PROPERTION

geo - logic services

1140 - 5th Avenue, Crockett, CA 94525

(510) 787-6867 - Fax (510) 787-1457

GL-98-120.R3 March 10, 1999 Paradiso Job No. 1101

Berkeley Farms 25500 Clawiter Road Hayward California

Attention: Mr. Norm Albert

RE: Fuel Oil Tank Closure Report

Former Berkeley Farms Dairy Facility

4550 San Pablo Avenue

Emeryville, California 94608

Dear Mr. Albert:

This report summarizes the results of the soil sampling performed by Geo-Logic at the referenced site following the removal of a 2,000-gallon fuel oil tank. This report also documents the proper disposal of the tank, the excavated soil, and the water and product evacuated from the tank. The work was performed in compliance with the guidelines established by the Regional Water Quality Control Board (RWQCB) and the Alameda County Health Care Services Agency, Department of Environmental Health (ACDEH).

The scope of the work performed by Geo-Logic consisted of the following:

Coordination with the regulatory agencies;

Collection of soil samples from the sidewalls of the fuel oil tank pit;

Collection of a composite soil sample from the stockpiled excavated soil;

Delivery of soil samples with properly executed Chain of Custody documentation to a certified analytical laboratory;

Technical review of data and preparation of this report.

SITE DESCRIPTION

The subject site is located on the east side of San Pablo Avenue between 45th and 47th Streets in Emeryville, California, and formerly operated as a Berkeley Farms dairy facility. A Site Plan (Figure 1) is attached to this report.

PREVIOUS FIELD ACTIVITIES

Geo-Logic conducted field work previously at the site in September and October, 1998, when one 10,000-gallon diesel tank, one 10,000-gallon gasoline tank, product piping, and a dispenser island were removed. This work was summarized in Geo-Logic's report (GL-98-120.R2) dated November 20, 1998.

BACKGROUND

Following the removal of the tanks documented in Geo-Logic's report referenced above, discussions with Berkeley Farms personnel by Paradiso Mechanical, Inc., indicated that an additional tank was present on site, at the location shown on Figure 1. The tank consisted of an approximately 2,000-gallon single-wall steel tank that had previously contained fuel oil to power a boiler. Following conversion of the boiler to natural gas, the tank had not been used, and a slab and concrete block structure had been built over it.

FIELD ACTIVITIES

On January 26, 1999, Geo-Logic was present on site to sample stockpiled soil generated during uncovering of the fuel oil tank. The sample consisted of four individual samples obtained from various locations at a depth of approximately one foot within the stockpile. The samples were each placed in clean, two-inch diameter brass tubes, sealed with teflon and plastic caps, and stored in a cooled ice chest for delivery to a certified laboratory.

On February 4, 1999, Geo-Logic returned to the site for removal of the fuel oil tank. Ms. Susan Hugo of the ACDEH and Mr. George Warren of the City of Emeryville Fire Department witnessed the tank removal.

The tank was approximately 4 feet in diameter by 16 feet in length. The tank bottom rested approximately 4 feet below a concrete slab that had had another concrete slab placed over it. The tank pit backfill had been removed to lateral dimensions of approximately 7 feet by 20 feet.

No apparent holes or cracks were observed in the tank. According to Paradiso Mechanical, Inc. personnel, upon uncovering, the tank was found to contain water and approximately 4 inches of product.

Groundwater was not encountered in the tank pit excavation. A small amount of rain water, including rain water that had traveled through onsite storm drain pipes that had been truncated by the excavation, was present in the tank pit.

Two soil samples, designated as N (4') and S (4') on the attached Figure 1, were obtained from the sidewalls at the north and south ends of the excavation, just above the excavation bottom. The undisturbed soil samples were collected from bulk material excavated by backhoe. The samples were each placed in clean, two-inch diameter brass tubes, sealed with teflon and plastic caps, and stored in a cooled ice chest prior to delivery to a certified laboratory.

ANALYTICAL RESULTS

The samples were analyzed by Calcoast Analytical in Emeryville, California, and were accompanied by properly executed Chain of Custody documentation. The tank pit soil samples and the composite stockpile sample were analyzed for total petroleum hydrocarbons (TPH) as fuel oil, benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tert-butyl ether (MTBE) by EPA method 8020. The composite stockpile sample was also analyzed for total lead. All of the soil samples yielded nondetectable results for these analytes, except for 7.7 parts per million (ppm) of total lead detected in the stockpile sample (below regulatory limits).

