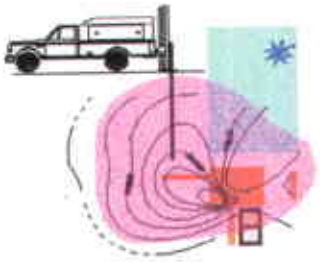
GeoSolv, LLC

Environmental and Hydrogeological Consulting
643 Oregon Street, Sonoma, CA 95476
Phone: (707) 996-4227 Fax: (707) 996-7882



We Don't Just Work on Your Environmental Problems. We Solve Them!

March 11, 1998

Scott Seary
Alameda County Health Care Agency
Environmental Protection Division, Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor, Room 250
Alameda, CA 94502
(510) 567-6774 Phone, (510) 337-9335 Fax

SUBJECT: Response to Alameda County Health Care Services Correspondence, dated to February 9, 1998, regarding the Subsurface Investigation Report on Hydrocarbons at the Former Glovatorium/The Leather Cleaners Site Located at: 3815 BROADWAY, OAKLAND, CA 94611

Dear Mr. Seary,

This correspondence is a response to your letter dated February 9, 1998 requesting supplemental information regarding the subsurface investigation report dated January 16, 1998.

1) *"Well" Survey Information*

You have requested that we provide you with "well" survey information. For clarification, we note that no groundwater monitoring "wells" have yet been installed on the Property. The final workplan, as approved by you, called for the installation of boreholes in order to establish a guide for the placement of subsequent wells.

During the field investigation, recharge of groundwater into the open boreholes appeared to be very slow and therefore raised uncertainty as to whether or not the water table had stabilized to the static water level, making a an estimate of the groundwater gradient difficult. The slotted PVC casings which were placed in the open boreholes to obtain groundwater "grab" samples, were left in-place so that representative water levels could be obtained, on August 26, 1997, from the data points which we would then designate as piezometers. Therefore, locations "A, B, C, D, E, F, and G" are not "well" locations, but rather piezometer locations from which water levels and groundwater grab samples were obtained. Subsequent re-evaluation of sampling event data sheets and water level measurements have demonstrated that the grab samples obtained are representative enough to identify the direction from which the contaminants identified in groundwater emanated (e.g. implicating potential point sources of contamination). In addition, since the workplan did not call for installation of wells, it did not require a survey of well, piezometer, or borehole locations.

In any event, enclosed is a survey of seven piezometer locations (See Exhibit A for October 1, 1997 land survey). The survey shows the location of survey the benchmarks, the locations of the piezometers and the standard reference elevation mark to which the wells were surveyed.

2) ***Relationship Between "wells" "A" through "G" and Borings B1 through B13 and BSD***

The seven data points labeled as A, B, C, D, E, F, and G on the survey correspond with boreholes/piezometers 13, 3, 2, 8, 10, 7, and 9.

3) ***Field Notes Documenting Depth to Water Level Measurements etc.***

(See Exhibit B for sampling event data sheets and groundwater level measurements obtained from piezometers on 10-26-97 and 02-18-98)

4) ***Shallow Soil Samples from Each Boring***

Soil samples could not be collected from the three foot depth interval because application of Precision Sampling, Inc.'s conductor casing was not compatible with the shallow soil conditions encountered. The shallow soils in the upper three feet were unconsolidated fill soils which were readily compressed by the conductor casing, making it impossible to obtain an undisturbed sample which would not release the subject hydrocarbon volatiles into the atmosphere. In addition, most of the boreholes had to be pre-drilled with a hand auger between one (1) and three (3) feet bgs to avoid subsurface piping obstructions which further disturbed shallow subsurface soils.

5) ***Map Labels***

The revised map figures were produced according the certified land survey of piezometer locations (See Exhibit C for Revised Figures). One additional water level survey performed on 2-28-98 has been included as Figure 1A.

6) ***Earl Thompson Property***

The analytical results of environmental samples collected from the Earl Thompson site were provided with our January 16, 1998 report. Another copy of this report is provided as (See Exhibit D for Chromlab Lab Reports). This report confirms that the underground storage tanks at the Earl Thompson property contained 9500 ppb diesel, 3500 ppb stoddard solvent, 180 ppb 1,2-dichloroethane, 4700 ppb MIBK, 210 ppb toluene, 110 ppb TCE, 2200 ppb total xylenes, 170,000 ppb acetone, 18 ppb MEK, 2 ppb 1,1-dichloroethane, 2 ppb styrene, and 6 ppb PCE. In addition, enclosed is a letter to Medhulla Logan confirming that the tanks were used to hold stoddard solvent for use in a past dry cleaning operation at the property (See Exhibit D for December 22, 1995 letter to Medhulla Logan from "The Sutton Group"). The results reported in the January 16, 1998 report indicate that benzene and stoddard solvent may be migrating from the Earl Thompson property to the Depper property. Since the owners and operators of the Earl Thompson have not

conducted an onsite investigation, it is not possible at this time to determine the full extent to which this site has contributed to contamination of the Depper site. The owners of that property should be required to conduct such an investigation so that this can be fully evaluated.

7) ***Storm Drain Cracks etc.***

A videotape has been conducted of the inside of the storm drain which is located at, and about, the Depper property. I have reviewed this videotape and it confirms that the drain is riddled with holes, cracks, and gaps. A copy of this videotape can be made available upon request (See Exhibit E for trace of Storm Drain).

I believe that this information adequately responds to your request. Please feel free to call if you need any additional information.

Finally, I want to re-iterate several recommendations set out in the January 16, 1998 report.

1) The existing piezometers should be converted into wells.

2) Additional groundwater monitoring of these seven wells should be conducted to evaluate chemical trends in groundwater before any additional investigation is undertaken.

3) A risk-based corrective action (RBCA) evaluation and report should be initiated to determine if the site contamination poses any significant risk to human health.

4) The owners of the Earl Thompson property should be required to conduct a comprehensive subsurface investigation to determine the nature and extent of contamination and the extent to which that property is contributing to contamination on the Depper property.

5) The owner of the storm drain conduit must conduct a detailed investigation to determine the structural integrity of the storm drain in the vicinity of the Depper property and the extent to which it is contributing to spread of environmental contamination.

Again, please do not hesitate to call if you have any questions or require any additional information.

Sincerely,

Franklin J. Goldman

Franklin J. Goldman
CEO/GeoSolv, LLC
Registered Geologist No. 5557
Certified Hydrogeologist No. 466

Exhibit - A

Virgil Chavez Land Surveying
312 Georgia Street, Suite 200
Vallejo, California 94590
(707) 553-2476

October 1, 1997
Project No. 1420-05

Frank Goldman
Geosolv, Inc.
643 Oregon Street
Sonoma, Ca. 94576

Subject: Monitoring Well Survey
3815 Broadway
Oakland, Ca.

Dear Frank:

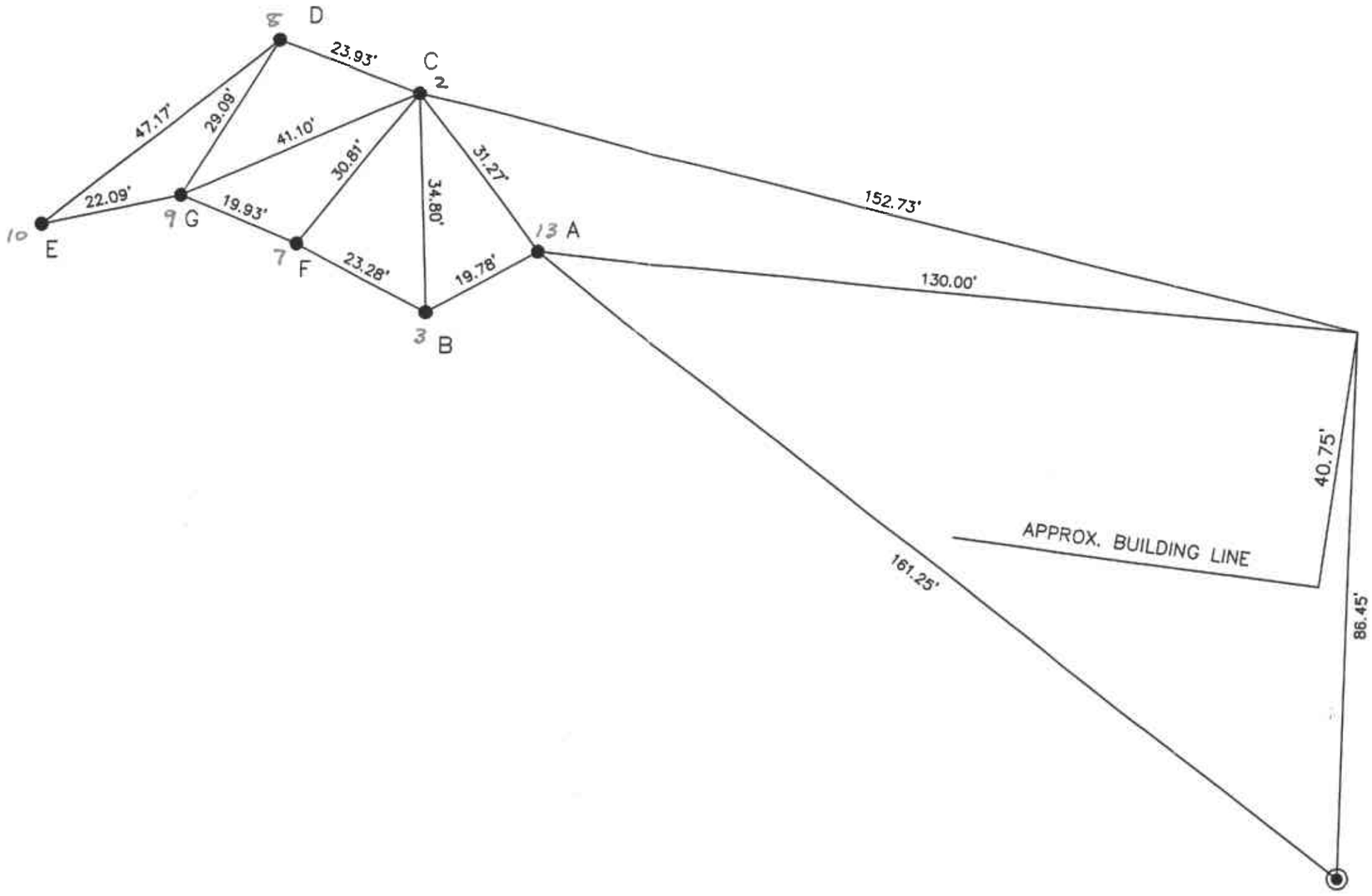
This is to confirm that we have proceeded at your request with the monitoring well survey at the above referenced site. The survey was performed on September 29, 1997. Measurements were taken as per your directions. Elevations are shown in the table below. The benchmark for the survey was a USGS bronze disk located near the north end of the curb return at the northwest corner of 38th Street and Broadway. Benchmark Elev. = 85.41' USGS Datum (NAVD 29).

