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Alameda County
Environmental Health

**ADDENDUM TO SITE INVESTIGATION
AND FIRST QUARTER OF 2009 GROUNDWATER
MONITORING AT THE PROPERTY
LOCATED AT 400 SAN PABLO AVENUE
ALBANY, CALIFORNIA
MARCH 23, 2009**

**PREPARED FOR:
MR. MURRAY STEVENS
KAMUR INDUSTRIES, INC.
2351 SHORELINE DRIVE
ALAMEDA, CALIFORNIA 94501**

**BY:
ENVIRO SOIL TECH CONSULTANTS
131 TULLY ROAD
SAN JOSE, CALIFORNIA 95111**

ENVIRO SOIL TECH CONSULTANTS

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Figure 2 - Isocontours of TPHg in Soil Vapor Map

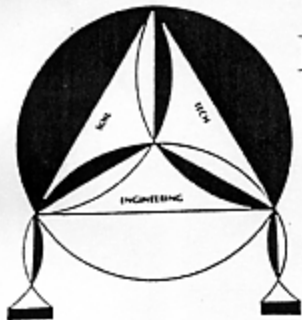
F2

Figure 3 - Isocontours of TPHg in Groundwater Map

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Torrent Laboratory Report and Chain-of-Custody Record



ENVIRO SOIL TECH CONSULTANTS

Environmental & Geotechnical Consultants

131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111

Tel: (408) 297-1500

Fax: (408) 292-2116

March 23, 2009

File No. 8-90-421-SI

Mr. Murray Stevens
Kamur Industries, Inc.
2351 Shoreline Drive
Alameda, California 94501

**SUBJECT: ADDENDUM TO SITE INVESTIGATION AND FIRST
QUARTER OF 2009 GROUNDWATER MONITORING
AT THE PROPERTY**

Located at 400 San Pablo Avenue, in
Albany, California

Dear Mr. Stevens:

Our report, titled *SITE INVESTIGATION AND FIRST QUARTER OF 2009 GROUNDWATER MONITORING* reported the results of our field and laboratory work in February 2009. As noted in that report, circumstances prevented our field crew from completing the soil vapor survey prior to the preparation of that report. Therefore, the crew was remobilized on February 26 and three additional vapor probes were installed and sampled. This addendum presents the results of those samples.

Figure 2 shows the location of vapor probes VP-7, VP-8, and VP-9. These locations were requested by the Alameda County Health Care Services Agency-Environmental Health Services (ACHCSA-EHS). The temporary probes were advanced

to a depth of 4 feet. Perforations in the lower 2 feet of the probe allowed soil vapor to enter. A Summa canister was attached to the top end of the probe and was used to evacuate and clear air from the probe. A second Summa canister was then used to collect a sample. The canisters were labeled and transported to the laboratory for analysis.

Table 1 summarizes the laboratory results, Appendix "C" contains the laboratory report, and Figure 2 contours the concentration of Total Petroleum Hydrocarbons in the gasoline range (TPHg) for all nine vapor samples that were collected in early February and late February. The three new probes were located close to existing monitor wells or plugged soil borings where gasoline has previously been detected in the soil and groundwater. Hence, it is not surprising that all three probes found gasoline and its constituents above method detection limits. The highest concentrations were obtained in VP-8, and the lowest concentrations were detected in VP-9. In each case, the Benzene concentration was on the order of 1 to 2% of the TPHg concentration. Fresh gasoline normally contains about 10% Benzene, which could indicate that the gasoline has been weathered and benzene has been lost. However, the laboratory noted that the TPHg concentration was biased in each sample by unidentified light-end hydrocarbons. In the case of VP-7 and VP-8, the laboratory termed these "non-gasoline light-end hydrocarbons" (see Table 1). The laboratory made similar notations on the six vapor samples that were reported in our earlier report. Thus, the low Benzene concentration relative to the TPHg concentration may be due to the inclusion of non-gasoline hydrocarbons rather than loss of Benzene from gasoline. What these non-gasoline hydrocarbons might be is uncertain, because neither gasoline oxygenates (such as MTBE) nor chlorinated solvents (such as PCE or TCE) have been detected in the monitor wells that are adjacent to VP-8 and VP-9 in the past.

