ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

June 14, 2001
StID # 2162/ RO0000098

REMEDIAL ACTION COMPLETION CERTIFICATION

Mr. Brad Peik
Lynch Associates Construction
1200 Gough St.
San Francisco, CA 94109-6649

Mr. Myron Zimmerman c/o
Mr. Robert Frates
1330 Broadway, Suite 1050
Oakland CA 94612

Mr. Ronald Silberman
5743 Landregan St.
Emeryville, CA 94608

Ms. Melita Elmore
4th and Jackson St.
Oakland CA 94660

RE: Coliseum Business Park, 5725 E. 14th St., Oakland CA 94621

Dear Ladies and Gentlemen:

This letter confirms the completion of site investigation and remedial action for the three (3) underground tanks; 1-1000 gallon gasoline, 1-5000 gallon diesel tank and 1-7500 gallon diesel 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 tank is greatly appreciated.

Based on information in the above-referenced file and with 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 25299.37 of this Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) as the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact Barney Chan at (510) 567-6765 if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director, Environmental Health

c: B. Chan, Hazardous Materials Division-files
Chuck Headlee, RWQCB
Mr. Allan Patton, SWRCB Cleanup Fund
Mr. Leroy Griffin, City of Oakland OES, 1605 Martin Luther King Dr., Oakland CA 94612

RACC5725E14thSt

ALAMEDA COUNTY
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4th and Jackson St.
Oakland CA 94660

RE: Coliseum Business Park, 5725 E. 14th St., Oakland CA 94621

Dear Ladies and Gentlemen:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with the Health and Safety Code, Chapter 6.75 (Article 4, Section 25299.37 h). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Health Services, Local Oversight Program (LOP) is required to use this case closure letter. We are also enclosing the case closure summary. This document confirms the completion of the investigation and cleanup of the reported release at the subject site.

Site Investigation and Cleanup Summary:

Please be advised that the following conditions exist at the site:

- 270 parts per million (ppm) Total Petroleum Hydrocarbons as diesel (TPHd), 100 ppm TPH as gasoline,0.25, 0.30, 0.63, 0.38 ppm benzene, toluene, ethyl benzene and xylenes, respectively remain in the soil at the site.
- 680 parts per billion (ppb) TPHd, 240 ppb TPHg and 240, 43, ND,1.3 ,ND benzene, toluene, ethyl benzene,xylenes and MTBE, respectively remain in groundwater at the site.

This site should be included in the City's permit tracking system. Please contact me at (510) 567-6765 with any questions.

Sincerely,

Barney M Chan

Barney M. Chan
Hazardous Materials Specialist

enclosures: Case Closure Letter, Case Closure Summary

c: Mr. L. Griffin, City of Oakland OES, 1605 MLK Jr. Way,
Oakland CA 94612
B. Chan, files (letter only)
Trlt5725E14thSt

RB# 01-0652

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: June 13, 2001 ~~October 20, 2000~~

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Parkway Rm 250, Alameda CA 94502

City/State/Zip: Alameda Phone: (510) 567-6700

Responsible staff person: Barney Chan Title: Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Former Fordham Properties

Site facility address: 5725 E. 14th St., Oakland CA 94621

RB LUSTIS Case No: **N/A** Local Case No./LOP Case No.: 2162 / RO0000098

ULR filing date: 2/4/91 SWEEPS No: **N/A**

Responsible Parties:	Addresses:	Phone Numbers:
Lynch Assoc. Construction c/o Brad Peik	1200 Gough St SF CA 94109-6649	
Mr. Myron Zimmerman c/o Mr. Robert Frates	1330 Broadway, Suite 1050 Oakland CA 94612	510-451-5836
Mr. Ronald Silberman	5743 Landregan St. Emeryville CA 94608	510-547-7177
Safeway Inc. c/o Ms. Melita Elmore	4th and Jackson St. Oakland CA 94660	510-891-3000

Tank No:	Size in gal.:	Contents:	Closed in-place or removed?:	Date:
1	1000	gasoline	removed	11/12/90
2	5000	diesel	removed	11/12/90
3	7500	fuel oil	removed	11/12/90

III RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: unknown

Site characterization complete? yes

Date approved by oversight agency:

Monitoring Wells installed? yes Number: 4

Proper screened interval? yes, MW1 5-20', MW2 through MW-4 10-30'

Highest GW depth: 9.1' bgs Lowest depth: 18' bgs

Leaking Underground Fuel Storage Program

Flow direction: predominantly south-southwesterly (has varied from W to SE)

Most sensitive current use: industrial/commercial area

Are drinking water wells affected? No Aquifer name: NA

Is surface water affected? No Nearest affected SW name: NA

Off-site beneficial use impacts (addresses/locations): NA

Report(s) on file? **Yes** Where is report(s)?

Alameda County 1131 Harbor Bay Parkway, Room 250, Alameda CA 94502-6577	and	City of Oakland OES 1605 MLK Jr. Way Oakland CA 94612

Treatment and Disposal of Affected Material:

Material	Amount (include units)	Action (Treatment of Disposal w/destination)	Date
Tanks	1-1000 gallon 1-5000 gallon 1-7500 gallon	disposed, Erickson, Richmond	11/14/90
Soil	~ 2100 tons	disposed, BFI Landfill, Livermore	11/22/94-12/5/94

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	1Before	After2	3Before	After 4
TPH (Diesel)	2600	270	2000	680
TPH (Gas)	1000	100	3200	240
Benzene	7.7	0.25	11,000	43
Toluene	3.1	0.30	72	ND
Ethylbenzene	7.8	0.63	440	1.3
Xylenes	22	0.38	260	4.9
MTBE	NA		NA	ND

Comments (Depth of Remediation, etc.):
1 soil samples from 11/12/90 tank removals
2 soil samples from 11/94 & 12/94 over-excavations
3 groundwater sample from 8/22/91 sampling of MW-1
4 groundwater sample from recent 5/23/00 monitoring event

Leaking Underground Fuel Storage Tank Program

IV. **CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Undetermined

Does corrective action protect public health for current land use? YES

Site management requirements: site should be included in the City of Oakland Permit Tracking System.

Should corrective action be reviewed if land use changes? Yes

Monitoring wells Decommisioned: yes

Number Decommisioned: 1 Number Retained: 3

List enforcement actions taken: hearing at DA's Office, 7/20/94

List enforcement actions rescinded: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Barney M. Chan Title: Hazardous Materials Specialist

Signature: Barney M Chan Date: 11-15-00

Reviewed by

Name: Tom Peacock Title: Manager

Signature: Tom Peacock Date: 11-13-00

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: Eva Chu Date: 11/27/00

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: concur

RWQCB Staff Name: C. Headlee Title: AEG

Signature: Chuck Headlee Date: 11/28/00

VII. ADDITIONAL COMMENTS, DATA, ETC.

See attached site summary.

Site Summary for 5725 E. 14th St., Oakland CA 94621, Former Fordham Park
StID # 2162

This site is the location of a former Safeway Plant located on the southwest corner of 57th Ave. and E. 14th St., (International Blvd.). **See Figure 1**. Safeway was the original owner of the property. The ownership of the site after Safeway is unclear. Reports state that Zimmerman Investments purchased the property in 1984. However, reports also state that in 1985, Safeway Stores leased the property to Fordham Properties. Fordham Properties, whose president is Mr. Ronald Silberman, reportedly took ownership on December 31, 1990. Fordham Properties owns other sites in Alameda County which have undergone environmental clean-up. It appears that Zimmerman Investments was technically an owner of the property because they held the note on the property for Fordham Properties. Fordham Properties and Safeway reached a legal settlement whereby Fordham Properties would assume the principal environmental responsibility. When Mr. Silberman filed for Chapter 11 bankruptcy in 1992, Zimmerman Investments assumed the responsibility for site clean-up.

11/12/90, three underground tanks, 1-1000 gallon gasoline, 1-5,000 gallon diesel and 1-7500 gallon fuel oil, were removed from the site under Alameda County oversight. The fuel oil tank was located away from the gasoline and diesel tanks, which lay side by side. Obvious stained and odorous soil was encountered beneath the gasoline and diesel tanks. A total of five discrete soil samples were taken, one from each end of the diesel and fuel oil tanks and one sample from beneath the vent end of the gasoline tank. **See Figure 2**. These samples were analyzed for TPHd, TPHg and BTEX. No contamination was observed in the samples taken from beneath the fuel oil tank. Up to 2,600 ppm TPHd, 1,000 ppm TPHg, and 7.7, 3.1, 7.8 and 22 ppm BTEX, respectively, were found in the samples from beneath the gasoline and diesel tanks. **See Table 1 for results**. Though groundwater was encountered in the gasoline/diesel tank pit, groundwater sampling was waived by the County inspector since a groundwater investigation was going to be required.

On August 14 and 15, 1991, seven borings were advanced at the site, three of which were converted into monitoring wells. Two of the wells were located next to the underground tank pits and a third to the west of the fuel tanks to complete the triangular array. One soil sample from each of the borings/wells was collected at a depth of either 10' or 20' for analysis. These results indicated a relative lack of TPH contamination in soil with the exception of the 10' sample from boring B5. Up to 130 ppm TPHg, and 0.6, 1.5, 5.4 and 6.0 ppm, BTEX, respectively, was found in this sample. Groundwater contamination was significant only in MW-1, the well adjacent the fuel tank pit, where all analytes were detected. Benzene was reported at 11,000 ppb. **See Figure 3, analytical results and boring logs.** The boring logs indicate soils are sandy clay to the total depth explored. Interestingly, groundwater was encountered at a much shallower depth in MW-1 (5' bgs) than in the other two wells (16, 17' bgs). This difference was never seen again because MW-1 was destroyed by over-excavation before any additional monitoring occurred. Groundwater elevations in MW-4 have been within the same range of the other onsite wells.

November 4, 1992, a work plan was submitted and approved to over-excavate the tank pit and install a replacement well for MW-1, which would be destroyed during the excavation. This work was initiated in November 1993. Approximately 600 cy of soil was excavated and stockpiled along the 57th Ave. property boundary. Completion of the excavation was held up when Mr. Silberman filed for bankruptcy.

Site Summary for 5725 E. 14th St., Oakland CA 94621, Former Fordham Park
StID # 2162

The District Attorney's office was informed of the situation and called for a hearing at their offices. On July 20, 1994 a hearing was held at the DA's office. Present were Mr. Silberman, and representatives from Zimmerman Investments, Safeway and the County. At the hearing, Zimmerman Investments, holder of the note on this property, committed to resume and complete the environmental investigation.

On **November 22, 1994,** soil excavation resumed. An estimated 1,100 tons of additional soil was excavated from the pit. Confirmation samples from the pit floor and sidewalls were taken on 11/23/94. Additional excavation and sampling was performed on 12/1/94. The final excavation size was approximately 40'x 50' with a depth ranging from 10 to 15.5'. A total of 2100 tons of soil was removed. The preliminary soil cleanup goals of 100 ppm for TPHg, 1000 ppm for TPHd and 1 ppm for cumulative BTEX were met. **See Figure 4 and Table 2.**

On **June 12, 1995**, monitoring well MW-4, the replacement well for MW-1, was installed to the southwest of the former excavated tank pit. This well encountered a similar geology as the other wells, however, groundwater was encountered at 20-21' bgs, below that of the other two wells. Because of the uncertainty of the depth to groundwater, the well was screened similarly to the other two, 10-30' bgs. The depth to water during well sampling was again lower than the other two wells by approximately 7,' (18' vs. 11'). The soil sample collected at 20' from MW-4 showed low levels of TPHg and BTEX and ND for TPHd. **See Table 3, Figure 5 and the boring log for MW-4.**

Monitoring continued subsequently for three consecutive quarters. The groundwater elevation in MW-4 was more in line with the other wells in the following quarters and petroleum concentrations remained the highest in this well. Apparently no further monitoring occurred after the fourth event in March 1996, at least none with the County's knowledge. It appears that the responsible party decided to discontinue monitoring. **See Table 4 and the groundwater contour maps for the monitoring events.** As you can see, the gradient has varied but was predominantly south-southwest.

