ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

ENVIRONMENTAL HEALTH DEPARTMENT
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

April 10, 2015

Mr. Ron Mooney
California Syrup & Extract
PO Box 8305
Emeryville, CA 94608

Subject: Case Closure for Fuel Leak Case No. RO0000046 and Geotracker, Global ID # T0600101623, California Syrup & Extract, 1355 55th Street, Emeryville, CA 94508

Dear Mr. Mooney:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (http://geotracker.waterboards.ca.gov) and the Alameda County Environmental Health website (http://www.acgov.org/aceh/index.htm).

Due to residual contamination, the site was closed with Site Management Requirements that limit future land use to the current commercial land use. Site Management Requirements are further described in Additional Information of the attached Case Closure Summary.

If you have any questions, please call Mark Detterman at (510) 567-6876. Thank you.

Sincerely,

Dilan Roe

Dilan Roe, P.E.
LOP and SCP Program Manager

Enclosures: 1. Remedial Action Completion Certification
2. Case Closure Summary

Cc w/enc.:

Gribi, Gribi Associates, 1090 Adams Street, Suite K, Benicia, CA 94510
(sent via electronic mail to: JGribi@gribiassociates.com)

Mark Detterman, ACEH (sent via electronic mail to mark.detterman@acgov.org)
Geotracker, Electronic File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6777
FAX (510) 337-9135

REMEDIAL ACTION COMPLETION CERTIFICATION

June 16, 2015

Mr. Ron Mooney
California Syrup & Extract
PO Box 8305
Emeryville, CA 94608

Subject: Case Closure for Fuel Leak Case No. RO0000046 and Geotracker, Global ID # T0600101623, California Syrup & Extract, 1355 55th Street, Emeryville, CA 94508

Dear Mr. Mooney:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Ronald Browder

Ronald Browder
Acting Director

UST Case Closure Summary Form

Agency Information Date: April 10, 2015

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Staff Person: Mark Detterman	Title: Senior Hazardous Materials Specialist

Case Information

Facility Name: California Syrup & Extract		
Facility Address: 1355 55th Street, Emeryville, CA 94608		
RB LUSTIS Case No: 01-1754	Local Case No.: 4592	LOP Case No.: RO0000046
URF Filing Date:	GeoTracker Global ID: T0600101623	
APN: 49-1184-13	Current Land Use: Commercial	
Responsible Party(s):	Address:	Phone:
California Syrup & Extract Co, LLC c/o Ron Mooney	PO Box 8305 Emeryville, CA 94608	----

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place/ Removed/Active	Date
1	10,000	Diesel	Closed in-Place	August 1994
2	550 – 1,000	Fuel oil/Waste oil	Closed in-Place	August 1994
3	1,000	Diesel	Closed in-Place	August 1994
4	1,000	Aqueous ammonia	Closed in-Place	August 1994
5	1,000	Gasoline	Closed in-Place	August 1994
6	6,000 – 10,300	Denatured alcohol	Closed in-Place	August 1994
7	10,000	Denatured alcohol	Closed in-Place	August 1994
8	10,000	Denatured alcohol	Closed in-Place	August 1994

Conceptual Site Model (Attachment 1, 1 page)

Closure Criteria Met (Attachment 2, 1 page)

LTCP Groundwater Specific Criteria (Attachment 3, 2 pages)

LTCP Vapor Specific Criteria (Attachment 4, 2 pages)

LTCP Direct Contact and Outdoor Air Exposure Criteria (Attachment 5, 2 pages)

Optional Site Maps (Attachment 6, 7 pages)

Analytical Data (Attachment 7, 10 pages)

Bore Logs (Attachment 8, 15 pages)

UST Case Closure Summary Form

Additional Information:

Site Management Requirements: This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). No soil samples were collected in the 0 to 5 foot depth interval. Under the current commercial land use most of the site is paved with minor landscaped areas resulting in a low potential for vapor intrusion and direct contact exposure under the current land use. Therefore, case closure is granted for the current commercial land use.

If a change in land uses to any residential, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

RWQCB Notification Notification Date: October 15, 2014

RWQCB Staff Name: Cherie McCaulou	Title: Engineering Geologist

Local Agency Representative

Prepared by: Mark Detterman	Title: Senior Hazardous Materials Specialist
Signature: Mark E. Detterman	Date: 4/10/2015
Approved by: Dilan Roe	Title: LOP and SCP Program Manager
Signature: Dilan Roe	Date: 4/10/2015

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

ATTACHMENT 1

CSM Report Go

CALIFORNIA SYRUP & EXTRACT (T0600101623) - MAP THIS SITE

OPEN - ELIGIBLE FOR CLOSURE

1355 55TH STREET
EMERYVILLE , CA 94608
ALAMEDA COUNTY
VIEW PRINTABLE CASE SUMMARY FOR THIS SITE

ACTIVITIES REPORT
PUBLIC WEBPAGE

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0000046*
CASEWORKER: MARK DETTERMAN - SUPERVISOR: DILAN ROE
SAN FRANCISCO BAY RWQCB (REGION 2) - *CASE #: 01-1754*
CASEWORKER: Cherie McCaulou - SUPERVISOR: Cheryl L. Prowell

CR Site ID #: NOT SPECIFIED

THIS PROJECT WAS LAST MODIFIED BY *MARK DETTERMAN* ON 4/10/2015 11:06:19 AM - HISTORY

THIS SITE HAS UNAPPROVED SUBMITTALS. CLICK HERE TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CSM REPORT - VIEW PUBLIC NOTICING VERSION OF THIS REPORT

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIIS)

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	FIVE YEAR REVIEW INFORMATION: REVIEW NUM	REVIEWER	FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
CALIFORNIA SYRUP & EXTRACT (Global ID: T0600101623) 1355 55TH STREET EMERYVILLE, CA 94608	Open - Eligible for Closure	7/16/2014	7/20/1993	22	ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0000046* *CASEWORKER: MARK DETTERMAN - SUPERVISOR: DILAN ROE* SAN FRANCISCO BAY RWQCB (REGION 2) - *CASE #: 01-1754* *CASEWORKER: Cherie McCaulou - SUPERVISOR: Cheryl L. Prowell*

STAFF NOTES (INTERNAL)
Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: http://ehgis.acgov.org/dehpublic/dehpublic.jsp.

SITE HISTORY
Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: http://ehgis.acgov.org/dehpublic/dehpublic.jsp.

Eight USTs were installed beneath the sidewalk at the site between 1930 and 1965, and substances stored included diesel, fuel oil, waste oil, aqueous ammonia, gasoline, and denatured alcohol. Thirteen soil bores were installed adjacent to the USTs prior to abandonment in-place in August 1994. The waste oil, diesel, and ammonia USTs showed evidence of leakage. Two wells were installed in September 1994 adjacent to the diesel and gasoline USTs. Groundwater was sampled once in September 1994, and then again over four consecutive quarters between late 1999 and late 2000. Groundwater wells MW-3 and MW-4 were installed in 2012 and define the downgradient and lateral extent of the dissolved-phase hydrocarbon plume.

Groundwater monitoring since 2009 appears to indicate a stable or declining groundwater plume. An onsite water supply well, was lost during site redevelopment in 2000. The well is estimated to have been located within 15 feet of well MW-4, which for three quarters was non-detect for all petroleum hydrocarbon contaminants present at the site in 2012 and 2013. This lost well causes the site to fail the groundwater media-specific criteria of the LTCP; however, because data indicates that the well was relatively shallow, it does not appear to represent a significant threat to groundwater quality at the site. Should it be found in the future, the well will be required to be properly destroyed under permit by the Alameda County Public Works Agency, or successor organizations.

Due to the lack of shallow soil samples in the 0 to 5 foot depth interval, by which to comprehensively evaluate the threat of vapor intrusion or direct contact under the LTCP, the site was evaluated using alternative site data. Using the alternative information (See closure and LTCP checklist) the site was closed under the LTCP with a commercial land use restriction.

Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: http://ehgis.acgov.org/dehpublic/dehpublic.jsp.

RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
RON MOONEY	CALIFORNIA SYRUP & EXTRACT INC	PO BOX 8305	EMERYVILLE	

CLEANUP ACTION INFO
NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION VIEW LTCP CHECKLIST VIEW PATH TO CLOSURE PLAN VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Benzene, Diesel, Gasoline, Waste Oil / Motor / Hydraulic / Lubricating	Commercial	GW - Municipal and Domestic Supply		7/20/1993	Remove Contents	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	YES	EBMUD	10/15/2014	3/13/2015	6/20/2013		11/13/2013

CDPH WELLS WITHIN 1500 FEET OF THIS SITE
NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
No APN Found	Santa Clara Valley - East Bay Plain (2-9.04)	Bay Bridges - Berkeley (203.30)

COUNTY	PUBLIC WATER SYSTEM(S)
Alameda	• **EAST BAY MUD** - 375 ELEVENTH STREET, OAKLAND, CA 94607

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - HIDE VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-1-W	8/1/2012	OTHER	ND	ND	ND	OTHER	ND	ND
MW-1	12/3/2012	OTHER	ND	ND	ND	OTHER	ND	
MW-2	12/3/2012	OTHER	9.9 UG/L	15 UG/L	1.1 UG/L	OTHER	110 UG/L	
MW-3	12/3/2012	OTHER	ND	ND	ND	OTHER	ND	
MW-4	12/3/2012	OTHER	ND	ND	ND	OTHER	ND	

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - HIDE VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
B-1-11.0	8/1/2012		ND	ND	ND		ND	ND
B-1-15.0	8/1/2012		ND	ND	ND		ND	ND
MW-3-10.5	8/1/2012		ND	ND	ND		ND	ND
MW-3-14.0	8/1/2012		ND	ND	ND		ND	ND
MW-4-10.5	8/1/2012		ND	ND	ND		ND	ND
MW-4-14.0	8/1/2012		ND	ND	ND		ND	ND
MW-4-18.5	8/1/2012		ND	ND	ND		ND	ND

MOST RECENT GEO_WELL DATA - HIDE VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
MW-1	6/28/2013	6.35	N	
MW-2	6/28/2013	6.33	N	
MW-3	7/3/2013	8.65	N	
MW-4	6/28/2013	9.36	N	

LOGGED IN AS MARKDETT

CONTACT GEOTRACKER HELP

ATTACHMENT 2

LTCP Checklist Go

GEOTRACKER HOME | MANAGE PROJECTS | REPORTS | SEARCH | LOGOUT

CALIFORNIA SYRUP & EXTRACT (T0600101623) - MAP THIS SITE — OPEN - ELIGIBLE FOR CLOSURE

1355 55TH STREET
EMERYVILLE , CA 94608
ALAMEDA COUNTY
VIEW PRINTABLE CASE SUMMARY FOR THIS SITE

ACTIVITIES REPORT
PUBLIC WEBPAGE

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: RO0000046
CASEWORKER: MARK DETTERMAN - SUPERVISOR: DILAN ROE
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: 01-1754
CASEWORKER: Cherie McCaulou - SUPERVISOR: Cheryl L. Prowell
CR Site ID #: NOT SPECIFIED

THIS PROJECT WAS LAST MODIFIED BY MARK DETTERMAN ON 3/13/2015 4:23:06 PM - HISTORY

THIS SITE HAS UNAPPROVED SUBMITTALS. CLICK HERE TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CLOSURE POLICY

THIS VERSION IS FINAL AS OF 12/31/2014. CHECKLIST INITIATED ON 7/25/2013 — CLOSURE POLICY HISTORY

General Criteria - *The site satisfies the policy general criteria* - CLEAR SECTION ANSWERS — NO

a. Is the unauthorized release located within the service area of a public water system?
Name of Water System: EBMUD — • YES ○ NO

b. The unauthorized release consists only of petroleum (info).
Contaminants: ☐ Chlorobenzene ☐ PCE ☐ TCE ☐ Chloroform ☐ Vinyl Chloride ☐ Bromoform ☑ Other: MEK, MIBK, acetone — ○ YES • NO

c. The unauthorized ("primary") release from the UST system has been stopped. — • YES ○ NO

d. Free product has been removed to the maximum extent practicable (info). — • FP Not Encountered ○ YES ○ NO

e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info). — • YES ○ NO

f. Secondary source has been removed to the extent practicable (info).
Impediment to Removing Secondary Source (Check all that Apply):
☐ Remediation Has Not Been Attempted
☐ Remediation Was Designed Incorrectly
☐ Remediation Was Shut Off Prematurely
☐ Poor Remediation O&M
☑ Other -
USTs closed in place; secondary source removal not attempted
— ○ YES • NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15. — ○ Not Required • YES ○ NO

h. Does a nuisance exist, as defined by Water Code section 13050. — ○ YES • NO

1. Media-Specific Criteria: Groundwater - *The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.* - CLEAR SECTION ANSWERS — YES

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info) — ○ YES • NO

Does the site meet any of the Groundwater specific criteria scenarios? — • YES ○ NO

1.5 - The regulatory agency determines, based on an analysis of site specific conditions, that the site under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame. — • YES ○ NO

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c* - CLEAR SECTION ANSWERS — YES

EXEMPTION - Active Commercial Petroleum Fueling Facility — ○ YES • NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios? — • YES ○ NO

2c - Petroleum Vapor Intrusion to Indoor Air - The regulatory agency has determined petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls. — • YES ○ NO

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - *The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.* - CLEAR SECTION ANSWERS — YES

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination — ○ YES • NO

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios? — • YES ○ NO

3.3 - The regulatory agency has determined the concentration of petroleum constituents in soil will have no significant risk or adversely affect human health. — • YES ○ NO

Additional Information

Should this case be closed in spite of NOT meeting policy criteria? — • YES ○ NO

Explain:

Concentrations of non-petroleum chemicals do not appear to be present at concentrations of concern. The onsite water supply well has been damaged and abandoned. The proper destruction of the well is a permitting concern rather than a UST program concern. Additionally concentrations in well MW-4 are non-detectable for all chemicals of concern and appear representative of downgradient groundwater concentrations. The USTs were abandoned in place; removal of the secondary source was not attempted. Based on groundwater concentrations beneath the site, secondary source contamination appears to have sufficiently attenuated since tank abandonment. Soil samples in the 0 to 5 foot depth interval have not been collected; however, based on a 6 ft sample, it is relatively unlikely that concentrations of benzene and ethylbenzene are present beneath the site at concentrations over the commercial direct contact criteria values. Additionally, naphthalene and PAHs have not been collected in association with the abandoned waste oil UST. However due to the paved nature of the site and vicinity, it is likely that only utility workers will have a limited direct contact exposure to these contaminants.

