Erler & Kalinowski, Inc.
Consulting Engineers and Scientists
1870 Ogden Drive
Burlingame, CA 94010
(650) 292-9100
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LETTER OF TRANSMITTAL

TO: Ms. Eva Chu
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577
(510) 567-6700

DATE: 24 May 2001
PROJ. NO. A10034.00
SUBJECT: 1970 Seminary
Oakland, CA

WE ARE SENDING YOU THE FOLLOWING: (via Federal Express)

One copy of *Removal Action Work Plan, 1970 Seminary Avenue, Oakland, California*, prepared by EKI, dated 24 May 2001

COMMENTS:

Eva: I will be on vacation through June 1. I will be out of the office from June 4 through June 8, but reachable by phone to discuss the Work Plan if you wish.

As indicated in the Work Plan, my client has tentatively scheduled to implement the Work Plan tasks within the first two weeks of July 2001.

COPY TO:

Angel LaMarca, (on behalf of Doyle E. Grimit)
945 S. Lehigh Dr.
Anaheim Hills, CA 92807

714-282-7475

Very truly yours,
ERLER & KALINOWSKI, INC.

Paul B. Hoffey, REA II
Project Manager

If enclosures are not as noted, please advise us at once at (650) 292-9100

Removal Action Work Plan

1970 Seminary Avenue
Oakland, California
(EKI A10034.00)

24 May 2001

Prepared for:

Grimit Family Trust

Erler & Kalinowski, Inc.
Consulting Engineers and Scientists
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24 May 2001

Ms. Eva Chu
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Removal Action Work Plan;
1970 Seminary Avenue, Oakland, California
(EKI A10034.00)

Dear Ms. Chu:

On behalf of our client, the Grimit Family Trust, Erler & Kalinowski, Inc. ("EKI") is pleased to submit to the Alameda County Heath Care Services Agency ("Alameda County") the enclosed Removal Action Work Plan for 1970 Seminary Avenue in Oakland, California (the "Site"), dated 24 May 2001.

The enclosed Work Plan proposes the removal and investigation of the existing sub-grade hydraulic lift on the Site. The hydraulic lift is a suspected source for soil and groundwater contamination on the Site.

Based on discussions with our client, we are tentatively scheduled to implement the enclosed Work Plan within the first two weeks of July 2001.

Please call us with any questions or comments.

Very truly yours,
ERLER & KALINOWSKI, INC.

Paul B. Hoffey, REA II
Project Manager

for Theodore G. Erler, P.E.
Project Coordinator

1. INTRODUCTION

On behalf of its client, the Grimit Family Trust, Erler & Kalinowski, Inc. ("EKI") is pleased to present to the Alameda County Health Services Agency (the "County") this Removal Action Work Plan for 1970 Seminary Avenue in Oakland, California (the "Site"; see Figure 1). The Site, currently used as an auto repair facility, is occupied by several small structures. Soil and groundwater on the Site are impacted by total petroleum hydrocarbons ("TPH") and volatile organic compounds ("VOCs"). As discussed below, a possible source for the TPH and VOCs in groundwater is historic releases from an existing, unused hydraulic lift on the Site. This Work Plan proposes the removal of the hydraulic lift, evaluation of surrounding soil, and removal of impacted soil, if any, to the extent practical given the proximity of existing structures. A summary of prior soil and groundwater investigations and proposed removal action tasks are presented below.

2. SUMMARY OF PRIOR SITE INVESTIGATIONS

Information pertaining to prior site investigations was obtained from various technical reports prepared by Hoexter Consulting, Inc., and are on file at the County. The following is a brief summary of the prior investigations at the Site.

In 1989, four underground storage tanks ("USTs") (three 550-gallon gasoline tanks and one 550-gallon waste oil tank) were removed from the Site with oversight by the County (see Figure 2 for locations of former USTs). Low concentrations of petroleum hydrocarbons as gasoline ("TPHg") and benzene, toluene, ethyl benzene, and total xylenes ("BTEX") were found in confirmation soil samples from the gasoline tanks excavation. Elevated concentrations of oil and grease ("O&G") were detected in soil samples from the waste oil tank excavation. In May 1991, soil at the location of the former waste oil UST was overexcavated. Elevated concentrations of oil and grease were detected in confirmation soil samples from the waste oil UST (see Table 1).

In 1990, Kaldveer advanced three boreholes on the Site; one within the backfill of the former gasoline USTs (EB-1), and two in the vicinity of the former waste oil UST (EB-2 and EB-3). Low concentrations of TPHg were detected in soil in borehole EB-1. Elevated concentrations of O&G were detected in soil samples from the 10-foot depth in boreholes EB-2 and EB-3 (see Table 1).

MW-1 was sampled three times in 1992 by Hoexter Consulting. Elevated concentrations of TPHg, BTEX, and O&G were detected in groundwater in MW-1 during each of the three sample events (see Table 2 and Figure 2)

In 1994, Hoexter installed two additional groundwater monitoring wells on the Site (MW-2 and MW-3; see Figure 2). Low concentrations of TPHg and BTEX were detected in groundwater samples from wells MW-2 and MW-3. O&G was detected only once in well MW-2 during three sampling events in 1994.

