

LOP FILE SHd# 385

CL



Pete Wilson
Governor



February 25, 1997

Cal/EPA

State Water
Resources
Control Board

C/O SUE MCCORMACK
ALBERT WATSON TRUST
P O BOX 926
LA PUENTE, CA 91747

Division of
Clean Water
Programs

UNDERGROUND STORAGE TANK CLEANUP FUND PROGRAM, NOTICE OF PROPOSED
WITHDRAWAL OF LETTER OF COMMITMENT AND CLAIM CLOSURE: CLAIM NUMBER
002947; FOR SITE ADDRESS 1461 PARK AVE, EMERYVILLE 94608

Mailing Address:
P.O. Box 944212
Sacramento, CA
94244-2120

Our letter dated July 8, 1996 requested that you submit a reimbursement request with the supporting documentation or submit a written explanation as to the status of the cleanup and when a reimbursement request could be expected. We received your response dated July 12, 1996 and you were granted a six month extension to submit a reimbursement request. We have not received a reimbursement request to date.

2014 T Street,
Suite 130
Sacramento, CA
95814
(916) 227-4307
FAX (916) 227-4530

This letter is to notify you that the Underground Storage Tank Cleanup Fund (Fund) is proposing to withdraw your LOC and close your claim from the Fund for the following reason:

World Wide Web:
<http://www.swrcb.ca.gov/~cwphome/fundhome.htm>

Your last reimbursement request was received by the Fund on May 23, 1994. If you do not submit a reimbursement request or adequate explanation within 30 calendar days, the Fund will proceed with the closure of your claim.

If you are not in agreement with this decision, you may request a review of the decision by the Manager of the Underground Storage Tank Cleanup Fund Program within thirty (30) days from the date of this letter. Please send any request for review to:

Mr. Dave Deaner, Manager Claim No. 002947
State Water Resources Control Board
Division of Clean Water Programs
P. O. Box 944212
Sacramento, CA 94244-2120

If a request for review of this decision is not received within thirty (30) days from the date of this letter, your LOC will be withdrawn and your claim will be closed. This action will become final and conclusive and you will not be able to request any additional funds.

If you have any questions, please contact Linda Boller at (916) 227-2787.

Sincerely,

Linda Boller for

Steve Parada, Reimbursements
Underground Storage Tank Cleanup Fund

cc: Mr. Thomas Peacock
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl
Alameda, CA 94502-6577

ENVIRONMENTAL
PROTECTION
97 FEB 27 PM 2:59

LOP - RECORD CHANGE REQUEST FORM

printed:
02/24/97

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: CL

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 385 LOC: 05/11/93
 SITE NAME: Western Brake DATE REPORTED : 12/14/90
 ADDRESS : 1461 Park Ave DATE CONFIRMED: 12/14/90
 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 4 PRIOR CODE:2B4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 10/13/92
 PRELIMINARY ASMNT: C DATE UNDERWAY: 03/14/90 DATE COMPLETED: 09/01/90
 REM INVESTIGATION: C DATE UNDERWAY: 03/14/90 DATE COMPLETED: 10/01/91
 REMEDIAL ACTION: C DATE UNDERWAY: 03/14/90 DATE COMPLETED: 01/04/96
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 10/13/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: Y DATE CASE CLOSED: 02/14/97
 DATE EXCAVATION STARTED : 03/14/90 REMEDIAL ACTIONS TAKEN: ED-

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Ms. Susan Mc Cormack
 COMPANY NAME: Union Bank - Watson Trust
 ADDRESS: 445 S. Figueroa Street
 CITY/STATE: Los Angeles, C A 90071

INSPECTOR VERIFICATION:

NAME SUSAN L. HUGO SIGNATURE *Susan L. Hugo* DATE 2/14/97

DATA ENTRY INPUT:

Name/Address Changes Only			Case Progress Changes	
ANPPGMS _____	LOP _____	DATE _____	LOP _____	DATE _____

LOP - RECORD CHANGE REQUEST FORM

printed:
02/11/97

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COMPANY NAME: Union Bank - Watson Trust
ADDRESS: 445 S. Figueroa Street
CITY/STATE: Los Angeles, C A 90071

INSPECTOR VERIFICATION:

NAME SUSAN L. HUGO SIGNATURE *Susan L. Hugo* DATE 2/17/97

DATA ENTRY INPUT:

Name/Address Changes Only

Case Progress Changes

ANNPGMS _____ LOP _____ DATE _____

LOP 2/20 DATE *[Signature]*

2/20/97

*To Ben:
Please close this LOP case.*

*Thanks.
Susan*

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COMPANY NAME: Union Bank - Watson Trust
ADDRESS: 445 S. Figueroa Street
CITY/STATE: Los Angeles, C A 90071

INSPECTOR VERIFICATION:

NAME SUSAN L. HUGO SIGNATURE *Susan L. Hugo* DATE 2/17/97

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes
ANNPGMS _____ LOP _____ DATE _____ || LOP _____ DATE _____

2/20/97

To Ben:

Please close this LOP case.

Thanks.

Susan

ATC ENVIRONMENTAL INC.

24 January 1997
14543.0001

Via facsimile and US Mail

Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Attention: Ms. Susan L. Hugo


SUBJECT: SCHEDULE TO DESTROY GROUNDWATER MONITORING WELLS
AT 1461 PARK AVENUE, EMERYVILLE, CALIFORNIA 94608

Dear Ms. Hugo:

We are in receipt of the Alameda County Health Care Services Agency (ACHCSA) letter dated 8 January 1997 which states that no further action is required at the site concerning the removal of two underground storage tanks at the site. As presented in the letter, the monitoring wells located at the site (MW-1, MW-2 and MW-3) need to be decommissioned before the ACHCSA will issue the "Remedial Action Completion Certification" for the site. Accordingly, we have scheduled the destruction of the monitoring wells for Friday, 31 January 1997. A permit for the destruction of the wells has been submitted to the Alameda County Flood Control and Water Conservation District, Zone 7. The monitoring wells will be destroyed by drilling out the casing and backfill with larger diameter augers. The subsequent borings will be backfilled with a cement/bentonite grout in accordance with Alameda County Ordinance No. 73-68 as required by Zone 7.

If you have any questions or comments regarding the information presented in this letter, please feel free to contact me at your convenience at (408) 474-0280.

Sincerely,
ATC Environmental Inc.


ALEX J. GALLEGO, RG 6349
Project Manger

cc: Ms. Susan E. McCormack, Union Bank of California



ATC ENVIRONMENTAL INC.

2380 Qume Drive, Suite C
San Jose, CA 95131
Tel. 408/474-0280
Fax 408/434-6662

TELECOPY MESSAGE

To: Susan Hugo

Date: 23 January 1997

Job/Proposal No.:

Fax No.:

No. of Pages: 2 (incl. this page)

From: Alex Gallego

Hard copy to follow: Yes

Project/Subject: Schedule for well destruction at Watson Trust

SID 385

If you have trouble receiving this information, or you did not receive the specified number of pages shown above, please call (408)-474-0280.

Comments:

Sincerely,
ATC Environmental Inc.



ALEX J. GALLEGO, RG
Project Manager

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the address above. Thank you.

ATC ENVIRONMENTAL INC.

24 January 1997
14543.0001

Via facsimile and US Mail

Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

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Sincerely,
ATC Environmental Inc.


ALEX J. GALLEGO, RG 6349
Project Manger

cc: Ms. Susan E. McCormack, Union Bank of California

Solutions For Environmental Concerns



ATC ENVIRONMENTAL INC.

3 October 1996
14543.0001

Via facsimile: 11:30 AM;
and US Mail

Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

STID 385

Attention: Ms. Susan L. Hugo

SUBJECT: SCHEDULE TO CONDUCT AN INDOOR AIR QUALITY SURVEY AT
1461 PARK AVENUE, EMERYVILLE, CALIFORNIA 94608

Dear Ms. Hugo:

We are in receipt of the Alameda County Health Care Services Agency (ACHCSA) letter dated 20 September 1996 which approves the work plan prepared by ATC Environmental Inc. dated 6 August 1996 for the above referenced site. Accordingly, we have scheduled the indoor air quality (IAQ) survey at the site. As presented in the work plan, the IAQ survey will consist of three separate 8 hour air sampling events. These sampling events have been scheduled for the following days:

Tuesday, 8 October 1996

Friday, 11 October 1996

Monday, 14 October 1996

All other aspects of the work plan will be followed. If you have any questions or comments regarding the information presented in this letter, please feel free to contact me at your convenience at (408) 474-0280.

Sincerely,
ATC Environmental Inc.



ALEX J. GALLEGO, RG 6349
Project Manger

cc: Ms. Susan E. McCormack, Union Bank of California
Mr. Michael Noel, AAEP



ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

September 20, 1996
STID # 385

Ms. Susan McCormack
Union Bank - Watson Trust
17800 Castleton, Suite 586
City of Industry, CA 91748

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

RE: Work Plan to Conduct an ASTM Tier 2 RBCA Evaluation /
Indoor Air Quality Survey at Western Brake Company
1461 Park Avenue, Emeryville, California 94608

Dear Ms. McCormack:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the Work Plan to Conduct an ASTM Tier 2 RBCA Evaluation / Indoor Air Quality Survey (August 6, 1996), prepared and submitted by ATC Environmental Inc. for the referenced site.

The work plan is acceptable to this agency with the following conditions:

- 1) The air monitoring should be performed over a period of three separate days, during the normal 8 hour period when workers are inside the building. It is recommended to run the test one day a week when temperature is expected to be hot.
- 2) Air sampling/monitoring device should be appropriately placed in the area of the building where benzene was detected at 13 ppm and 10 ppm.
- 3) Please notify our office 72 hours in advance of any field work at the site.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,

Susan L. Hugo
Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Kevin Graves, RWQCB, San Francisco Bay Region
Alex Gallego, ATC, 2380 Qume Dr., Suite C, San Jose, CA 95131
SH / files

LOP - RECORD CHANGE REQUEST FORM

printed:
06/17/96

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Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
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 CITY/ZIP : Emeryville 94608 MULTIPLE RPs : N

SITE STATUS

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 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

 ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 10/13/92
 LUFT FIELD MANUAL CONSID: 3HSCAWG
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : 07/18/89 REMEDIAL ACTIONS TAKEN: ED-

RESPONSIBLE PARTY INFORMATION

 RP#1-CONTACT NAME: Ms. Susan Mc Cormack
 COMPANY NAME: Union Bank - Watson Trust
 ADDRESS: 445 S. Figueroa Street
 CITY/STATE: Los Angeles, C A 90071

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANNPMS _____ LOP _____ DATE _____ || LOP _____ DATE _____

**REGION IX
"DRAFT"
ALL STATES CONFERENCE
SEPTEMBER 13 -15, 1995**

8/14/95

Time	Day	Session	Descript.	Organizer	Panelist/Presenter	Contact
1:00 - 2:30	Wednesday, Sept. 13, 1995	Opening Session	Welcome Regional Review Future Direction	Patricia Eklund	Patricia Eklund Laura Yoshii Lisa Lund	
2:30 - 2:45	*****	Break				
2:45 - 3:15	*****	UST Access	Update on UST Access		Will Anderson	
3:15 - 3:30	*****	Break				
3:30 - 5:00	*****	Leak Detection Discussion	What are the compliance levels; What are the roadblocks to 100% compliance	Russ Beckwith	Larry Woods Dave Holtry Jack Richards Ian Bingham	Russ or La Donna
5:30 - 7:30	*****	UST Mixer		La Donna/Mary		
8:30 - 8:45	Thursday, Sept. 14, 1995	Overview	Information and Location of workshops	La Donna Thomas		
8:45 - 10:15	*****	State Program Updates	Updates from State Program Managers on specific issues	Regional State Program Managers	Jin Najima Tam Roessler James Oinnapoulos Roxanne Kwan	
10:15 - 10:30	*****	Break				
10:30 - 12:00	*****	Workshops I. UST Enforcement	Working toward the 1998 deadline	Russ Beckwith	TBD	
*****	*****	II. Current LUST Streamlining & other issues	"Closing the Gap" ASTM - ASC, RBCA, RNA	Matt Small	Dave Wiley(?)	
12:00 - 1:15	*****	LUNCH				
1:15 - 2:45	*****	General Session AST vs. UST	Discussion on regulatory approach and overview	Christine Beck Jennifer Bravinder	Steve Calanog Dave	
2:45 - 3:00	*****	Break				
3:00 - 4:30	*****	Workshops I. LUST Enforcement		Mary Keil	Bill DePaul Karen Goldberg	

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



June 11, 1996

ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510)

Ms. Susan McCormack
Union Bank - Watson Trust
17800 Castleton, Suite 586
City of Industry, California 91748

RE: Case Closure for Western Brake Company STID #385
1461 Park Avenue , Emeryville, California 94608

Dear Ms. McCormack:

This office is currently reviewing the case file and the request for case closure submitted by Applied Geosciences, Inc., (AGI) in a letter report dated March 28, 1996 for the above referenced site.

Residual petroleum hydrocarbon contamination remains in soil and groundwater at the subject site. Groundwater monitoring program has been conducted since October 1990 up to January 1996. The level of benzene in the groundwater was evaluated using the ASTM E 1739 -95 Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Site. Vapor intrusion from groundwater to buildings and groundwater volatilization to outdoor air were the two scenarios considered for exposure pathways. Both scenarios meet the Tier 1 RSBL. One pertinent exposure pathway, soil vapor intrusion from soil to buildings was evaluated by this office using the ASTM Tier 1 Risk Based Screening Level (RBSL) Look-Up Table. The residual levels of benzene (13 ppm and 10 ppm) detected in soil samples collected at 6 feet bgs from boring # 208 and boring # 209 which were drilled inside the building exceeded the RBSL of 0.49 ppm (for cancer risk of one in a ten thousand) and 5 ppb (for cancer risk of one in a million).

In order to facilitate case closure, Tier 2 evaluation using site specific conditions is necessary. The exposure scenario for the soil vapor intrusion from soil to building should be considered.

Please call me at (510) 567-6780 if you have any questions concerning this letter.

Sincerely,

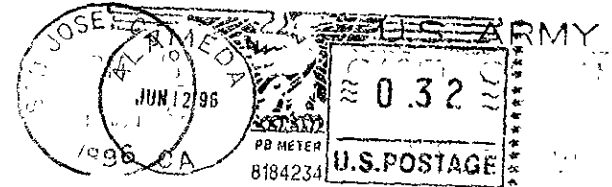
Susan L. Hugo, Senior Hazardous Materials Specialist

c: Mee Ling Tung, Director, Environmental Health
Gordon Coleman, Acting Chief, Environmental Protection / files
Kevin Graves, San Francisco RWQCB
Alex Gallego, AGI, 1641 N. First St., #235, San Jose, CA 95112



ALAMEDA COUNTY
HEALTH CARE SERVICES AGENCY
 Department Of Environmental Health
 Environmental Protection Division
 1131 Harbor Bay Parkway, Suite 250
 Alameda, CA 94502-6577

CC4580



Alex Gallego
 AGI

not at this address

1641 N. First St., #235
 San Jose CA 95112

ENVIRONMENTAL
 PROTECTION
 95 JUN 21 PM 1:25

95112-4517 30



LOP RECORD CHANGE REQUEST FORM

printed:
05/10/96

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp: SH

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 385 LOC: 05/11/93
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 COMPANY NAME: Union Bank - Watson Trust
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 CITY/STATE: Los Angeles, Ca 90071

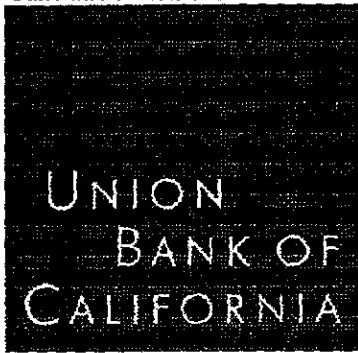
INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANNPMS _____ LOP _____ DATE _____ || LOP _____ DATE _____



FAX COVER SHEET

Date: May 24, 1996

Time: 1:15 pm

Number of pages (including this cover sheet): 1

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

Name: Ms. Susan Hugo **Phone:** 510-567-6780
Alameda County Environmental Health
Address: 1131 Harbor Bay Parkway, Suite 250 **Fax:** 510-337-9335
Alameda, CA

From: **Robert B. Eckstein, CPM®** **Phone:** (415) 296-6724
UNION BANK OF CALIFORNIA, N.A. **Fax:** (415) 296-6713
Trust & Investments Group
Trust Real Estate Management - San Francisco
475 Sansome Street, 15th Floor
San Francisco, CA 94111-3140

Comments: I would like to know the status of the request for site closure for 1461 Park Avenue in Emeryville owned by the Watson Trust. I have called on ^{1 call} three occasions and visited your office on April 29 and May 15, 1996 and you have not called me back. I feel I have been very patient and must seek someone else in Alameda County to respond to my request of I do not hear from you by close of business Tuesday, May 28, 1996.