Has this LTCP Checklist been updated for FY 14/15? • YES ○ NO

SPELL CHECK

Save Form as Partially Completed | Save Form as Complete

LOGGED IN AS MARKDETT — CONTACT GEOTRACKER HELP

ATTACHMENT 3
LTCP GROUNDWATER SPECIFIC CRITERIA

LTCP Groundwater Specific Scenario under which case was closed: Scenario 5.

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3 Criteria	LTCP Scenario 4 Criteria
Plume Length	<100 feet	<100 feet	<250 feet	<250 feet	<1,000 feet
Free Product	No free product.	No free product	No free product	Removed to maximum extent practicable	No free product
Plume Stable or Decreasing	Stable or Decreasing	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 Years	Stable or decreasing
Distance to Nearest Water Supply Well	95 feet; (onsite well lost)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Distance to Nearest Surface Water and Direction	1,650 feet downgradient.	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	See Requirements in Additional Information.	Not applicable	Not applicable	Yes	Not applicable

GROUNDWATER CONCENTRATIONS

Constituent	Historic Site Maximum (µg/L)	Current Site Maximum (µg/L)	LTCP Scenario 1 Criteria (µg/L)	LTCP Scenario 2 Criteria (µg/L)	LTCP Scenario 3 Criteria (µg/L)	LTCP Scenario 4 Criteria (µg/L)
Benzene	590	65	No criteria	<3,000	No criteria	<1,000
MTBE	200	40	No criteria	<1,000	No criteria	<1,000
TPH-d (total petroleum hydrocarbons as diesel)	1,500	1,200	No criteria	No criteria	No criteria	No criteria
TPH-g (total petroleum hydrocarbons as gasoline)	59,000	1,500	No criteria	No criteria	No criteria	No criteria
MIBK (methyl isobutyl ketone)	<10	<10	No criteria	No criteria	No criteria	No criteria
MEK (methyl ethyl ketone)	<10	<10	No criteria	No criteria	No criteria	No criteria
Ammonia (as NH3)	<100	<100	No criteria	No criteria	No criteria	No criteria
Total Nitrogen (as N)	408	408	No criteria	No criteria	No criteria	No criteria

Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?	Yes

Comments:

Groundwater Flow Direction: Predominant groundwater flow directions under the site are to the west and south-west.

Water Supply Wells in Vicinity: According GeoTracker Groundwater Ambient Monitoring & Assessment (GAMA), there are no Dept. of Water Resources, Dept. of Pesticide Regulation, and Public Supply wells located within a 2,000 feet radius of the site.

Onsite Water Supply Well: One on-site water supply well existed and was lost during building redevelopment circa 2000. Alameda County Public Works Agency (ACPWA) does not have records of the supply well existence or proper destruction; however, utility searches during monitoring well installation in 2012 proved unfruitful in locating the lost supply well. The supply well is reportedly six-inch diameter, at least 45 feet deep with unknown screen length/depth or use. In Century West Engineering reports, dated October 25, 1994, the water supply well was designated MW-3, which is unrelated to the new monitoring well MW-3 installed in 2012. According to ACPWA, the supply well was a shallow well and should not pose a risk to the deeper groundwater. If the well is found in the future, the property owner must destroy the well through permits. Additionally, well MW-4, estimated to be located within approximately 15 feet of the former water supply well, was non-detectable for TPHg, TPHd, TPHmo, and BTEX and MTBE over three quarterly groundwater monitoring events in late 2012 and early 2013.

Surface Water in Vicinity: The nearest surface water body is Temescal Creek located approximately 1,650 feet south-west and down-gradient of the site.

ATTACHMENT 4
LTCP VAPOR SPECIFIC CRITERIA

LTCP Vapor Specific Scenario under which case was closed: This case should be closed in spite of not meeting the vapor specific media criteria scenarios 1 through 4.

Active Fueling Station	Active as of Not applicable (commercial office space)

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	LTCP Scenario 3A Criteria	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria
Unweathered LNAPL	No LNAPL	LNAPL in groundwater	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	< 5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	≥5 feet
Total TPH in Soil in Bioattenuation Zone	No soil samples collected in biozone from 0 to 5 feet	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	65 - 110 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	None Collected	No criteria	No criteria	No criteria	No criteria	No criteria	≥5 feet

SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS

Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum ($\mu g/m^3$)	Current Maximum ($\mu g/m^3$)	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000

If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?	----
If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health?	Yes

Comments:

A minimum five foot bio-attenuation zone was not established at the site as depth-to-groundwater field measurements indicate groundwater ranges between 4.26 and 7.33 feet below grade surface (bgs) at the site. The site additionally lacks soil samples in the 0 to 5 foot depth interval. However, with the exception of one sampling event, depth to water beneath the site between wells MW-2, MW-3, and MW-4 is greater than 5 feet.

Alternative data however, suggests there is a low risk of vapor intrusion at the site. Specifically, well MW-2 consistently yields the highest concentrations of petroleum hydrocarbons in groundwater at the site, and contains the maximum soil concentrations detected at the site at a depth of 6.0 feet bgs. In 1993, 650 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg), 250 mg/kg TPH as diesel (TPHd), 1.2 mg/kg benzene, and 11 mg/kg ethylbenzene were present in soil. Adjacent soil bores IB-6 and IB-2 lacked indications of hydrocarbon contamination in soil (visual, olfactory, photo-ionization detection or PID) between 0 and 5 feet below grade surface (bgs), and bores IB-13 and MW-2 lacked indications of contamination between 0 and 4 ft bgs. Thus hydrocarbon contamination in soil at the site appears to be largely limited to the general vicinity of well MW-2 and IB-13 and to a depth of 4 feet or greater. Based on groundwater concentrations in well MW-2, dissolved hydrocarbon concentrations are stable or declining in concentration, and groundwater from well MW-4 yielded non detectable concentrations of all petroleum analytes between August 2012 and June 2013. These groundwater concentrations (MW-2) thus appear to support declining residual hydrocarbon concentrations in soil adjacent to the abandoned USTs at the site, and the limited extent (MW-4) of groundwater contaminated by volatile petroleum compounds.

Additionally, review of site stratigraphy indicates that soil beneath the site is largely clay and silt with the exception of lenses of sand between 4.0 to 7.0 feet bgs observed in several bores. The low permeable shallow soil generally acts as an impediment to soil vapor migration. Finally, the foundation of the adjacent building is reported to be slab on grade or limited crawl space.

ATTACHMENT 5
LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA

LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria listed in Table 1 of the policy.

Are maximum concentrations less than those in Table 1 below?		---				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	----	1.2	----	1.2	1.2
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	----	11	----	11	11
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	----	----	----	----	----
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	----	----	----	----	----
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5

If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?	----
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?	Yes

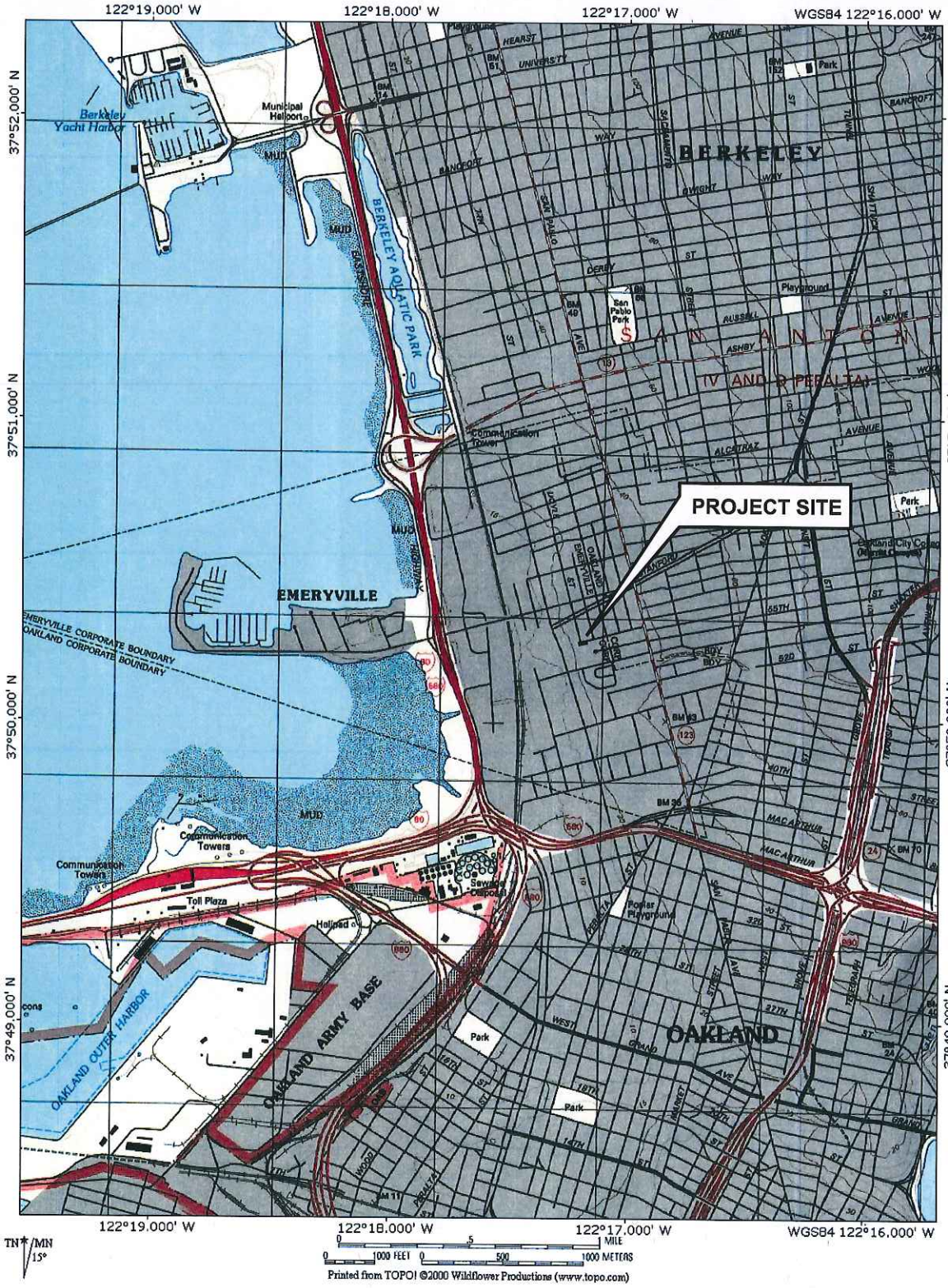
Comments:

The abandoned USTs are located in the public right of way; however, as noted above soil samples were not collected in the 0 to 5 foot depth interval. Based on photo-ionization detector (PID) and visual and odor notations on bore logs that are available for the site, it is likely that the preponderance of contamination is deeper than approximately 4 feet below surface grade (bgs). Engineering controls (sidewalk and street paving) are present above the location of the abandoned in-place underground storage tanks (USTs). These structures will help mitigate direct contact exposure with contaminated soils beneath the public right of way and appear to be protective of commercial/industrial and utility worker exposure scenarios.

