earth metrics incorporated

November 9, 1990

Mr. Fernando Alvarez
Tracy Savings and Loan
1655 Willow Pass Road
Concord, CA 94520

Subject: Level One Environmental Site Assessment: 1499 MacArthur Boulevard, Oakland, California (Earth Metrics' file reference 10789A)

Dear Mr. Alvarez:

Enclosed herewith is Earth Metrics' Level One Environmental Site Assessment for the above-referenced site. The assessment was prepared in conformance with accepted practices for such studies and Earth Metrics' in-house quality assurance program. The undersigned pledge that the facts presented herein are based upon available information discovered by Earth Metrics and represent existing conditions at the site up to the present time.

Sincerely,

Paul B. Awosika
Project Manager

Marc R. Papineau
Manager, Physical Sciences Department
Registered Environmental Assessor 00791

91 JAN 30 A7:10:45

2855 CAMPUS DRIVE, SUITE 300, SAN MATEO, CALIFORNIA 94403 (415) 578-9900

LEVEL ONE

ENVIRONMENTAL SITE ASSESSMENT

FOR 1499 MACARTHUR BOULEVARD

OAKLAND, CALIFORNIA

Prepared for:

TRACY SAVINGS AND LOAN

November 9, 1990

Prepared by:

EARTH METRICS INCORPORATED
2855 Campus Drive, Suite 300
San Mateo, CA 94403
(415) 578-9900

10789A

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1. EXECUTIVE SUMMARY

The following is a summary of findings of the Level One Environmental Site Assessment prepared by Earth Metrics Incorporated for the subject site located at 1499 MacArthur Boulevard in the City of Oakland, California. The subject site is developed as an automobile repair shop. This Level One Environmental Site Assessment was based on physical inspection of the site, a review of available archival information consisting of agency lists, files, and aerial photographs, and consultation with knowledgeable parties in local, county, state and federal agencies.

The subject site was previously used as a service station. The development was completed in 1940, and a final permit for operation was issued by the City of Oakland on December 16, 1941. Three tanks and three pumps were removed on October 2, 1990, after the closure of the site as a gas station. The visual analysis of the entire structural composition of the auto repair shop, indicates that the floor area is made of concrete and asphalt material, the walls are of steel and glass material, and the roof is made of steel material. During Earth Metrics' inspection, potential asbestos containing materials (ACBM) were not found to be present on the subject site.

There are no aboveground storage tanks, but there is one waste oil underground storage tank on the site. There are no on-site groundwater wells. During Earth Metrics' November 6, 1990 site inspection, there were no indications of discharges, discolored soils, odors, or any evidence to suggest that the subject site has been a generator or recipient of any fill or soil contamination. The inspector saw no discolored concrete or asphalt, indicating absence of gross spillage of petroleum fuel, oil, or other staining chemicals.

There are three known hazardous material release incidents within a one-half mile radius of the subject site, involving soil contamination with petroleum fuel hydrocarbons and associated volatile organic constituents. Regulatory agency records indicate that there is no migration of the contaminant to the subject site. No incidents have occurred in upgradient direction from the site and, therefore, the likelihood of an environmental impairment risk to the subject site due to an outside source is very remote. There are no liquid-filled fluorescent lighting ballasts on the subject site. Earth Metrics' inspector saw no overhead transformers that may contain polychlorinated biphenyls (PCBs) on the subject site or in the vicinity.

CONCLUSION/RECOMMENDATION

Earth Metrics concludes that there is no factual evidence of environmental impairment of the site. Two of the three contaminated sites in the vicinity are downgradient, and the third contaminated site is crossgradient. Therefore, because of the distance and the upgradient position of the subject site in relation to the contaminated sites, there is no factual evidence of neighborhood sites that could pose a risk of environmental impairment to the subject site. There is no factual evidence of environmental impairment or risk thereof that would restrict the use of the site. The research presented herein constitutes a sufficient basis for the above conclusion. No further research is recommended or warranted. A Hazardous Materials Management Plan

(HMMP) has been filed with the Alameda County Health Department, but it is not available at the subject site. Earth Metrics recommends a copy of the HMMP to be kept at the subject site at all times pursuant to A.B. 2185/2187.

2. INTRODUCTION

Earth Metrics presents the Level One Environmental Site Assessment of real property at 1499 MacArthur Boulevard in the City of Oakland, California (see Figures 1 and 2). Earth Metrics prepared this assessment for Tracy Savings and Loan.

The scope of this Level One Environmental Assessment consists of an inspection and review of records to evaluate the potential for environmental impairment on the site or of risk to the site. Potential soil and groundwater contamination in the neighborhood is researched using appropriate agency lists and records. A history of recent site usage based upon archived aerial photographic review and consultation with knowledgeable parties is provided herein. Chemical analysis of soil or groundwater is not within the scope of this assessment. A visual and tactile inspection for asbestos building material was part of this assessment; however, because of the building material composition of the subject site, no asbestos analysis was performed.

Section 3 presents the findings specific to the site from the site inspection, consultations, and archival aerial photographic research. Section 4 summarizes the neighborhood survey and agency consultations. Section 5 addresses the issue of potential off-site contamination and movement of contamination.

The reader should be aware that strict interpretation of the Federal Comprehensive Emergency Response and Compensation Liability Act (CERCLA) and derivative California and federal legislation and case law may hold the landowner responsible for any toxic liability including future cleanup costs and, potentially, even historical assessments and remediation work on the subject property. Such a statement is not motivated by any condition of the subject property but as a general observation of the advisability that property owners and purchasers exercise all appropriate diligence and alertness to hazardous material risks.

This report is not intended to provide the necessary level of detail to be utilized for structural demolition/remodelling, or soil or groundwater remediation. For such activities, appropriate regulations should be followed to ensure adequate coverage of material handling, worker and employee safety, airborne contamination during construction and the precise extent of any contamination for contractor directions. This report was prepared under the supervision of Mr. Marc Papineau, a State of California Registered Environmental Assessor, Number REA 00791.

PROJECT DESCRIPTION

Tracy Savings and Loan intended to investigate the environmental conditions of the site and the vicinity. This report may be used by the buyer and lender in consideration of financing.

