ALAMEDA COUNTY
**HEALTH CARE SERVICES**
AGENCY
DAVID J. KEARS, Agency Director

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

May 28, 1997

Mr. Jerry Sherman
2429 Lincoln Avenue
Alameda, CA 94501

Re: Fuel Leak Site Case Closure-Goodman Property (a.k.a., Jerry's Tire & Auto Center), located at 2501 Santa Clara Avenue, Alameda, CA 94501

Dear Mr. Sherman,

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37[h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Protection Division is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised that the following conditions exist at the site:

- Residual concentrations of TPHg, at 3,000ppm, and BTEX (at 0.4ppm, 0.6ppm, 3.7ppm, and 0.9ppm) remain in the soil.
- Low levels of TPHg, at 230ppb, and BTEX (at 2.8ppb, 0.58ppb, 4.8ppb, and 24ppb) remain in the groundwater beneath the site.

If you have any questions, please contact me at (510)567-6700. Thank you.

Sincerely,

Juliet Shin
Senior Hazardous Materials Specialist

Enclosures:
1. Case Closure Letter
2. Case Closure Summary

R0884

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May 28, 1997

STID 2063

REMEDIAL ACTION COMPLETION CERTIFICATION

Ms. Helen Goodman
3239 Thompson Avenue
Alameda, CA 94501

RE: Goodman Property (a.k.a., Jerry's Tire & Auto Center, located at 2501 Santa Clara Avenue, Alameda, CA

Dear Ms. Goodman,

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based upon the available information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung
Director of Environmental Health Services

enclosure

c: Chief, Hazardous Materials Division - files
Juliet Shin, ACDEH
Kevin Graves, RWQCB
Lori Casias, SWRCB
Cheryl Gordon, State Cleanup Fund

01-0164

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION Date: December 5, 1996

Agency name: Alameda County-HazMat Address: 1131 Harbor Bay Pkwy.
City/State/Zip: Alameda, CA 94502 Phone: (510) 567-6700
Responsible staff person: Juliet Shin Title: Senior HMS

II. CASE INFORMATION

Site facility name: Goodman Property (a.k.a., Jerry's Tire & Auto Center)
Site facility address: 2501 Santa Clara Ave., Alameda, CA 94501
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 2063
URF filing date: 5/19/88 SWEEPS No: N/A

| Responsible Parties: | Addresses: | Phone Numbers: |
|---|---|---|
| Jerry Sherman | 2429 Lincoln Ave.<br>Alameda, CA 94501 | (510)769-7852 |
| Helen Goodman | 3239 Thompson Ave.<br>Alameda, CA 94501 | (510)522-4030 |

| Tank No: | Size in gal.: | Contents: | Closed in-place or removed?: | Date: |
|---|---|---|---|---|
| 1 | 5,000 | Gasoline | removed | 8/14/92 |
| 2 | 5,000 | Gasoline | removed | 8/14/92 |
| 3 | 6,000 | Gasoline | removed | 8/14/92 |
| 4 | 250 | Waste Oil | removed | 8/14/92 |

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Holes were noted in several of the tanks.

Site characterization complete? YES

Date approved by oversight agency: December 5, 1996

Monitoring Wells installed? YES Number: A total of four (However, one was destroyed during overexcavation activities).

Proper screened interval? YES. Wells are screened from 5- to 25-feet below ground surface (bgs).

Highest GW depth below ground surface: 4.83'bgs Lowest depth: 9.65'bgs

Flow direction: northeasterly

Most sensitive current use: Unknown

Are drinking water wells affected? NO

Aquifer name: Unknown

Is surface water affected? NO

Nearest affected SW name: None

Off-site beneficial use impacts (addresses/locations): None

Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Pkwy.
Alameda, CA 94502

Treatment and Disposal of Affected Material:

| Material | Amount (include units) | Action (Treatment or Disposal w/destination) | Date |
|---|---|---|---|
| Tanks | four | Erickson, Inc.<br>255 Parr Blvd.<br>Richmond, CA 94801 | 8/14/92 |
| Product & rinseate | 600 gallons | Demenno Kerdoon<br>2000 N. Alameda<br>Compton, CA | 8/14/92 |
| Soil | 198 cubic yards | Durham Road Landfill<br>Fremont, CA | 12/18/92 |
| | 42 tons | Port Costa Materials<br>Port Costa, CA | 1/5/93 |
| | 536 cy | Durham Road Landfill<br>Fremont, CA | 3/17/93 |

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)
Maximum Documented Contaminant Concentrations - - Before and After Cleanup

| Contaminant | Soil (ppm) | | Water (ppb) | |
|---|---|---|---|---|
| | Before[1] | After[5] | Before[3] | After[6] |
| TPH (Gas) | 7,200 | 3,000 | 330,000 | 230 |
| TPH (Diesel) | 250[2] | ND[4] | NA | |
| Oil & Grease | 12,000[2] | ND[4] | NA | |
| Benzene | 4.9 | 0.4 | 1,600 | 2.8 |
| Toluene | 11 | 0.6 | 2,600 | 0.58 |
| Xylene | 36 | 3.7 | 6,400 | 4.8 |
| Ethylbenzene | 12 | 0.9 | 1,800 | 24 |

1-Sample SW-6-N collected from the northern wall of the gasoline tank pit August 1992.
2-Sample W/O-3-B collected from the waste oil tank pit in August 1992.
3-"grab" groundwater sample collected from the gasoline tank pit in August 1992.
4-Confirmatory soil samples collected from overexcavation of waste oil tank pit in September 1992.
5-Confirmatory soil sample collected from overexcavation of the gasoline tank pit in January 1993.
6-Sample collected from Well MW-3 in the October 1996 sampling event.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? **Undetermined**

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? **Undetermined**

Does corrective action protect public health for current land use? **YES**

Site management requirements: **NA**

Should corrective action be reviewed if land use changes? **NO**

Monitoring wells Decommisioned: **One. The others will be decommisioned upon receipt of case closure.**

Number Decommisioned: 1 Number Retained: 3

List enforcement actions taken: **None**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Juliet Shin Title: Senior HMS
Signature: Juliet Shin Date: 12/24/96

Reviewed by
Name: Eva Chu Title: Hazardous Materials Specialist
Signature: Eva Chu Date: 12/24/96

Name: Thomas Peacock Title: Supervising HMS
Signature: Thomas Peacock Date: 1-17-97

VI. RWQCB NOTIFICATION

Date Submitted to RB: RB Response: Approved
RWQCB Staff Name: Kevin Graves Title: San. Engineering Asso. Date: 5/1/97

VII. ADDITIONAL COMMENTS, DATA, ETC.

The site is located on the corner of Everett St. and Santa Clara Avenue in Alameda, California (refer to attached figure 1). It is currently used as an automobile repair facility.

Two steel 5,000-gallon gasoline underground storage tanks (USTs), one steel 6,000-gallon gas UST, and one 250-gallon waste oil UST were removed from the above site on August 14, 1992. Associated piping and vent lines were removed. The three gas USTs were located within the same excavation pit (refer to attached figure 2 and tables 1 and 2). Within the gas tank pit, stained soils, approximately 1 foot thick, were encountered at three feet below ground surface (bgs), and less severe stained soils were observed from 4- to 9-feet bgs. A strong petroleum odor was detected throughout the entire excavation. Tank bottoms of these gas USTs were measured at approximately 11- to 12-feet bgs. The tank bottom of the waste oil UST was measured at approximately 5-feet bgs. The waste oil tank and its piping showed signs of corrosion.

Tank A (5,000-gallon capacity) was noted to have a 1-inch hole in the north sidewall above the interface of groundwater on the fill end of the tank. Tank B (5,000-gallon capacity) was noted to have a crack in the seam of the southwest end of the tank. Tank C (6,000-gallon capacity) had minor signs of corrosion and no apparent holes. Tank D (waste oil tank) had a 1/2-inch hole in the south end.

One soil sample, W/O-3-B, was collected from beneath the waste oil UST at approximately 7-feet bgs. The sample was analyzed for TPHg, TPHd, BTEX, 8240, and Oil & Grease. Analysis of this sample identified 12,000ppm Oil & Grease, 250ppm TPHd, and 19ppm benzene (refer to figure 3).

Three soil samples, (SW-4-W, SW-5-S, SW-6-N), were collected from the sidewalls of the gas tank excavation at approximately 8.5-feet bgs (i.e., groundwater/soil interface). Soil samples were analyzed for TPHg, TPHd, BTEX, and lead. One "grab" groundwater sample was collected from the gas tank pit and analyzed for TPHg and BTEX. Up to 7,200ppm TPHg and 4,900ppb benzene were identified in the soil samples. The "grab" groundwater sample identified 330ppm TPHg and 1,600ppb benzene.