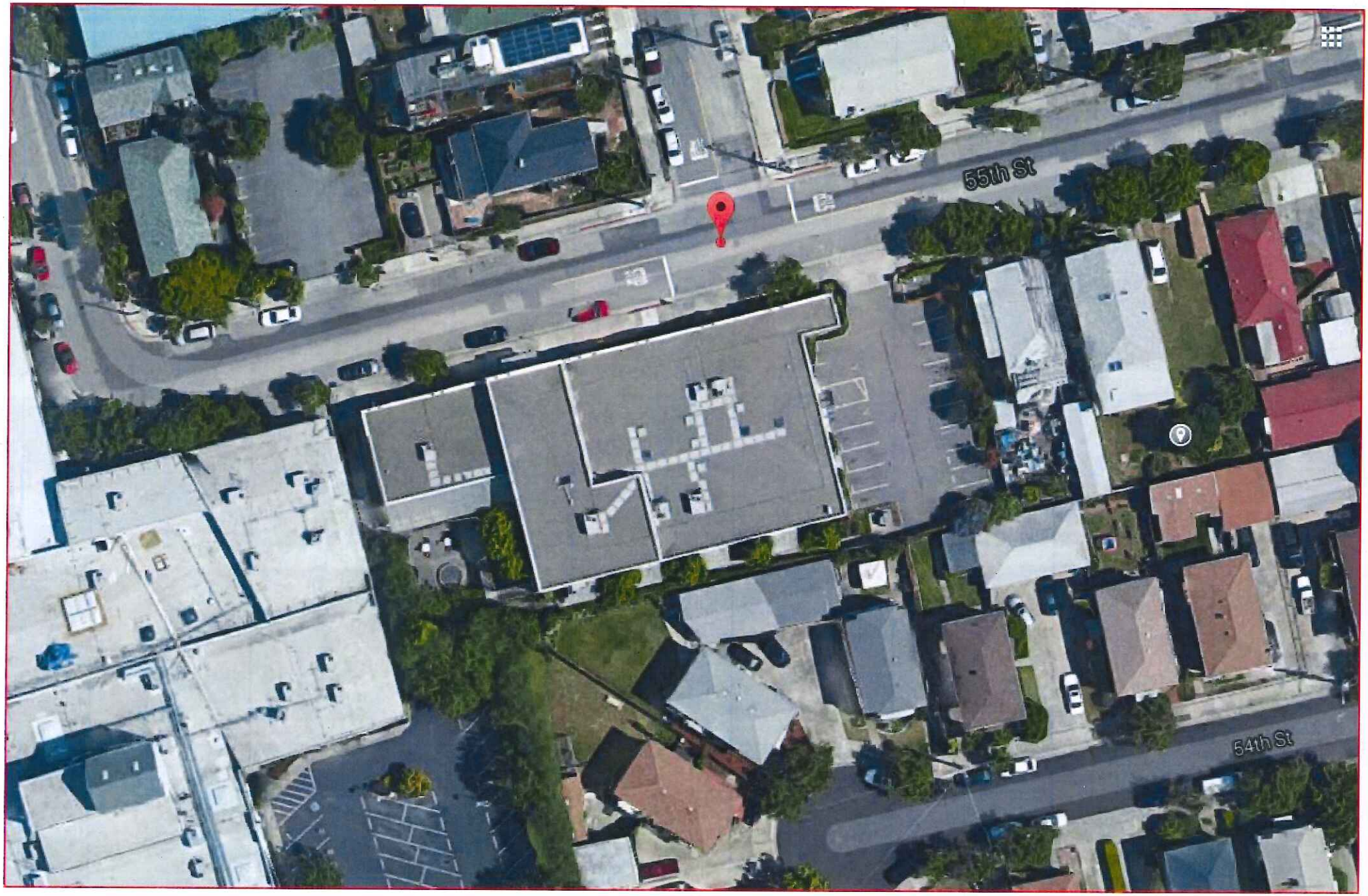
Analysis for naphthalene and poly-aromatic hydrocarbons (PAHs) were not conducted at the site. In regards to potential naphthalene exposures, the California Leaking Underground Fuel Tank Manual states the maximum concentration of benzene in gasoline is 2.5% and benzene in diesel is 0.1%. The California Leaking Underground Fuel Tank Manual also states the maximum concentration of naphthalene in gasoline is 0.36% and the maximum concentration in diesel is 0.8%. Using the maximum detected benzene concentration (1.2 mg/kg; from a depth of 6 feet) as a surrogate, the theoretical maximum naphthalene concentration would be 0.17 mg/kg. Alternatively, using the highest TPHg concentration (650 mg/kg), the theoretical maximum naphthalene concentration would have been 2.34 mg/kg. Finally, using the highest TPHd concentration (250 mg/kg), the theoretical maximum naphthalene concentration would have been 2.0 mg/kg. These are all substantially below the Table 1 criteria.

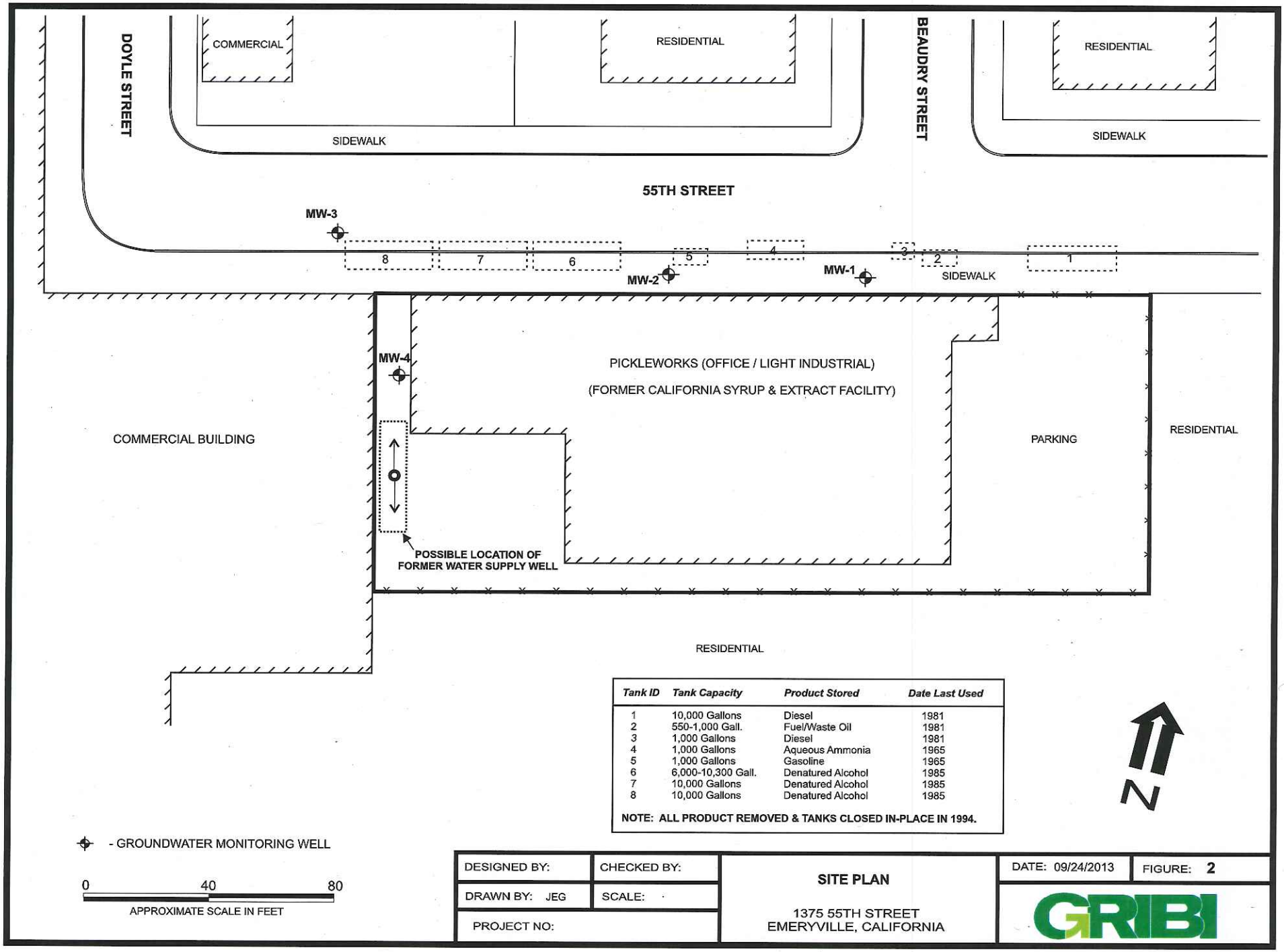
In regards to potential PAH exposures, the site historically contained a waste oil UST and analysis for PAHs was also not undertaken at the site. Soil bores adjacent to USTs No. 2 & 3 have relatively low detections in soil for TPHd and TPH as motor oil (TPHmo; maximum detections of 84 and 150 mg/kg, respectively). Soil bores and USTs 2 & 3 are also adjacent to monitoring well MW-1 which historically has not contained detectable concentrations of TPHd and TPHmo above laboratory RLs. The data appear to indicate limited potential for exposure to PAHs.

ATTACHMENT 6



DESIGNED BY:	CHECKED BY:	**SITE VICINITY MAP**	DATE: 09/07/2012	FIGURE: **1**
DRAWN BY: JG	SCALE:			
PROJECT NO: 320-01-01		CALIFORNIA SYRUP AND EXTRACT 1375 55TH STREET EMERYVILLE, CALIFORIA		

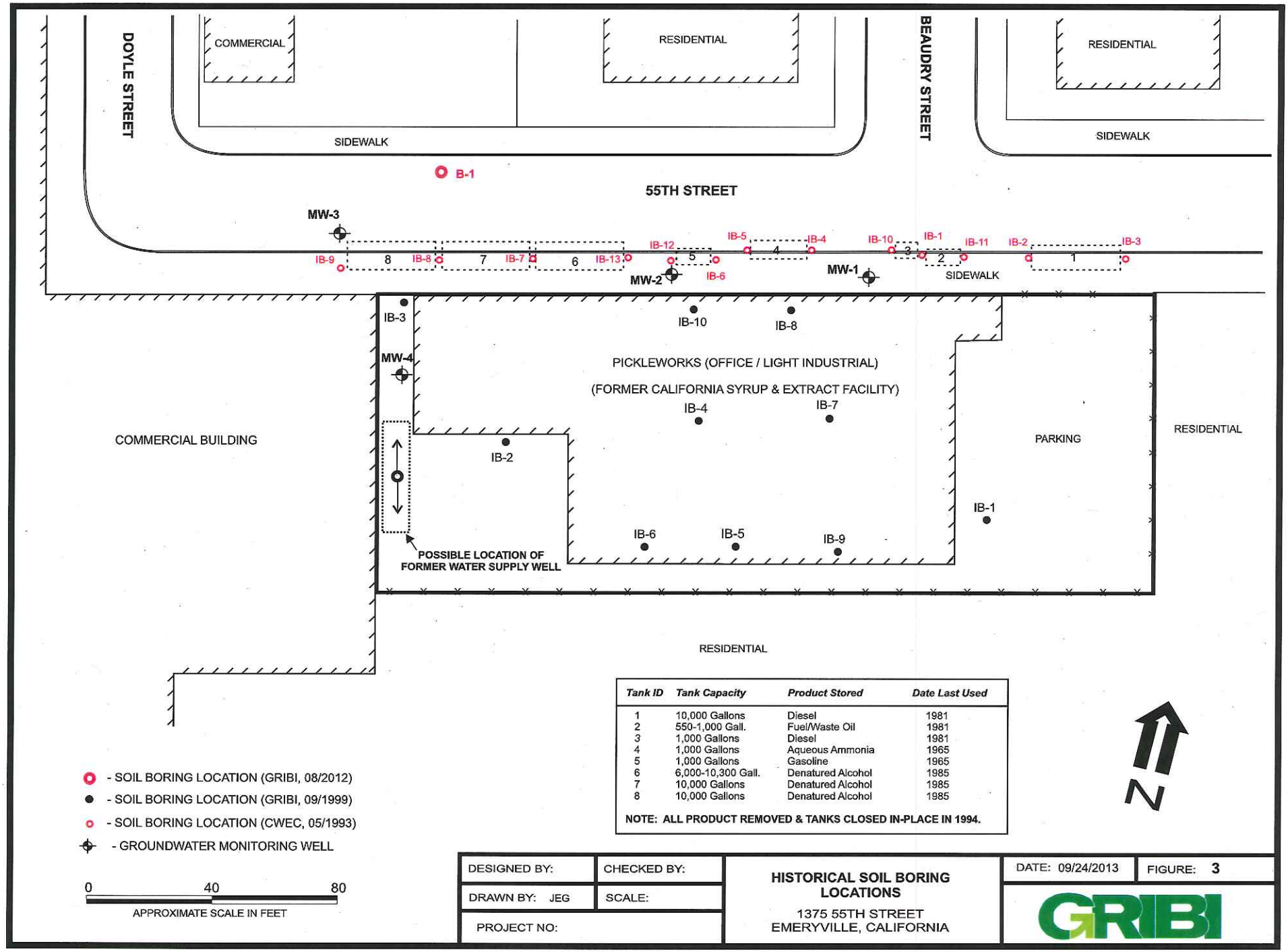

55th St
54th St



Tank ID	*Tank Capacity*	*Product Stored*	*Date Last Used*
1	10,000 Gallons	Diesel	1981
2	550-1,000 Gall.	Fuel/Waste Oil	1981
3	1,000 Gallons	Diesel	1981
4	1,000 Gallons	Aqueous Ammonia	1965
5	1,000 Gallons	Gasoline	1965
6	6,000-10,300 Gall.	Denatured Alcohol	1985
7	10,000 Gallons	Denatured Alcohol	1985
8	10,000 Gallons	Denatured Alcohol	1985

NOTE: ALL PRODUCT REMOVED & TANKS CLOSED IN-PLACE IN 1994.