Subsequently our office was informed of the following actions, which occurred without County knowledge or oversight:

At the end of 1998, the responsible party (Zimmerman Investments) requested their consultant sample MW-4. The results of this sampling were consistent with the past (3/96) sampling event. Up to 3.2 mg/l TPHd, 5.8 mg/l TPHg and 1.8, 0.054, 0.03, and 0.046 mg/l BTEX, respectively, was found in this well. The RP then asked the consultant if they could reduce the TPH concentration in MW-4. From the period of December 1998 to January 1999, three to four applications of hydrogen peroxide (3-4 16 oz bottles of 3% H_2O_2) was applied to this well After this, only 1 to 2 additional applications were applied over the next 10 months. Results seemed encouraging as all analytes in MW-4 decreased substantially. Groundwater elevation on all wells and groundwater sampling and analysis on MW-4 was done twice in 1998 and twice in 1999. Groundwater gradient during this period ranged from southwest to south to southeast, with southwest the most prominent direction. **See Table 5 for results.**

Site Summary for 5725 E. 14th St., Oakland CA 94621, Former Fordham Park
StID # 2162

In **May 2000**, as part of a potential property transfer, an additional Phase II investigation was performed at the site near the former underground tanks and in other areas identified as having been potentially impacted by petroleum hydrocarbons or metals. On **May 22-23, 2000** eight soil borings (SB-1 through SB-8) were advanced to a depth of 19' bgs. Only three of the borings yielded groundwater (SB-1, SB-5 and SB-6). Soil samples from 1 to 7.5' depth were taken from these borings and analyzed for TPHg, BTEX, TPHd, TPHmo, and the heavy metals, cadmium, chromium, lead, nickel and zinc. Only TPHd and TPHmo and metals at background levels were found in these samples. Among the three grab groundwater samples, only SB-1 exhibited significant contamination, which reported 14 mg/l TPHg and 3.9, 0.034, 0.37, and 1.0 mg/l BTEX, respectively. **See Figure 6 and Table 6.**

Based upon this result, six temporary well points (SB-9 through SB-11 and SB-13 through SB-15) were installed from **July 10-17, 2000** to depths of 25-30' bgs to help define the lateral extent of the benzene in groundwater. Refusal was encountered when trying to advance SB-12, therefore, it was not completed. Groundwater samples from these well points indicated that the TPHg and BTEX detected in SB-1 is limited in extent and groundwater down-gradient of the former tank pit is not significantly impacted. **See Figure 7 and tables 7 of soil and groundwater results.**

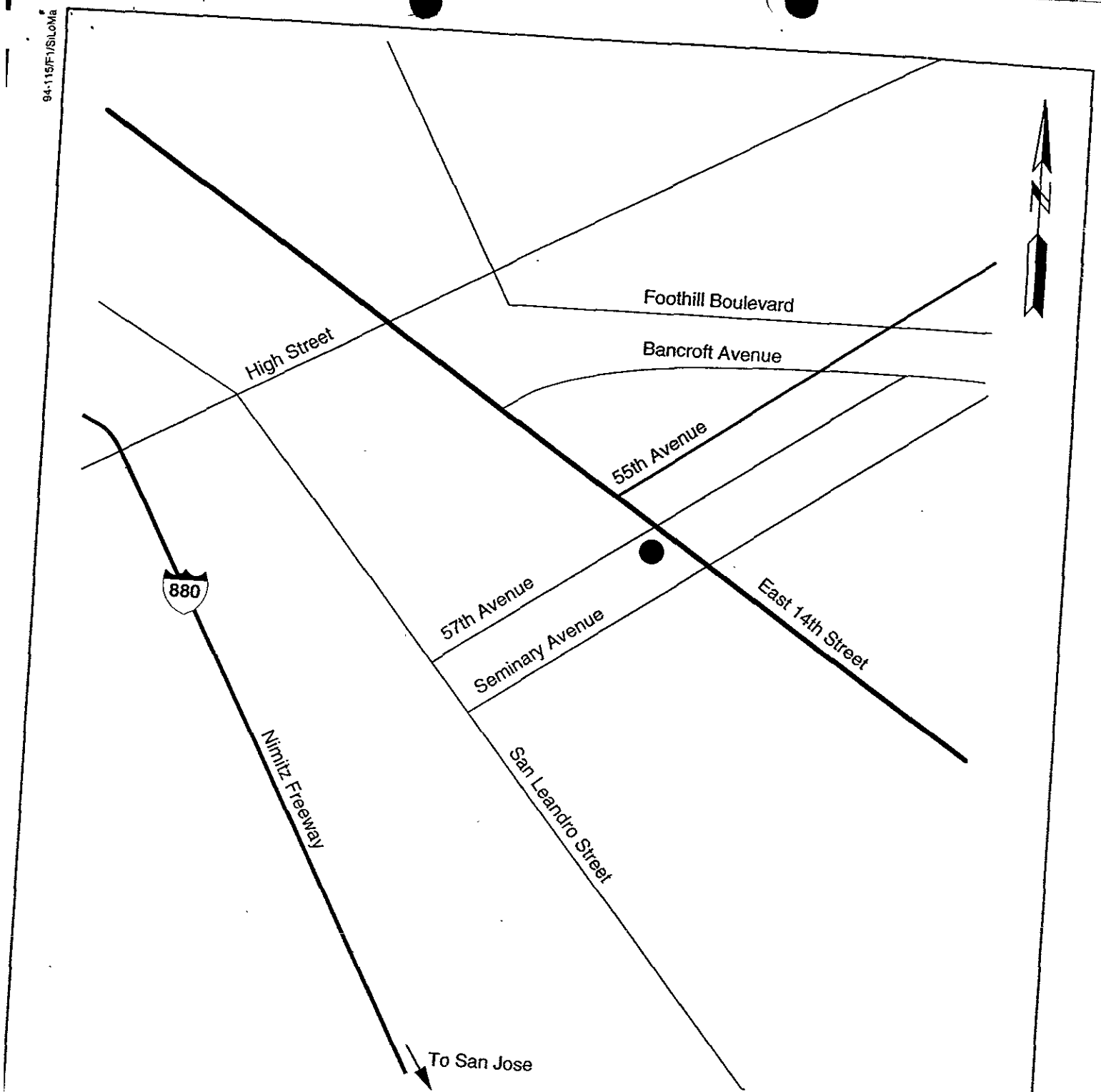
Low levels of chlorinated solvents and heavy metals were also detected in the well and grab groundwater samples. Three grab groundwater samples, SB1-W, SB-10 and SB-11, exceeded their respective MCLs for either 1,2-DCA or cis-1,2-DCE. SB-11 is located up-gradient of the former tank pit and also detected other HVOCs indicating a potential off-site source. The concentration of cis-1,2-DCE reported in SB-11 was 0.011 ppm compared to the MCL, 0.006 ppm. 1,2-DCA was detected in SB1-W and SB-10 at 0.02 and 0.0096 ppm, respectively, compared to the MCL of 0.0005ppm. 1,2-DCA (ethylene dichloride) was historically used as a lead scavenger, along with ethylene dibromide (EDB) in addition to tetraethyl lead. Because of the relative low concentrations and the limited extent of contamination, no further investigation of the HVOCs is recommended.

The heavy metals, cadmium, chromium, lead, nickel and zinc were analyzed in the wells on 5/23/00. Chromium @ 0.14 mg/l versus the MCL of 0.05 mg/l and nickel @ 0.67 mg/l versus the MCL of 0.1 mg/l were detected in wells MW-2 and MW-3, respectively. These metals were likely from suspended solids, as the samples were not filtered prior to acid digestion and analysis. Therefore, no further investigation of the heavy metals in groundwater is recommended.

Based upon these results, no further action is recommended for the former fuel USTs at this site since:

- The source (underground tanks and contaminated soil) has been removed.
- The site has been adequately characterized.
- The dissolved plume is not migrating.
- No sensitive receptors have been identified, which could be impacted by the release.
- No human health risk or environmental risk is present at the site.

94-115/F1/SiLoMa



LEGEND

● Site Location

DRAWING NOT TO SCALE

FIGURE 1: SITE LOCATION MAP

Former Fordham Property
5725 East 14th Street
Oakland, California

ITSI

MYRON ZIMMERMAN INVESTMENTS, Inc.

INNOVATIVE TECHNICAL SOLUTIONS, Inc.

Fordham Properties
East 57th Street
Oakland, CA

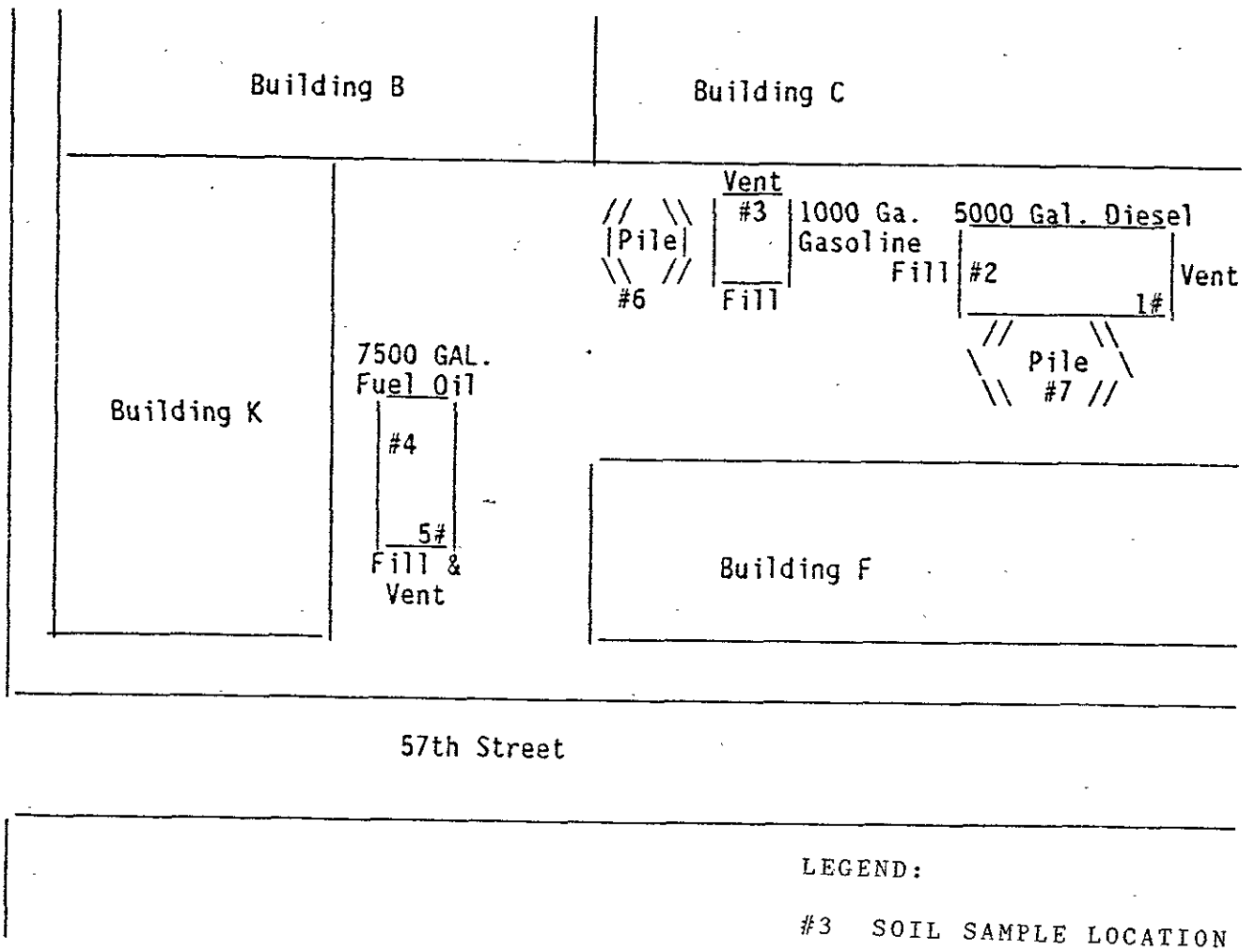
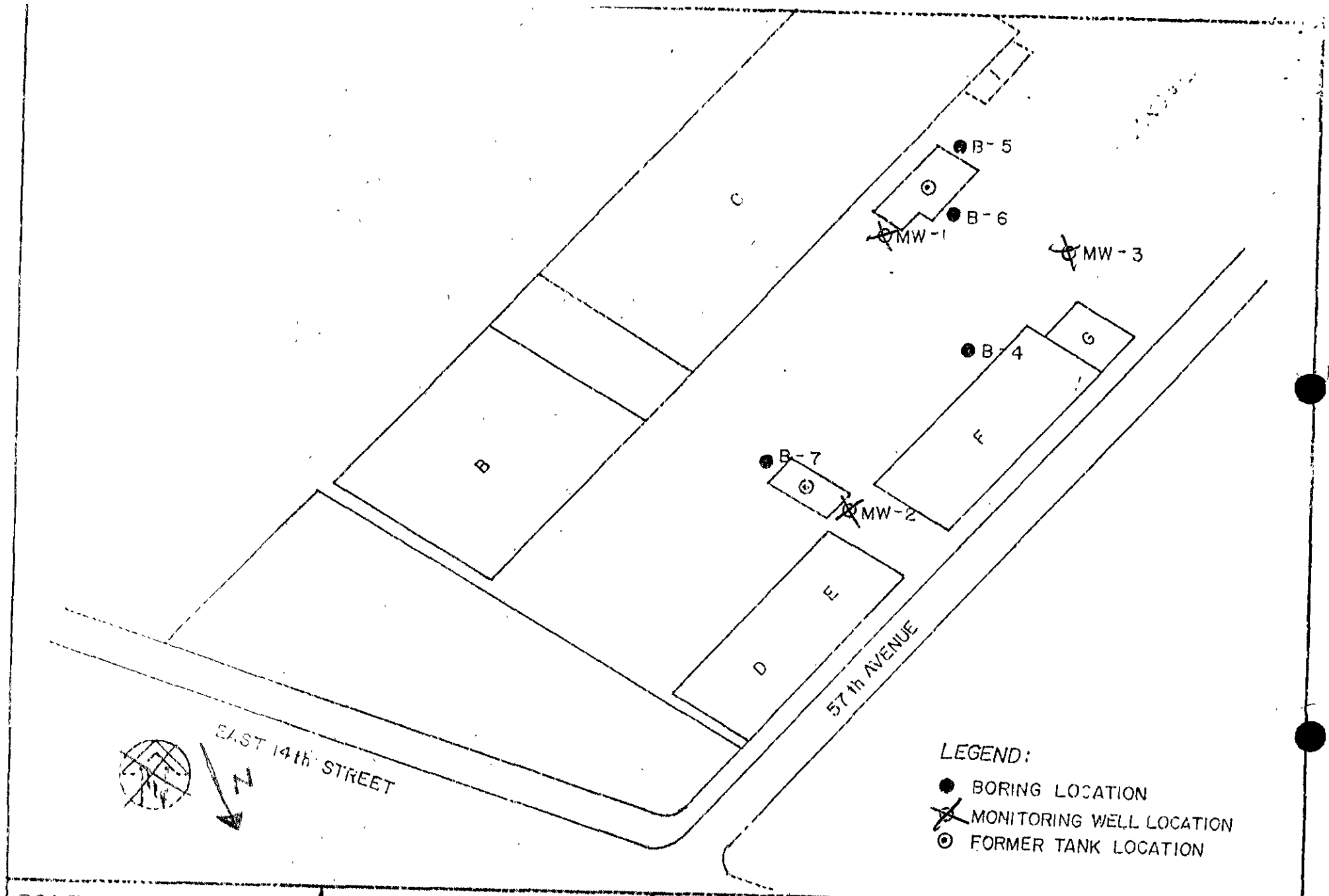