On September 25, 1992, overexcavation was conducted in the area of the former waste oil UST. The pit was originally 6'x6'x5' deep, and was enlarged to 8'x9'x11' deep. Approximately 30 cubic yards of soil was removed. Four soil samples (OE-E, OE-N, OE-S, OE-W), one from each of the four sidewalls, were collected from 7.5- to 8-feet bgs (refer to figure 4 and table 3). These samples were analyzed for TPHg, TPHd, BTEX, and Oil & Grease. No contaminants were detected.

Three monitoring wells, MW-1 through MW-3, were installed at the site on October 20, 1992. One additional boring, SB-1, was placed by the dispenser island at the site (refer to figure 5 and attached borings). Soil samples were collected from 5- and 10-feet bgs from MW-1 and MW-2. Sol samples were collected from 5- and 11-feet bgs from MW-3. One soil sample was collected from SB-1 at 9.5-feet bgs. Samples collected from MW-1 were analyzed for TPHg, TPHd, BTEX, Oil & Grease, and 8010. Samples collected from other borings were analyzed for TPHg and BTEX. The soil sample collected from MW-2 at 5-feet bgs identified 2,500ppm TPHg and 1,200ppb benzene. The soil sample collected from SB-1 identified 740ppm TPHg and 860ppb benzene (soil at 2-feet bgs did not exhibit any petroleum odor). Traces of TPHg and BTEX were also identified in MW-3 (refer to table 4).

No free product was observed in these wells, however, a strong petroleum odor was noted from MW-2. Groundwater samples identified 32,000ppb TPHg and 76ppb benzene from MW-2 and 320ppb TPHg and 2.2ppb benzene in MW-3. The groundwater flow direction was noted to be towards the northeast. Wells were screened from 5- to 25-feet bgs.

On December 18, 1992, 198 cubic yards of stockpiled soil, resulting from excavation of the gas tank pit, was hauled off site to Durham Road Landfill in Fremont. On January 5, 1993, 42 tons of soil resulting from the former waste oil tank pit was hauled off site to Port Costa Materials Facility in Port Costa, California.

On January 21 and 22, 1993, the canopy, dispenser islands, and concrete pads were removed and disposed of in order to allow access for further soil excavation. The area around the former gasoline tanks and dispenser islands was overexcavated down to 6-feet bgs. The presence of groundwater at 6-feet bgs restricted the vertical extent of the excavation. The eastern and western extent of the excavation was limited by the on-site building and Santa Clara Avenue. Approximately 525 cubic yards of soil was excavated and eventually hauled off site to Durham Road Landfill.

Nine sidewall soil samples were collected from the overexcavation at 5.5- to 6-feet bgs (refer to figure 6 and table 5). These samples were analyzed for TPHg and BTEX. Only one soil sample, SWE-3, collected from the eastern sidewall alongside the building, identified any contamination above detection limits (3,000ppm TPHg, 0.4ppm benzene, 0.6ppm toluene, 0.9ppm ethylbenzene, and 3.7ppm total xylenes).

During this overexcavation, Well MW-2 was destroyed. On April 23, 1993, a replacement well, MW-2A, was installed near former Well MW-2. During the installation of Well MW-2A, two soil samples were collected from this location at 5- and 10-feet bgs. No TPHg or BTEX was identified in these samples above detection limits. Well MW-2A is screened from 5- to 25-feet bgs.

In summary, this office is recommending this case for closure for the following reasons:

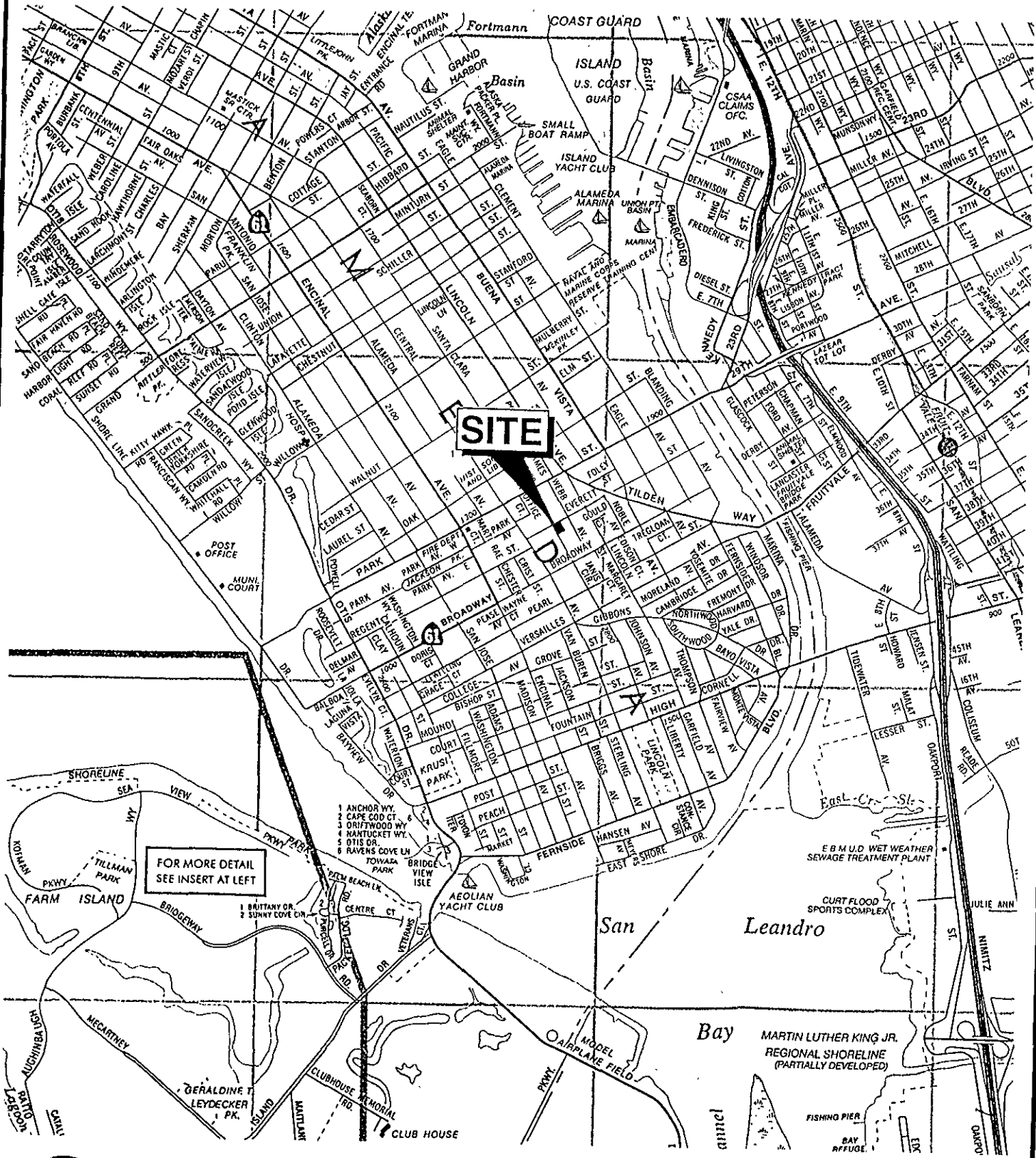
- The source of the observed contamination has been removed from the site. A total of 776 cubic yards of gasoline- and waste oil-contaminated soil has been excavated and hauled off site.

- The only remaining soil contamination identified at the site is from Sample SWE-3, which was a confirmatory soil sample collected from the eastern sidewall of the gasoline tank pit overexcavation, alongside the on-site building (3,000ppm TPHg, 0.4ppm benzene, 0.6ppm toluene, 0.9ppm ethylbenzene, and 3.7ppm total xylenes). All other areas where soil contamination was identified has been overexcavated to Non Detect.

- Based on the consistently attenuating groundwater contaminant concentrations at the site, the contaminant plume appears to be stable (refer to attached table 6).