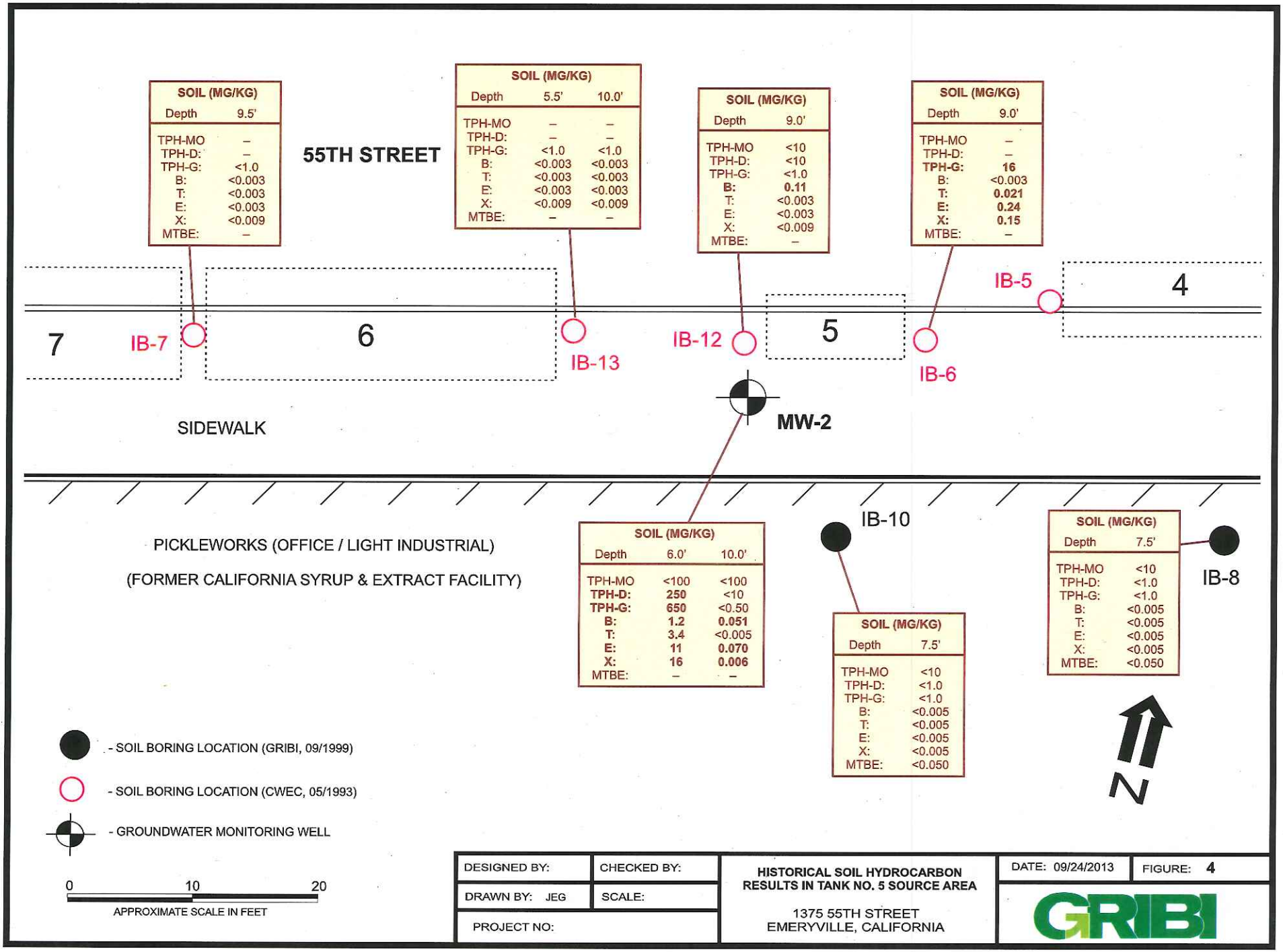
DESIGNED BY:	CHECKED BY:	**SITE PLAN**	DATE: 09/24/2013 / FIGURE: **2**
DRAWN BY: JEG	SCALE: ·		
PROJECT NO:		1375 55TH STREET EMERYVILLE, CALIFORNIA	GRIBI



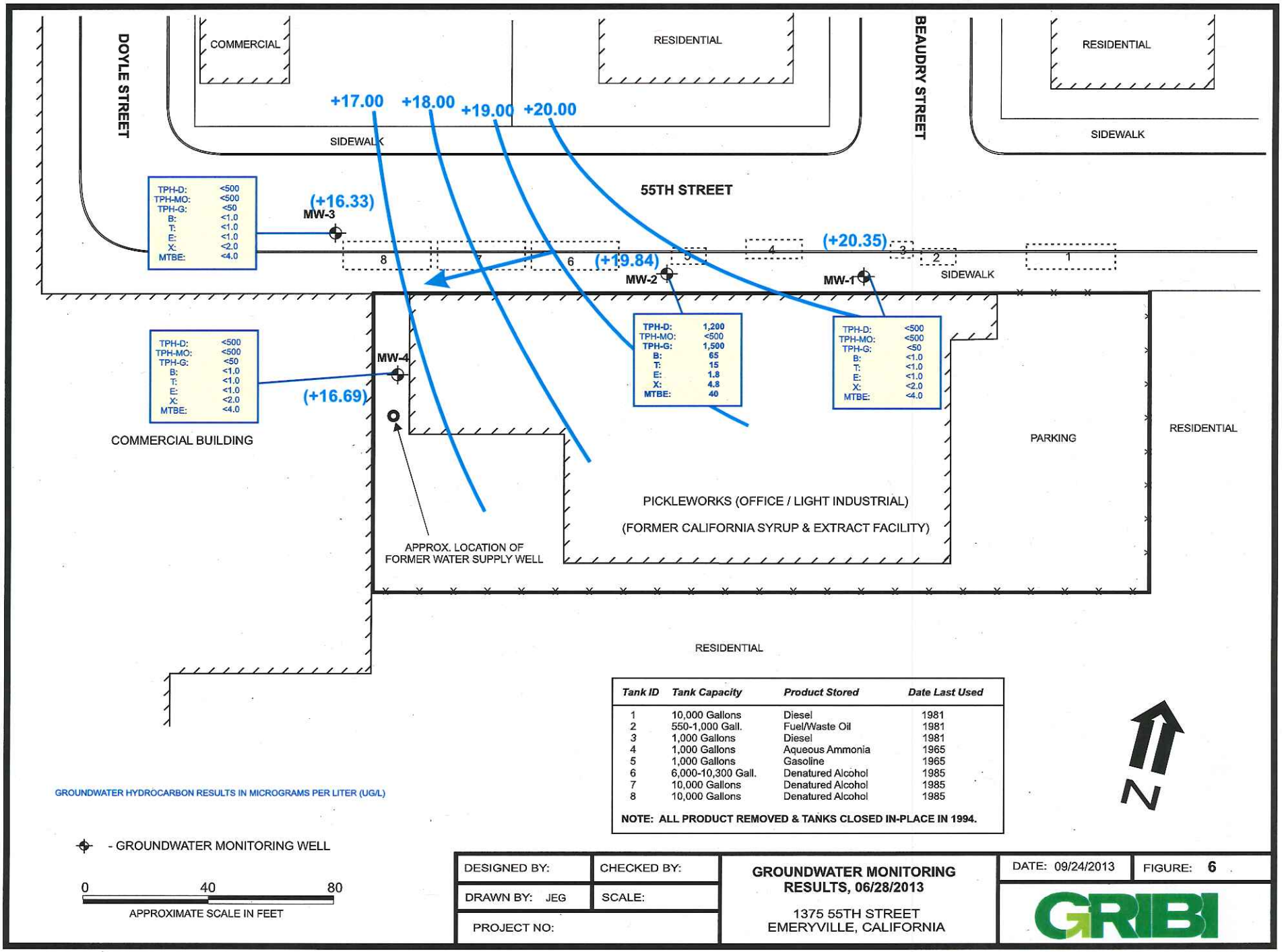
Tank ID	*Tank Capacity*	*Product Stored*	*Date Last Used*
1	10,000 Gallons	Diesel	1981
2	550-1,000 Gall.	Fuel/Waste Oil	1981
3	1,000 Gallons	Diesel	1981
4	1,000 Gallons	Aqueous Ammonia	1965
5	1,000 Gallons	Gasoline	1965
6	6,000-10,300 Gall.	Denatured Alcohol	1985
7	10,000 Gallons	Denatured Alcohol	1985
8	10,000 Gallons	Denatured Alcohol	1985

NOTE: ALL PRODUCT REMOVED & TANKS CLOSED IN-PLACE IN 1994.

DESIGNED BY:	CHECKED BY:	**HISTORICAL SOIL BORING LOCATIONS**	DATE: 09/24/2013
DRAWN BY: JEG	SCALE:	1375 55TH STREET EMERYVILLE, CALIFORNIA	FIGURE: 3
PROJECT NO:			GRIBI



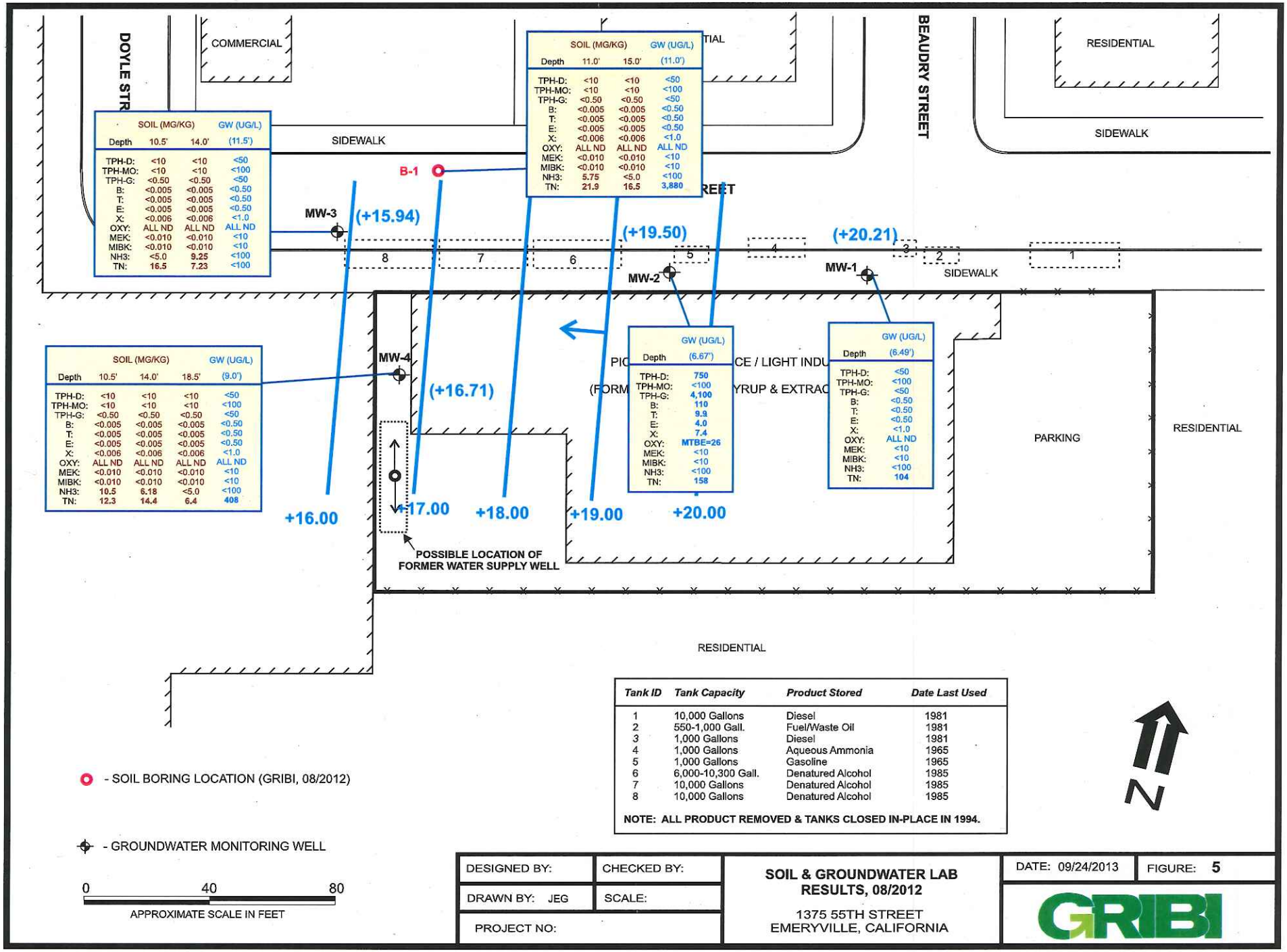
DESIGNED BY:	CHECKED BY:	HISTORICAL SOIL HYDROCARBON RESULTS IN TANK NO. 5 SOURCE AREA 1375 55TH STREET EMERYVILLE, CALIFORNIA	DATE: 09/24/2013 FIGURE: 4
DRAWN BY: JEG	SCALE:		GRIBI
PROJECT NO:			



Tank ID	Tank Capacity	Product Stored	Date Last Used
1	10,000 Gallons	Diesel	1981
2	550-1,000 Gall.	Fuel/Waste Oil	1981
3	1,000 Gallons	Diesel	1981
4	1,000 Gallons	Aqueous Ammonia	1965
5	1,000 Gallons	Gasoline	1965
6	6,000-10,300 Gall.	Denatured Alcohol	1985
7	10,000 Gallons	Denatured Alcohol	1985
8	10,000 Gallons	Denatured Alcohol	1985

NOTE: ALL PRODUCT REMOVED & TANKS CLOSED IN-PLACE IN 1994.

