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Alameda County
Environmental Health

November 5, 2010

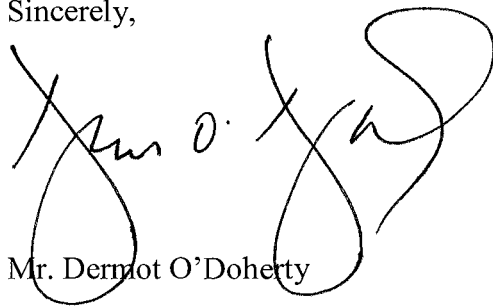
Mr. Jerry Wickham, PG
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Re: UST Excavation
P&D 23rd Avenue Associates
1125 Miller Avenue, Oakland, CA
Clearwater Project No. CB018H
ACEH Fuel Case Leak No. RO0000294

Dear Mr. Wickham,

As the legally authorized representative of the above-referenced project location I have reviewed the attached report prepared by my consultant of record, Clearwater Group, Inc. I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document are true and correct to the best of my knowledge.

Sincerely,

A handwritten signature in black ink, appearing to read "Dermot O'Doherty". The signature is stylized with large loops and a long horizontal stroke.

Mr. Dermot O'Doherty

UST EXCAVATION

Project #079-507A

23RD AVENUE PARTNERS

1125 MILLER AVENUE

OAKLAND, CALIFORNIA

PREPARED BY ENVIRONMENTAL BIO-SYSTEMS, INC.

FOR

23rd AVENUE PARTNERS



Timothy M. Babcock

Project Manager, Registered Environmental Assessor No. 05184

21 April 1999

P.O. Box 7509
Oakland, CA. 94601
510 533 6600
fax 510 534 2316

23RD AVENUE PARTNERS

May 4, 1999

Inspector Steve Crawford
Oakland Fire Department
505 - 14th Street, Suite 510
Oakland, CA. 94612

Regarding: Underground Storage Tank Removal at 1125 Miller Ave.,
Oakland, CA.

Inspector Crawford:

This letter accompanies our report of UST removal at the above listed site. The report ("UST Replacement, Project #079-507A", dated 21 April 1999) was prepared on our behalf by our consultant/contractor, Environmental Bio-Systems, Inc. I have read the report and certify that the material presented within it is true and accurate to the best of my knowledge.

Sincerely,



Allen E. Pelton, Jr.

ENVIRONMENTAL
PROTECTION
99 MAY 27 PM 3:16

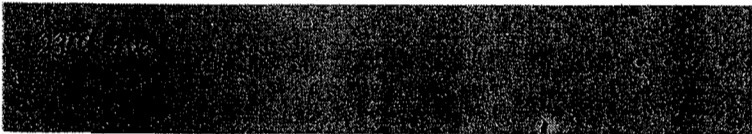


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Environmental Bio-Systems, Inc.

Innovative Solutions for a Better Environment

Contractor's License A-Haz 687236

1. INTRODUCTION

Environmental Bio-Systems, Inc. (EBS) performed the scope of services described within this document on behalf of 23rd Avenue Partners (the Client). The project took place at 1125 Miller Avenue, Oakland, California (the Site). Tasks included in the project were undertaken to comply with Federal regulations requiring the removal, replacement or retrofit of all underground fuel storage tanks by 22 December 1998. All work was performed in accordance with EBS proposal/contract #98024A, executed by the Client on 5 October 1998.

The principal project contacts are:

Principal Client Contact - Mr. Allen Pelton, 23rd Avenue Partners, P.O. Box 7509, Oakland, California (510) 533-6600.

Consultant - Environmental Bio-Systems, Inc., P.O. Box 7171, San Jose, CA 95150-7171, (408) 979-8600, Timothy M. Babcock - Project Manager.

2. SCOPE OF WORK

The project encompassed excavation and removal of two 5,000 gallon diesel underground storage tanks (USTs), a fuel dispenser and associated product and vent piping from the subject site. Appendix A contains a site location map (Figure 1), site map (Figure 2), and a map depicting sample locations and data (Figure 3).

Major tasks carried out during this project included:

- Excavation, removal, and disposal of two 5,000 gallon USTs, fuel dispenser pump, and associated product piping per Oakland Fire Department (OFD) guidelines.
- Collection of soil samples from beneath or adjacent to the ends of the tanks and from the stockpile of overburden soil.
- Backfill and resurfacing of the excavation area.
- Interpretation of field and laboratory data.
- Preparation of this report.

3. SITE LOCATION AND DESCRIPTION

The Site contains a single two-story building currently housing apartments and studio space. It is located at 1125 Miller Avenue, in the City of Oakland, County of Alameda, California. The United States Geological Survey Oakland East Quadrangle Map shows the site to be located in Section 6, Township 2 south, Range 3 west of the Mount Diablo Base and Meridian.

The Site is bounded from the southwest to north by Miller Avenue. Another apartment building lies across a small parking lot to the northeast. A fenced parking and storage lot abuts the southeast end of the building.

4. PERMITS

A UST removal permit was procured from OFD prior to work progression. A copy of the OFD permit is included in Appendix B.

5. PROCEDURES

The USTs were uncovered and evacuated on 1 December 1998. The USTs and underground piping were removed from the site on 2 December 1998. The fuel dispenser was removed on 3 December 1998.

5.1. Excavation

Excavation was performed by Zaccor Companies, Inc. (ZCI) of Alameda, California (Contractor's License # A478799). Residual fuel within the tanks was removed and disposed of by Artesian Oil Recovery Company, Inc. (Artesian) of Oakland, California (EPA ID# CAL000161741). Transportation of the tank was performed by Ecology Control Industries (ECI) of Richmond, California (EPA transporter/facility numbers CAD982030173/CAD009466392).

Approximately 100 cubic yards of soil were subsequently dug from above and around the USTs. Observation of excavated soil from the northwest corner of the pit showed slight greenish staining and a typical hydrocarbon odor.