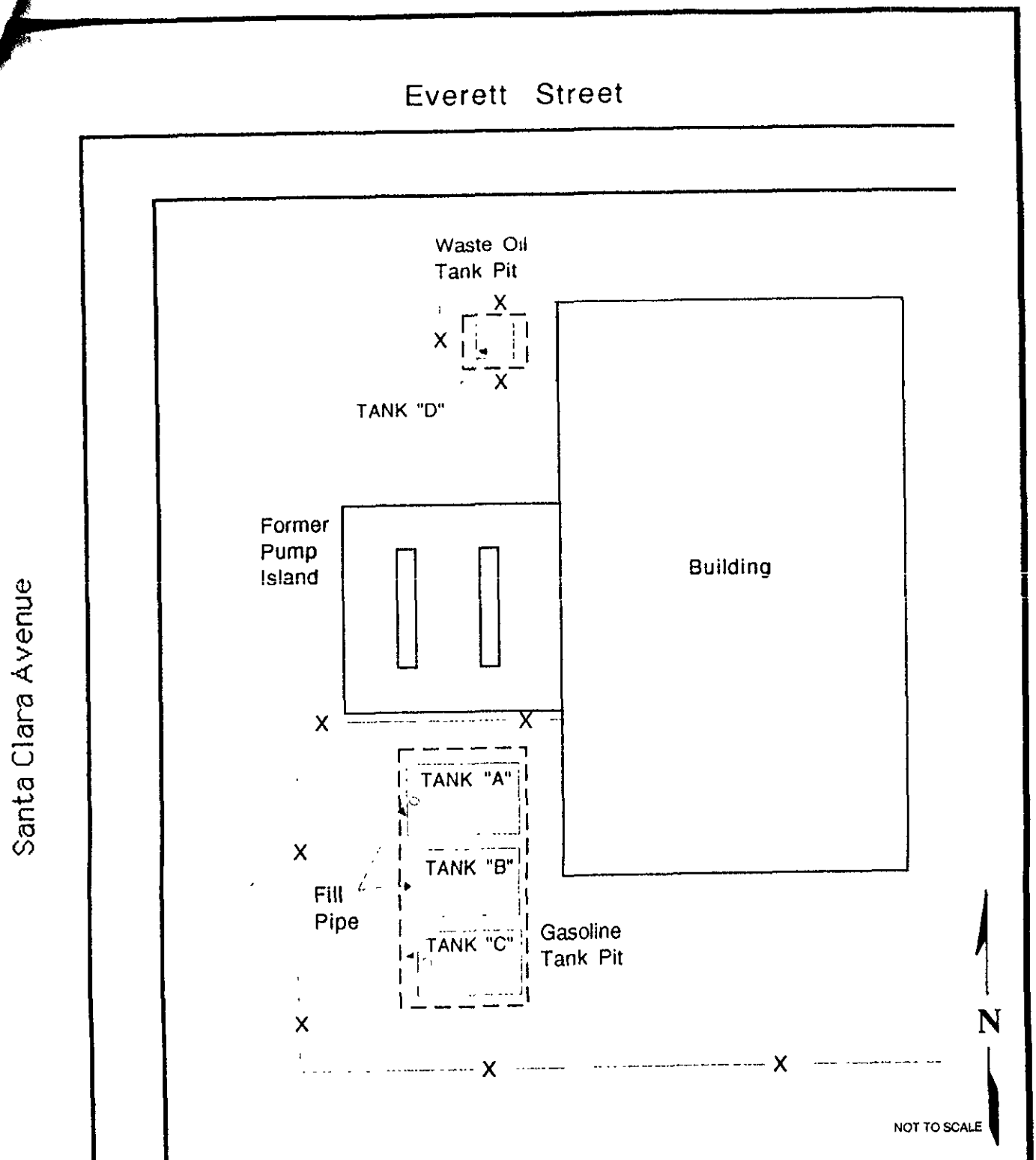
- The residual soil and groundwater contamination at the site does not pose a threat to human health based on the Tier 1 table given in the American Society for Testing and Materials' Risk-Based Corrective Action Guidelines (E 1739-95), for a $10^{-4}$ excess cancer risk in a commercial area.

# FIGURES




MAP SOURCE : CSAA

| Scale : 1" = ± 2000' | November 1996 | SITE LOCATION<br>Former Goodman Property | Figure 1 |
|---|---|---|---|
| Innovative & Creative Environmental Solutions | | | Project 2146 |