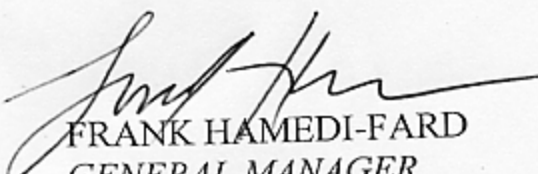
The shape of the area impacted by soil vapors is not markedly different from the shape of the area where groundwater is impacted. Comparison of Figure 2 with Figure 3 from our February report shows that both plumes are slightly elongated to the northwest of STMW-1 as well as to the southwest of that well. The maps corroborate each other and confirm that the area around STMW-1 remains significantly impacted.

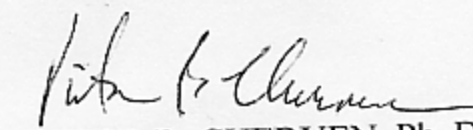
A copy of this report must be forwarded to Regional Water Quality Control Board-San Francisco Bay Region (RWQCB-SFBR) and Alameda County Health Care Services Agency (ACHCSA) for their comments and recommendations.

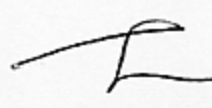
If you have any questions or require additional information, please feel free to contact our office at (408) 297-1500 or via email at info@evirosoiltech.com.

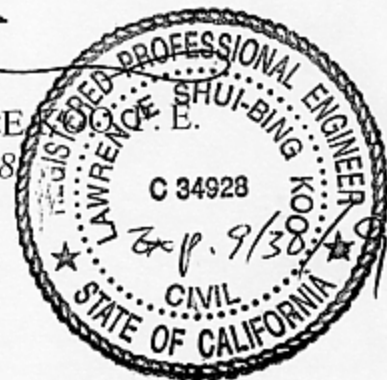
Sincerely,

ENVIRO SOIL TECH CONSULTANTS


FRANK HAMEDI-FARD
GENERAL MANAGER


VICTOR B. CHERVEN, Ph. D.
PROFESSIONAL GEOLOGIST #3475


LAWRENCE E. SHUI-BING
C. E. #34928



ENVIRO SOIL TECH CONSULTANTS

File No. 8-90-421-SI
March 23, 2009

A P P E N D I X "A"

TABLE

ENVIRO SOIL TECH CONSULTANTS

TABLE 1
SUMMARY OF AIR SAMPLES RESULTS
IN MILLIGRAMS PER CUBIC METER (mg/m³)

Date	Sample No.	TPHg	B	T	E	X
2/03/09	VP-1	31000a	ND <0.0016	ND <0.00189	ND <0.00217	ND <0.00475
	VP-2	190a	ND <0.0016	ND <0.00189	ND <0.00217	ND <0.00475
	VP-3	78b	ND <0.0016	ND <0.00189	ND <0.00217	ND <0.00475
	VP-4	2.6c	0.02	ND <0.00189	ND <0.00217	ND <0.00475
	VP-5	32000c	55	ND <0.00189	ND <0.00217	ND <0.00475
	VP-6	66c	0.02	ND <0.00189	ND <0.00217	ND <0.00475
2/26/09	VP-7	3600d	68	29	11	38.2
	VP-8	130000d	1000	160	ND <0.00217	100
	VP-9	31e	3.1	1.5	0.4	0.94

TPHg – Total Petroleum Hydrocarbons as gasoline

BTEX – Benzene, Toluene, Ethylbenzene, Total Xylenes

ND – Not detected (below laboratory detection limit)

a – Sample chromatogram does not resemble gasoline standard pattern. TPH value includes light end non-target compounds within range of C5-C12 quantified as gasoline that biases the quantitation

b – Sample chromatogram does not resemble gasoline standard pattern. TPH value due to HVOC discrete peaks within range of C5-C12 quantified as gasoline that biases the quantitation

c – Result reported as a Stoddard solvent but sample chromatogram does not match any requested fuel standard pattern. TPH value due to presence of heavy end unidentified hydrocarbon peaks

d – Even though TPH as gasoline constituents are present, sample chromatogram does not resemble gasoline standard pattern. Reported value includes a significant portion of non-gasoline light end hydrocarbons within range of C5-C12 quantified as gasoline that biases the quantitation

e – Although TPH as gasoline constituents are present, TPH value includes a single peak of non-target compounds (light end) that significantly biases the quantitation

