geo - logic *geotechnical and environmental consulting services*
1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

LETTER OF TRANSMITTAL

March 16, 2000

To: Ms. Susan Hugo
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94608

Enclosed:
March 2000 Quarterly Monitoring Report
Former Berkeley Farms Truck Shop and Yard
4575 San Pablo Avenue
Emeryville, CA

for 4575

ENVIRONMENTAL PROTECTION
00 MAR 17 PM 3:31

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1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

LOP 6558

GL-97-110.R12
Paradiso Job No. 1103-03
March 16, 2000

Mr. Pat Roland
Berkeley Farms
25500 Clawiter Road
Hayward, California

RE: First Quarter 2000 Monitoring and Sampling Report for
Former Berkeley Farms Truck Repair Shop and Yard
4575 San Pablo Avenue, Emeryville, California 94608

Mr. Roland:

This report presents the results of the first quarter 2000 monitoring and sampling of the wells at the subject site. During this quarter, the three wells were monitored and sampled on March 6, 2000. The work during this quarter was performed in compliance with the guidelines established Regional Water Quality Control Board (RWQCB), and the Alameda County Department of Environmental Health (ACDEH).

SITE DESCRIPTION AND BACKGROUND

The subject site is located on the western side of San Pablo Avenue between 45th and 47th Streets in Emeryville, California, and formerly contained a service station facility at the southern portion of the property. Until 1998, the site operated as a truck repair shop and yard for Berkeley Farms. A Site Plan (Figure 1) is attached to this report.

Geo-Logic's previous work at the site includes sampling during overexcavation of a waste oil tank at the northern end of the property. This work is summarized in Geo-Logic's reports (GL-97-110.R1 and GL-97-110.R2), both dated February 10, 1998.

Following this work, installation of three monitoring wells was proposed (workplan/proposal GL-98-110, dated November 15, 1997). The wells were installed in February, 1998. This work, including the results of the first quarter of monitoring and sampling, was documented in Geo-Logic's report (GL-97-110.R3) dated March 7, 1998.

In April and May, 1998, a former service station fuel tank pit at the southern portion of the site was extensively overexcavated. This work, and the results of the second quarter of monitoring and sampling, was documented in Geo-Logic's report (GL-97-110.R4) dated June 9, 1998.

On September 5, 1998, as discussed in a prior meeting with Ms. Susan Hugo of the ACDEH, ORC filter socks were placed in monitoring wells MW2 and MW3. ORC is a insoluble solid peroxygen consisting of magnesium peroxide which has been formulated to release oxygen at a controlled rate when hydrated. The purpose of the ORC in wells MW2 and MW3 was to enhance conditions for the natural biodegradation of petroleum hydrocarbons. Prior to installation of the ORC, baseline measurements of dissolved oxygen in groundwater (DO) were taken. With the concurrence of MS. Susan Hugo of the ACDEH, the ORC was removed from well MW2 on February 5, 1999.

On July 30, 1999, well MW1, damaged during construction, was properly abandoned, and replacement well MW1A was constructed, developed, and initially sampled. This work was documented in Geo-Logic's report (GL-97-110.R9) dated August 12, 1999.

RECENT FIELD ACTIVITIES

Wells MW1A, MW2 and MW3 were monitored and sampled during this quarter on March 6, 2000. Prior to sampling, the wells were checked for depth to water, and the presence of free product and sheen. No free product or sheen was noted in any of the wells. Monitoring data collected this quarter is summarized in Table 1.

After recording the monitoring data, the wells were each purged of approximately eight gallons of water. Once a minimum of approximately three to four casing volumes had been removed from each well and the groundwater level was observed to have stabilized, water samples were then collected by the use of a clean Teflon bailer. The samples were decanted into clean VOA vials and/or one-liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps, labeled, and stored in a cooler, on ice, until delivery to a state-certified laboratory.

HYDROLOGY

On March 6, 2000, the measured depth to ground water in the three monitoring wells varied between 3.59 and 5.55 feet below the tops of the well casings. **Since last quarter, the elevation of ground water in the wells has increased between 3.51 and 4.92 feet. The** calculated ground water flow direction at the site on March 6, 2000, was to the west, as shown on the attached Potentiometric Surface Map, Figure 1. The hydraulic gradient at the site on March 6, 2000, was approximately 0.02.