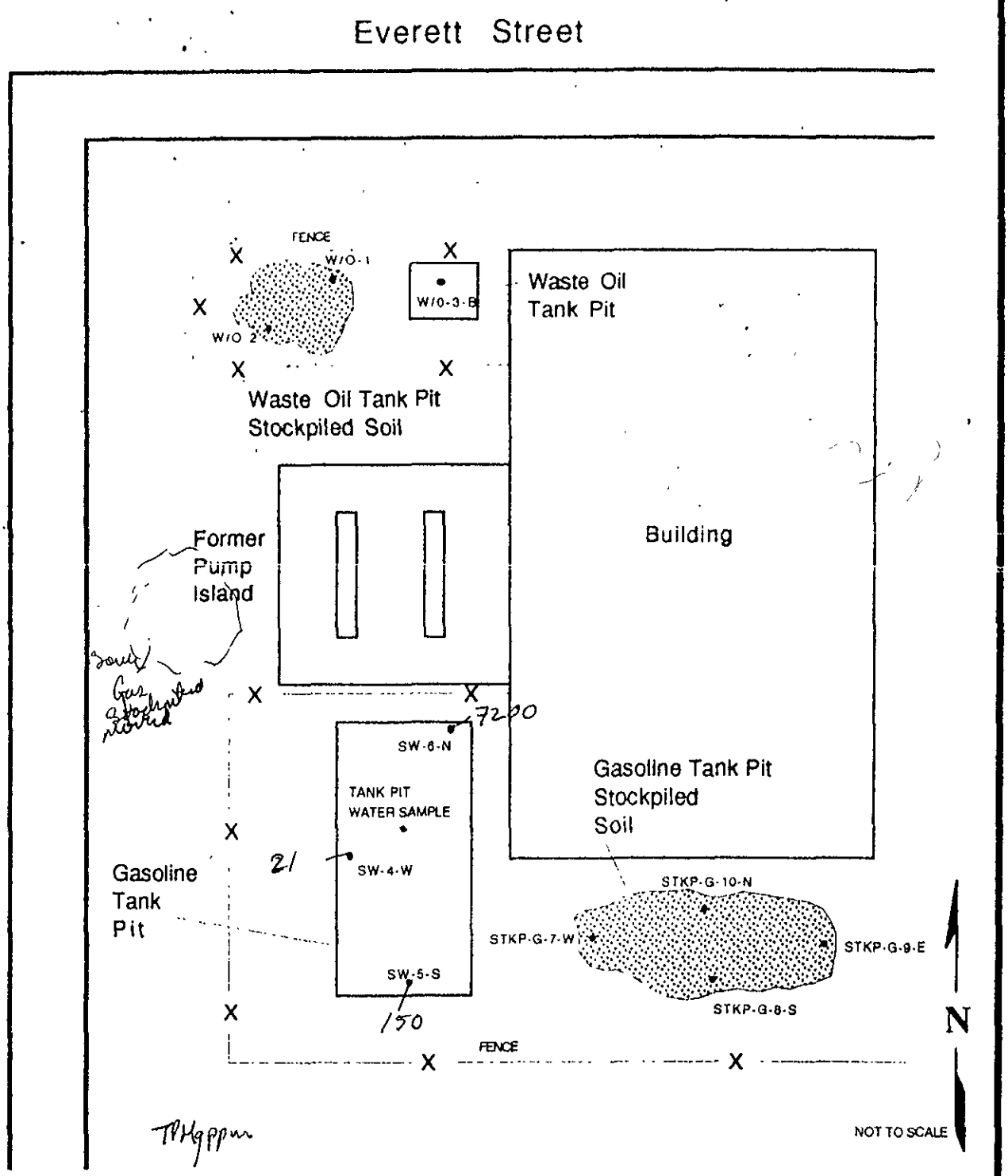

## LEGEND

—— X —— X —— Fence

# SITE PLAN

Goodman Property
2501 Santa Clara Avenue
Alameda, California

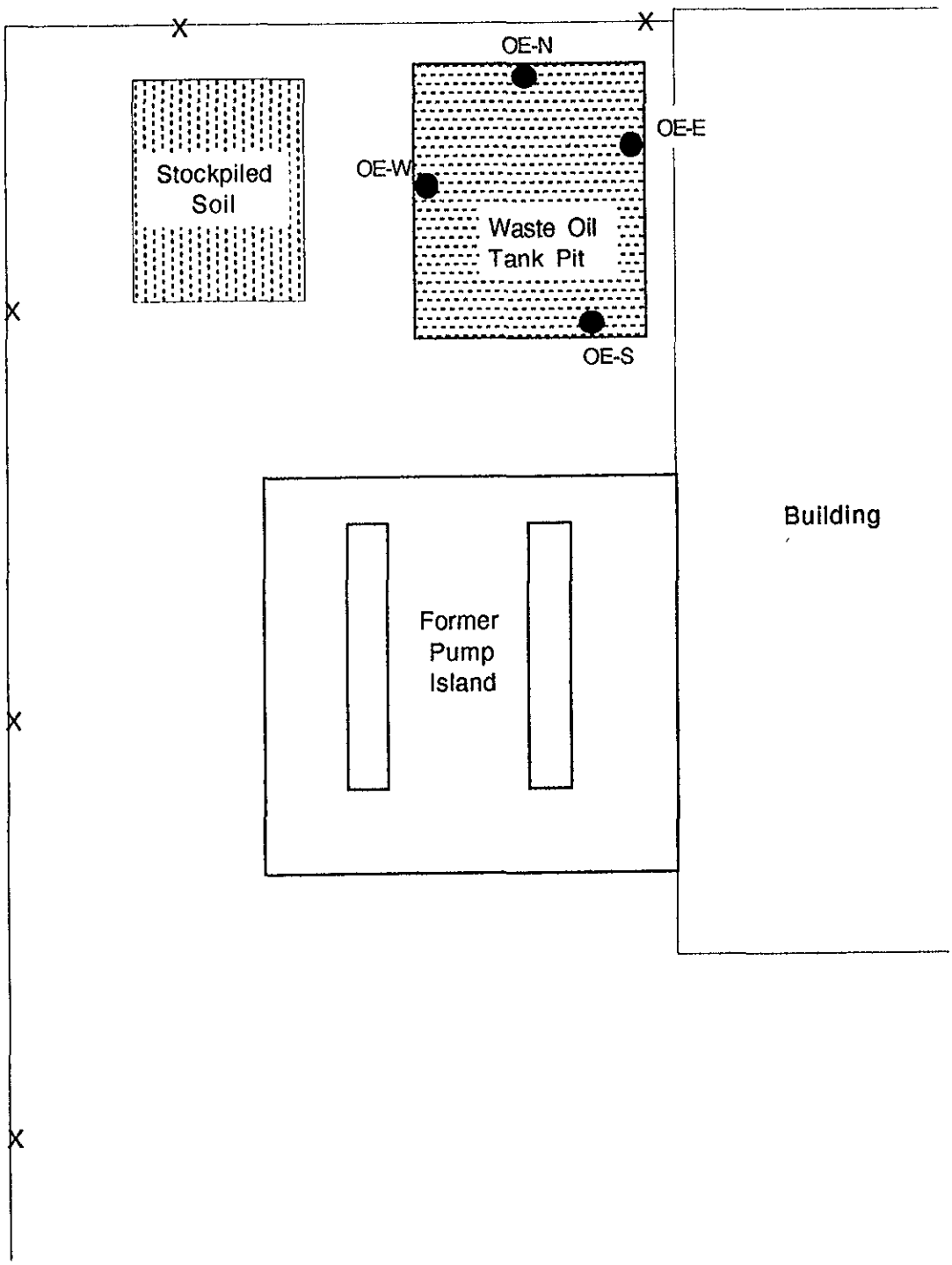
Aqua Science Engineers | Figure 1




## SAMPLING LOCATIONS

Goodman Property
2501 Santa Clara Avenue
Alameda, California

Aqua Science Engineers | Figure 2




## LEGEND

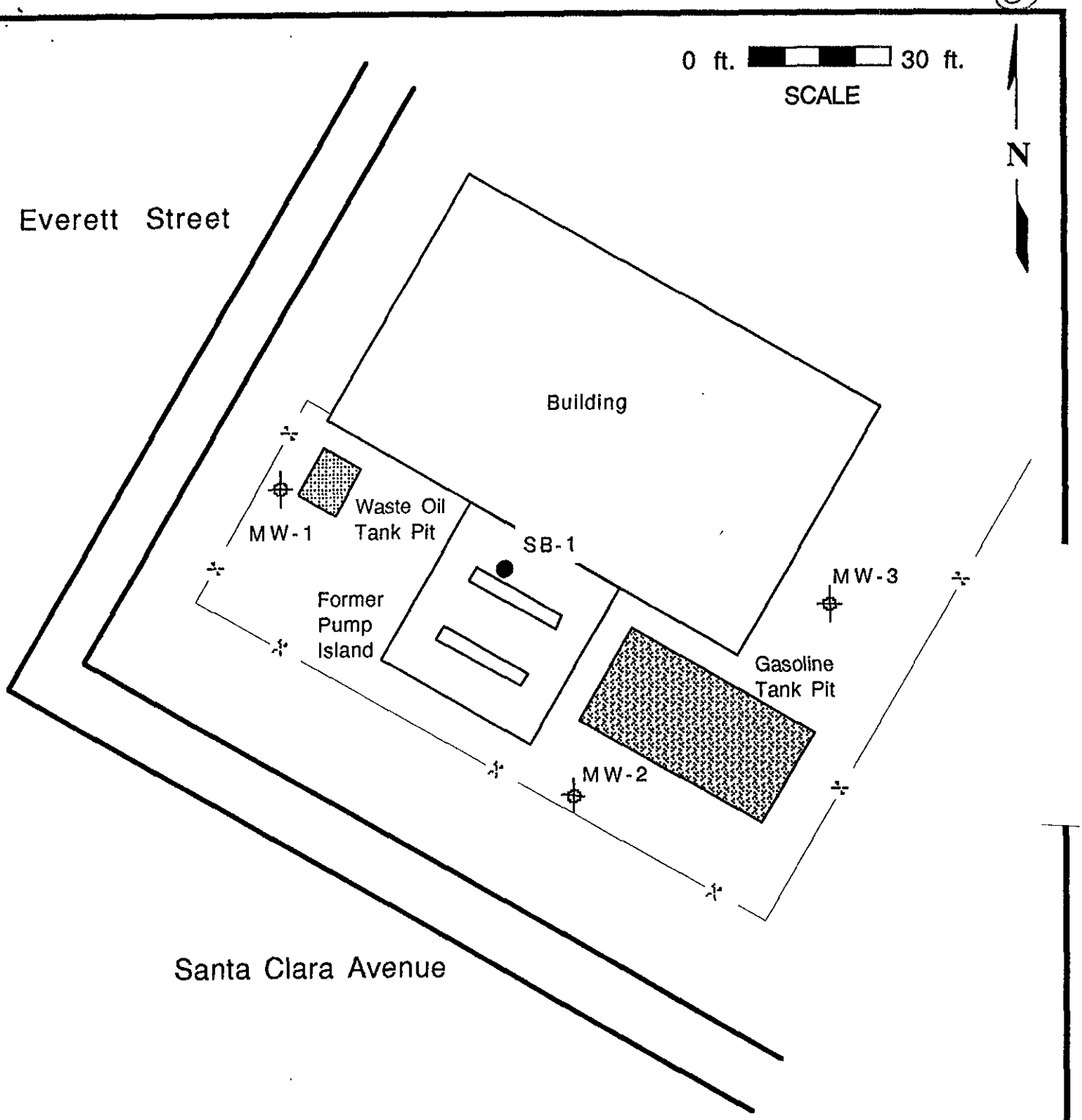
Fence

OE-N — Sidewall Soil Sample

# SAMPLING PLAN

Goodman Property
2501 Santa Clara Avenue
Alameda, California

Aqua Science Engineers | Figure 2



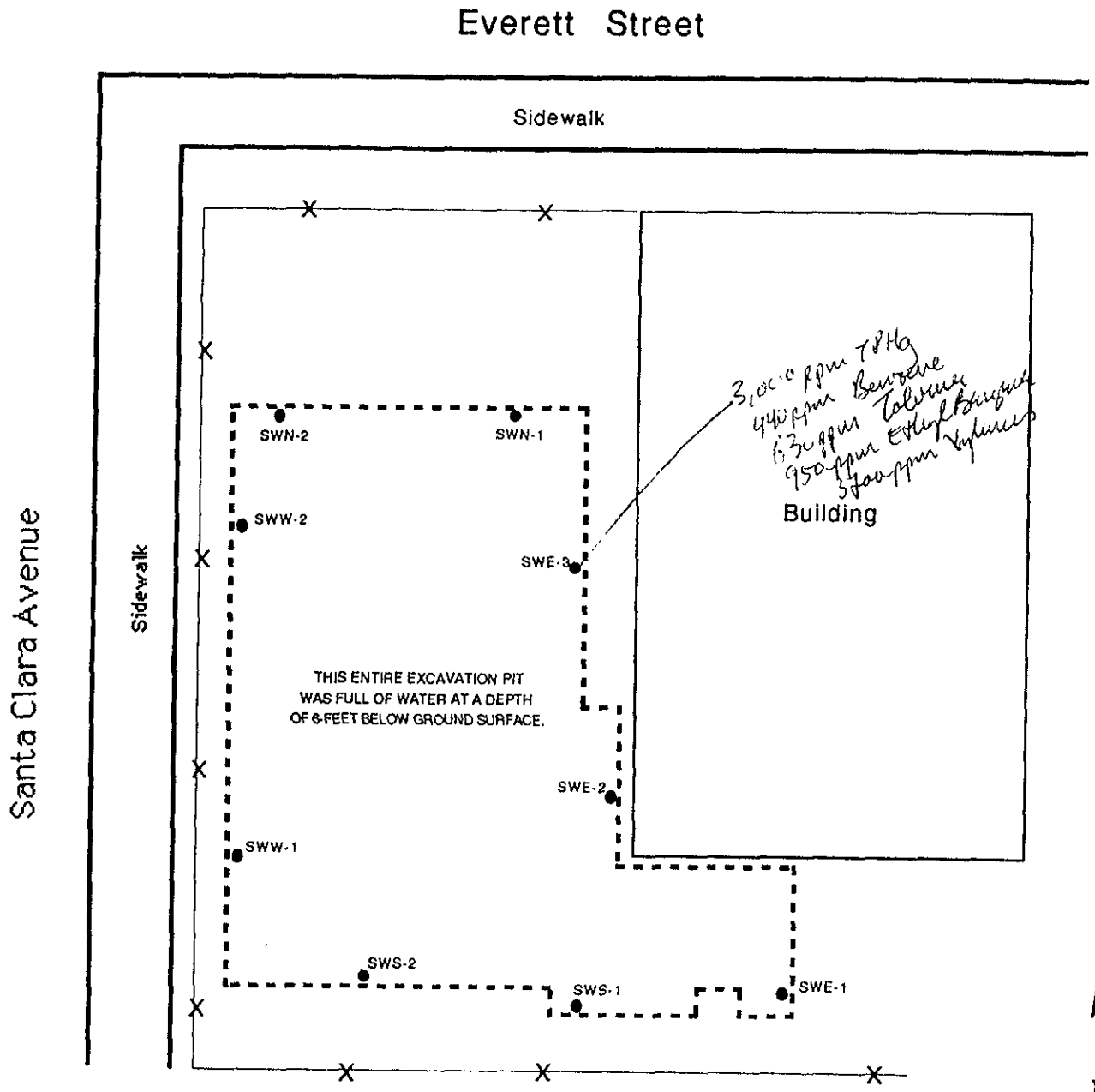

## LEGEND

| | |
|---|---|
| MW-1 | Monitoring Well |
| SB-1 | Soil Boring |
| —X—X— | Fence |

# SITE PLAN

Goodman Property
2501 Santa Clara Avenue
Alameda, California

Aqua Science Engineers | Figure 2




NOTE: THE SIDEWALL SOIL SAMPLES WERE COLLECTED AT THE CAPILLARY FRINGE, AT A DEPTH OF APPROXOMATELY 5 1/2 TO 6 FEET BELOW GROUND SURFACE. SAMPLES WERE COLLECTED FROM SIDEWALL MATERIAL RETRIEVED BY THE EXCAVATOR BUCKET.

NOT TO SCALE

**LEGEND**

- Boundaries of Overexcavation Pit (excavated 1/21/93 and 1/22/93)
- SWS-2 — Sidewall Soil Sample collected after overexcavation activities
- Fence

**SIDEWALL SOIL SAMPLE PLAN (COLLECTED AFTER OVEREXCAVATION ON 1-22-93)**

Goodman Property
2501 Santa Clara Avenue
Alameda, California

Aqua Science Engineers | Figure 1

# TABLES

later composited to one at the laboratory. The samples were secured using aluminum foil, capped, and sealed with tape and transported directly to the analyzing laboratory under chain of custody procedures. Soil samples were submitted for analysis to the state certified laboratory, Priority Environmental Labs in Milpitas, California (408) 946-9636, and analyzed for Total Petroleum Hydrocarbons as Gasoline (EPA 5030/8015), Diesel (EPA 3550/8015), and BTEX (EPA 8020), Volatile Organics (EPA 8240), and Oil and Grease (EPA 5520 E & F. Analysis results can be found below (Table One), and hard copies in Appendix B. Results of EPA 8240 showed detectable levels of the factions BTEX and other constituents ranging from 14-110 ppb; these results were not tabulated.

TABLE ONE: WASTE-OIL SOIL SAMPLE RESULTS

| Sample No. | TPH Gasoline (ppm) | TPH Diesel (ppm) | Benzene (ppb) | Toluene (ppb) | Ethyl Benzene (ppb) | Total Xylenes (ppb) | Oil and Grease (ppm) |
|---|---|---|---|---|---|---|---|
| W/O-1,2* | 5.2 | 38 | 6.7 | 19 | 11 | 130 | 1800 |
| W/O-3-B | 39 | 250 | 19 | 27 | 43 | 150 | 12000 |

* - Composited sample
ND - Non Detectable at analytical method limits
ppm - parts per million
ppb - parts per billion

7.2 Gasoline Tank Excavation and Stockpile:

Three soil samples (SW-4-W, SW-5-S, SW-6-N) were extracted from the gasoline tank excavation at approximately 8 1/2 feet below grade (groundwater/soil interface) by use of the backhoe bucket, then a 2"x 6" brass sample tube was inserted to collect a sample (see Figure 2, Sample Location Map). The stockpiled soils were sampled by collecting four samples (STKP-G-7-W, STKP-G-8-S, STKP-G-9-E, and STKP-G-10-N) which were later composited for analysis at the laboratory. The soil samples were secured using aluminum foil, capped, and sealed with tape and transported directly to the analyzing laboratory under chain of custody procedures. Samples were submitted for analysis to the state certified laboratory, Priority Environmental Labs in Milpitas, California (408) 946-9636. The soil samples taken were analyzed for Total Petroleum Hydrocarbons as Gasoline (EPA 5030/8015), Diesel (EPA 3550/8015), and BTEX (EPA 8020) and Total Extractable Lead. Analysis results are shown below (Table Two) and hard copies can be found in Appendix B. A "Tank Pit" water sample was collected and