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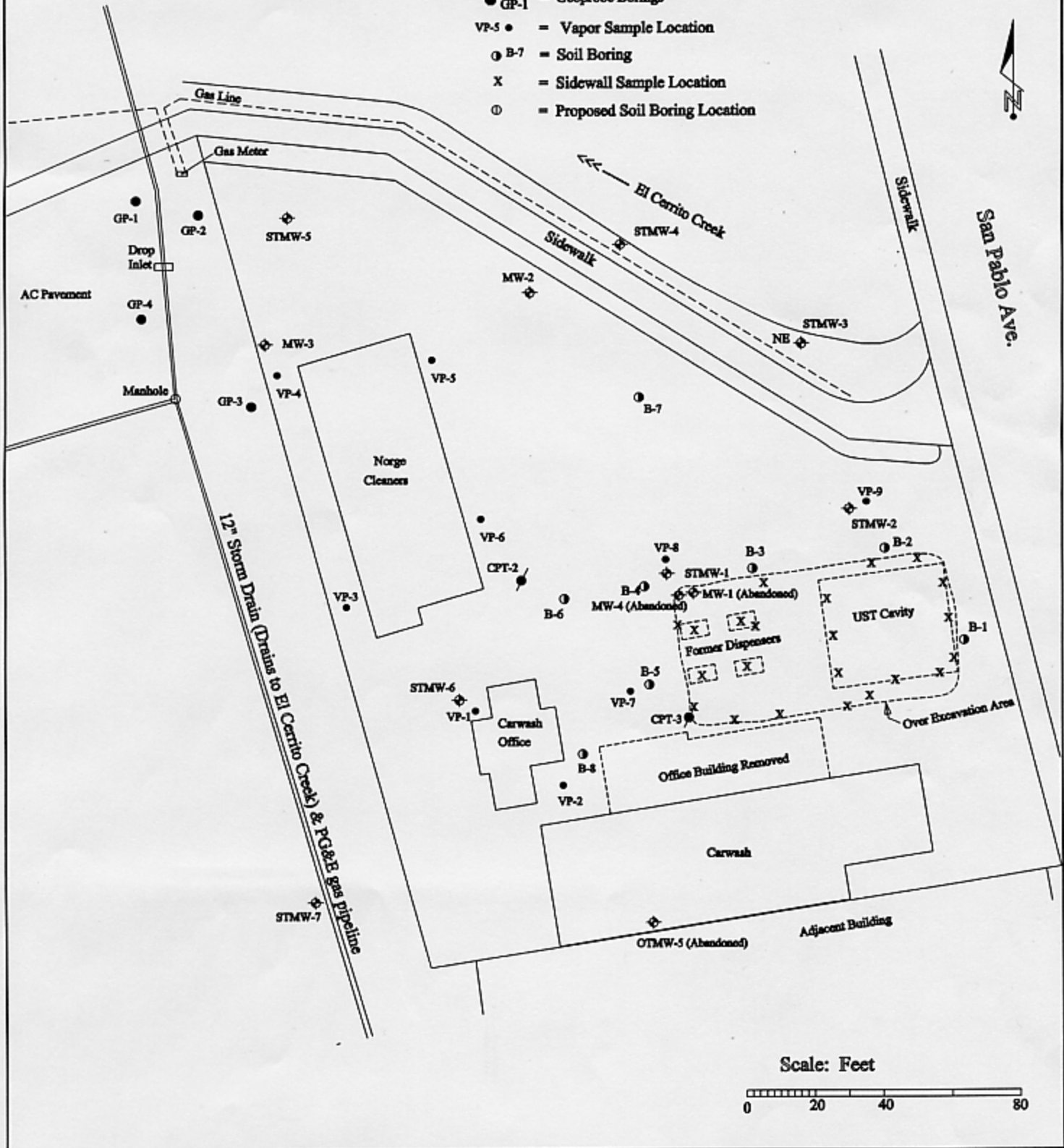
A P P E N D I X "B"