The three monitoring wells were sampled by Hoexter Consulting twice in 1995, with analytical results fairly consistent with prior sample results.

In March 1996, four soil borings (EB-4, EB-5, EB-6, and EB-7) were advanced on the Site. During the same month, wells MW-4, MW-5, and MW-6 were installed (see Figure 2). In 1997, wells MW-7, MW-8 and MW-9 were installed (see Figure 2). The analytical results of soil and groundwater samples from the boreholes and monitoring wells are shown in Tables 1 and 2.

All wells on the Site have been sampled generally on a semi-annual basis by Hoexter Consulting since 1997, with the most recent sampling event conducted in January 2001. These results are shown on Table 2.

2.1 Interpretation of Results

Soil and groundwater on the Site are impacted by elevated concentrations of TPH and volatile organic compounds ("VOCs"). Residual concentrations of TPH are present in soil in the former gasoline and waste oil UST areas, as shown in Table 1. The highest concentrations of TPH in groundwater occur in samples collected from well MW-1, which is located somewhat downgradient from the waste oil tank as well as the existing hydraulic lift (refer to Figure 2). The concentrations of TPH in groundwater in samples from well MW-1 are several orders of magnitude higher than TPH concentrations detected in groundwater samples from other on-site wells. VOC concentrations historically have been highest in wells MW-4 (former gasoline UST area), MW-8 (former waste oil UST area), and MW-7 (located nearest the hydraulic lift).

The distribution of TPH and VOCs in soil and groundwater on the Site suggests the historic release of such chemicals in the areas of the former gasoline and waste oil USTs. Given that the highest concentrations of TPH have been detected in groundwater samples from well MW-1, which is located downgradient and within approximately 15 feet of the hydraulic lift, the hydraulic lift may be a source for the TPH, as well as the VOCs, in groundwater on the Site. The lift remains in place on the Site, but has not been used in many years according to the current Site owner. The hydraulic lift has not been investigated to date. The proposed removal actions are described below.

3. PROPOSED REMOVAL ACTIONS

3.1 Removal of Hydraulic Lift

A contractor licensed in the excavation and disposal of hazardous materials will be utilized to remove the hydraulic lift and surrounding impacted soil, if encountered, to the extent practical given the proximity of the existing structures. Prior to removal of the lift, the contractor will extract the hydraulic fluid from the lift. The hydraulic fluid will be removed and disposed of as recyclable oil by a licensed transporter under an appropriate manifest. Following removal of fluids, the contractor will excavate, remove, and dispose of the hydraulic lift and any associated piping as scrap metal.

3.2 Confirmation Soil Sampling

Following removal of the hydraulic lift, confirmation soil sampling will be performed. If no visibly impacted soil is encountered during the lift removal, one (1) soil confirmation sample will be collected from the bottom of the lift excavation.

If visibly impacted soil is encountered, the impacted soil will be removed to the extent practical given the proximity of the adjacent building structures. If groundwater is encountered in the lift excavation, the groundwater will be inspected visually for the presence of free-phase petroleum hydrocarbon product. If free-phase petroleum product is observed, approximately three (3) excavation volumes of groundwater will be removed from the excavation by a vacuum pump truck. This volume may change based on conditions encountered (i.e., amount of free-phase petroleum product present on groundwater's surface). Following the groundwater extraction, a sample of groundwater from the bottom of the lift excavation will be collected for laboratory analysis.

Confirmation soil samples will be collected from each of the four sidewalls of the lift excavation, at a depth below the bottom of the removed hydraulic lift. If groundwater is not encountered in the excavation, a bottom confirmation soil sample will be collected. The confirmation soil samples will be collected by EKI with assistance from the contractor's personnel using the backhoe used to remove the lift. The soil samples will be collected in stainless steel or brass liners. The ends of the sample liners will be covered with Teflon sheets and capped with plastic end caps. The samples will be labeled and placed in a cooler with ice for transport to the analytical laboratory. Groundwater samples will be collected with a clean Teflon bailer and placed in appropriate containers for the requested method of analysis. The samples will be transported to the analytical laboratory under chain of custody procedures.

The excavation will be backfilled as soon as possible following the lift removal and confirmation sampling (see below).

3.3 Requested Analyses

Confirmation soil samples (and groundwater samples, if collected) will be analyzed at STL Chromalab in Pleasanton, California, for the following chemical constituents:

- Total petroleum hydrocarbons as gasoline, diesel fuel, hydraulic oil, and motor oil using EPA Method 8015M (with silica gel cleanup);
- Volatile organic compounds using EPA Method 8260; and
- LUFT metals (Cd, Cr, Pb, Ni and Zn) using EPA Method 6010

3.4 Backfill of Excavation and Soil Stockpile Removal

Following the collection of confirmation soil samples and groundwater extraction, if any, the excavation will be backfilled with clean, imported material. The soil stockpile generated as part of the lift removal will be sampled and profiled, and removed off-site to an appropriately permitted disposal facility.