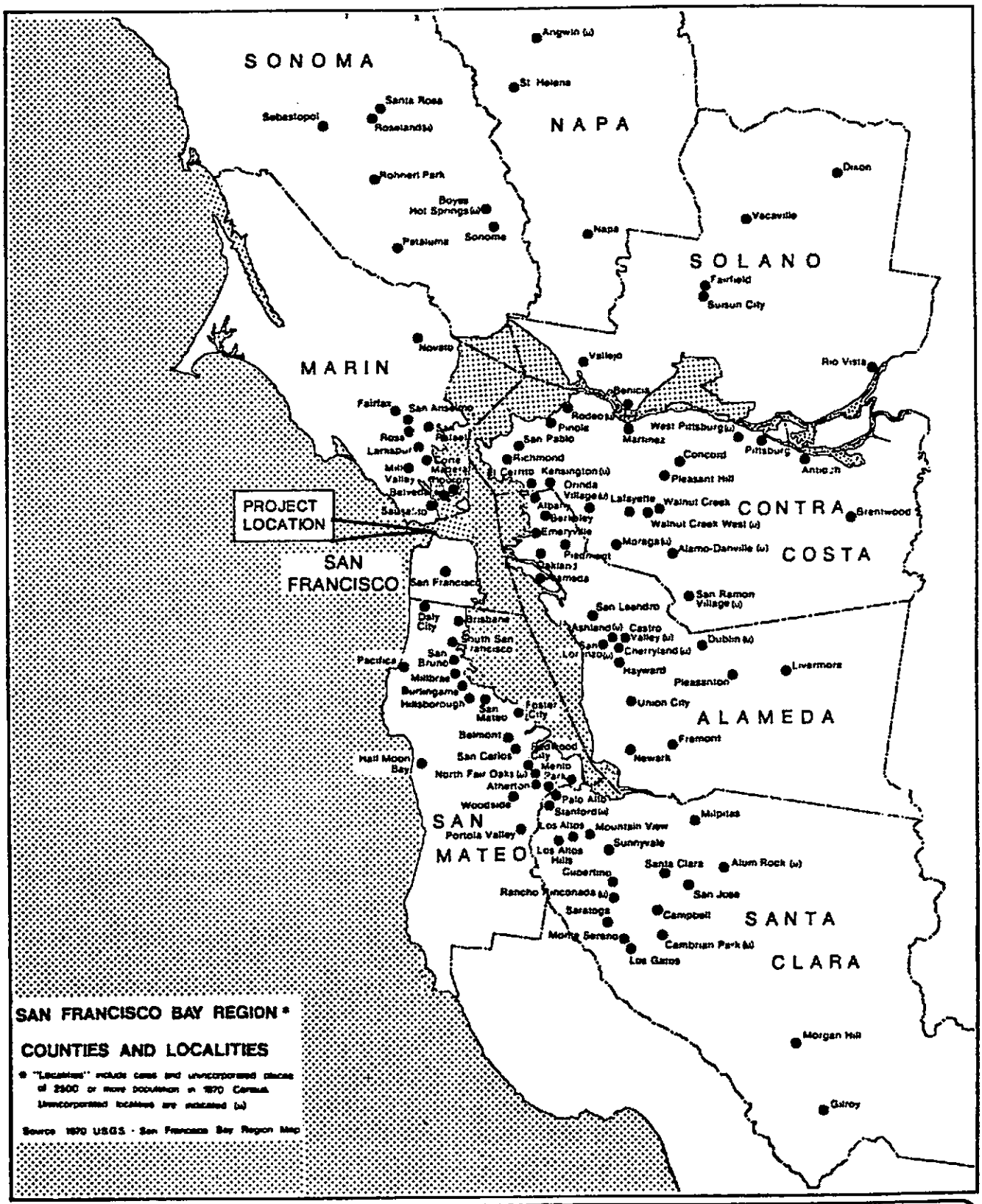
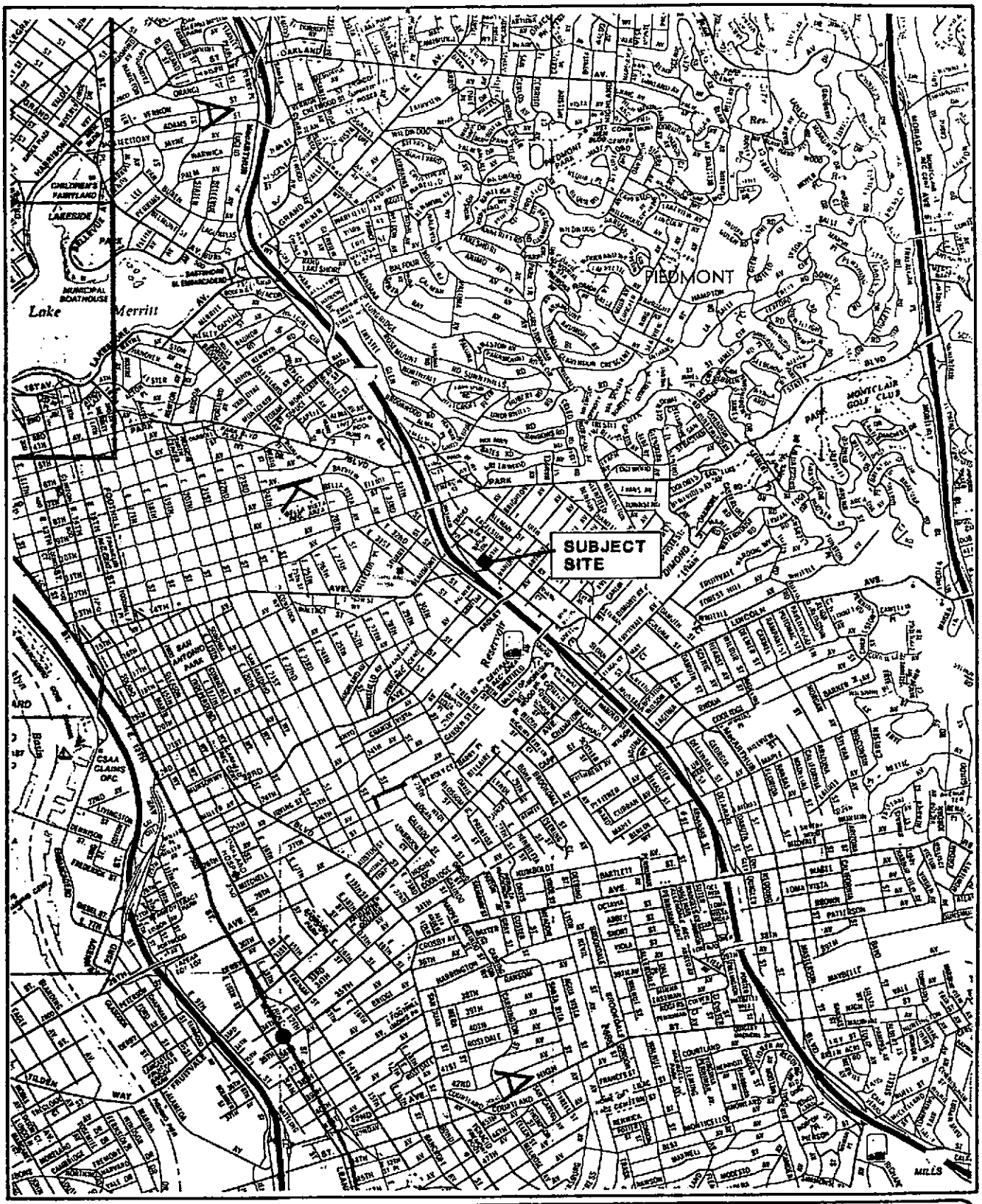


FIGURE 1. REGIONAL PROJECT LOCATION MAP



earth metrics

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SCALE
1" = 2400'

FIGURE 2. LOCAL SITE LOCATION MAP

3. EXISTING SITE CONDITIONS AND SITE HISTORY

The subject site consists of a mechanic shop. The site was previously used as a service station and auto repair shop. The subject site operation as a gasoline station was discontinued on October 2, 1990 (see closure report in Appendix A).

The site inspection consisted of surveillance of the property to determine the potential presence of contamination (i.e., released hazardous materials or wastes). The inspection also included tactile and visual inspection for potential damaged or friable asbestos containing materials.

SITE INSPECTION

A physical inspection of the site was performed on November 6, 1990 by Earth Metrics' staff to evaluate the potential for hazardous materials on or adjacent to the site and to interview the manager of the repair shop, Mr. Hosshang Ghassemi, with respect to historic usage of hazardous materials on the site.

The site is occupied by Hooshi's Auto Service, which operates an auto mechanic workshop on the subject site. The present business operating on the subject site is a user of hazardous materials such as gasoline, motor oil, waste oil, and hydraulic fluid. Hooshi's Auto Service has submitted a Hazardous Materials Management Plan (HMMP) pursuant to A.B. 2185/2187 to the County of Alameda, and operates under permit number 90 WDD 314 (Hooshi, 1990). The Standard Industrial Classification is code 5541.

One underground waste oil storage tank is located on the site. The waste oil in the 75-gallon underground tank is hauled away periodically by Safety-Kleen, Inc. Hazardous materials stored and used on the site include engine oil, brake fluid, multi-purpose grease, engine oil, and kerosene. In all areas inspected, all hazardous materials were kept in enclosed containers. Earth Metrics' inspector observed no evidence of spills, leach fields, sewers, catch basins, water wells or dry wells.

The site was walked and inspected for obvious signs of potential environmental impairment. There was visible evidence that the site could have been filled during the time of construction in 1940. This is because the site is located on a gentle to moderate slope, of which elevation decreases toward the west. Also, after the removal of three tanks on October 2, 1990, KTW & Associates indicated in its report that the back fill materials consisted of sand and aggregate. The area from where the pumps and the three tanks were removed is covered with concrete, and all other areas of the auto repair shop is covered with asphalt. The floor area of the subject site is dry and there was no evidence of leaks or spills.

There are no liquid-filled fluorescent lighting ballasts on the subject site. Earth Metrics' inspector observed no overhead transformers that may contain polychlorinated biphenyls (PCBs) on the subject site and in the vicinity. The inspector observed no discolored concrete or asphalt, indicating absence of gross spillage of petroleum fuel, oil, or other staining chemicals.

ASBESTOS INSPECTION

A visual and tactile inspection for damaged or friable asbestos containing materials was performed by an Earth Metrics staff member (who is a certified Building Inspector and Management Planner for Asbestos Building Materials).

The general areas that were inspected during Earth Metrics' building inspection included a visual inspection of the following:

- Telephone/electrical room
- Office/toilet
- Roof

According to California Administrative Code (CAC), Title 22, friable materials that contain greater than 1 percent total asbestos by weight are considered persistent and bioaccumulative toxic substances only if the materials are in a "friable" state. According to Bay Area Air Quality Management District (BAAQMD) rule 11-2-209 as of July 16, 1990, the definition of friability includes three categories of asbestos containing building materials (ACBMs):

i) Traditionally friable, i.e., easily crumbled materials, such as sprayed-on fireproofing, sprayed-on acoustic treatments and thermal system insolation.

ii) Materials that were non-friable at the time of inspection, but that may be rendered friable by a variety of renovation and demolition procedures including shot-blasting, sanding, sawing, etc. This category includes asbestos cement products, ceiling tiles, sheet linoleum and floor tile.

iii) Materials that were non-friable because the asbestos fibers were bound in a sticky, bituminous or resinous matrix, but that are now friable ("in a powdered state") due to crushing, sanding, sawing or "severe weathering." This category includes asphalt roofing and floor tile mastic.