TABLE 1

Summary of Analytical Results for Tank Removals (11/14/90)

Sample #	Location	Concentration in mg/kg (ppm) TPHg	TPHd	B	T	E	X
1	vent end 5K diesel	1000	420	ND	2.7	7.8	22
2	fill end 5K diesel	330	140	ND	ND	4.4	13
3	vent end 1K gas	400	2600	7.7	3.1	6.5	10
4	south end 7.5K fuel oil	ND	ND	ND	ND	ND	ND
5	fill/vent end 7.5K fuel oil	ND	ND	ND	ND	ND	ND
6	spoils 1K gasoline composite of 6 & 7	340	2300	ND	1.4	3.2	7.5
7	spoils 5K diesel						



RGA Environmental Consultants	Job Number: 100572, FIGURE 3	SITE PLAN: 5725 EAST 14th ST. OAKLAND, CA
Emeryville, California	SCALE: 1" = 60' - 0"	BORING LOCATIONS

Analytical Report

LOG NO: E91-08-408

Received: 16 AUG 91
Mailed : 03 SEP 91

REVISED 9-11-91

Mr. Chris Nwabuzoh
Robert E. Gils Associates, Inc.
1260 45th Street
Emeryville, California 94608

Project: FP1-100572

REPORT OF ANALYTICAL RESULTS

LOG NO	SAMPLE DESCRIPTION, SOIL SAMPLES	DATE SAMPLED
08-408-1	B1-10	14 AUG 91
08-408-2	B4-20	14 AUG 91
08-408-3	~~B3-20~~	15 AUG 91
08-408-4	B5-10	15 AUG 91
08-408-5	B6-10	15 AUG 91

(mw1) ↑ mw3

PARAMETER	08-408-1	08-408-2	08-408-3	08-408-4	08-408-5
TPH - Semivolatile Hydrocarbons					
Date Analyzed	08.29.91	08.29.91	08.29.91	08.29.91	08.29.91
Date Extracted	08.20.91	08.20.91	08.20.91	08.20.91	08.20.91
Dilution Factor, Times	1	1	1	1	1
C12 to C25 Hydrocarbons, mg/kg	<1	<1	<1	7	5
C25 to C35 Hydrocarbons, mg/kg	<10	<10	<10	<10	30
TPH-Volatile/BTEX					
Date Analyzed	08.20.91	08.20.91	08.20.91	08.30.91	08.20.91
Dilution Factor, Times	1	1	1	1000	1
Benzene, mg/kg	0.005	<0.005	<0.005	0.6	<0.005
Ethylbenzene, mg/kg	<0.005	<0.005	<0.005	5.4	<0.005
Toluene, mg/kg	<0.005	<0.005	<0.005	1.5	<0.005
Total Xylene Isomers, mg/kg	<0.005	<0.005	<0.005	6.0	<0.005
C6 to C12 Hydrocarbons, mg/kg	<0.1	<0.1	<0.1	130	0.2

1255 Powell Street
Emeryville, CA 94608

415/428-2300
Fax 415/547-3643

BCA B C Analytical

Analytical Report

LOG NO: E91-08-408

Received: 16 AUG 91
Mailed : 03 SEP 91

Mr. Chris Nwabuzoh
Robert E. Gils Associates, Inc.
1260 45th Street
Emeryville, California 94608

Project: FP1-100572

REPORT OF ANALYTICAL RESULTS

LOG NO	SAMPLE DESCRIPTION, SOIL SAMPLES	DATE SAMPLED
08-408-6	B2-20	15 AUG 91
08-408-7	B7-20 (MW2)	15 AUG 91

PARAMETER	08-408-6	08-408-7
TPH - Semivolatile Hydrocarbons		
Date Analyzed	08.29.91	08.29.91
Date Extracted	08.20.91	08.20.91
Dilution Factor, Times	1	1
C12 to C25 Hydrocarbons, mg/kg	<1	<1
C25 to C35 Hydrocarbons, mg/kg	<10	<10
Aromatic Hydrocarbons		
Date Analyzed	08.20.91	08.20.91
Dilution Factor, Times	1	1
Benzene, mg/kg	<0.005	<0.005
Ethylbenzene, mg/kg	<0.005	<0.005
Toluene, mg/kg	<0.005	<0.005
Total Xylene Isomers, mg/kg	<0.005	<0.005

Report revised to correct sample identification sor samples E91-08-408-2.
T. Blake 09.10.91

Sim D. Lessley, Ph.D. / Laboratory Director

1255 Powell Street
Emeryville, CA 94608

415/428-2300
Fax 415/547-3643

BCA B C Analytical

Analytical Report

RECEIVED
SEP 17 1991
Ans'd.....

LOG NO: E91-08-566

Received: 22 AUG 91

Mailed: SEP 16 1991

Mr. Chris Nwabuzoh
Robert E. Gils Associates, Inc.
1260 45th Street
Emeryville, California 94608

Project: FP1-100572

REPORT OF ANALYTICAL RESULTS

LOG NO	SAMPLE DESCRIPTION, AQUEOUS SAMPLES	DATE SAMPLED
08-566-1	MW-1	22 AUG 91
08-566-2	MW-2	22 AUG 91
08-566-3	MW-3	22 AUG 91
08-566-4	MW-00	22 AUG 91

PARAMETER	08-566-1	08-566-2	08-566-3	08-566-4
Diesel Hydrocarbons 3510/8015				
Date Analyzed	09.02.91	09.02.91	09.02.91	09.02.91
Date Extracted	08.29.91	08.29.91	08.29.91	08.29.91
Dilution Factor, Times	~~10~~ 1	1	~~1~~ 1	1
C12 to C25 Hydrocarbons, ug/L	2000	<50	560	<50
TPH-Volatile/BTEX				
Date Analyzed	08.31.91	08.31.91	08.31.91	09.01.91
Dilution Factor, Times	~~40~~ 1	1	1	1
Benzene, ug/L	11000	<0.5	<0.5	<0.5
Ethylbenzene, ug/L	440	<0.5	<0.5	<0.5
Toluene, ug/L	72	<0.5	<0.5	<0.5
Total Xylene Isomers, ug/L	~~260~~	<0.5	<0.5	<0.5
C6 to C12 Hydrocarbons, ug/L	3200	<50	<50	<50

L. Dlessley

Sim D. Lessley, Ph.D., Laboratory Director

1253 Powell Street
Emeryville, CA 94608

415/428-2300
Fax 415/547-3643

BCA B C Analytical

DRILLING AND LITHOLOGIC LOG

MW-1

PROJECT: FORDHAM PROJECT
CLIENT: FORDHAM PROPERTIES, INC.
PROJECT #: EPI 100572
TOTAL DEPTH OF HOLE: 20 Feet DIAM.: 6.5/8inches
LOCATION: 5725 East 14TH Street, Oakland, California
INITIAL DEPTH-TO GRNDWATR: 10 Feet
DATE DRILLED: August 14, 1991
STATIC WATER LEVEL: 5.11 Feet
SCREEN DIAMETER: 2 Inches LENGTH: 15 Feet SLOT SIZE: 0.02 Inches
CASING DIAMETER: 2 Inches LENGTH: 5 Feet SAMPLER TYPE: Calif. Modified Split Spoon Sampler
DRILLING CO. HEW Drilling Co., East Palo Alto, CA DRILLING METHOD: Hollow Stem Auger
LOGGED BY: Chris Nwabuzoh REVIEWED BY: Roger Robert, RG 3720

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Grayish brown; about 40% fine to very fine, hard, subrounded sand; about 60% clay; medium to high dry strength; has hydrocarbon odor; moist' medium plasticity; no reaction with HCL; OVA 100 ppm.	0	CH	B1-5	◥	3 7 8		
SANDY CLAY: Brown; about 30% fine to very fine, hard, subrounded sand: about 70% clay: medium to high dry strength; high plasticity; moist to wet; has hydrocarbon odor: no reaction with HCL; OVA 20 ppm	5	CH	B1-10	◥	5 4 10		
SANDY CLAY : Same As Above; OVA 10 ppm.	10	CH	B1-15	◥	6 7 12		
SANDY CLAY: Same As Above: OVA 6 ppm.	15	CH	B1-20	◥	7 9 12		
	20						
	25						

RGA, INC.
1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771

DRILLING AND LITHOLOGIC LOG

MW-2

PROJECT: FORDHAM PROJECT

CLIENT: FORDHAM PROPERTIES, INC.