Please call as soon as possible if you do not receive all pages.

2 new your copy

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION

COMPLAINT FORM



COMPLAINT REC'D. BY Bruce P. De DATE: 12/21/95 TIME: 10

ADDRESS OF INCIDENT: 1461 Parks -
~ 4000 block of Park Horton St

NAME OF FACILITY: N/A Emeryville 94608

CONTACT PERSON: Rodger or Jeff

FACILITY PHONE # 652-5795

NAME OF COMPLAINANT: Ron Bealy PHONE #: 655-2000

SUBJECT OF COMPLAINT: Suspected Activity, Construction
dealing with Hazardous materials wastes,
on the Street -

12/21 - on site: spoke with owners of property of concern -
It appears the site has some hydrocarbon contamination
possibly, (according to property owners) off site to on site
migration from ⁽¹⁶⁸²⁾ Chelco-Cooking - I will speak with
Susan Hays, this office concerning this possibility.

following my investigation with the property
owners at: 1461 Harbor Park Ave - I spoke

INITIAL CONTACT DATE: _____

ACTIONS TAKEN AND DATES(S):

went to the Complainant's at 4045 Horton St
(next door) they relayed to me their concern
regarding the site

12/26/95 spoke to HAZ Contractor concerning
the site stated that the owner would contact
this office -

12/26/95 10³⁰ spoke with Rodger (owner) for
Bumblebee Contractor.

STATED: He would contact S Hugo
regarding site

DATE INVESTIGATION WAS COMPLETED: 12/26/95

ELAPSED TIME IN HOURS: 4.5

NAME OF SPECIALIST: OLIVA

NATURE: Ben A

Rug Depot Outlet



Worldwide Rug & Home Fashion Expert

4056 Hubbard Street
Emeryville, CA 94608
(510) 655-2000

DAVID HIMY
President



DAVID HIMY
President

MANUFACTURERS WHOLESALERS
OFFICES & WAREHOUSE: 4045 Horton St., Emeryville, CA 94608
(510) 655-2000 • FAX (510) 655-1600 • TELEX: 470408 BOMO UI

Ebner/Sandy Beecher
287-1806



Jeffrey Rexford

Rodger

1461 Park Avenue
Emeryville, California 94608
510/652-5795
Fax 510/652-1643

BASHLAND

To: Susan Hugo-ACHCA

Fax: 510-337-9335

From: Diane Scioli

Date: June 20, 1995

Pages: 2, including cover sheet.

fax

From the desk of...

Diane Scioli
V.P./Environmental Scientist
Blakely Environmental, Inc.
320 South Milliken Avenue, Suite A
Ontario, Ca. 91761

(909) 390-1792
Fax: (909) 390-1796

**BEI BLAKELY
ENVIRONMENTAL,
INC.**

320 South Milliken Avenue Suite 'A' Ontario, CA 91761
(909) 460-5510 • Fax (909) 460-5513

06-95-843
May 2, 1995

Susan L. Hugo
Senior Hazardous Materials Specialist
Department of Environmental Health
UST Local Oversight Program
1181 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: Watson Trust Property, 1461 Park Avenue, Emeryville, CA

Dear Ms. Hugo:

Thank you for your quick response regarding the review of the Corrective Action Plan (CAP) for this site. In order that we may initiate the groundwater investigation proposed pursuant to the CAP, I am requesting the following clarifications:

1. Please clarify whether you are approving the CAP as is or whether you will require revisions.
2. We are proposing to conduct four quarters of baseline groundwater sampling. Please verify that this will meet your requirements.
3. Please let us know when you wish us to commence the baseline sampling.
4. It is our understanding that the baseline groundwater sampling events will be applied towards the NAZ groundwater monitoring requirements. Please verify this.
5. We are proposing to analyze the groundwater samples using methods 8015M and 8020. Please indicate that this is acceptable.
6. We are not proposing to conduct additional soil investigation because the underground storage tanks and piping have been removed. The soil contamination appears limited to the former tank area. If groundwater sampling results indicate that the site is eligible for the NAZ, we will request site closure. Please verify that this is satisfactory.

Thank you in advance for your written response. Please contact myself or Diane Scioli with any questions at (909) 390-1792.

Sincerely,

David A. Blakely

David A. Blakely
President

cc: Susan Mc Cormack

95 JUN 16 PM 1:41

320 South Milliken Avenue Suite "A" Ontario, CA 91761
(909) 460-5510 • Fax (909) 460-5513

STID 385

05-95-361
June 2, 1995

Ms. Susan Hugo
Alameda County Health Care Agency
Department of Environmental Health
Hazardous Material Division
80 Swan Way, Room 200
Oakland, CA 94621

RE: ADDENDUM TO MARCH 10, 1995 CORRECTIVE ACTION PLAN, WATSON TRUST PROPERTY, 1461 PARK AVENUE, EMERYVILLE, CA.

Dear Susan,

BEI recommends that site testing be performed by usage of existing site groundwater wells and that no additional monitoring wells be advanced at the site based upon the following site conditions:

1. No detectable total petroleum hydrocarbons as gasoline were identified in 5 of 6 soil samples collected in monitoring wells MW-1, MW-2 and MW-3 at 5' and 10' below grade (bg) using EPA test method 8015. Total petroleum hydrocarbons as gasoline were identified in one sample exclusively, MW-1 at 5' bg at 150 ppM concentration.
2. Similarly, toluene, xylene and ethylbenzene were not identified at detection limits in 5 of 6 soil samples collected in monitoring well MW-1, MW-2, and MW-3 at 5' and 10' bg using EPA test method 8020. Toluene, xylene and ethylbenzene were identified exclusively in MW-1 at 5 bg, at 2.2, 3.1 and 4.9 ppM, respectively.
3. Also, benzene was not identified in soil samples collected from monitoring wells MW-2 and MW-3 at concentrations greater than 0.1 ppM in all soil samples. Benzene was identified at greater than 0.1 ppM in one soil sample exclusively, MW-1 at 5' bg. See Table 1 for tabulated soil analysis results.

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYSIS
SAMPLES COLLECTED FROM BORINGS MW-1 THROUGH MW-3 BY PCC-OCT. 1990

Sample ID	TPH-g mg/kg	Benzene ug/kg	Toluene ug/kg	Xylene ug/kg	Ethylbenzene ug/kg
MW-1 @ 5'	150	5000	2200	3100	4900
MW-1 @ 10'	ND	93	ND	ND	ND
MW-2 @ 5'	ND	14	ND	ND	ND
MW-2 @ 10'	ND	35	ND	ND	ND
MW-3 @ 5'	ND	5.1	ND	ND	ND
MW-3 @ 10'	ND	ND	ND	ND	ND

ND: Not Detected

It has been identified, therefore, that TPH-gasoline and BTEX concentrations are limited exclusively to MW-1 at 5' bg. This isolated area of residual petroleum can be effectively monitored by testing performed on groundwater collected at 6' bg in MW-1, since groundwater in MW-1 at 6' bg is only 1' removed from the isolated residual TPH-gasoline and BTEX identified at 5' bg in the same well.

Additionally, BEI will collect a vapor headspace sample from monitoring well MW-1 at 5' bg utilizing a downwell packer, a hand held pump and 1/4" polyethylene tubing. The sample will be analyzed by EPA method 8015/8020 for petroleum hydrocarbon contamination and for CO₂/O₂ ratio. A reversal of CO₂/O₂ from ambient conditions will verify intrinsic biodegradation of contamination.

Also, it is requested that groundwater testing of monitoring wells MW-1, MW-2, MW-3 and MW-6 be performed simultaneously with groundwater testing for hexavalent chromium and solvents under the responsibility of neighboring responsible parties from which the hexavalent chromium and solvents apparently were discharged. The Watson Trust responsible party should not be responsible for disposal of hexavalent chromium and solvents sourced at upgradient sites and migrating onto the Watson property.

Sincerely,



David A. Blakely
 Sr. Scientist

DAB:cm



May 25, 1995

STD 385

ENVIRONMENTAL
PROTECTION
95 JUN -5 PM 3:42

Hazardous Materials Department
17800 Castleton Street, Suite 586
City of Industry, California 91748 - 1749
Post Office Box 926
La Puente, California 91747 - 0926
818.810.6541/FAX 818.964.7306

Ms. Susan Hugo
Alameda County Health Care Agency
Department of Environmental Health,
Hazardous Materials Division
30 Swan Way, Room 200
Oakland, CA 94621

**SUBJECT: WATSON TRUST
1461 PARK AVENUE
EMERYVILLE**

This correspondence is to confirm issues discussed during our telephone conversation with Diane Scioli of Blakely Environmental. The purpose of the conversation was to clarify several issues with respect to your April 21, 1995 written review of Blakely's Corrective Action Plan (CAP). You have also indicated that you will be providing a written response to the following issues.

We discussed the following:


- You would like us to begin quarterly groundwater sampling as soon as possible. The intent is for the Watson site to be on the same quarterly groundwater sampling schedule as Electro-Coatings and Chromex. As such, we will be required to sample now, and then coordinate with Electro-Coatings and Chromex to schedule the next groundwater sampling event.
- You will be requiring the groundwater samples from the on-site wells to be analyzed for chromium and TCE in addition to petroleum hydrocarbons. Though you have acknowledged that the Watson site is not the source of chromium or TCE, you would like our wells to be analyzed for these constituents. The financial liability for this task rests with Electro-Coatings and Chromex.
- After completing four quarters of groundwater sampling, you will review the data and make an evaluation whether to close the case or require additional groundwater monitoring.

Watson Trust
1461 Park Avenue
Emeryville

Ms. Susan Hugo
5/25/95
Page 2

- There is a question whether soil contamination may still be present. As such, you have requested that soil sampling be conducted in the area of monitoring well #1. Diane requested that an in-ground vapor analysis of the soil be used instead of collecting soil samples and analyzing them in an outside laboratory. You have indicated this is acceptable. An addendum to the CAP which addresses the soil investigation will be provided.

Please contact me with any questions at 818-810-6594.


Susan E. McCormack, Vice-President

ALAMEDA COUNTY HAZARDOUS MATERIAL DIVISION

04/24/95

UNDERGROUND STORAGE TANK CLEANUP SITE

AGENCY#: 10000 SOURCE OF FUNDS: F-FEDERAL INSPECTOR: SH
 StID: 385 SUBSTANCE: 8006619 -Gasoline
 SITE NAME: Western Brake DATE REPORTED : 12/14/90
 ADDRESS : 1461 Park Ave DATE CONFIRMED: 12/14/90
 CITY/ZIP : Emeryville, CA 94608 MULTIPLE RP's : N

CASE TYPE: G CONTRACT STATUS: 4 PRIOR:2B4 EMERGENCY RESPONSE:

RP SEARCH	: S	DATE END:	10/13/92
PRELIM ASSESSMENT	:	DATE BEGIN:	
REMEDIAL INVESTIG	:	DATE END:	
REMEDIAL ACTION	:	DATE BEGIN:	
POST REMED MONITOR:		DATE END:	

TYPE ENFORCEMENT ACTION TAKEN: 1 DATE OF ENFORC. ACTION: 10/13/92

UNDERGROUND STORAGE TANK CLEANUP SITE - SCREEN #2

LUFT FIELD MANUAL CONSIDERATION: 3HSCAWG CASE CLOSED: on:

DT EXC START: 07/18/89 REMEDIAL ACTIONS TAKEN: ED-

RP #1: CONTACT: Albert Watson Trust RP COST:
 RP COMPANY NAME: C/o Larry Schultz-union Bank Ph: (213) 236-5000
 ADDRESS: 445 S. Figueroa Street
 CITY/STATE: Los Angeles, Ca 90071

ΔBrMENT:

05-95-343
May 2, 1995

Susan L. Hugo
Senior Hazardous Materials Specialist
Department of Environmental Health
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

STID 385

Subject: Watson Trust Property, 1461 Park Avenue, Emeryville, CA

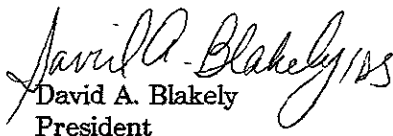
Dear Ms. Hugo:

Thank you for your quick response regarding the review of the Corrective Action Plan (CAP) for this site. In order that we may initiate the groundwater investigation proposed pursuant to the CAP, I am requesting the following clarifications:

1. Please clarify whether you are approving the CAP as is or whether you will require revisions.
2. We are proposing to conduct four quarters of baseline groundwater sampling. Please verify that this will meet your requirements.
3. Please let us know when you wish us to commence the baseline sampling.
4. It is our understanding that the baseline groundwater sampling events will be applied towards the NAZ groundwater monitoring requirements. Please verify this.
5. We are proposing to analyze the groundwater samples using methods 8015M and 8020. Please indicate that this is acceptable.
6. We are not proposing to conduct additional soil investigation because the underground storage tanks and piping have been removed. The soil contamination appears limited to the former tank area. If groundwater sampling results indicate that the site is eligible for the NAZ, we will request site closure. Please verify that this is satisfactory.

Thank you in advance for your written response. Please contact myself or Diane Scioli with any questions at (909) 390-1792.

Sincerely,


David A. Blakely
President

cc: Susan Mc Cormack

ALAMEDA COUNTY ENVIRONMENTAL
HEALTH DEPARTMENT

ENVIRONMENTAL PROTECTION DIVISION
1131 Harbor Bay Parkway, Suite #250
Alameda, CA 94502-6577
Telephone (510) 567-6700
Fax Number (510) 337-9335

FAX COVER SHEET

DATE: April 25, 1995

TO: DIANE SCIOLI

FAX # (909) 390-1796

Total number of pages including cover sheet 4

FROM: SUSAN HUGO

NOTE:

per your request.

(SMILE) have a nice day.
DO SOMETHING FOR OUR ENVIRONMENT.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, DIRECTOR

April 21, 1995
STID 385

Ms. Sue McCormack
Union Bank
Hazardous Materials Section
P.O. Box 926
La Puente, California 91747

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6700

**RE: Corrective Action Plan for The Watson Trust Property
1461 Park Avenue, Emeryville, California 94608**

Dear Ms. McCormack:

The Alameda County Department of Environmental Health, Environmental Protection Division has reviewed the report "Corrective Action for the Watson Trust Property", dated March 10, 1995, prepared and submitted by Blakely Environmental, Inc. for the referenced site.

As I have discussed with you during our telephone conversation last April 17, 1995, this office considers the "Non Attainment Zone" (NAZ) policy by the San Francisco Bay Regional Water Quality Control Board as a viable approach for cleanup of groundwater contamination on a case by case basis. Areas of non-attainment of groundwater cleanup goals can be approved for sites where (1) dissolved groundwater cleanup is not technically or economically feasible or warranted and/or (2) sites for which the approved cleanup program has not resulted in compliance with the water quality objectives. Sites of either type must also satisfy the four following criteria:

1) Limited Migration Potential Exists -

The responsible party must demonstrate that no significant pollution migration will occur due to hydrogeologic or chemical characteristics of the site.

2) Source Removal Has Occurred

Adequate source removal and/or isolation has been undertaken to limit future migration of the contaminant plume.

3) Use of Best Available Technologies Has Been Evaluated and /or Attempted

The responsible party must show that best available technologies are either not technically or economically feasible or have been implemented to their practical extent.

Ms. Sue McCormack
RE: 1461 Park Avenue, Emeryville, CA 94608
April 21, 1995
Page 2 of 3

4) Non-Attainment Area Management Plan Has Been Accepted

An acceptable plan must be submitted which addresses containing and managing the remaining human health, water quality and environmental risks posed by residual pollution. This plan should include an assessment of human health and the environmental risks, contingency options (if the plume migrates off-site), monitoring/verification program, and management measures such as deed notifications/restrictions, indemnification agreements, health and safety plans, utility workers notice, site maintenance, etc.

Based on the review of the Corrective Action Plan report (March 10, 1995), the three groundwater monitoring wells (MW-1, MW-2, MW-3) had been sampled only two times (October, 1990 and May, 1991). Additional groundwater sampling are required in order to establish a baseline data and determine if the subject site meets the criteria for implementation of the NAZ. The said report also listed ten rationales on pages 6 and 7 for approving the non attainment area concept for the site. I do agree with rationale #2, #4, and #6. Rationale #3 will be evaluated based on future groundwater data. As for rationale #7, pump and treat is effective for plume control to prevent off-site migration. Rationale #8 needs further evaluation (any residual soil contamination left on site is a potential source of contamination). Rationale #9 will depend on the cleanup goals for the site (pump and treat alone is ineffective in remediating exclusive dissolved and adsorbed phase petroleum). Rationale #1 and #5 will be evaluated based on the investigation and remediation work at Electro-Coatings, Inc. Rationale #10 is acceptable but required **longer than two years** of monitoring as proposed. Monitoring program will be required until the site can be recommended for closure.