ANALYTICAL RESULTS

Water samples from the three wells were analyzed at McCampbell Analytical, Inc., in Emeryville, California. All samples analyzed were accompanied by properly executed Chain of Custody documentation. The samples were analyzed for TPH as gasoline and TPH as diesel by EPA method 8015, and benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8020. The MTBE analysis for MW3 was confirmed by EPA Method 8260. In addition, the sample collected from MW2, located in the downgradient vicinity of a former waste oil tank, was analyzed for TPH as Motor Oil by EPA Method 8015-modified.

The concentrations of TPH as gasoline, benzene, and TPH as diesel detected in the ground water samples collected on March 6, 2000, are shown on the attached Figure 2. The results of the water analyses are summarized in Table 2. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

DISTRIBUTION

A copy of this report should be sent to Ms. Susan Hugo of the ACDEH.

LIMITATIONS

Environmental changes, either naturally occurring or artificially induced, may cause changes in ground water levels and flow paths, thereby changing the extent and concentration of any contaminants. Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

The results of this work are based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We have analyzed these data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

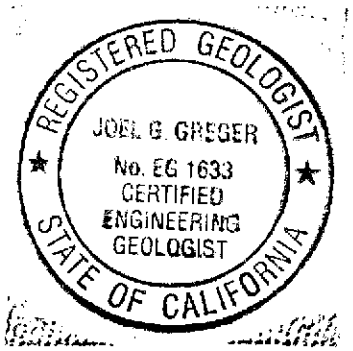
If you have any questions regarding this report, please do not hesitate to call me at (510) 787-6867.

Sincerely,

Geo-Logic

Joel G. Greger, C.E.G.
Certified Engineering Geologist

License No. EG 1633
Exp. Date 8/31/2000



Attachments: Tables 1 and 2
Figures 1 and 2
Laboratory Analyses and
Chain of Custody documentation

TABLE 1

SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)♦	Total Well Depth (feet)*	Product Thickness (feet)	Sheen	Water Purged (gallons)
(Monitored and Sampled on March 6, 2000)						
MW1A	36.46	5.55	16.93	0	No	8
MW2	35.77	5.01	16.54	0	No	8
MW3	37.49	3.59	16.58	0	No	8
(Monitored and Sampled on December 8, 1999)						
MW1A	32.95	9.06	16.93	0	No	8
MW2	31.87	8.91	16.55	0	No	8
MW3	32.57	8.51	16.58	0	No	8
(Monitored and Sampled on September 6, 1999)						
MW1A	32.92	9.88	16.94	0	No	8
MW2	32.16	8.62	16.55	0	No	8
MW3	32.88	8.20	16.59	0	No	8
(Monitored and Sampled on June 7, 1999)						
MW1	(Well inaccessible, damaged)					
MW2	32.65	8.13	16.55	0	No	8
MW3	33.57	7.51	16.61	0	No	8
(Monitored and Sampled on March 4, 1999)						
MW1	(Well inaccessible, damaged)					
MW2	35.28	5.5	16.56	0	No	8
MW3	35.85	5.23	16.60	0	No	8
(Monitored and Sampled on November 17, 1998)						
MW1	32.95	9.06	16.59	0	No	7
MW2	31.73	9.05	16.55	0	No	7
MW3	33.09	7.99	16.61	0	No	7

(Monitored and Sampled on August 21, 1998)

MW1	35.51	7.84	16.60	0	No	7
MW2	34.17	8.61	16.56	0	No	7
MW3	35.42	6.27	16.61	0	No	7

(Monitored and Sampled on June 3, 1998)

MW1	35.51	6.50	16.60	0	No	8
MW2	34.17	6.61	16.57	0	No	8
MW3	35.42	5.66	16.62	0	No	8

(Monitored and Sampled on February 27, 1998)

MW1	37.51	4.50	16.61	0	No	8
MW2	35.61	5.17	16.58	0	No	8
MW3	37.28	3.80	16.63	0	No	8

(Monitored and Developed on February 24, 1998)

MW1	37.57	4.44	16.59	0	No	24
MW2	35.69	5.09	16.58	0	No	21
MW3	37.38	3.70	16.62	0	No	25

Well #	Top of Casing Elevation* (feet)
MW1A	42.01
MW2	40.78
MW3	41.08

♦ Depth to water and total well depth measurements are taken from the top of the well casings.

* The elevation of the tops of the well casings have been surveyed relative to City of Oakland Benchmark No. 241.