FIGURES

ENVIRO SOIL TECH CONSULTANTS

Legend

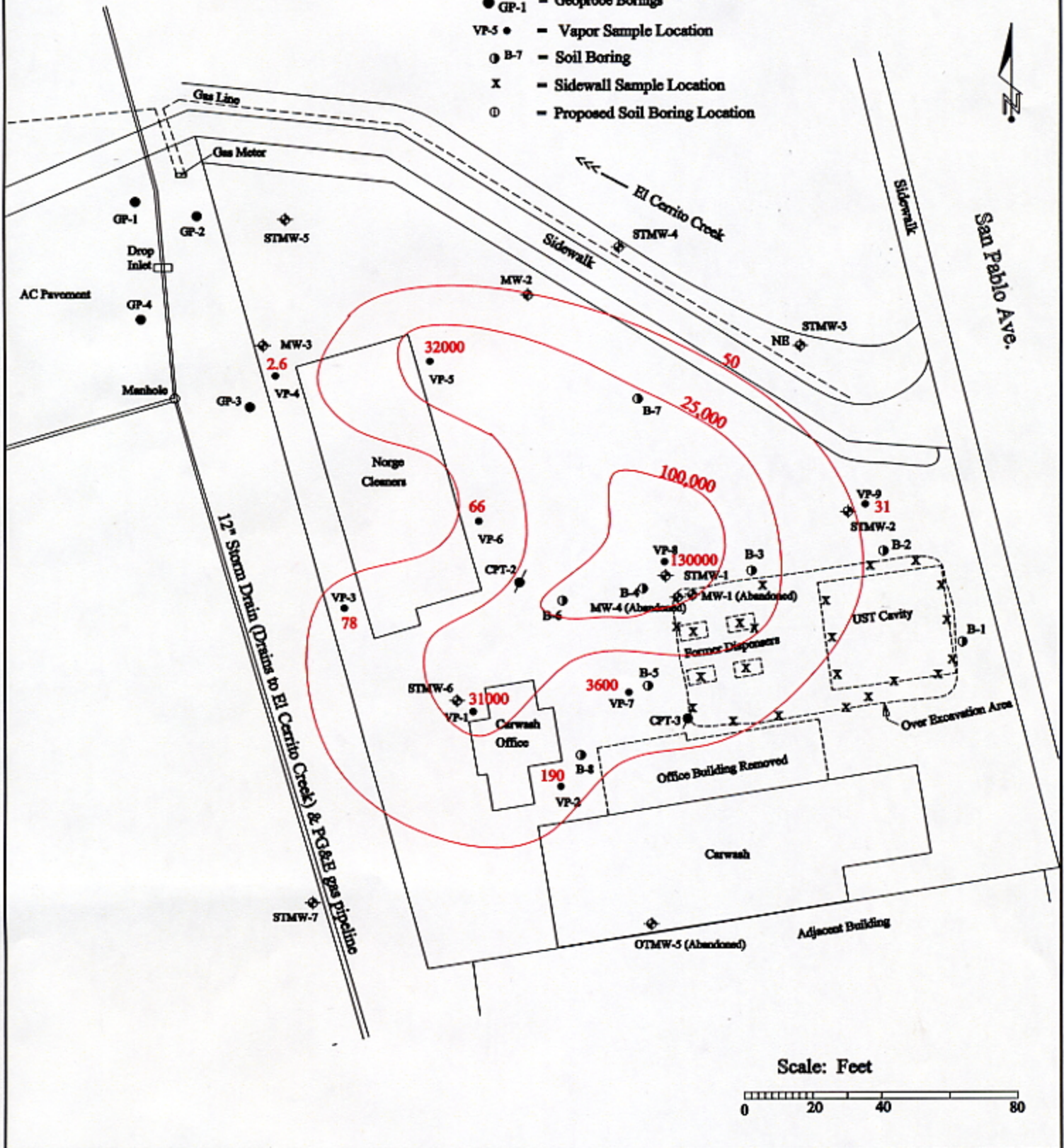
- ◆ - Monitor Well
- - CPT-1 - Cone Penetrometer Boring
- - GP-1 - Geoprobe Borings
- - VP-5 - Vapor Sample Location
- - B-7 - Soil Boring
- X - Sidewall Sample Location
- - Proposed Soil Boring Location