All soil was transported to client owned property approximately one city block to the east of the excavation site. All excavated soil was stockpiled on top of visqueen sheeting on asphalt paved surface. The resulting soil pile was also

covered with visqueen at the conclusion of excavation to prevent uncontrolled aeration and rainwater intrusion.

5.2. UST Removal

The contents of the UST were evacuated prior to removal. Approximately 55-gallons of product were vacuumed from the tanks and removed from the Site by Artesian. A copy of Uniform Hazardous Waste Manifests (UHW) under which the product was transported is included in Appendix C.

The UST interiors were inerted with dry ice. The atmosphere of each UST was subsequently measured for oxygen content and lower explosive limit using a GasTech™ meter. Inspectors Steve Crawford and Keith Mathews of the OFD were present to witness the removal of the USTs.

Observations of the exposed tanks showed two 5,000 gallon vessels of single walled steel construction. The tanks appeared to be in very good condition with only minor rust and corrosion visible on their outer surfaces.

The USTs were removed from the excavation, loaded onto a flatbed truck and transported by ECI under UHW for recycling at their Richmond facility. Appendix C also includes a copy of the UHW (#93137327) which accompanied the excavated USTs.

5.3. Soil Sampling

Sampling was performed in the presence of Inspectors Crawford and Mathews. Soil sample locations were dictated by Inspector Crawford.

Soil samples were taken from adjacent to the ends of the USTs. Due to impending threat of pit wall collapse in proximity to the City sidewalk and street, samples taken from below Tank A were collected adjacent to the west side of the ends of this tank. Samples taken from beneath Tank B were collected immediately off the ends of the UST. Soil sample locations are depicted on Figure 3.

Sample S1 was collected from the south wall of the pit at a depth of approximately 9 feet bgs, adjacent to the west end of Tank A.

Sample S2 was collected from the south wall of the pit at a depth of approximately 9 feet bgs adjacent to the east end of Tank A.

Sample S3 was collected from the west wall of the pit at a depth of approximately 9 feet bgs adjacent to the west end of Tank B.

Sample S4 was collected from the north wall of the pit at a depth of approximately 9 feet bgs adjacent to the east end of Tank B.

5.3.1. Soil Stockpile Sampling

Composite soil sample SP1 A-D was collected from the accumulated stockpile of overburden soil. Each sample consisted of four individual samples which were laboratory composited prior to analysis.

5.3.1.1. Sampling Methods

Samples were collected from the excavation by inserting clean stainless steel sample tubes into freshly exposed soil brought up from the pit in a back-hoe bucket. A plastic mallet was used to drive a tube into the soil, packing it full to exclude head-space.

Composite stockpile samples consisted of four stainless steel tubes filled with soil. A plastic mallet was used to drive clean stainless steel sample tubes into freshly exposed soil approximately six inches to two feet beneath the pile surface.

The ends of all tubes submitted to the laboratory were covered with Teflon™ sheets and sealed with plastic end caps. The sample tubes were then labeled with a designation unique to the project and stored in a cooler on top of crushed ice. A chain of custody was initiated at the site and accompanied all samples through reception by the analytical laboratory.

6. LABORATORY ANALYSES

All samples were transported to Mobile Chem Labs, Inc. of Lafayette, California (MCL). MCL is accredited through the California State Department of Toxic Substances Control environmental laboratory accreditation program (ELAP) to perform the indicated analyses (certification #3141).

Samples S1, S2, S3, S4, and SP1 A-D were analyzed for total petroleum hydrocarbons calculated as diesel (TPHd) and the constituents benzene, toluene, ethylbenzene, and total xylenes (BTEX), and methyl tert-butyl ether (MTBE).

6.1. Analytical Methods

The following are methods used by the laboratory for each of the selected analytes:

TPHd	EPA Method 3550 and 8015 (modified)
BTEX/MTBE-	EPA Method 3550 and 8020

6.2. Sample Results

The results of soil sample analyses are summarized below and in Table 1. Chain of custody forms and certified laboratory analytical reports are presented in Appendix F.

Samples S1, S3 and S4 were not found to contain detectable concentrations of TPHd, BTEX or MTBE.

Sample S2 was found to contain 1,800 milligrams per kilogram (mg/kg) TPHd and 0.051 mg/kg total xylenes.

Sample SP1 A-D was found to contain 290 mg/kg TPHd.

7. SUMMARY

1. Approximately 55-gallons of product were purged from the USTs and removed from the Site for disposal.
2. Two 5,000-gallon diesel USTs of single walled steel construction and associated product piping were removed from the site and disposed of at ECI in Richmond, California on 2 December 1998. The fuel dispenser and vent piping were removed subsequent to the USTs and disposed of at ECI.
3. The tanks were observed to be in very good condition with only minor rust or corrosion visible on their outer surfaces. Staining and typical hydrocarbon odor were noted in the southwest corner of the excavation as well as in stockpiled overburden soil.
4. Approximately 100 cubic yards of soil were excavated from above and around the USTs. All excavated overburden soil was transported to nearby Client owned property and placed on asphalt paved surface on top of and covered with Visqueen plastic.

5. All soil samples were analyzed for TPHd, BTEX and MTBE. One of two soil samples collected from beneath Tank A showed 1,800 mg/kg TPHd and 0.051 mg/kg xylenes. Neither of the soil samples collected from beneath Tank B were found to contain any of the chosen analytes. The sample collected from stockpiled overburden soil was found to contain 290 mg/kg TPHd.
6. The pit was backfilled with clean fill and compacted to near surface. The area of the excavation was then paved with four inches of steel wire reinforced concrete.

8. RECOMMENDATIONS

An unauthorized release of petroleum hydrocarbon compounds was found during removal of the existing USTs and reported to the State of California. The guidelines enforced by the local Regional Water Quality Control Board (RWQCB) mandate that an assessment of the extents of impact to surrounding soil and ground water be performed in cases where an unauthorized release of petroleum hydrocarbon compounds has occurred.