POTENTIAL ASBESTOS CONTAINING MATERIALS (ACBM)

No damaged or friable asbestos containing building materials were observed. The entire structure is of concrete foundation, steel and glass wall, and a steel roof.

TOPOGRAPHY AND GROUNDWATER

The subject site vicinity is located within the East Bay Plane situated between the northwestern portion of the San Leandro Cone, and the southwestern portion of the Oakland Alluvial Plane. The eastern side of the plane in the Oakland area is marked by the active Hayward Fault, which is located along the base of the Diablo Range escarpment.

The subject site is located on a gentle to moderate slope of which the elevation decreases toward the west. The subject site is at an elevation of 200 feet above mean sea datum (U.S. Geological Survey, East Oakland, 7.5"

Quadrangle, 1959, photorevised 1968). Groundwater is encountered at approximately 50 to 100 feet below grade surface and flows westerly (i.e., from the east toward the San Francisco Bay)(Alameda Public Works, 1990). The local topography and groundwater flow direction is illustrated in Figure 3. The site is facing a hillside. A concrete retaining wall, approximately 10 feet high, is located along the west, south and north of the subject site. The subject site is concrete and asphalt covered, and slopes to the east. Residential and commercial properties are located in the vicinity of the subject site.

AGENCY CONSULTATION

During the course of this assessment, several public agencies were consulted for review of records and documents. The present and past zoning of the site was confirmed using records from the City of Oakland Planning Department. The present zoning is (C-30) commercial, located near a high density residential area, and has been for at least several years (Madani, 1990).

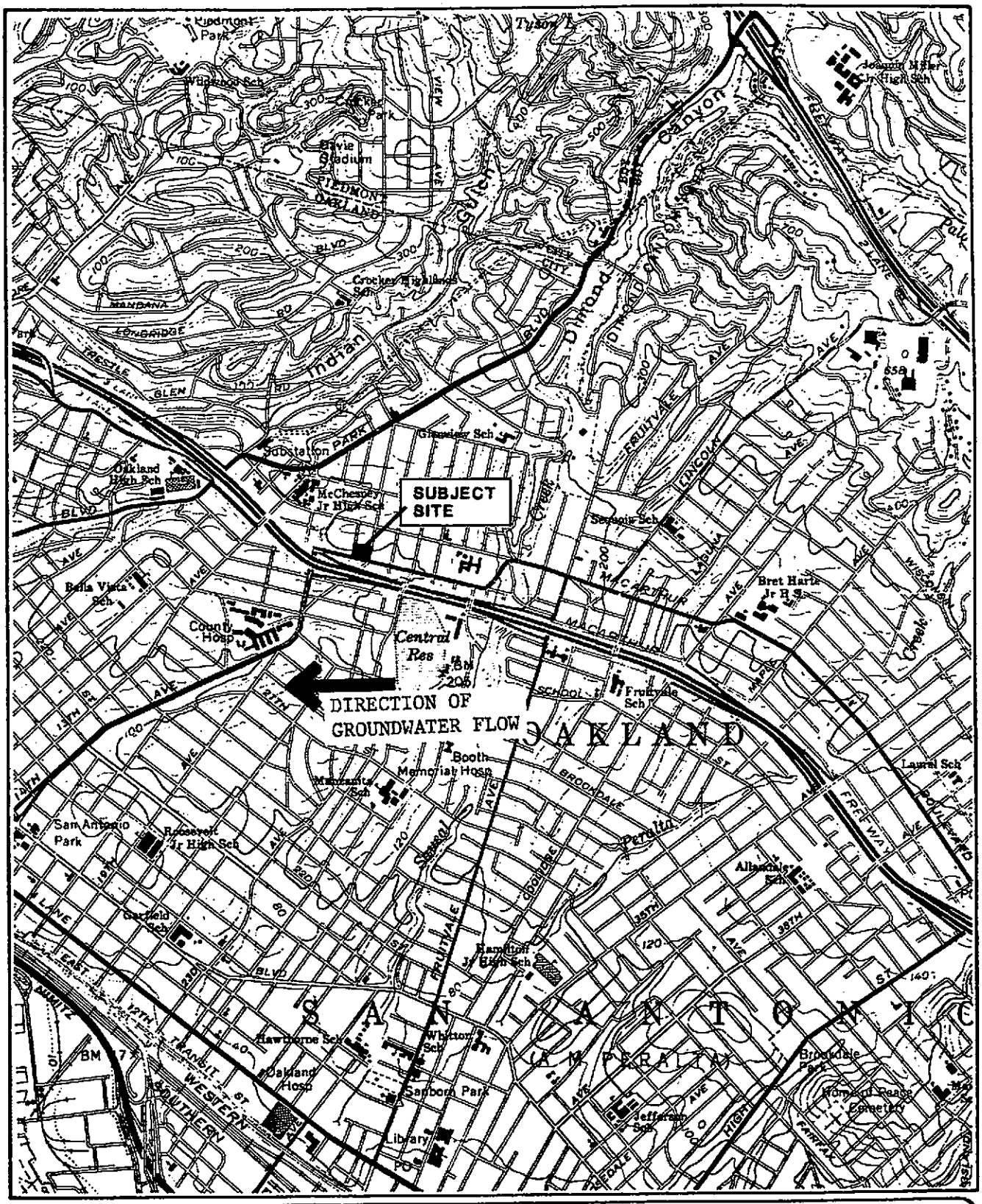
The City of Oakland Bureau of Fire Prevention maintains records of hazardous materials storage for businesses in the City of Oakland. This agency was contacted regarding any records of hazardous materials currently stored or that have been stored on or near the subject site. The Bureau indicated that no leaks or spills have occurred in the subject site or its vicinity.

The County of Alameda Department of Environmental Health was contacted regarding any records of hazardous materials being stored on the subject site. The department has no records of any hazardous waste generators on the site.

The State of California Department of Health Services, Toxic Control Division, was contacted concerning hazardous material usage or storage at the subject site. No records were present that indicated any violation, usage or storage of hazardous materials on the subject site.

SITE HISTORY

The City of Oakland Building Department indicated that the building was completed in 1940. Review of aerial photographs and agency consultation did not reveal any historical manufacturing or agricultural use of the neighborhood.



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1:24,000

FIGURE 3. TOPOTGRAPHIC MAP OF SUBJECT SITE VICINITY

4. NEIGHBORHOOD LAND USE AND HISTORY

EXISTING NEIGHBORHOOD LAND USE

A visual survey of the neighborhood was performed to verify land uses in the vicinity of the subject site. The subject site is bounded by MacArthur Boulevard on the east, residential/commercial buildings to the north, the MacArthur Freeway (Interstate 580) to the west, and 14th Street on the south. Single-family detached residential housing is located across 14th Street and MacArthur Boulevard from the site. Other land uses proximate to the subject site include residential and commercial uses, which do not store or produce toxic materials. Some of the commercial business in the area include: Pacific Sound, Bay Drafting Service, Simmons and Son Glass, Leigh Marymor Plumbing, Orchid Mini Market, The Oakland-Berkeley Piano Company, Private Enterprise Mailbox Rentals, Special Occasions Clothing Store, Allied Ambulance Inc., Toyan's Coffee Shop, West-Coast Tae Kwon Doe Karate, and a PS Public Storage.

No businesses near the site store or use hazardous materials of any kind, and, hence, no activity may pose a risk of environmental impairment to the subject site.

Agency consultation with the City of Oakland Bureau of Fire Prevention, the Alameda County Department of Environmental Health and the California Department of Health Services, Toxic Control Division, concerning spills of hazardous materials at the neighboring sites revealed that none of the neighborhood sites was ever involved with such a spill.

AERIAL PHOTOGRAPHIC RESEARCH

Aerial photographs of the vicinity were reviewed during the course of this assessment. Three stereographic pairs listed in Table 1 were examined. The photographs were taken in 1959, 1965 and 1974 by the U.S. government and are archived by the U.S. Department of the Interior, Geological Survey (see Figures 4, 5, and 6).

Review of the aerial photographs did not reveal any historical manufacturing or agricultural usage of the subject site and the neighborhood. In the 1959 photograph, the subject site and the entire area is developed with a narrow roadway located to the east and west of the subject site.