DESIGNED BY:	CHECKED BY:	**GROUNDWATER MONITORING RESULTS, 06/28/2013**	DATE: 09/24/2013
DRAWN BY: JEG	SCALE:	1375 55TH STREET EMERYVILLE, CALIFORNIA	FIGURE: 6
PROJECT NO:			GRIBI



Tank ID	*Tank Capacity*	*Product Stored*	*Date Last Used*
1	10,000 Gallons	Diesel	1981
2	550-1,000 Gall.	Fuel/Waste Oil	1981
3	1,000 Gallons	Diesel	1981
4	1,000 Gallons	Aqueous Ammonia	1965
5	1,000 Gallons	Gasoline	1965
6	6,000-10,300 Gall.	Denatured Alcohol	1985
7	10,000 Gallons	Denatured Alcohol	1985
8	10,000 Gallons	Denatured Alcohol	1985

NOTE: ALL PRODUCT REMOVED & TANKS CLOSED IN-PLACE IN 1994.

DESIGNED BY:	CHECKED BY:	**SOIL & GROUNDWATER LAB RESULTS, 08/2012**	DATE: 09/24/2013 / FIGURE: 5
DRAWN BY: JEG	SCALE:		
PROJECT NO:		1375 55TH STREET EMERYVILLE, CALIFORNIA	GRIBI

ATTACHMENT 7

Table 1
SOIL ANALYTICAL RESULTS - TANK CLOSURE BORINGS, MAY 1993
California Syrup & Extract Company UST Site

Sample ID	Sample Depth	Soil1 concentrations, in milligrams per kilogram (mg/kg)						
		TPH-G	TPH-D	TPH-MO	B	T	X	E
	Tank No. 1							
IB-3.1	11.0 ft	ND(1)	ND(10)	ND(10)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
IB-2.1	8.0 ft	ND(1)	ND(10)	ND(10)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
	Tank Nos. 2 & 3							
IB-11.2	9.5 ft	ND(1)	51	65	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
IB-1.1	9.0 ft	1	84	150[1]	ND(0.003)	0.004	0.013	ND(0.003)
IB-1.2	Grab	2	32	50	0.004	0.008	0.028	0.004
IB-10.1	9.0 ft	ND(1)	84	110	ND(0.003)	0.005	ND(0.009)	ND(0.003)
	Tank No. 5							
IB-6.2	9.0 ft	16	NA	NA	ND(0.003)	0.021	0.15	0.24
IB-12.2	9.0 ft	ND(1)	ND(10)	ND(10)	0.11	ND(0.003)	ND(0.009)	0.013

Sample ID	Sample Depth	Soil Concentration (milligrams per kilogram, mg/kg)
		Ammonia
	Tank No. 4	
IB-4.1	11.0 ft	6.8
IB-5.1	11.0 ft	230
IB-6.2	9.0 ft	ND(0.5)

Sample ID	Sample Depth	Soil1 concentrations, in milligrams per kilogram (mg/kg)					
		TPH-alcohol[1]	TPH-G	B	T	X	E
	Tank Nos. 6, 7 & 8						
IB-13.1	5.5 ft	ND[2]	ND(1)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
IB-13.2	10.0 ft	ND	ND(1)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
IB-7.1	9.5 ft	ND	ND(1)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
IB-8.2	11.0 ft	ND	ND(1)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
IB-9.1	6.5 ft	ND	ND(1)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)
IB-9.2	10.0 ft	ND	ND(1)	ND(0.003)	ND(0.003)	ND(0.009)	ND(0.003)

Table Notes

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
ND (1) = Not detected above the levels expressed in parentheses.
NA = Not analyzed for listed constituent.

[1] = Analyzed for TPH as alcohols and ketones by EPA Method 8015 (Modified). This method identifies 14 alcohols and ketones using GC methods.
[2] = Detection limits for the 14 alcohols and ketones range from 2 ppm to 10 ppm. Due to field evidence of hydrocarbon, the 6.5-foot sample from IB-9 (IB-9.1) was also analyzed for TPH-diesel/motor oil. No detectable levels of diesel or motor oil were encountered in this sample.

Table 2
SUMMARY OF SOIL ANALYTICAL RESULTS, SEPTEMBER 1994
California Syrup & Extract Company UST Site

Sample ID	Sample Depth	Soil1 concentrations, in milligrams per kilogram (mg/kg)						
		TPH-D	TPH-MO	TPH-G	B	T	E	X
MW-1.1	6.0 ft	**28**	<100	**16**	<0.005	**0.15**	**0.080**	**0.38**
MW-1.2	10.5 ft	<10	<100	<1.0	<0.005	<0.005	<0.0025	<0.005
MW-2.1	6.0 ft	**250**	<100	**650**	**1.2**	**3.4**	**11**	**16**
MW-2.2	10.0 ft	<10	<100	<0.500	**0.051**	<0.005	**0.070**	**0.006**

Table Notes

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
<100 : Not detected above the expressed value

Table 3
SUMMARY OF SOIL ANALYTICAL RESULTS, SEPTEMBER 1999
California Syrup & Extract Company UST Site

Sample ID	Sample Depth	Soil1 concentrations in milligrams per kilogram (mg/kg)								
		TPH-D	TPH-MO	TPH-G	B	T	E	X	MTBE	Amm
IB-1.1	6.0 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	<0.75
IB-2.1	5.5 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	**2.3**
IB-3.1	5.5 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	**2.0**
IB-4.1	6.0 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	<0.75
IB-5.1	5.5 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	<0.75
IB-6.1	7.5 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	<0.75
IB-7.1	5.5 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	<0.75
IB-8.1	7.5 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	**10**
IB-9.1	5.5 ft	<3.0	**58**	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	<0.75
IB-10.1	7.5 ft	<1.0	<10	<1.0	<0.005	<0.005	<0.005	<0.005	<0.050	**2.0**

Table Notes

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
MTBE = Methyl-tert-butyl ether
Amm = Ammonia
<1.0 : Not detected above the expressed value

Table 4
SUMMARY OF SOIL AND GRAB GROUNDWATER ANALYTICAL RESULTS, AUGUST 2012
California Syrup & Extract Company UST Site

Sample ID	Sample Matrix	Sample Depth	Soil1 concentrations in milligrams per kilogram (mg/kg) *Groundwater concentrations in micrograms per liter (ug/l)*										
			TPH-D	TPH-MO	TPH-G	B	T	E	X	OXY	MEK	MIBK	NH3	TN
B-1-11.0	Soil	11.0 ft	<10	<10	<0.500	<0.005	<0.005	<0.005	<0.005	ALL ND	<0.010	<0.010	**5.75**	**21.9**
B-1-15.0	Soil	15.0 ft	<10	<10	<0.500	<0.005	<0.005	<0.005	<0.005	ALL ND	<0.010	<0.010	<5.0	**16.5**
B-1-W	*Water*	*(9.0 ft)*	*<50*	*<100*	*<50*	*<0.50*	*<0.50*	*<0.5*	*<1.0*	*ALL ND*	*<10*	*<10*	*<100*	***3,880***
MW-3-10.5	Soil	10.5 ft	<10	<10	<0.500	<0.005	<0.005	<0.005	<0.005	ALL ND	<0.010	<0.010	<5.0	**3.1**
MW-3-14.0	Soil	14.0 ft	<10	<10	<0.500	<0.005	<0.005	<0.005	<0.005	ALL ND	<0.010	<0.010	**9.25**	**7.23**
MW-4-10.5	Soil	10.5 ft	<10	<10	<0.500	<0.005	<0.005	<0.005	<0.005	ALL ND	<0.010	<0.010	**10.5**	**12.3**
MW-4-14.0	Soil	14.0 ft	<10	<10	<0.500	<0.005	<0.005	<0.005	<0.005	ALL ND	<0.010	<0.010	**6.18**	**14.4**
MW-4-18.5	Soil	18.5 ft	<10	<10	<0.500	<0.005	<0.005	<0.005	<0.005	ALL ND	<0.010	<0.010	<5.0	**6.4**

Table Notes:

TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
Oxy = Oxygenates, includes Tert-butyl alcohol (TBA), Di-isopropyl ether (DIPE), Ethyl tert-butyl ether (ETBE), and Methyl-tert-butyl ether (MTBE).

MEK: Methyl ethyl ketone
MIBK: Methyl isobutyl ketone
NH3 = Ammonia
TN = Total nitrogen
<50 : Not detected above the expressed value

Table 5
CUMULATIVE GROUNDWATER ANALYTICAL RESULTS
California Syrup & Extract Company UST Site

Sample ID	Sample Date	DTW	GW Elev.	Concentration, micrograms per liter (ug/L)							
				TPH-D	TPH-MO	TPH-G	B	T	E	X	MTBE
MW-1	9/24/1994	8.01	18.69	<50	<50	<50	<0.5	<0.5	<0.5	<0.5	–
<26.70>	12/29/1999	5.77	20.93	<50	<100	**120**	<0.5	<0.5	<0.5	**0.84**	<0.050
	3/23/2000	4.79	21.91	<50	<100	**97**	**0.58**	<0.5	<0.5	**21**	<0.005
	6/28/2000	8.90	17.80	<50	<100	**110**	**28**	**2.2**	**8.7**	**17**	<0.005
	10/04/2000	8.36	18.34	<50	<100	<50	<0.5	<0.5	<0.5	**1.5**	<0.005
	9/25/2009	6.89	19.81	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	–
	2/18/2010	5.74	20.96	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
	7/26/2010	6.92	19.78	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
	2/14/2011	6.76	19.94	<50	<100	<50	<1.0	**4.1**	<1.0	<2.0	<4.0
	8/03/2011	7.08	19.62	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
	1/30/2012	7.57	19.13	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
	8/16/2012	6.49	20.21	<50	<100	<50	<0.50	<0.50	<0.50	<1.0	<1.0
	12/03/2012	4.26	22.44	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
	06/28/2013	6.35	20.35	<500	<500	<50	<1.0	<1.0	<1.0	<2.0	<4.0
MW-2	9/24/1994	7.88	18.29	**630**	<0.50	**970**	**57**	**3.4**	**3.6**	**3.0**	–
<26.17>	12/29/1999	7.29	18.88	<0.050	<0.100	**8,800**	**430**	**370**	**250**	**410**	<1.0
	3/23/2000	6.03	20.14	<0.050	<0.100	**10,000**	**590**	**90**	**210**	**640**	<1.0
	6/28/2000	7.11	19.06	<0.050	<0.100	**3,600**	**310**	**19**	**94**	**100**	**120**
	10/4/2000	7.64	18.53	<0.050	<0.100	**4,100**	**280**	**15**	**58**	**81**	**100**
	9/25/2009	7.55	18.62	**8,100**	**2,900**	**59,000**	**58**	**69**	**170**	**160**	–
	2/18/2010	5.96	20.21	**610**	<100	**1,400**	**12**	**5.4**	<1.0	<2.0	**97**
	7/26/2010	6.90	19.27	**560**	<100	**3,700**	**40**	**7.5**	<1.0	<2.0	**100**
	2/14/2011	6.99	19.18	**1,200**	<100	**2,400**	**17**	**11**	**4.2**	**4.4**	**49**
	8/03/2011	6.63	19.54	**1,500**	**860**	**2,100**	**6.2**	**15**	<1.0	<2.0	**200**
	1/30/2012	7.01	19.16	**1,100**	**220**	**2,400**	**80**	**31**	<1.0	<2.0	**200**
	8/16/2012	6.67	19.50	**750**	<100	**4,100**	**110**	**9.9**	**4.0**	**7.4**	**26**
	12/03/2012	4.35	21.82	**1,500**	<100	**910**	**9.9**	**15**	**1.1**	**1.4**	**110**
	06/28/2013	6.33	19.84	**1,200**	<500	**1,500**	**65**	**15**	**1.8**	**4.8**	**40**

Table 5
CUMULATIVE GROUNDWATER ANALYTICAL RESULTS
California Syrup & Extract Company UST Site

Sample ID	Sample Date	DTW	GW Elev.	Concentration, micrograms per liter (ug/L)							
				TPH-D	TPH-MO	TPH-G	B	T	E	X	MTBE
MW-3	8/16/2012	9.04	15.94	<50	<100	<50	<0.50	<0.50	<0.50	<1.0	**1.2**
<24.98>	12/03/2012	6.28	18.70	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
	07/03/2013	8.65	16.33	<500	<500	<50	<1.0	<1.0	<1.0	<2.0	<4.0
MW-4	8/16/2012	9.34	16.71	<50	<100	<50	<0.50	<0.50	<0.50	<1.0	<1.0
<26.05>	12/03/2012	7.33	18.72	<50	<100	<50	<1.0	<1.0	<1.0	<2.0	<4.0
	06/28/2013	9.36	16.69	<500	<500	<50	<1.0	<1.0	<1.0	<2.0	<4.0
ESLs, VI Concerns, Commercial, Fine Grained				--	--	--	**270**	**95,000**	**3,100**	**37,000**	**10,000**

Table Notes:

DTW = Depth to Water, in feet below top of casing.
GW Elev. = Groundwater mean sea level elevation.
TPH-D = Total Petroleum Hydrocarbons as Diesel
TPH-MO = Total Petroleum Hydrocarbons as Motor Oil
TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene, T = Toluene, E = Ethylbenzene, X = Xylenes
MTBE = Methyl-tert-Butyl Ether
<50 = Not detected above the expressed value.
– = Not analyzed or not available.
ALL ND = No detectable concentrations of individual analytes.
<38.15> = Top of casing mean sea level (msl) elevation
ESL = Environmental Screening Level (*Screening for Environmental Concerns with Contaminated Soil and Groundwaer*, SFBRWQCB, May 2013).
VI = Vapor Intrusion

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CENTURY WEST ENGINEERING
Attn: JIM GRIBI

Project 20539-001-01
Reported 30-July-1993

EPA SW-846 METHOD 8240 - VOLATILE ORGANICS

Laboratory Number	Sample Identification	Matrix
56838- 7	IB-1.2	Soil

RESULTS OF ANALYSIS

Laboratory Number: 56838- 7

Chloromethane:	ND<50
Bromomethane:	ND<50
Vinyl Chloride:	ND<50
Chloroethane:	ND<50
Methylene Chloride:	ND<50
Acetone:	ND<50
Carbon Disulfide:	ND<15
Trichlorofluoromethane:	ND<15
1,1-Dichloroethene:	ND<15
1,1-Dichloroethane:	ND<15
t-1,2-Dichloroethene:	ND<15
Chloroform:	ND<15
1,2-Dichloroethane:	ND<5
2-Butanone:	ND<100
1,1,1-Trichloroethane:	ND<15
Carbon tetrachloride:	ND<15
Vinyl Acetate:	ND<50
Bromodichloromethane:	ND<15
1,2-Dichloropropane:	ND<15
c-1,2-Dichloroethene:	ND<15
c-1,3-Dichloropropene:	ND<15
Trichloroethene:	ND<15
Dibromochloromethane:	ND<15
1,1,2-Trichloroethane:	ND<15
Benzene:	6
t-1,3-Dichloropropene:	ND<15
2-Chloroethyl Vinyl Et:	ND<15
Bromoform:	ND<15
4-Methyl-2-Pentanone:	ND<50
Concentration:	ug/kg

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Reported 30-July-1993

EPA SW-846 METHOD 8240 - VOLATILE ORGANICS

Laboratory Number	Sample Identification	Matrix
56838- 7	IB-1.2	Soil

RESULTS OF ANALYSIS

Laboratory Number: 56838- 7

2-Hexanone:	ND<50
Tetrachloroethene:	ND<15
1,1,2,2-Tetracl-ethane:	ND<15
Toluene:	ND<15
Chlorobenzene:	ND<15
Ethyl Benzene:	ND<15
Styrene:	ND<15
Xylenes:	ND<15
1,3-Dichlorobenzene:	ND<15
1,4-Dichlorobenzene:	ND<15
1,2-Dichlorobenzene:	ND<15
1,2-Dichloroethane-d4:	96%
Toluene-d8:	102%
Bromofluorobenzene:	99%
Concentration:	ug/kg

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CENTURY WEST ENGINEERING
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Project 20539-001-01
Reported 30-July-1993

Alcohols and Ketones by Modified Method 8015

Laboratory Number	Sample Identification	Matrix
56838- 16	IB-13.1 5 1/2'	Soil
56838- 17	IB-13.2 10'	Soil
56838- 18	IB-7.1 9 1/2'	Soil
56838- 20	IB-8.2 11'	Soil

RESULTS OF ANALYSIS

Laboratory Number:	56838-16	56838- 17	56838- 18	56838- 20
Methanol:	ND<5	ND<5	ND<5	ND<5
Ethanol:	ND<2	ND<2	ND<2	ND<2
Acetone:	ND<3	ND<3	ND<3	ND<3
iso-Propanol:	ND<2	ND<2	ND<2	ND<2
Methyl-tert-Butylether:	ND<10	ND<10	ND<10	ND<10
n-Propanol:	ND<2	ND<2	ND<2	ND<2
Methyl-Ethylketone:	ND<2	ND<2	ND<2	ND<2
Tetrahydrofuran:	ND<4	ND<4	ND<4	ND<4
1Methoxy-2Propanol:	ND<3	ND<3	ND<3	ND<3
n-Butanol:	ND<2	ND<2	ND<2	ND<2
2Methoxy-Ethanol:	ND<2	ND<2	ND<2	ND<2
Methyl-iso-Butylketone:	ND<6	ND<6	ND<6	ND<6
Cyclohexanone:	ND<2	ND<2	ND<2	ND<2
3-Octanone:	ND<2	ND<2	ND<2	ND<2
Concentration:	mg/kg	mg/kg	mg/kg	mg/kg

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CENTURY WEST ENGINEERING
Attn: JIM GRIBI

Project 20539-001-01
Reported 30-July-1993

Alcohols and Ketones by Modified Method 8015

Laboratory Number	Sample Identification	Matrix
56838- 21	IB-9.1 6 1/2'	
56838- 22	IB-9.2 10'	

RESULTS OF ANALYSIS

Laboratory Number:	56838-21	56838- 22
Methanol:	ND<5	ND<5
Ethanol:	ND<2	ND<2
Acetone:	ND<3	ND<3
iso-Propanol:	ND<2	ND<2
Methyl-tert-Butylether:	ND<10	ND<10
n-Propanol:	ND<2	ND<2
Methyl-Ethylketone:	ND<2	ND<2
Tetrahydrofuran:	ND<4	ND<4
1Methoxy-2Propanol:	ND<3	ND<3
n-Butanol:	ND<2	ND<2
2Methoxy-Ethanol:	ND<2	ND<2
Methyl-iso-Butylketone:	ND<6	ND<6
Cyclohexanone:	ND<2	ND<2
3-Octanone:	ND<2	ND<2
Concentration:	mg/kg	mg/kg

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Alcohols and Ketones by Modified Method 8015
Quality Assurance and Control Data - Water

Laboratory Number 56838

Compound	Method Blank (mg/kg)	PQL (mg/kg)	Average Spike Recovery (%)	Limits (%)	RPD (%)
Methanol:	ND<5	5			
Ethanol:	ND<2	2	105%	60-120	0%
Acetone:	ND<3	3			
Iso-Propanol:	ND<2	2			
Methyl-tert-Butylether:	ND<10	10	98%	60-120	4%
n-Propanol:	ND<2	2			
Methyl-Ethylketone:	ND<2	2			
Tetrahydrofuran:	ND<4	4			
1Methoxy-2Propanol:	ND<3	3			
n-Butanol:	ND<2	2			
Methoxy-Ethanol:	ND<2	2			
Methyl-iso-Butylketone:	ND<6	6	99%	60-120	1%
Cyclohexanone:	ND<2	2			
n-Octanone:	ND<2	2			

Definitions:

ND = Not Detected
PQL = Practical Quantitation Limit

RPD = Relative Percent Difference

QC File No. 56838

Cecilia G Joaquin
Senior Analyst

ATTACHMENT 8

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-1	Total Depth: 10.5 ft
Boring Location: Between Tank #2 and Tank #3 fill ports	Elevation:	Initial GW Depth: 8.5 ft
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description		Remarks
01					0 - 0.5 ft	Concrete with rebar	
02					0.5 - 3.5 ft	Dark to light brown CLAY, moist, firm, silty, no hydrocarbon odor or stain.	
03							
04							
05							
06					3.5 - 10.5 ft	Grey green CLAY, sl silty, moist, moderate to strong hydrocarbon odor.	IB-1.2: Grab sample from drilling cuttings from = 8 ft.
07							
08							
09	T	IB-1.1[1]		▽			
10							
11	⊥				Total Depth - 10.5 ft Ground Water - 8.5 ft		

[1] - For some of the borings, low clearance under phone lines did not allow the driller to "tower up", and sampler was pushed rather than pounded. Thus, for these borings, no blow counts are recorded.

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-2	Total Depth: 14.5 ft
Boring Location: West of Tank #1 fill port	Elevation:	Initial GW Depth: -
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description		Remarks
01					0 - 0.5 ft	Concrete with rebar	
02					0.5 - 5.0 ft	Light brown CLAY, moist, firm, silty some angular pebbles, no hydrocarbon odor or stain.	
03							
04							
05							
06					5.0 - 10.0 ft	Light green CLAY, moist, firm, slight hydrocarbon odor.	
07							
08							
09	T	IB-2.1					
10	⊥						
11					10.0 - 14.5 ft	Light brown silty CLAY, moist, silty, few pebbles, no hydrocarbon odor or staining.	
12							
13							
14	T	IB-2.2			Total depth - 14.5 ft No ground water		
15	⊥						

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-3	Total Depth: 11.5 ft
Boring Location: East end of Tank #1	Elevation:	Initial GW Depth: 10.0 ft
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete and rebar	
06 07 08 09 10				▽	0.5 - 11.0 ft Dark brown to grey SAND, (backfill material), sl silty, moist, no hydrocarbon odor or stain.	
11 12 13 14 15	T ⊥	IB-3.1	16 5 8		11.0 - 11.5 ft Lt brown silty CLAY, wet to saturated, no hydrocarbon odor or stain.	
					Total Depth - 11.5 ft Ground Water - 10.0 ft	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-4	Total Depth: 11.5 ft
Boring Location: East end of Tank #4	Elevation:	Initial GW Depth: -
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete with rebar	
06 07 08 09 10					0.5 - 11.5 ft dark to light brown silty CLAY, moist, firm, no hydrocarbon odor or stain.	
11 12 13 14 15	T ⊥	IB-4.1	10 12 18		Total Depth - 11.5 ft No ground water	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-5	Total Depth: 11.0 ft
Boring Location: West end of Tank #4	Elevation:	Initial GW Depth: 8.5 ft
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description		Remarks
01 02 03 04 05					0 - 0.5 ft	Concrete and rebar	
					0.5 - 10.0 ft	Grey to buff silty SAND, (backfill material), moist to wet, no hydrocarbon odor or stain..	
06 07 08 09 10				▽			
11 12 13 14 15	T	IB-5.1	18 18 32		10.0 - 11.5 ft	Light brown CLAY, sl silty, wet to saturated, no hydrocarbon odor or staining.	
					Total depth - 11.0 ft Ground water - 8.5 ft		

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-6	Total Depth: 9.5 ft
Boring Location: East end of Tank #5	Elevation:	Initial GW Depth: -
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description		Remarks
01 02 03 04 05					0 - 0.5 ft	Concrete and rebar	
					0.5 - 5.0 ft	Dark to light brown sandy CLAY, silty, moist, firm, some angular pebbles, no hydrocarbon odor or stain.	
06 07 08 09 10	T	IB-6.1			5.0 - 9.5 ft	Light to dark green silty CLAY, sandy, moist, firm, moderate to strong hydrocarbon odor.	IB-6.1: Grab sample from drilling cuttings from 5 to 9 ft.
11					Total depth - 9.5 ft No ground water		

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-7	Total Depth: 10.5 ft
Boring Location: West of Tank #6	Elevation:	Initial GW Depth: 10.0 ft
Purpose:	Logged By: Bob Boger	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete and rebar	
06 07 08 09 10	T	SB-7.1	8 22	V	0.5 - 10.5 ft Dark brown to grey SAND, (probably backfill material), silty, moist to wet, no hydrocarbon odor or stain.	
11 12 13 14 15	⊥		18		Total Depth - 10.5 ft Ground Water - 10.0 ft	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-8	Total Depth: 11.0 ft
Boring Location: West of Tank #7	Elevation:	Initial GW Depth: -
Purpose:	Logged By: Bob Boger	Final GW Depth:
Date: July 20, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete and rebar	
06 07 08 09 10	T ⊥	IB-8.1	4 5 7		0.5 - 11.0 ft Dark to light brown SAND, (backfill material), silty, moist to wet, no hydrocarbon odor or stain.	
11 12	T ⊥	IB-8.2	6 9 24		Total Depth - 12.0 ft No ground water	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-9	Total Depth: 11.5 ft
Boring Location: West end of Tank #8	Elevation:	Initial GW Depth: 10.0 ft
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 21, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete and rebar	
06 07 08 09 10	T J	IB-9.1	11 16 28	▽	0.5 - 11.5 ft Light to dark green CLAY, very firm, moist, some angular pebbles, slight hydrocarbon odor.	
11	T J	IB-9.2	10 24 50		Total Depth - 11.5 ft Ground Water - 10.0 ft	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-10	Total Depth: 10.5 ft
Boring Location: West of Tank #3	Elevation:	Initial GW Depth: -
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 21, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete and rebar 0.5 - 4.0 ft Light to dark brown silty CLAY, moist, no hydrocarbon odor or stain.	
06 07 08 09 10	T	IB-10.1			4.0 - 6.0 ft Light to dark green CLAY, moist, firm, moderate hydrocarbon odor. 6.0 - 10.5 ft Light brown silty CLAY, slight green tinge, moist, moderate to slight hydrocarbon odor.	IB-10.2: Grab sample from drilling cuttings from 4 to 6 ft. Free product found in soil sample
	J				Total Depth - 10.5 ft No ground water.	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-11	Total Depth: 11.0 ft
Boring Location: East end of Tank #2	Elevation:	Initial GW Depth:
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 21, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete and rebar	IB-11.1: Grab sample taken from cuttings at ≈ 3 ft.
06 07 08 09 10	T	IB-11.2			0.5 - 11.0 ft Light to dark green CLAY, moist, firm, moderate to strong hydrocarbon odor.	
11	⊥				Total Depth - 11.0 ft No ground water.	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-12	Total Depth: 10.5 ft
Boring Location: West end of Tank #5	Elevation:	Initial GW Depth: -
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 21, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description	Remarks
01 02 03 04 05					0 - 0.5 ft Concrete 0.5 - 5.0 ft Brown to dark brown CLAY, moist, silty, no hydrocarbon odor or stain.	
06 07 08 09 10	T	IB-12.2			5.0 - 10.5 ft Grey green CLAY, firm, moist, occas. silty, slight to moderate hydrocarbon odor.	IB-12.1: Grab sample from cuttings from 5 to 10.5 ft.
11	⊥				Total Depth - 10.5 ft No ground water	