As you are aware, Electro Coatings Inc., had recently implemented a groundwater monitoring program related to the soil and groundwater contamination at their site. Due to the inconsistency of groundwater flow directions at nearby sites, it is necessary to coordinate/ tie-in the groundwater elevation readings with neighboring sites located at 1401-1421 Park Avenue (ECI) and 1400 Park Avenue (Chromex). These groundwater data will be an important tool in determining groundwater flow direction in the area.

Additionally, the halogenated hydrocarbons (TCE) and metals (chromium) found at the site appears to be originating from an off-site upgradient source based on the soil and groundwater information presented in the report.

Ms. Sue McCormack
RE: 1461 Park Avenue, Emeryville, CA 94608
April 21, 1995
Page 3 of 3

It appears that monitoring wells MW-1 and MW-2 were incorrectly labelled as presented in Figure 2A of the report. Figure 2 identified these wells the other way around (MW-2 located south of MW-1). Please make a note of this correction.

Lastly, please notify this office at least 72 hours in advance of any scheduled sampling so I can arrange a site visit.

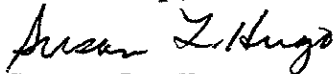
Until clean up is complete, reports should be submitted to this office every three months. The following items must be incorporated in the future reports:

- site map delineating contamination contours for soil and groundwater based on recent data should be included
- any changes in the groundwater flow direction and gradient based on measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project. Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency.

If you have any questions concerning this letter, please contact me at (510) 567-6780.

Sincerely,



Susan L. Hugo
Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Director, Environmental Health
Arui Levi, Acting Chief, Environmental Protection Div. / file
Kevin Graves, RWQCB, San Francisco Bay Region
Gil Jensen, Alameda County District Attorney's Office
David Blakely, Blakely Environmental, Incorporated
320 South Milliken Avenue, Ste A, Ontario, CA 91761

BLAKELY ENVIRONMENTAL, INC.

320 SOUTH MILLIKEN AVE., STE. A
ONTARIO, CA. 91761
(909) 390-1792
Fax: (909) 390-1796

FAX TRANSMISSION COVER SHEET

Date: 4/11/95

To: Susan Hugo

Fax: (510) 337-9335

Subject: _____

DIANE SCIOLI

Sender: David Blakely

YOU SHOULD RECEIVE _____ PAGE(S), INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (909) 390-1792.

**BEI BLAKELY
ENVIRONMENTAL,
INC.**

320 South Milliken Avenue Suite "A" Ontario, CA 91761
(909) 460-5510 • Fax (909) 460-5513

04-95-321
April 11, 1995

Ms. Susan Hugo
Alameda County Health Agency
Senior Hazardous Materials Specialist
Dept. of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Dear Susan,

As we discussed on Thursday and Friday of last week, the Union Bank Real Estate Trust department is unfamiliar with the Non-Attainment Zone provision of the Bay Plan Amendment of Region II of the California Regional Water Quality Control Board.

The Trust department has asked for a letter from the Alameda County Department of Environmental Health, which confirms the Departments approval of the Corrective Action Plan presented by BEI for the 1461 Park Avenue, Emeryville property (site). ✓

We have advised the Union Bank Trust department that you had intended to send this letter by fax today, April 11, 1995. Is it possible that you can send this memo by fax today?

I look forward to hearing from you soon.

Sincerely,



David A. Blakely
President/Sr. Scientist

DAB:cm

**Alameda County Department of Environmental Health
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621
Ph: 510-271-4320

BILLING FOR SERVICES

STID# 385

A. Site Name WESTERN BRAKE Phone _____
 Site Address 1461 PARK AVE EMERYVILLE 94608
(If no address, description of area) Number Street City Zip
 Prior Business Name _____ Prior Owner's Name _____

B. Service Requestor SHANNON CASTAGNO - ENVIRONMENTAL SUPPORT SERVICES
Contact Person Company Name Phone (714) 547-2552
 Billing Address 401 Civic Center Dr., Suite 630, Santa Ana, CA 92701
Number Street City Zip

Category of Service		#Hours	x \$	/Hr	\$
<input checked="" type="checkbox"/>	Site Search	<u>110</u>	x \$	<u>90</u>	\$ <u>90.00</u>
<input type="checkbox"/>	File Search	_____	x \$	_____/Copy	\$ _____
<input type="checkbox"/>	Other	_____	x \$	_____	\$ _____
TOTAL CHARGE:					\$ <u>90.00</u>

REMARKS: Copy file - Copy Service in.

You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Service Requestor SHANNON CASTAGNO Date _____
printed name signature
 HazMat Specialist SUSAN L. HUGO Susan L. Hugo Date 8/22/94
printed name signature

WONA Property and Casualty Companies

21860 Burbank Boulevard, Suite 200
P.O. Box 4142
Woodland Hills, CA 91367
(818) 712-6200

Left vm msg 5/18/94 P.1/1
Out 2 000 file 5/31 P/VMP
5/24/94
C 8⁰⁰ AM



ALCOO
HAZMAT
IV-18 M110:43

May 13, 1994

Alameda County Environmental Health
80 Swan Way, Suite 200
Oakland, CA 94621
ATTN: Medhulla Logan

VIA FACIMILE (510) 569-4757

RE: Union Bank, trustee of Albert Watson
Site: Western Brake, 1461 Park Avenue, Emeryville, Ca
Our File #: 233 P 969875-5

STW
385
SUSA

Dear Ms. Logan:

Please be advised that the undersigned is handling the investigation of the above captioned matter. I am trying to determine the nature of the above captioned entity's involvement and alleged contribution to the contamination at the property stated above.

I am aware that there is a fee of \$75.00 per hour to review the file. In addition, if I need copies you charge \$1.00 per page.

I would appreciate it if I could schedule a time with your organization to review the department's file. I will be in the area May 25 through May 27, 1994 and I would appreciate an appointment during that time. Please consider this a "rush" request. You may contact me during business hours at (818) 712-6357 or at the address indicated on this letterhead.

Thank you for your prompt attention to this matter.

Very truly yours,

Genevieve C. Sunday
Genevieve C. Sunday,
Major Claims Regional Specialist



**County Department of Environmental Health
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621
Ph: 510-271-4320

BILLING FOR SERVICES

STID# 385

A. Site Name Western Brake Phone _____
 Site Address 1461 Park Street Emeryville 94608
(If no address, description of area) Number Street City Zip
 Prior Business Name _____ Prior Owner's Name _____

B. Service Requestor MARK LEGAL BEAGLE 451-5650
Contact Person Company Name Phone
 Billing Address 1430 Franklin St. Oakland CA 94612
Number Street City Zip

Category of Service		#Hours	x \$	/Hr	\$
<input checked="" type="checkbox"/> Site Search		<u>1</u>	x \$	<u>75.00</u>	\$ <u>75.00</u>
<input type="checkbox"/> File Search		_____	x \$	_____/Copy	\$ _____
<input type="checkbox"/> Other _____		_____	x \$	_____	\$ _____
Other					_____
TOTAL CHARGE:					\$ <u>75.00</u>

REMARKS: \$ 75.00 check attached.

You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Service Requestor ANDREW J. DALE Andrew J. Dale Date 11/3/93
printed name signature
 HazMat Specialist SUSAN L. HUGO Susan L. Hugo Date 11/3/93
printed name signature



LEGAL BEAGLE
WITNESS FEE ACCOUNT
 1430 FRANKLIN ST. • 415-451-5650
 OAKLAND, CA 94612

OAKLAND OFFICE
CIVIC BANK OF COMMERCE
 OAKLAND, CALIFORNIA

90-4095
 1211

044045

CHECK
 NUMBER

DATE 10/22/93

\$ 75.00

PAY

Security Fund Dollars

TO THE
 ORDER
 OF

Alameda County Fmr. Health

A 9500-01

[Signature]

⑈044045⑈ ⑆121140959⑆

⑆1050208563⑈



50 0000 0000 0000

Los Angeles Headquarters Banking Office
445 South Figueroa Street
Los Angeles, California 90071
Post Office Box 3100
Los Angeles, California 90051
213.236.5000

VIA CERTIFIED MAIL

July 19, 1993

Ms. Susan L. Hugo
Senior Hazardous Materials Specialist
Dept. of Environmental Health
State Water Resources Control Board
UST Local Oversight Program
80 Swan Way, Room 200
Oakland, CA 94621

RE: Albert Watson Trust
1461 Park Avenue, Emeryville

Dear Ms. Hugo:

On January 28 of this year, the representatives of the above-referenced trust requested a meeting with you and Mr. Rich Hiatt to discuss the numerous problems (and possible solutions) that affect this site. A copy of the correspondence is attached for your review.

As of this date, a response to our request has not been received. We again respectfully request your assistance in connection with our efforts in this matter. At this time, we have received a Letter of Commitment from the Underground Storage Tank Cleanup Fund ("Fund"), which may allow for reimbursement/funding of the cleanup at this location. However, the Fund has imposed a time constraint upon the Trust to undertake some action in a timely fashion. Thus, we feel that a meeting with your department is essential to the implementation of remediation activities at the property.

Your prompt attention to our request is greatly appreciated. Please direct your reply to my attention.

Sincerely,

Lawrence M. Schultz, CPM
Assistant Vice President
213.236.7315

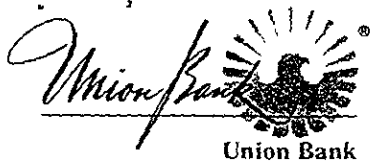
enc.

cc: C. Marshall, Esq. w/o enc.

U

Watts

File



Los Angeles Headquarters Banking Office
445 South Figueroa Street
Los Angeles, California 90071
Post Office Box 3100
Los Angeles, California 90051
213.236.5000

January 28, 1993

Ms. Susan L. Hugo
Senior Hazardous Materials Specialist
Department of Environmental Health
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Room 200
Oakland, CA 94621

Re: 1461 Park Avenue
Emeryville, CA 94608

Dear Ms. Hugo:

This letter is in response to your December 10, 1992 letter to the Albert Watson Trust - Union Bank. The trust has been identified by your agency as a responsible party in connection with the cleanup of releases from underground storage tanks located at the above-referenced site, which is owned by the Trust.

Since the work plan was approved, the following has been accomplished:

1. In order to assess the petroleum hydrocarbon migration prior to site remediation, a site characterization was performed by Remedial Action Corporation (RAC) which prepared a report dated August 2, 1991.
2. An additional site characterization was performed and a report prepared by the same firm on December 16, 1991. This supplemental report defines the lateral extent of petroleum hydrocarbon in the soil.
3. An indoor air screening was conducted by the same firm and a report prepared dated May 19, 1992. The purpose of this study was to assess whether gasoline constituents derived from the soil and groundwater had infiltrated the air within the building located on the site.

Ms. Susan L. Hugo
January 27, 1993
Page Two

Copies of all three reports will be sent to you and Mr. Hiett under separate cover. I have asked RAC to immediately provide you with formal copies under seal of a California Registered Geologist or Registered Civil Engineer with statement of qualifications, as you have specified.

I have also asked RAC to confirm to you the exact and accurate locations of the monitoring wells to collect and provide to you recent groundwater data on the three wells, and to implement a regular sampling and reporting schedule in compliance with your requirements.

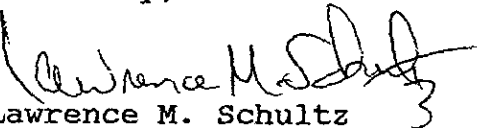
1. After the site characterizations were completed, I was given an informal verbal bid for cleanup of the hydrocarbon contamination. The estimate was \$900,000. The Trust does not have the resources to conduct a cleanup of that magnitude and has been doing what it has been able to do given its financial circumstance.
2. Because the Trust did not itself cause the subject releases, it has sought out and filed suit against those parties it believes to be responsible. The Trust's outside legal counsel has agreed to handle the litigation on a deferred payment arrangement with the Trust covering only out of pocket costs on a monthly basis. In connection with the suit, we have also put our insurance carriers on notice, although they have, to date, been unresponsive. Our counsel is endeavoring to move the lawsuit along as swiftly as possible and we continue to seek out other potentially responsible parties.
3. In investigating the conditions on the property, I received information which caused me to believe that the property is contaminated with other substances which have migrated from neighboring properties. The lawsuit also addresses those issues.

While the Trust understands that the regulating agencies may look solely to it to remedy this situation, we respectfully request your assistance in connection with our efforts to effect a complete remediation of all contamination on the property by way of contribution from the defendants, their insurance carriers, our own insurance carriers, and others we may identify during the course of litigation.

Ms. Susan L. Hugo
January 27, 1993
Page Three

The Trust therefore requests the opportunity to meet with you and Mr. Hiett, with or without consultants and/or counsel, to discuss how the Trust may satisfy your requirements within the constraints imposed upon us. Your input and assistance will be greatly appreciated.

Sincerely,

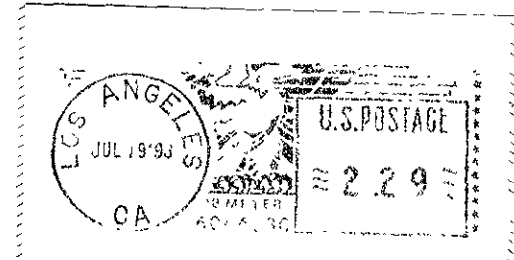


Lawrence M. Schultz
Assistant Vice President
LMS:mjh

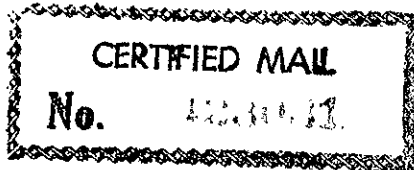
cc: Rich Hiett
RWQCB, S.F. Bay Region



- L. Schultz
Post Office Box 3100
Los Angeles, California 90051-1100

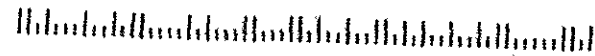


Ms. Susan Hugo
Sr. Hazardous Materials Specialist
Dept. of Environmental Health
State Water Resources Control Board
UST Oversight Program
80 Swan Way, Room 200
Oakland, CA 94621



RETURN RECEIPT REQUESTED

94621-1439 06



SH

STATE WATER RESOURCES CONTROL BOARD

DIVISION OF CLEAN WATER PROGRAMS
 2014 T STREET, SUITE 130
 P.O. BOX 944212
 SACRAMENTO, CALIFORNIA 94244-2120
 (916) 227-4413
 (916) 227-4530 (FAX)

MAY 21 1993



MAY 21 1993

Albert Watson Trust
 c/o Union Bank, Trustee
 Mr. Lawrence Schultz, Assistant Vice-President
 P.O. Box 3100
 Los Angeles, CA 90051

Dear Mr. Schultz:

UNDERGROUND STORAGE TANK CLEANUP FUND, CLAIM NO. 2947

The State Water Resources Control Board (State Board) takes pleasure in issuing the attached Letter of Commitment in an amount not to exceed \$60,000. This Letter of Commitment is based upon our review of the corrective action costs incurred to date and your application received on January 17, 1992, and may be modified by the State Board in writing by an amended Letter of Commitment.

The State Board will take steps to withdraw this Letter of Commitment after 90 calendar days from the date of this transmittal letter unless you proceed with due diligence with your cleanup effort. This means that you must take positive, concrete steps to ensure that corrective action is proceeding with all due speed. For example, if you have not started your cleanup effort, you must obtain three bids and sign a contract with one of these bidders within 90 calendar days. If your cleanup effort has already started and was delayed, you must resume the expenditure of funds to ensure that your cleanup is proceeding in an expeditious manner. You are reminded that you must comply with all regulatory agency time schedules and requirements. We constantly review the status of all active claims, and failure to proceed with due diligence will be grounds for withdrawal of this Letter of Commitment.

You should read the terms and conditions listed in the Letter of Commitment.

Also attached is a "Reimbursement Request" package. The package includes :

- Instructions for the completion of the "Reimbursement Request" form and should be followed when seeking reimbursement for corrective action costs incurred after January 1, 1988.
- A "Reimbursement Request - Underground Storage Tank Cleanup Fund" form which you must use to request reimbursement of costs incurred.
- A "Spreadsheet" which you must use in conjunction with your Reimbursement Request.
- Samples of two completed Reimbursement Request forms and associated spreadsheets.
- A "Bid Summary Sheet" to document data on bids received.
- Recommended Minimum Invoice Cost Breakdown.
- A "Certification of Non-Recovery From Other Sources" which must be returned before any reimbursements can be made.

If you have any questions regarding the Letter of Commitment or the Reimbursement Request package, please contact Blessy Torres at (916) 227-4535.