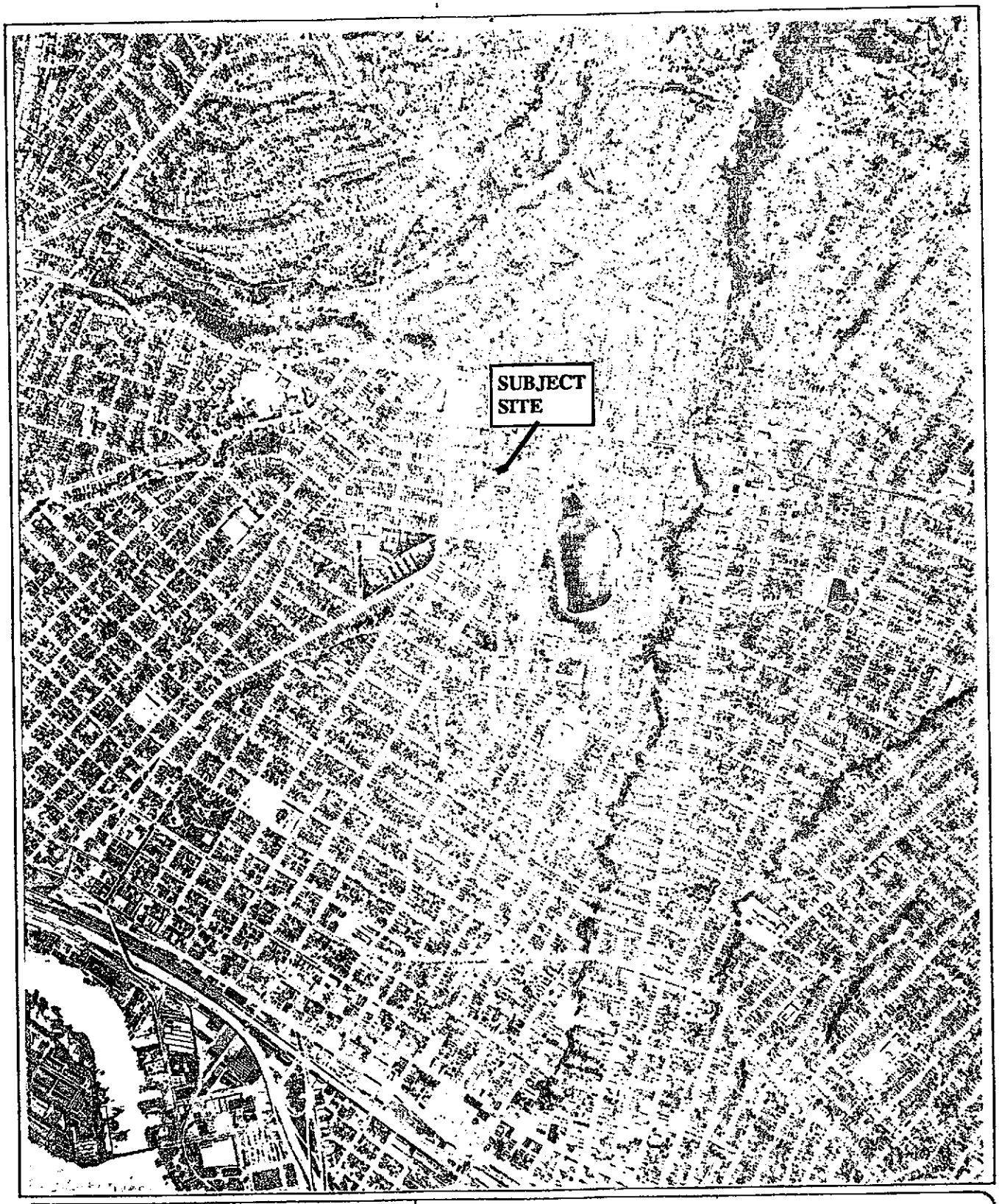
In the 1965 aerial photo, the land immediately to the west of the subject site was observed being developed into a freeway. In the 1974 photograph, the entire area, including I-580, were all developed. In all the photos, there were no area of bulk pesticide storage on the subject site and the vicinity.

There were no industrial centers or chemical storage area, except for the subject site, which was used for service station.

Earth Metrics concludes that sufficient aerial photographs have been reviewed to accurately describe the history of the subject site and surrounding areas.

TABLE 1. AERIAL PHOTOGRAPHS REVIEWED FOR THE SUBJECT SITE

DATE	IDENTIFICATION NUMBER	SCALE
1-15-59	BUT-12V-67	1:20,000
5-14-65	ALA6-111	1:12,000
10-14-74	13-89	1:20,000
Source: U.S. Geological Survey Photo Library.		



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SCALE

NO SCALE

FIGURE 4. 1959 AERIAL PHOTOGRAPH OF SUBJECT SITE VICINITY

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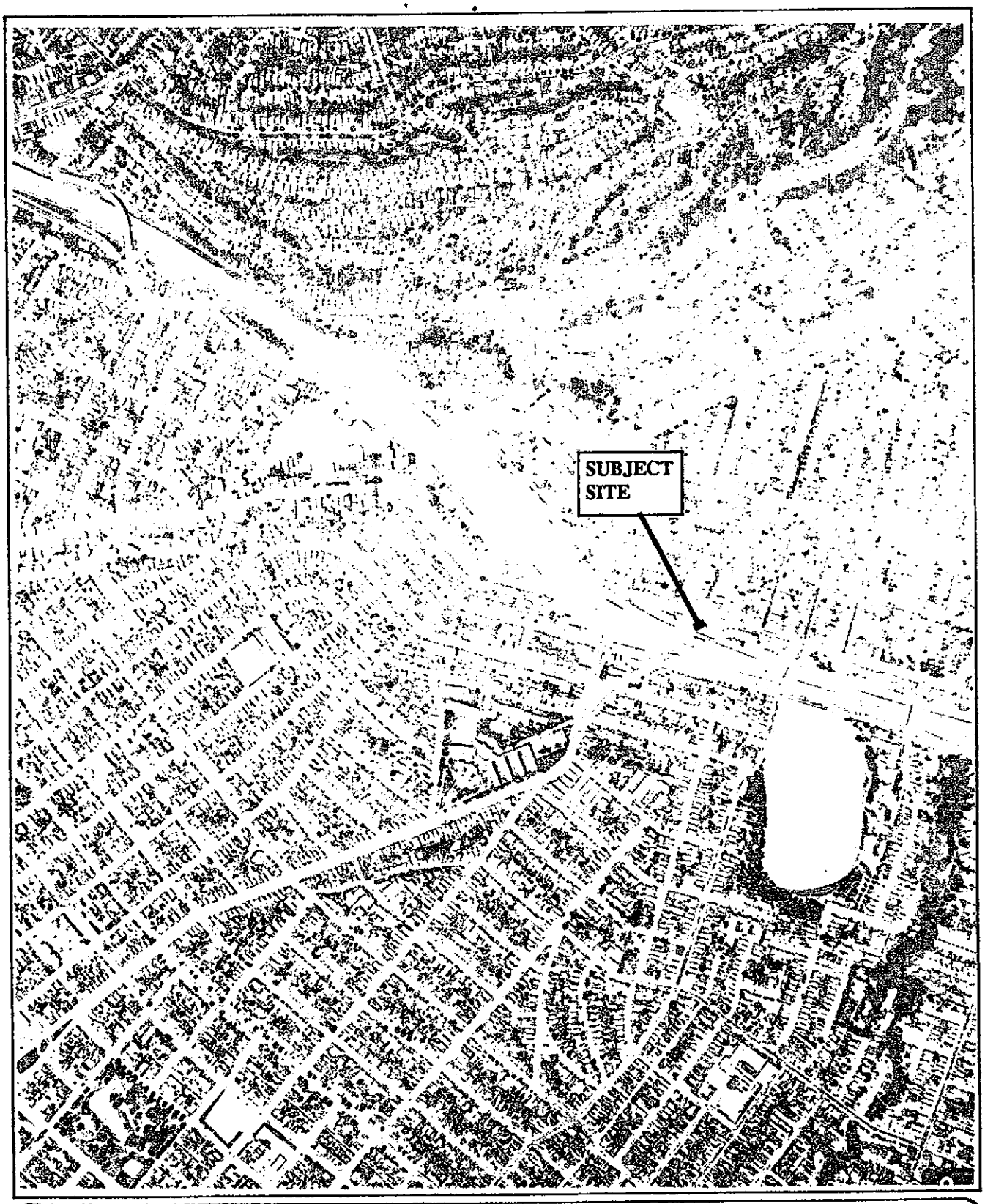
NO SCALE

FIGURE 5. 1965 AERIAL PHOTOGRAPH OF SUBJECT SITE VICINITY



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NO SCALE

FIGURE 6. 1974 AERIAL PHOTOGRAPH OF SUBJECT SITE VICINITY

5. REPORTED VICINITY CONTAMINATION INCIDENTS

COUNTY AND REGIONAL FILES

The Alameda County Department of Environmental Health and the Regional Water Quality Control Board (RWQCB) maintain records of reported fuel and non-fuel spills and leaks within their jurisdiction. These records were reviewed to determine whether any soil or groundwater contamination incidents have been reported within a one-half mile radius of the project site.