We recommend that the Client forward this report in its' entirety to the OFD and the Alameda County Health Care Services Agency (ACHCSA). Whereas the OFD oversees removal of USTs, cases where unauthorized releases of petroleum fuels have occurred are placed under the jurisdiction of the ACHCSA. Following correspondence from the ACHCSA, acting as the local implementing agency (LIA) for the RWQCB, a plan addressing further site characterization will most probably be required. All efforts to remediate existing impact should be initiated in response to LIA request, to maximize the Client's potential reimbursement by the State of California Leaking Underground Storage Tank Fund.

EBS further recommends that the Client forward copies of this report to any and all other regulatory agencies and interested parties as required.

9. LIMITATIONS

The recommendations in this report were developed in accordance with generally accepted standards of current environmental practice in California. These recommendations are time-dependent and should not be considered valid after a 1-year period from the issue of this report. After 1-year from the issue of this report, site conditions and recommendations contained within this report should be reviewed.

This study was performed solely for the purpose of evaluating environmental conditions of the site subsurface relative to hydrocarbon impact at the subject Site. No engineering or geotechnical references are implied or should be inferred.

This study was performed, and the report was prepared for the sole use of our client, 23rd Avenue Partners Systems, Inc. This report and the findings contained herein shall not be disclosed to nor used by any other party without the prior written consent of Environmental Bio-Systems, Inc. It is the responsibility of the client to convey these recommendations to regulatory agencies and other parties, as appropriate.

The recommendations herein are professional opinions that our firm has endeavored to provide with competence and reasonable care. We are not able to eliminate the risks associated with environmental work. No guarantees or warrants, express or implied, are provided regarding our recommendations

10. REFERENCES

United States Geological Survey (USGS), Oakland East, California Topographic Map, 7.5 minute series with 20 foot contour intervals, 1959, photorevised 1980.

TABLE 1: RESULTS OF SOIL SAMPLE ANALYSES

Sample #	TPHd (mg/kg)	benzene (mg/kg)	toluene (mg/kg)	ethyl- benzene (mg/kg)	xylenes (mg/kg)	MTBE (mg/kg)
S1	1ND	ND	ND	ND	ND	ND
S2	1,800	ND	ND	ND	0.051	ND
S3	ND	ND	ND	ND	ND	ND
S4	ND	ND	ND	ND	ND	ND
SP1 A-D	290	ND	ND	ND	ND	ND

1ND-

Analyte not detected above detection limit as stated on laboratory report.

Note-

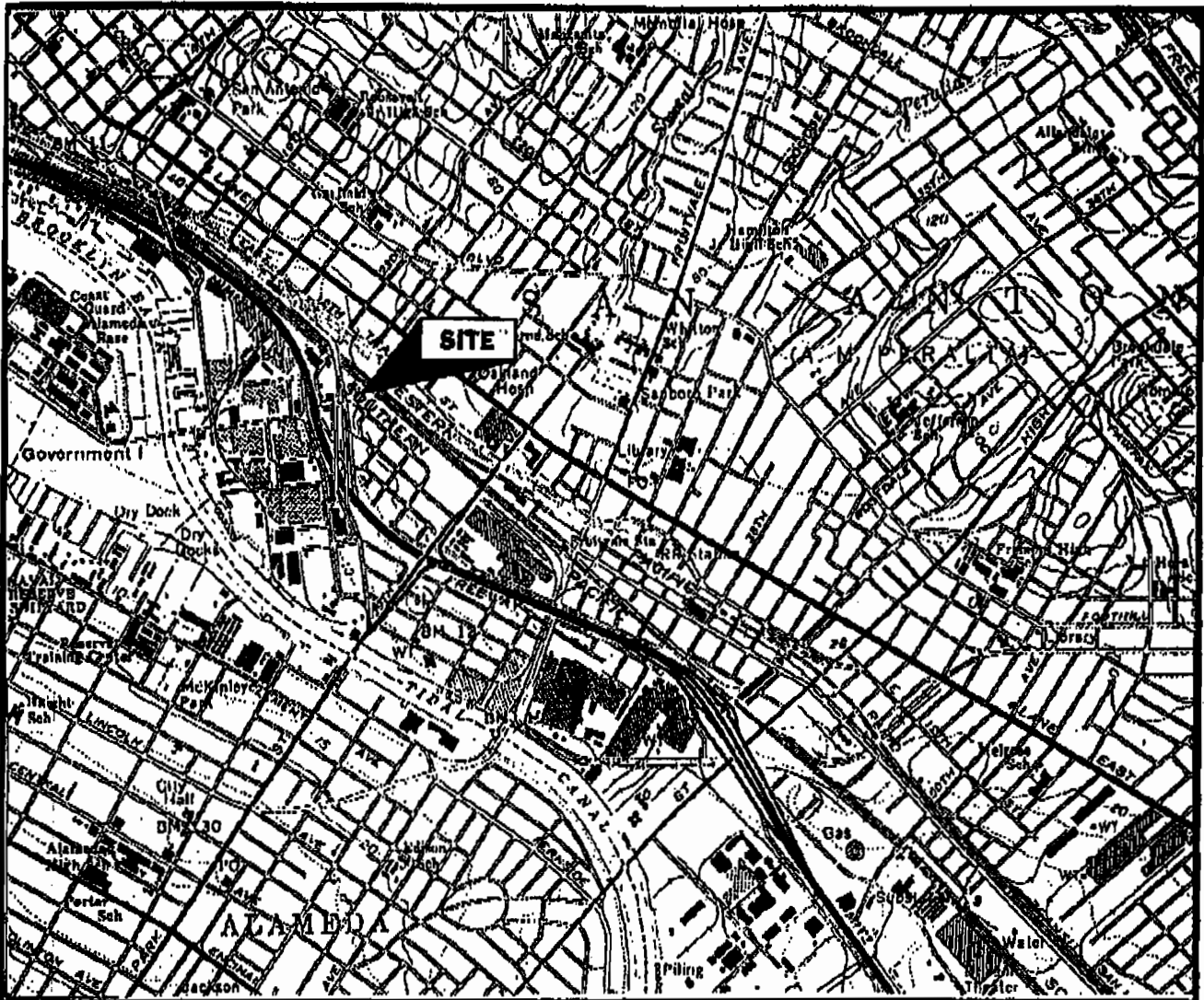
See laboratory reports for specific analyte detection limits.

