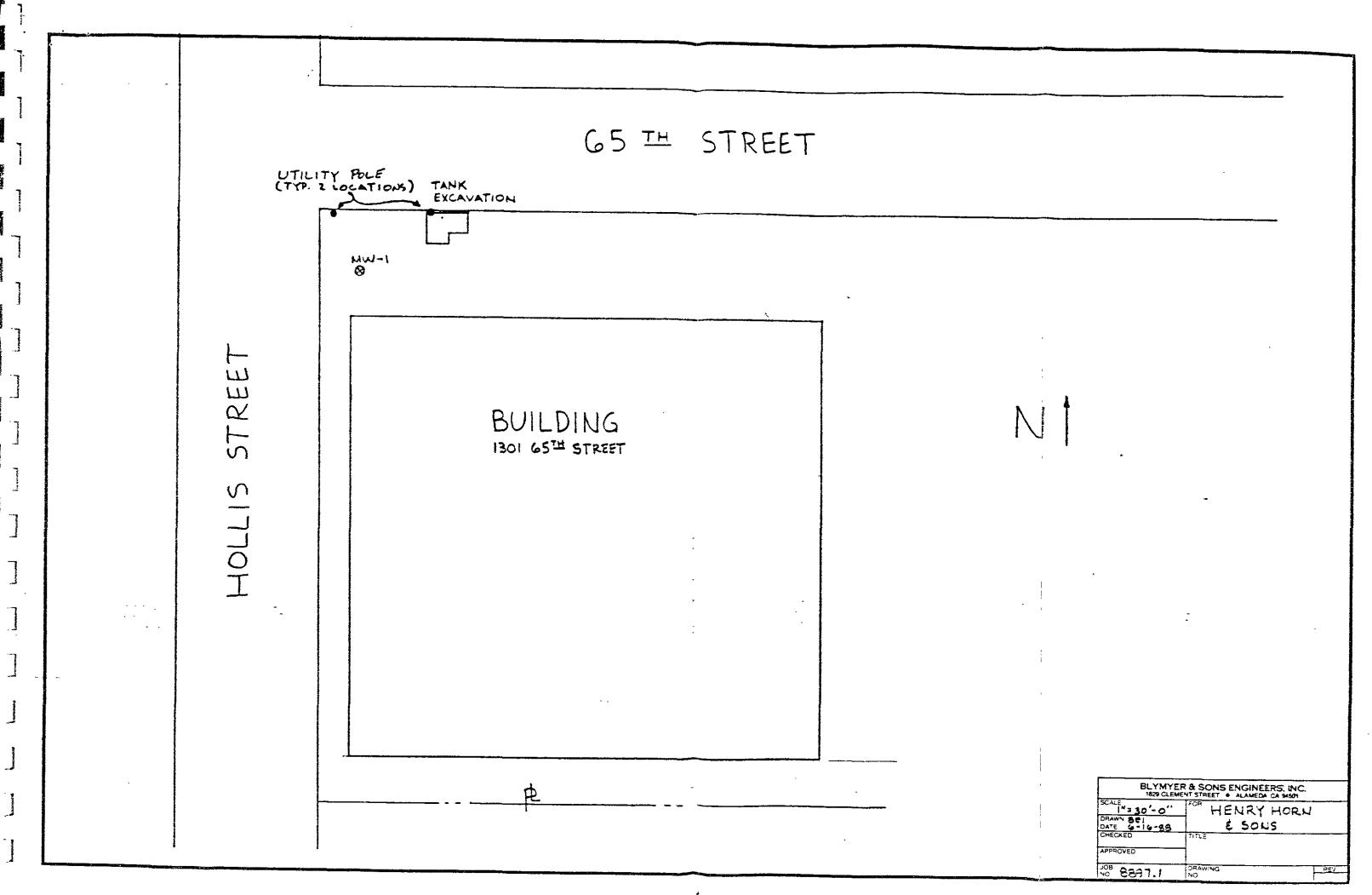


EXHIBIT "C"

LOG OF BORE

Blymyer Engineers, Inc.