PROJECT #: FPI 100572

TOTAL DEPTH OF HOLE: 30 Feet DIAM.: 6.5/8inches

LOCATION: 5725 East 14TH Street, Oakland, California

INITIAL DEPTH-TO GRNDWATR: 22Feet

DATE DRILLED: August 14, 1991

STATIC WATER LEVEL: 17.27 Feet

SCREEN DIAMETER: 2Inches LENGTH: 20 Feet SLOT SIZE: 0.02 Inches

CASING DIAMETER: 2Inches LENGTH: 10 Feet SAMPLERTYPE: California Modified Split Spoon Sampler

DRILLING CO. HEW Drilling Company, East Palo Alto DRILLING METHOD: Hollow Stem Auger

LOGGED BY: Chris Nwabuzoh REVIEWED BY: Roger Robert RG 3720

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Dark brown to gray; about 30% fine to very fine, hard, subrounded sand; about 70% clay; medium to high dry strength; medium plasticity; moist; no odor; no reaction with HCL; OVA 1ppm	0						
	5	CH	B2-5		2 5 8		
SANDY CLAY: Same As Above; OVA 1 ppm.	10	CH	B2-10		3 6 12		
SANDY CLAY: Brown; about 40% coarse to fine, hard, subrounded sand; about 60% clay; medium dry strength; low to medium plasticity; moist; no odor; no reaction with HCL; OVA 1 ppm.	15	CH	B2-15		4 5 11		
SANDY CLAY: Same As Above; OVA 1ppm	20	CH	B2-20		3 6 10		
SANDY CLAY: Same As Above; OVA 1ppm.	25	CH	B2-25				

RGA, INC.

1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771

DRILLING AND LITHOLOGIC LOG

MW - 2

PROJECT : FORDHAM PROJECT

PROJECT # : EPI 100572

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Brown; about 40% coarse to fine, hard, subrounded sand; about 60% clay; medium dry strength; low to medium plasticity; moist; no odor; no reaction with HCL; OVA 1 ppm.	25 30 35 40 45 50 55 60	CH	B2-30	◥	5 7 12		

RGA, INC.

1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771

DRILLING AND LITHOLOGIC LOG

MW - 3

PROJECT: FORDHAM PROJECT

CLIENT: FORDHAM PROPERTIES, INC.

PROJECT #: FPI 100572

TOTAL DEPTH OF HOLE: 30 Feet DIAM.: 6 5/8inches

LOCATION: 5725 East 14Th Street, Oakland, California

INITIAL DEPTH - TO GRNDWATR: 22 Feet.

DATE DRILLED: August 15, 1991

STATIC WATER LEVEL: 16.15 Feet

SCREEN DIAMETER: 2 Inches LENGTH: 20 Feet SLOT SIZE: 0.020 inches

CASING DIAMETER: 2 Inches LENGTH: 10 Feet SAMPLER TYPE: Calif. Modified Split Spoon Sampler

DRILLING CO. HEW drilling Co. East Palo Alto, CA DRILLING METHOD: Hollow Stem Auger

LOGGED BY: Chris Nwabuzoh REVIEWED BY: Roger Robert RG 3720

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Brown; about 40% coarse to fine, hard, subangular to sub-rounded sand; about 60% clay; low to medium dry strength; slight plasticity; moist; no odor; no reaction with HCL; OVA 60 ppm	0	CH	B3-5	◥	3 5 7		
SANDY CLAY: Brown; about 30% fine to very fine, hard, subrounded sand; about 70% clay; low to medium dry strength; low plasticity; moist; no odor; no reaction with HCL; OVA 6 ppm.	5	CH	B3-10	◥	4 6 8		
SANDY CLAY: Same As Above; OVA 12 ppm.	10	CH	B3-15	◥	3 6 7		
SANDY CLAY: Brown; about 20% hard, fine to very fine, rounded sand; about 80% clay; medium to high dry strength; medium plasticity; very moist; no odor; no reaction with HCL; OVA 1 ppm.	15	CH	B3-20	◥	3 4 7		
SANDY CLAY: Same As Above; OVA 1ppm.	20	CH	B3-25	◥	4 8 7		
	25						

RGA, INC.

1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771

LING AND LITHOLOGIC LOG

MW - 3

CT : FORDHAM PROJECT

PROJECT #: FPI 100572

RE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES: NUMBER	SAMPLES: CONDITION	SAMPLES: BLOWS	WELL CONSTR.: PIPE	WELL CONSTR.: FILL
NDY CLAY: Brown; about 20% hard, fine, rounded sand; about 80% clay; dium to high dry strength; medium plasticity; very moist; no odor; no reaction HCL; OVA 1 ppm.	25 30 35 40 45 50 55 60	CH	B3-30	◥	5 7 11		

RGA, INC.

0 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 415/547-7771

DRILLING AND LITHOLOGIC LOG

BORING #B-4

PROJECT: FORDHAM PROJECT

CLIENT: FORDHAM PROPERTIES, INC.

PROJECT #: EPI 100572

TOTAL DEPTH OF HOLE: 20 Feet DIAM.: 5.5/8inches

LOCATION: 5725 East 14Th Street, Oakland, California

INITIAL DEPTH - TO GRNDWATR: N/A

DATE DRILLED: August 14, 1991

STATIC WATER LEVEL: N/A

SCREEN DIAMETER: N/A LENGTH: SLOT SIZE:

CASING DIAMETER: N/A LENGTH: SAMPLERTYPE: Calif Modified Split Spoon Sampler

DRILLING CO. HEW Drilling Co Esat Palo Alto DRILLING METHOD: Hollow Stem Auger

LOGGED BY: Chris Nwabuzoh REVIEWED BY: Roger Robert RG 3720

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Dark brown; about 30% fine to very fine, hard, subrounded sand; about 70% clay; medium to high dry strength; medium plasticity; moist; has hydrocarbon odor; no reaction; no reaction with HCL; OVA 110 ppm.	0 5	CH	B4-5		5 6 10		
SANDY CLAY: Brown; about 20% corse to fine, hard, subrounded to rounded sand; about 80% clay; medium dry strength; low to medium plasticity; moist; no odor; no reaction with HCL; OVA 20 ppm.	10	CH	B4-10		5 7 13		
SANDY CLAY: Brown; about 20% fine to very fine, hard, rounded sand; about 80% clay; medium to high dry strength; medium plasticity; moist; no odor; no reaction with HCL; OVA 25 ppm.	15	CH	B4-15		4 7 12		
SANDY CLAY: Same As Above; OVA 2 ppm.	20 25	CH	B4-20		3 4 7		

RGA, INC.
1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771

DRILLING AND LITHOLOGIC LOG

BORING #B-5

PROJECT: FORDHAM PROJECT

CLIENT: FORDHAM PROPERTIES, INC

PROJECT #: EPI 100572

TOTAL DEPTH OF HOLE: 10 Feet DIAM.: 5.5/8inches

LOCATION: 5725 East 14Th Street, Oakland, California

INITIAL DEPTH - TO GRNDWATR: N/A 10 Feet

DATE DRILLED: August 15, 1991

STATIC WATER LEVEL: N/A

SCREEN DIAMETER: N/A LENGTH: _____ SLOT SIZE: _____

CASING DIAMETER: N/A LENGTH: _____

SAMPLER TYPE: California Modified Split Spoon Sampler

DRILLING CO. HEW Drilling Co. East Palo Alto, CA

DRILLING METHOD: Hollow Stem Auger

LOGGED BY: Chris Nwabuzoh

REVIEWED BY: Roger Robert RG 3720

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Dark brown; about 30% coarse to fine, hard, subangular to sub-rounded sand; about 70% clay; medium to high dry strength; medium plasticity; moist; has hydrocarbon odor; no reaction with HCL; OVA 1,000 ppm.	0 5	CH	B5-5	◥	4 5 7		
SANDY CLAY: Brown; about 20% fine to very fine, hard, rounded sand; about 80% clay; medium to high dry strength; medium plasticity; very moist; has hydrocarbon odor; no reaction with HCL; OVA 1,000 ppm.	10	CH	B5-10	◥	3 7 12		
	15 20 25						

RGA, INC.

1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771

DRILLING AND LITHOLOGIC LOG

BORING #B-6

PROJECT: FORDHAM PROJECT

CLIENT: FORDHAM PROPERTIES, INC

PROJECT #: FPI 100572

TOTAL DEPTH OF HOLE: 15 Feet DIAM.: 5.5/8inche

LOCATION: 5725 East 14Th Street, Oakland, California

INITIAL DEPTH-TO GRNDWATR: N/A 15 Feet

DATE DRILLED: August 15, 1991

STATIC WATER LEVEL: N/A

SCREEN DIAMETER: N/A LENGTH: SLOT SIZE:

CASING DIAMETER: N/A LENGTH: SAMPLER TYPE: California Modified Split Spoon Sampler

DRILLING CO. HEW Drilling Co. East Palo Alto, CA DRILLING METHOD: Hollow Stem Auger

LOGGED BY: Chris Nwabuzoh REVIEWED BY: Roger Robert RG 3720

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Dark brown; about 30% coarse to fine, hard, subangular to sub-rounded sand; about 70% clay; medium to high dry strength; medium plasticity; moist; has hydrocarbon odor; no reaction with HCL; OVA 1,000 ppm.	0 5	CH	B6-5	◥	3 4 12		
SANDY CLAY: Brown; about 20% fine to very fine, hard, rounded sand; about 80% clay; medium to high dry strength; medium plasticity; very moist; has hydro-carbon odor; no reaction with HCL; OVA 1,000 ppm.	10	CH	B6-10	◥	5 9 12		
SANDY CLAY: Same As Above; OVA 100 ppm.	15 20 25	CH	B6-15	◥	9 11 16		

RGA, INC.

1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771

DRILLING AND LITHOLOGIC LOG

BORING #B-7

PROJECT: FORDHAM PROJECT

CLIENT: FORDHAM PROPERTIES, INC.

PROJECT #: FPI 100572

TOTAL DEPTH OF HOLE: 20 Feet DIAM.: 5.5/8inches

LOCATION: 5725 East 14Th Street, Oakland, California

INITIAL DEPTH-TO GRNDWATR: ~~N/A~~ 10 Feet

DATE DRILLED: August 15, 1991

STATIC WATER LEVEL: N/A

SCREEN DIAMETER: N/A LENGTH: SLOT SIZE:

CASING DIAMETER: N/A LENGTH: SAMPLERTYPE: California Modified Split Spoon Sampler

DRILLING CO. HEW Drilling Co. Fasst Palo Alto DRILLING METHOD: Hollow Stem Auger

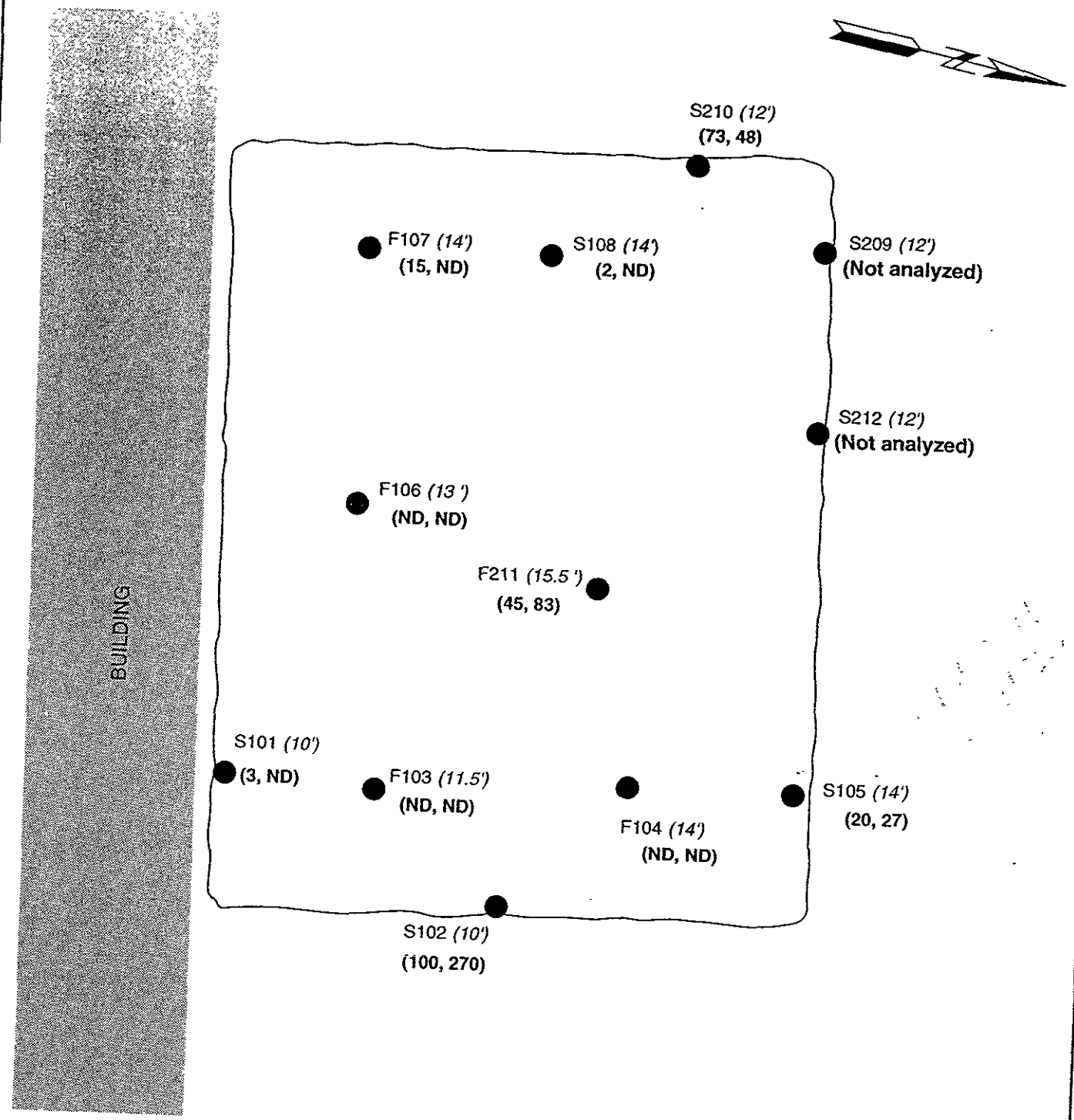
LOGGED BY: Chris Nwabuzoh REVIEWED BY: Roger Robert RG 3720