21 April 1999

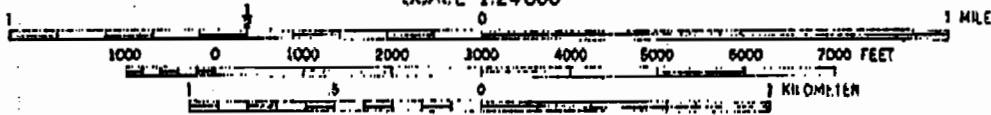
23rd Avenue Partners
Underground Storage Tank Removal
1125 Miller Avenue
Oakland, California

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**APPENDIX A:
FIGURES**



SCALE 1:24 000



CONTOUR INTERVAL 20 FEET
 DOTTED LINES REPRESENT 5-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF HIGH WATER
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 5 FEET



QUADRANGLE LOCATION

Source: USGS Oakland East, California 7.5 Minute Quadrangle Map



ENVIRONMENTAL
 BIO-SYSTEMS, INC.

DATE:
 3/31/99

DRAWN BY:
 DAS

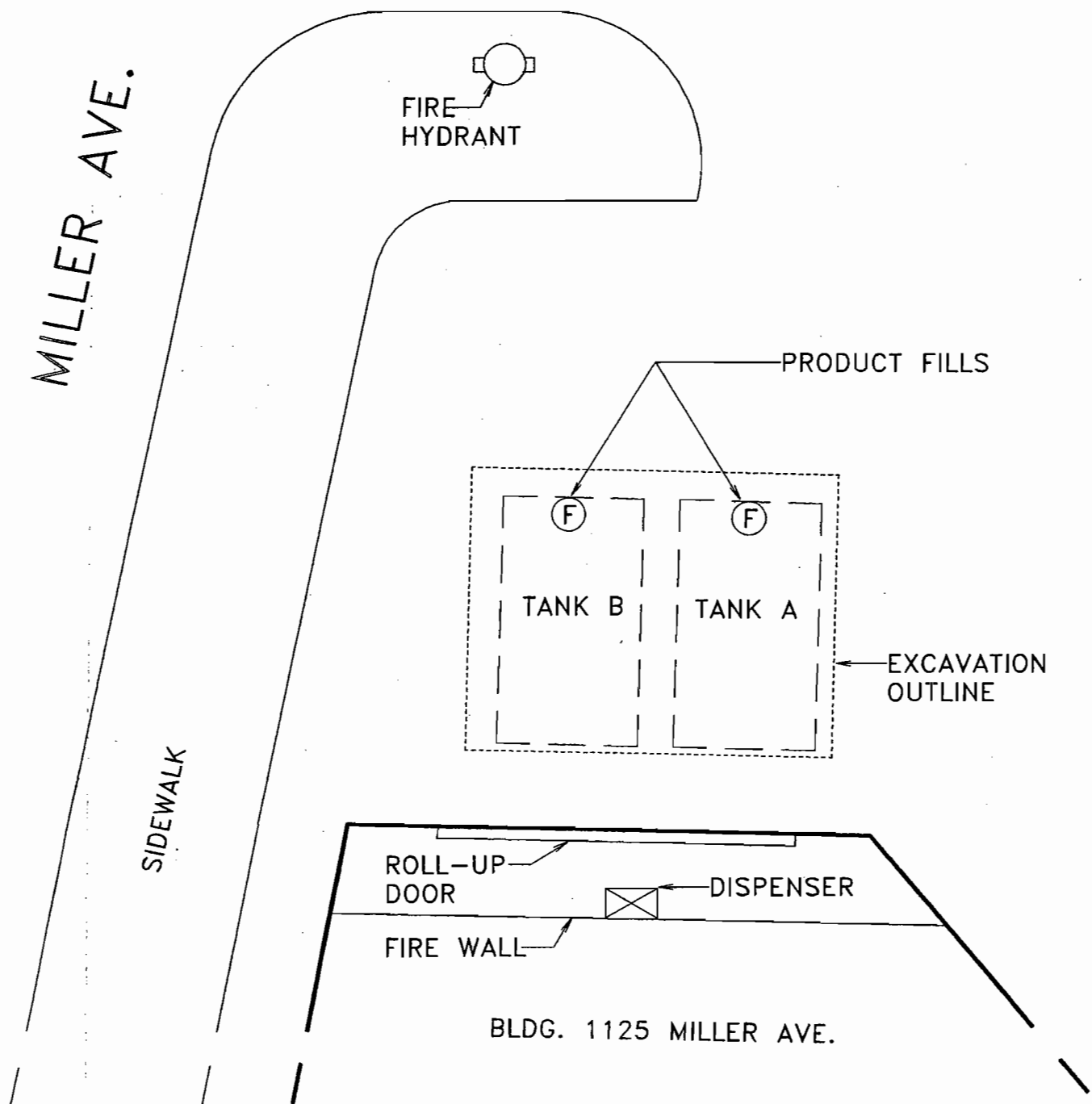
SCALE:
 1" = 2,000'