Legend

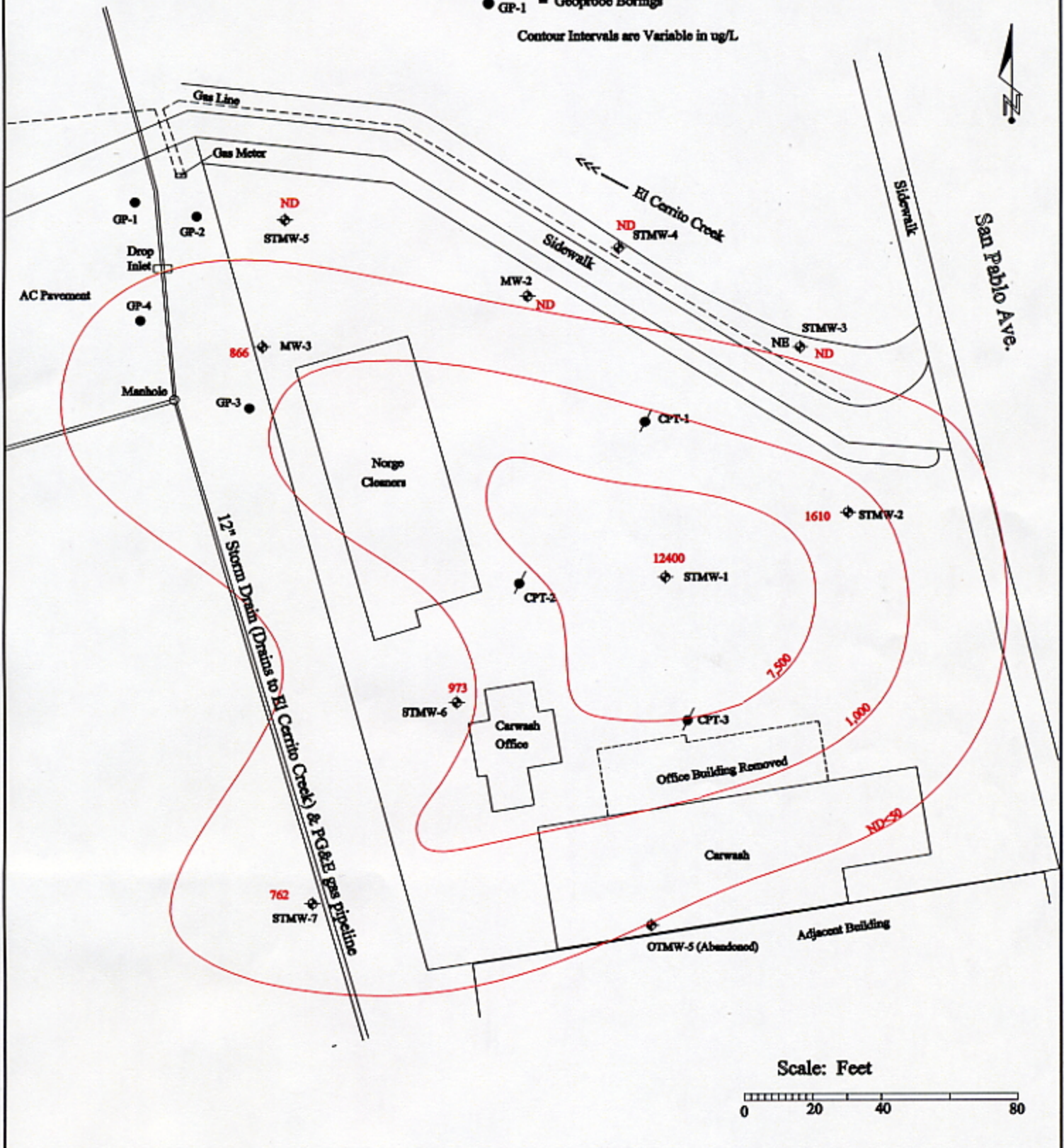
- ◆ = Monitor Well
- CPT-1 = Cone Penetrometer Boring
- GP-1 = Geoprobe Borings
- VP-5 = Vapor Sample Location
- B-7 = Soil Boring
- X = Sidewall Sample Location
- = Proposed Soil Boring Location