4. REPORTING

Following receipt of analytical results, EKI will prepare a written report of findings. The report will describe the lift removal process, observations made by EKI during the lift removal, visible conditions of soil and groundwater, if encountered, approximate volume of soil and/or groundwater removed, the dimensions of the excavation, and the analytical results of confirmation soil and/or groundwater samples. The report will also document the off-site disposal of the hydraulic lift, residual fluids, the soil stockpile, and extracted groundwater, if any.

5. SCHEDULE

We are tentatively scheduled to implement work plan tasks within the first two weeks of July 2001. EKI will notify Alameda County no later than 72 hours in advance of the lift removal date. Approximately one week will be required to complete the lift removal, and any soil and/or groundwater removal. The results of confirmation soil and/or groundwater samples will be provided on a standard 10-day turnaround from receipt of the samples at the analytical laboratory. Approximately one-week following receipt of analytical results will be required to submit the report of results to Alameda County. Thus, following approval of this Work Plan, approximately six weeks will be required to complete work plan tasks. Additional time may be required to remove the soil stockpile.

TABLE 1

ANALYTICAL RESULTS FOR SOIL SAMPLES
COLLECTED IN FORMER UNDERGROUND STORAGE TANK LOCATIONS

1970 Seminary Avenue, Oakland, CA

EKI A10034.00

May 2001

Sample Location/ Sample ID	TPH Gasoline	Benzene	Toluene	Ethyl Benzene	Xylenes	Oil & Grease	Motor Oil	HVOCs
Former Gasoline Underground Storage Tanks								
Excavation Confirmation Sampling (Nov. 1989)								
South Tank 1	22	nd	nd	nd	nd	-	-	-
South Tank 2	nd	nd	nd	nd	nd	-	-	-
Center Tank	20	nd	nd	nd	nd	-	-	-
North Tank 1	nd	0.068	nd	nd	nd	-	-	-
North Tank 2	21	2.4	2.9	0.32	1.7	-	-	-
Soil Boring (August 1990)								
EB-1 (16 ft bgs)	4	-	-	-	-	-	-	-
EB-1 (21 ft bgs)	0.5	-	-	-	-	-	-	-
EB-1 (26 ft bgs)	50	-	-	-	-	-	-	-
Monitoring Well (March 1996)								
MW-4 (16.5 ft bgs)	13	0.038	0.015	nd	0.023	-	-	-
MW-4 (31.5 ft bgs)	68	0.21	0.092	0.15	0.39	190	-	-
MW-4 (36.5 ft bgs)	5.4	nd	0.008	0.015	0.011	-	-	-
Former Underground Waste Oil Tank								
Initial Excavation (Nov. 1989)								
1	-	0.093	0.51	0.48	1.7	5500	760	nd
2	-	0.16	0.4	0.81	2.4	7200	460	nd
Overexcavation (May 1991)								
1 (south side)	190	nd	nd	0.58	1.3	15,000	2,700	-
2 (west side)	nd	nd	nd	nd	nd	1,200	61	-
3 (east side)	4.4	nd	nd	0.0083	0.021	11,000	4,400	-
4 (north side)	12	0.0042	nd	0.0091	0.021	410	250	-
5 (west floor)	270	nd	3.5	1.3	nd	5,500	670	-
6 (east floor)	260	nd	nd	1.2	2.5	3,500	680	-
Soil Borings (Aug. 1990)								
EB-2 (10 ft bgs)	-	-	-	-	-	4,200	-	-
EB-2 (16 ft bgs)	-	-	-	-	-	nd	-	-
EB-3 (10 ft bgs)	-	-	-	-	-	2,800	-	-
EB-3 (16 ft bgs)	-	-	-	-	-	150	-	-

Notes:

All results in milligrams per kilogram ("mg/kg")

Soil sampling data obtained from *Preliminary Evaluation of Remedial Action Alternative for Former Grimit Auto and Repair Site STID #553, 1970 Seminary Avenue, Oakland, California*, prepared by Hoexter Consulting, Inc., dated 28 July 1996.

ft bgs = feet below ground surface

- = not analyzed

nd = not detected above analytical method reporting limits.