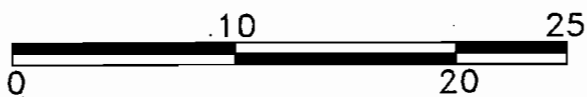
FIGURE 1:
 SITE LOCATION MAP

23rd AVENUE PARTNERS
 1125 MILLER AVENUE
 OAKLAND, CALIFORNIA

FIGURE 2: SITE MAP

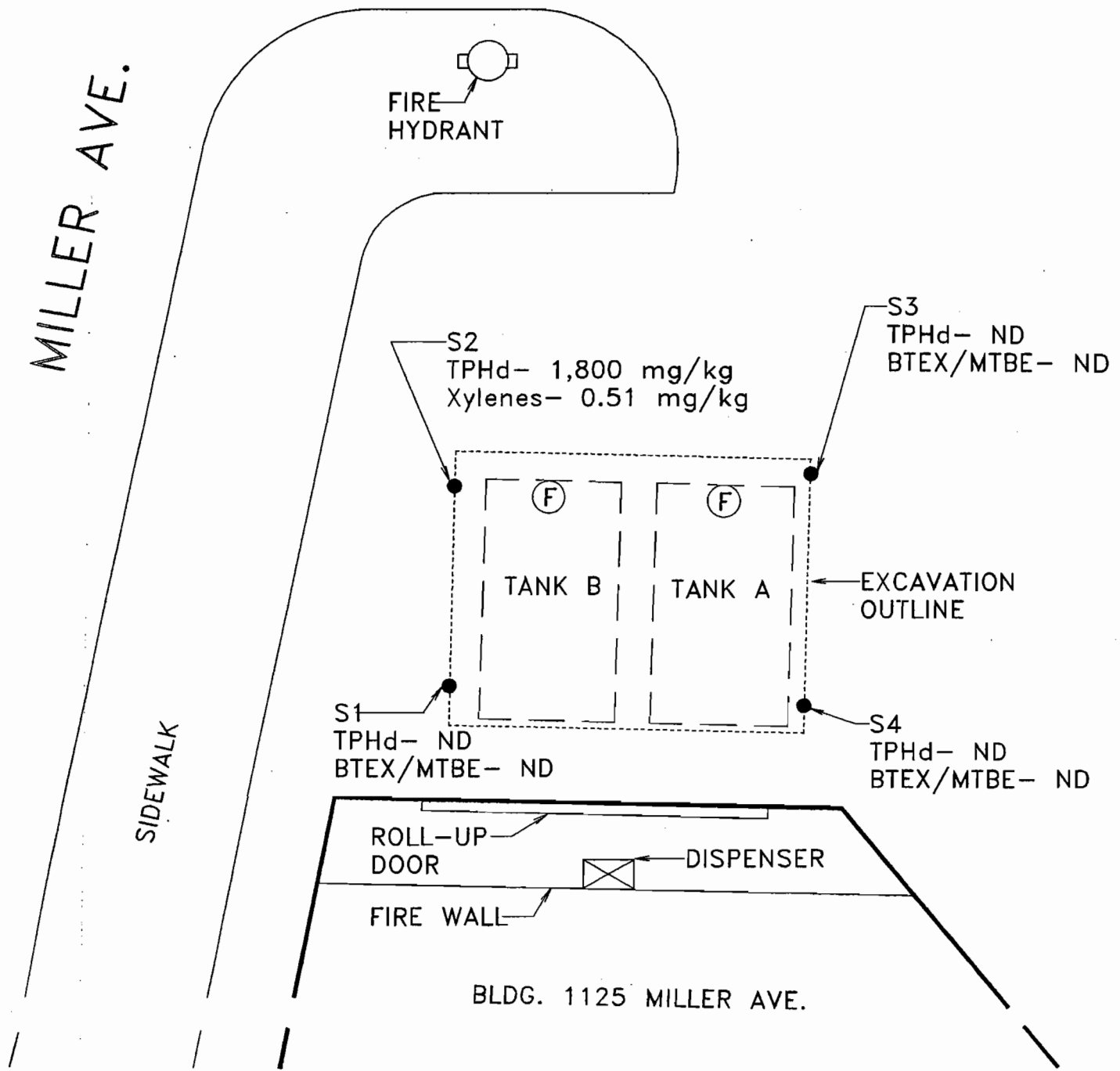


SCALE (in feet)



Client: 23rd Avenue Partners
Site: 1125 Miller Ave., Oakland, CA
Project: UST Removal
EBS Project #: 079-507A
Date of Work: 12/2/98

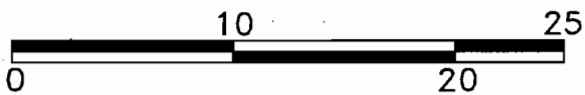
FIGURE 3: SAMPLE DATA MAP



NOTE: Sample results expressed in milligrams per kilogram (mg/kg).



SCALE (in feet)



Client: 23rd Avenue Partners
Site: 1125 Miller Ave., Oakland, CA
Project: UST Removal
EBS Project #: 079-507A
Date of Work: 12/2/98

21 April 1999

23rd Avenue Partners
Underground Storage Tank Removal
1125 Miller Avenue
Oakland, California

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APPENDIX B:
PERMITS

**City Of Oakland
FIRE PREVENTION
BUREAU**



*Permit To Excavate And Insuail, Repair,
Or Remove Inflammable Liquid Tanks*

250 Frank Ogawa Plaza, Ste. 3341
Oakland California 94612-2032
510-238-3851

Oakland, California November 2, 1998

Tank Permit Number: 169-98

Permission Is Hereby Granted To:

Remove diesel **Tank And Excavate Commencing:** **Feet Inside:** property **Line.**

On The:

Site Address: 1125 Miller Ave.

Present Storage:

Owner: 23rd Avenue Partners

Address: P.O. Box 7509 Oakland, 94601

Phone: 533-6600

Applicant: Environmental Bio-Systems

Address: P.O. Box 7171 San Jose,m 95150-7171

Phone: (408) 979-8600

Dimensions Of Street (sidewalk) Surface To Be Disturbed : X **No. Of Tanks** 2 **Capacity** 5000 **Gallons, Each**

Remarks

This Permit Is Granted In Accordance With Existing City Ordinances. Owner Hereby Agrees To Remove Tanks On Discontinuance Of Use Or When Notified By The City Authorities When Installing,
Removing Or Repairing Tanks, No Open Flame To Be On Or Near Premises.