Citent <u>Henry Horn and Sons</u>
Site 1301 65th, Emeryville

Driller <u>All Terrain Exploration Drilling</u>
Logged by <u>Steve Costello/Ensco Environmental Services</u>

Exploratory Bore Log
Date <u>6/3/38</u>
Job* <u>8897 1</u>
Rig <u>8 1/4 * Hollow</u>
Stem Auger
Diameter <u>2*</u>
Boring No <u>MW-1</u>

Description and Classification												
Color	Blow Counts	Consist.	Soil Type	Depth	Samp	Notes						
Drk Brn			iiiiii	-		No odors						
Drk Brn			MEN	-		Slight odor Damp						
Grayish Green	7/15/28	Hard		5 -	1-1	Singht odo Damp						
				-	1-2							
Advanta in the company of the compan	5/8/10	Yery Stiff		10 -		Yery sligi odor Damp						
Lighter	8/13/20	Hard		15	1-3	Wet No odors						
Light Brown	10/15/19			20 -		No odors No liners						
	9/11/14	Yery Stiff		25 -		Wet No odors No liner						
				-								
	Drk Brn Drk Brn Grayish Green Lighter	Drk Brn Drk Brn Grayish Green 7/15/28 5/8/10 Lighter 8/13/20 Light Brown 10/15/19	Drk Brn Drk Brn Grayish 7/15/28 Hard 5/8/10 Yery Stiff Lighter 8/13/20 Hard Light Brown	Drk Brn Drk Brn Grayish 7/15/28 Hard 5/8/10 Yery Stiff Lighter 8/13/20 Hard Light Brown Drk Brn 10/15/19 Brown	Drk Brn	Drk Brn						

EXHIBIT "D"

ANALYTICAL RESULTS & CHAIN-OF-CUSTODY

DATE:

6/13/88

LOG NO.:

6061

DATE SAMPLED:

6/8/88

DATE RECEIVED:

6/8/88

CUSTOMER:

Blymyer Engineers, Inc.

REQUESTER:

Sue Black

PROJECT:

No. 8897, Blymyer Engineers

Sample Type: Soil

		MW	11-1	MW	11-2	Min	/1-3
Method and Constituent	Units	Concen- tration	Detection Limit	Concen- tration	Detection Limit	Concen- tration	Detection Limit
DHS Method:							
Total Petroleum Hydro- carbons as Gasoline	ug/kg	35,000	5,000	630	500	< 500	500
Modified EPA Method 8020):						
Benzene	ug/kg	580	200	20	10	< 10	10
Toluene	ug/kg	460	200	< 10	10	< 10	10
Xylenes	ug/kg	4,900	300	< 20	20	< 20	20
Ethyl Benzene	ūg/kg	670	200	< 10	10	< 10	10

Hugh R. McLean

Supervisory Chemist

HRM: v1s

CHAIN OF CUSTODY RECORD

PROJECT	ROJECT NO PROJECT NAME								REC	JUES!	ED							
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^{*} FORM DATED 1-28-87

DATE: LOG NO.:

DATE SAMPLED: DATE RECEIVED: 6/9/88 PAGE:

6/20/88 6073 6/9/88 Two

Sample Type: Water

		Mh	i1
Method and Constituent	Units	Concen- tration	Detection Limit
	0111 63	Cracron	_ E /MI C
DHS Method:			
Total Petroleum Hydro- carbons as Gasoline	ug/1	1,400	40
Modified EPA Method 8020:			
Benzene	ug/l	< 3 ⋅	3
Toluene	ug/1 `	< 10	10
Xylenes	ug/1	15	5
Ethyl Benzene	ug/1	< 4	4
EPA Method 8240:			
Chloromethane	ug/1	< 3	3
Bromomethane	ug/l	< 3	3
Vinyl chloride	ug/1	< 3	3
Chloroethane	ug/l	< 3	3
Methylene chloride	ug/1	< 9	9
Trichlorofluoromethane	ug/l	< 3	3
1,1-Dichloroethene	ug/1	< 3	3
1,1-Dichloroethane	ug/1	53	3
trans-1,2-Dichloroethene	ug/1	100	3 /
Chloroform	ug/l	< 3	3
1,2-Dichloroethane	ug/l	< 3	3
1,1,1-TrichToroethane	ug/1	< 3	3
Carbon tetrachloride	u g/1	< 3	3
Bromodichloromethane	ug/1	< 3	3
1,2-Dichloropropane	ug/l	< 3	3
trans-1,3-Dichloropropene	ug/1	< 3	3
Trichloroethene	ug/1	(52)	3
Benzene	ug/l	(3	3