Sincerely,


 Dave Deaner, Manager
 Underground Storage Tank
 Cleanup Fund Program

Attachments

cc: Tom Peacock
 Alameda County Health Agency
 Division of Hazardous Materials
 80 Swan Way, Room 350
 Oakland, Ca 94621

Don Dalke
 California Regional Water
 Quality Control Board, San Francisco Bay Region
 2101 Webster Street, Suite 500
 Oakland, CA 94612

LETTER OF COMMITMENT FOR REIMBURSEMENT OF COSTS

CLAIM NO: 002947

AMENDMENT NO: 0

CLAIMANT: Albert Watson Trust
JOINT-CLAIMANT:

BALANCE FORWARD: \$0

CLAIMANT ADDRESS: C/O Union Bank - Trust Real Estate
P. O. Box 3100
Los Angeles, CA 90051

THIS AMOUNT: \$60,000

NEW BALANCE: \$60,000

TAX ID / SSA NO. 94-6307637

Subject to availability of funds, the State Water Resources Control Board (State Board) agrees to reimburse Albert Watson Trust (claimant) for eligible corrective action costs at 1461 Park Avenue, Emeryville, CA 94608 (site). The commitment reflected by this Letter is subject to all of the following terms and conditions:

1. Reimbursement shall not exceed \$60,000 unless this amount is subsequently modified in writing by an amended Letter of Commitment.
2. The obligation to pay any sum under this Letter of Commitment is contingent upon availability of funds. In the event that sufficient funds are not available for reasons beyond the reasonable control of the State Board, the State Board shall not be obligated to make any disbursements hereunder. If any disbursements otherwise due under this Letter of Commitment are deferred because of unavailability of funds, such disbursements will promptly be made when sufficient funds do become available. Nothing herein shall be construed to provide the Claimant with a right of priority for disbursement over any other claimant who has a similar Letter of Commitment.
3. Unless modified in writing by the State Board, this Letter of Commitment covers work through Phase I of corrective action work.
4. All costs for which reimbursement is sought must be eligible for reimbursement and the Claimant must be the person entitled to reimbursement thereof.
5. Claimant must at all times be in compliance with all applicable state laws, rules and regulations and with all terms, conditions, and commitments contained in the Claimant's Application and any supporting documents or in any payment requests submitted by the Claimant.
6. No disbursement under this Letter of Commitment will be made except upon receipt of acceptable Standard Form Payment Requests duly executed by or on behalf of the Claimant. All Payment Requests must be executed by the Claimant or a duly authorized representative who has been approved by the Division of Clean Water Programs.
7. Any and all disbursements payable under this Letter of Commitment may be withheld if the Claimant is not in compliance with the provisions of Paragraph 5 above.
8. Neither this Letter of Commitment nor any right thereunder is assignable by the Claimant without the written consent of the State Board. In the event of any such assignment, the rights of the assignee shall be subject to all terms and conditions set forth in this Letter of Commitment and the State Board's consent.
9. This Letter of Commitment may be withdrawn at any time by the State Board if completion of corrective action is not performed with reasonable diligence.

IN WITNESS WHEREOF, this Letter of Commitment has been issued by the State Board this 11th day of May, 1993.

STATE WATER RESOURCES CONTROL BOARD

BY [Signature]
Manager, Underground Storage Tank Cleanup Fund Program

BY [Signature]
Chief, Division Administrative Services

STATE USE :
CALSTARS CODING :
0550 - 569.02 - 30530
\$ _____

DETAILED REVIEW CHECKLIST

CLAIM NO.: 7947	REGION: 2	COUNTY: ALAMEDA	CODE: C1
PRIORITY ASSIGNED: B	LEAD AGENCY AND CONTACT PERSON: ALAMEDA COUNTY DEPT. OF ENVIRONMENTAL HEALTH		
CURRENT RANK:	CONTACT PERSON:		
DATE REVIEWED:	PHONE NO.:		
REVIEWER:			

SITE NAME: Industrial - Tenant: Modine Western

SITE ADDRESS: 1461 Park Avenue, Emeryville, CA

CLAIMANT INFORMATION	ACC.	REJ.	HOW INFORMATION WAS VERIFIED
I. Claimant Identification			
1. Claimant is/was the owner and/or operator of the leaking UST?	✓		App. Removal permit
2. Have all applicable past and current UST owners/operators been identified?	N/A		
3. All required tax ID numbers provided?	✓		
4. Date site/tanks acquired verified?	✓		App.
II. Statement of Costs			
1. Valid third party claim?	N/A		
2. Claimed corrective action costs exceed \$10,000?	✓		App.
III. Joint Claimant			
1. Joint Claimant is an owner and/or operator?	N/A		
2. Tax ID number provided?	N/A		
3. Joint Claimant's priority class verified?	N/A		
IV. Co-Payee			
1. Tax ID No. provided?	N/A		
2. Mailing address/phone no. provided?	N/A		
V. Contamination Site/Occurrence Description*			
1. Description of tank and use verified?	✓		Closure plan (7/10/89)
2. Registered farm tank?	Yes (No)		
3. Leaking tank contained eligible substance?	✓		" " "
4. Is there any evidence that the UAR was the result of a spill, overflow or gross negligence?	✓		none indicated in City files
5. If claimant submitted more than one claim for the site, each claim is for a separate occurrence?	✓		
6. Site map provided?	✓		Application
VII. Priority Class Worksheet			
1. Claimant's priority verified?	✓		
2. Claimant was both the owner and operator at time of leak discovery?	Yes (No)		App., letter from Alameda Co 5/2/91 Tanks removed
3. Claimant is the current owner and operator?	Yes (No/NA)		
4. If either question = No, other party(s) priority class was verified?	N/A		
VIII. Priority Class Designation			
A. Priority Class A			
Residential Motor Fuel Tanks			
1. UST located at the residence of a person and property zoned residential use only at time of leak discovery?			
2. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?			
3. UST was not used for agricultural purposes or for resale on or after 1/1/85?			
OR			
Residential Small Home Heating Oil Tanks			
4. UST located at the residence of a person at time of leak discovery?			
5. UST located at property improved by an owner-occupied single family dwelling or duplex at time of leak discovery?			
6. UST has a capacity of 1,100 gallons or less?			
7. UST is used only to store home heating oil for consumptive use on property?			
8. UST was not located on agricultural property on or after 1/1/85?			

Susan Hugo's
copy.
LOC to follow
shortly
Blessy

DETAILED REVIEW CHECKLIST - CONT'D PAGE 2

CLAIM NO. 2947

LOCAL AGENCY NO. _____

CLAIMANT INFORMATION	ACC/REJ.	HOW INFORMATION WAS VERIFIED
B. Priority Class B Financial Review Team has determined that the claimant qualifies for Priority Class B.		
C. Priority Class C Financial Review Team has determined that the claimant qualifies for Priority Class C.	N/A	
IX. Eligibility Requirements*		
1. UAR reporting requirements satisfied and date release discovered verified?	✓	Rel Rpt
2. If property acquired after 1/1/84, claimant exercised due diligence or previous owner was eligible?	N/A	Acquired 2/8/72.
3. Claimant either had or applied for a permit by 1/1/90, or was able to substantiate why not obtained?	✓	Permit to operate Sept. 1988 " " remove Sept. 1989
4. UST is not grossly out of compliance with permit requirements?	✓	"
5. Claimant was required to initiate corrective action?	✓	letter from Alameda Co. 3/2/91
6. If claimant discovered UAR prior to 1/1/88 required corrective action was initiated on or before 6/30/88?	N/A	
7. Corrective action is in compliance with regulatory requirements?	✓	SEE PAGE 3 OF CHECKLIST
8. Claimant is in compliance with financial responsibility requirements?	N/A	Tanks removed
X-XII. Certifications/Agreements/Statements/Verification		
1. Claim contains original signatures of all claimants and joint claimants?	✓	
2. Required documentation was submitted for authorized representative?	N/A	

PROBLEM AREAS AND ANY ADDITIONAL COMMENTS

- ① * Tax ID on app doesn't match any of the tax docs.
- ② Claimant trying to obtain financial help from neighboring properties' owners, insurance carriers and claimant's insurance carrier. (see claimant letter dated 1/28/93.

* Compliance with requirements for items listed in Section V. (Contamination Site/Occurrence Description) and Section IX. (Eligibility Requirements) may require lead agency confirmation. Any items that cannot be verified through the applicant and which will require lead agency review and confirmation, should be highlighted for further review. In all cases lead agency confirmation of corrective action compliance will be required.

CLAIM NO. 2947

LOCAL AGENCY NO. _____

SITE ADDRESS 1401 Park Avenue, Emerville, CA 94608

CORRECTIVE ACTION COMPLIANCE DOCUMENTATION

PAGE 3

DATE	ACTION REQUIRED/RESPONSE
3-7-89	County rec'd letter from claimant indicating that bids are ^{being} solicited to remove tanks.
7-11-89	Removal permit issued by County.
4-19-90	County rec'd contamination rept. from removal consultant/contractor.
11-9-90	County rec'd groundwater monitoring construction, sampling and evaluation report from consultant.
3-21-91	County rec'd site investigation and ^{remediation} workplan from consultant.
5-2-91	County ltr. to claimant approving workplan w/ further instructions. County discussed w/p w/ consultant + was given verbal approval on 4/15/91.
12-10-92	Follow-up notice sent to claimant to implement workplan as approved on 5/2/91.
1-28-93	County rec'd response to its above letter. Site characterizations have been performed since 8/91. Reports to be sent to County by consultant.
2-25-93	County indicated via telephone conversation that claimant submitted 3 site characterization repts. (Missy)

CONFIRMATION OF CORRECTIVE ACTION COMPLIANCE: After reviewing the lead agency site file, the claim reviewer has determined that the claimant is in substantial compliance with corrective action requirements.

Blessy Jones 4/15/93

REVIEWER'S SIGNATURE DATE SIGNED

LEAD AGENCY CONCURRENCE: As of this date, the lead agency representative concurs with the determination that the claimant is in compliance with applicable corrective action requirements.

4/15/93
Authorized and telephone to sign for Susan Hugo

Blessy Jones for Susan Hugo 4/15/93

SIGNATURE DATE SIGNED

STAFF RECOMMENDATION: APPROVED REFERRED TO TEAM LEADER - See Comments, Page 2.

REVIEWER'S SIGNATURE: _____ DATE SIGNED _____

LETTER OF TRANSMITTAL

REMEDIAL ACTION CORPORATION

15641 Red Hill Avenue, Suite 100
Tustin, California 92680
714/258-2600



Date: February 9, 1993	Job No. 050-03C
Attention:	
Re: STID #385	
Albert Watson Trust	
1461 Park Avenue	
Emeryville, CA 94608	

To: Ms. Susan L. Hugo
Senior Hazardous Materials Specialist
Department of Environmental Health
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Room 200
Oakland, CA 94621

THE FOLLOWING ITEMS ARE: Attached Sent under separate cover via: _____
 Requested _____

931711-1-1091

COPIES	DATE	NO.	DESCRIPTION
1			Site Characterization Report 8/2/91
1			Additional Site Characterization Report 12/16/91
1			Indoor Air Screening Report 5/19/92

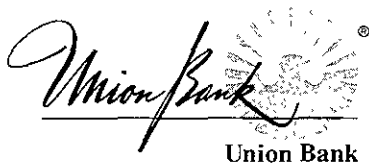
THE ABOVE ITEMS ARE TRANSMITTED:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> For your information | <input type="checkbox"/> For your signature |
| <input type="checkbox"/> For your use | <input type="checkbox"/> For your files | <input type="checkbox"/> For your action |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> For corrections | |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
- FOR BIDS DUE _____ 19__

REMARKS: Dear Ms. Hugo
Enclosed please find copies of the above referenced reports. These are transmitted on behalf of
Mr. Lawrence Schltz of Union Bank, in response to your letter dated 12/10/92.

COPY TO: Mr. L. Schultz/Union Bank (without enclosures)
Mr. Rich Hiatt/RWQCB (with enclosures)

SIGNED: Mark Seldman
Staff Geochemist



STID 385

00 0000 00 00 00

Los Angeles Headquarters Banking Office
445 South Figueroa Street
Los Angeles, California 90071
Post Office Box 3100
Los Angeles, California 90051
213.236.5000

January 28, 1993

Ms. Susan L. Hugo
Senior Hazardous Materials Specialist
Department of Environmental Health
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Room 200
Oakland, CA 94621

Re: 1461 Park Avenue
Emeryville, CA 94608

Dear Ms. Hugo:

This letter is in response to your December 10, 1992 letter to the Albert Watson Trust - Union Bank. The trust has been identified by your agency as a responsible party in connection with the cleanup of releases from underground storage tanks located at the above-referenced site, which is owned by the Trust.

Since the work plan was approved, the following has been accomplished:

1. In order to assess the petroleum hydrocarbon migration prior to site remediation, a site characterization was performed by Remedial Action Corporation (RAC) which prepared a report dated August 2, 1991.
2. An additional site characterization was performed and a report prepared by the same firm on December 16, 1991. This supplemental report defines the lateral extent of petroleum hydrocarbon in the soil.
3. An indoor air screening was conducted by the same firm and a report prepared dated May 19, 1992. The purpose of this study was to assess whether gasoline constituents derived from the soil and groundwater had infiltrated the air within the building located on the site.

Ms. Susan L. Hugo
January 27, 1993
Page Two

Copies of all three reports will be sent to you and Mr. Hiatt under separate cover. I have asked RAC to immediately provide you with formal copies under seal of a California Registered Geologist or Registered Civil Engineer with statement of qualifications, as you have specified.

I have also asked RAC to confirm to you the exact and accurate locations of the monitoring wells to collect and provide to you recent groundwater data on the three wells, and to implement a regular sampling and reporting schedule in compliance with your requirements.

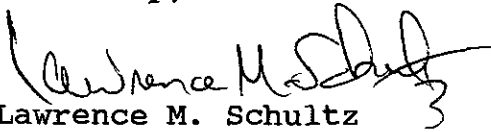
1. After the site characterizations were completed, I was given an informal verbal bid for cleanup of the hydrocarbon contamination. The estimate was \$900,000. The Trust does not have the resources to conduct a cleanup of that magnitude and has been doing what it has been able to do given its financial circumstance.
2. Because the Trust did not itself cause the subject releases, it has sought out and filed suit against those parties it believes to be responsible. The Trust's outside legal counsel has agreed to handle the litigation on a deferred payment arrangement with the Trust covering only out of pocket costs on a monthly basis. In connection with the suit, we have also put our insurance carriers on notice, although they have, to date, been unresponsive. Our counsel is endeavoring to move the lawsuit along as swiftly as possible and we continue to seek out other potentially responsible parties.
3. In investigating the conditions on the property, I received information which caused me to believe that the property is contaminated with other substances which have migrated from neighboring properties. The lawsuit also addresses those issues.

While the Trust understands that the regulating agencies may look solely to it to remedy this situation, we respectfully request your assistance in connection with our efforts to effect a complete remediation of all contamination on the property by way of contribution from the defendants, their insurance carriers, our own insurance carriers, and others we may identify during the course of litigation.

Ms. Susan L. Hugo
January 27, 1993
Page Three

The Trust therefore requests the opportunity to meet with you and Mr. Hiatt, with or without consultants and/or counsel, to discuss how the Trust may satisfy your requirements within the constraints imposed upon us. Your input and assistance will be greatly appreciated.

Sincerely,



Lawrence M. Schultz
Assistant Vice President
LMS:mjh

cc: Rich Hiatt
RWQCB, S.F. Bay Region

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY



DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, ASST. AGENCY DIRECTOR

December 10, 1992
STID# 385

DEPARTMENT OF ENVIRONMENTAL HEALTH
State Water Resources Control Board
Division of Clean Water Programs
UST Local Oversight Program
80 Swan Way, Rm 200
Oakland, CA 94621
(510) 271-4530

Mr. Lawrence Schultz
Albert Watson Trust - Union Bank
445 S. Figueroa Street
Los Angeles, California 90071

**RE: Western Brake - Albert Watson Trust
1461 Park Avenue, Emeryville CA 94608**

Dear Mr. Schultz:

The Alameda County Department of Environmental Health, Hazardous Materials Division has recently reviewed the files concerning the removal of two underground storage tanks at the referenced site. This office is in receipt of the following reports:

- * Tank Closure Documents dated April 18, 1990 and submitted by Property Contamination Control, Inc. (PCC)
- * Groundwater Monitoring Well Construction, Sampling and Evaluation Report dated October 24, 1990 and submitted by Property Contamination Control, Inc.
- * Work Plan for Site Investigation and Remediation dated March, 1991 and submitted by Remedial Action Corporation

Total Petroleum Hydrocarbon (TPH-gasoline) as high as 1,580 ppm in soil and 1,100ppm in groundwater was detected in the samples collected during the removal of the two underground storage tanks at the site.