TABLE 2

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

1970 Seminary Avenue, Oakland, CA

EKI A10034.00
May 2001

Date Sampled	TPH Gasoline	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	Oil & Grease	CA	1,2-DCB	1,2-DCA	cis 1,2-DCE	trans 1,2-DCE	1,2-DCP	PCE	TCE	VCL
MW-1																
8/6/90	54,000	-	3,500	3,200	1,900	9,400	7,600	-	-	-	-	-	-	-	-	-
1/28/92	2,000,000	-	7,400	17,000	28,000	120,000	7,500	-	-	-	-	-	-	-	-	-
4/27/92	500,000	-	3,400	6,400	10,000	45,000	440,000	-	-	-	-	-	-	-	-	-
4/24/92	175,000	-	4,200	4,400	3,200	14,600	-	-	-	-	-	-	-	-	-	-
8/10/92	170,000	-	4,200	4,200	3,300	15,900	120,000	-	-	-	-	-	-	-	-	-
2/11/94	1,800,000	-	nd	5,100	5,200	23,900	16,000	-	-	-	-	-	-	-	-	-
9/9/94	23,000,000	-	56,000	61,000	9,100	137,000	880,000	-	-	-	-	-	-	-	-	-
12/28/94	55,000	-	3,700	5,300	1,400	5,800	83,000	-	-	-	-	-	-	-	-	-
4/13/95	45,000	-	2,800	3,400	1,200	5,100	50,000	-	-	-	-	-	-	-	-	-
11/1/95	44,000	-	2,600	3,400	1,400	5,900	52,000	-	-	-	-	-	-	-	-	-
3/25/96	45,000	-	3,000	4,100	1,600	6,800	46,000	<5	7.2	5.3	82	<5	<5	<5	7.8	25
10/8/96	55,000	490	3,300	4,500	1,700	7,100	11,000	<20	<20	<20	45	<20	<20	<20	<20	26
1/16/97	48,000	310	2,600	3,200	1,300	5,300	110,000	-	-	-	-	-	-	-	-	-
6/23/97	40,000	<100	2,300	3,500	1,500	6,300	190,000	<2	10	4.1	130	3.7	<2	5	23	54
10/7/97	45,000	<680	2,500	3,600	1,700	6,800	150,000	3.5	7.4	2.2	82	3.8	<2	<3	9.5	68
12/12/98	39,000	<1,500	3,000	100	1,400	5,800	67,000	<2.5	7.4	<2.5	26	<2.5	<2.5	<2.7	<2.5	7.3
4/24/99	33,000	<200	2,300	3,300	1,100	4,100	140,000	2.1	9.9	3.5	61	2.8	2	<1.2	<1.5	22
4/24/99	41,000	1,100	2,500	3,700	1,500	5,700	-	-	-	-	-	-	-	-	-	-
12/18/99	43,000	<200	2,600	3,800	1,400	5,800	110,000	3.3	8	1.2	12	2.8	1.2	<0.5	<0.5	7.2
7/22/00	37,000	<200	2,200	2,600	1,300	5,200	320,000	<2.5	16	<2.5	15	<2.5	<2.5	<5.0	<2.5	8.2
1/29/01	36,000	<200	2,100	2,300	1,200	4,500	76,000	nd	23	nd	23	nd	nd	nd	nd	<10

TABLE 1 (cont.)

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

1970 Seminary Avenue, Oakland, CA

EKI A10034.00

May 2001

Date Sampled	TPH Gasoline	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	Oil & Grease	CA	1,2-DCB	1,2-DCA	cis 1,2-DCE	trans 1,2-DCE	1,2-DCP	PCE	TCE	VCL
MW-2																
2/11/94	130	-	22	1.1	5.2	7.3	nd	-	-	-	-	-	-	-	-	-
9/9/94	1,000	-	89	nd	nd	6.9	nd	-	-	-	-	-	-	-	-	-
12/28/94	330	-	100	3.8	5.4	4.7	5100	-	-	-	-	-	-	-	-	-
4/13/95	1,300	-	280	6.9	33	23	nd	-	-	-	-	-	-	-	-	-
11/1/95	100	-	9.9	nd	nd	nd	nd	-	-	-	-	-	-	-	-	-
3/25/96	4,500	-	470	57	220	280	nd	<0.5	<0.5	8.7	11	<0.5	1	<0.5	3.2	0.92
10/8/96	710	41	1.9	0.54	1	1	nd	<0.5	<0.5	15	9.6	<0.5	1.1	<0.5	6.6	<0.5
1/16/97	330	12	41	2.4	1.3	9.9	nd	-	-	-	-	-	-	-	-	-
6/23/97	280	10	12	0.69	nd	13	-	<0.5	<0.5	9.7	8	<0.5	0.86	<0.5	9.6	<0.5
10/7/97	320	<35	4.5	nd	nd	nd	-	<0.5	<0.5	18	11	<0.5	1.2	<0.5	15	<0.5
12/12/98	290	<11	21	0.76	10	19	nd	<0.5	<0.5	16	9.4	<0.5	1.1	<1	7.5	<0.5
4/24/99	360	21	36	1.3	9.2	19	<5000	<0.5	<0.5	13	7.8	<0.5	0.92	<0.5	8.4	<0.5
12/18/99	210	<200	13	nd	2.9	7.7	<5000	<0.5	<0.5	15	9	<0.5	1.5	<0.5	<0.5	<0.5
7/22/00	180	<5	10	nd	4.5	6	<5000	<0.5	<0.5	17	10	<0.5	1.2	<1	12	<0.5
1/29/01	130	<5	16	nd	1.9	3.8	<5000	nd	nd	12	9.1	nd	0.9	nd	12	nd
MW-3																
2/11/94	nd		nd	nd	nd	nd	nd	-	-	-	-	-	-	-	-	-
9/9/94	710	-	10	nd	nd	3.5	nd	-	-	-	-	-	-	-	-	-
12/28/94	2,300	-	7.8	nd	130	73	nd	-	-	-	-	-	-	-	-	-
4/13/95	1,700	-	2.9	nd	61	24	nd	-	-	-	-	-	-	-	-	-
11/1/95	1,100	-	4.4	nd	27	22	nd	-	-	-	-	-	-	-	-	-
3/25/96	2,300	-	4	0.96	120	65	nd	<0.5	<0.5	0.56	1.2	<0.5	<0.5	<0.5	<0.5	<0.5
10/8/96	160	-	nd	0.5	1.2	0.77	nd	<0.5	<0.5	1.1	0.87	<0.5	<0.5	<0.5	<0.5	<0.5
1/16/97	1,800	7.1	2.8	0.68	48	66	<5000	-	-	-	-	-	-	-	-	-
6/23/97	nd	nd	nd	nd	nd	nd	-	<0.5	<0.5	0.54	0.76	<0.5	<0.5	<0.5	<0.5	<0.5
10/7/97	nd	nd	nd	nd	nd	nd	-	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
12/12/98	1,900	nd	1.8	0.78	78	42	nd	<0.5	<0.5	0.51	0.82	<0.5	<0.5	<1	<0.5	<0.5
4/24/99	2,100	nd	1.5	0.85	79	43	<5000	<0.5	<0.5	>0.5	0.65	<0.5	<0.5	<0.5	<0.5	<0.5
12/18/99	330	nd	0.51	nd	nd	nd	<5000	<0.5	<0.5	0.72	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
7/22/00	230	nd	0.89	2.4	nd	nd	<5000	<0.5	<0.5	0.52	<0.5	<0.5	<0.5	<1	<0.5	<0.5
1/29/01	450	<5	1.1	1.6	11	3.6	<5000	nd	nd	nd	nd	nd	nd	nd	nd	nd