STATION No.	RIM Elevation *(concrete at grade)
MW - A	85.12'
MW - B	82.60'
MW - C	82.20'
MW - D	82.06'
MW - E	81.65'
MW - F	77.33'
MW - G	77.57'

LICENSED LAND SURVEYOR
VIRGIL D. CHAVEZ
No. 6323
Exp. 12-31-98
STATE OF CALIFORNIA

Sincerely,

Virgil D. Chavez, PLS 6323



LICENSED LAND SURVEYOR
VIRGIL D. CHAVEZ
No. 6323
Exp. 12-31-98
STATE OF CALIFORNIA

Virgil D Chavez

MONITORING WELL PLAT

3815 BROADWAY
OAKLAND, CALIFORNIA

VIRGIL CHAVEZ LAND SURVEYING
312 GEORGIA STREET, SUITE 200
VALLEJO, CALIFORNIA

FEBRUARY 1998 SCALE: 1"=20' SHEET 1 OF 1
DRAWING NO. 142005

Exhibit - B

piezometer water levels (2nd Round)

Depper / Glovatorium

February 18, 1998

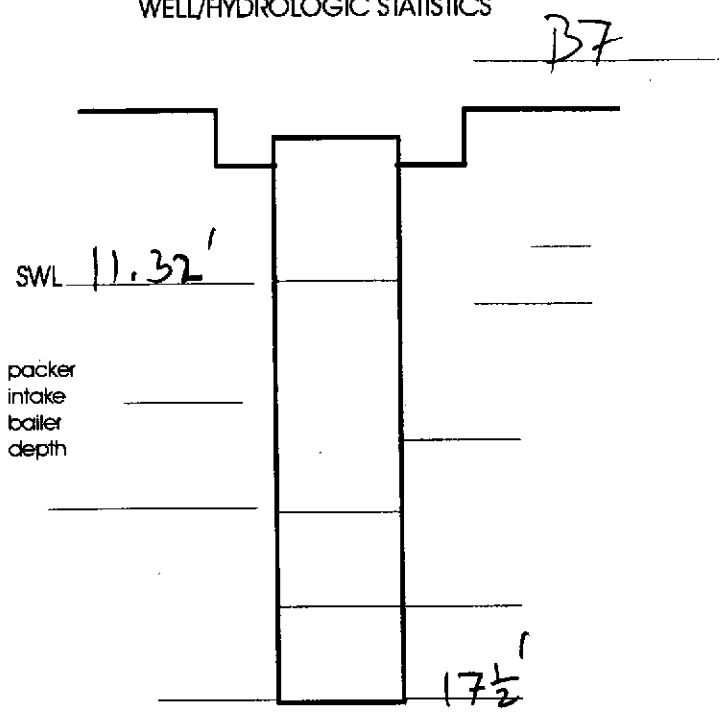
	elev TOC	Depth	~~ft~~ ft	
B13	85.12	6.61	78.51	9^{30}
B3	82.60	4.53	78.07	10^{30}
B2	82.20	4.04	78.16	10^{50}
B8	82.06	5.42	76.64	11^{20}
B10	81.65	6.52	75.13	11^{50}
B7	77.33	5.76	71.57	12^{10}
B9	77.57	6.13	71.44	12^{30}

Water level measurements
Dupper 3815 Broadway, Oakland
10/25/97

		Toc	Depth (ft)	▽elev	time
A	B13	85.12	12.10	73.02	10[15]
B	B3	82.60	8.93	73.67	10[50]
C	B2	82.20	9.54	72.66	11[20]
D	B8	82.06	10.95	71.11	12[00]
E	B10	81.65	9.39	72.26	12[25]
F	B7	77.33	9.24	68.09	12.[55]
G	B9	77.57	9.18	68.39	1[25]

PROJECT: Depper EVENT: _____ SAMPLER: FC DATE: 8/21/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	WL (low yield)
Stop			
Sampled			
(Final WL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Hydac
Bailer
water level sounder

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

Temporary PVC placed in open borehole to use as piezometer (measure water levels)

Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1. 4	58.4	0.59	7.72	clear		7[10]
2. 4	57.8	0.61	7.66	clear		7[20]
3. 4	56.3	0.56	7.61	clear		7[30]
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop

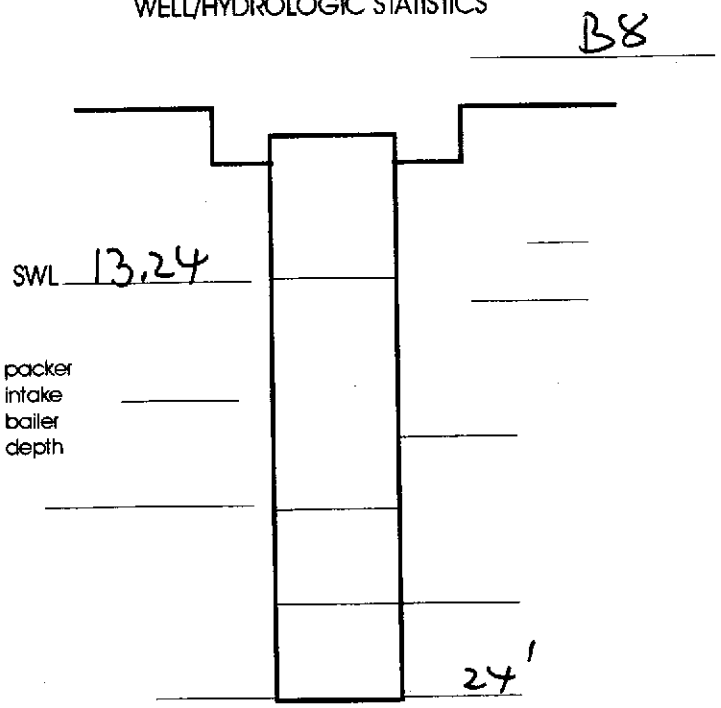
MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump

LY - able to purge 3 volumes by returning later or next day.

VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Depper EVENT: _____ SAMPLER: FG DATE: 8/21/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Hydac kit
Bailer
Water Level Sander

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

Temporary PVC placed in open borehole for groundwater sampling and for future use as piezometer.

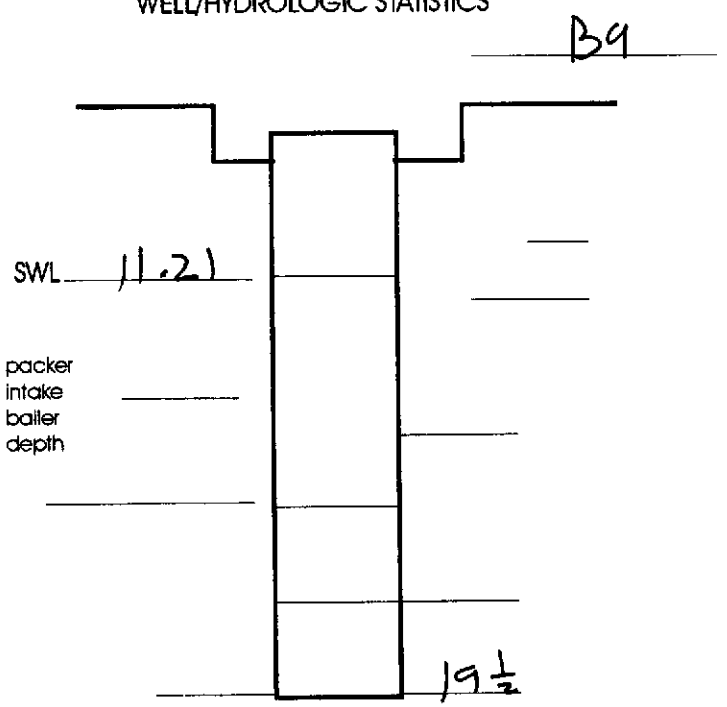
Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1. ¼	59.4	0.69	7.94	mod turbid		7 45
2. ¼	58.1	0.62	7.81	mod turbid		7 55
3. ¼	58.4	0.61	7.84	mod turbid		8 00
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop | MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump | LY - able to purge 3 volumes by returning later or next day. | VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Depper EVENT: _____ SAMPLER: FCr DATE: 8/21/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Bailer
water level sounder
Hydac kit

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

Temporary PVC casing left in place for sampling and piezometer.
Sheen observed on bailer