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

Date	Sample Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
3/6/00	MW1A	**2,100**	**13,000**	**560**	<20	**640**	**1,200**
12/8/99	MW1A	310	1,200	93	1.8	48	53
9/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW1		(Well inaccessible, damaged)				
3/4/99	MW1		(Well inaccessible, damaged)				
11/17/98	MW1	88,000	29,000	2,300	3,000	3,600	3,100
8/21/98	MW1+	96,000	38,000	1,700	1,000	2,400	3,300
6/2/98	MW1	105,000	34,000	1,900	1,600	2,400	3,500
2/27/98	MW1	81,000	27,000	2,200	910	1,700	2,700
3/6/00	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW2	<50	<0.5	<0.5	<0.5	<0.5	<0.5
9/6/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW2	4,300	260	190	420	470	600
8/21/98	MW2+	1,900	<5.0	<0.5	<0.5	220	400
6/2/98	MW2	7,600	60	220	510	800	1,100
2/27/98	MW2	14,000	<5.0	<0.5	120	460	730
3/6/00	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/21/98	MW3+	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/2/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
2/27/98	MW3	--	<5.0	<0.5	<0.5	<0.5	<0.5

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER - (Continued)

Date	Sample Number	TPH as Motor Oil	TEPH	MTBE	TOTAL LEAD
3/6/00	MW1A	320	--	<400	--
12/8/99	MW1A	--	--	140	--
9/6/99	MW1A	--	--	<0.5	--
8/6/99	MW1A	--	--	<0.5	--
6/7/99	MW1	(Well inaccessible, damaged)			
3/4/99	MW1	(Well inaccessible, damaged)			
11/17/98	MW1	--	--	<0.5	--
6/2/98	MW1*	--	80,000	<0.5	<5.0
2/27/98	MW1	--	--	<0.5	--
3/6/00	MW2	<0.5	--	<5.0	--
12/8/99	MW2	<250	--	<5.0	--
9/6/99	MW2	47	--	<0.5	--
6/7/99	MW2	<0.5	--	<0.5	--
3/4/99	MW2	<0.5	--	<0.5	--
11/17/98	MW2	<0.5	--	<0.5	--
6/2/98	MW2*	--	3,800	<0.5	<5.0
2/27/98	MW2	--	20,000**	<0.5	--
3/6/00	MW3	--	--	24/21++	--
12/8/99	MW3	--	--	18	--
9/6/99	MW3	--	--	<0.5	--
6/7/99	MW3	--	--	<0.5	--
3/4/99	MW3	--	--	<0.5	--
11/17/98	MW3	--	--	<0.5	--
6/2/98	MW3*	--	<5.0	<0.5	<5.0
2/27/98	MW3	--	--	--	--

\+ Cadmium, chromium, lead, nickel, and zinc were nondetectable, except for 0.078 mg/l of nickel detected in MW1.