CENTURY WEST ENGINEERING CORPORATION

SOIL BORING LOG
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: IB-13	Total Depth: 11.5 ft
Boring Location: East end of Tank #4	Elevation:	Initial GW Depth: 10.0 ft
Purpose:	Logged By: Bob Bogar	Final GW Depth:
Date: July 21, 1993	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20539-001-01	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout:	From: To:

Depth		Sample ID	Blow Counts	Profile	Soil Description		Remarks
01 02 03 04 05					0 - 0.5 ft	Concrete	
					0.5 - 4.0 ft	Grey to dark grey CLAY, moist, no hydrocarbon odor or stain.	
06 07 08 09 10	T ⊥	IB-13.1	9 14 19		4.0 - 10.5 ft	Dark to medium green CLAY, moist, firm, slight hydrocarbon odor.	
11 12	T ⊥	IB-13.2	11 16 22	▽	10.5 - 11.5 ft	Light brown CLAY with some green mottling, strong hydrocarbon odor.	
					Total depth - 11.5 ft Ground water - 10.0 ft		

CENTURY WEST ENGINEERING CORPORATION

MONITORING WELL LOG - MW-1
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: MW-1	Total Depth: 20.0 ft
Boring Location: East Well	Elevation:	Initial GW Depth: 8.0 ft
Purpose: Ground water investigation	Logged By: Bob Bogar	Final GW Depth:
Date: September 8, 1994	Blank Casing:	From: 5.10 To: 0.0 ft
Consulting Firm: Century West Engineering	Perforations:	From: 20.0 To: 5.10 ft
Project Number: 20539-001-02	Filter Sand:	From: 20.4 To: 4.0 ft
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: 4.0 To: 3.0 ft
Drilling Method: Hollow Stem Auger	Grout:	From: 3.0 To: 0.5 ft

Depth		Sample ID	Blow Counts	Profile	Soil Description		Remarks
01					0 - 0.5 ft	Concrete	Note: Hand augered to 2 1/2 ft.
02					0.5 - 2.0 ft	Dark brown clayey SILT; moist, soft; no hydrocarbon odor or discoloration.	
03							
04					2.0 - 4.0 ft	Light brown clayey SILT; moist, soft; no hydrocarbon odor or discoloration.	
05							
06	T	MW-1.1	10		4.0 - 8.0 ft	Dark green sandy SILT; moist, soft; slight to strong hydrocarbon odor.	
07	⊥		10	▽			
08			10				
09							
10	T		6				
11	⊥	MW-1.2	9		8.0 - 15.0 ft	Light reddish brown clayey SILT; no hydrocarbon odor or discoloration.	
12			15				
13							
14							
15							
16					15.0 - 20.0 ft	Grey brown, clayey sandy SILT; no hydrocarbon odor or discoloration.	
17							
18							
19							
20					Final Auger Depth - 20 ft Ground Water - 8 ft		

CENTURY WEST ENGINEERING CORPORATION

MONITORING WELL LOG - MW-2
CALIFORNIA SYRUP AND EXTRACT

Site Location: 1355 55th Street	Boring ID: MW-2	Total Depth: 20.0 ft
Boring Location: West Well	Elevation:	Initial GW Depth: 8.0 ft
Purpose: Ground water investigation	Logged By: Bob Bogar	Final GW Depth:
Date: September 8, 1994	Blank Casing:	From: 5.36 To: 0.0 ft
Consulting Firm: Century West Engineering	Perforations:	From: 20.0 To: 5.36 ft
Project Number: 20539-001-02	Filter Sand:	From: 20.4 To: 4.0 ft
Drilling Contractor: Kvilhaug Drilling	Bentonite:	From: 4.0 To: 3.0 ft
Drilling Method: Hollow Stem Auger	Grout:	From: 3.0 To: 0.5 ft

Depth		Sample ID	Blow Counts	Profile	Soil Description		Remarks
01					0 - 0.5 ft	Concrete	Note: Hand augered to 2 1/2 ft.
02					0.5 - 2.5 ft	Light brown SILT; moist, soft; no hydrocarbon odor or discoloration; blocks of concrete to 1 ft.	
03							
04					2.5 - 4.0 ft	Light brown clayey SILT; moist, soft; no hydrocarbon odor or discoloration.	
05							
06	T	MW-2.1	2		4.0 - 7.0 ft	Light to dark green SILT; moist, soft; strong hydrocarbon odor.	
07	⊥		3				
08			8	▽	7.0 - 10.0 ft	Light brown to grey silty CLAY; moist; slight hydrocarbon odor.	
09							
10	T	MW-2.2	8				
11	⊥		12				
12			20		10.0 - 20.0 ft	Light brown clayey SILT; moist, soft; no hydrocarbon odor or discoloration.	
13							
14							
15							
16							
17							
18							
19					Final Auger Depth - 20 ft Ground Water - 8 ft		
20							

BORING NUMBER: IB-1

BORING LOCATION: EAST YARD

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 6.5 FEET

GROUNDWATER TOTAL DEPTH: NONE

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING /DEPTH	USCS	LOG OF MATERIAL	PIEZOMETER WELL INSTALLATION
5	IB-1.1	6.0 FT			CL	0 - 0.5 Ft. Concrete and base rock. 0.5 - 2.0 Ft. Black CLAY, friable, soft, moist, no hydrocarbon odor or staining. 2.0 - 6.5 Ft. Brown to olive green CLAY, firm, moist, no hydrocarbon odor or staining. END OF BORING	
10							
15							
20							
25							

BORING NUMBER: IB-2

BORING LOCATION: SOUTH YARD

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 6.0 FEET

GROUNDWATER TOTAL DEPTH: NONE

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING /DEPTH	USCS	LOG OF MATERIAL	PIEZOMETER WELL INSTALLATION
5	IB-2.1	5.5 FT			ML CL	0 - 0.5 Ft. Concrete and base rock. 0.5 - 4.0 Ft. Black clayey SILT, loose, soft, dry to moist, no hydrocarbon odor or staining. 4.0 - 6.0 Ft. Olive green silty CLAY, slightly gravelly, firm, moist, no hydrocarbon odor or staining. END OF BORING	
10							
15							
20							
25							

BORING NUMBER: IB-3

BORING LOCATION: WEST GATE

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

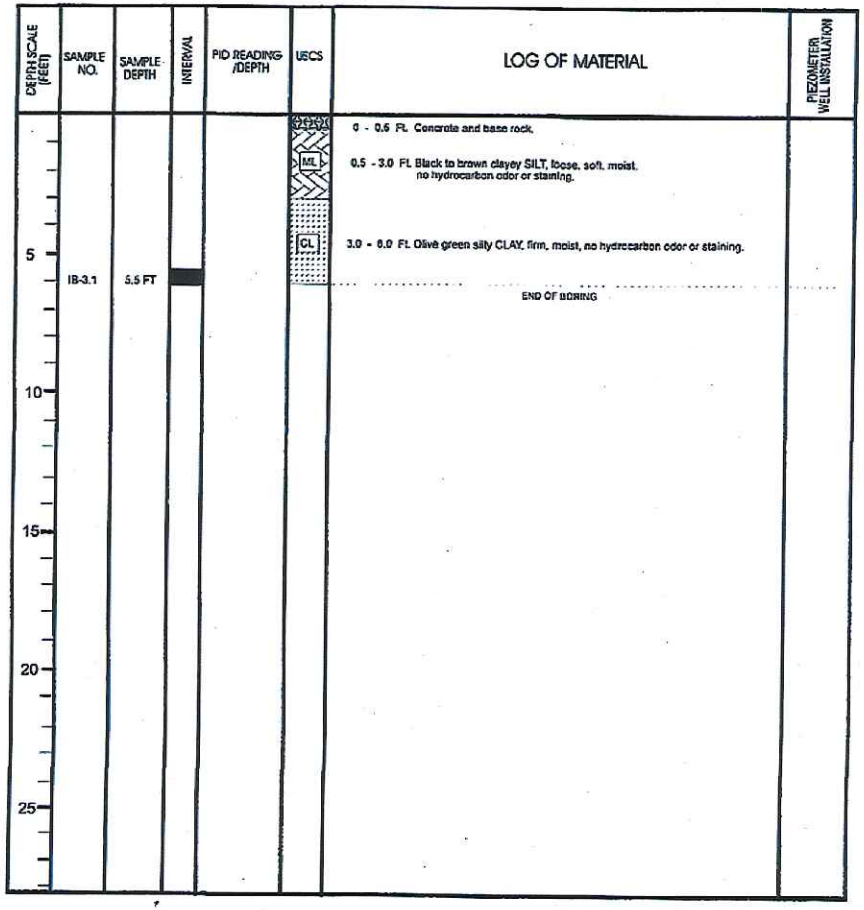
DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 6.0 FEET

GROUNDWATER TOTAL DEPTH: NONE



BORING NUMBER: IB-4

BORING LOCATION: WAREHOUSE MIDDLE WEST

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

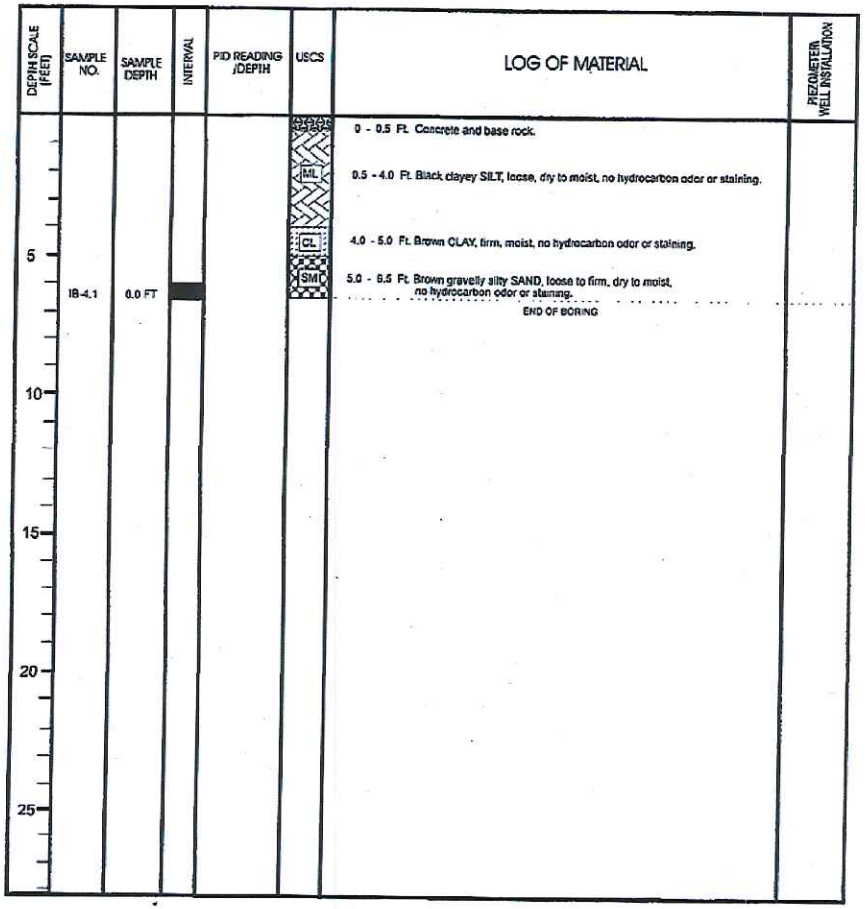
DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 6.5 FEET

GROUNDWATER TOTAL DEPTH: NONE



BORING NUMBER: IB-5

BORING LOCATION:
WAREHOUSE MIDDLE OF SOUTH WALL

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 6.0 FEET

GROUNDWATER TOTAL DEPTH: NONE

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING /DEPTH	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
						0 - 0.5 Ft. Concrete and base rock.	
					ML	0.5 - 4.0 Ft. Black to brown SILT, loose, friable, dry to moist, no hydrocarbon odor or staining.	
5	IB-5.1	5.5 FT			CL	4.0 - 6.0 Ft. Brown silty CLAY, dense, moist, no hydrocarbon odor or staining.	
						END OF BORING	
10							
15							
20							
25							

BORING NUMBER: IB-6

BORING LOCATION:
WAREHOUSE SOUTHWEST CORNER

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 8.0 FEET

GROUNDWATER TOTAL DEPTH: NONE

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING /DEPTH	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
						0 - 0.5 Ft. Concrete and base rock.	
						0.5 - 4.0 Ft. Unsuccessful sample recovery.	
5					CL	4.0 - 6.0 Ft. Brown CLAY, firm, moist, no hydrocarbon odor or staining.	
	IB-6.1	7.5 FT			SM	6.0 - 8.0 Ft. Brown gravelly silty SAND, loose, friable, no hydrocarbon odor or staining.	
						END OF BORING	
10							
15							
20							
25							