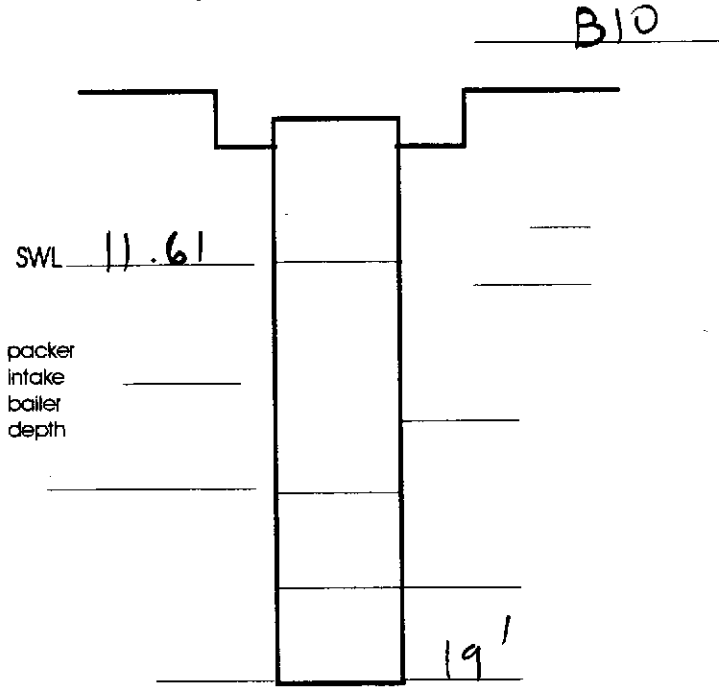
Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1. 4	58.3	0.83	7.98	clear		1005
2. 4	57.1	0.91	8.06	clear		1010
3. 4	59.2	0.79	7.89	clear		1015
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop | MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump | LY - able to purge 3 volumes by returning later or next day. | VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Depper EVENT: _____ SAMPLER: FC DATE: 8/21/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Hydac
Level Sounder
Bailer

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

Temporary PVC casing left in placed for sampling & water level measurements

Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1. ¼	~~59.8~~ 59.4	1.63	8.28	clear		11:35
2. ¼	58.4	1.71	8.14	clear		11:40
3. ¼	58.3	1.59	7.99	clear		11:45
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop

MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump

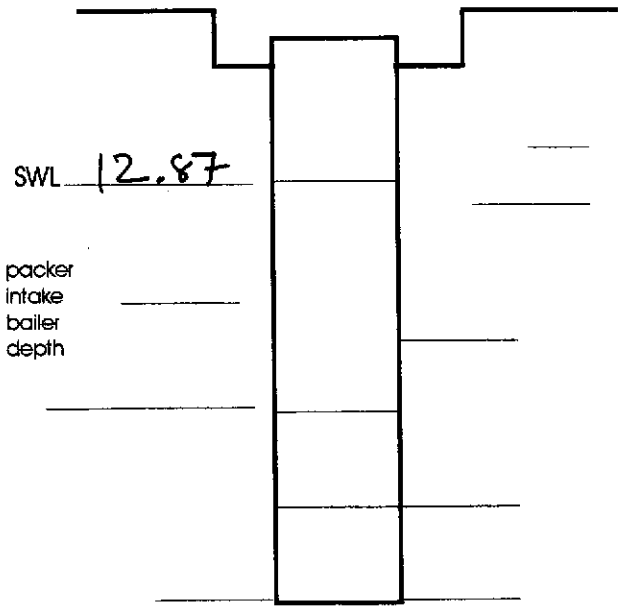
LY - able to purge 3 volumes by returning later or next day.

VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Depper EVENT: _____ SAMPLER: FG DATE: 6/19/97

WELL/HYDROLOGIC STATISTICS

B2



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Water level Sounder

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

Temporary PVC casing placed in open borehole, no groundwater sample collected due to slow recharge PVC Piezometer to be used as water level datapoint

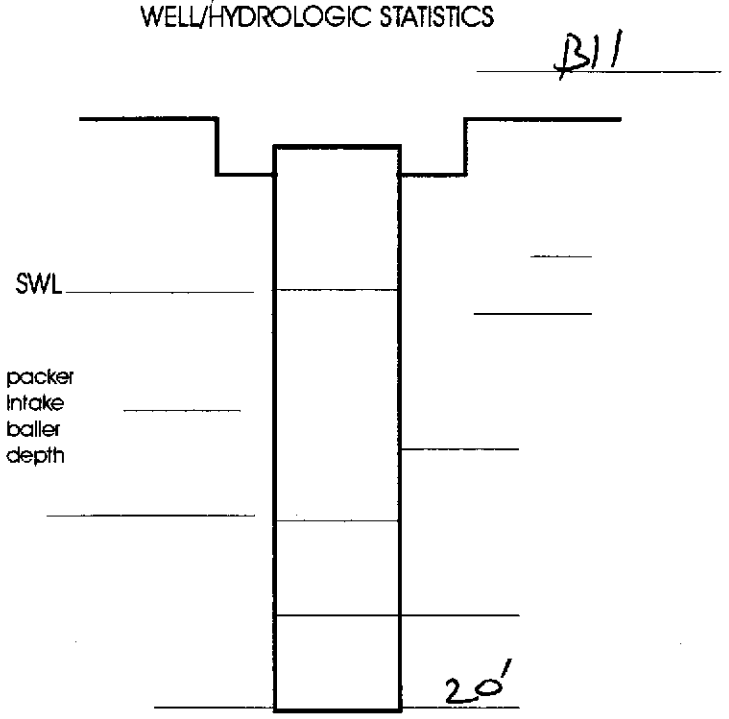
Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1.						12 15
2.						
3.						
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump LY - able to purge 3 volumes by returning later or next day. VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Depper EVENT: _____ SAMPLER: FC DATE: 8/22/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Bailer

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

Temporary PVC removed after groundwater sampling ~~completed~~ completed. "Grab" sample collected, no water level measured, slow recharge

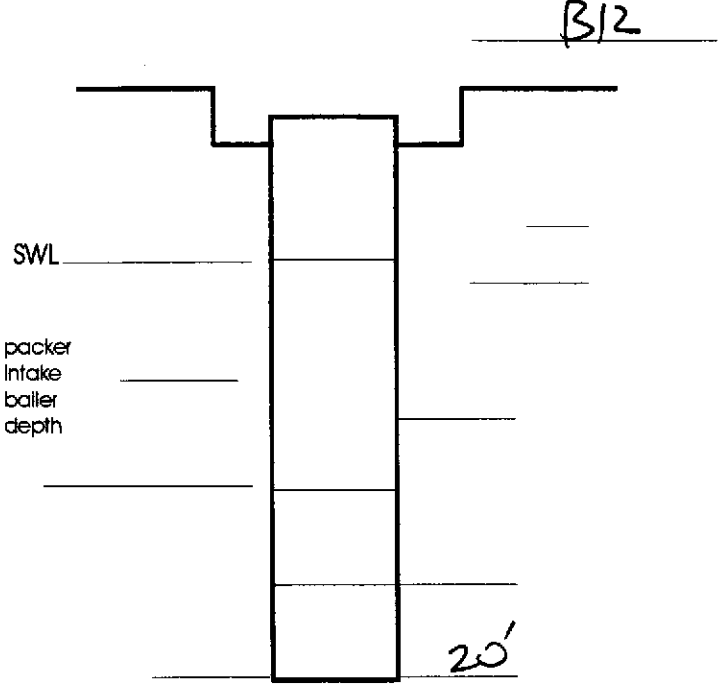
Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1.						1250
2.						
3.						
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop | MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump | LY - able to purge 3 volumes by returning later or next day. | VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Pepper EVENT: _____ SAMPLER: FG DATE: 8/22/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	WL (low yield)
Stop			
Sampled			
(Final WL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Bailer

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

Temporary PVC casing removed after groundwater sampling. "Grab" sample collected. Slow recharge.

Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1.						2:00
2.						
3.						
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop

MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump

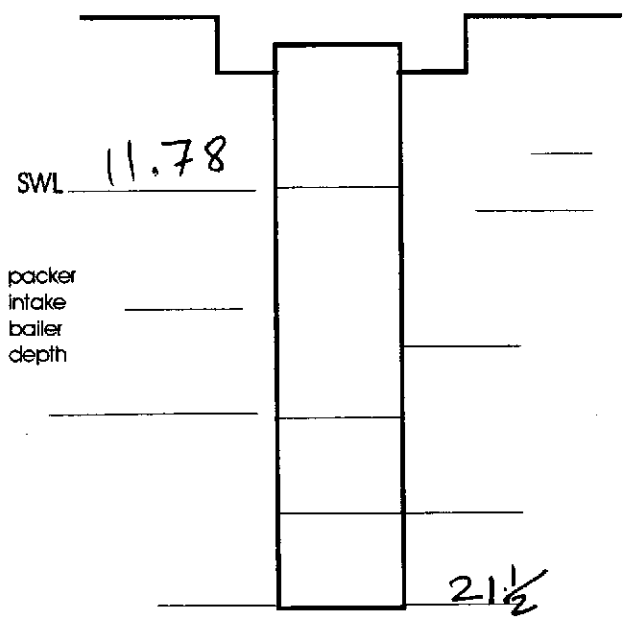
LY - able to purge 3 volumes by returning later or next day.

VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Dapper EVENT: _____ SAMPLER: FG DATE: 8/21/97

WELL/HYDROLOGIC STATISTICS

B1



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Hydac
Bailer
Waterlevel Sounder

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

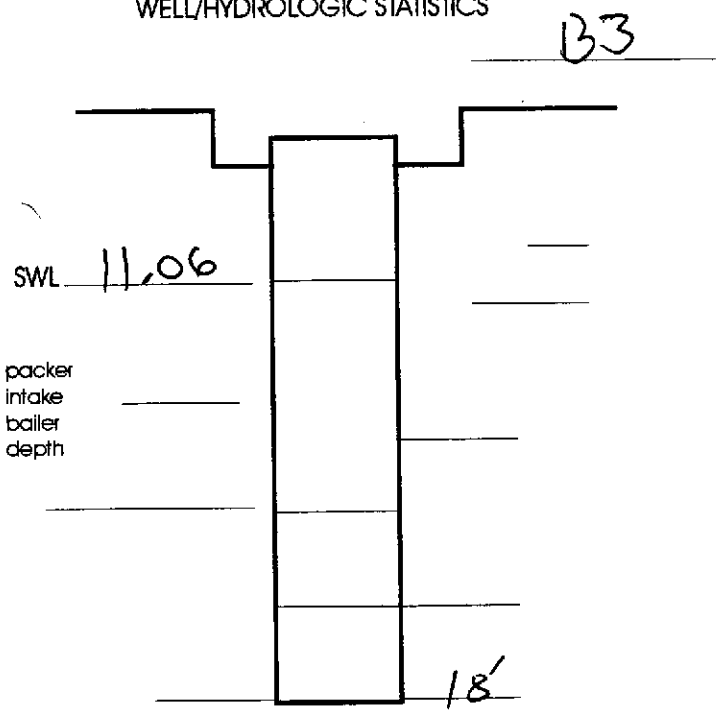
Gallons purged	TEMP C/ F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1. ¼	57.1	1.13	7.49	Mod Turbid		2 35
2. ¼	58.3	1.14	7.51	Mod Turbid		2 40
3. ¼	59.1	1.16	7.39	Mod turbid		2 45
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop | MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump | LY - able to purge 3 volumes by returning later or next day. | VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Dapper EVENT: _____ SAMPLER: FC DATE: 8/21/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.