CERTIFICATE OF TANK AND EQUIPMENT INSPECTION

Type Of Inspection:

Inspected And Passed On: _____

By: _____

Approved: JERRY E. BLUEFORD
Fire Marshal

UST/AST Installations/modifications:

Pressure Test: Inspected By: _____ **Date:** _____

Primary Piping Test: Inspected By: _____ **Date:** _____

Inspection Fee Paid: \$ _____

Received By: _____

Secondary Containment & Sump Testing:

Inspected By: _____ **Date:** _____

Final: Inspected By: _____ **Date:** _____

Before Covering Tanks, Above Certification Must Be Signed When Ready For Inspection Notify Fire Prevention Bureau 238-3851

THIS PERMIT MUST BE LEFT ON THE WORK SITE AS AUTHORITY THEREFORE

21 April 1999

23rd Avenue Partners
Underground Storage Tank Removal
1125 Miller Avenue
Oakland, California

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**APPENDIX C:
UNIFORM HAZARDOUS WASTE MANIFESTS**

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAK601485736 Manifest Document No. _____ 2. Page 1 of 1 Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
23RD AVENUE PARTNERS
PO Box 7509 OAKLAND, CA
 4. Generator's Phone (510) 533-6600 94601

5. Transporter 1 Company Name ARTESIAN OIL RECOVERY 6. US EPA ID Number CAK600161741
 7. Transporter 2 Company Name _____ 8. US EPA ID Number _____

9. Designated Facility Name and Site Address ARTESIAN OIL RECOVERY CO, INC. 10. US EPA ID Number CAK600161741
2306 MAGNOLIA ST.
OAKLAND, CA 94607

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers		13. Total Quantity	14. Unit Wt/Vol
	No.	Type		
a. <u>OIL & WATER</u> <u>NON RCRA HAZARDOUS WASTE, LIQUID</u>	<u>061</u>	<u>IT04450 G</u>		
b.				
c.				
d.				

15. Special Handling, Instructions and Additional Information
NAERC # 171
EMERGENCY # 800-524-3957

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.
 If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if 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 available to me and that I can afford.

Printed/Typed Name ALLEN E. PETHAN JR. Signature [Signature] Month 12 Day 01 Year 98

17. Transporter 1 Acknowledgement of Receipt of Materials
 Printed/Typed Name DAVID McCLAY Signature [Signature] (FOR ACOR) Month 12 Day 01 Year 98

18. Transporter 2 Acknowledgement of Receipt of Materials
 Printed/Typed Name _____ Signature _____ Month _____ Day _____ Year _____

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
 Printed/Typed Name _____ Signature _____ Month _____ Day _____ Year _____

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550
 GENERATOR FACILITY

DO NOT WRITE BELOW THIS LINE.

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. **CA1400114185713165** Manifest Document No. **54453** 2. Page 1 of 1

Information in the shaded areas is not required by Federal law.

3. Generator's Name and Mailing Address
237 AVENUE PARTNERS
PO BOX 7509
 4. Generator's Phone **(510) 533-6600**

5. Transporter 1 Company Name **ECOLOGY CONTROL INDUSTRIES** 6. US EPA ID Number **CAD982030173**

7. Transporter 2 Company Name 8. US EPA ID Number

9. Designated Facility Name and Site Address **ERICKSON INC.**
255 PARR BLVD
RICHMOND, CA 94801 10. US EPA ID Number **CAD009466392**

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number) 12. Containers No. Type 13. Total Quantity 14. Unk. Wt/Vol

WASTE EMPTY STORAGE TANK
Non-RCRA hazardous waste solid 002 TP 9600 P

b.				
c.				
d.				

15. Special Handling Instructions and Additional Information
Wear appropriate protective clothing when handling. SITE LOCATION: **1125 Miller Ave**
24 Hour Emergency Telephone Number: **OAKLAND CA**
24 Hour Emergency Contact: **ERG# 171**

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if 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 available to me and that I can afford.

Printed/Typed Name **SWEN E PETERSON JR.** Signature *[Signature]* Month **12** Day **02** Year **98**

17. Transporter 1 Acknowledgement of Receipt of Materials
 Printed/Typed Name **David G...** Signature *[Signature]* Month **12** Day **02** Year **98**

18. Transporter 2 Acknowledgement of Receipt of Materials
 Printed/Typed Name Signature Month Day Year

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
 Printed/Typed Name Signature Month Day Year

DO NOT WRITE BELOW THIS LINE.

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

GENERATOR

FACILITY

DAY OR NIGHT
TELEPHONE
(510) 235-1393

CERTIFICATE CERTIFIED SERVICES COMPANY

255 Parr Boulevard • Richmond, California 94801

NO. 3053

CUSTOMER
974832
JOB NO. 872844
ENV. BIO SYSTEMS

FOR: ERICKSON, INC. TANK NO. 24879

LOCATION: RICHMOND, CA DATE: 12/2/98 TIME: 2:09:21 PM

TEST METHOD VISUAL GASTECH/1314 SMPN LAST PRODUCT UG

This is to certify that I have personally determined that this tank is in accordance with the American Petroleum Institute and have found the condition to be in accordance with its assigned designation. This certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

TANK SIZE 5,000 GALLON TANK CONDITION SAFE FOR FIRE

REMARKS: OXYGEN 20.9% LOWER EXPLOSIVE LIMIT LESS THAN 0.1% ERICKSON, INC. HERBY CERTIFIES THAT THE ABOVE NUMBERED TANK HAS BEEN CUT OPEN. PROCESSED, AND THEREFORE DESTROYED AT OUR PERMITTED HAZARDOUS WASTE FACILITY.
ERICKSON, INC. HAS THE APROPRIATE PERMITS FOR, AND HAS ACCEPTED THE TANK SHIPPED TO US FOR PROCESSING.

In the event of any physical or atmospheric changes affecting the gas-free conditions of the above tanks, or if in any doubt, immediately stop all hot work and contact the undersigned. This permit is valid for 24 hours if no physical or atmospheric changes occur.

STANDARD SAFETY DESIGNATION

SAFE FOR MEN: Means that in the compartment or space so designated (a) The oxygen content of the atmosphere is at least 19.5 percent by volume; and that (b) Toxic materials in the atmosphere are within permissible concentrations; and (c) In the judgment of the Inspector, the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Inspector's certificate.