analyzed for TPH as gasoline and the fractions BTEX (EPA 5030/8015). Results are in the table below.

TABLE TWO: GASOLINE EXCAVATION SOIL AND TANK-PIT WATER SAMPLE RESULTS

| Sample No. | TPH Gasoline (ppm) | TPH Diesel (ppm) | Benzene (ppb) | Toluene (ppb) | Ethyl Benzene (ppb) | Total Xylenes (ppb) | Lead (mg/kg) |
|---|---|---|---|---|---|---|---|
| SW-4-W | 21 | --- | 24 | 31 | 39 | 190 | 6.0 |
| SW-5-S | 150 | --- | 370 | 1000 | 1400 | 4200 | 6.8 |
| SW-6-N | 7200 | --- | 4900 | 11000 | 12000 | 36000 | 9.2 |
| STKP-G* | 1300 | --- | 500 | 1400 | 1700 | 5200 | 20 |
| TANK PIT WATER | 330 | --- | 1600 | 2600 | 1800 | 6400 | --- |

* - Composited sample
ND - Non Detectable at analytical method limits
ppm - parts per million
ppb - parts per billion

## 8.0 BACKFILLING AND RESURFACING

The excavations were not backfilled while awaiting soil sample analytical results. Due to levels of contamination found in the soil, a Phase II site assessment was recommended; therefore, the excavations will be left open pending soil boring analysis and groundwater monitoring well installation and sampling.

## 9.0 DISCUSSION AND CONCLUSIONS

Four steel, underground tanks were were removed from the site, 1 - 6,000 gallon gasoline, 2 - 5,000 gallon gasoline, and 1 - 250 gallon waste-oil tank, and transported as hazardous waste to the Erickson Facility in Richmond California, to be cleaned and disposed of as scrap.

The results of laboratory analysis of soil samples from the excavations showed detectable concentrations of Total Petroleum Hydrocarbons (TPH) as gasoline and diesel. A copy of the certified laboratory results appear in Appendix C. The native soil at this elevation below the tanks did not appear clean, dry, or free of petroleum odor. An Underground Storage Tank Unauthorized Release form was prepared by Aqua Science and filed with the Alameda County Health Services Department.

## SAMPLING AND ANALYSIS

Four soil sidewall samples were collected at points requested by Ms. Shin, see Figure 2, Sampling Plan. The following soil samples were collected:

| SAMPLE ID. | DEPTH |
|---|---|
| OE-E | 7 1/2' below ground surface |
| OE-N | 8' below ground surface |
| OE-S | 7 1/2' below ground surface |
| OE-W | 8' below ground surface |

These soil samples were collected from the backhoe bucket in 2" x 6" sterile, brass tubes, covered on both ends with aluminum foil, capped, and taped. The samples were labeled and stored in an ice chest for cold storage prior to delivery to Priority Laboratory in Milpitas, California, a State of California Certified Laboratory. The samples were submitted for analysis of Total Petroleum Hydrocarbons as Gasoline (EPA 5030/8015), Total Petroleum Hydrocarbons as Diesel (EPA 3550/8015), BTEX (EPA 8020), and Oil & Grease (EPA 5520 D&F). Copies of the analytical report are attached in Appendix A; results are tabulated below in Table One.