SWL to BOP or packer to BOP | one volume | purge volume-3 casings

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals

packer to SWL

Equipment Used/Sampling method/Description of Event:

Hydac
Bailer
electronic sounder

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

PVC casing installed
sheen observed on bailer and in VOA vial.

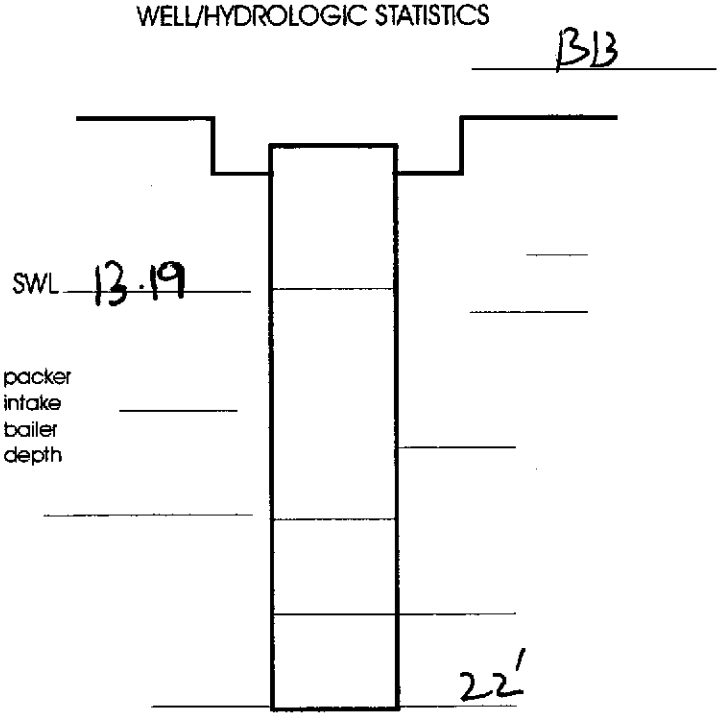
Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1. ~~4~~	58.3	0.49	7.71	clear		2:45
2. ~~4~~	57.3	0.51	7.69	clear		2:50
3. ~~4~~	56.2	0.50	7.80	clear		2:55
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop | MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump | LY - able to purge 3 volumes by returning later or next day. | VLY - Minimal recharge unable to purge 3 volumes.

PROJECT: Depper EVENT: _____ SAMPLER: FG DATE: 8/22/97

WELL/HYDROLOGIC STATISTICS



Action	Time	Pump Rate	IWL (low yield)
Stop			
Sampled			
(Final IWL)			

Purge Calculator

_____ gal/ft. _____ ft. _____ gals. X 3 = _____ gals.
(SWL to BOP or packer to BOP) (one volume) (purge volume-3 casings)

Head Purge Calculation (Airlift Only)

_____ gal/ft. _____ ft. _____ gals
(packer to SWL)

Equipment Used/Sampling method/Description of Event:

Hydrolift
electronic water level Sounder
Bailer

Actual Gallons Purged: _____

Actual Volumes Purged: _____

Well Yield: ⊕ _____
(See Below)

COC #: _____

Sample I.D.	Analysis	Lab

Additional Comments:

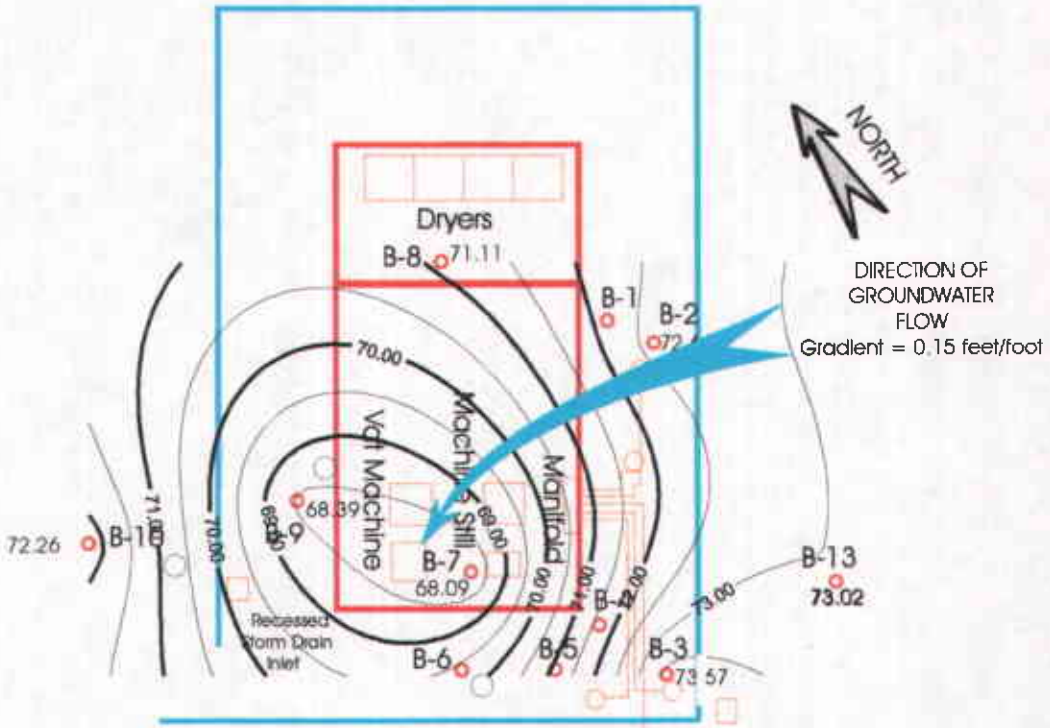
Temporary PVC casing left in place, 3/4"

Gallons purged	TEMP C/F (Circle One)	EC (us/cm)	PH	TURBIDITY (NTU)	HEAD (FT)	TIME
1. 4	59.4	0.41	7.86	mod clear		4 10
2. 4	58.9	0.39	7.80	mod clear		4 20
3. 4	58.8	0.38	7.77	mod clear		4 30
4.						
5.						

Take measurement at approximately each casing volume purged

⊕ HY-Minimal W.L. drop MY - WL drop - able to purge 3 volumes during one sitting by reducing pump rate or cycling pump LY - able to purge 3 volumes by returning later or next day. VLY - Minimal recharge unable to purge 3 volumes.