DATE: LOG NO.: DATE SAMPLED: DATE RECEIVED:

PAGE:

6073 6/9/88 6/9/88 Three

6/20/88

Sample Type: Water

		MW1				
Method and		Concen-	Detection			
Constituent	<u>Units</u>	tration	Limit			
EPA Method 8240 (Continue	d):					
Dibromochloromethane	ug/l	< 3	3			
1,1,2-Trichloroethane	ug/1	< 3	3			
cis-1,3-Dichloropropene	ug/1	< 3	3			
2-Chloroethylvinyl ether	ug/l	< 3	3			
Bromoform	ug/l	< 3	3			
1,1,2,2-Tetrachloroethane	ug/1	5.2	3 V			
Tetrachloroethene	ug/1	< 3	3			
Toluene	ug/1	< 9	9			
Chlorobenzene	ug/1	< 3	3			
Ethyl benzene	ug/l	< 3	3			
1,3-Dichlorobenzene	ug/1	< 3	3			
1,2-Dichlorobenzene	ug/1	< 3	3			
1,4-Dichlorobenzene	ug/1	< 3	3			
Other Constituents Identi	fied:					
Butane	ug/1	33	20 -			
Cyclopentane	ug/1	20	20 -			
2-Methyl-Butane	ug/1	63	20 🗸			
Cyclohexane -	ug/l	29	20 🗸			
2-Ethyl-3-Methyl-1- Butene	ug/l	37	20 /			

Hugh R. McLean

Supervisory Chemist

HRM:mln

2

HILL

IMI EL

2

ENVIRONMENTAL PHOTECTION AGENCY

3 - 0605

DATE:

6/20/88

LOG NO.:

6073

DATE SAMPLED:

6/9/88

DATE RECEIVED:

6/9/88

CUSTOMER:

Blymyer Engineers, Inc.

REQUESTER:

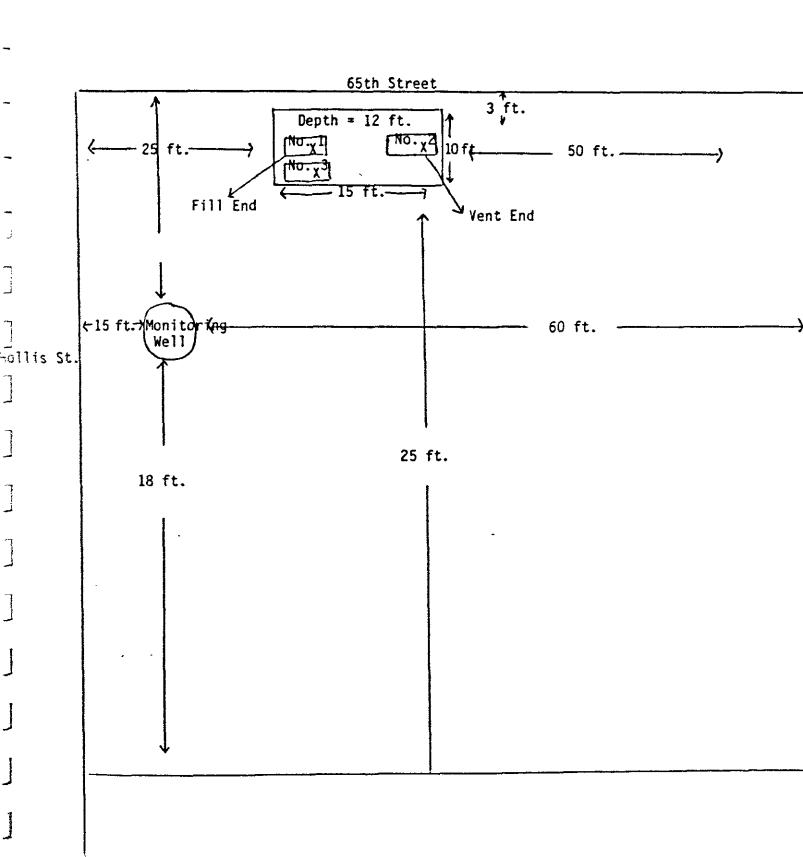
Sue Black

PROJECT:

No. 8897, Henry Horn and Sons

	Sample Type: Soil						
		No. 1, Fill End		No. 2, Vent End		No. 3, 12 ft.	
Method and Constituent Uni	<u>Units</u>	Concen- tration	Detection Limit	Concen- tration	Detection Limit	Concen- tration	Detection Limit
DHS Method:							
Total Petroleum Hydro- carbons as Gasoline	ug/kg	180	100	< 500	500	< 500	500
Modified EPA Method 8020:							
Benzene	ug/kg	52	10	< 10	10	< 10	10
Toluene	ug/kg	< 10	10	< 10	10	< 10	10
Xylenes	ug/kg	< 20	20	< 20	20	< 20	20
Ethyl Benzene	ug/kg	< 10	10	< 10	10	< 10	10

Johny HATA & STAIN OF CUSTODY RECORD PROJECT NAME : EMERYVILLE CA PROJ. NO. SAMPLERS: (Signature) hunhamo (7AC) QF REMARKS CON-TAINERS STATION LOCATION STA. NO. DATE TIME Soul Fill end & 6/9 2:50 vent end 3:0 2 12ft DEEP. 310 Date / Time Received by: (Signature) Relinquished by: (Signature) Received by: (Signature) Date / Time Relinquished by: (Signature) Date / Time Received by: Bigmaniel Relinquished by: (Signature) Date / Time Received by: (Signature) Relinquished by: (Signature) Date / Time Remarks Date / Time Received for Laboratory by: Relinquished by: (Signature) (Signature)



DATE:

7/5/88

LOG NO.:

6107

DATE SAMPLED:

6/16/88

DATE RECEIVED:

6/17/88

CUSTOMER:

Blymyer Engineers, Inc.

REQUESTER:

Sue Black

PROJECT:

No. 8897.1, Henry Horn and Son

	Sample Type: Soli						
Method and Constituent	<u>Units</u>	No. 1, Concentration	N.E. Pile Detection Limit	No. 2, Concen- tration	South Pile Detection Limit	No. 3, 1 Concentration	N.W. Pile Detection Limit
DHS Method: Total Petroleum Hydro- carbons as Gasoline	ug/kg	340 .	300	54,000	500	220,000	10,000
Modified EPA Method 8020	:						
Benzene	ug/kg	28	10	310	10	2,400	1,000
Toluene	ug/kg	< 10	10	49	10	< 1,000	1,000
Xylenes	ug/kg	< 20	20	470	20	22,000	2,000
Ethyl Benzene	ug/kg	< 20	20	82	20	< 2,000	2,000

Hugh R. McLean

Supervisory Chemist

HRM:mln

Office of Enforcement CHAIN OF CUSTODY RECORD PROJECT NAME PAOJ NO. Henry Horn & Son NO. OF HEMARKS CON-TAINERS STATION LOCATION STA, NO. DATE TIME 2401 NE PILE SOUTH PILE 2.500 2 NW PILE 3:001 Invoice Blumyer Engineers Received by . IS you nevel TAL Date / Time Relinquished by: (Signature) Date / Turne : Received by: (Signature) Relinquished by: (Synesure) Dan Gorecki Date / Time Received by Symanical Relinquished by: (Signature) Date / Time Received by: /3-Relinquished by: (Synamore) Date / Time Remarks Date / Terrer Received for Laboratory by: Relinquished by: (Signeture) (Separatura)

Distribution Original Assumptions Shipment, Copy to Coordinates Field Files