The results of the soil analyses are summarized in Table 1. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

SUBSURFACE CONDITIONS

The soils encountered in the excavations consisted predominantly of dark brown stiff silty clay and clay fill and native soils. Groundwater was not encountered.

DISPOSAL

On January 15, 1999, prior to removing the tank, water with some fuel oil was pumped from the tank and then the tank was triple rinsed. The liquid from within the tank and the rinsate water, totalling approximately 2950 gallons, was transported under manifest by Clearwater Environmental Management, Inc. and taken to Alviso Independent Oil Co. in Alviso, California.

Following removal on February 4, 1999, the 2,000-gallon fuel oil was transported under manifest by Ecology Control Industries to Erickson, Inc., of Richmond, California.

Copies of the manifests for disposal of the tank and water are attached to this report as Appendix A.

Following receipt of the laboratory analytical results indicating nondetectable results for all of the petroleum hydrocarbon analytes, and with the concurrence of Ms. Susan Hugo of the ACDEH, the excavated soil from the fuel oil tank pit was placed back in the pit.

DISCUSSION AND RECOMMENDATIONS

Based on the analytical results of the soil samples, and in accordance with the guidelines established by the RWQCB, no further excavation work at the site associated with the fuel oil tank is considered warranted.

DISTRIBUTION

A copy of this report should be sent to Ms. Susan Hugo of the ACDEH, and to Mr. George Warren of the City of Emeryville Fire Department.

LIMITATIONS

Soil deposits and rock formations may vary in thickness, lithology, saturation, strength and other properties across any site. In addition, environmental changes, either naturally-occurring or artificially-induced, may cause changes in 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 study are based on the data obtained from the field and laboratory analyses obtained from a state certified laboratory. We have analyzed this 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.

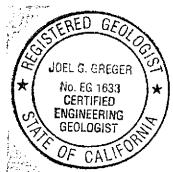
Should you have any questions regarding this report, please feel free to call me at (510) 787-6867.

Sincerely,

Geo-Logic

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

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



Attachments:

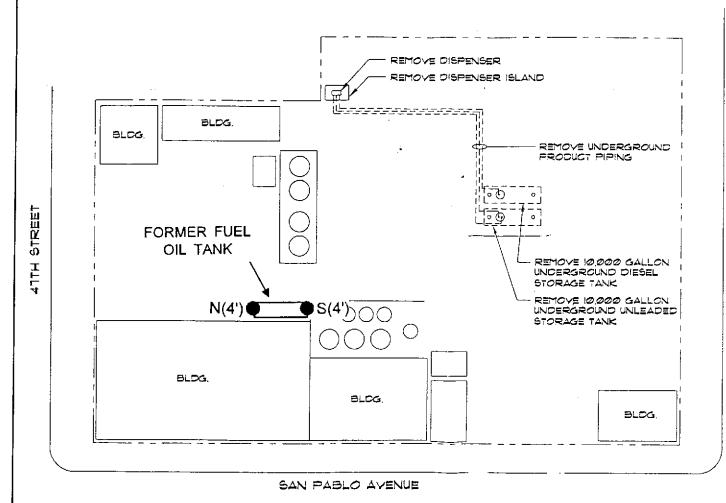
Table 1 Figure 1

Laboratory Analyses and Chain of Custody

Documentation

Appendix A - Manifests

45TH STREET



NOT TO SCALE

FORMER BERKELEY FARMS DAIRY 4550 SAN PABLO AVENUE	Figure No:	Date: March 9, 1999
EMERYVILLE, CALIFORNIA	1	Drawn By: JG/Geo-Logic

Site Plan

Geo-Logic Paradiso Job No. 1011 March 10, 1999

TABLE 1
SUMMARY OF LABORATORY ANALYSES
SOIL

Sample/depth	TPH as <u>Fuel Oil</u>	<u>Benzene</u>	<u>Toluene</u>	Ethyl- <u>benzene</u>	<u>Xylenes</u>	MTBE
	(Colle	cted on F	ebruary 4	, 1999)		
N (4')	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1
S (4')	<0.1		<0.005	<0.005	<0.005	<0.1
	(Colle	cted on J	anuary 26	, 1999)		
Comp S1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1
Method Blank/ Detection Limit	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1

Results are in milligrams per kilogram (mg/kg).