**TABLE ONE**
Overexcavation Soil Sample Results

| Sample ID. | TPH Gasoline (ppm) | TPH Diesel (ppm) | Benzene (ppb) | Toluene (ppb) | Ethyl Benzene (ppb) | Total Xylenes (ppb) | Oil and Grease (ppm) |
|---|---|---|---|---|---|---|---|
| OE-E | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. |
| OE-N | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. |
| OE-S | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. |
| OE-W | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. |
| Test Method | 5030/ 8015 | 3550/ 8015 | 8020 | 8020 | 8020 | 8020 | 5520 D&F |

ND - Non Detectable at analytical method limits
ppm - parts per million
ppb - parts per billion

## TABLE 1
Summary of Chemical Analysis of **SOIL** Samples
TPH Gasoline and Diesel, BTEX, and Oil and Grease

| Sample I.D. | TPH Gasoline (ppm) | TPH Diesel (ppm) | Benzene (ppb) | Toluene (ppb) | Ethyl Benzene (ppb) | Total Xylenes (ppb) | Oil & Grease (ppm) |
|---|---|---|---|---|---|---|---|
| MW1-5' | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. | 51 |
| MW1-10' | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. | N.D. |
| MW2-5' | 2500 | --- | 1200 | 1800 | 2300 | 6500 | --- |
| MW2-10' | 1.2 | --- | 6.8 | 10 | 10 | 39 | --- |
| MW3-5' | N.D. | --- | N.D. | N.D. | N.D. | N.D. | --- |
| MW3-11' | 2.5 | --- | 7.1 | 6.3 | 25 | 45 | --- |
| SB1-9.5' | 740 | --- | 860 | 1200 | 1500 | 4000 | |
| EPA METHOD | 5030/ 8015 | 3550/ 8015 | 8020 | 8020 | 8020 | 8020 | 5520 C&F |

ND Non Detectable at analytical method limits
ppm parts per million
ppb parts per billion
--- not analyzed

## TABLE 2
Summary of Chemical Analysis of **SOIL** Samples
Purgeable Halocarbons

| Sample I.D. | ALL 8010 CONSTITUENTS (ppb) |
|---|---|
| MW1-5' | N.D. |
| MW1-10' | N.D. |
| EPA METHOD | 8010 |

ND Non Detectable at analytical method limits
ppb parts per billion

The samples were collected from the the excavator bucket in stainless steel sample tubes. The samples were covered on each end with double-thickness aluminum foil, capped, and sealed with tape. Each sample was discretely labeled, then immediately stored in an ice chest containing wet ice. The proper chain of custody documents were prepared prior to shipment to Priority Environmental Labs in Milpitas, California. Priority Environmental Labs is a CAL-EPA certified environmental laboratory (DHS No. 1708).

The samples were subject to the following analytical tests: Total Petroleum Hydrocarbons (TPH) as Gasoline (EPA method 5030/8015), and the fractions BTEX (EPA method 8020). Results of the analytical tests are tabulated below as Table Two; copies of the analytical report are contained in Appendix A.

## TABLE TWO
Summary of Chemical Analysis of **SOIL SIDEWALL** Samples
TPH as Gasoline, and BTEX

| Sample I.D. | TPH Gas (ppm) | Benzene (ppb) | Toluene (ppb) | Ethyl Benzene (ppb) | Total Xylenes (ppb) |
|---|---|---|---|---|---|
| SWS-1 | N.D. | N.D. | N.D. | N.D. | N.D. |
| SWS-2 | N.D. | N.D. | N.D. | N.D. | N.D. |
| SWN-1 | N.D. | N.D. | N.D. | N.D. | N.D. |
| SWN-2 | N.D. | N.D. | N.D. | N.D. | N.D. |
| SWE-1 | N.D. | N.D. | N.D. | N.D. | N.D. |
| SWE-2 | N.D. | N.D. | N.D. | N.D. | N.D. |
| SWE-3 | 3000 | 440 | 630 | 950 | 3700 |
| SWW-1 | N.D. | N.D. | N.D. | N.D. | N.D. |
| SWW-2 | N.D. | N.D. | N.D. | N.D. | N.D. |
| EPA METHOD | 3510/ 8015 | 602 8015 | 602 | 602 | 602 |

ND Non Detectable at analytical method limits
ppm parts per million
ppb parts per billion

As detailed, only one sample (taken from the sidewall nearest the north end of the building) detected petroleum-hydrocarbon contamination. All of the other samples resulted in N.D. levels of contamination. Due to the proximity of the building in relation to the pocket of soil contamination that appeared to be identified, further overexcavation/remediation was not recommended.

(6) ICES

TABLE 1

LABORATORY ANALYTICAL RESULTS FOR
TOTAL PETROLEUM HYDROCARBONS
DETECTED IN GROUNDWATER
OCTOBER 1996

Goodman Property
Alameda, California

(concentrations expressed in mg/L)

| Analyte | MW-1 | MW-2 | MW-3 |
|---|---|---|---|
| Gasoline | ND<0.050 | ND<0.050 | 0.230 |
| Benzene | ND<0.0005 | ND<0.0005 | 0.0028 |
| Toluene | ND<0.0005 | ND<0.0005 | 0.00058 |
| Ethylbenzene | ND<0.0005 | ND<0.0005 | 0.024 |
| Xylenes | ND<0.0005 | ND<0.0005 | 0.0048 |

ND Not Detected

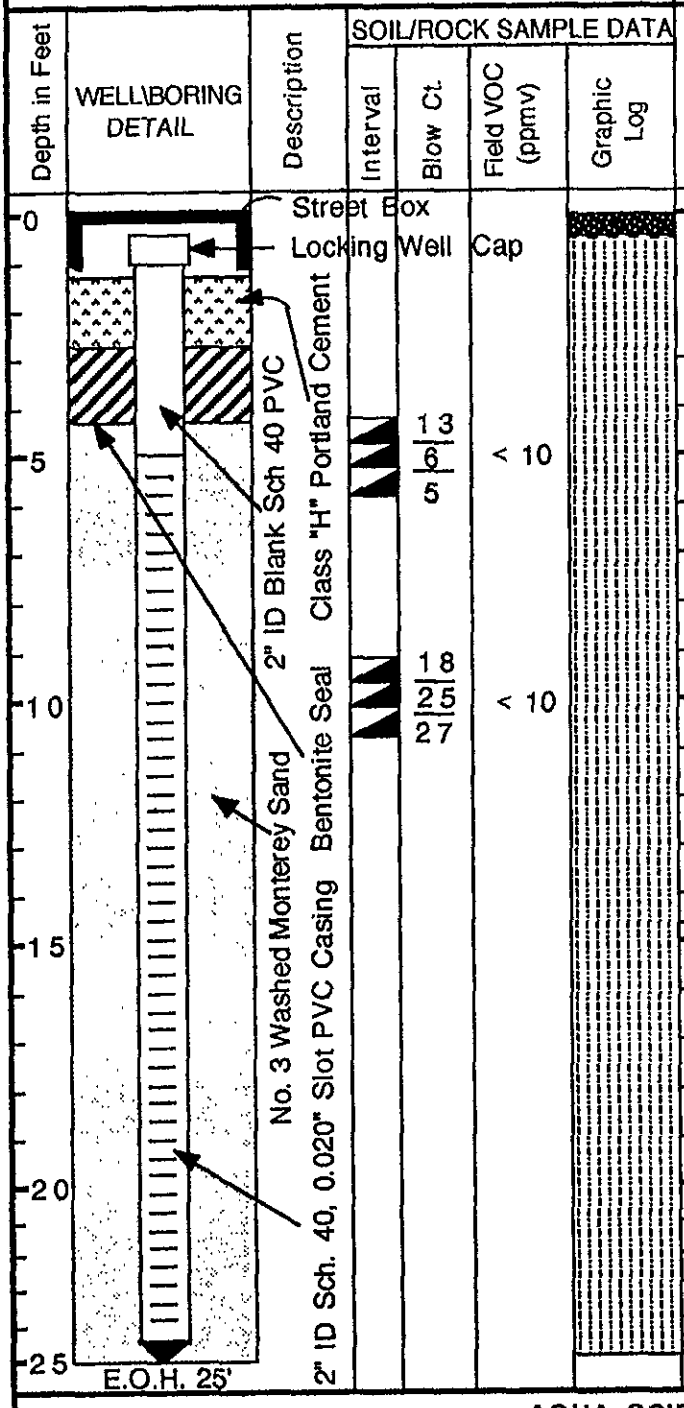
| | MW1 | MW-2 (6 Destroyed after 1st qtr) | MW-2A | MW-3 |
|---|---|---|---|---|
| 10/26/93 | ND | 32,000 TPHg 76ppb B | | 320 TPHg 2.2 B |
| 4/26/93 | ND | | ND | 2200 TPHg 3.5 B |
| 7/27/93 | ND | | ND | 7200 TPHg 3.9 B |
| 2/96 | ND | | ND | 99 TPHg 1.3 Benzene |
| 6/96 | ND | | ND | 140 TPHg 2.6 Benzene |

# BORINGS

| SOIL BORING LOG AND MONITORING WELL CONSTRUCTION DETAILS | | WELL NO. MW1 |
|---|---|---|
| Project Name: *Goodman* | Project Location: 2501 Santa Clara Ave., Alameda | Page 1 of 1 |
| Driller: WEST HAZMAT | Type of Rig: Mobil B-61 | Type and Size of Auger: 7-3/4 O.D. Hollow 3-1/4 I.D. Stem |
| Logged By: DS | Date Drilled: 10/20/92 | Checked By: David M. Schultz, P.E. |

**WATER AND WELL DATA**

| | |
|---|---|
| Depth of Water First Encountered: ≈ 10' | Total Depth of Well Completed: 25.0' |
| Static Depth of Water in Well: 8.4' Below T.O.C. | Well Screen Type and *Diameter*: 2" *Diameter Schedule* 40 PVC |
| Total *Depth of Boring*: 25' | Well Screen Slot Size: 0.020" |
| | Type and Size of Soil Sampler: 2" I.D., Calif. Split-Spoon |




DESCRIPTION OF LITHOLOGY

standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.