CORE SAMPLE CONDITION LEGEND : ◥ UNDISTURBED ☒ DISTURBED ☐ NO RECOVERY

DESCRIPTION	DEPTH	USCS SYMBOL	SAMPLES NUMBER	SAMPLES CONDITION	SAMPLES BLOWS	WELL CONSTR. PIPE	WELL CONSTR. FILL
SANDY CLAY: Dark brown; about 30% coarse to fine, hard, subangular to sub-rounded sand; about 70% clay; medium to high dry strength; medium plasticity; moist; no odor; no reaction with HCL; OVA 1 ppm	0	CH	B7-5	◥	4 5 11		
SANDY CLAY: Brown; about 20% fine to very fine, hard, rounded sand; about 80% clay; medium to high dry strength; medium plasticity; moist; no odor; no reaction with HCL; OVA 1 ppm.	5	CH	B7-10	◥	5 10 15		
SANDY CLAY: Brown; about 30% fine to very fine, hard, subrounded sand; about 70% clay; medium to high dry strength; high plasticity; moist; no odor; no reaction with HCL; OVA 2 ppm	10	CH	B7-15	◥	4 7 9		
SANDY CLAY: Same As Above; OVA 1 ppm.	15	CH	B7-20	◥	8 12 13		
	20						
	25						

RGA, INC.

1260 45th STREET, EMERYVILLE, CALIFORNIA 94608-1028 - 415/547-7771



LEGEND:

S101 (10') Sample locations and approximate estimated depth.

(100, 175) Laboratory results for TPH-g, TPH-d (mg/kg).

NOTE Sampling locations were determined in the field based on site conditions and in concurrence with ACDHS

FIGURE 4: SOIL SAMPLE LOCATIONS AND SELECTED LABORATORY RESULTS

Former Fordham Property
5725 East 14th Street
Oakland, California

ITSI

MYRON ZIMMERMAN INVESTMENTS, Inc.

INNOVATIVE TECHNICAL SOLUTIONS, Inc.

TABLE 2

LABORATORY RESULTS FOR CONFIRMATION SOIL SAMPLES
FORMER FORDHAM PROPERTY

SAMPLE I.D. NO	SAMPLE DATE	SAMPLE LOCATION(1)	SAMPLE DEPTH *(ft bgs)*	LAB I.D. NO.	OVM READING *(ppm)*	LABORATORY RESULTS(2)					
						TPH-g(3) *(mg/kg)*	TPH-d(4) *(mg/kg)*	Benzene(5) *(µg/kg)*	Toluene *(µg/kg)*	Ethylbenzene *(µg/kg)*	Xylenes *(µg/kg)*
S101	11/23/94	SE Sidewall	10	94-663-01	237	3	ND	20	15	20	12
S102	11/23/94	East Sidewall	10	94-663-02	226	100	270	97	250	630	65
F103	11/23/94	SE Floor	11.5	94-663-03	12.7	ND	ND	ND	ND	ND	ND
F104	11/23/94	NE Floor	14	94-663-04	5.3	ND	ND	ND	ND	ND	ND
S105	11/23/94	NE Sidewall	14	94-663-05	75	20	27	250	32	400	200
F106	11/23/94	South Floor	13	94-663-06	0.7	ND	ND	ND	ND	ND	ND
F107	11/23/94	SW Floor	14	94-663-07	not working	15	ND	55	45	9	100
S108	11/23/94	NW Sidewall	14	94-663-08	not working	2	ND	50	6	ND	10
S210	12/1/94	NW Sidewall	12	94-673-01	170	73	48	29	300	12	380
F211	12/1/94	North Floor	15.5	94-673-02	120	45	83	56	100	340	150
					Detection Limits	0.5	1	5	5	5	10
					Clean up Goal(6)	100	1,000	1,000	1,000	1,000	1,000

(1) Sample locations were determined in the field based upon field conditions, and with the concurrence of Mr. Barney Chan of Alameda County Department of Health Services.
(2) Soil analysis were performed by North States Environmental Laboratory of South San Francisco.
(3) Gasoline range petroleum hydrocarbons by Modified EPA Method 8015.
(4) Diesel range petroleum hydrocarbons by Modified EPA Method 8015.
(5) BTEX by EPA Method 8020.
(6) Clean up goals as set forth in the Revised Workplan.

94-115/T 1-1/26/95

TABLE 3

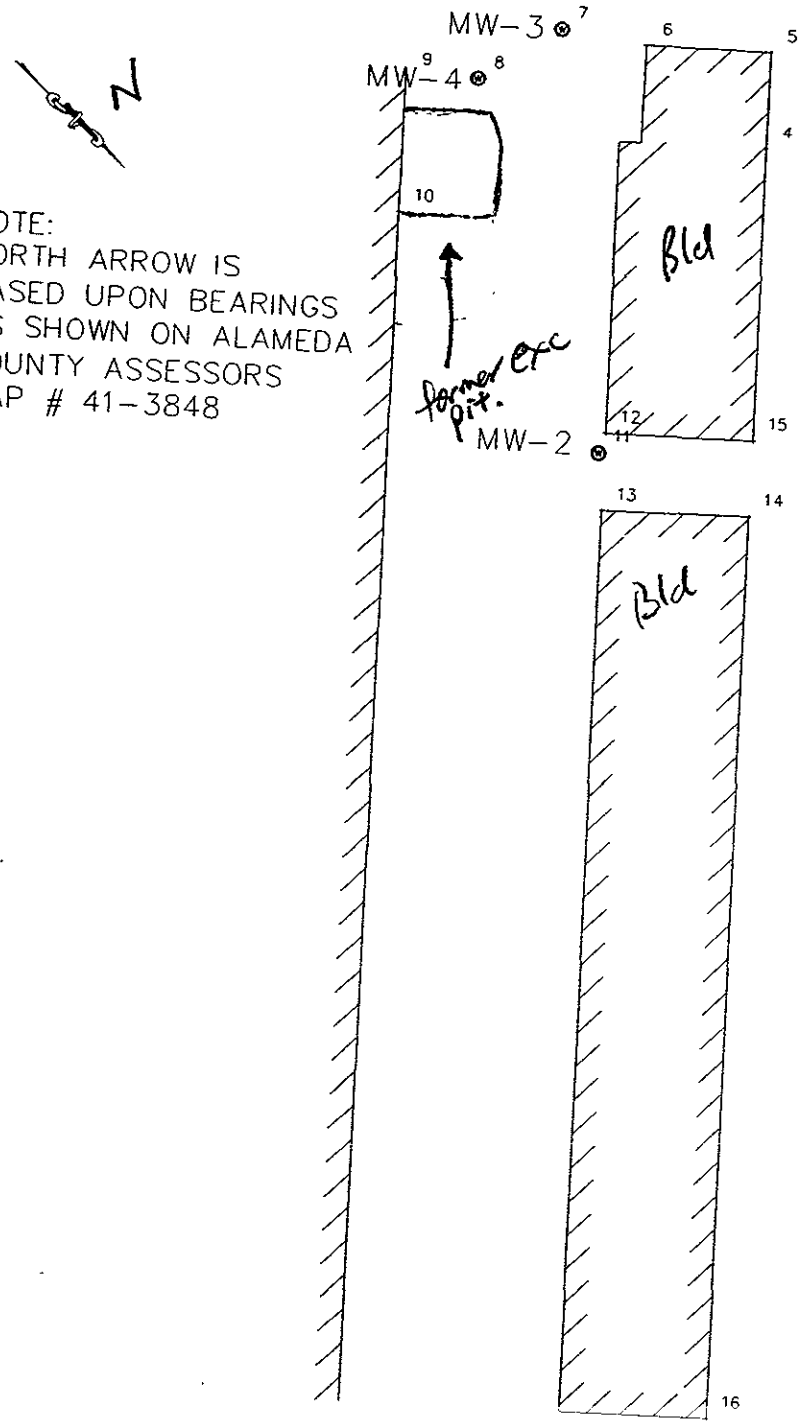
LABORATORY RESULTS FOR SOIL AND GROUNDWATER SAMPLES

FORMER FORDHAM PROPERTY
5725 EAST 14TH STREET
OAKLAND, CALIFORNIA

Sample ID No	Sample Date	Sample Depth[1]	Laboratory Results[2]					
			Benzene	Toluene	Ethylbenzene	Total xylenes	TPHg[3]	TPHd[4]
Soil								
MW-4	6/13/95	20-20.5	**200** µg/kg	**31** µg/kg	**19** µg/kg	**99** µg/kg	**3** mg/kg	<1 mg/kg
Site Cleanup Goals For Soil[5]			1,000 µg/kg	1,000 µg/kg	1,000 µg/kg	1,000 µg/kg	100 mg/kg	1,000 mg/kg
Groundwater								
MW-1	Monitoring well MW-1 was destroyed during soil removal operations in November 1994. Monitoring well MW-4 replaced this well.							
MW-2	6/21/95	NA	<0.5 µg/L	**0.8** µg/L	<0.5 µg/L	**0.8** µg/L	<0.05 mg/L	<0.05 mg/L
MW-3	6/21/95	NA	<0.5 µg/L	<0.5 µg/L	<0.5 µg/L	<0.5 µg/L	<0.05 mg/L	**0.28** mg/L
MW-4	6/21/95	NA	**14** µg/L	<0.5 µg/L	**3.3** µg/L	**17** µg/L	<2.0 mg/L	<0.05 mg/L
State and Federal Maximum Contaminant Levels (MCLs) For Drinking Water[6]			1.0 µg/L	1,000 µg/L	680 µg/L	1,750 µg/L	NA	NA

too high d.l.

(1) Depth below ground surface.
(2) Soil and ground water analysis were performed by Chromalab, Inc. located in Pleasanton, California.
(3) TPHg indicates total petroleum hydrocarbons reported as gasoline.
(4) TPHd indicates total petroleum hydrocarbons reported as diesel.
(5) Cleanup goals as set forth in the *Revised Site Workplan* dated November 1994.
(6) The California Regional Water Quality Control Board, Central Valley Region May 1993, *A Compilation of Water Quality Goals.*



MW-2 EL=12.74 CASING
EL=13.12 VAULT
MW-3 EL=11.76 CASING
EL=12.09 VAULT
MW-4 EL=12.12 CASING
EL=12.45 VAULT

57th AVENUE

BENCHMARK:
CUT SQUARE ON THE WESTERLY SIDE OF SEMINARY AVENUE 24.0' NORTHERLY OF THE NW CORNER OF SEMINARY AND EASTLAWN ST. EL = 13.58, CITY OF OAKLAND DATUM. EL = 10.58, MSL DATUM.

EAST 14th STREET

Fig. 5

PLS SURVEYS, INC.
1202 LINCOLN AVENUE
ALAMEDA, CA 94501
(510) 522-1790
FAX(510) 522-6207

MONITORING WELLS
5725 E. 14th ST.
OAKLAND CA.