TABLE 1 (cont.)

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

1970 Seminary Avenue, Oakland, CA

EKI A10034.00
May 2001

Date Sampled	TPH Gasoline	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	Oil & Grease	CA	1,2-DCB	1,2-DCA	cis 1,2-DCE	trans 1,2-DCE	1,2-DCP	PCE	TCE	VCL
MW-4																
3/26/96	9,900	-	4,000	40	71	100	nd	<8	22	<8	300	9.2	<8	38	150	44
10/8/96	7,800	140	3,900	33	31	40	nd	<15	22	4.9	320	<15	<15	52	130	60
1/16/97	4,800	84	1,900	21	2.5	27	5,200	-	-	-	-	-	-	-	-	-
6/23/97	6,200	160	2,800	20	20	23	nd	3.6	21	5.3	340	10	<3	11	110	83
10/7/97	4,400	85	1,800	14	18	14	nd	<8	20	<8	380	9.9	<8	<12	56	56
12/12/98	3,500	110	1,500	13	39	14	nd	<3.5	18	<3.5	150	12	<8	<4.5	12	57
4/24/99	3,100	<10	1,700	22	67	21	7,500	<8.5	20	<8.5	390	12	<8.5	33	240	43
12/18/99	2,600	33	1,000	12	32	10	<5000	<10	27	<10	390	13	<10	<10	39	<10
7/22/00	2,700	60	940	14	31	12	7,000	<10	38	<10	620	<10	<10	<10	19	97
1/29/01	2,500	<5	980	11	35	5	<5000	nd	35	nd	380	15	nd	nd	nd	nd
MW-5																
3/26/96	1,200	-	43	8.2	83	95	nd	1.4	<0.5	2.1	6.2	<0.5	<0.5	<0.5	<0.5	10
10/8/96	6,700	190	260	92	410	370	nd	<2.5	<2.5	4.9	4.4	<2.5	<2.5	<2.5	<2.5	9.4
1/16/97	3,000	90	150	68	190	180	nd	-	-	-	-	-	-	-	-	-
6/23/97	12,000	150	410	170	920	800	-	2	2.1	2	7.2	0.71	<0.5	<0.5	<0.5	13
10/7/97	10,000	<480	310	62	530	500	-	1.9	1.4	2.8	3.4	<0.5	<0.5	<0.5	<0.5	10
12/12/98	11,000	<660	400	120	740	480	nd	1.4	2	1.1	3.7	<1	<1	<1.5	<1	5.8
4/24/99	9,300	<100	390	290	820	770	<5000	<1	1.9	1.9	4.8	<1	<1	<1	<1	6.3
12/18/99	7,000	<100	250	52	500	300	<5000	1.6	1.7	1.8	1.9	<0.5	<0.5	<0.5	<0.5	2.9
7/22/00	14,000	<100	290	140	770	630	12,000	1.8	2.4	1.4	2.6	<1	<1	<1.0	<1.0	5
1/29/01	8,200	<5	180	42	420	250	11,000	nd	2.2	2.6	2.2	nd	nd	nd	nd	2.2
MW-6																
3/26/96	9,900	-	1,000	150	470	720	nd	<0.5	<0.5	3.9	15	<0.5	1.9	0.77	2	<0.5
10/8/96	1,300	57	120	2.3	1.4	4	nd	<0.5	<0.5	2.3	9.9	<0.5	<0.5	<0.5	0.57	<0.5
1/16/97	6,500	220	570	65	170	630	nd	-	-	-	-	-	-	-	-	-
6/23/97	3,100	100	410	16	110	140	-	<0.5	<0.5	1.6	10	<0.5	<0.5	<0.5	0.63	0.5
10/7/97	960	<74	78	3.4	1.8	5.8	-	<0.5	<0.5	3.4	7.9	<0.5	<0.5	<0.5	0.82	<0.5
12/12/98	2,500	<160	230	10	92	110	nd	<0.5	<0.5	1.5	8.4	<0.5	<0.5	<1	<0.5	<0.5
4/24/99	2,900	<10	430	33	160	200	<5000	<0.5	<0.5	2.3	17	<0.5	0.89	<1	0.73	0.59
12/18/99	2,300	<200	170	6.6	56	63	<5000	<0.5	<0.5	2.2	8.3	<0.5	<0.5	<0.5	<0.5	0.62
7/22/00	2,200	<10	290	9.6	80	43	<5000	<0.5	<0.5	1.2	9.3	<0.5	<0.5	<1.0	<0.5	0.97
1/29/01	2,500	<10	220	11	150	230	<5000	nd	nd	1.1	11	nd	nd	nd	nd	0.77