Leaks or spills found in the records of the RWQCB are ranked by their distance from the center of the project site (see Figure 7). All leaks and spills within a one-half mile radius are presented in Table 2. Spills are classified as either fuels, such as gasoline, diesel, and motor oil, or non-fuels. Non-fuels refer to a wide range of chemicals and solvents used in various industries and include organic compounds, such as trichloroethylene and PCBs.

According to the Alameda County Department of Health Services and the RWQCB, there are three known hazardous material release incidents within a one-half mile radius of the subject site, involving soil contamination with petroleum fuel hydrocarbons and associated volatile organic constituents. Regulatory agency records indicate that there is no migration of the contaminant to the subject site. The incidents have occurred downgradient and crossgradient (relative to groundwater flow) from the site and, therefore, do not pose any environmental impairment risk to the subject site.

1. Unknown, located at 1581-1589 MacArthur Boulevard, approximately .13 mile south of the subject site. The records of the RWQCB indicated that Ms. Karen Haney, a resident located on 1582 MacArthur Boulevard, Oakland, wrote a letter dated April 28, 1988 on behalf of the residents who live on the 1580-90 block of MacArthur Boulevard. The letter indicated that a vacant lot at 1580-89 MacArthur may contain a number of underground fuel storage tanks dating back to the 1930s and 1940s. She stressed in the letter the concern that the city failed to detect the existing buried tanks due to inadequate records. In general, the residents of the area believe soils tests should be performed before development of the site is permitted to proceed.

2. ARCO, located at 3310 Park Boulevard, approximately .33 mile northwest of the subject site. The RWQCB records indicated that this site, operating a gasoline station in a residential area, removed a 550-gallon waste-oil storage tank and three 10,000-gallon gasoline tanks located east of the station building on January 12, 1987. The report further indicated that three 10,000-gallon underground gasoline storage tanks were then installed at the site: one tank used to store regular gasoline, one tank used to store super unleaded gasoline, and one tank used to store unleaded gasoline. The report indicated that the soil samples collected from the pit contained nondetectable level of hydrocarbons.

On March 18, 1987, ARCO issued a letter to RWQCB summarizing environmental work performed during underground tank removal and proposing to install two ground-water monitoring wells.

3. Beacon, located at 4035 Park Boulevard, approximately 0.48 mile north of the subject site. The record of the RWQCB indicated an unauthorized release of gasoline into the storm drain on November 30, 1989. Immediate action was taken to remedy the problem by collecting an effluent water sample on Friday, December 29, 1989. A letter requesting authorization to begin discharge was sent to the office of RWQCB in January 1990.

Conclusively, there is no factual evidence of environmental impairment of the site. Two of the three contaminated sites in the vicinity are downgradient, and the third contaminated site is crossgradient. Therefore, because of the distance and the upgradient position of the subject site in relation to the contaminated sites, there is no factual evidence of neighborhood sites that could pose a risk of environmental impairment to the subject site.

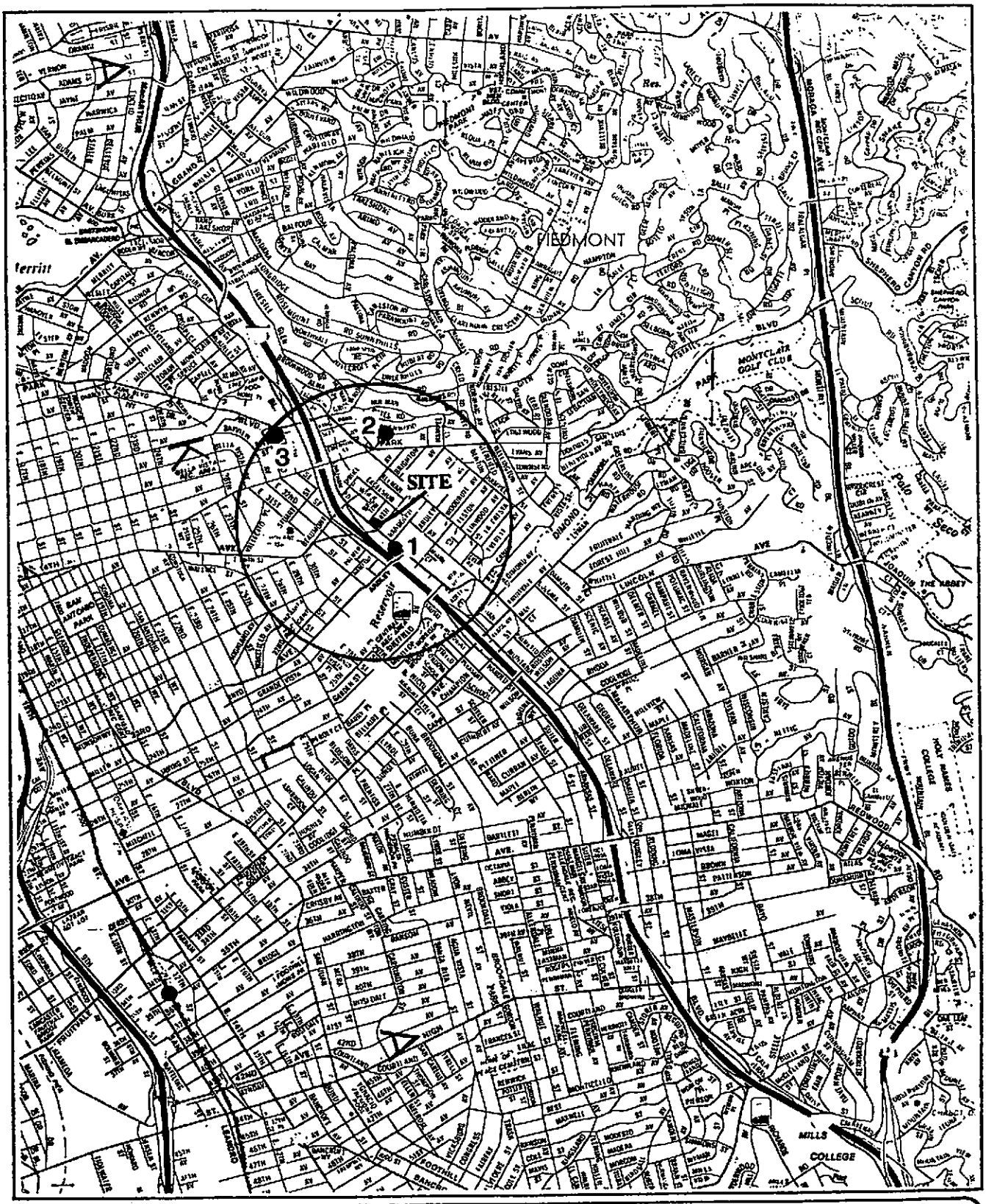
TABLE 2. FUEL LEAKS AND SPILLS WITHIN A ONE-HALF MILE RADIUS OF THE SUBJECT SITE, CITY OF OAKLAND

BUSINESS NAME/ADDRESS	LOCATION RELATIVE TO SUBJECT SITE	TYPE OF RELEASE	GROUNDWATER CONTAMINATION (YES OR NO)
1. Unknown, located on 1581-1589 MacArthur	Downgradient 0.13 mile	Fuel	No
2. Beacon, located on 4035 Park Blvd.	Crossgradient 0.33 mile	Fuel	No
3. ARCO, located on 3310 Park Blvd.	Downgradient 0.48 mile	Fuel	No

Downgradient means the groundwater flow beneath the contaminated site flows away from the subject site (will not affect the subject site).

Crossgradient means groundwater from the contaminated site flows in a parallel direction in relation to the subject site.

Source: Earth Metrics Incorporated, 1990.



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1" = 2400'

FIGURE 7. FUEL LEAKS/SPILLS WITHIN ONE-HALF MILE RADIUS OF SUBJECT SITE

STATE AND FEDERAL CONTAMINATED SITES LISTS

A number of contaminated sites lists, published by California agencies and by the U.S. Environmental Protection Agency (EPA), were reviewed for information about hazardous materials releases. The following lists were consulted in the course of this assessment:

(i) Bond Expenditure Plan for Hazardous Substance Cleanup (BEP), California Department of Health Services (provides data on remediation projects of all verified sites that are or will be targeted for abatement by DHS);

(ii) Hazardous Wastes Substance Sites List (CORTESE), California (comprehensive list of potential contamination sites in California as compiled from several state agencies);

(iii) National Priority List (NPL), U.S. EPA (list of actual and candidate national SUPERFUND sites);

(iv) Abandoned Site Program Information System (ASPIS) List, California Department of Health Services (database that contains a listing of potential hazardous waste sites identified by the historical Abandoned Site Survey Program and the current rural county and federal/state-funded Site Evaluations Programs);

(v) Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), U.S. EPA (lists actual and candidate national SUPERFUND sites);

(vi) Solid Waste Assessment Test (SWAT) Program, California State Water Resources Control Board (January 1989);

(vii) Solid Waste Information System (SWIS) Transfer Stations List, California State Waste Management Board (September 20, 1989); and

(viii) Solid Waste Information System (SWIS) Active Landfills and Closed and Inactive Landfills List, California State Waste Management Board (September 20, 1989).