SCALE	1" =80'
DATE	06-21-95
BY	JMB
JOB NO	95032

ITSI INNOVATIVE TECHNICAL SOLUTIONS, Inc.

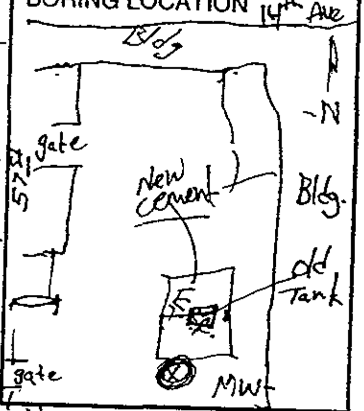
SHEET 1 OF 1

Project: Zimmerman
BORING NO. MW-4

Boring Depth:
Date Began: 6/12/95
Logged By: [illegible]
Sampling Method: 2"x6" Stainless Steel w/Brass sleeves

Surface Elevation:
End:
Drill Rig: CME-75
Edited By:
Checked By:

BORING LOCATION



Christy Box

Depth (BGS)	% Gravel	% Sand	% Silt	% Clay	PID: Bz/St/Sa	Blow Count	Sample Type	U.S.C.S.	DESCRIPTION
									6" Concrete cut through with cookie cutter. Reddish brown Clayey Silt with Sand & Gravel fill? Hit v. hard gravel between 3-4.6 ft.
									Contact at 4.6 ft.
	0	0	30	70	0/0/3.0	4 6 10	SS	CH	4.5-6.0 ft Recovery 1.5 ft, 100% Silty Clay, Dark grey, med-high plasticity, med stiff, moist. Some Hydrocarbon odor.
									Contact?
	—	—	70	30	1.0/1.0/45	3 6 10	II	Cl	9.5-11.0 ft Recovery 1.2 ft Clayey Silt, Olive green, Soft, Low Plasticity strong hydrocarbon Odor. With grey mottles ~5 mm Diam.
	—	—	60	40	0/28/92	4 10 12	II	Cl	14.5-16.0 ft Recovery 100% Clayey Silt soft, coarsens from Above material yellow brown, soft, moist. Strong Hydrocarbon odor. black veins
	—	—	60	40	0/85/30	4 6 8	20-20.5	Cl	19.5-21.0 ft. Recovery 100% Same Clayey Silt as Above, slightly softer. moisture content increases with depth. Black veins Odor decreases from Above.
8.0 / 9.0	5%	55	40		0/9/3	6 8 10	II	Cl	24.5-26.0 Recovery 100% Similar to above material, plasticity decreases With trace subangular 3/8" gravel & Dark Veins. Water present in Veins. No Odor.
10.0	—	—	60	40	0/0	6 8 11	II	Cl	29.5-31 ft Recovery 100% Similar to above With increase in Mottles (grey) ~30% and black. No gravels. No Odor Clayey Silt, yellow brown, moist, stiff.
30 / 31.0									Hole Terminated at 31.0 ft ~1 ft of water in hole during well construction.

water Measured in Adjacent Well at ~10 ft. 6/12/95 11:30 AM

Well "As Built" Completion Information:
Project Number:
Beginning Time: 0900
Ending Time:

Completion Type: Christy
Sanitary Seal Type: Neat cement
Seal Type: 3/8" Pellets Bentonite
Annular Diameter: 7" Nominal
Gravel Pack: #3 Sand
Casing Type: Sched 40 PVC 2" flush
Screen: #0.02"
Casing Size: 2 inch
End Cap: Slip On.

TABLE 4

LABORATORY RESULTS FOR GROUNDWATER SAMPLES

FORMER FORDHAM PROPERTY
5725 EAST 14TH STREET
OAKLAND, CALIFORNIA

Sample ID	Sample Date	Sample Depth	Laboratory Results[1]					
			TPHg[2] (mg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Total xylenes (µg/L)	TPHd[3] (mg/L)
MW-2	6/21/95	NA	<0.05	<0.5	**0.8**	<0.5	**0.8**	<0.05
	9/21/95	NA	<0.05	<0.5	<0.5	<0.5	<0.5	<0.05
	1/4/96	NA	<0.05	<0.5	<0.5	<0.5	<0.5	<0.05
	3/28/96	NA	<0.05	<0.5	<0.5	<0.5	<0.5	<0.05
MW-3	6/21/95	NA	<0.05	<0.5	<0.5	<0.5	<0.5	**0.28**
	9/21/95	NA	<0.05	<0.5	<0.5	<0.5	<0.5	<0.05[4]
	1/4/96	NA	<0.05	<0.5	<0.5	<0.5	<0.5	<0.05[5]
	3/28/96	NA	<0.05	<0.5	<0.5	<0.5	<0.5	<0.05[6]
MW-4	6/21/95	NA	**2.0**	**14**	<0.5	**3.3**	**17**	<0.05
	9/21/95	NA	**6.1**	**1,900**	**21**	**27**	**97**	**1.7**[7]
	1/4/96	NA	**6.2**	**930**	**26**	**19**	**26**	<0.05
	3/28/96	NA	**3.5**	**1,000**	**26**	**67**	**120**	<0.05[8]
State and Federal Maximum Contaminant Levels (MCLs) For Drinking Water[9]			NA	1.0	1,000	680	1,750	NA

Note: Detected concentrations are bold, and reported concentrations above MCLs are shaded.

[1] Groundwater analysis was performed by Chromalab, Inc., in Pleasanton, California.

[2] TPHg indicates total petroleum hydrocarbons reported as gasoline

[3] TPHd indicates total petroleum hydrocarbons reported as diesel.

[4] Unknown hydrocarbon peak reported by laboratory in diesel range at 1.5 mg/L.

[5] Unknown hydrocarbons reported by laboratory in diesel range at 0.27 mg/L.

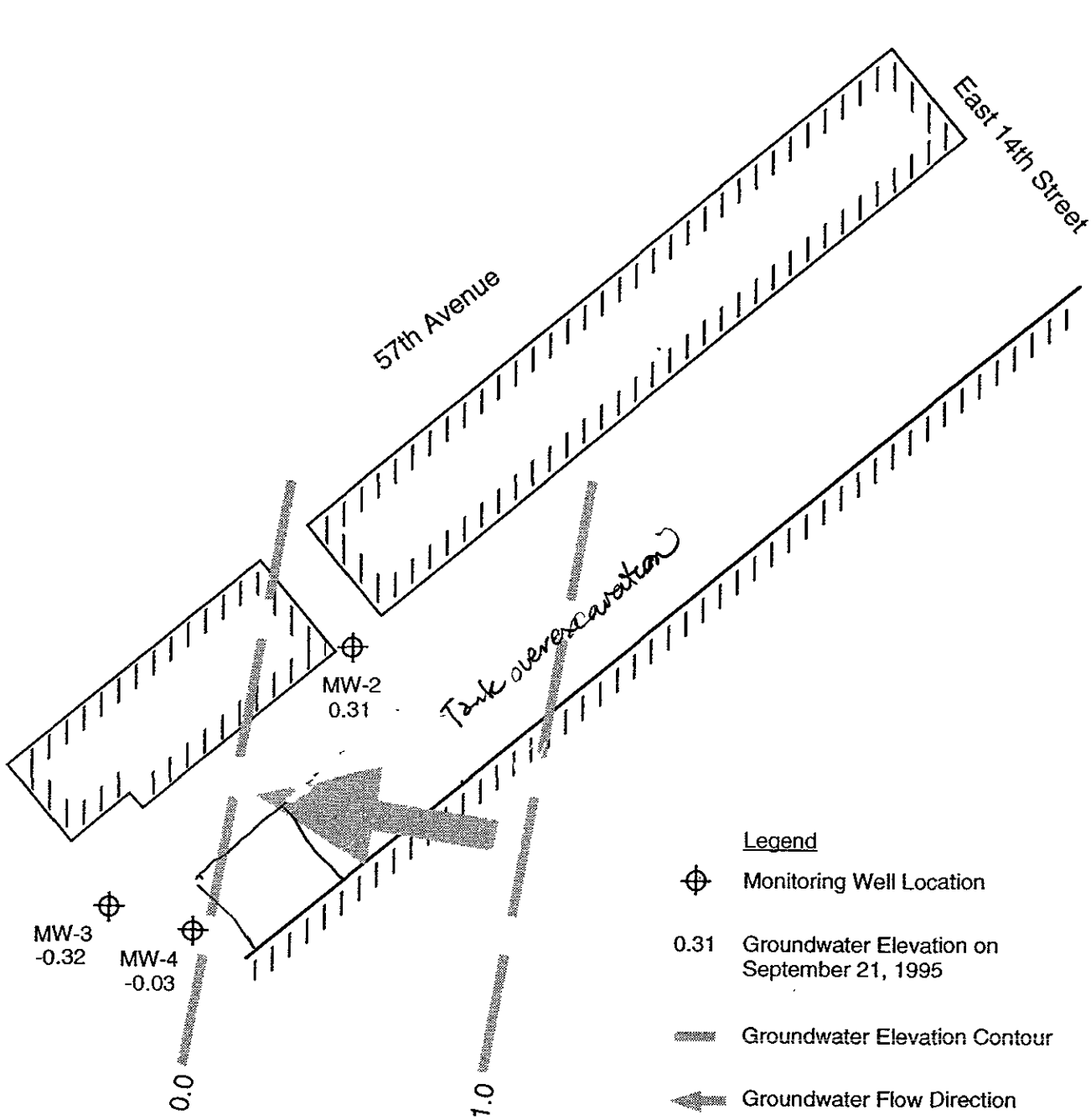
[6] Unknown hydrocarbons reported by laboratory in diesel range at 0.41 mg/L.

[7] Unknown hydrocarbons reported by laboratory in diesel range at 0.25 mg/L.

[8] Unknown hydrocarbons reported by laboratory in diesel range at 0.17 mg/L.

[9] The California Regional Water Quality Control Board, Central Valley Region May 1993, *A Compilation of Water Quality Goals.*

94-115/F.1-2ndQtrGWElev



Notes:

Drawing adapted from Survey of site by PLS Surveys, Inc dated June 21, 1995.

Groundwater elevations based on depth to groundwater measured by Blaine Tech Services, Inc on September 21, 1995

FIGURE 4

GROUNDWATER ELEVATIONS ON SEPTEMBER 21, 1995

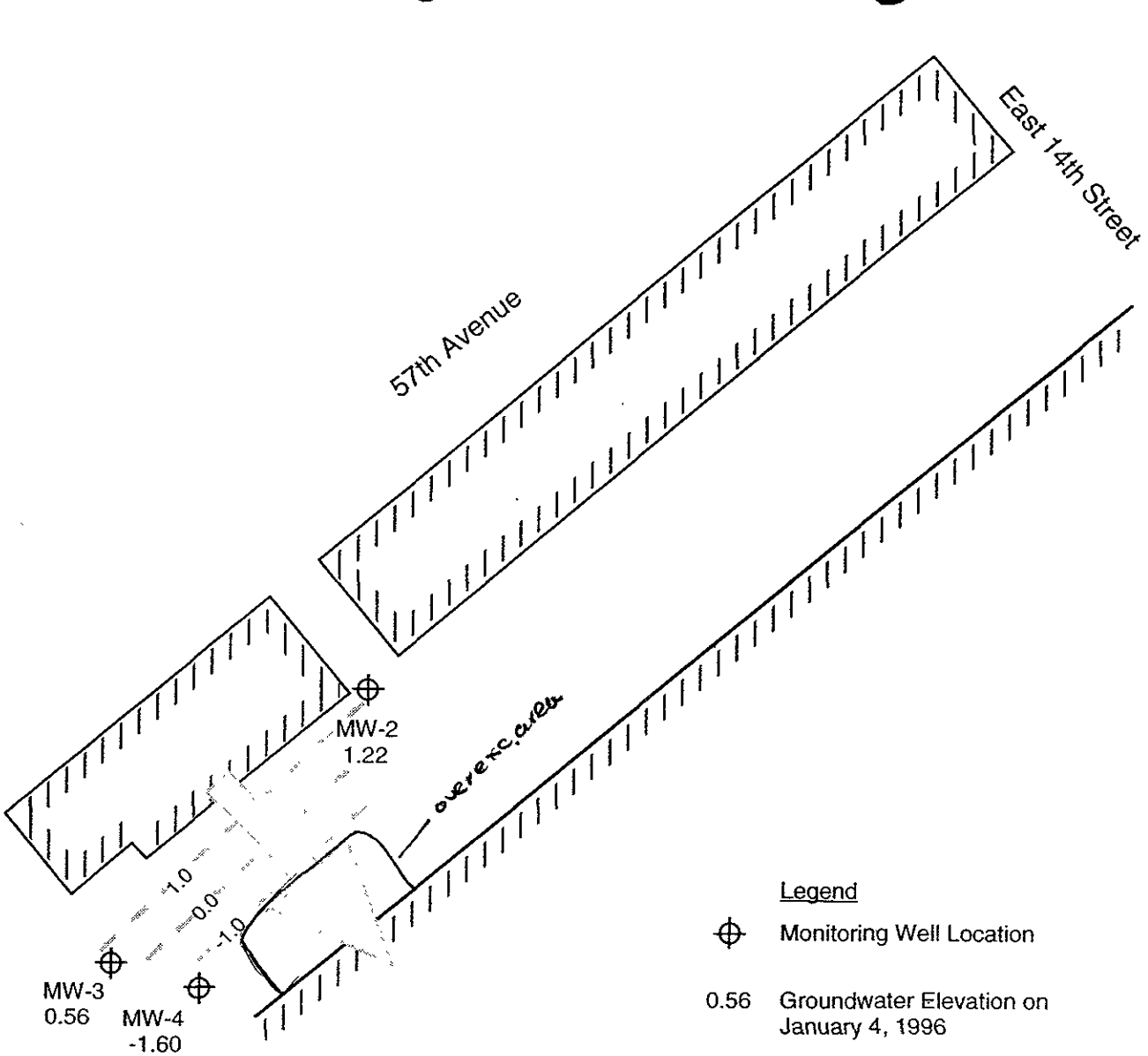
Former Fordham Property
5725 East 14th Street
Oakland, California