CALCOAST ANALYTICAL

Materials Chemistry

Certified by
California Department of Health Services
City of Los Angeles, Dept. of Building & Safety

February 5, 1999

Geo - Logic 1140 - 5th Avenue Crockett, CA 94525

Attn: Mr. Joel Greger

Ref: Lab File No.: 0204-4A/B-99

1. SAMPLES:

Two (2) soil cores;

Project:

Former Berkeley Farms, 4550 San Pablo, Emeryville

Samples:

A. N (4')

B. S (4')

Collected: February 4, 1999 Received: February 4, 1999

2. ANALYSIS REQUIRED:

A Benzene, Toluene, Ethylbenzene and Xylene (BTEX) by Gas Chromatography (GC)

B. Methyl-tert-butyl ether (MTBE) by GC.

C. Total Extractable Petroleum Hydrocarbons (TEPH) - fuel oil by GC.

COATINGS • BUILDING MATERIALS • HAZARDOUS WASTE SPECTROSCOPY • CHROMATOGRAPHY • MICROSCOPY

Ref: Lab File No.: 0204-4A/B-99

3. METHODS OF ANALYSIS:

A. EPA Method 8020; SW-846

B. EPA Method 8020, SW-846

C. EPA Methods 3550 and 8015; SW-846

4. RESULTS:

A. BTEX

RIEY				
Sample		Concentration	- (mg/kg)	
	Benzene	Toluene	Ethylbenzene	Xylene
Δ N (Δ')	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
B. S (4')	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Method Blank	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Mean Spike	106%	108%	102%	111%
Recovery				

B. MTBE

SAMPLE	MTBE (MG/KG)
A N (4')	<0.1 (ND)
P C (A')	<0.1 (ND)
D. 3 (+)	

Method Blank/Detection Limit = <0.1mg/kg (none detected)

C. TEPH - fuel oil

<u> </u>	
SAMPLE	TPH- FUEL OIL (MG/KG)
A. N (4')	<0.1 (ND)
B. S (4')	<0.1 (ND)

Method Blank/Detection Limit = <0.1mg/kg (none detected)

Ronald W. Shrewsbury Analytical Chemist

RWS: swr

ALL SAMPLES SUBMITTED FOR TESTING WILL BE HELD 30 DAYS FROM REPORT DATE AT WHICH TIME THEY WILL BE RETURNED TO CLIENT OR DESTROYED. CLIENT WILL BE RESPONSIBLE FOR ALL SHIPPING, HANDLING, AND DISPOSAL CHARGES. SAMPLES WILL BE STORED UPON WRITTEN INSTRUCTIONS AND FEE ARRANGEMENTS.

This report was made at the request of and for the use only of the purchaser of said report. Any use of or dissemination of information contained herein or reference to Calcoast Labs, Inc. without prior written consent of Calcoast Labs, Inc. is strictly prohibited.

Date 2/9/9 Page ____ of __/ Galgoasi Analytical Inc. Proj. Mgr. Joel 6. Gragor - Geo-Logic

Company: for Paradiso Medical JacAddress: PUB 1836

TLOO Williams St

San Leander CA

Phone No. 1 (6) NUMBER OF CONTAINERS TPH - Gasoline (5039, 5015)

w/ BTEX (EPA 502, 8020)

TPH - Diesel, TEPH - (EPA 3510/3550, 8015)

PURGEABLE AROWATICS

STEX (EPA 602, 8020)

PURGEABLE HALCCAREONS

(EPA 601, 6010)

VOLATILE CRGANICS

(EPA 624, 8240, 524, 2)

BASE/NEUTRALS, ACIDS

(EPA 624, 8240, 524, 2)

EASE/NEUTRALS, ACIDS

(EPA 624, 8240, 524, 2)

TOTAL OIL & GREASE

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4550 San Pablo Are SARDMAS
EmeryVille, CA 101

Job # 1101 (Date) (Printed Name) (Printed Name) (Time) (Date) (Date)

Chain of Custody

CALCOAST ANALYTICAL

Materials Chemistry

Certified by
California Department of Health Services
City of Los Angeles, Dept. of Building & Safety

January 27, 1999

Geo - Logic 1140 - 5th Avenue Crockett, CA 94525

Attn: Mr. Joel Greger

Ref: Lab File No.: 0126-3A/99

1. SAMPLES:

Four (4) soil cores which are composited into one (1) sample for analysis;

Project:

Berkeley Farms, 4550 San Pablo, Emeryville

Sample:

A. Comp S1

Collected: January 26, 1999 Received: January 26, 1999

2. ANALYSIS REQUIRED:

- A. Total Petroleum Hydrocarbons gasoline (TPH-g) by Gas Chromatography (GC).
- B. Total Petroleum Hydrocarbons fuel oil by GC.
- C. Benzene, Toluene, Ethylbenzene and Xylene (BTEX) by GC.
- D. Methyl-tert-butyl ether (MTBE) by GC.
- E. Total lead (Pb) content by Atomic Absorption Spectroscopy (AAS).