In every case, the most recent available listing was consulted. The subject site was not listed on any of these documents. There are no sites within a one-half mile radius on the BEP, NPL, CERCLIS, ASPIS, SWAT and SWIS lists. Two sites listed on the CORTESE lists are downgradient from the subject site, and cross-referenced in the RWQCB listing: (1) ARCO located on 3310 Park Boulevard, and (2) unknown site located on 1581-89 MacArthur Boulevard.

HOOSHI'S AUTO

1499 Mac Arthur Boulevard
Oakland, California

Closure Report

State of California—Health and Welfare Agency
Form Approved OMB No 2050—0039 (Expires 9-30-91)
Please print or type. (Form designed for use on el 2-pitch typewriter)

Toxic Substances Control ... Sacramento, California

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No: CAL000518388 Manifest Document No.: 00001
2. Page 1 of 1
Information in the shaded areas is not required by Federal law.

A. State Manifest Document Number: 89891957

3. Generator's Name and Mailing Address: TOM ENGLISH 1545 SCENIC VIEW DRIVE SAN LEANDRO, CA. 94578
4. Generator's Phone: 415 530-4222

B. State Generator's ID

5. Transporter 1 Company Name: Jack Parker Trucking
6. US EPA ID Number: CAL000027709

C. State Transporter's ID: 10645
D. Transporter's Phone: (415) 237-2212

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

E. State Transporter's ID
F. Transporter's Phone

9. Designated Facility Name and Site Address:
Erickson, Inc.
255 Parr Blvd.
Richmond, Ca. 94806
10. US EPA ID Number: CAD009466392

G. State Facility's ID
H. Facility's Phone: (415) 235-1393

11. US DOT Description (Including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste No.
a. Waste Empty Storage Tank NA-9189A Hazardous Waste Solid.	003	TP	02500	P	State 512 EPA/Other NONE
b.					State EPA/Other
c.					State EPA/Other
d.					State EPA/Other

J. Additional Descriptions for Materials Listed Above: WASTE EMPTY STORAGE TANKS #4644, 4647, AND 4648 Iced with 15 Lbs. DRY ICE PER 1000 Gallons OF TANK CAPACITY

K. Handling Codes for Wastes Listed Above: a. b. c. d.

15. Special Handling Instructions and Additional Information: Keep away from sources of ignition. Always wear hardhats when working around U.S.T.'s

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: [illegible] Signature: [illegible] Month Day Year: 100290

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: Bill Mutter Signature: Bill Mutter Month Day Year: 100290

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

GENERATOR / TRANSPORTER / FACILITY

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

Do Not Write Below This Line

DHS 8022 A (1/88)
EPA 8700—22
(Rev. 9-88) Previous editions are obsolete.

YELLOW: GENERATOR RETAINS

K.T.W. & ASSOCIATES

289 Osgood Road, Fremont, Calif. 94539
(415) 623-0480
Cal. State Cont. Lic. # 572427

Mr. Thomas English
1545 Scenicview Drive
Oakland, California 94577

Mr. English:

K.T.W. & Associates is pleased to submit this report describing closure activities associated with removal of one (1) 500 gallon, and two (2) 1,000 gallon underground fuel tanks located in Oakland, California. This report provides a description of site activities and observations, the condition of excavated tanks, the condition of tank backfill and other subsurface materials, sampling procedures and locations, laboratory analytical procedures and certified analytical results, chain of custody documentation, and hazardous waste manifest (to be inserted by Mr. English).

Site Description

The site is located at 1499 Mac Arthur Boulevard, Oakland, California. A site location map is presented in Plate 1. Three (3) underground gasoline tanks were formerly located at the subject site. A site map showing the location of the site structure, former underground tanks and dispensing island is presented in Plate 2.

Closure Plan and Permitting

A closure plan and permit application for removal of underground tanks was completed and submitted to the Alameda County Health Care Services Agency (ACHCSA), and the City of Oakland Fire Department (COFD). Closure activities proceeded under an ACHCSA permit issued September 18, 1990, and COFD permit No. 9464.

Underground Tank Closure

Tank removal activities occurred on October 3, 1990. Inspector Barney Chan of the ACHCSA was present to observe the tank removal and sampling activities. Construction services associated with closure were performed by K.T.W. & Associates. A K.T.W. & Associates California Registered Geologist provided environmental sampling and documentation services.

Closure activities were documented in the Hazardous Material Inspection Form prepared by Barney Chan. Upon removal the structural integrity of the tanks were observed to be sound. The tank were unwrapped, and were observed to contain no corrosion holes. The tanks were removed and transported from the site by a permitted hazardous waste transporter under hazardous waste manifest. Copies of the hazardous waste manifest are in the possession of Mr. English, and will be inserted into this report by him.

General Observations, Underground Tank Closure

The tanks, which had been used to store gasoline prior to their removal, contained the following trim; a product line, a fill riser, and a vent line. For each tank, no vapor piping was present.

The condition of the vent lines prior to removal were unsound, and they were unwrapped. The product piping appeared to be sound, however, the vent lines contained a large number of corrosion holes. The riser assemblies that constituted the fill pipe for the tanks were sound and free of defects. Very strong hydrocarbon odor was observed while removing the overburden surrounding the tanks, and the overburden material contained discoloration. The backfill material consisted sand and aggregate. The overburden was not used as backfill, and was stockpiled on 10 MIL polyethylene sheeting on site pending dispensation.

Regulatory Guidelines

The RWQCB - San Francisco Bay Region has established a level of 100 ppm TPH concentrations in soil as a general decision value for requiring further definition of site soil and groundwater contamination where shallow groundwater conditions are known to exist. The origin of the 100 ppm level was to "develop a method to prioritize the case load and indicate whether a significant volume of fuel had been released or discharged" (RWQCB, June, 1988). In the interest of prudence and caution, the stockpiled material was not re-introduced as fill.

Copies of this report should be submitted to:

Regional Water Quality Control Board
1111 Jackson Street, Rm. 6000
Oakland, CA 94607
Attn: Dyan Whyte

Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, CA 94621

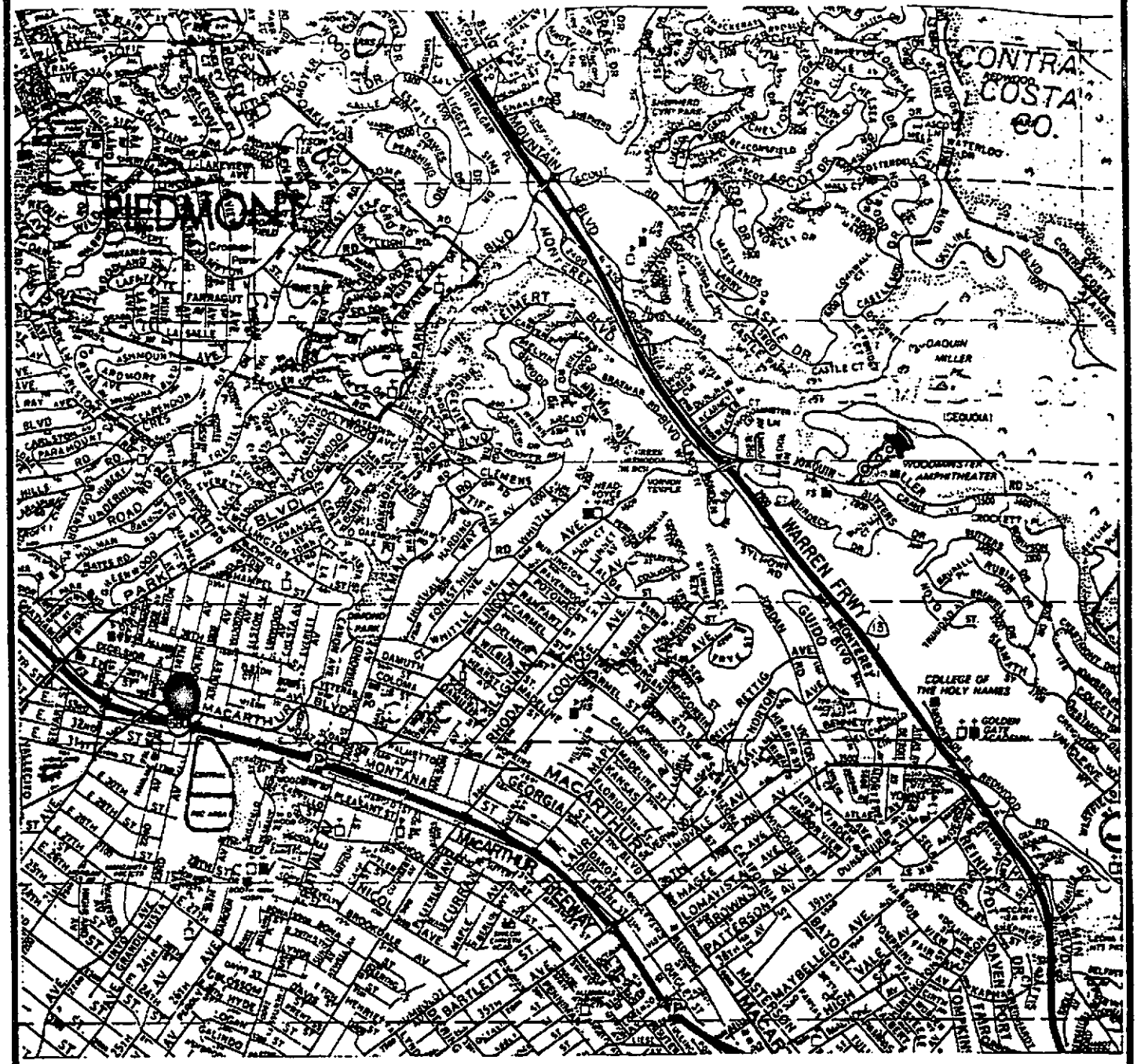
Additional copies of this report have been provided for the purpose of regulatory submittal.