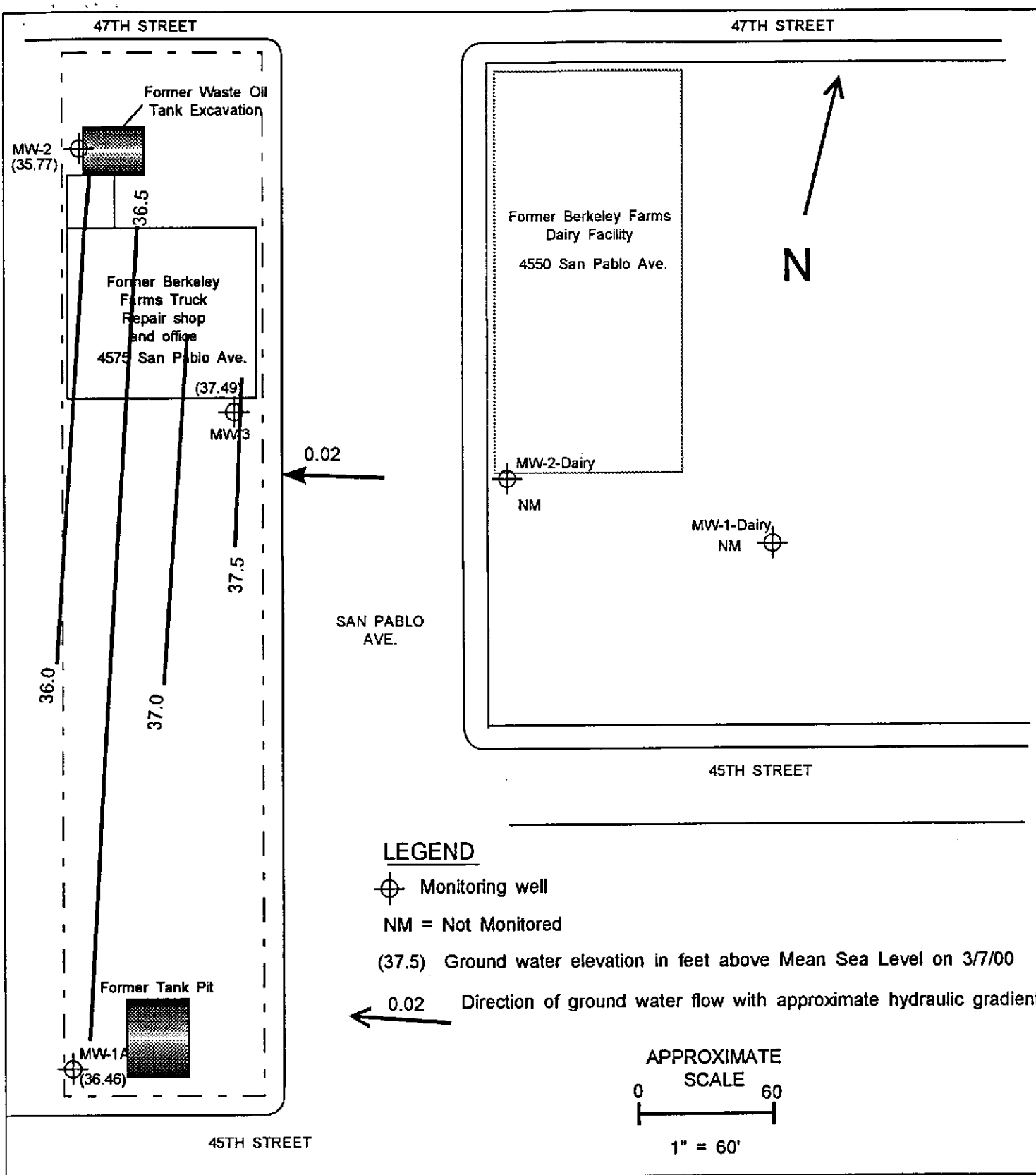
++ 21 ppb by EPA Method 8260.

* All EPA Method 8010 constituents were nondetectable.