Exhibit - C



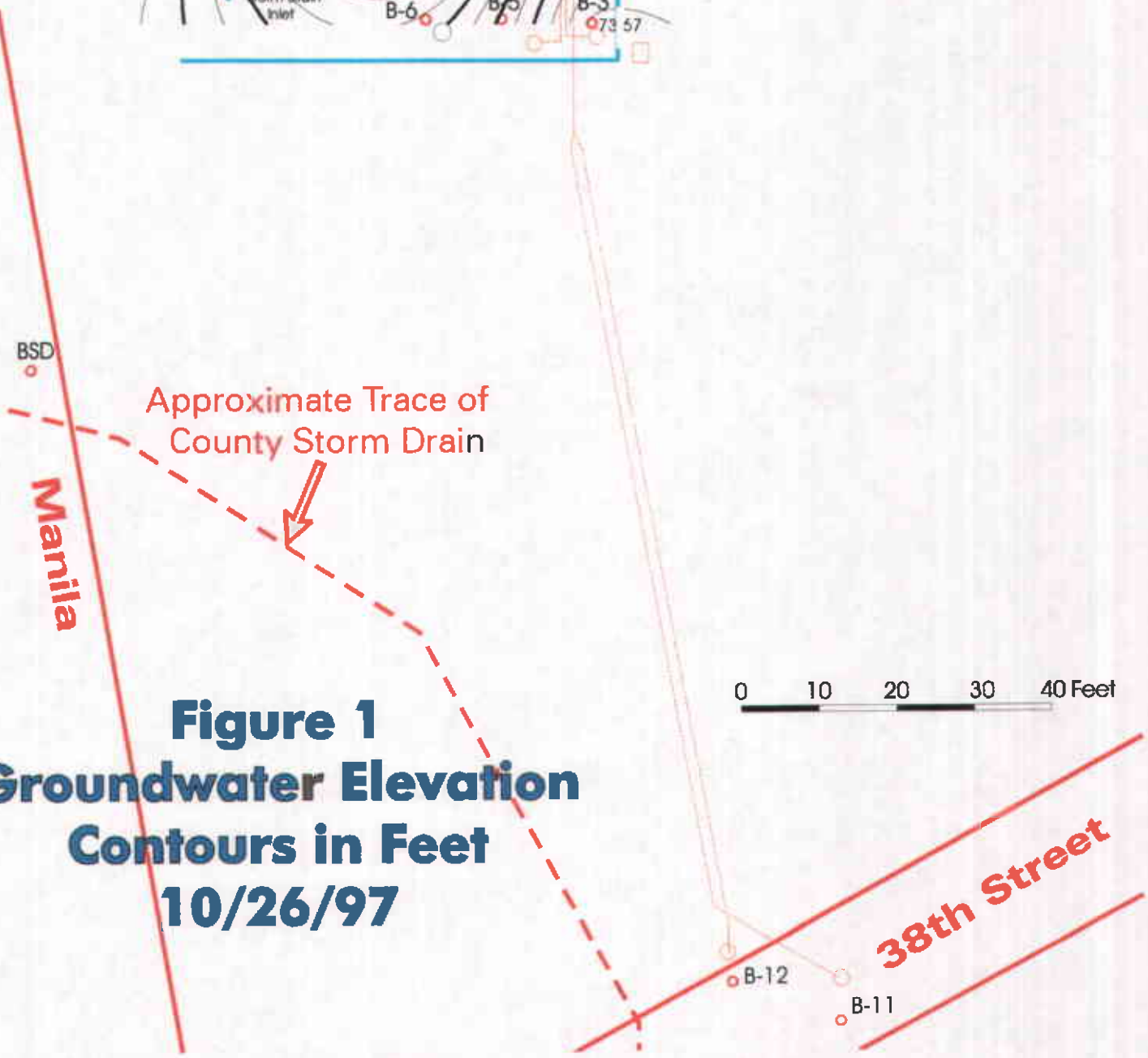


Figure 1
Groundwater Elevation Contours in Feet 10/26/97

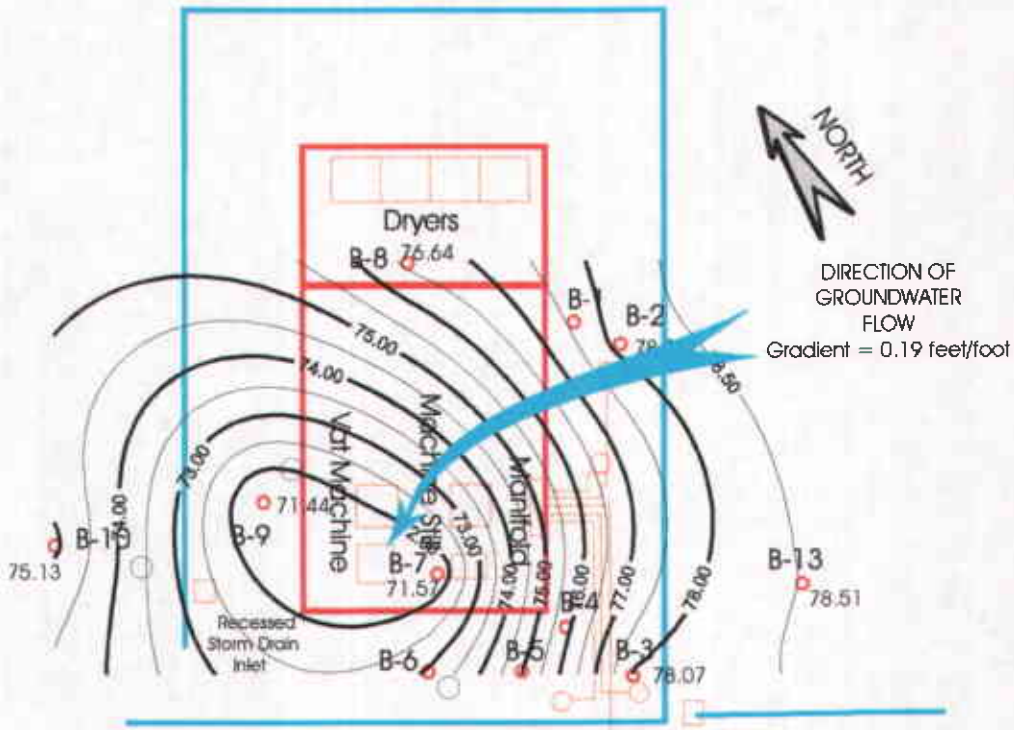


Figure 1A
Groundwater Elevation Contours in Feet
02/18/98

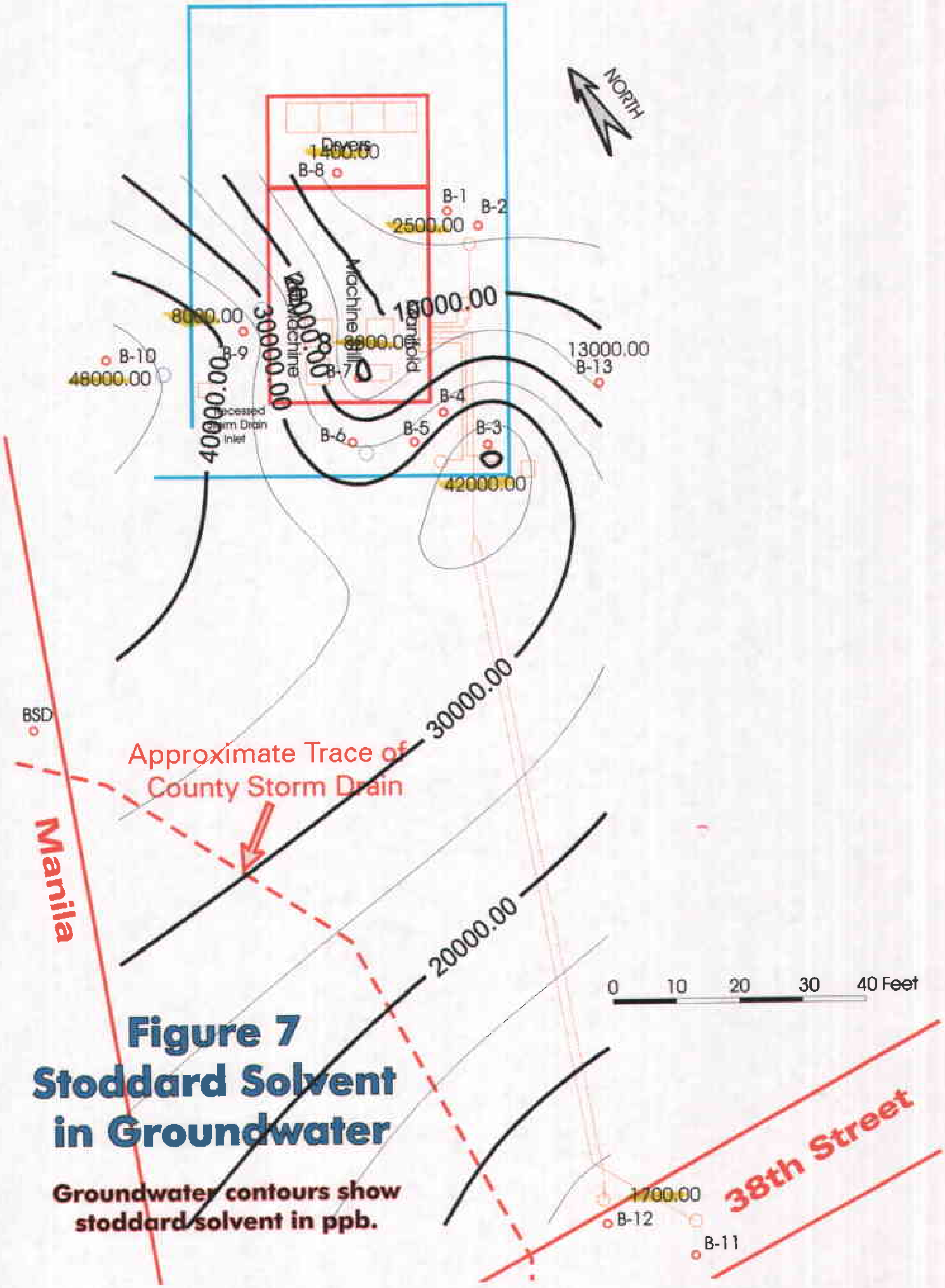
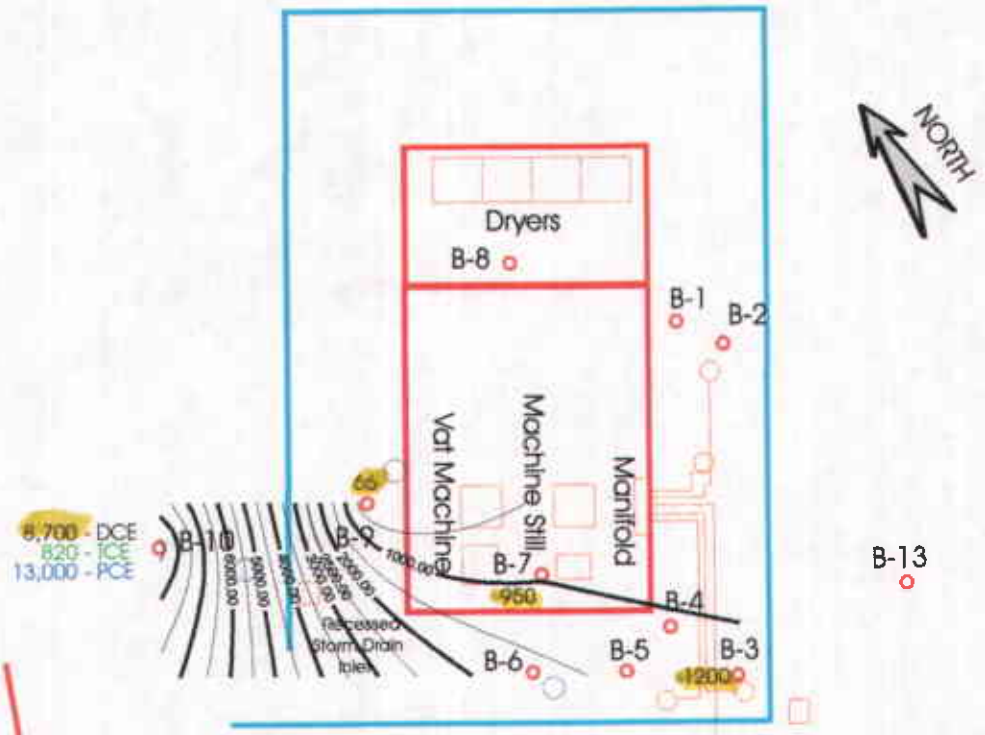


Figure 7
Stoddard Solvent in Groundwater

Groundwater contours show stoddard solvent in ppb.