BORING NUMBER: IB-7

BORING LOCATION: WAREHOUSE MIDDLE EAST

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 5.0 FEET

GROUNDWATER TOTAL DEPTH: NONE

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING /DEPTH	USCS	LOG OF MATERIAL	PIEZOMETER WELL INSTALLATION
						0 - 0.5 Ft. Concrete and base rock.	
					ML	0.5 - 4.0 Ft. Black clayey SILT, soft, friable, moist, no hydrocarbon odor or staining.	
5	IB-7.1	5.5 FT			SM	4.0 - 6.0 Ft. Brown gravelly silty SAND, friable, moist, no hydrocarbon odor or staining.	
						END OF BORING	
10							
15							
20							
25							

BORING NUMBER: IB-8

BORING LOCATION: WAREHOUSE-NORTHEAST OF NORTHWALL

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 8.0 FEET

GROUNDWATER TOTAL DEPTH: NONE

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING /DEPTH	USCS	LOG OF MATERIAL	PIEZOMETER WELL INSTALLATION
						0 - 0.5 Ft. Concrete and base rock.	
						0.5 - 4.0 Ft. Unsuccessful sample recovery.	
5					SM	4.0 - 7.0 Ft. Brown gravelly silty SAND, friable, firm, dry to moist, no hydrocarbon odor or staining.	
	IB-8.1	7.5 FT			ML	7.0 - 8.0 Ft. Brown clayey SILT, firm, dense, moist, no hydrocarbon odor or staining.	
						END OF BORING	
10							
15							
20							
25							

BORING NUMBER: IB-9

BORING LOCATION: WAREHOUSE-EAST OFSOUTH WALL

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

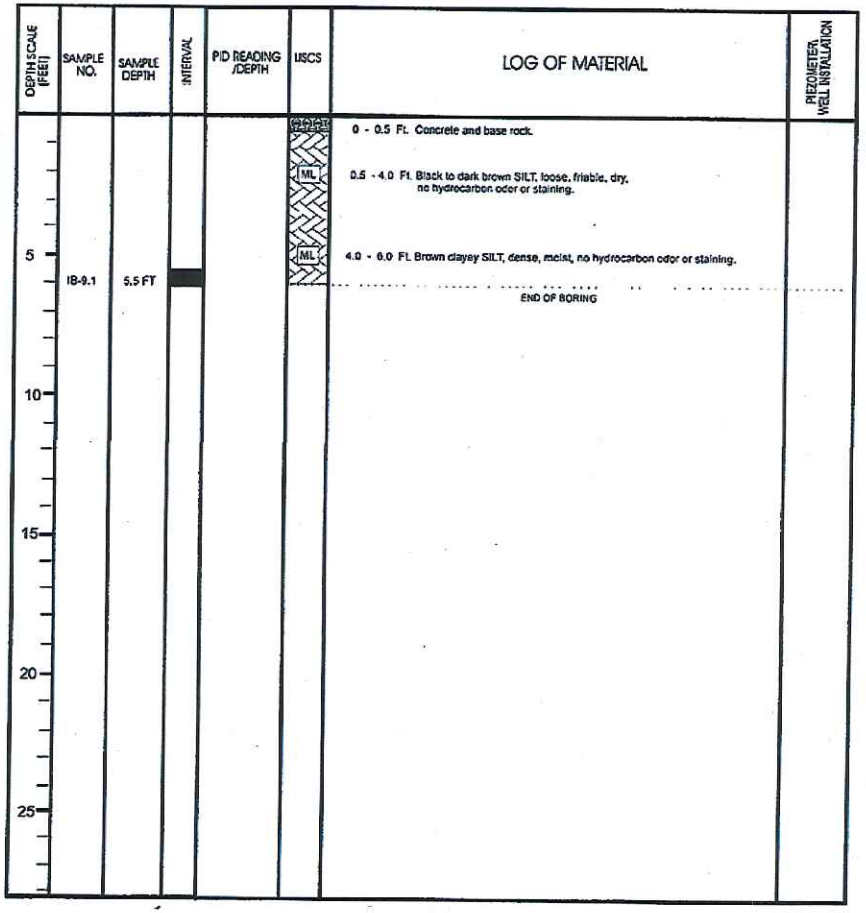
DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 8.0 FEET

GROUNDWATER TOTAL DEPTH: NONE



BORING NUMBER: IB-10

BORING LOCATION: WAREHOUSE-WEST OF NORTHWALL

BORING TYPE: INVESTIGATIVE BORING

PROJECT NAME: CSE-55TH STREET

PROJECT NUMBER: 167-01-01

LOG OF WELL BORING

GRIBI Associates

START DATE: 9/7/99

COMPLETION DATE: 9/7/99

SHEET _1_ OF _1_

DRILLING CONTRACTOR: GREGG DRILLING

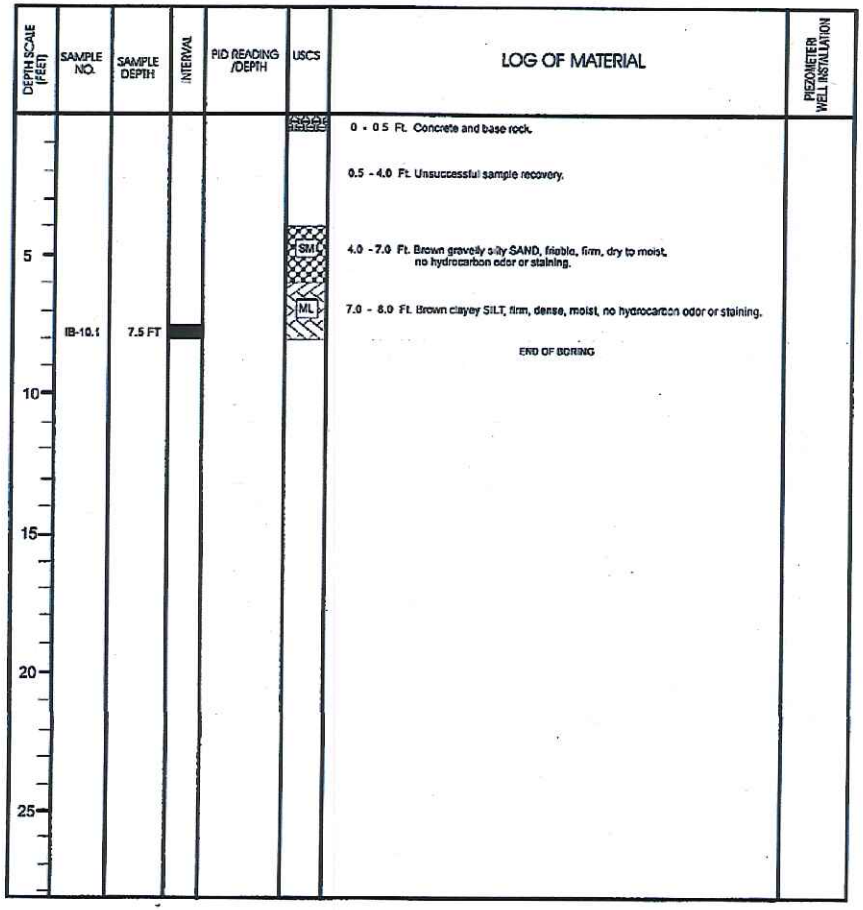
DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2 INCHES

COMPLETION METHOD: GROUTED

BORING TOTAL DEPTH: 8.0 FEET

GROUNDWATER TOTAL DEPTH: NONE



LOG OF SOIL BORING

BORING NUMBER : B-1

BORING LOCATION: N SIDE OF 55TH STREET

BORING TYPE: SOIL BORING

PROJECT NAME: CALIFORNIA SYRUP & EXTRACT

FIELD SCIENTIST: J. GRIB

GRIBI ASSOCIATES

START DATE: 08/01/2012

COMPLETION DATE: 08/01/2012

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2.5 INCHES

COMPLETION METHOD: BORING

BORING TOTAL DEPTH: 16.0 FEET

GROUNDWATER DEPTH: INITIAL: 10.5 FEET
FINAL: NM

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING & BLOW COUNTS (▽ - INITIAL, ▼ - FINAL)	USCS	LOG OF MATERIAL
5.0						0.0 - 1.5 ft. Asphalt & base gravel
					CL	1.5 - 10.0 ft. **Silty Clay (CL)** Dark grey to olive grey, firm, moist, no odors or sheens, slightly sandy & gravelly at 9 ft. to 10 ft.
	B-1-7.5 8:55	7.5 FT.		0		
10	B-1-11.0 9:00	11.0 FT.		0	GP	10.0 - 15.0 ft. **Silty, Clayey Gravel (GP)** Light brown, lightly sandy, loose to firm, wet at about 11.0 ft., no odors or staining, water saturated from 11 ft to 13.5 ft.
15	B-1-15.0 9:10	15.0 FT.		0	SM	15.0 - 16.0 ft. **Silty Sand (SM)** Light brown, slightly clayey, moist to wet, soft to firm, no odors.
20						COLLECTED GRAB GROUNDWATER SAMPLE B-1-W; open hole AT 16 FT BGS ON 8/01/12 AT 9:20.
						TOTAL DEPTH: 16.0 FEET
25						

LOG OF SOIL BORING

BORING NUMBER : MW-3

BORING LOCATION: 55TH STREET

BORING TYPE: SOIL BORING

PROJECT NAME: CALIFORNIA SYRUP & EXTRACT

FIELD SCIENTIST: J. GRIB

GRIBI ASSOCIATES

START DATE: 08/01/2012

COMPLETION DATE: 08/01/2012

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2.5 INCHES

COMPLETION METHOD: BORING

BORING TOTAL DEPTH: 15.0 FEET

GROUNDWATER DEPTH: INITIAL: 11.5 FEET
FINAL: 9.04 FEET

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING & BLOW COUNTS (▽ - INITIAL, ▼ - FINAL)	USCS	LOG OF MATERIAL	PIEZOMETER/ WELL INSTALLATION
5.0						0.0 - 1.5 ft. Asphalt & concrete.	
	B-3-6.0 10:50	6.0 FT.		0	CL	1.5 - 11.5 ft. **Silty Clay (CL)** Dark grey to olive	
10	B-3-10.5 11:00	10.5 FT.		0	GP	11.5 - 15.0 ft. **Sandy Gravel (GP)** Brown-olive grey, loose, silty, wet at 11.5 ft, clast to 2 inch, water saturated, no odors or staining.	
15	B-3-14.0 11:10	14.0 FT.		0		TOTAL DEPTH: 16.0 FEET	
20							
25							

WELL SPECIFICATIONS

A - WELL SCREEN DEPTH:	9.87 FT	CASING TYPE:	SCH 40 PVC
B - WELL SCREEN LENGTH:	5.00 FT	CASING SIZE:	2-INCH
C - DEPTH TO TOP OF SAND:	8.00 FT	SLOT SIZE:	0.020 INCH
D - DEPTH BENTONITE SEAL:	6.00 FT		

LOG OF SOIL BORING

BORING NUMBER : **MW-4**

BORING LOCATION: SOUTH OF MW-3

BORING TYPE: SOIL BORING

PROJECT NAME: CALIFORNIA SYRUP & EXTRACT

FIELD SCIENTIST: J. GRIB

GRIBI ASSOCIATES

START DATE: 08/01/2012

COMPLETION DATE: 08/01/2012

DRILLING CONTRACTOR: GREGG DRILLING

DRILLING METHOD: DIRECT PUSH

BOREHOLE DIAMETER: 2.5 INCHES

COMPLETION METHOD: BORING

BORING TOTAL DEPTH: 20.0 FEET

GROUNDWATER DEPTH: INITIAL: NONE
FINAL: 9.34 FEET

DEPTH SCALE (FEET)	SAMPLE NO.	SAMPLE DEPTH	INTERVAL	PID READING & BLOW COUNTS ▽ - INITIAL ▼ - FINAL	USCS	LOG OF MATERIAL	PIEZOMETER / WELL INSTALLATION
5.0	B-4-6.0 12:45	6.0 FT.		0		0.0 - 2.0 ft. Asphalt & base rock.	
					CL	2.0 - 14.5 ft. **Silty Clay (CL)** Dark grey to olive grey	
10	B-4-10.5 12:50	10.5 FT.		0			
	B-4-14.0 12:55	14.0 FT.		0			
15					CL	14.5 - 20.0 ft. **Gravelly Clay (GP)** Light brown, firm, dense, sub rounded gravel clasts to 1.5 inch, moist, slightly wet at 14.0 ft. & 18 ft to 19 ft., no free water in boring.	
	B-4-18.5 13:10	18.5 FT.		0			
20						TOTAL DEPTH: 20.0 FEET	
25							

WELL SPECIFICATIONS

A - WELL SCREEN DEPTH:	9.77 FT	CASING TYPE: SCH 40 PVC	
B - WELL SCREEN LENGTH:	10.00 FT	CASING SIZE: 2-INCH	
C - DEPTH TO TOP OF SAND:	8.00 FT	SLOT SIZE: 0.020 INCH	
D - DEPTH BENTONITE SEAL:	6.00 FT		