Contour Intervals are in mg/cu. meter



Legend

- ◊ - Monitor Well
 - - CPT-1 - Cone Penetrometer Boring
 - - GP-1 - Geoprobe Borings
- Contour Intervals are Variable in ug/L



File No. 8-90-421-SI
March 23, 2009

A P P E N D I X "C"

LABORATORY REPORTS

ENVIRO SOIL TECH CONSULTANTS



March 06, 2009

Frank Hamedi
Enviro Soil Tech Consultants
131 Tully Rd
San Jose, CA 95111

TEL: (408) 297-1500
FAX (408) 292-2116

RE: 400 San Pablo Ave

Order No.: 0902181

Dear Frank Hamedi:

Torrent Laboratory, Inc. received 3 samples on 2/27/2009 for the analyses presented in the following report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.

Reported data is applicable for only the samples received as part of the order number referenced above.

Torrent Laboratory, Inc, is certified by the State of California, ELAP #1991. If you have any questions regarding these tests results, please feel free to contact the Project Management Team at (408)263-5258;ext: 204.

Sincerely,


Laboratory Director

3/6/09
Date



TORRENT LABORATORY, INC.

483 Sinclair Frontage Road • Milpitas, CA • Phone: (408) 263-5258 • Fax: (408) 263-8293

Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: Frank Hamedi
Enviro Soil Tech Consultants

Date Received: 2/27/2009
Date Reported: 3/6/2009

Client Sample ID: VP-7
Sample Location: 400 San Pablo Ave
Sample Matrix: AIR
Date/Time Sampled 2/26/2009 7:30:00 PM

Lab Sample ID: 0902181-001
Date Prepared:

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	TO-15	2/27/2009	0.00169	1000	1.7	68	mg/m ³	R18831
Ethyl Benzene	TO-15	2/27/2009	0.00217	1000	2.2	11	mg/m ³	R18831
m,p-Xylene	TO-15	2/27/2009	0.00205	1000	2.0	32	mg/m ³	R18831
o-xylene	TO-15	2/27/2009	0.00207	1000	2.1	6.2	mg/m ³	R18831
Toluene	TO-15	2/27/2009	0.00189	1000	1.9	29	mg/m ³	R18831
Surr: 4-Bromofluorobenzene	TO-15	2/27/2009	0	1000	65-135	92.1	%REC	R18831
Gasoline	TO-3(MOD)	3/2/2009	0.352	1000	350	3600	mg/m ³	G18846

Note: Even though TPH as Gasoline constituents are present, sample chromatogram does not resemble gasoline standard pattern. Reported value includes a significant portion of non-gasoline light end hydrocarbons within range of C5-C12 quantified as Gasoline that biases the quantitation

Client Sample ID: VP-8
Sample Location: 400 San Pablo
Sample Matrix: AIR
Date/Time Sampled 2/26/2009 6:40:00 PM

Lab Sample ID: 0902181-002
Date Prepared:

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	TO-15	2/27/2009	0.00169	10000	17	1000	mg/m ³	R18831
Ethyl Benzene	TO-15	2/27/2009	0.00217	10000	22	ND	µg/m ³	R18831
m,p-Xylene	TO-15	2/27/2009	0.00205	10000	20	100	mg/m ³	R18831
o-xylene	TO-15	2/27/2009	0.00207	10000	21	ND	µg/m ³	R18831
Toluene	TO-15	2/27/2009	0.00189	10000	19	160	mg/m ³	R18831
Surr: 4-Bromofluorobenzene	TO-15	2/27/2009	0	10000	65-135	94.6	%REC	R18831
Gasoline	TO-3(MOD)	3/2/2009	0.352	20000	7000	130000	mg/m ³	G18846

Note: Even though TPH as Gasoline constituents are present, sample chromatogram does not resemble gasoline standard pattern. Reported value includes a significant portion of non-gasoline light end hydrocarbons within range of C5-C12 quantified as Gasoline that biases the quantitation