Concentrations of PCE and TCE in soil are shown in PPM @ B-3, B-6, B-9, and B-10

Borehole #	PCE	TCE	Depth bgs (ft)
B3	ND	ND	2.5-3.0
B3	ND	ND	8.0-8.5
B6	ND	ND	9.5-10.0
B9	ND	ND	15-15.5
B9	ND	ND	15.5-16
B10	1,300	81	15-15.5
B10	5,500	270	15.5-16

BSD

Approximate Trace of County Storm Drain

Manila

0 10 20 30 40 Feet

B-12

B-11

38th Street

Figure 8
Chlorinated Solvents in Groundwater

Groundwater contours show cis 1,2-DCE in ppb.
PCE and TCE are shown @ B-10

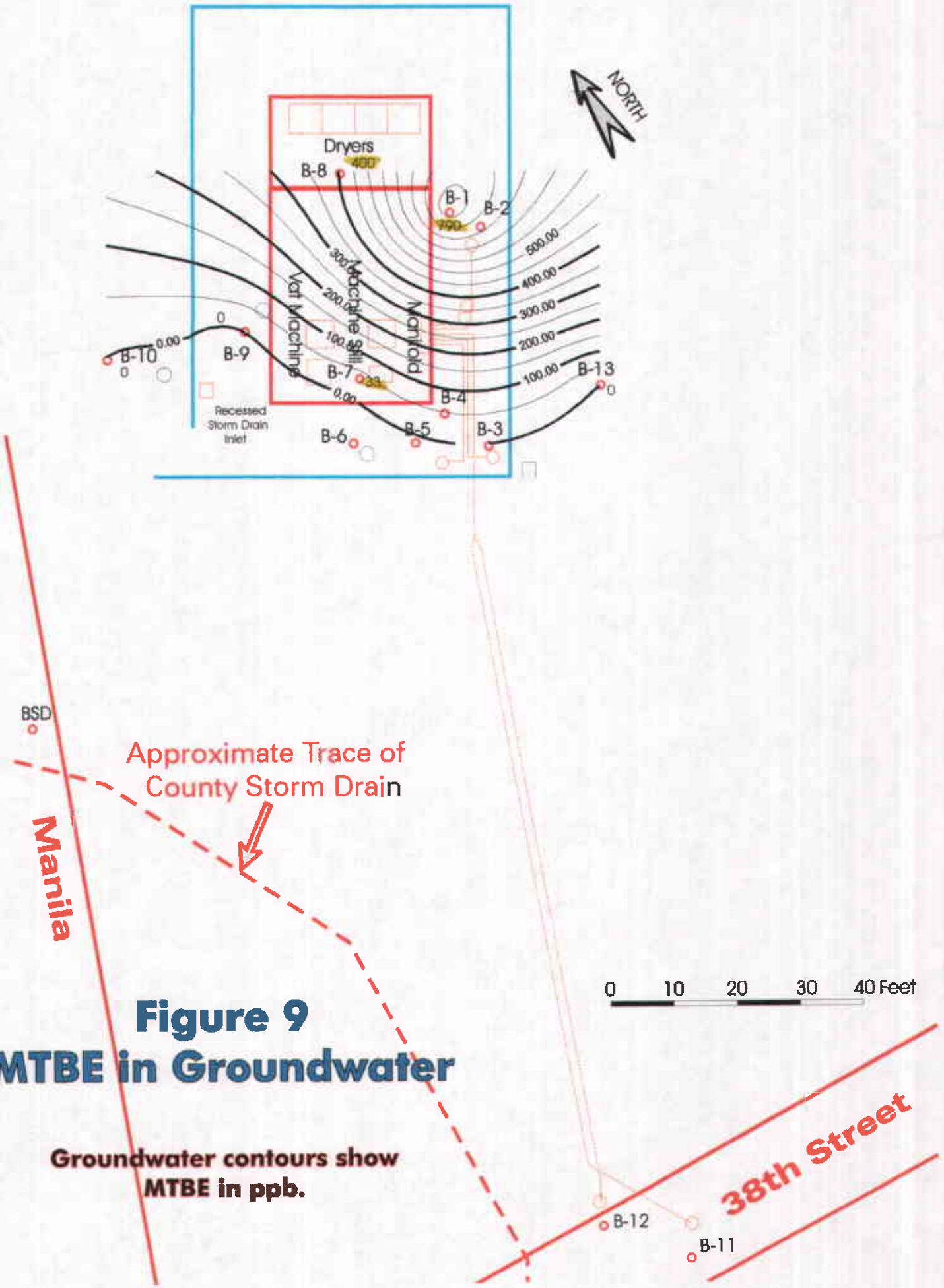


Figure 9
MTBE in Groundwater

Groundwater contours show MTBE in ppb.

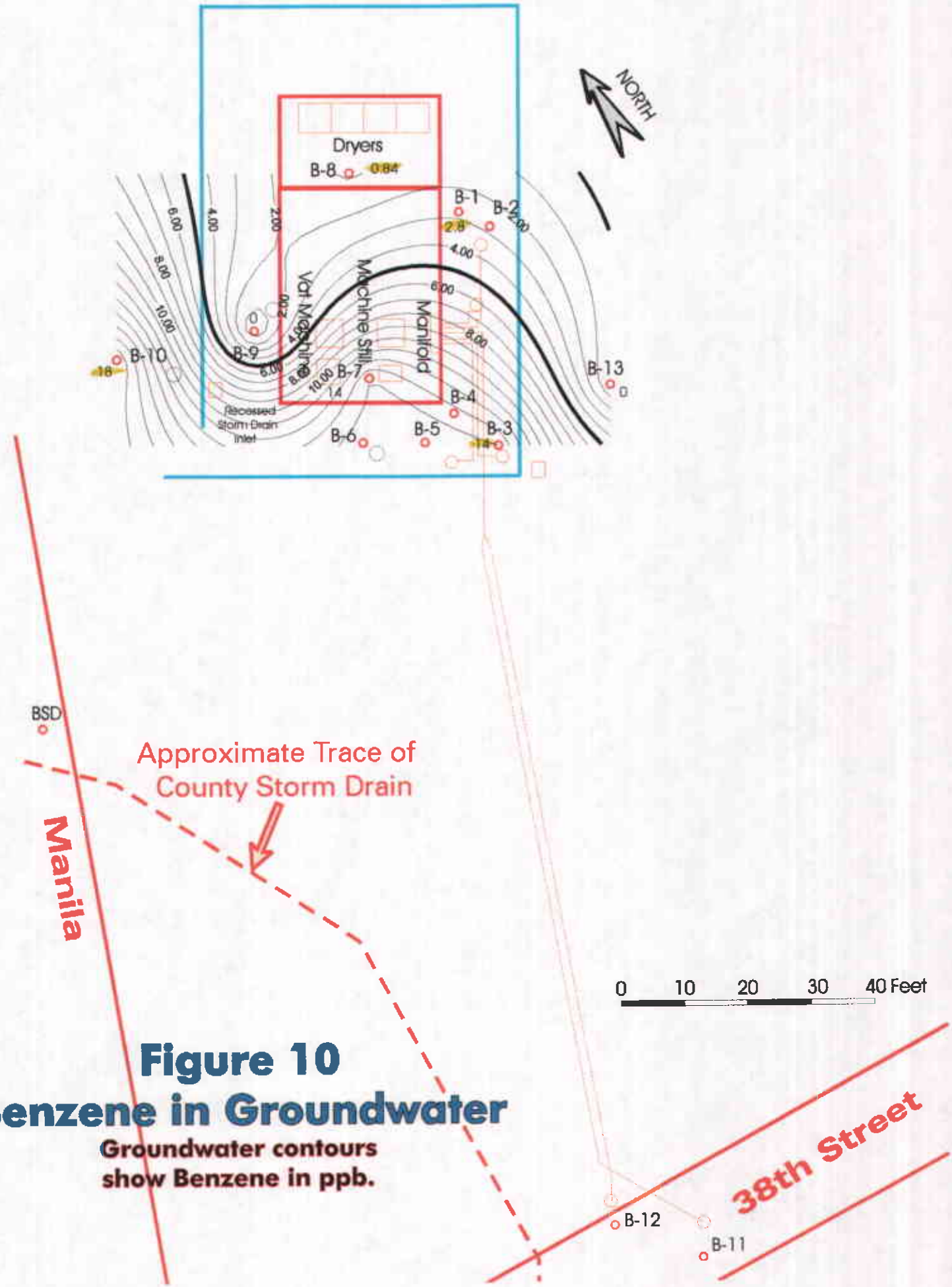


Figure 10
Benzene in Groundwater

Groundwater contours show Benzene in ppb.

Exhibit - D

Stid 5026

(na) 3/13/96

DATE:

TO : Local Oversight Program

FROM: MADHULLA LOGAN

SUBJ: Transfer of Eligible Local Oversight Case

Site name: ~~[illegible]~~ EARL Thompson's ~~Property~~

Address: ~~316 38th Street~~ City OAKAND Zip 94609

TO BE ELLIGIBLE FOR LOP A CASE MUST MEET 3 QUALIFICATIONS:

1. Number of Tanks: ______ removed? Y N Date of removal No tank removal

2. Samples received? (Y) N Contamination level: 9500 Diesel (ppm and type of test) Stoddard solvent - 3500

Contamination should be over 100 ppm TPH to qualify for LOP

3. Petroleum (Y) N Types: Avgas Jet leaded unleaded (Diesel) fuel oil waste oil kerosene (solvents)

DepRef remaining $ No Closed with Candace/Leslie? N/A N (If no explain why?)