SAFE FOR FIRE: Means that in the compartment so designated (a) The concentration of flammable materials in the atmosphere is below 10 percent of the lower explosive limit; and that (b) In the judgment of the Inspector, the residues are not capable of producing a higher concentration that permitted under existing atmospheric conditions in the presence of fire and while maintained as directed on the Inspector's certificate, and further, (c) All adjacent spaces have either been cleaned sufficiently to prevent the spread of fire, are satisfactorily inerted, or in the case of fuel tanks, have been treated as deemed necessary by the Inspector.

The undersigned representative acknowledges receipt of this certificate and understands the conditions and limitations under which it was issued.

Francis Collins
REPRESENTATIVE

TITLE

Dave Jato
INSPECTOR

DAY OR NIGHT
TELEPHONE
(510) 235-1393

CERTIFICATE CERTIFIED SERVICES COMPANY

255 Parr Boulevard • Richmond, California 94801

NO. 30541

CUSTOMER

JOB NO. 974832

ENV. BIO SYSTEMS

FOR: ERICKSON, INC. TANK NO. 24880

LOCATION: RICHMOND, CA DATE: 12/2/98 TIME: 2:12:11 PM

TEST METHOD VISUAL GASTECH/1314 SMPN LAST PRODUCT UG

This is to certify that I have personally determined that this tank is in accordance with the American Petroleum Institute and have found the condition to be in accordance with its assigned designation. This certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

TANK SIZE 5,000 GALLON TANK CONDITION SAFE FOR FIRE

REMARKS: OXYGEN 20.9% LOWER EXPLOSIVE LIMIT LESS THAN 0.1% ERICKSON, INC. HERBY CERTIFIES THAT THE ABOVE NUMBERED TANK HAS BEEN CUT OPEN, PROCESSED, AND THEREFORE DESTROYED AT OUR PERMITTED HAZARDOUS WASTE FACILITY.
ERICKSON, INC. HAS THE APROPRIATE PERMITS FOR, AND HAS ACCEPTED THE TANK SHIPPED TO US FOR PROCESSING.

In the event of any physical or atmospheric changes affecting the gas-free conditions of the above tanks, or if in any doubt, immediately stop all hot work and contact the undersigned. This permit is valid for 24 hours if no physical or atmospheric changes occur.

STANDARD SAFETY DESIGNATION

SAFE FOR MEN: Means that in the compartment or space so designated (a) The oxygen content of the atmosphere is at least 19.5 percent by volume; and that (b) Toxic materials in the atmosphere are within permissible concentrations; and (c) In the judgment of the Inspector, the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Inspector's certificate.

SAFE FOR FIRE: Means that in the compartment so designated (a) The concentration of flammable materials in the atmosphere is below 10 percent of the lower explosive limit; and that (b) In the judgment of the Inspector, the residues are not capable of producing a higher concentration that permitted under existing atmospheric conditions in the presence of fire and while maintained as directed on the Inspector's certificate, and further, (c) All adjacent spaces have either been cleaned sufficiently to prevent the spread of fire, are satisfactorily inerted, or in the case of fuel tanks, have been treated as deemed necessary by the Inspector.

The undersigned representative acknowledges receipt of this certificate and understands the conditions and limitations under which it was issued.

James Calla
REPRESENTATIVE

TITLE

Dave Jato
INSPECTOR

21 April 1999

23rd Avenue Partners
Underground Storage Tank Removal
1125 Miller Avenue
Oakland, California

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**APPENDIX D:
LABORATORY REPORTS
AND CHAIN OF CUSTODY DOCUMENTATION**



MOBILE CHEM LABS INC.

1678 Reliez Valley Road • Lafayette, CA 94549
Phone (925) 945-1266 • Fax (925) 943-6884

079-507A\2131\013987

Environmental Bio-Systems, Inc.
P.O. Box 7171
San Jose, CA 95150-7171
Attn: Tim Babcock
Project Manager

Date Sampled: 12-02-98
Date Received: 12-02-98
Date Analyzed: 12-10-98

Sample Number	Sample Description	Detection Limit ppm	SOIL Total Petroleum Hydrocarbons as Diesel ppm
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23rd. Avenue Partners
1125 Miller Ave.
Oakland, CA
Project No.: 079-507A

B128006	S 1	5.0	<5.0
B128007	S 2	5.0	1,800
B128008	S 3	5.0	<5.0
B128009	S 4	5.0	<5.0
B128010	SP1 A-D	5.0	290

QA/QC: Spike Recovery on V128008 is 81 %
Duplicate Deviation on V128007 is 6.1 %

Note: Analysis was performed using EPA method 3550 modified and
TPH LUFT.
(ppm) = (mg/kg)

MOBILE CHEM LABS

Ronald G. Evans
Lab Director



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Phone (925) 945-1266 • Fax (925) 943-6884

079-507A\2131\013987

Environmental Bio-Systems, Inc.
P.O. Box 7171
San Jose, CA 95150-7171
Attn: Tim Babcock
Project Manager

Date Sampled: 12-02-98
Date Received: 12-02-98
Date Analyzed: 12-10-98

Sample Number

B128006

Sample Description

23rd. Avenue Partners
1125 Miller Ave.-Oakland
Project # 079-507A
S 1 SOIL

ANALYSIS

	<u>Detection Limit</u>	<u>Sample Results</u>
	ppm	ppm
Benzene	0.005	<0.005
Toluene	0.005	<0.005
Xylenes	0.005	<0.005
Ethylbenzene	0.005	<0.005
MTBE (Methyl tert-Butyl Ether)	0.005	<0.005

QA/QC: Duplicate Deviation is 7.0 %
Spike Recovery is 99 %

Note: Analysis was performed using EPA methods 5030 and TPH
LUFT with method 8020 used for BTEX distinction.
(ppm) = (mg/kg)