** 20,000 ppb of Total Recoverable Petroleum Hydrocarbons by EPA Method 418.1.

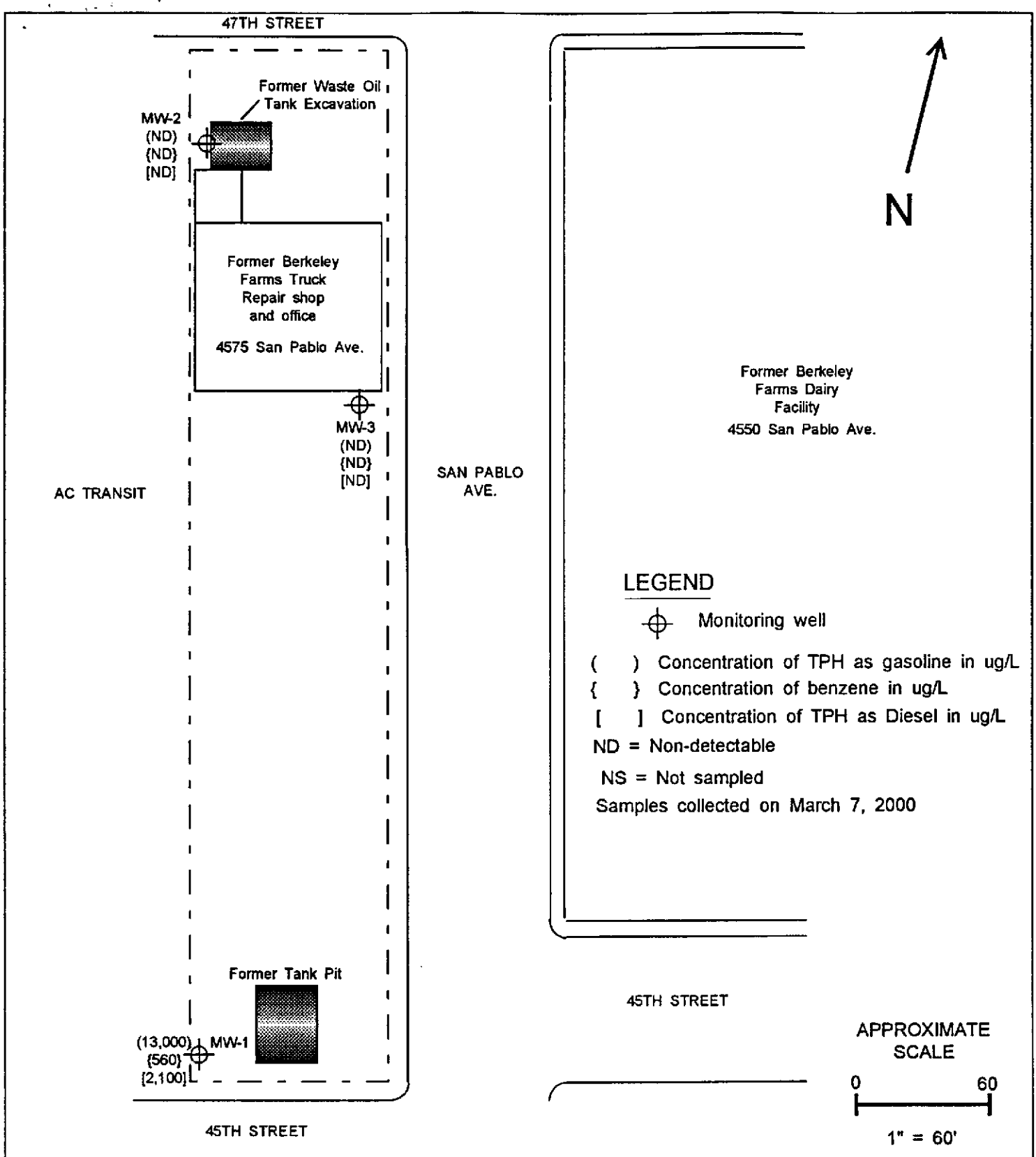
-- analyses not performed

Results are in micrograms per liter (μg/L), unless otherwise indicated.



Former Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: March 12, 2000 Drawn By: JG/Geo-Logic

Potentiometric Surface Map



Fmr. Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: March 12, 2000 Drawn By: JG/Geo-Logic

Petroleum Hydrocarbons in Groundwater

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Calcoast Analytical 4072 Watts Street Emeryville, CA 94608	Client Project ID: #1103-03; Former Berkeley Farms Truck Shop & Yard	Date Sampled: 03/06/00 Date Received: 03/06/00
	Client Contact: Kevin Yan	Date Extracted: 03/06/00
	Client P.O:	Date Analyzed: 03/06/00

Diesel Range (C10-C23) and Oil-Range (C18+) Extractable Hydrocarbons as Diesel and Motor Oil*

EPA methods modified 8015, and 3550 or 3510; California RWQCB (SF Bay Region) method GCFID(3550) or GCFID(3510)

Lab ID	Client ID	Matrix	TPH(d)*	TPH(mo)*	% Recovery Surrogate
32378	MW1A	W	2100,d	320	100
32379	MW2	W	ND	ND	99
32380	MW3	W	ND	ND	101
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	250 ug/L	
		S	1.0 mg/kg	5.0 mg/kg	

*water samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP / STLC / SPLP extracts in ug/L.

cluttered chromatogram resulting in eocluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

"The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) medium boiling point pattern that does not match diesel (?); f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

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110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Calcoast Analytical 4072 Watts Street Emeryville, CA 94608	Client Project ID: #1103-03; Former Berkeley Farms Truck Shop & Yard	Date Sampled: 03/06/00
		Date Received: 03/06/00
	Client Contact: Kevin Yan	Date Extracted: 03/06/00
	Client P.O:	Date Analyzed: 03/06/00

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline*, with Methyl tert-Butyl Ether* & BTEX*

EPA methods 5030, modified 8015, and 8020 or 602; California RWQCB (SF Bay Region) method GCFID(5030)