The work plan for site investigation and remediation (March, 1991) was given a verbal approval for implementation through a telephone conversation between Mr. Edward Sirota of Remedial Action Corporation and myself. A follow-up correspondence dated May 2, 1991 documented the approval of the workplan and listed the following specific issues that were to be addressed:

- * Excavate contaminated soils with levels of total petroleum hydrocarbon greater than 10 parts per million ppm; collect verification samples and analyzed by a state certified laboratory
- * Contaminated stockpiled soil reintroduced back into the pit must be re-excavated and proper disposition of the soil must be supported by sample analysis by the state certified laboratory
- * Downgradient flow of the groundwater must be established at the site; complete gradient data must be submitted; one

Mr. Lawrence Schultz
RE: 1461 Park Avenue, Emeryville CA 94608
December 10, 1992
Page 2 of 3

monitoring well must be installed within ten feet of the former tank excavation; levels and quality of groundwater must be monitored on a quarterly basis

To date, this office **has not received** the report documenting implementation of the approved work plan. This report must be submitted within **30 days** after completion of the initial investigation as stated in the May 2, 1991 correspondence from this department. In addition, there is no recent groundwater data on the three monitoring wells at the site. As per the "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" (August 10, 1990), quarterly monitoring is the maximum sampling interval typically allowed when ground water contamination is present.

Please clarify the following areas of concern to this department:

- * Has the approved workplan been implemented? If so, please submit the complete report documenting activities of the investigation (including boring logs, analytical results, chain of custody).
- * Please identify the accurate locations of the monitoring wells at the site. Previous reports by PCC and Alpha Chemical and Biomedical Laboratory showed conflicting locations.

Groundwater elevation readings and monitoring well sampling must be performed every quarter and analyzed for the following target compounds: TPH gas, TPH diesel, benzene, toluene, ethyl benzene, xylene and lead. After four quarters of non detectable levels have been achieved, the frequency of sampling events will be evaluated and/or a recommendation for signoff/case closure by RWQCB will be determined.

Please submit a time schedule for all phases of the investigation and remediation activities and the anticipated time when cleanup will be completed at the site.

Your response to the issues raised in this letter must be submitted to this office **no later than January 31, 1993**. Until cleanup is complete, you will need to submit reports to this office and to RWQCB **every three months** (or at a more frequent interval, if specified at any time by either agency). In addition, the following items must be incorporated in your future reports or workplans:

- a cover letter from the responsible party or tank owner stating the accuracy of the report and whether he/she concurs with the conclusions and recommendations in the report or workplan

Mr. Lawrence Schultz
RE: 1461 Park Avenue, Emeryville CA 94608
December 10, 1992
Page 3 of 3

- site map delineating contamination contours for soil and groundwater based on recent data should be included and the status of the investigation and cleanup must be identified
- proposed continuing or next phase of investigation / cleanup activities must be included to inform this department or the RWQCB of the responsible party or tank owner's intention
- any changes in the groundwater flow direction and gradient based on the measured data since the last sampling event must be explained
- historical records of groundwater level in each well must be tabulated to indicate the fluctuation in water levels
- tabulate analytical results from all previous sampling events; provide laboratory reports (including quality control/quality assurance) and chain of custody documentation

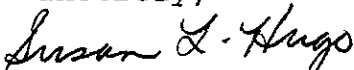
All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professionals involved with the project. Copies of reports must also be submitted to :

Rich Hiatt
RWQCB, San Francisco Bay Region
2101 Webster Street, Fourth Floor
Oakland, California 94612

Because we are overseeing this site under the designated authority of the Regional Water Quality Control Board, this letter constitutes a formal requests for technical reports pursuant to California Water Code Section 13267 (b). Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or RWQCB.

Please contact me at (510) 271-4530 if you have any questions concerning this letter.

Sincerely,



Susan L. Hugo, Senior Hazardous Materials Specialist

cc: Rafat A. Shahid, Asst. Agency Director, Environmental Health
Rich Hiatt, San Francisco Bay RWQCB
Gil Jensen, Alameda County District Attorney's Office
Edgar B. Howell, Chief, Hazardous Materials Division - files

**Alameda County Department of Environmental Health
Hazardous Materials Division**

80 Swan Way, Rm. 200, Oakland, CA 94621
Ph: 510-271-4320

BILLING FOR SERVICES

STD# 385

A. Site Name WESTERN BRAKE Phone _____
 Site Address 1461 Park Ave. Emeryville 94608
(if no address, description of area) Number Street City Zip
 Prior Business Name _____ Prior Owner's Name _____

B. Service Requestor Gilla Webb SEVERSON & WERSON (415) 398-3344
Contact Person Company Name Phone
 Billing Address ONE EMBARCADERO STREET SAN FRANCISCO 94111
Number Street City Zip

Category of Service	#Hours	x \$	Rate	\$	Total
<input checked="" type="checkbox"/> Site Search	1	x \$	71.00/Hr	\$	71.00
<input type="checkbox"/> File Search	#Copies	x \$	1.00/Copy	\$	29.00
<input type="checkbox"/> Other	_____	x \$	_____	\$	_____
				TOTAL CHARGE:	\$ 100.00

REMARKS: _____

You will receive an invoice in accordance with Article 11 of Chapter 6, Title 3 of the Ordinance Code of Alameda County

Service Requestor _____ Date _____
printed name signature
 HazMat Specialist SUSAN L. HUGO Susan L. Hugo Date 11/30/92
printed name signature

SEVERSON & WERSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

ONE EMBARCADERO CENTER • SAN FRANCISCO, CALIFORNIA 94111

(415) 398-3344

JAMES B. WERSON
EDMUND T. KING II
DONALD J. YELLOW
ROGER S. MERTZ
JAN T. CHILTON
STEVEN W. WALDO
DONALD J. QUERIO
JOHN W. BERSHOLT
ROBERTA V. ROMBERG
LUCINDA LEE
MARK JOSEPH KENNEY
WILLIAM L. STERN
LAURA J. DORMAN
HOWARD H. RUBEN
MICHAEL J. STERNER
JEFFREY M. CHU
MICHAEL G. THORNTON
CARIN W. BINROD
VICTORIA L. TAPLIN
MARK D. LONERGAN
TED S. STONEY
DAVID P. MUESSARD
RENEE M. ROUK
WILLIAM T. MCCARY
AUDREY L. YEE

ERNEST Y. SEVIER
ROBERT L. LOFTS
DENNIS M. TALBOTT
ALLAN L. FINK
ARTHUR L. SILBERMAN
MICHAEL J. BERTINETTI
GERALD J. GUGAWALD
LARRY W. TELFORD
JAMES R. ARNOLD
HOWARD W. ASHCRAFT, JR.
PATRICIA L. MCCLARAN
JOHN B. SULLIVAN
LORRAINE P. EBER
EDWARD A. GIBBOWD
DUANE M. GECK
ROBIN L. HARRIS
MICHAEL B. MURPHY
PATRICK J. RICHARD
SCOTT H. MCNUTT
DOUGLAS A. APPELEGATE
JEFFREY C. SELMAN
GREGORY C. NUTI
ELIZABETH A. STUFY
KARLA L. NEFRENS

RANSOM S. COOK
ROBERT V. MAGOR
OF COUNSEL

TELEX
278934

TELECOPIER
(415) 966-0439

November 25, 1992

Susan L. Hugo
Hazardous Materials Specialist
Alameda County Health Services Agency
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

RE: 1461 Park Avenue, Emeryville, CA 94608

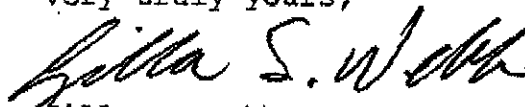
Dear Ms. Hugo,

Pursuant to our telephone conversation earlier today, I am requesting a copy of each document placed in the above named file after the 10/26/90 letter (copy attached). Please send the copies together with your invoice to my attention, as soon as you are able to do so.

If any of this is unclear or if you need more information, please contact me at (415) 398-3344.

Thank you very much for your help and cooperation in this matter.

Very truly yours,


Gilla S. Webb,
Legal Assistant

SEVERSON & WERSON

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

ONE EMBARCADERO CENTER • SAN FRANCISCO, CALIFORNIA 94111

(415) 398-3344

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GERALD J. BUCHWALD
LARRY W. TELFORD
JAMES R. ARNOLD
HOWARD W. ASHCRAFT, JR.
PATRICIA L. MCCLARAN
JOHN B. SULLIVAN
LORRAINE P. EBER
EDWARD A. GIEDDOWD
SUANE M. GECK
ROBIN L. HARRIS
MICHAEL B. MURPHY
PATRICK J. RICHARD
SCOTT H. HENUTT
DOUGLAS A. APPLGATE
JEFFREY C. SELMAN
GREGORY C. NUTI
SUZABETH A. SYUPY
KARLA L. NEFKENS

RANSON S. COOK
ROBERT V. MAGOR
OF COUNSEL

TELEX
278934

TELECOPIER
(415) 398-0435

November 25, 1992

Susan L. Hugo
Hazardous Materials Specialist
Alameda County Health Services Agency
Department of Environmental Health
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, CA 94621

RE: 1461 Park Avenue, Emeryville, CA 94608

Dear Ms. Hugo,

Pursuant to our telephone conversation earlier today, I am requesting a copy of each document placed in the above named file after the 10/26/90 letter (copy attached). Please send the copies together with your invoice to my attention, as soon as you are able to do so.

If any of this is unclear or if you need more information, please contact me at (415) 398-3344.

Thank you very much for your help and cooperation in this matter.

Very truly yours,

Gilla S. Webb
Gilla S. Webb,
Legal Assistant

PCC Property Contamination Control, Inc.

2220 LIVINGSTON STREET, SUITE 208 • OAKLAND, CALIFORNIA 94606 • (415) 532-2442

Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room #200
Oakland, CA 94621

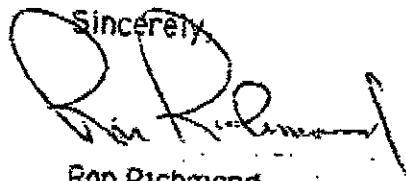
October 26, 1990

Attention; Mr. Dennis Byrne

RE: Project U552817 1461 Park Ave. Emeryville. CA

Dear Mr. Byrne, attached you will find the groundwater monitoring well construction, initial sampling and evaluation reports on this subject property.

You will also find analytical results and estimates of the area and amount of contaminated soils on this site. I have forwarded this information as well as a proposal to remediate this site utilizing on site aeration of contaminated soils.

Sincerely,


Ron Richmond
Property Contamination Control, Inc.

68-11137 2-AON 06

SEVERSON & WERSON
A PROFESSIONAL CORPORATION
ONE EMBARCADERO CENTER
SAN FRANCISCO, CALIFORNIA 94111

Telephone
(415) 398-3344

Fax No.
(415) 956-0439

Telecopier
(Groups 1-3)

FACSIMILE TRANSMISSION

Date: 11/25/92 Time: 11:45 Pages 3
(Including this page)

TO: SUSAN L. HUGO, HAZARDOUS MATERIALS PROGRAM

FAX NO. (510) 569-4757

FROM: GILLA S. WEBB

OUR REFERENCE: 8748-001

COMMENTS:

File re 1461 Park Avenue, Emeryville, CA 94608

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL THE PERSON SENDING THE DOCUMENTS.

IMPORTANT NOTICE

THIS FACSIMILE TRANSMISSION IS INTENDED ONLY FOR THE PERSON TO WHOM IT IS ADDRESSED. THIS FAX MAY CONTAIN INFORMATION THAT IS PRIVILEGED AND CONFIDENTIAL, OR EXEMPT FROM DISCLOSURE BY APPLICABLE LAW. UNLESS YOU ARE THE INTENDED RECIPIENT OF THIS FAX, DO NOT READ, USE, DISTRIBUTE, OR COPY IT. IF YOU HAVE RECEIVED THIS FAX BY MISTAKE, THEN PLEASE CALL US IMMEDIATELY AT (415) 398-3344 (COLLECT) AND RETURN THE ORIGINAL FAX TO US AT THE ABOVE ADDRESS, THANK YOU.



92 NOV 03 11:48

Via Certified Mail

Los Angeles Headquarters Banking Office
445 South Figueroa Street
Los Angeles, California 90071
Post Office Box 3100
Los Angeles, California 90051
213.236.5000

November 3, 1992

Ms. Susan Hugo
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Dept. of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

RE: 1461 Park Avenue, Emeryville
Albert Watson Trust

Dear Ms. Hugo:

Reference is hereby made to a letter dated October 15, 1992, and entitled "Notice of Requirement to Reimburse" and sent to my attention by Edgar B. Howell, III.

The letter states that the "Responsible Party/Property Owner" is Larry Schultz, c/o Union Bank. Please be advised that I have never held and do not currently hold any vested interest in the subject property. I am acting in an authorized officer's capacity for a corporate trustee (Union Bank), which manages the trust that owns this site.

Accordingly, you are requested to adjust your records to correctly identify the Responsible Party/Property Owner. The beneficial interest in this property is properly vested in the name of the Albert Watson Trust. Any billings and correspondence should be sent to my attention at the address on the letterhead and the Albert Watson Trust should be referenced. Failure to do so may cause unavoidable delays in responding to your inquiries.

Your immediate attention to this request is appreciated. Should there be any further questions in this matter, please feel free to call.

Sincerely,

Lawrence M. Schultz
Assistant Vice President
213.236.7315

LS:hs

Union Bank TR

Trust R.E.

Box 2193

LA. CA 90051

Att: Larry Schultz

Union Bank

DATE: 7/15/92
TO : Local Oversight Program
FROM: SUSAN
SUBJ: Transfer of Eligible Oversight Case

445 S. Figueroa St.
Los Angeles CA

90071

Site name: WESTERN BRAKE

Address: 1461 Park Ave. City Emeryville Zip 94608

Closure plan attached? Y N DepRef remaining \$

DepRef Project # STID #(if any) 385

Number of Tanks: removed? Y N Date of removal 3/19/90

Leak Report filed? (Y) N Date of Discovery 12/14/90 reported

Samples received? Y N Contamination: Gas under water

Petroleum Y N Types: Avgas Jet leaded unleaded Diesel ?
fuel oil waste oil kerosene solvents

Monitoring wells on site Monitoring schedule? Y N

LUFT category 1 2 3 * H S C A R W G O

Briefly describe the following:

Preliminary Assessment

Remedial Action

Post Remedial Action Monitoring

Enforcement Action

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



May 2, 1991

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Program
80 Swan Way, Rm. 200
Oakland, CA 94621
(415)

Mr. Larry Schultz
Union Bank
445 South Figueroa Street
Los Angeles, California 90071

RE: Workplan For Site Investigation and Remediation at
1461 Park Avenue, Emeryville. California 94608

Dear Mr. Schultz:

The Alameda County Department of Environmental Health, Hazardous Materials Division has reviewed the March, 1991 Remedial Action Corporation (RAC) workplan for the investigation and remediation of subsurface and groundwater contamination at the referenced site, as submitted under RAC cover dated March 19, 1991. Through telephone conversation with Mr. Edward Sirota of Remedial Action Corporation last April 15, 1991, the workplan was given a verbal approval and is acceptable provided the following specific areas of concern to this department are addressed.

- * The proposed excavation of contaminated soil at levels greater than 10 parts per million (ppm) Total Petroleum Hydrocarbon (TPH) is acceptable. Verification samples must be collected in the excavation zone and analyzed by a state certified lab.
- * After the removal of the two underground storage tanks last March, 1990, the contaminated soil was returned to the excavation. Guidelines established by the Regional Water Quality Control Board (RWQCB) do not allow reintroduction of soil into the tank pit if the TPH contaminant levels greater than 10 ppm are detected. This contaminated soil must be re-excavated and either treat or disposed of appropriately. Proper disposition of the soils must be supported by sample analysis by the state certified lab.
- * The verified downgradient flow of the groundwater must be determined at the site. If the verified downgradient location has been establish, then complete gradient data must be submitted and one monitoring well must be installed in the downgradient direction within ten feet of the former tank excavation. Construction of monitoring wells must be consistent with the Regional Water Quality Control Board guidelines. Levels and quality of groundwater must be monitored quarterly for a minimum of one year, even if no contamination is identified.

Mr. Larry Schultz
May 2, 1991
Page 2 of 2

The need for additional investigative or remedial actions at this site will be based upon the data derived from this investigation. You may implement remedial actions before approval of the workplan to diligently act in protecting the waters of the State. However, final concurrence by this office will depend on the extent to which the work done meets requirements of this letter.

This department will oversee the assessment and remediation for this site. However, RWQCB may choose to take over as lead agency if it is determined from this assessment that there has been substantial impact to ground water. The issuance of well drilling permits is through Alameda County Flood Control and Water Conservation District, Zone 7.

A report must be submitted within 30 days after completion of this initial investigation. Subsequent reports must be submitted **quarterly** until the site can be recommended for RWQCB "sign off". All reports and proposals must be submitted under seal of a California Registered Geologist or Registered Civil Engineer with a statement of qualifications for each lead professional involved with the project. Copies of reports and proposals must also be submitted to RWQCB (attention: Lester Feldman).