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Lab Director



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Environmental Bio-Systems, Inc.
P.O. Box 7171
San Jose, CA 95150-7171
Attn: Tim Babcock
Project Manager

Date Sampled: 12-02-98
Date Received: 12-02-98
Date Analyzed: 12-10-98

Sample Number

B128007

Sample Description

23rd. Avenue Partners
1125 Miller Ave.-Oakland
Project # 079-507A
S 2 SOIL

ANALYSIS

	<u>Detection Limit</u>	<u>Sample Results</u>
	ppm	ppm
Benzene	0.005	<0.005
Toluene	0.005	<0.005
Xylenes	0.005	0.051
Ethylbenzene	0.005	<0.005
MTBE (Methyl tert-Butyl Ether)	0.005	<0.005

Note: Analysis was performed using EPA methods 5030 and TPH
LUFT with method 8020 used for BTEX distinction.
(ppm) = (mg/kg)

MOBILE CHEM LABS

Ronald G. Evans
Lab Director



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079-507A\2131\013987

Environmental Bio-Systems, Inc.
P.O. Box 7171
San Jose, CA 95150-7171
Attn: Tim Babcock
Project Manager

Date Sampled: 12-02-98
Date Received: 12-02-98
Date Analyzed: 12-10-98

Sample Number

B128008

Sample Description

23rd. Avenue Partners
1125 Miller Ave.-Oakland
Project # 079-507A
S 3 SOIL

ANALYSIS

	<u>Detection Limit</u>	<u>Sample Results</u>
	ppm	ppm
Benzene	0.005	<0.005
Toluene	0.005	<0.005
Xylenes	0.005	<0.005
Ethylbenzene	0.005	<0.005
MTBE (Methyl tert-Butyl Ether)	0.005	<0.005

Note: Analysis was performed using EPA methods 5030 and TPH
LUFT with method 8020 used for BTEX distinction.
(ppm) = (mg/kg)

MOBILE CHEM LABS

Ronald G. Evans
Lab Director



MOBILE CHEM LABS INC.

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Phone (925) 945-1266 • Fax (925) 943-6884

079-507A\2131\013987

Environmental Bio-Systems, Inc.
P.O. Box 7171
San Jose, CA 95150-7171
Attn: Tim Babcock
Project Manager

Date Sampled: 12-02-98
Date Received: 12-02-98
Date Analyzed: 12-10-98

Sample Number

B128009

Sample Description

23rd. Avenue Partners
1125 Miller Ave.-Oakland
Project # 079-507A
S 4 SOIL

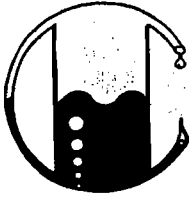
ANALYSIS

	Detection Limit ----- ppm	Sample Results ----- ppm
Benzene	0.005	<0.005
Toluene	0.005	<0.005
Xylenes	0.005	<0.005
Ethylbenzene	0.005	<0.005
MTBE (Methyl tert-Butyl Ether)	0.005	<0.005

Note: Analysis was performed using EPA methods 5030 and TPH
LUFT with method 8020 used for BTEX distinction.
(ppm) = (mg/kg)

MOBILE CHEM LABS


Ronald G. Evans
Lab Director



MOBILE CHEM LABS INC.

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Phone (925) 945-1266 • Fax (925) 943-6884

079-507A\2131\013987

Environmental Bio-Systems, Inc.
P.O. Box 7171
San Jose, CA 95150-7171
Attn: Tim Babcock
Project Manager

Date Sampled: 12-02-98
Date Received: 12-02-98
Date Analyzed: 12-10-98

Sample Number

B128010

Sample Description

23rd. Avenue Partners
1125 Miller Ave.-Oakland
Project # 079-507A
SP1 A-D SOIL

ANALYSIS

	<u>Detection Limit</u>	<u>Sample Results</u>
	ppm	ppm
Benzene	0.005	<0.005
Toluene	0.005	<0.005
Xylenes	0.005	<0.005
Ethylbenzene	0.005	<0.005
MTBE (Methyl tert-Butyl Ether)	0.005	<0.005

Note: Analysis was performed using EPA methods 5030 and TPH
LUFT with method 8020 used for BTEX distinction.
(ppm) = (mg/kg)

MOBILE CHEM LABS

Ronald G. Evans
Lab Director



ENVIRONMENTAL BIO-SYSTEMS, INC.
 Innovative Solutions for a Better Environment
 (408) 979-8600
 P.O. Box 7171
 San Jose, CA 95150-7171

CHAIN OF CUSTODY

PROJECT NUMBER **079-507A**
 CLIENT **23rd Avenue Partners**
 SITE **1125 Miller Ave
Oakland, CA**

SAMPLE ID.	MATRIX	NUMBER OF CONTAINERS	COMPOSITE	ANALYSIS								
				1	2	3	4	5	6	7		
S1	Soil	1	X									
S2		1	X									
S3		1	X									
S4		1	X									
SPIA-D	✓	4	X	X								

COMPOSITE
TPH diesel/BTEX/MTBE

ALL SAMPLES TO BE ANALYZED USING METHODS AND DETECTION LIMITS ESTABLISHED BY REGION OF THE STATE WATER RESOURCES CONTROL BOARD.

INSTRUCTIONS:
Results Attn: Tim Babcock

SAMPLE ID.	MATRIX	NUMBER OF CONTAINERS	COMPOSITE	TURNAROUND	SAMPLE CONDITION	LAB SAMPLE#
S1	Soil	1	X	Normal ↓		
S2		1	X			
S3		1	X			
S4		1	X			
SPIA-D	✓	4	X			

SAMPLING COMPLETED	DATE	TIME	SAMPLING PERFORMED BY				
	12/2/98	11:30	Tim Babcock				
RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME		
<i>[Signature]</i>	12/2/98	12:09	<i>[Signature]</i>	12-2-98	12:09		
RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME		
RELEASED BY	DATE	TIME	RECEIVED BY	DATE	TIME		
SHIPPED VIA	DATE SENT	TIME SENT	COOLER #				