IF YOUR SITE MEETS ALL OF THE ABOVE QUALIFICATIONS YOU SHOULD DO THE FOLLOWING TO TRANSFER THE SITE:

1. YOU MUST CLOSE THE DEPOSIT REFUND CASE AT THIS TIME. YOU MUST ACCOUNT FOR ALL TIME YOU HAVE SPENT ON THE CASE AND TURN IN THE ACCOUNT SHEET TO LESLIE. IF THERE ARE FUNDS STILL REMAINING IT IS STILL BETTER TO TRANSFER THE CASE TO LOP AS THE RATE FOR LOP ALLOWS THE ADDITION OF MANAGEMENT AND CLERICAL TIME. DO NOT ATTEMPT TO CONTINUE TO OVERSEE THE SITE SIMPLY BECAUSE THERE ARE FUNDS REMAINING!

2. COMPLETE THE A AND B PERMIT APPLICATION FORMS AND GIVE TO CONNIE/ELAINE

3. GIVE THE ENTIRE CASE TO THE PROPER LOP STAFF UPSTAIRS FOR THEM TO DO THE REST OF THE TRANSFER AND YOU ARE DONE!

CHROMALAB, INC.

Environmental Services (SDB)

August 11, 1995

Submission #: 9508075

SUTTON GROUP

Atten: John Sutton
Project: 316-38th St
Project#: SG 3030
Received: August 4, 1995
re: 2 samples for Total Extractable Petroleum Hydrocarbons (TEPH) analysis.
Method: EPA 3510/8015M
Sampled: August 4, 1995
Matrix: WATER
Run: 7948-D
Extracted: August 8, 1995
Analyzed: August 9, 1995

Spl #	Sample ID	Kerosene (ug/L)	Diesel (ug/L)	Motor Oil (ug/L)
98236	8/4-1A,B,2A,B	N.D.	95000	N.D.
	For above sample:	*REPORTING LIMITS RAISED 100X DUE TO DILUTION.*		
98237	8/4-4A,B,5A,B	3500	N.D.	N.D.
	For above sample:	*Sample profile is similar to that of stoddard solvent. Reporting limits raised 10X due to dilution.*		
	Reporting Limits	50	50	500
	Blank Result	N.D.	N.D.	N.D.
	Blank Spike Result (%)	--	96	--

Dennis Mayugba
Chemist

Ali Kharrazi
Organic Manager

1220 Quarry Lane • Pleasanton, California 94566-4756
(510) 484-1919 • Facsimile (510) 484-1096
Federal ID #68-0140157

CHROMALAB, INC.

Environmental Services (SDB)

August 11, 1995

Submission #: 9508075

SUTTON GROUP

Atten: John Sutton
Project: 316-38th St
Project#: SG 3030
Received: August 4, 1995
re: One sample for Volatile Organic Compounds analysis.
Method: EPA 8240/8260
SampleID: 8/4-1A,B,2A,B
Sample #: 98236
Matrix: WATER
Sampled: August 4, 1995
Run: 8016-O
Analyzed: August 11, 1995

Analyte	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE RESULT (%)
ACETONE	4700	200	N.D.	--
BENZENE	N.D.	50	N.D.	102
BROMODICHLOROMETHANE	N.D.	50	N.D.	--
BROMOFORM	N.D.	50	N.D.	--
BROMOMETHANE	N.D.	50	N.D.	--
METHYL ETHYL KETONE	N.D.	50	N.D.	--
CARBON TETRACHLORIDE	N.D.	50	N.D.	--
CHLOROBENZENE	N.D.	50	N.D.	105
CHLOROETHANE	N.D.	50	N.D.	--
2-CHLOROETHYLVINYL ETHER	N.D.	50	N.D.	--
CHLOROFORM	N.D.	50	N.D.	--
CHLOROMETHANE	N.D.	50	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	50	N.D.	--
1,1-DICHLOROETHANE	N.D.	50	N.D.	--
1,2-DICHLOROETHANE	180	50	N.D.	--
1,1-DICHLOROETHENE	N.D.	50	N.D.	104
CIS-1,2-DICHLOROETHENE	N.D.	50	N.D.	--
TRANS-1,2-DICHLOROETHENE	N.D.	50	N.D.	--
1,2-DICHLOROPROPANE	N.D.	50	N.D.	--
CIS-1,3-DICHLOROPROPENE	N.D.	50	N.D.	--
TRANS-1,3-DICHLOROPROPENE	N.D.	50	N.D.	--
ETHYLBENZENE	180	50	N.D.	--
2-HEXANONE	N.D.	50	N.D.	--
METHYLENE CHLORIDE	N.D.	50	N.D.	--
METHYL ISOBUTYL KETONE	4700	50	N.D.	--
STYRENE	N.D.	50	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	50	N.D.	--
TETRACHLOROETHENE	N.D.	50	N.D.	--
TOLUENE	210	50	N.D.	92
1,1,1-TRICHLOROETHANE	N.D.	50	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	50	N.D.	--
TRICHLOROETHENE	110	50	N.D.	103
TRICHLOROFLUOROMETHANE	N.D.	50	N.D.	--
VINYL ACETATE	N.D.	50	N.D.	--
VINYL CHLORIDE	N.D.	50	N.D.	--
TOTAL XYLENES	2200	50	N.D.	--

Oleg Nemtsov
Chemist

Ali Kharrazi
Organic Manager

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(510) 484-1919 • Facsimile (510) 484-1096

CHROMALAB, INC.

Environmental Services (SDB)

August 11, 1995

Submission #: 9508075

SUTTON GROUP

Atten: John Sutton
Project: 316-38th St
Project#: SG 3030
Received: August 4, 1995
re: One sample for Volatile Organic Compounds analysis.
Method: EPA 8240/8260
SampleID: **8/4-4A,B,5A,B**
Sample #: 98237
Matrix: WATER
Sampled: August 4, 1995
Run: 8016-O
Analyzed: August 11, 1995

Analyte	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE RESULT (%)
ACETONE	170000	4000	N.D.	--
BENZENE	N.D.	200	N.D.	102
BROMODICHLOROMETHANE	N.D.	200	N.D.	--
BROMOFORM	N.D.	200	N.D.	--
BROMOMETHANE	N.D.	200	N.D.	--
METHYL ETHYL KETONE	N.D.	200	N.D.	--
CARBON TETRACHLORIDE	N.D.	200	N.D.	--
CHLOROBENZENE	N.D.	200	N.D.	105
CHLOROETHANE	N.D.	200	N.D.	--
2-CHLOROETHYLVINYL ETHER	N.D.	200	N.D.	--
CHLOROFORM	N.D.	200	N.D.	--
CHLOROMETHANE	N.D.	200	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	200	N.D.	--
1,1-DICHLOROETHANE	N.D.	200	N.D.	--
1,2-DICHLOROETHANE	N.D.	200	N.D.	--
1,1-DICHLOROETHENE	N.D.	200	N.D.	104
CIS-1,2-DICHLOROETHENE	N.D.	200	N.D.	--
TRANS-1,2-DICHLOROETHENE	N.D.	200	N.D.	--
1,2-DICHLOROPROPANE	N.D.	200	N.D.	--
CIS-1,3-DICHLOROPROPENE	N.D.	200	N.D.	--
TRANS-1,3-DICHLOROPROPENE	N.D.	200	N.D.	--
ETHYLBENZENE	N.D.	200	N.D.	--
2-HEXANONE	N.D.	200	N.D.	--
METHYLENE CHLORIDE	N.D.	200	N.D.	--
METHYL ISOBUTYL KETONE	N.D.	200	N.D.	--
STYRENE	N.D.	200	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	200	N.D.	--
TETRACHLOROETHENE	N.D.	200	N.D.	--
TOLUENE	N.D.	200	N.D.	92
1,1,1-TRICHLOROETHANE	N.D.	200	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	200	N.D.	--
TRICHLOROETHENE	N.D.	200	N.D.	103
TRICHLOROFLUOROMETHANE	N.D.	200	N.D.	--
VINYL ACETATE	N.D.	200	N.D.	--
VINYL CHLORIDE	N.D.	200	N.D.	--
TOTAL XYLENES	N.D.	200	N.D.	--

Oleg Nemtsov
Chemist

Ali Khazrazi
Organic Manager

1220 Quarry Lane • Pleasanton, California 94566-4756
(510) 484-1919 • Facsimile (510) 484-1096

CHROMALAB, INC.

Environmental Services (SDB)

August 15, 1995 *Submission #:* 9508110

SUTTON GROUP

Atten: John Sutton
Project: SG3030
Received: August 8, 1995
re: One sample for Volatile Organic Compounds analysis.
Method: EPA 8240/8260
SampleID: 8/8-3A,3B,3C
Sample #: 98476 *Matrix:* LIQUID
Sampled: August 8, 1995 *Run:* 8050-O *Analyzed:* August 14, 1995