TABLE 1 (cont.)

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

1970 Seminary Avenue, Oakland, CA

EKI A10034.00

May 2001

Date Sampled	TPH Gasoline	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes	Oil & Grease	CA	1,2-DCB	1,2-DCA	cis 1,2-DCE	trans 1,2-DCE	1,2-DCP	PCE	TCE	VCL
MW-7																
6/23/97	8,700	<20	950	260	520	380	nd	0.93	1.6	<0.5	2.4	1.2	<0.5	9.8	17	1.5
10/7/97	7,500	<310	1,100	86	280	150	nd	<2	<2	<2	8.5	2.4	<2	38	110	<2
12/12/98	5,000	<190	640	43	200	55	nd	<2	2.2	<2	97	<2	<2	<3.5	<2	<2
4/24/99	5,500	<10	640	180	290	210	<5000	<2	2.4	<2	31	<2	<2	9.3	82	<2
12/18/99	5,500	<10	570	27	91	31	<5000	<3	5.7	<3	120	<3	<3	<3	12	<3
7/22/00	7,400	<80	620	180	240	180	10,000	<5	18	<5	170	<5	<5	<5	8	<5
1/29/01	4,000	<10	410	21	22	21	7,000	nd	5.5	nd	78	1	nd	nd	2	2
MW-8																
6/23/97	610	5.9	25	1.4	4.3	2.4	nd	<1	5.4	<1	64	<1	<1	97	100	<1
10/7/97	120	nd	6.9	nd	nd	nd	nd	<0.5	1.1	<0.5	16	<0.5	<0.5	30	27	<0.5
12/12/98	nd	nd	nd	nd	nd	nd	nd	<0.5	<0.5	<0.5	3.4	<0.5	<0.5	4.8	4.7	<0.5
4/24/99	nd	nd	nd	nd	nd	nd	<5000	<0.5	<0.5	<0.5	1.9	<0.5	<0.5	3.4	3.4	<0.5
12/18/99	nd	nd	nd	nd	nd	nd	<5000	<0.5	<0.5	<0.5	5.3	<0.5	<0.5	5.9	6.4	<0.5
7/22/00	nd	nd	nd	nd	nd	nd	<5000	<0.5	<0.5	<0.5	1.7	<0.5	<0.5	2.4	1.6	<0.5
1/29/01	nd	<5	0.87	nd	nd	nd	<5000	nd	nd	nd	10	nd	nd	nd	8.8	nd
MW-9																
6/23/97	32,000	250	340	280	1,500	4,300	nd	<1	2.1	<1	7.4	<1	<1	3.5	1.4	<1
10/7/97	33,000	<690	880	350	1,900	4,700	nd	<0.5	1.6	2.1	21	<0.5	0.7	<2	0.53	2.7
12/12/98	3,400	<78	160	14	220	210	nd	<0.5	0.7	0.53	1.9	<0.5	<0.5	<1	<0.5	<0.5
4/24/99	3,100	22	130	18	220	190	nd	<0.5	0.81	0.52	3.1	<0.5	<0.5	<0.5	<0.5	<0.5
12/18/99	7,500	100	220	44	440	650	<5000	<0.5	1.1	0.67	3.7	<0.5	<0.5	<0.5	<0.5	0.63
7/22/00	4,900	<10	93	15	240	250	7,100	<1	1.4	<1	1.6	<1	<1	<1	<1	<1
1/29/01	3,800	<10	160	35	260	310	5,000	nd	1.2	0.71	nd	8.2	nd	nd	nd	0.53
EB-4																
3/8/96	15,000	-	780	840	1,300	590	7,500	nd	nd	nd	42	nd	nd	130	340	nd

TABLE 1 (cont.)

ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

1970 Seminary Avenue, Oakland, CA

EKI A10034.00
May 2001

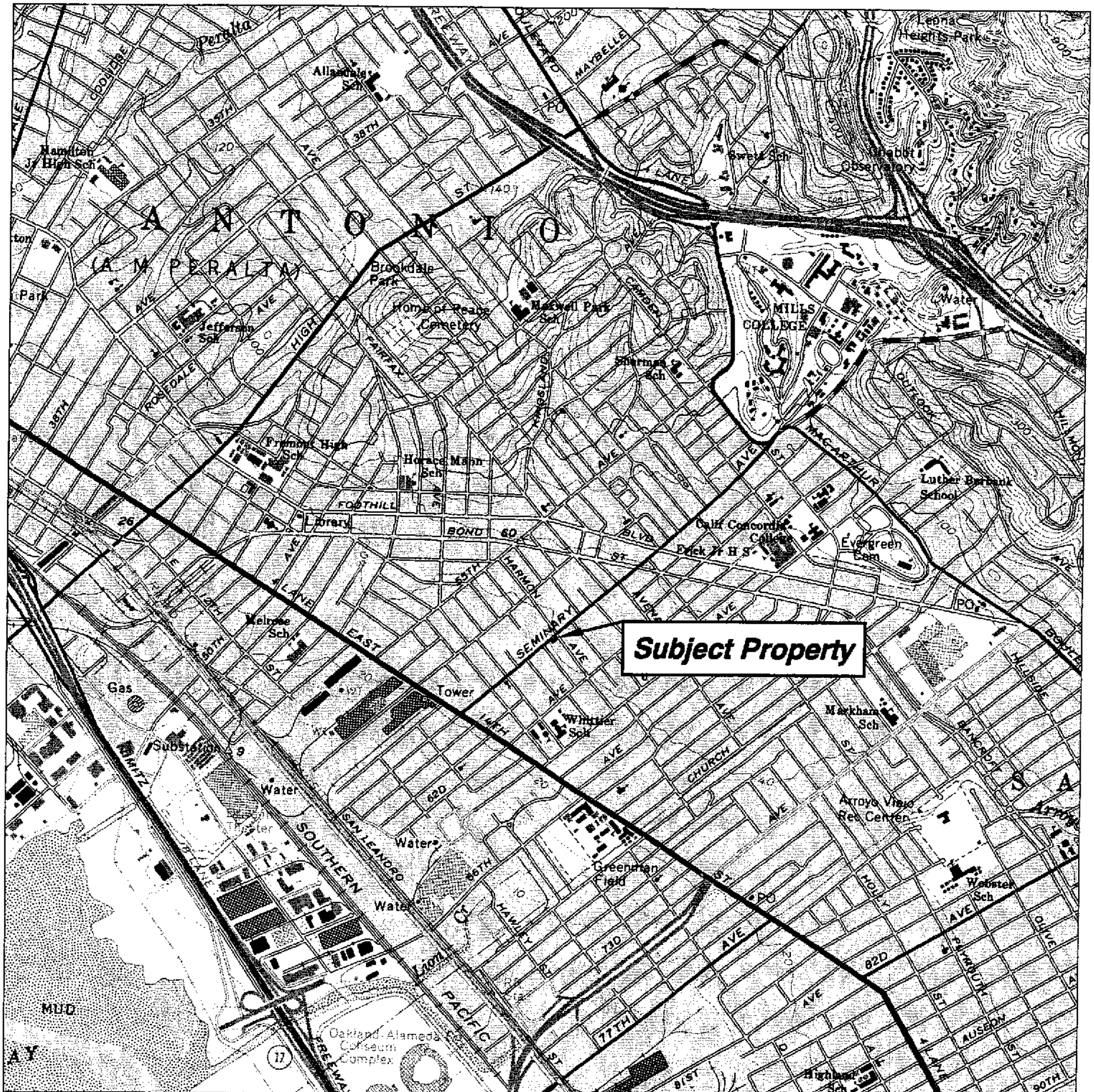
Notes:

All groundwater results in micrograms per liter ("ug/l")

Groundwater sample data obtained from Hoexter Consulting, Inc. semi-annual groundwater sampling reports.
See Hoexter Consulting, Inc. reports for complete data set including additional parameters and detection limits.