Lab ID	Client ID	Matrix	TPH(g)^	MTBE	Benzene	Toluene	Ethylben-zene	Xylenes	% Recovery Surrogate
32378	MW1A	W	13,000,a	ND<400	560	ND<20	640	1200	101
32379	MW2	W	ND	ND	ND	ND	ND	ND	104
32380	MW3	W	ND	24	ND	ND	ND	ND	105
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	50 ug/L	5.0	0.5	0.5	0.5	0.5	
		S	1.0 mg/kg	0.05	0.005	0.005	0.005	0.005	

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil and sludge samples in mg/kg, and all TCLP and SPLP extracts in ug/L

, cluttered chromatogram; sample peak coelutes with surrogate peak

^The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (?); f) one to a few isolated peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) no recognizable pattern.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Calcoast Analytical 4072 Watts Street Emeryville, CA 94608	Client Project ID: #1103-03; Former Berkeley Farms Truck Shop & Yard	Date Sampled: 03/06/00
		Date Received: 03/06/00
	Client Contact: Kevin Yan	Date Extracted: 03/10/00
	Client P.O:	Date Analyzed: 03/10/00

Methyl tert-Butyl Ether *

EPA method 8260 modified

Lab ID	Client ID	Matrix	MTBE*	% Recovery Surrogate
32380	MW3	W	21	108
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	1.0 ug/L	
		S	5.0 ug/kg	

* water samples are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe and all TCLP / STLC / SPLP extracts in ug/L

h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~5 vol. % sediment; j) sample diluted due to high organic content.

DHS Certification No. 1644

Edward Hamilton, Lab Director

Calcoast Analytical, Inc.

Chain of Custody

Date 3/9/2000 Page 1 of 1

19184 ZCA/00 93

CALCOAST ANALYTICAL

KEVIN S. YAN, Ph.D.
Research Scientist

(510) 652-2979
Fax (510) 652-3085
Emeryville, CA 94608

Analysis Report: TPH - Gasoline (EPA 5030, 8015); TPH - Gasoline (5030, 8015) w/ BTEX (EPA 602, 8020) + MTBE; TPH - Diesel, TEPH (EPA 3510/3550, 8015); PURGEABLE AROMATICS BTEX (EPA 602, 8020); PURGEABLE HALOCARBONS (EPA 601, 8010); VOLATILE ORGANICS (EPA 624, 8240, 524.2); BASE/NEUTRALS, ACIDS (EPA 625/627, 8270, 525); TOTAL OIL & GREASE (EPA 5520, B+F, E+F); PCB (EPA 608, 8080); PESTICIDES (EPA 608, 8080); TOTAL RECOVERABLE HYDROCARBONS (EPA 418.1); TPH in Motor Oil; LUFT METALS: Cd, Cr, Pb, Zn, Ni; CAM METALS (17); PRIORITY POLLUTANT METALS (13); TOTAL LEAD; EXTRACTION (TCLP, STLC); MTBE confirmation by GC/MS 8260M; NUMBER OF CONTAINERS

Sample ID	Type	Date	Time	Preserve	TPH-Gas w/ BTEX + MTBE	TPH-Diesel	TPH Motor Oil	MTBE confirmation 8260M	Number of Containers	Lab No.
MW1A	water	3/6/2000	pm		x	x			3	32378
MW2	↓	↓	↓		x	x	x		3	32379
MW3	↓	↓	↓		x	x		X	3	32380

ICE/T° ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT

	VOAS	O&G	METALS	OTHER
PRESERVATION				
APPROPRIATE CONTAINERS ✓				

Project Information

Project Name: Former Berkeley Farms Truck Shop + Yard
Project No. 1103-03
PO #
TAT: Standard 5-Day (circled) | 24 | 48 | 72 | Other

Sample Receipt

Total No. of Containers
Head Space
Rec'd Good Condition/Cold
Conforms To Record

Special Instructions / Comments:
Refer to Job Name, Address and No. on lab sheets + invoice as follows:
Former Berkeley Farms Truck Shop + Yard
4575 San Pablo Ave.
Emeryville
Paradiso Job No. 1103-03

	1.	2.
Relinquished By: (Signature)	[signature]	Kevin Yan
(Printed Name)	Joel G. Greger	
(Date) (Time)	3/1/2000 1:15 pm	3/6/00 5:02
Received By: (Signature)	[signature]	Gina A. Butler
(Printed Name)	Ann Domingo	
(Date) (Time)	3/6/00 1:20 pm	3/6/00 5pm