MYRON ZIMMERMAN INVESTMENTS, Inc.

ITSI

INNOVATIVE TECHNICAL SOLUTIONS, INC.

94-115/F.1-3r0ClrGWElev



Legend

- Monitoring Well Location
- 0.56 Groundwater Elevation on January 4, 1996
- Groundwater Elevation Contour
- Groundwater Flow Direction

0 80 feet 160 feet

Approximate Scale

FIGURE 4

GROUNDWATER ELEVATIONS ON JANUARY 4, 1996

Former Fordham Property
5725 East 14th Street
Oakland, California

MYRON ZIMMERMAN INVESTMENTS, Inc

ITSI

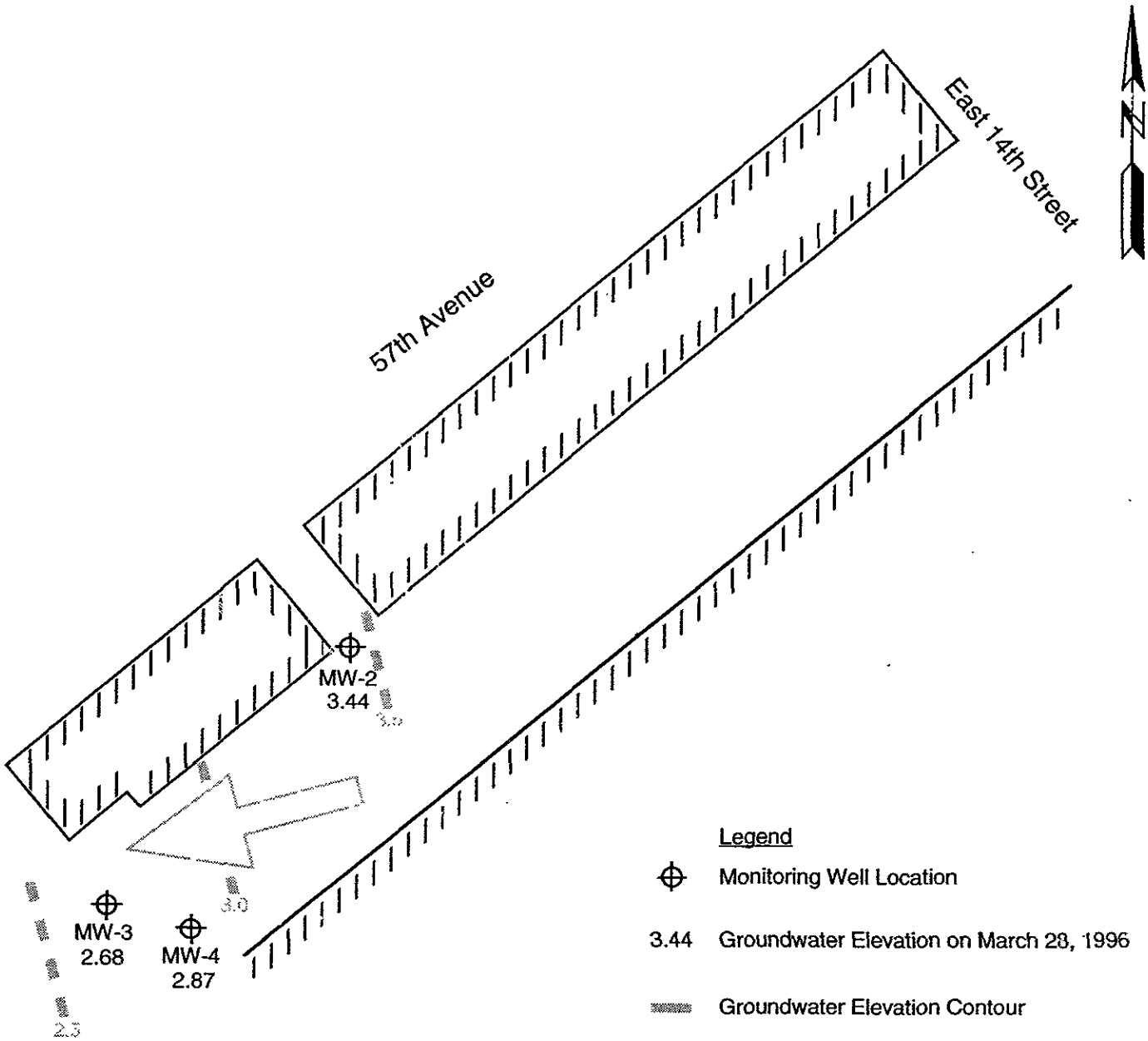
INNOVATIVE TECHNICAL SOLUTIONS, INC.

Notes

Drawing adapted from Survey of site by PLS Surveys, Inc dated June 21, 1995

Groundwater elevations based on depth to groundwater measured by Blaine Tech Services, Inc on January 4, 1996

94-115/F.1-4thQtrGWElev



Legend

- Monitoring Well Location
- 3.44 Groundwater Elevation on March 28, 1996
- Groundwater Elevation Contour
- Groundwater Flow Direction

0 80 feet 160 feet

Approximate Scale

Notes:

Drawing adapted from Survey of site by PLS Surveys, Inc dated June 21, 1995.

Groundwater elevations based on depth to groundwater measured by Blaine Tech Services, Inc on March 28, 1996

FIGURE

GROUNDWATER ELEVATIONS ON MARCH 28, 1996

Former Fordham Property
5725 East 14th Street
Oakland, California

MYRON ZIMMERMAN INVESTMENTS, Inc

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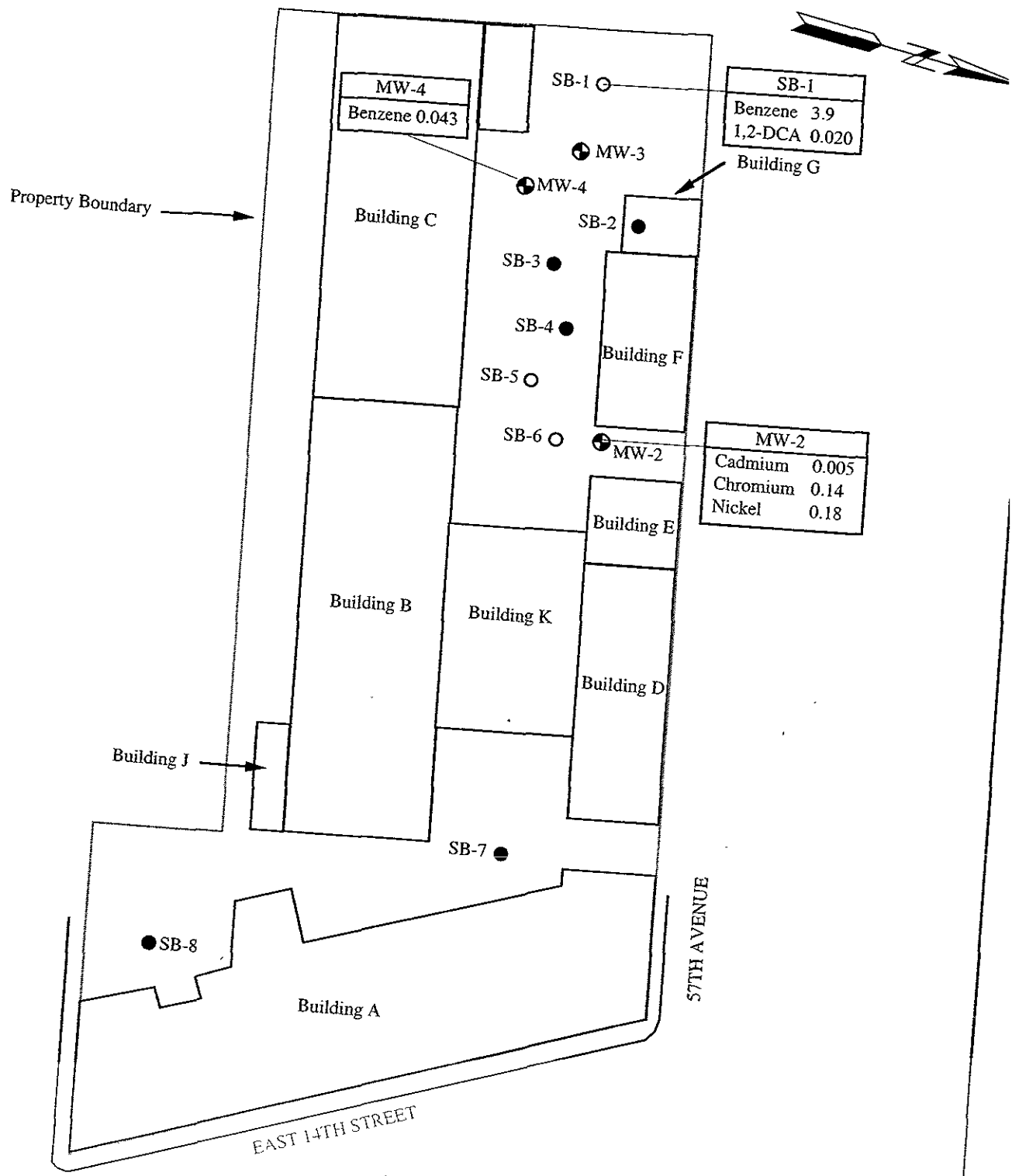
INNOVATIVE TECHNICAL SOLUTIONS, INC.