Client Sample ID: VP-9
Sample Location: 400 San Pablo
Sample Matrix: AIR
Date/Time Sampled 2/26/2009 5:50:00 PM

Lab Sample ID: 0902181-003
Date Prepared:

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Benzene	TO-15	2/27/2009	0.00169	50	0.084	3.1	mg/m ³	R18831
Ethyl Benzene	TO-15	2/27/2009	0.00217	50	0.11	0.40	mg/m ³	R18831
m,p-Xylene	TO-15	2/27/2009	0.00205	50	0.10	0.74	mg/m ³	R18831
o-xylene	TO-15	2/27/2009	0.00207	50	0.10	0.20	mg/m ³	R18831
Toluene	TO-15	2/27/2009	0.00189	50	0.094	1.5	mg/m ³	R18831
Surr: 4-Bromofluorobenzene	TO-15	2/27/2009	0	50	65-135	96.4	%REC	R18831
Gasoline	TO-3(MOD)	3/2/2009	0.352	50	18	31	mg/m ³	G18846

Note: Although TPH as Gasoline constituents are present, TPH value includes a single peaks of non-target compounds (light end) that significantly biases the quantitation.

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
ug/L	Microgram per liter (ppb, part per billion).
mg/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory, Lab Certificate #

CLIENT: Enviro Soil Tech Consultants
Work Order: 0902181
Project: 400 San Pablo Ave

ANALYTICAL QC SUMMARY REPORT

BatchID: G18846

Sample ID MB-G-G18846	SampType: MBLK	TestCode: TO-3Gas (MO	Units: ppbv	Prep Date: 3/2/2009	RunNo: 18846						
Client ID: ZZZZZ	Batch ID: G18846	TestNo: TO-3(MOD)		Analysis Date: 3/2/2009	SeqNo: 271729						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	ND	100									
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Sample ID LCS-G-G18846	SampType: LCS	TestCode: TO-3Gas (MO	Units: ppbv	Prep Date: 3/2/2009	RunNo: 18846						
Client ID: ZZZZZ	Batch ID: G18846	TestNo: TO-3(MOD)		Analysis Date: 3/2/2009	SeqNo: 271734						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	483.6	100	500	0	96.7	50	150				
----------	-------	-----	-----	---	------	----	-----	--	--	--	--

Sample ID LCSD-G-G18846	SampType: LCSD	TestCode: TO-3Gas (MO	Units: ppbv	Prep Date: 3/2/2009	RunNo: 18846						
Client ID: ZZZZZ	Batch ID: G18846	TestNo: TO-3(MOD)		Analysis Date: 3/2/2009	SeqNo: 271735						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	495.2	100	500	0	99.0	50	150	483.6	2.37	30	
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Qualifiers: E Value above quantitation range H Holding times for preparation or analysis exceeded J Analyte detected below quantitation limits
 ND Not Detected at the Reporting Limit R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

CLIENT: Enviro Soil Tech Consultants
Work Order: 0902181
Project: 400 San Pablo Ave

ANALYTICAL QC SUMMARY REPORT

BatchID: R18831

Sample ID MB-R18831	SampType: MBLK	TestCode: TO-15	Units: ppbv	Prep Date: 2/26/2009	RunNo: 18831
Client ID: ZZZZZ	Batch ID: R18831	TestNo: TO-15		Analysis Date: 2/26/2009	SeqNo: 271560

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	0.50									
Ethyl Benzene	ND	0.50									
m,p-Xylene	ND	0.50									
o-xylene	ND	0.50									
Toluene	ND	0.50									
Surr: 4-Bromofluorobenzene	19.79	0	20	0	99.0	65	135				

Sample ID LCS-R18831	SampType: LCS	TestCode: TO-15	Units: ppbv	Prep Date: 2/26/2009	RunNo: 18831
Client ID: ZZZZZ	Batch ID: R18831	TestNo: TO-15		Analysis Date: 2/26/2009	SeqNo: 271561