Please be aware that this is a formal request for technical reports pursuant to California Water Code Section 13267 (b). Failure to respond or a late response to this request may result in civil penalties imposed by RWQCB, a maximum of \$1,000 per day. Any extensions of stated deadlines or changes in the workplan must be confirmed in writing and approved by this agency or the RWQCB.

Should you have any questions about this letter, please contact me at (415) 271-4320.

Sincerely,

Susan L. Hugo

Susan L. Hugo
Hazardous Materials Specialist

cc: Rafat A. Shahid, Assistant Agency Director, Environmental Health
Gil Jensen, District Attorney, Alameda County Consumer and Environmental Protection Agency
Lester Feldman, San Francisco Bay RWQCB
Howard Hatamaya, State Department of Health Services
Edward Sirota, Remedial Action Corporation
files



REMEDIAL ACTION CORPORATION

"Innovative Solutions for Hazardous Waste Management"

505 N. Tustin Ave., Suite 160
Santa Ana, California 92705
714-541-9353

April 4, 1991
050-03

Mr. Rafat Shahid
Alameda County Health Care Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

Dear Mr. Shahid:

In late February of 1991, Ms. Susan Hugo of the Alameda County Health Care Agency (ACHCA) spoke with our client, Mr. Larry Schultz of Union Bank, in regard to a property at 1461 Park Avenue in Emeryville, California. Ms. Hugo advised Mr. Shultz that soil remediation at the site should be done as soon as possible. In response to Ms. Hugo's request, the Work Plan for the site was submitted to the ACHCA on March 19, 1991.

Remedial Action Corporation (RAC) personnel have attempted to communicate with ACHCA personnel regarding information on the site and the approval of the Work Plan. During the development of the Work Plan for the site, Gail Small of RAC made contact with Ms. Hugo, to discuss the release of metal-containing solutions at a nearby site, Electro-Coatings. This information is needed for assigning laboratory analysis to ground water samples. Ms. Hugo had recently been assigned to the case and professed no knowledge of the site. She referred Ms. Small to Mr. Dennis Byrne, who had had previously worked on the case. After repeated attempts to reach Mr. Byrne, Ms. Small telephoned Ms. Hugo again, on April 3, to discuss approval of the Work Plan and the release at Electro-Coatings. Ms. Hugo reiterated her infamiliarity with the case and said that she would see if she could take over the case from Mr. Byrne (it was our understanding, however, that Ms. Hugo was the project officer on the site at 1461 Park Avenue), but it would be a few weeks before she could let us know of the Work Plan's approval.

We are anxious to begin the field program in Emeryville, but we cannot proceed without the approval of the ACHCA. Your assistance in expediting the review of the Work Plan would

050-03

*Susan
Please discuss
JHP*

Mr. Rafat Shahid

April 4, 1991

Page 2

be appreciated, so that we can complete the assessment and remediation of the site. If you have any questions or comments, please do not hesitate to contact Ms. Gail Small or myself.

Yours very truly,

REMEDIAL ACTION CORPORATION



Edward B. Sirota

Vice President

cc: Mr. Larry Schultz, Union Bank

GNS:gns



REMEDIAL ACTION CORPORATION

91-418-2
Innovative Solutions for Hazardous Waste Management"

March 20, 1991
050-03

505 N. Tustin Ave., Suite 160
Santa Ana, California 92705
714-541-9353

Ms. Susan Hugo
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

Dear Ms. Hugo:

Last night I sent to you via Federal Express two copies of our work plan for a site investigation and remediation at 1461 Park Avenue, Emeryville, California. In my rush to get the reports out, I inadvertently omitted the two figures that should be included. Two copies of figures and their dividers as to be inserted in the work plan are enclosed.

We would appreciate your review of this work plan and approval of a site investigation and remediation at 1561 Park Avenue. If you have any questions or need additional information, please do not hesitate to contact Ed Sirota or me.

Yours very truly,

REMEDIAL ACTION CORPORATION

Gail Nixon Small
Geologist

Enclosures

050-03



REMEDIAL ACTION CORPORATION

"Innovative Solutions for Hazardous Waste Management"

March 19, 1991
050-03

91 MAR 21 11 09 AM
505 N. Justin Ave., Suite 160
Santa Ana, California 92705
714-541-9353

Ms. Susan Hugo
Alameda County Health Care Services Agency
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, California 94621

Dear Ms. Hugo:

Enclosed are two copies of our work plan for a site investigation and remediation at 1461 Park Avenue, Emeryville, California. During removal in March 1990 of two underground storage tanks, total petroleum hydrocarbons (TPH) were found at the site. Remedial Action Corporation has prepared this work plan according to the Alameda County Health Care Agency's general guidelines for site investigation and clean up. We would like to start the site investigation in about two weeks.

We would appreciate your review of this work plan and approval of a site investigation and remediation at 1561 Park Avenue. If you have any questions or need additional information, please do not hesitate to call Gail Small or me.

Yours very truly,

REMEDIAL ACTION CORPORATION

Edward B. Sirota
Vice President

Enclosures

cc: Mr. Lawrence Shultz, Union Bank

050-03

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE.
--	--	--

REPORT DATE: 04/02/90	CASE #	SIGNED: <i>[Signature]</i>	DATE: 4/3/90
-----------------------	--------	----------------------------	--------------

REPORTED BY	NAME OF INDIVIDUAL FILING REPORT Ron Richmond	PHONE (415) 532-2442	SIGNATURE <i>[Signature]</i>	
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME Property Contamination Control, Inc		
	ADDRESS 2220 Livingston St # 208 Oakland CA 94606			

RESPONSIBLE PARTY	NAME Union Bank <input type="checkbox"/> UNKNOWN	CONTACT PERSON Donna Greenlee	PHONE (213) 236-7315
	ADDRESS 445 So. Figueroa St Los Angeles CA 90071-1602		

SITE LOCATION	FACILITY NAME (IF APPLICABLE)		OPERATOR	PHONE ()
	ADDRESS 1461 Park Ave Emeryville CA Alameda			
	CROSS STREET Horton St	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input type="checkbox"/> RETAIL FUEL STATION <input type="checkbox"/> FARM <input checked="" type="checkbox"/> OTHER	

IMPLEMENTING AGENCIES	LOCAL AGENCY AGENCY NAME	CONTACT PERSON	PHONE ()
	REGIONAL BOARD		PHONE ()

SUBSTANCES INVOLVED	(1) NAME	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 03/14/90	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input checked="" type="checkbox"/> TANK REMOVAL <input type="checkbox"/> OTHER		
	DATE DISCHARGE BEGAN <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER		
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE 03/14/90			

SOURCE/CAUSE	SOURCE OF DISCHARGE <input checked="" type="checkbox"/> TANK LEAK <input type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY CAPACITY 500/3000 GAL AGE _____ YRS <input checked="" type="checkbox"/> UNKNOWN	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input checked="" type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
--------------	--	---	--	---

CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
-----------	--

CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
----------------	--

REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS)			
	<input type="checkbox"/> CAP SITE (CD)	<input type="checkbox"/> EXCAVATE & DISPOSE (ED)	<input type="checkbox"/> REMOVE FREE PRODUCT (FP)	<input type="checkbox"/> ENHANCED BIO DEGRADATION (IT)
	<input type="checkbox"/> CONTAINMENT BARRIER (CB)	<input type="checkbox"/> EXCAVATE & TREAT (ET)	<input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT)	<input type="checkbox"/> REPLACE SUPPLY (RS)

COMMENTS	(Empty field for additional notes)
----------	------------------------------------

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name _____ Today's Date 3/14/90
 Site Address 1461 Parke Ave EPA ID# _____
 City Emeryville Zip 94608 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month?

Inspection Categories:
 I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 II. Business Plans, Acute Hazardous Materials
 III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

- I.A. GENERATOR (Title 22)**
- ___ 1. Waste ID * 66471
 - ___ 2. EPA ID 66472
 - ___ 3. > 90 days 66508
 - ___ 4. Label dates 66508
 - ___ 5. Biennial 66493
-
- Manifest**
- ___ 6. Records 66492
 - ___ 7. Correct 66484
 - ___ 8. Copy sent 66492
 - ___ 9. Exception 66484
 - ___ 10. Copies Rec'd 66492
-
- Misc.**
- ___ 11. Treatment 66371
 - ___ 12. On-site Disp. (H.S.&C.) 26189.5
 - ___ 13. Ex Haz. Waste 66570
-
- Prevention**
- ___ 14. Communications 67121
 - ___ 15. Aisle Space 67124
 - ___ 16. Local Authority 67126
 - ___ 17. Maintenance 67120
 - ___ 18. Training 67105
-
- Contn. Agency**
- ___ 19. Prepared 67140
 - ___ 20. Name List 67141
 - ___ 21. Copies 67141
 - ___ 22. Emg. Coord. Trng. 67144
-
- Containers, Tanks**
- ___ 23. Condition 67241
 - ___ 24. Compatibility 67242
 - ___ 25. Maintenance 67243
 - ___ 26. Inspection 67244
 - ___ 27. Buffer Zone 67246
 - ___ 28. Tank Inspection 67259
 - ___ 29. Containment 67245
 - ___ 30. Safe Storage 67261
 - ___ 31. Freeboard 67257

- I.B. TRANSPORTER (Title 22)**
- ___ 32. Applic./Insurance 66428
 - ___ 33. Comp. Cert./CHP Insp. 66448
 - ___ 34. Containers 66465
-
- Manifest**
- ___ 35. Vehicles 66465
 - ___ 36. EPA ID #s 66531
 - ___ 37. Correct 66541
 - ___ 38. HW Delivery 66543
 - ___ 39. Records 66544
-
- Cont'n**
- ___ 40. Name/ Covers 66545
 - ___ 41. Recyclables 66800

Comments:
Observed removal of 2 UGT's
 1) 550 gallon diesel tank
 1 obvious hole water in excavation
 1 water sample and 1 soil from 5' at fill
 end of excavation sidewall collected
 2) 3,000 gal gasoline - Green water in
 excavation. no obvious holes in tank
 1 H₂O and 2 soil samples collected
 from a depth of 4'
 To be tested for TPH - P+G
 BTX + E, + PH
 1360 - 1530

Rev 6/88

Contact: _____
 Title: _____ Inspector: _____
 Signature: _____ Signature: _____

white -env.health
 yellow -facility
 pink -files

ALAMEDA COUNTY; DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name _____ Today's Date 3/14/96
 Site Address 1461 Parke Ave EPA ID# _____
 City Emeryville Zip 94608 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month? _____

- Inspection Categories:**
- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 - II. Business Plans, Acute Hazardous Materials
 - III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)		
	1. Waste ID	* 66471
	2. EPA ID	66472
	3. > 90 days	66508
	4. Label dates	66508
	5. Biennial	66493
Manifest	6. Records	66492
	7. Correct	66484
	8. Copy sent	66492
	9. Exception	66484
	10. Copies Rec'd	66492
Misc.	11. Treatment	66371
	12. On-site Disp. (H.S.&C.)	26189.5
	13. Ex Haz. Waste	66570
Prevention	14. Communications	67121
	15. Aisle Space	67124
	16. Local Authority	67126
	17. Maintenance	67120
	18. Training	67105
Confin. Agency	19. Prepared	67140
	20. Name List	67141
	21. Copies	67141
	22. Emg. Coord. Trng.	67144
Containers, Tanks	23. Condition	67241
	24. Compatibility	67242
	25. Maintenance	67243
	26. Inspection	67244
	27. Buffer Zone	67246
	28. Tank Inspection	67259
	29. Containment	67245
	30. Safe Storage	67261
	31. Freeboard	67257

Comments:
 Observed removal of 2 UGT's
 1) 550 gallon diesel tank
 1 obvious hole water in excavation
 1 water sample and 1 soil from 5' at fill end of excavation sidewall collected
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 1 H₂O and 2 soil samples collected from a depth of 4'
 To be tested for TPH-D+G
 BTX+E, + PH

I.B TRANSPORTER (Title 22)		
	32. Applic./Insurance	66428
	33. Comp. Cert./CHP Insp.	66448
	34. Containers	66465
Manifest	35. Vehicles	66465
	36. EPA ID #s	66531
	37. Correct	66541
	38. HW Delivery	66543
	39. Records	66544
Contra	40. Name/ Covers	66545
	41. Recyclables	66800

1366-1530

Rev 6/88

Contact: _____
 Title: _____ Inspector: _____
 Signature: _____ Signature: _____

white - env. health
yellow - facility
pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name _____ Today's Date 3/14/90

Site Address 1461 Parke Ave EPA ID# _____

City Emeryville Zip 94608 Phone _____

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month? _____

Inspection Categories:

- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A. GENERATOR (Title 22)

- | | | |
|-------------------|--|---------|
| | <input type="checkbox"/> 1. Waste ID | * 66471 |
| | <input type="checkbox"/> 2. EPA ID | 66472 |
| | <input type="checkbox"/> 3. > 90 days | 66508 |
| | <input type="checkbox"/> 4. Label dates | 66508 |
| | <input type="checkbox"/> 5. Biennial | 66493 |
| Manifest | <input type="checkbox"/> 6. Records | 66492 |
| | <input type="checkbox"/> 7. Correct | 66484 |
| | <input type="checkbox"/> 8. Copy sent | 66492 |
| | <input type="checkbox"/> 9. Exception | 66484 |
| | <input type="checkbox"/> 10. Copies Rec'd | 66492 |
| Misc. | <input type="checkbox"/> 11. Treatment | 66371 |
| | <input type="checkbox"/> 12. On-site Disp. (H.S.&C.) | 26189.5 |
| | <input type="checkbox"/> 13. Ex Haz. Waste | 66570 |
| Prevention | <input type="checkbox"/> 14. Communications | 67121 |
| | <input type="checkbox"/> 15. Aisle Space | 67124 |
| | <input type="checkbox"/> 16. Local Authority | 67126 |
| | <input type="checkbox"/> 17. Maintenance | 67120 |
| | <input type="checkbox"/> 18. Training | 67105 |
| Contin. gency | <input type="checkbox"/> 19. Prepared | 67140 |
| | <input type="checkbox"/> 20. Name List | 67141 |
| | <input type="checkbox"/> 21. Copies | 67141 |
| | <input type="checkbox"/> 22. Emg. Coord. Trng. | 67144 |
| Containers, Tanks | <input type="checkbox"/> 23. Condition | 67241 |
| | <input type="checkbox"/> 24. Compatibility | 67242 |
| | <input type="checkbox"/> 25. Maintenance | 67243 |
| | <input type="checkbox"/> 26. Inspection | 67244 |
| | <input type="checkbox"/> 27. Buffer Zone | 67246 |
| | <input type="checkbox"/> 28. Tank Inspection | 67259 |
| | <input type="checkbox"/> 29. Containment | 67245 |
| | <input type="checkbox"/> 30. Safe Storage | 67261 |
| | <input type="checkbox"/> 31. Freeboard | 67257 |

Comments:

Observed removal of 2 UGT's

1) 550 gallon diesel tank
1 obvious hole, water in excavation
1 water sample and 1 soil sample from 5' at SW
end of excavation, sidewall collected

2) 3,000 gal gasoline - Green water in
excavation no obvious holes in tank
1 H₂O and 2 soil samples collected
from a depth of 4'
To be tested for TPH - D+G
BTX + F, + PH

1360 - 1530

I.B. TRANSPORTER (Title 22)

- | | | |
|----------|--|-------|
| | <input type="checkbox"/> 32. Applic./Insurance | 66428 |
| | <input type="checkbox"/> 33. Comp. Cert./CHP Insp. | 66448 |
| | <input type="checkbox"/> 34. Containers | 66465 |
| Manifest | <input type="checkbox"/> 35. Vehicles | 66465 |
| | <input type="checkbox"/> 36. EPA ID #s | 66531 |
| | <input type="checkbox"/> 37. Correct | 66541 |
| | <input type="checkbox"/> 38. HW Delivery | 66543 |
| | <input type="checkbox"/> 39. Records | 66544 |
| Cont'rs | <input type="checkbox"/> 40. Name/ Covers | 66545 |
| | <input type="checkbox"/> 41. Recyclables | 66800 |

Contact: _____

Title: _____

Signature: _____

Inspector: _____

Signature: _____

D. Byrne

PCC Property Contamination Control, Inc.

2220 LIVINGSTON STREET, SUITE 208

OAKLAND, CALIFORNIA 94606

(415) 532-2442

Alameda County Health Agency
Division Of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA. 94621

Attention: Mr. Dennis Byrne

RE: Underground Tank Closure Plan, 1461 Park Ave.
Emeryville, CA. Project # U552817.

Required Changes: Please delete the Excavation contractor from the approved closure plan. The contractor to be removed is, H. Lindsey Backhoe Service, Contractors license # 271610 type A. The reason for removal is that this contractor no longer complies with the insurance requirements of Alameda County.

Please add a new contractor to the closure plan. The new contractor is: Cottle Engineering Co.