Should you have any questions or comments regarding the evaluations presented in this report, please call.

Respectfully,

Kevin Krause
Vice President

KK/emm
Attachments



SCALE
NTS
DATE
10/24/90
DRWG. BY
EMM

KTN & ASSOCIATES

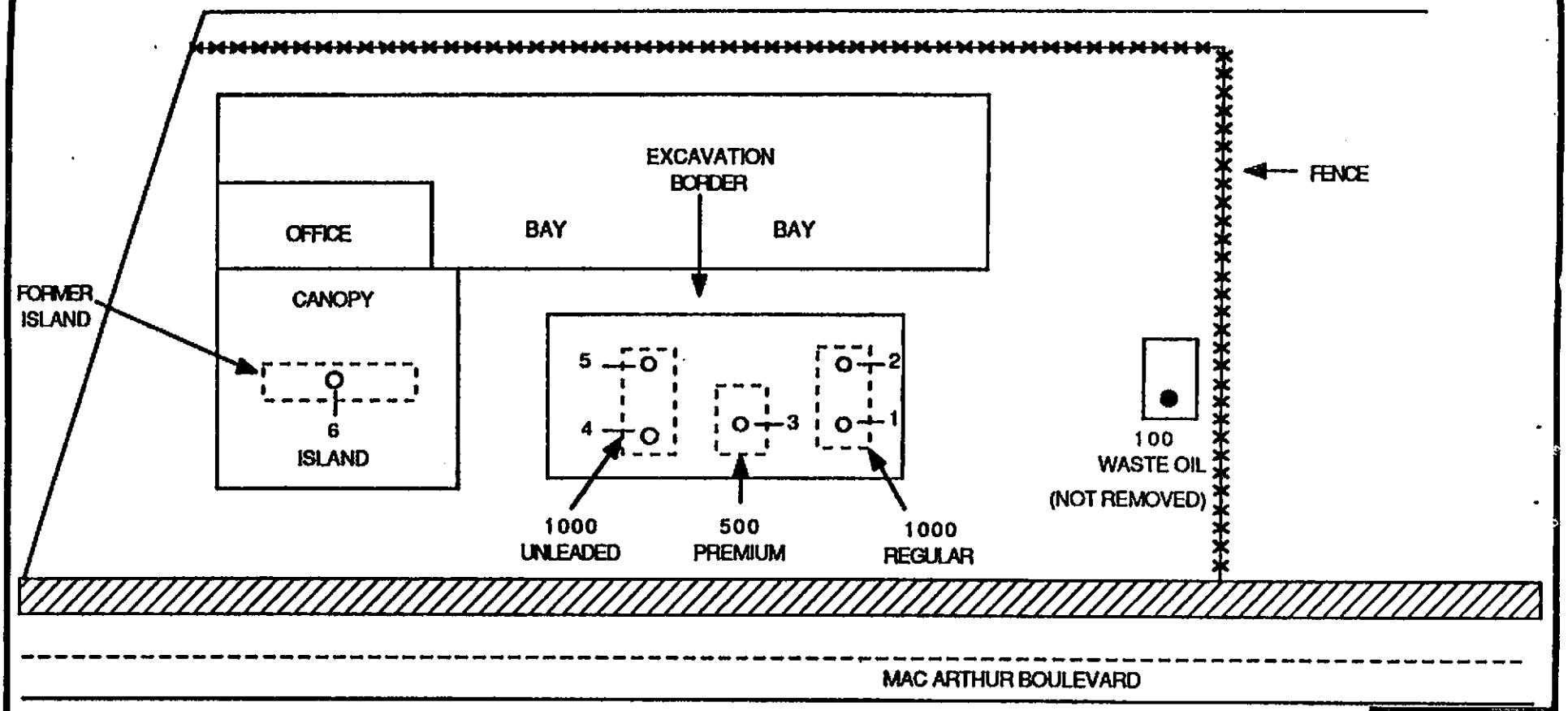
PROJECT: 1098

SITE LOCATION

Hooshi's Auto
1499 Mac Arthur Boulevard
Oakland, California

PLATE

1



SCALE	NTS
DATE	10/18/90
DRAWN BY	EMM

KTW & ASSOCIATES
43289 Osgood Road, Fremont, Ca 94539
(415) 623-0480
Cal. State Cont. Lic. #572427

PROJECT NO.: 1099

HOOSHI'S AUTO SERVICE
1499 Mac Arthur Blvd.
Oakland, California

SAMPLE LOCATION MAP

1= TPIKA-N
2 = TPIKA-S
3 = TPO.5K-C
4 = TPIKB-N
5 = TPIKB-S
6 = TP-L-1

PLATE

2

ATTACHMENT A

Hazardous Waste Manifests

ATTACHMENT B

Certified Analytical Reports

ANAMETRIX INC
Environmental & Analytical Chemistry
961 Concourse Drive, Suite E San Jose, CA 95131
(408) 432-8192 • Fax (408) 432-8198

REPORT

MR. KEVIN KRAUSE
KTW & ASSOCIATES
43289 OSGOOD ROAD
FREMONT, CA 94539

Workorder # : 9010041
Date Received : 10/03/90
Project ID : 1099
Purchase Order: A2078

The following samples were received at Anametrix, Inc. for analysis :

ANAMETRIX ID	CLIENT SAMPLE ID
9010041- 1	TP1KA-N
9010041- 2	TP1KA-S
9010041- 3	TP0.5K-C
9010041- 4	TP1KB-N
9010041- 5	TP1KB-S
9010041- 6	TP-L-1

This report is paginated for your convenience and ease of review. It contains 8 pages excluding the cover letter. The report is organized into sections. Each section contains all analytical results and quality assurance data related to a specific group or section within Anametrix. The Report Summary that precedes each section will help you determine which group at Anametrix generated the data. The Report Summary will contain the signatures of the department supervisor and a chemist, both of whom reviewed the analytical data. Please refer all questions to the department supervisor that signed the form.

If you have any further questions or comments on this report, please give us a call as soon as possible. Thank you for using Anametrix.

Burt Sutherland
Laboratory Director

10-10-90
Date

REPORT SUMMARY
ANAMETRIX, INC. (408)432-8192

MR. KEVIN KRAUSE
KTW & ASSOCIATES
43289 OSGOOD ROAD
FREMONT, CA 94539

Workorder # : 9010041
Date Received : 10/03/90
Project ID : 1099
Purchase Order: A2078
Department : GC
Sub-Department: TPH

SAMPLE INFORMATION:

ANAMETRIX SAMPLE ID	CLIENT SAMPLE ID	MATRIX	DATE SAMPLED	METHOD
9010041- 1	TP1KA-N	SOIL	10/02/90	TPHg/BTEX
9010041- 2	TP1KA-S	SOIL	10/02/90	TPHg/BTEX
9010041- 3	TP0.5K-C	SOIL	10/02/90	TPHg/BTEX
9010041- 4	TP1KB-N	SOIL	10/02/90	TPHg/BTEX
9010041- 5	TP1KB-S	SOIL	10/02/90	TPHg/BTEX
9010041- 6	TP-L-1	SOIL	10/02/90	TPHg/BTEX

REPORT SUMMARY
ANAMETRIX, INC. (408)432-8192

MR. KEVIN KRAUSE
KTW & ASSOCIATES
43289 OSGOOD ROAD
FREMONT, CA 94539

Workorder # : 9010041
Date Received : 10/03/90
Project ID : 1099
Purchase Order: A2078
Department : GC
Sub-Department: TPH

QA/QC SUMMARY :

- No QA/QC problems encountered for samples.