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	21.13	0.50	20	0	106	65	135				
Ethyl Benzene	17.76	0.50	20	0	88.8	65	135				
m,p-Xylene	36.48	0.50	40	0	91.2	65	135				
o-xylene	17.85	0.50	20	0	89.2	65	135				
Toluene	17.11	0.50	20	0	85.6	65	135				
Surr: 4-Bromofluorobenzene	18.21	0	20	0	91.0	65	135				

Sample ID LCSD-R18831	SampType: LCSD	TestCode: TO-15	Units: ppbv	Prep Date: 2/26/2009	RunNo: 18831
Client ID: ZZZZZ	Batch ID: R18831	TestNo: TO-15		Analysis Date: 2/26/2009	SeqNo: 271562

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	20.52	0.50	20	0	103	65	135	21.13	2.93	30	
Ethyl Benzene	18.37	0.50	20	0	91.8	65	135	17.76	3.38	30	
m,p-Xylene	37.74	0.50	40	0	94.4	65	135	36.48	3.40	30	
o-xylene	18.49	0.50	20	0	92.5	65	135	17.85	3.52	30	
Toluene	17.51	0.50	20	0	87.6	65	135	17.11	2.31	30	
Surr: 4-Bromofluorobenzene	18.79	0	20	0	94.0	65	135	0	0	30	

Qualifiers: E Value above quantitation range H Holding times for preparation or analysis exceeded J Analyte detected below quantitation limits
 ND Not Detected at the Reporting Limit R RPD outside accepted recovery limits S Spike Recovery outside accepted recovery limits

Torrent Laboratory, Inc.

WORK ORDER Summary

02-Mar-09

Work Order 0902181

Client ID: ENVIRO SOIL TECH CONSULTA

Project: 400 San Pablo Ave

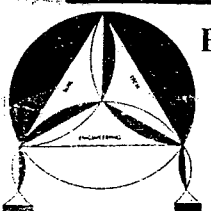
QC Level:

Comments: 5 day TAT!! Report in mg/m3

Sample ID	Client Sample ID	Collection Date	Date Received	Date Due	Matrix	Test Code	Hld	MS	SEL	Sub	Storage
0902181-001A	VP-7	2/26/2009 7:30:00 PM	2/27/2009	3/5/2009	Air	TO-15 PETROLE UM HGM2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ORG
				3/5/2009		TO-3GAS (MOD) UGM2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ORG
0902181-002A	VP-8	2/26/2009 6:40:00 PM		3/5/2009		TO-15 PETROLE UM HGM2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ORG
				3/5/2009		TO-3GAS (MOD) UGM2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ORG
0902181-003A	VP-9	2/26/2009 5:50:00 PM		3/5/2009		TO-15 PETROLE UM HGM2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ORG
				3/5/2009		TO-3GAS (MOD) UGM2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ORG

CHAIN OF CUSTODY RECORD

PROJ. NO. 8-90-421-SI		NAME 400 San Pablo Avenue, Albany			ANALYSES REQUESTED BY TPIG by SABB BTEX by SABB		0902181					
SAMPLERS: (Signature) <i>Frank Hamedi</i>											CON-TAINER	REMARKS
NO.	DATE	TIME	SOIL	WATER	AIR	LOCATION	CANISTER					
001A 1	2/26/09	7:30 PM			✓	VP-7	1	✓	✓		EDF #T0608501689	
002A 2	↓	6:40 AM			✓	VP-8	1	✓	✓			
003A 3	↓	5:50 PM			✓	VP-9	1	✓	✓			
											*Please report the results in mg/m ³ *	
Relinquished by: (Signature) <i>Frank Hamedi</i>			Date / Time 2/27/09 12:30 P.M.		Received by: (Signature) <i>M. G. Shodabara</i>			Relinquished by: (Signature)		Date / Time		Received by: (Signature)
Relinquished by: (Signature)			Date / Time		Received by: (Signature)			Relinquished by: (Signature)		Date / Time		Received by: (Signature)
Relinquished by: (Signature)			Date / Time		Received for Laboratory by: (Signature)			Date / Time		Remarks Please send lab report to Frank Hamedi		



ENVIRO SOIL TECH CONSULTANTS
 Environmental & Geotechnical Consultants
 131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111
 Tel: (408) 297-1500 Fax: (408) 292-2116

Drop-off