And (40-50%) With (40-25%) Some (25-10%) Trace (10-0%)

Approximately 5" of Asphalt

From 1/2 to 5 feet medium brown Sand with some Silt (SM), dry, no odor.

Static Water Level = 8.4'

Medium brown Sand with some Silt (SM), moist, no odor.

*Medium* brown Sand with some Silt (SM), moist, no odor.

SAME AS ABOVE



**AQUA SCIENCE ENGINEERS, INC.**

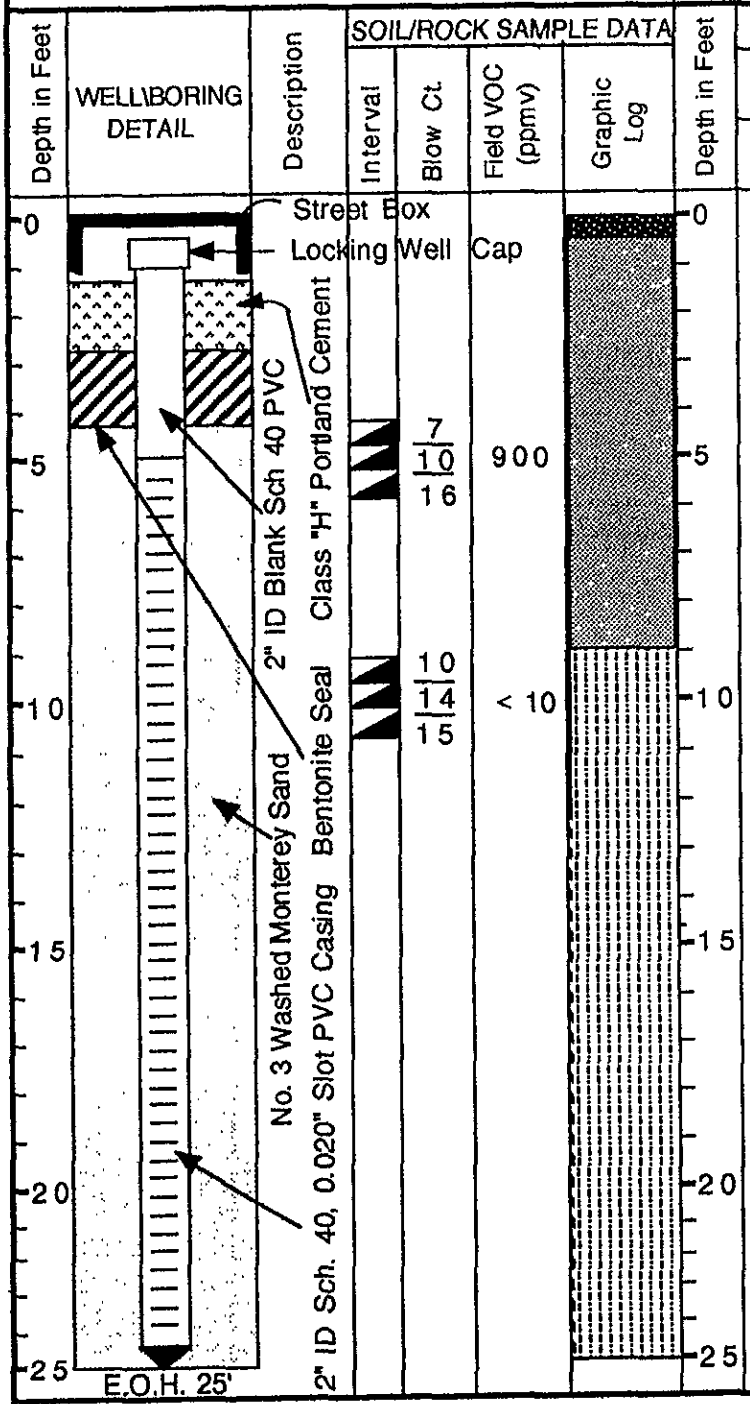
# SOIL BORING LOG AND MONITORING WELL CONSTRUCTION DETAILS

WELL NO. MW2

| | | |
|---|---|---|
| Project Name: Goodman | Project Location: 2501 Santa Clara Ave., Alameda | Page 1 of 1 |
| Driller: WEST HAZMAT | Type of Rig: Mobil B-61 | Type and Size of Auger: 7-3/4 O.D. Hollow 3-1/4 I.D. Stem |
| Logged By: DS | Date Drilled: 10/20/92 | Checked By: David M. Schultz, P.E. |

**WATER AND WELL DATA**

| | |
|---|---|
| Depth of Water First Encountered: ~ 10' | Total Depth of Well Completed: 25.0' |
| Static Depth of Water in Well: 8.6' Below T.O.C. | Well Screen Type and Diameter: 2" Diameter Schedule 40 PVC |
| Total Depth of Boring: 25' | Well Screen Slot Size: 0.020" |
| | Type and Size of Soil Sampler: 2" I.D., Calif. Split-Spoon |




DESCRIPTION OF LITHOLOGY

standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.

| And | With | Some | Trace |
|---|---|---|---|
| (40-50%) | (40-25%) | (25-10%) | (10-0%) |

Approximately 5" of Asphalt

From 1/2 to 2 feet dark brown Sand (SP) dry, moderate petroleum odor.

From 2 to 9 feet gray-brown Sand (SP) dry, moderate petroleum odor.

Static Water Level = 8.6'

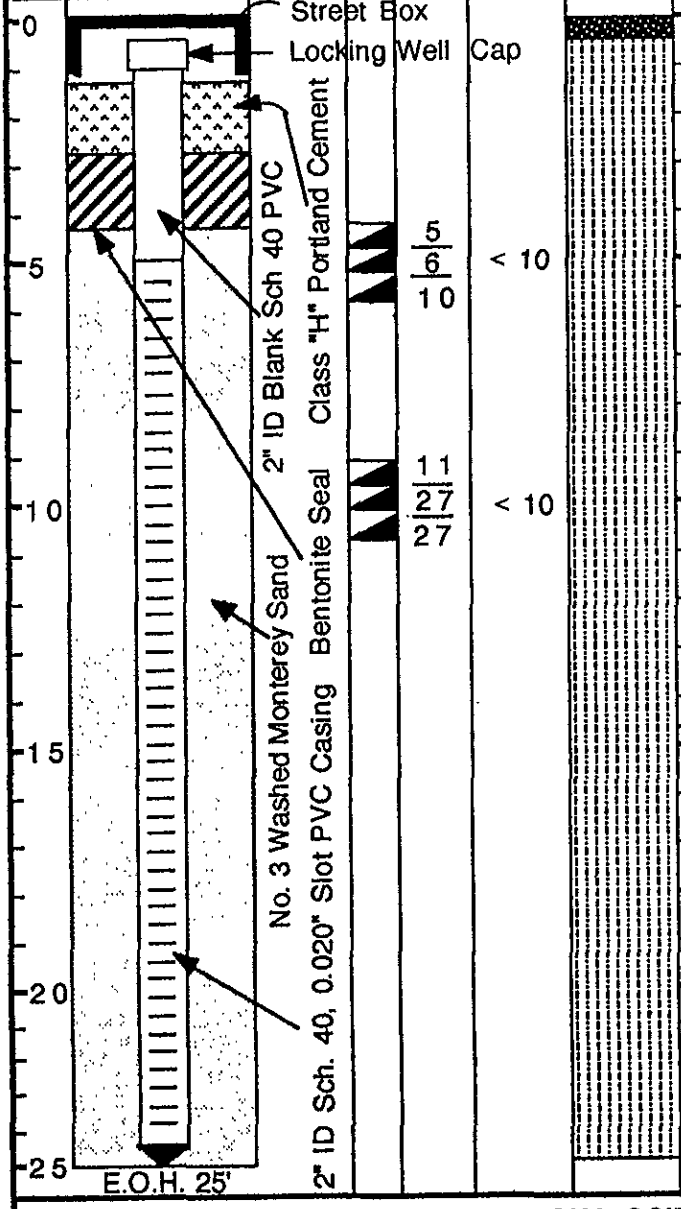
Gray-brown Sand with trace Silt (SM), small brown patches, moist, trace petroleum odor.