COATINGS • BUILDING MATERIALS • HAZARDOUS WASTE SPECTROSCOPY • CHROMATOGRAPHY • MICROSCOPY

3. METHODS OF ANALYSIS:

- A. EPA Method 8015; SW-846
- B. EPA Methods 3550 and 8015; SW-846
- C. EPA Method 8020; SW-846
- D. EPA Method 8020; SW-846
- E. Sample Digestion EPA Method 3050; SW-846 AAS Analysis EPA Method 7420; SW-846

4. RESULTS:

A. TPH - gasoline

SAMPLE	TPH-G (MG/KG)
A. Comp S1	<0.1 (ND)

Method Blank/Detection Limit = <0.1mg/kg (none detected)
Mean Spike Recovery = 108%

A. TPH - fuel oil

SAMPLE	TPH- FUEL OIL (MG/KG)
A. Comp S1	<0.1 (ND)

Method Blank/Detection Limit = <0.1mg/kg (none detected)

C, BTEX

Sample		n - (mg/kg)	-	
	Benzene	Toluene	Ethylbenzene	Xylene
A. Comp S1	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Method Blank	<0.005(ND)	<0.005(ND)	<0.005(ND)	<0.005(ND)
Меал Spike	97%	106%	90%	92%
Recovery				

Ref: Lab File No.: 0125-4A/99

D. MTBE

SAMPLE	MTBE (MG/KG)
A. Comp S1	<5.0 (ND)
And I DI LID I I DI	

Method Blank/Detection Limit = <5.0mg/kg (none detected)

E. Total Pb

TOTAL LEAD (MG/KG)
7.7

Method Blank/Detection Limit = <2.0mg/kg (none detected)
Mean Spike Recovery = 104%

Ronald W. Shrewsbury

Analytical Chemist

RWS: swr (2)

ALL SAMPLES SUBMITTED FOR TESTING WILL BE HELD 30 DAYS FROM REPORT DATE AT WHICH TIME THEY WILL BE RETURNED TO CLIENT OR DESTROYED. CLIENT WILL BE RESPONSIBLE FOR ALL SHIPPING, HANDLING, AND DISPOSAL CHARGES. SAMPLES WILL BE STORED UPON WRITTEN INSTRUCTIONS AND FEE ARRANGEMENTS.

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	J. Additional Descriptions for Materials Listed Above				Codes for Wasies	fee constraint	EPA/Other LIB/19/2004				
			741 5 - 2.	4 - 2		Listed Adam					
		W There were		e Tire is the	10.5	J /					
	5. Special Handling Instructions and Additional Information WEAR PRE		Site	e 4	550 SN	n Pk	Iblu Ave				
	Emorganay Contract (510) 197-8511 Atta: Kirk Heyward				nerry	rille	-, CA				
	 GENERATOR'S CERTIFICATION: I hereby declare that the content marked, and labeled, and are in all respects in proper condition 										
	If I am a large quantity generates I south that I have										
	and the environment; OR, it I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is										
V	Finted/Typed Name APMEE THEICR	Signature		<u>' </u>		Month	0ay Year				
	7. Transporter 1 Acknowledgement of Receipt of Materials :	Sigpature	1	7 /2		Month					
S 18	B. Transporter 2 Acknowledgement of Receipt of Moterials	J. Mellen	40	100,	ne_	01	1/151919				
E R	inted/Typed Name	Signature				Month	Day Year				
F A C	7. Discrepancy Indication Space						Ť,				
l L), facility Owner or Operator Cartification										
T Pri	 Facility Owner or Operator Certification of receipt of hazardous minted/Typed Name 	Signature Signature	as noted in Ite	m 19.		Month	Day Year				

DO NOT WRITE BELOW THIS LINE.