Cheryl Balman 10/8/90
Department Supervisor Date

Chemist Date 8 Oct 90

ANALYSIS DATA SHEET - TOTAL PETROLEUM HYDROCARBONS
(GASOLINE WITH BTEX)
ANAMETRIX, INC. - (408) 432-8192

Anametrix W.O.: 9010041
Matrix : SOIL
Date Sampled : 10/02/90

Project Number : 1099
Date Released : 10/08/90

COMPOUNDS	Reporting Limit (mg/Kg)	Sample I.D.# TP1KA-N -01	Sample I.D.# TP1KA-S -02	Sample I.D.# TP0.5K-C -03	Sample I.D.# TP1KB-N -04	Sample I.D.# TP1KB-S -05
Benzene	0.005	0.54	1.7	8.7	ND	0.21
Toluene	0.005	2.4	15	57	ND	0.18
Ethylbenzene	0.005	1.6	5.4	12	0.61	0.35
Total Xylenes	0.005	9.5	35	82	1.3	1.4
TPH as Gasoline	0.5	110	260	450	90	57
% Surrogate Recovery		125%	108%	80%	102%	160%
Instrument I.D.		HP4	HP4	HP4	HP4	HP12
Date Analyzed		10/04/90	10/04/90	10/04/90	10/04/90	10/05/90
RLMF		25	250	250	100	10

ND - Not detected at or above the practical quantitation limit for the method.
TPHg - Total Petroleum Hydrocarbons as gasoline is determined by GCFID using EPA Method 5030.
BTEX - Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.
RLMF - Reporting Limit Multiplication Factor.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

Analyst — 10 Oct 90 Date

Supervisor — 10/10/90 Date

ANALYSIS DATA SHEET - TOTAL PETROLEUM HYDROCARBONS
(GASOLINE WITH BTEX)
ANAMETRIX, INC. - (408) 432-8192

Anametrix W.O.: 9010041
Matrix : SOIL
Date Sampled : 10/02/90

Project Number : 1099
Date Released : 10/08/90

COMPOUNDS	Reporting Limit (mg/Kg)	Sample I.D.# TP-L-1 -06	Sample I.D.# 04B1004A BLANK	Sample I.D.# 12B1005A BLANK
Benzene	0.005	0.023	ND	ND
Toluene	0.005	0.022	ND	ND
Ethylbenzene	0.005	ND	ND	ND
Total Xylenes	0.005	0.048	ND	ND
TPH as Gasoline	0.5	ND	ND	ND
% Surrogate Recovery		87%	77%	91%
Instrument I.D.		HP12	HP4	HP12
Date Analyzed		10/05/90	10/04/90	10/05/90
RLMF		1	1	1

ND - Not detected at or above the practical quantitation limit for the method.
TPHg - Total Petroleum Hydrocarbons as gasoline is determined by GCFID using EPA Method 5030.
BTEX - Benzene, Toluene, Ethylbenzene, and Total Xylenes are determined by modified EPA 8020.
RLMF - Reporting Limit Multiplication Factor.

All testing procedures follow California Department of Health Services (Cal-DHS) approved methods.

Analyst — Date: 10/9/90

Supervisor — Date: 10/9/90

MR. KEVIN KRAUSE
KTW & ASSOCIATES
43289 OSGOOD ROAD
FREMONT, CA 94539

Workorder # : 9010041
Date Received : 10/03/90
Project ID : 1099
Purchase Order: A2078
Department : METALS
Sub-Department: METALS

SAMPLE INFORMATION:

ANAMETRIX SAMPLE ID	CLIENT SAMPLE ID	MATRIX	DATE SAMPLED	METHOD
9010041- 1	TP1KA-N	SOIL	10/02/90	ORG Pb
9010041- 2	TP1KA-S	SOIL	10/02/90	ORG Pb

REPORT SUMMARY
ANAMETRIX, INC. (408)432-8192

MR. KEVIN KRAUSE
KTW & ASSOCIATES
43289 OSGOOD ROAD
FREMONT, CA 94539

Workorder # : 9010041
Date Received : 10/03/90
Project ID : 1099
Purchase Order: A2078
Department : METALS
Sub-Department: METALS

QA/QC SUMMARY :

- No QA/QC problems encountered for samples.

[signature] 10-10-90
Department Supervisor Date

[signature] 10-4-90
Chemist Date

ANALYSIS DATA SHEET - ORGANIC LEAD
ANAMETRIX, INC. - (408) 432-8192

Anametrix W.O.: 9010041
Matrix : SOIL
Date Sampled : 10/02/90
Project Number: 1099

Date Prepared : 10/03/90
Date Analyzed : 10/03/90
Date Released : 10/04/90
Instrument I.D.: AA1

		ELEMENTS	Organic Lead		
		EPA METHOD	LUFT		
		REPORTING LIMIT	0.08		
ANAMETRIX ID	CLIENT ID		(mg/Kg)		
9010041-01	TP1KA-N		ND		
9010041-02	TP1KA-S		0.15		
OMB1003S	METHOD BLANK		ND		

ND : Not detected at or above the practical quantitation limit for the method.

Organic Lead by Leaking Underground Fuel Tank (LUFT) Manual, 1987 California State Water Resources Control Board.

Oleg Nenchenok 10-10-90
Chemist Date

A. Askolow 10/10/90
Chemist Date

ANAMETRIX, INC.
1961 CONCOURSE DRIVE, SUITE E
SAN JOSE, CA 95131, (408) 432-8192

ORGANIC LEAD MATRIX SPIKE REPORT

Spike I.D. : 9010041-01MS,MD
Assoc. WO # : 9010041
Date Analyzed: 10/03/90
Conc. Units : mg/Kg

Inst. ID: AA1
Date : 10/04/90
Matrix : SOIL

ELEMENTS	METHOD	SPIKE AMOUNT	SAMPLE CONC.	M S CONC.	% REC	M S D CONC.	% REC	R P D
Pb	LUFT	0.45	0.00	0.41	91.1	0.41	91.1	0.0

COMMENT: Quality control limits for percent recovery are 75-125% and 25% for RPD.

Manny Nguyen 10-4-90
Chemist Date

A. Solivan 10/4/90
Chemist Date

Chain of Custody Record

KTW & ASSOCIATES
43289 Osgood Road, Fremont, CA 94539 (415) 623-0480

DATE 10/3/90 PAGE 1 OF 1

Client: HOOSHI'S AUTO (?)
Address: MACARTHUR BLVD (?)
OAKLAND, CA (?)
Project: 1089 (?)
SAMPLERS SIGNATURE: [signature] R.G.

PARAMETERS / OTHERS

SAMPLE NO.	DATE	TIME	LOCATION	CAM METALS (18)	PR. POLLUTANT METALS (13)	GENERAL MINERALS	OIL & GREASE	TOG	BASE/NEU/ACIDS (ORGANICS)	PESTICIDES	VOLATILE ORGANICS (601/602)	VOLATILE ORGANICS (624)	TPH-G	TPH-D	BTXE	ORG LEAD				NUMBER OF CONTAINERS	OBSERVATIONS/ COMMENTS
① TP1KA-N	10/2/90	1646	N SIDE 1K#1										X		X	X				1	Stored on
② TP1KA-S	10/2/90	1652	S SIDE 1K#1										X		X	X				1	dry ice;
③ TP0.5K-C	↓	1657	CENTER 0.5K										X		X					1	some dilution
④ TP1KB-N		17:03	N SIDE 1K#2										X		X					1	may be necessary;
⑤ TP1KB-S		17:07	S " " "										X		X					1	48 HOUR
⑥ TP-L-1	↓	17:15	LINE SAMPLE										X		X					1	per prearrangement

REGISTERED GEOLOGIST
CHRISTOPHER M. FRENCH
Exp 6/30/92 (?)
No. 4465
STATE OF CALIFORNIA

TOTAL # OF CONTAINERS: 6

RELINQUISHED BY	DATE	RECEIVED BY	DATE	RELINQUISHED BY	DATE	RECEIVED BY	DATE
[signature] C.M. French & Assoc	10/?/90	Pat French, KTW & Assoc	10/3/90	Pat French	10/3/90	[signature] Nadine Sylvia, Anametrix	10/03/90
	TIME 10:40		TIME 10:40		TIME 11:50		TIME 1150
RELINQUISHED BY	DATE	RECEIVED BY	DATE	RELINQUISHED BY	DATE	RECEIVED BY	DATE
	TIME		TIME		TIME		TIME

METHOD OF SHIPMENT: Hand Deliv

SPECIAL HANDLING/ T.A.T.: 48 HR