CA = chloroethane
1,2-DCB = 1,2-dichlorobenzene
1,2-DCA = 1,2-dichloroethane
cis 1,2-DCE = cis 1,2-dichloroethene
trans 1,2-DCE = trans 1,2-dichloroethene
1,2-DCP = 1,2-dichloropropane
PCE = perchloroethylene (or tetrachloroethylene)
TCE = trichloroethylene
VCL - vinyl chloride

- = not analyzed
nd = not detected above analytical method reporting limits.



Reference: U.S.G.S. 7.5 Minute Series Topographic Map, Oakland East, California.

Note:

1. All locations are approximate.

N

0 2000 4000

(Approximate Scale in Feet)

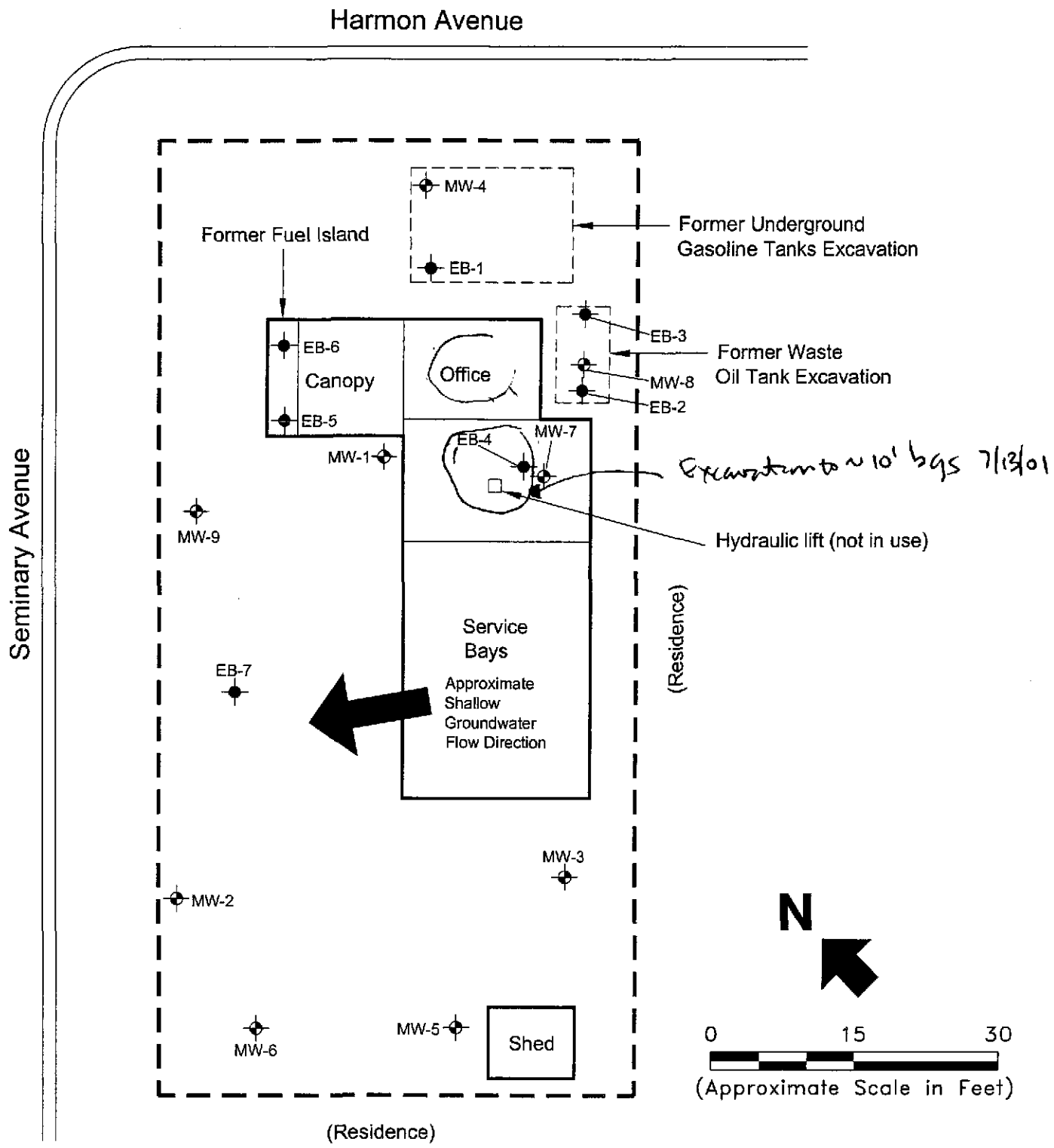
Erler & Kalinowski, Inc.

Site Location

1970 Seminary Avenue
Oakland, CA

May 2001
EKI A10034.00

Figure 1



LEGEND:

- Approximate boundary of Subject Property
- Approximate Location of Monitoring Well
- Approximate Location of Soil Boring

Notes:

1. All locations are approximate.
2. Basemap Source: Hoexter Consulting, Inc. (Nov. 2000).

Erler & Kalinowski, Inc.

Approximate Location of Soil Boreholes and Monitoring Wells
1970 Seminary Avenue
Oakland, CA
May 2001
EKI A10034.00
Figure 2