Gray-brown Sand with trace Silt (SM) moist to wet, trace petroleum odor.

SAME AS ABOVE

| SOIL BORING LOG AND MONITORING WELL CONSTRUCTION DETAILS | | WELL NO. MW3 |
|---|---|---|
| Project Name: Goodman | Project Location: 2501 Santa Clara Ave., Alameda | Page 1 of 1 |
| Driller: WEST HAZMAT | Type of Rig: Mobil B-61 | Type and Size of Auger: 7-3/4 O.D. Hollow 3-1/4 I.D. Stem |
| Logged By: DS | Date Drilled: 10/20/92 | Checked By: David M. Schultz, P.E. |

| WATER AND WELL DATA | |
|---|---|
| Depth of Water First Encountered: ~ 10' | Total Depth of Well Completed: 25.0' |
| | Well Screen Type and Diameter: 2" Diameter Schedule 40 PVC |
| Static Depth of Water In Well: 9.65' Below T.O.C. | Well Screen Slot Size: 0.020" |
| Total Depth of Boring: 25' | Type and Size of Soil Sampler: 2" I.D., Calif. Split-Spoon |




DESCRIPTION OF LITHOLOGY

standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.

And (40-50%) With (40-25%) Some (25-10%) Trace (10-0%)

Approximately 5" of Asphalt

From 1/2 to 2 feet dark brown Sand with some Silt (SM), slightly moist, no odor.

Medium brown, slightly moist Sand with some Silt (SM), no odor

Static Water Level = 9.65'

Light gray Sand with some Silt (SM) moist to wet, slight petroleum odor.

SAME AS ABOVE



AQUA SCIENCE ENGINEERS, INC.

| SOIL BORING LOG AND MONITORING WELL CONSTRUCTION DETAILS | | BORING NO. SB1 |
|---|---|---|
| Project Name: Goodman | Project Location: 2501 Santa Clara Ave., Alameda | Page 1 of 1 |
| Driller: DA | Type of Rig: Hand Auger | Type and Size of Auger: |
| Logged By: DS | Date Drilled: 10/20/92 | Checked By: David M. Schultz, P.E. |

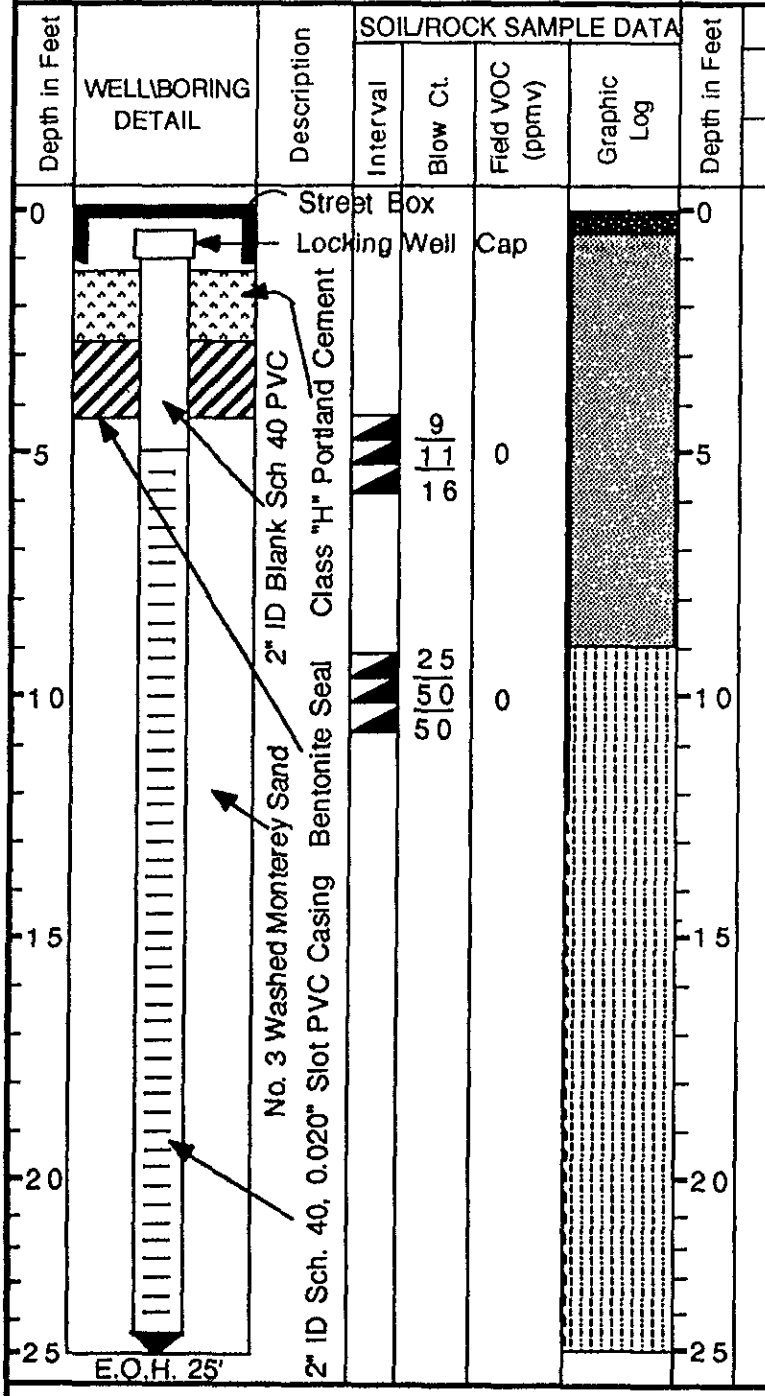
| WATER AND WELL DATA | |
|---|---|
| Depth of Water First Encountered: N/A | Total Depth of Well Completed: N/A |
| Static Depth of Water in Well: N/A | Well Screen Type and Diameter: N/A |
| Total Depth of Boring: 10' | Well Screen Slot Size: N/A |
| | Type and Size of Soil Sampler: N/A |

| Depth in Feet | WELL\BORING DETAIL | Description | SOIL/ROCK SAMPLE DATA: Interval | Blow Ct. | Field VOC (ppmv) | Graphic Log | Depth in Feet | DESCRIPTION OF LITHOLOGY: standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation. And (40-50%) With (40-25%) Some (25-10%) Trace (10-0%) |
|---|---|---|---|---|---|---|---|---|
| 0 | | | | | | | 0 | Medium brown, slightly moist Sand with some Silt (SM), no odor. |
| 5 | | | | | | | 5 | |
| 10 | | | | | | | 10 | Light gray Sand with some Silt (SM) moist, moderate petroleum odor. E.O.H. 10' |
| 15 | | | | | | | 15 | |
| 20 | | | | | | | 20 | |
| 25 | | | | | | | 25 | |

| SOIL BORING LOG AND MONITORING WELL CONSTRUCTION DETAILS | | WELL NO. MW-2A |
|---|---|---|
| Project Name: GOODMAN | Project Location: 2501 Santa Clara Ave., Alameda | Page 1 of 1 |
| Driller: GREGG DRILLING | Type of Rig: Mobil B-61 | Type and Size of Auger: 7-3/4 O.D. Hollow Stem / 3-1/4 I.D. |
| Logged By: WL | Date Drilled: 4/23/93 | Checked By: David M. Schultz, P.E. |

**WATER AND WELL DATA**

| | |
|---|---|
| Depth of Water First Encountered: ~ 10' | Total Depth of Well Completed: 25.0' |
| Static Depth of Water in Well: 4.9' Below T.O.C. | Well Screen Type and Diameter: 2" Diameter Schedule 40 PVC |
| Total Depth of Boring: 25' | Well Screen Slot Size: 0.020" |
| | *Type and Size of Soil Sampler:* 2" I.D., Calif. Split-Spoon |




DESCRIPTION OF LITHOLOGY

standard classification, texture, relative moisture, density, stiffness, odor-staining, USCS designation.

And (40-50%) With (40-25%) Some (25-10%) Trace (10-0%)

Approximately 5" of Asphalt

From 1/2 to 2 feet dark brown Sand (SP) dry, no petroleum odor.

Static Water Level = 4.9'

From 2 to 9 feet gray-brown Sand (SP) dry, no petroleum odor.

Gray-brown Sand with trace Silt (SM), small brown patches, moist, no petroleum odor.

Gray-brown Sand with trace Silt (SM) moist to wet, no petroleum odor.

SAME AS ABOVE