Analyte	RESULT (ug/L)	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK SPIKE RESULT (%)
ACETONE	80	4.0	N.D.	--
BENZENE	N.D.	2.0	N.D.	86
BROMODICHLOROMETHANE	N.D.	2.0	N.D.	--
BROMOFORM	N.D.	2.0	N.D.	--
BROMOMETHANE	N.D.	2.0	N.D.	--
METHYL ETHYL KETONE	18	2.0	N.D.	--
CARBON TETRACHLORIDE	N.D.	2.0	N.D.	--
CHLOROBENZENE	N.D.	2.0	N.D.	92
CHLOROETHANE	N.D.	2.0	N.D.	--
2-CHLOROETHYLVINYL ETHER	N.D.	2.0	N.D.	--
CHLOROFORM	N.D.	2.0	N.D.	--
CHLOROMETHANE	N.D.	2.0	N.D.	--
DIBROMOCHLOROMETHANE	N.D.	2.0	N.D.	--
1,1-DICHLOROETHANE	2.0	2.0	N.D.	--
1,2-DICHLOROETHANE	14	2.0	N.D.	--
1,1-DICHLOROETHENE	N.D.	2.0	N.D.	77
CIS-1,2-DICHLOROETHENE	N.D.	2.0	N.D.	--
TRANS-1,2-DICHLOROETHENE	N.D.	2.0	N.D.	--
1,2-DICHLOROPROPANE	N.D.	2.0	N.D.	--
CIS-1,3-DICHLOROPROPENE	N.D.	2.0	N.D.	--
TRANS-1,3-DICHLOROPROPENE	N.D.	2.0	N.D.	--
ETHYLBENZENE	N.D.	2.0	N.D.	--
2-HEXANONE	N.D.	2.0	N.D.	--
METHYLENE CHLORIDE	N.D.	2.0	N.D.	--
METHYL ISOBUTYL KETONE	13	2.0	N.D.	--
STYRENE	2.0	2.0	N.D.	--
1,1,2,2-TETRACHLOROETHANE	N.D.	2.0	N.D.	--
TETRACHLOROETHENE	6.0	2.0	N.D.	--
TOLUENE	N.D.	2.0	N.D.	87
1,1,1-TRICHLOROETHANE	N.D.	2.0	N.D.	--
1,1,2-TRICHLOROETHANE	N.D.	2.0	N.D.	--
TRICHLOROETHENE	N.D.	2.0	N.D.	96
TRICHLOROFLUOROMETHANE	N.D.	2.0	N.D.	--
VINYL ACETATE	N.D.	2.0	N.D.	--
VINYL CHLORIDE	N.D.	2.0	N.D.	--
TOTAL XYLENES	4.0	2.0	N.D.	--

Oleg Nemtsov
Chemist

Ali Kharrazi
Organic Manager

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(510) 484-1919 • Facsimile (510) 484-1096
Federal ID #68-0140157

copy to M. Logan ACEH

CHROMALAB, INC.

Environmental Services (SDB)

August 15, 1995

Submission #: 9508110

SUTTON GROUP

Atten: John Sutton
Project: SG3030
Received: August 8, 1995
re: 1 sample for Total Extractable Petroleum Hydrocarbons (TEPH) analysis.
Method: EPA 3510/8015M
Sampled: August 8, 1995

Matrix: LIQUID
Run: 8030-D
Extracted: August 11, 1995
Analyzed: August 11, 1995

Spl #	Sample ID	Kerosene (ug/L)	Diesel (ug/L)	Motor Oil (ug/L)
98476	8/8-3A,3B,3C	2900	N.D.	N.D.
	For above sample:	*REPORTING LIMITS RAISED 10X DUE TO DILUTION.*		
	Reporting Limits	500	500	5000
	Blank Result	N.D.	86.00	N.D.
	Blank Spike Result (%)	--	--	--

Dennis Mayugba
Chemist

Ali Kharrazi
Organic Manager

96 MAR 19 PM 1:40
ENVIRONMENTAL PROTECTION

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Federal ID #68-0140157

THE SUTTON GROUP
Engineering and Environmental Services
51 Shuey Drive
Moraga, California 94556-2620
PHONE (510) 631-1688, FAX (510) 631-1371

December 22, 1995

Ms. Medula Logan
Alameda County Health Agency
Division of Environmental Protection
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: UST's outside 316 38th Street
Oakland, CA

Dear Ms Logan:
This letter is to update you on the status of the subject case. As we have discussed by phone, the property owner, Mr. Earl W. Thompson, Sr. has retained The Sutton Group to support his efforts to bring this case to closure.

Five tanks were understood to be beneath the sidewalk outside the property at 316 38th Street, Oakland. These tanks would be relics of a dry cleaning business that operated in the subject two story brick building up till the late 1970's. Another former dry cleaning business bounds the subject address to the north and to the east (left and behind, when viewed from 38th Street). That business, variously known as "Glovatorium", and the Depper property, operated until the 1990's. That business closed following enforcement action by your agency.

History
The subject property has been owned by Earl W. Thompson since 1974. He purchased it from Felix and Jeanette Koenig, who operated the dry cleaning business on the site. All the cleaning equipment had been removed prior to the transfer. Further, Mr. Koenig, now deceased, advised Mr. Thompson that all the solvent had been salvaged and all the tanks were then filled with water. The largest tank had been identified by Mr. Koenig as a 5,000 gallon size.

Mr. Thompson has occupied part of the building since the purchase, but has leased the majority of the two floors to residential and commercial tenant's. Mr. Thompson had no use for the tanks, and has stated to me that he has not-so-much as lifted the cap on any of the underground tanks since he purchased the building. None of the tenants are, nor have been involved in dry cleaning, or similar chemical-using industries. This information was previously presented to Alameda County Environmental Health LOP (ACEH) in a letter from Mr. Thompson dated July 18, 1995, and at meeting with Messrs. Ariu Levi and Ron Ocarz of ACEH, Mr. Thompson and Mr. John Sutton on July 13, 1995.

Proposed Closure Program

It is Mr. Thompson's intent to close this site in as expeditious a manner as it is feasible for him to do so. This will entail removal of tanks in close proximity to a (presently) unreinforced masonry building. , and satisfaction of ACEH in regard to any leakage-related issues.

Removal of these tanks will be significantly hindered by the presence of high voltage (over 1,000 volts) overhead power lines. In particular, one major pole located on the sidewalk adjacent to tank 5, near the property line. The next pole to the east, which is near the east property boundary, holds three transformers. These lines, at approximately the roof level, serve the adjacent businesses and those across East 38th street. Removal of the east-most tank, #1, which extends to 24 feet depth will be extremely difficult and dangerous due to the presence of these power lines. Based on the fact that Tank #1 appears not to have leaked, I request that ACEH approve closure-in place for this tank.

Mr. Thompson has extremely limited financial resources available to him at this time. In order to continue with the project and to minimize costs, the Department's assistance is requested in obtaining technical data about contamination which may originate on the nearby and neighboring properties. As an example, there is evidence of two, small (1½") diameter investigation probe borings in the 38th Street sidewalk near the west boundary of the property. Drilling logs and reports would be valuable. Please call John Sutton at the above phone number to coordinate a search of files.

Mr. Thompson intends to proceed with bringing the property into compliance, however his first requirement is to seek out funding to perform this work. He is presently in contact with the Bay Area Small Business Development Corporation who are processing loans for the "Repair Underground Storage Tanks" (RUST) Program regarding a loan to cover removal of the tanks, and the State Fund for any necessary clean-up. He is also investigating source for financing professional engineering services, which are currently not being funded by the State Fund.

We will keep you informed as to progress, results, and schedule, especially at times when agency inspection or document review are required. Please feel free to call John Sutton at The Sutton Group should you have any questions or need further information.

Yours truly

THE SUTTON GROUP

(1) location of map

(2) VS's were used

John R. Sutton, PE, GE
Principal Engineer

Copy. FYI

THE SUTTON GROUP

Engineering and Environmental Services

51 Shuey Drive
Moraga, California 94556-2620

FAX

Date: 03/15/96

Number of pages including cover sheet: 1

To:

Ms. Juliett Blake

ACEH,
Dept.Envir.Prot.

Phone:

Fax phone: **339-9335**

CC: Earl Thompson, Sr.

From:

John R. Sutton

Phone: *(510) 631-1688*

Fax phone: *(510) 631-1371*

REMARKS: ☐ Urgent ☐ For your review ☒ Reply ASAP ☐ Please comment

I request your assistance in reviewing files on contaminated properties adjacent to 316 38th Street, Oakland, 94609. Properties of greatest interest are "Deper/Glovatorium" site, 3815 Broadway, State ID 439, and Broadway Unocal at 3943 Broadway, State ID 1119. Mr. Ariu Levi recently advised me that the Glovatorium file should be available since the District Attorney's action against the property was complete.

Please call me at the above number (earlier mornings are best) so that we can set a time. You can also page me at 1-800-501-1570.

sg/3030lt05. 3/15/96 2:45 PM

Ms. Medula Logan
Alameda County Environmental Health
December 20, 1995

Proposed Closure Program

It is Mr. Thompson's intent to close this site in as expeditious a manner as it is feasible for him to do so. This will entail removal of tanks in close proximity to a (presently) unreinforced masonry building. , and satisfaction of ACEH in regard to any leakage-related issues.

Removal of these tanks will be significantly hindered by the presence of high voltage (over 1,000 volts) overhead power lines. In particular, one major pole located on the sidewalk adjacent to tank 5, near the property line. The next pole to the east, which is near the east property boundary, holds three transformers. These lines, at approximately the roof level, serve the adjacent businesses and those across East 38th street. Removal of the east-most tank, #1, which extends to 24 feet depth will be extremely difficult and dangerous due to the presence of these power lines. Based on the fact that Tank #1 appears not to have leaked, I request that ACEH approve closure-in place for this tank.

Mr. Thompson has extremely limited financial resources available to him at this time. In order to continue with the project and to minimize costs, the Department's assistance is requested in obtaining technical data about contamination which may originate on the nearby and neighboring properties. As an example, there is evidence of two, small (1½") diameter investigation probe borings in the 38th Street sidewalk near the west boundary of the property. Drilling logs and reports would be valuable. Please call John Sutton at the above phone number to coordinate a search of files.

Mr. Thompson intends to proceed with bringing the property into compliance, however his first requirement is to seek out funding to perform this work. He is presently in contact with the Bay Area Small Business Development Corporation who are processing loans for the "Repair Underground Storage Tanks" (RUST) Program regarding a loan to cover removal of the tanks, and the State Fund for any necessary clean-up. He is also investigating source for financing professional engineering services, which are currently not being funded by the State Fund.

We will keep you informed as to progress, results, and schedule, especially at times when agency inspection or document review are required. Please feel free to call John Sutton at The Sutton Group should you have any questions or need further information.

Yours truly

THE SUTTON GROUP

(1) location of map

(2) VS's were used

John R. Sutton, PE, GE
Principal Engineer

sg\proj\3030lt02

Exhibit - E

40TH
STREET
BROADWAY
SUBDIVISION
TRACT
MAY
ROUTE 19