P.O. Box 163

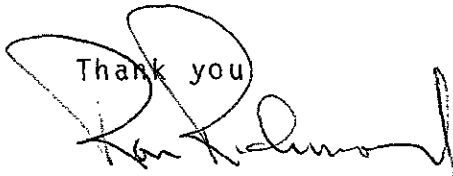
Antioch, CA. 94509

Phone number is (415) 754-9935

Contractor's license # 481444 type A.

Enclosed you will find a current certificate of insurance for Cottle Engineering.

Thank you



Ron Richmond
Property Contamination Control, Inc.

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS
9/29/85

ACORD. CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)
5-12-89

SIGERSETH INS. ASSOCIATES
2710 GATEWAY OAKS DRIVE
SUITE 115
SACRAMENTO, CA 95833
TEL: (916) 923-1800

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW

COMPANIES AFFORDING COVERAGE

COMPANY LETTER **A** National American
COMPANY LETTER **B** Fairmont
COMPANY LETTER **C**
COMPANY LETTER **D**
COMPANY LETTER **E**

CODE

SUB-CODE

INSURED

David Cottle
P.O. Box 163
Antioch, Ca. 94509

COVERAGE

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR. OWNER'S & CONTRACTOR'S PROT.	NCP0901336	3-23-89	3-23-90	GENERAL AGGREGATE	\$ 500,
	PRODUCTS-COMP/OPS AGGREGATE				\$ 500,	
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS BODILY LIABILITY EXCESS LIABILITY OTHER THAN UMBRELLA FORM WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY OTHER	R117470	2-25-89	2-25-90	PERSONAL & ADVERTISING INJURY	\$ 500,
					EACH OCCURRENCE	\$ 500,
					FIRE DAMAGE (Any one fire)	\$
					MEDICAL EXPENSE (Any one person)	\$
					COMBINED SINGLE LIMIT	\$
					BODILY INJURY (Per person)	\$
					BODILY INJURY (Per accident)	\$
					PROPERTY DAMAGE	\$
					EACH OCCURRENCE	\$
					AGGREGATE	\$
B	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	R117470	2-25-89	2-25-90	STATUTORY	\$ 1,000, (EACH ACCIDENT)
						\$ 1,000, (DISEASE—POLICY LIMIT)
						\$ 1,000, (DISEASE—EACH EMPLOYEE)

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

RE: All California Operations

CERTIFICATE HOLDER

E I Dupont
Bridge Head Road
Antioch, Ca. 94509

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Paul Crump

UNION
BANK

March 1, 1989

Mr. Dennis Byrne
County of Alameda
Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

RE: 1-05688-00-8/WATSON
1461 Park Ave., Emeryville, CA
Underground Storage Tanks

Dear Mr. Byrne:


Pursuant to our telephone conversation of February 22, 1989, please be advised that we have contacted three Hazardous Waste Removal companies to give us a bid for the removal of the two tanks located at the above referenced property. The three companies contacted are:

A. B. Precision Environmental
Woodward and Clyde
Property Contamination Control

We expect to have the bids in this office within one week to ten days and will make a selection at that time. I understand that the company selected will file the necessary documents with the appropriate agencies. Please advise me of what further information you will require from Union Bank regarding this process.

Thank you, again, for all of your assistance with this matter.

Sincerely,


Donna Greenlee
Assistant Vice President

ALAMEDA COUNTY
DEPT. OF ENVIRONMENTAL HEALTH
Hazardous Waste Division

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Director



Department of Environmental Health
Hazardous Materials Division
80 Swan Way, Room 200
Oakland, CA 94621

Telephone Number: (415) 271-4320

2 February, 1989

Union Bank
495 South Figueroa Street
8th Floor
Las Angeles, Ca. 90071
Attn; Dorothy Marks

Subject: Underground Storage Tanks at 1461 Park Ave, Emeryville.

Dear Ms. Marks:

An inspection was conducted at this facility on the 20th of January, 1989, in regards to two underground storage tanks. An interim permit was issued for these tanks in September of 1988. This permit is only valid for a period of six months. During this period the applicant is expected to undertake whatever actions or modifications may be required to ensure compliance with Title 23 of the California Code or Regulations. Following a review of all submitted materials and a final on-site inspection, a five-year permit may be issued by this office.

In regards to the tanks at this facility, a five-year permit cannot be issued until the following steps are taken.

- 1) A precision test will have to be conducted on each tank to verify its integrity. The results of these tests must be submitted to our office for review.
- 2) You must select one of the seven monitoring options stipulated in Section 2641 of the CCR, Title 23. Your selection must be submitted in writing to our office for approval.

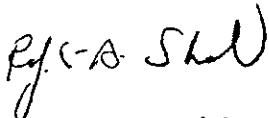
As per Sections 25284 (a) and 25298 of the California Health and Safety Code, underground storage tanks which are not operated in compliance with Title 23 of the CCR must be physically removed for disposal. The removal of an underground storage tank within Alameda County requires that the applicant submit a closure plan to our office. In Alameda County we utilize a standard form for this purpose, and would be happy to send you one upon request.

Union Bank
445 South Figueroa Street
8th Floor
Las Angeles, Ca. 90071
Attn: Dorothy Marks
2 February 1989
Page 2 of 2.

Please submit to our office a written proposal on or before the 15th of March, 1989, detailing the action which you desire to take in regards to these tanks.

We in the Alameda County Department of Environmental Health, Hazardous Materials Division are eager to assist you in resolving this matter in an expedient and responsible manner. If you have any questions or require further clarification concerning the underground storage tank permitting requirements of Alameda County, please contact, Dennis Byrne, Hazardous Materials Specialist, at (415)271-4320.

Sincerely,



Rafat A. Shahid, Chief,
Hazardous Materials Division

RAS:DB

white - env. health
 yellow - facility
 pink - files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

80 Swan Way, #200
 Oakland, CA 94621
 (415) 271-4320

Hazardous Materials Division Inspection Form

Site ID# _____ Site Name Madine Western Today's Date 1/20/89
 Site Address 1461 Park Ave EPA ID# _____
 City Emeryville Zip 94608 Phone 654-7280

MAX Amt. Stored > 500lbs/55g/200cf? Y N
 Hazardous Waste generated per month?

- Inspection Categories:**
- I. Haz. Mat/Waste GENERATOR/TRANSPORTER
 - II. Business Plans, Acute Hazardous Materials
 - III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

LA GENERATOR (Title 22)		
	<input type="checkbox"/> 1. Waste ID	* 66471
	<input type="checkbox"/> 2. EPA ID	66472
	<input checked="" type="checkbox"/> 3. > 90 days	66508
	<input type="checkbox"/> 4. Label dates	66508
	<input type="checkbox"/> 5. Biennial	66493
Manifest	<input type="checkbox"/> 6. Records	66492
	<input type="checkbox"/> 7. Correct	66484
	<input type="checkbox"/> 8. Copy sent	66492
	<input type="checkbox"/> 9. Exception	66484
	<input type="checkbox"/> 10. Copies Rec'd	66492
Misc.	<input type="checkbox"/> 11. Treatment	66371
	<input type="checkbox"/> 12. On-site Disp. (H.S.&C.)	26189.5
	<input type="checkbox"/> 13. Ex Haz. Waste	66570
Prevention	<input type="checkbox"/> 14. Communications	67121
	<input type="checkbox"/> 15. Aisle Space	67124
	<input type="checkbox"/> 16. Local Authority	67126
	<input type="checkbox"/> 17. Maintenance	67120
	<input type="checkbox"/> 18. Training	67105
Cont'n. Agency	<input type="checkbox"/> 19. Prepared	67140
	<input type="checkbox"/> 20. Name List	67141
	<input type="checkbox"/> 21. Copies	67141
	<input type="checkbox"/> 22. Emg. Coord. Tmg.	67144
Containers, Tanks	<input type="checkbox"/> 23. Condition	67241
	<input type="checkbox"/> 24. Compatibility	67242
	<input type="checkbox"/> 25. Maintenance	67243
	<input type="checkbox"/> 26. Inspection	67244
	<input type="checkbox"/> 27. Buffer Zone	67246
	<input type="checkbox"/> 28. Tank Inspection	67259
	<input type="checkbox"/> 29. Containment	67245
	<input type="checkbox"/> 30. Safe Storage	67261
	<input type="checkbox"/> 31. Freeboard	67257
LB TRANSPORTER (Title 22)		
	<input type="checkbox"/> 32. Applic./Insurance	66428
	<input type="checkbox"/> 33. Comp. Cert./CHP Inso.	66448
	<input type="checkbox"/> 34. Containers	66465
Manifest	<input type="checkbox"/> 35. Vehicles	66465
	<input type="checkbox"/> 36. EPA ID #s	66531
	<input type="checkbox"/> 37. Correct	66541
	<input type="checkbox"/> 38. HW Delivery	66543
	<input type="checkbox"/> 39. Records	66544
Cont'n.	<input type="checkbox"/> 40. Name/ Covers	66545
	<input type="checkbox"/> 41. Recyclables	66800

Comments:

2 UGT's not currently in use.
 1) 500 gallon Diesel
 2) 3000 gallon Gasoline

No monitoring procedures being followed
 No Precision Test scheduled

NOV to be sent to owner outlining steps needed to bring tanks into compliance

Rev 6/88

Contact: _____
 Title: _____
 Signature: _____

Inspector: D. Byrne
 Signature: D. Byrne

8. Contact Person for Investigation

Name Ron Richmond REA Title Project Mgr.
Phone (415) 532-2442

9. Total No. of Tanks at facility 2

10. Have permit applications for all tanks been submitted to this office? Yes [] No [X]

11. State Registered Hazardous Waste Transporters/Facilities

a) Product/Waste Tranporter

Name Erickson, Inc. EPA I.D. No. CAD 009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

b) Rinsate Transporter

Name Erickson, Inc EPA I.D. No. CAD 009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

c) Tank Transporter

Name Erickson, Inc EPA I.D. No. CAD 009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

d) Tank Disposal Site

Name Erickson, Inc EPA I.D. No. CAD 009466392
Address 255 Parr Blvd.
City Richmond State CA Zip 94801

e) Contaminated Soil Transporter

Name Erickson, Inc EPA I.D. No. CAD 009466392
Address 255 Parr Blvd
City Richmond State CA Zip 94801

12. Sample Collector

Name VARIOUS (Qualified) Employees
 Company Alpha Chemical & Biomedical Laboratories
 Address 245 Kentucky St
 city Petaluma state CA zip 94952 Phone (707) 778-8607

13. Sampling Information for each tank or area

Tank or Area		Material sampled	Location & Depth
Capacity	Historic Contents (past 5 years)		
500 gal	Diesel		
3000 gal	GASOLINE		

14. Have tanks or pipes leaked in the past? Yes [] No []

If yes, describe. _____

15. NFPA methods used for rendering tank inert? Yes [] No []

If yes, describe. 25# CO₂ (dry Ice) per 1000 gallon tank capacity. Purge tank prior to removal and transportation

An explosion proof combustible gas meter shall be used to verify tank inertness.

16. Laboratories

Name Alpha Chemical & Biomedical Laboratories
 Address 245 Kentucky St.
 city Petaluma state CA zip 94952
 State Certification No. 127

17. Chemical Methods to be used for Analyzing Samples

Contaminant Sought	EPA, DHS, or Other Sample Preparation Method Number	EPA, DHS, or Other Analysis Number
Diesel	TPH - DHS Method Luft Manual BTXE EPA 8020	
Gasoline	TPH - DHS Method Luft Manual BTXE EPA 8020	

18. Submit Site Safety Plan

19. Workman's Compensation: Yes No

Copy of Certificate enclosed? Yes No

Name of Insurer Metwa Casualty & Surety

20. Plot Plan submitted? Yes No

21. Deposit enclosed? Yes No

22. Please forward to this office the following information within 60 days after receipt of sample results.

- a) Chain of Custody Sheets
- b) Original Signed Laboratory Reports
- c) TSD to Generator copies of wastes shipped and received
- d) Attachment A summarizing laboratory results

I declare that to the best of my knowledge and belief the statements and information provided above are correct and true. I understand that information in addition to that provided above may be needed in order to obtain an approval from the Department of Environmental Health and that no work is to begin on this project until this plan is approved.

I understand that any changes in design, materials or equipment will void this plan if prior approval is not obtained.

I understand that all work performed during this project will be done in compliance with all applicable OSHA (Occupational Safety and Health Administration) requirements concerning personnel and safety.

I will notify the Department of Environmental Health at least two (2) working days (48 hours) after approval of this closure plan in advance to schedule any required inspections. I understand that site and worker safety are solely the responsibility of the property owner or his agent and that this responsibility is not shared nor assumed by the County of Alameda.

Signature of Contractor

Name (please type)

RON RICHMOND

Signature

[Handwritten Signature]

Date

7-10-89

Signature of Site Owner or Operator

Name (please type)

RON RICHMOND for UNION BANK

Signature

[Handwritten Signature]

Date

7-10-89

* PLEASE SEE ATTACHED SIGNATURE AUTHORITY LETTER DATED 6-14-89

NOTES:

1. Any changes in this document must be approved by this Department.
2. Any leaks discovered must be submitted to this office on an underground storage tank unauthorized leak/contamination site report form within 5 days of its discovery.
3. Three (3) copies of this plan must be submitted to this Department. One copy must be at the construction site at all times.
4. After approval of plan, notification of at least two (2) working days (48 hours) must be given to this Department prior to removal of tank(s).
5. A copy of your approved plan must be sent to the landowner.
6. Triple rinse means that:
 - a) Final rinse must contain less than 100 ppm of Gasoline (EPA method 8020 for soil, or EPA method 602 for water) or Diesel (EPA method 418.1). Other methods for halogenated volatile organics (EPA method 8010 for soil, EPA method 601 for water) may be required. The composition of the final rinse must be demonstrated by an original or facsimile report from a laboratory certified for the above analyses.
 - b) Tank interior is shown to be free from deposits or residues upon a visual examination of tank interior.
 - c) Tank should be labelled as "tripled rinsed; laboratory certified analysis available upon request" with the name and address of the contractor.

If all the above requirements cannot be met, the tank must be transported as a hazardous waste.

7. Any cutting into tanks requires local fire department approval.

UNDERGROUND TANK CLOSURE/MODIFICATION PLANS

ATTACHMENT A

SAMPLING RESULTS

Tank or Area	Contaminant	Location & Depth	Results (specify units)

INSTRUCTIONS

2. SITE ADDRESS

Address at which closure or modification is taking place.

5. EPA I.D. NO.

This number may be obtained from the State Department of Health Services, 916/324-1781.

6. CONTRACTOR

Prime contractor for the project.

7. OTHER

List professional consultants here.

12. SAMPLE COLLECTOR

Persons who are collecting samples.

13. SAMPLING INFORMATION

Historic contents - the principal product(s) used in the last 5 years.

Material sampled - i.e., water, oil, sludge, soil, etc.

16. LABORATORIES

Laboratories used for chemical and geotechnical analyses.

17. CHEMICAL METHODS:

All sample collection methods and analyses should conform to EPA or DHS methods.

Contaminant - Specify the chemical to be analyzed.

Sample Preparation Method Number - The means used to prepare the sample prior to analyses - i.e., digestion techniques, solvent extraction, etc. Specify number of method and reference if not an EPA or DHS method.

Analysis Method Number - The means used to analyze the sample - i.e., GC, GC-MS, AA, etc. Specify number of method and reference if not a DHS or EPA method.

NOTE:

Method Numbers are available from certified laboratories.

18. SITE SAFETY PLAN

A plan outlining protective equipment and additional specialized personnel in the event that significant amount of hazardous materials are found. The plan should consider the availability of respirators, respirator cartridges, self-contained breathing apparatus (SCBA) and industrial hygienists.

19. ATTACH COPY OF WORKMAN'S COMPENSATION

20. PLOT PLAN

The plan should consists of a scaled view of the facility at which the tank(s) are located and should include the following information:

- a) Scale
- b) North Arrow
- c) Property Line
- d) Location of all Structures
- e) Location of all relevant existing equipment including tanks and piping to be removed
- f) Streets
- g) Underground conduits, sewers, water lines, utilities
- h) Existing wells (drinking, monitoring, etc.)
- i) Depth to ground water
- j) All existing tanks in addition to the ones being pulled

rev. 9/88
mam

INSURANCE CERTIFICATE

ISSUE DATE (MM/DD/YY)
11-21-88

PRODUCER
Gregory & Co Insurance Brokers, Inc.
P. O. Box 2508
Berkeley CA 94702

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY LETTER **A** AETNA CASUALTY & SURETY
- COMPANY LETTER **B**
- COMPANY LETTER **C**
- COMPANY LETTER **D**
- COMPANY LETTER **E**

INSURED
Lindsey Backhoe Service
Hines Lindsey, DBA
1440 Dwight Way
Berkeley CA 94702

COVERAGES
THIS IS TO CERTIFY THAT POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES.

TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIABILITY LIMITS IN THOUSANDS		
					FACIL OCCURRENCE	AGGREGATE
GENERAL LIABILITY						
<input type="checkbox"/> COMPREHENSIVE FORM				BODILY INJURY	\$	\$
<input type="checkbox"/> PREMISES/OPERATIONS UNDERGROUND EXPLOSION & COLLAPSE HAZARD				PROPERTY DAMAGE	\$	\$
<input type="checkbox"/> PRODUCTS/COMPLETED OPERATIONS				BI & PD COMBINED	\$	\$
<input type="checkbox"/> CONTRACTUAL				PERSONAL INJURY		\$
<input type="checkbox"/> INDEPENDENT CONTRACTORS						
<input type="checkbox"/> BROAD FORM PROPERTY DAMAGE						
<input type="checkbox"/> PERSONAL INJURY						
AUTOMOBILE LIABILITY						
<input type="checkbox"/> ANY AUTO				BODILY INJURY (PER PERSON)	\$	
<input type="checkbox"/> ALL OWNED AUTOS (PRIV. PASS.)				BODILY INJURY (PER ACCIDENT)	\$	
<input type="checkbox"/> ALL OWNED AUTOS (OTHER THAN PRIV. PASS.)				PROPERTY DAMAGE	\$	
<input type="checkbox"/> HIRED AUTOS				BI & PD COMBINED	\$	
<input type="checkbox"/> NON-OWNED AUTOS						
<input type="checkbox"/> GARAGE LIABILITY						
EXCESS LIABILITY						
<input type="checkbox"/> UMBRELLA FORM				BI & PD COMBINED	\$	\$
<input type="checkbox"/> OTHER THAN UMBRELLA FORM						
WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY	11x21x88x 05 C 527590 CCA	11-21-88	11-21-89	STATUTORY		
				\$ 1,000 (EACH ACCIDENT)		
				\$ 1,000 (DISEASE-POLICY LIMIT)		
				\$ 1,000 (DISEASE-EACH EMPLOYEE)		
OTHER						

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
EXCAVATION

CERTIFICATE HOLDER

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.
AUTHORIZED REPRESENTATIVE
[Signature]



Personal Trust Services
445 South Figueroa Street
Los Angeles, California 90071
Post Office Box 3100
Los Angeles, California 90051
213.236.7330

June 14, 1989

Ron Richard
Property Contamination Control, Inc.
2220 Livingston Street, Suite 208
Oakland, CA 94606

RE: 1-05688-00-8/Watson
1461 Park Ave., Emeryville, California

Dear Ron:

Please allow this letter to serve as your written authorization to sign the "Permit Application For Closure Plan" on Union Bank's behalf for the above referenced property.

Also enclosed please find the requested plot map for this property. If you require any further information, please let me know. Thank you again for your diligence on this account.

Sincerely,

Donna Greenlee
Assistant Vice President
(213) 236-7315

DG

MAP OF PART OF PLOT 6 KELLERSBERGERS SURVEY OF PERALTA RANCHOS (Bk. 19 Pg. 68) EMERYVILLE

Scale: 1" = 40'

1034

PARK AVENUE

Subject

N 75° 30' E

146'

135 (53) 26.50 (26.50) (26.50) (26.50) 133 (53.50)

146' PARK AVE Building

3000 GAL GAS TANK
Pumps
500g DIESEL TANK

125' SIDEWALK

STORM SEWER

7-1

8-1

18
53

19

20

26.50 26.50 26.50 26.50 53.50

133

133

160

150

11

133

24

9

275

275

STREET

HUBBARD

STREET

HORTON

60

60

4070

SITE SAFETY PLAN UST PROJECTS

SITE SAFETY

UNDERGROUND TANK REMOVAL PROJECTS

Equipment to be utilized on site:

Tyvek protection clothing, boots, gloves, hardhats, glasses/goggles

Respiratory Protection (Respirators with cartridges for organic vapors and extra cartridges)

Tank purge - 25# dry ice per 1000 gallon tank capacity

This list of safety apparatus is to be utilized on site during evacuation activities for gasoline and oil tank removal. The personal protective clothing will be utilized until the tanks are uncovered and it is determined that vapor levels and or leaks are not present, then safety gear will be on standby. If leaks and or vapor levels warrant, the entire project will be conducted using a Class C level of protection with a safety man present.

The first level of operation will involve pumping residual materials from the tank to be removed, and may involve steam cleaning of tanks and lines.

The greatest danger in tank removal operations is the danger of flammability. A typical removal involves taping off the work area with barriers and barrier tape. All non essential personnel are kept out of the work area. The excavation crew will uncover the tank while wearing Class C personal protection. An LEL explosimeter will be used to assess vapor levels. Non sparking tools will be used where applicable. The tank will then be purged with Co2 at 25# per 1000 gallon of tank capacity. The purge will be allowed for a 4 hour minimum before removing the tank from the excavation loading and transport to the TSD facility. While the entire process is being accomplished a site safety person will be on standby.

SAMPLE PLAN

A visual inspection of the excavation will be made immediately after removal of the tank for any evidence of prior leakage. The results of the inspection will be documented. Then two soil samples will be taken, one from beneath the fill pipe and the other from a similar position at the opposite end of the tank. Soil samples will also be taken, one for every 20 lineal feet of trench for piping. If obvious stained or contaminated areas exist other than the above mentioned areas sampled additional soil samples will be taken in the stained or contaminated areas.

SAMPLED METHODS

Immediately upon removal of the tank a backhoe bucket of native soil will be taken from the native soil/backfill interface. This soil will be rapidly brought to the surface.

Approximately three inches will be rapidly scraped away from the surface of this soil, then a clean brass tube (at least three inches long) will be driven into the soil with a suitable instrument (wooden mallet, etc.). The ends of the brass tube will be covered with aluminum foil, then plastic end caps, and finally wrapped with a suitable tape.

The ends of the brass tube will be covered with aluminum foil, then plastic end caps, and finally wrapped with a suitable tape.

The samples will be immediately placed on ice, or dry ice, for transport to a certified laboratory.

All samples will be collected by a qualified third party and samples will be protected against contamination and/or degradation during their collection, transport, and analysis. Formal chain-of-custody records will be maintained and submitted for each sample.

Soils will be analyzed for all constituents of the previously stored hazardous substances and their breakdown or transformation products.

At sites where the previously stored substance was motor vehicle fuel, soil/water samples will be analyzed for total hydrocarbons by the methods outlined in "Guidelines for Addressing Fuel Leaks", September, 1985, CA.RWQCB.

If the bottom of the tank is below the ground water table soil samples are not applicable. In this case a water sample will be collected as soon as possible from the surface of the groundwater in the excavation. A check will initially be made for any free floating product. If no floating product is detected then a water sample will be taken with a device designated to reduce the loss of volatile components. The water sample will be immediately poured into a volatile organic analysis (VOA) vial with as little agitation as possible. A teflon septum will be used to seal the vial.

Permit Application



<input checked="" type="checkbox"/> 01 New Permit	<input checked="" type="checkbox"/> 03 Installed before July 1, 1984	<input type="checkbox"/> 05 Renewed Permit	<input type="checkbox"/> 06 Amended Permit
<input type="checkbox"/> 02 Provisional Permit	<input type="checkbox"/> 04 Installed after July 1, 1984		

I Owner

Name (Corporation Individual or Public Agency) UNION BANK & TRUST BRANCH ESTABLISH V# 80300			
Street Address P.O. Box 2193 TRUST BRANCH ESTABLISH DEPT	City LOS ANGELES	State CA	ZIP 90051

II Facility

Facility Name MODINE WESTERN INC		Dealer/Foreman/Supervisor JAN SWITZER	
Street Address 1461 PARK AVE		Nearest Cross Street	
City EMERYVILLE		County ALAMEDA	ZIP 94662
Mailing Address P.O. Box 8713		City EMERYVILLE	State CA
Phone w/area code (415) 654-7280		Type of Business <input type="checkbox"/> 01 Gasoline Station <input checked="" type="checkbox"/> 02 Other: warehouse, distribution	
NUMBER OF CONTAINERS AT THIS FACILITY	Rural Areas Only:	Township	Range
			Section

III 24 Hour Emergency Contact Person

Days Name (last name first) and Phone w/area code SWITZER JAN (415) 654 7280	Nights Name (last name first) and Phone w/area code CRAMER Robert (209) 384-1854
--	--

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

A. <input checked="" type="checkbox"/> 01 Tank <input type="checkbox"/> 02 Other: _____		Container Number (if there is no number assign one) MW61
B. Manufacturer (if appropriate): _____	Year of Mfg.: _____	C. Year Installed: _____ <input checked="" type="checkbox"/> Unknown
D. Container Capacity: 520 gallons <input type="checkbox"/> Unknown	E. Does the Container Store (Check One): <input type="checkbox"/> 01 Waste <input type="checkbox"/> 02 Product	
F. Does the Container Store Motor Vehicle Fuel or Waste Oil? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If Yes, Check appropriate box(es): <input type="checkbox"/> 01 Unleaded <input type="checkbox"/> 02 Regular <input type="checkbox"/> 03 Premium <input checked="" type="checkbox"/> 04 Diesel <input type="checkbox"/> 05 Waste Oil <input type="checkbox"/> 06 Other (List): _____ If you answered yes; do not complete Part VIII.		

V Container Construction

A. Thickness of Primary Containment: _____ <input type="checkbox"/> Gauge <input type="checkbox"/> Inches <input type="checkbox"/> cm <input checked="" type="checkbox"/> Unknown	
B. <input type="checkbox"/> 01 Vaulted (Located in an underground Vault) <input type="checkbox"/> 02 Non-vaulted <input checked="" type="checkbox"/> 03 Unknown	
C. <input type="checkbox"/> 01 Double Walled <input checked="" type="checkbox"/> 02 Single Walled <input type="checkbox"/> 03 Lined	
D. <input checked="" type="checkbox"/> 01 Carbon Steel <input type="checkbox"/> 02 Stainless Steel <input type="checkbox"/> 03 Fiberglass <input type="checkbox"/> 04 Polyvinyl Chloride <input type="checkbox"/> 05 Concrete <input type="checkbox"/> 06 Aluminum <input type="checkbox"/> 07 Steel Clad <input type="checkbox"/> 08 Bronze <input type="checkbox"/> 09 Composite <input type="checkbox"/> 10 Non-metallic <input type="checkbox"/> 11 Earthen Walls <input type="checkbox"/> 12 Unknown <input type="checkbox"/> 13 Other: _____	

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Container Construction

E. 01 Rubber Lined 02 Alkyd Lining 03 Epoxy Lining 04 Phenolic Lining 05 Glass Lining 06 Clay Lining

07 Unlined 08 Unknown 09 Other: _____

F. 01 Polyethylene Wrap 02 Vinyl Wrapping 03 Cathodic Protection

04 Unknown 05 None 06 tar or asphalt 09 Other: _____

VI Piping

A. Aboveground Piping: 01 Double-walled pipe 02 Concrete-lined trench 03 Gravity 04 Pressure 05 Suction
 (Check) appropriate box(es) 06 Unknown 07 None

B. Underground Piping: 01 Double-walled pipe 02 Concrete-lined trench 03 Gravity 04 Pressure 05 Suction
 (Check) appropriate box(es) 06 Unknown 07 None

VII Leak Detection

01 Visual 02 Stock Inventory 03 Tile Drain 04 Vapor Sniff Wells 05 Sensor Instrument

06 Ground Water Monitoring Wells 07 Pressure Test 08 Internal Inspection 09 None

10 Other: _____

VIII Chemical Composition of Materials Currently or Previously Stored in Underground Containers
 If you checked yes to IV-F you are not required to complete this section.

currently stored	previously stored	CAS # (if known)	Chemical Do Not Use Commercial Name (Use additional paper for more room)
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		
<input type="checkbox"/> 01	<input type="checkbox"/> 02		

Is Container located on an Agricultural Farm? 01 Yes 02 No

Person Filing (Signature) *Robert E. Cramer* Phone w/area code *10-16-77 (209) 383 1311*

For Local Agency Use Only

AGENCY NAME	CITY	COUNTY
CONTACT PERSON		PHONE W/AREA CODE
INSPECTION DATE (1ST INSPECTION)	PERMIT APPROVAL DATE	PERMIT ID. NUMBER

FOR STATE USE ONLY

STATE ID. NUMBER	Accounting Number	County Number
Date Received	<input type="checkbox"/> 01	<input type="checkbox"/> 02 <input type="checkbox"/> 03

Permit Application



<input checked="" type="checkbox"/> 01 New Permit	<input checked="" type="checkbox"/> 03 Installed before July 1, 1984	<input type="checkbox"/> 05 Renewed Permit	<input type="checkbox"/> 06 Amended Permit
<input type="checkbox"/> 02 Provisional Permit	<input type="checkbox"/> 04 Installed after July 1, 1984		

I Owner

Name (Corporation, Individual or Public Agency) UNION BANK TRUST REAL ESTATE V # 80300			
Street Address P.O. Box 2193 TRUST REAL ESTATE UNIT		City LOS ANGELES	State CA
		ZIP 90051	

II Facility **MTN GARAGE**

Facility Name MADINE WESTERN INC		Dealer/Foreman/Supervisor JAN SWITZER	
Street Address 1461 PARK AVE		Nearest Cross Street	
City EMERYVILLE	County ALAMEDA	ZIP 94662	
Mailing Address P.O. Box 8713 EMERYVILLE CA 94662		City EMERYVILLE	State CA
Phone w/area code 415 658 5915		Type of Business <input type="checkbox"/> 01 Gasoline Station <input checked="" type="checkbox"/> 02 Other: Warehouse - Distribution	
NUMBER OF CONTAINERS AT THIS FACILITY	Rural Areas Only:	Township	Range
			Section

III 24 Hour Emergency Contact Person

Days Name (last name first) and Phone w/area code SWITZER JAN (415) 658-5915	Nights Name (last name first) and Phone w/area code CARRERA ROBERT (209) 324-1804
--	---

COMPLETE THE FOLLOWING ON A SEPARATE FORM FOR EACH CONTAINER

IV Description

A. <input checked="" type="checkbox"/> 01 Tank <input type="checkbox"/> 02 Other _____		Container Number (if there is no number assign one): MVE2
B. Manufacturer (if appropriate): _____	Year of Mfg.: 1981	C. Year Installed: 1981 <input type="checkbox"/> Unknown
D. Container Capacity 3000 gallons <input type="checkbox"/> Unknown	E. Does the Container Store (Check One): <input type="checkbox"/> 01 Waste <input type="checkbox"/> 02 Product	
F. Does the Container Store Motor Vehicle Fuel or Waste Oil? <input checked="" type="checkbox"/> 01 Yes <input type="checkbox"/> 02 No If Yes, Check appropriate box(es): <input checked="" type="checkbox"/> 01 Unleaded <input type="checkbox"/> 02 Regular <input type="checkbox"/> 03 Premium <input type="checkbox"/> 04 Diesel <input type="checkbox"/> 05 Waste Oil <input type="checkbox"/> 06 Other (List): _____ If you answered yes; do not complete Part VIII.		

V Container Construction

A. Thickness of Primary Containment: _____ <input type="checkbox"/> Gauge <input type="checkbox"/> Inches <input type="checkbox"/> cm <input checked="" type="checkbox"/> Unknown	
B. <input type="checkbox"/> 01 Vaulted (located in an underground vault) <input type="checkbox"/> 02 Non-vaulted <input type="checkbox"/> 03 Unknown	
C. <input type="checkbox"/> 01 Double Walled <input checked="" type="checkbox"/> 02 Single Walled <input type="checkbox"/> 03 Lined	
D. <input checked="" type="checkbox"/> 01 Carbon Steel <input type="checkbox"/> 02 Stainless Steel <input type="checkbox"/> 03 Fiberglass <input type="checkbox"/> 04 Polyvinyl Chloride <input type="checkbox"/> 05 Concrete <input type="checkbox"/> 06 Aluminum	
<input type="checkbox"/> 07 Steel Clad <input type="checkbox"/> 08 Bronze <input type="checkbox"/> 09 Composite <input type="checkbox"/> 10 Non-metallic <input type="checkbox"/> 11 Earthen Walls	
<input type="checkbox"/> 12 Unknown <input type="checkbox"/> 13 Other _____	

Lawrence M. Schultz, CPM
Assistant Vice President



Union Bank

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445 South Figueroa Street
Los Angeles, California 90071
Post Office Box 3100
Los Angeles, California 90051
213.236.7315 / Fax: 213.236.4224

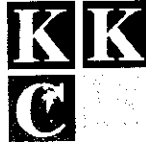
ROBERT B. ECKSTEIN, CPM

475 Swanson St.

TRUST REAL ESTATE

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(415)

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Manager, Remedial Operations

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(415) 532-2442

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