TABLE 5

LABORATORY RESULTS FOR GROUNDWATER SAMPLES

FORMER FORDHAM PROPERTY
5725 EAST 14TH STREET
OAKLAND, CALIFORNIA

Sample ID	Sample Date	TPHg[2] (mg/L)	Benzene (μg/L)	Toluene (μg/L)	Ethylbenzene (μg/L)	Total xylenes (μg/L)	MTBE (μg/L)	TPHd[3] (mg/L)
MW-2	6/21/95	<0.05	<0.5	**0.8**	<0.5	**0.8**	–	<0.05
	9/21/95	<0.05	<0.5	<0.5	<0.5	<0.5	–	<0.05
	1/4/96	<0.05	<0.5	<0.5	<0.5	<0.5	–	<0.05
	3/28/96	<0.05	<0.5	<0.5	<0.5	<0.5	–	<0.05
	5/23/00	ND	ND	ND	ND	ND	ND	**0.22**
MW-3	6/21/95	<0.05	<0.5	<0.5	<0.5	<0.5	–	**0.28**
	9/21/95	<0.05	<0.5	<0.5	<0.5	<0.5	–	<0.05[4]
	1/4/96	<0.05	<0.5	<0.5	<0.5	<0.5	–	<0.05[5]
	3/28/96	<0.05	<0.5	<0.5	<0.5	<0.5	–	<0.05[6]
	5/23/00	ND	ND	ND	ND	ND	ND	**0.61**
MW-4	6/21/95	**2.0**	**14**	<0.5	**3.3**	**17**	–	<0.05
	9/21/95	**6.1**	**1,900**	**21**	**27**	**97**	–	**1.7**[7]
	1/4/96	**6.2**	**930**	**26**	**19**	**26**	–	<0.05
	3/28/96	**3.5**	**1,000**	**26**	**67**	**120**	–	<0.05[8]
	11/24/98	**5.8**	**1,800**	**54**	**30**	**46**	–	**3.2**
After H2O2 Addition →	2/9/99	**0.64**	**210**	**8.3**	**19**	**20**	–	**0.16**
	11/18/99	**0.12**	**2.4**	ND	ND	ND	–	**0.42**
	5/23/00	**0.24**	**43**	ND	**1.3**	**4.9**	ND	**0.68**
Maximum Contaminant Levels (MCLs) For Drinking Water[9]		NA	1.0	1,000	680	1,750	13	NA



Legend

- Soil Boring
- Soil Boring with Groundwater Grab Sample
- Monitoring Well

Concentrations in mg/l for groundwater

Source: Site Plan, Myron Zimmerman Investments, Inc

FIGURE 6

SIGNIFICANT GROUNDWATER RESULTS

Coliseum Business Park
5725 East 14th Street
Oakland, California

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LYNCH ASSOCIATES CONSTRUCTION

Table 6

Summary of Laboratory Results for Soil
Coliseum Business Park
Lynch Associates Construction, Inc.

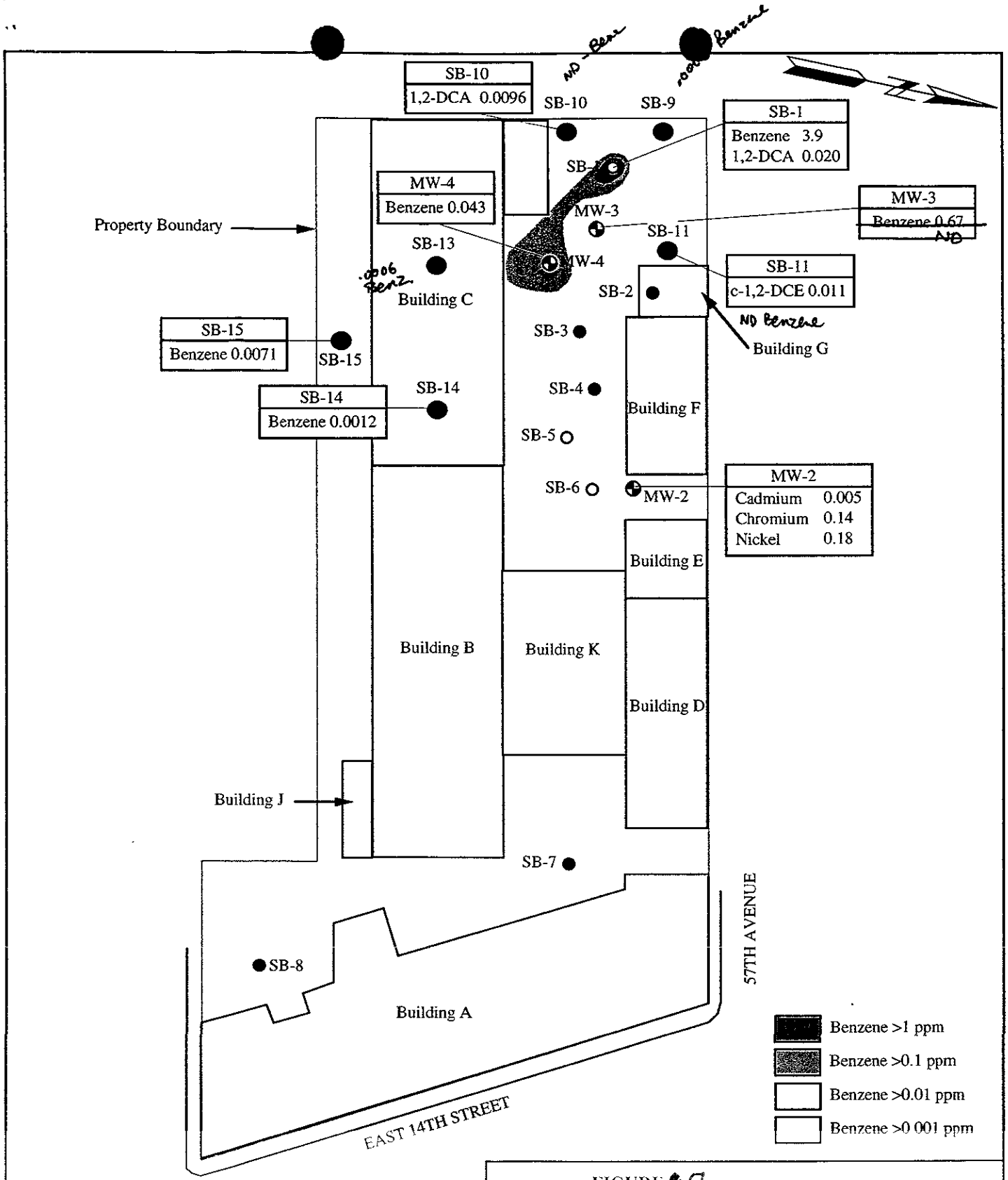
a. Total Petroleum Hydrocarbons/BTEX

Sample ID	Depth	Date Sampled	TPHg (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Xylenes (mg/kg)	TPHd (mg/kg)	TPHmo (mg/kg)
SB-1	6.5	5/22/00	ND	ND	ND	ND	ND	ND	ND
SB-2	7.5	5/22/00	ND	ND	ND	ND	ND	2.8	ND
SB-3	2.5	5/22/00	ND	ND	ND	ND	ND	42	120
SB-4	1	5/22/00	ND	ND	ND	ND	ND	26	ND
SB-5	5	5/23/00	ND	ND	ND	ND	ND	38	ND
SB-6	7	5/23/00	ND	ND	ND	ND	ND	90	71
SB-7	3	5/23/00	ND	ND	ND	ND	ND	23	ND
SB-8	5	5/23/00	ND	ND	ND	ND	ND	53	240
STLC/TTLC (STLC at 10x)			–	–	–	–	–	–	–
TCLP (screen at 20x)			–	0.5	–	–	–	–	–
PRG (Region 9, Residential)			–	0.67	520	230	210	–	–

a. LUFT Metals

Sample ID	Depth	Date Sampled	Cadmium (mg/kg)	Chromium (mg/kg)	Lead (mg/kg)	Nickel (mg/kg)	Zinc (mg/kg)
SB-1	6.5	5/22/00	ND	26	5.0	58	22
SB-2	7.5	5/22/00	ND	25	3.5	28	23
SB-3	2.5	5/22/00	ND	37	7.5	48	37
SB-4	1	5/22/00	ND	27	8.9	28	17
SB-5	5	5/23/00	ND	28	8.0	33	20
SB-6	7	5/23/00	ND	20	4.7	21	34
SB-7	3	5/23/00	ND	21	[redacted]	27	36
SB-8	5	5/23/00	ND	27	8.3	86	32
STLC/TTLC (screen STLC at 10x)			1/100	5/2,500	5/1,000	20/2,000	250/5,000
TCLP (screen at 20x)			1	5	5	–	–
PRG (Region 9, Residenttal Standards)			37	10,000	400	1,600	23,000

94-115/F2/SiLaMa



Legend

- Soil Boring
- Soil Boring with Groundwater Grab Sample
- Temporary Well Points
- Monitoring Well

Concentrations in mg/l for groundwater

Source Site Plan, Myron Zimmerman Investments, Inc

FIGURE 7

SIGNIFICANT GROUNDWATER RESULTS

Coliseum Business Park
5725 East 14th Street
Oakland, California

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LYNCH ASSOCIATES CONSTRUCTION, INC.

INNOVATIVE TECHNICAL SOLUTIONS, Inc.

Table 7

Summary of Laboratory Results for Groundwater
Coliseum Business Park
Lynch Associates Construction, Inc.

a. Total Petroleum Hydrocarbons/BTEX and Selected Chlorinated Volatile Organic Compounds

Sample ID	Date Sampled	TPHg (mg/l)	Benzene (mg/l)	Toluene (mg/l)	Ethyl-benzene (mg/l)	Xylenes (mg/l)	MTBE (mg/l)	TPHd (mg/l)	TPHmo
MW-2	5/23/00	ND	ND	ND	ND	ND	ND	0.22	ND
MW-3	5/23/00	ND	ND	ND	ND	ND	ND	0.61	ND
MW-4	5/23/00	0.24	0.043	ND	0.0013	0.0049	ND	0.68	ND
SB1-W	5/23/00	14	2.3	0.034	0.37	1.0	ND	–	–
SB5-W	5/23/00	ND	ND	ND	ND	ND	ND	–	–
SB6-W	5/23/00	ND	0.00087	ND	ND	ND	ND	–	–
SB-9	7/10/00	ND	0.00057	0.001	ND	0.00059	–	–	–
SB-10	7/10/00	ND	ND	ND	ND	ND	–	–	–
SB-11	7/10/00	ND	ND	ND	ND	ND	–	–	–
SB-13	7/17/00	ND	0.00056	ND	ND	ND	–	–	–
SB-14	7/17/00	ND	0.0011	ND	ND	0.002	–	–	–
SB-15	7/17/00	ND	0.0071	ND	ND	0.0026	–	–	–
STLC		–	–	–	–	–	–	–	–
TCLP		–	0.5	–	–	–	–	–	–
MCL		–	0.001	0.15	0.7	1.75	0.013	–	–

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Table 3 (Continued)

Summary of Laboratory Results for Groundwater
Coliseum Business Park
Lynch Associates Construction, Inc.

b Selected Chlorinated Volatile Organic Compounds

PCE VC

Sample ID	Date Sampled	1,2-DCA (mg/l)	1,2-DCP (mg/l)	cis-1,2-DCE (mg/l)	trans-1,2-DCE (mg/l)	TCE (mg/l)	Chloro-benzene (mg/l)	Chloro-form (mg/l)
MW-2	5/23/00	ND	ND	ND	ND	ND	ND	ND
MW-3	5/23/00	ND	ND	ND	ND	ND	ND	ND
MW-4	5/23/00	ND	ND	ND	ND	ND	ND	ND
SB1-W	5/23/00	0.0020	0.0013	ND	ND	ND	ND	ND
SB5-W	5/23/00	ND	ND	ND	ND	ND	ND	ND
SB6-W	5/23/00	ND	ND	ND	ND	ND	ND	ND
SB-9	7/10/00	ND	ND	ND	ND	ND	ND	0.00078
SB-10	7/10/00	0.00046	ND	ND	ND	ND	ND	ND
SB-11	7/10/00	ND	ND	0.00013	0.00078	0.0045	0.0031	0.024
SB-13	7/17/00	ND	ND	ND	ND	ND	ND	ND
SB-14	7/17/00	ND	ND	ND	ND	ND	ND	ND
SB-15	7/17/00	ND	ND	ND	ND	ND	ND	ND
STLC		–	–	–	–		–	–
TCLP		–	–	–	–		–	–
MCL		0.0005	0.005	0.006	0.01	0.005	–	–

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Table 4 (Continued)

Summary of Laboratory Results for Groundwater
Coliseum Business Park
Lynch Associates Construction, Inc.

c. LUFT Metals

Sample ID	Date Sampled	Cadmium (mg/l)	Chromium (mg/l)	Lead (mg/l)	Nickel (mg/l)	Zinc (mg/l)
MW-2	5/23/00	[illegible]	[illegible]	0.012	[illegible]	0.13
MW-3	5/23/00	ND	0.011	ND	[illegible]	0.03
MW-4	5/23/00	ND	0.034	0.0072	0.08	0.12
STLC		1	5	5	20	250
TCLP		1	5	5	–	–
MCL		0.005	0.05	0.015	0.1	- 5

Title 22

Secondary