

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

RO9809

REMEDIAL ACTION COMPLETION CERTIFICATION

November 6, 1997

Mr. Monte Haslett
100 Dudley Avenue
Piedmont, California 94611

**RE: STID # 1741 Former Condor Freight Facility
324 Union Street, Oakland, California 94607**

Dear Mr. Haslett:

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 tank are greatly appreciated.

Based on 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 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

- c: Gordon Coleman, Chief, Environmental Protection Division / SH / file
- Kevin Graves, San Francisco Bay RWQCB
- Dave Deaner, SWRCB, UST Cleanup Fund Program (with enclosure)
- Leroy Griffin, Oakland Fire Department
- Mark Detterman, Blymyer Engineers, Inc. 1829 Clement Avenue, Alameda, CA 94501

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



November 6, 1997

Mr. Monte Haslett
100 Dudley Avenue
Piedmont, California 94611

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

**RE: Fuel Leak Site Case Closure - Former Condor Freight Facility (STID # 1741)
324 Union Street, Oakland, California 94607**

Dear Mr. Haslett:

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 Health Services, Local Oversight Program 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:

- * Seven hundred ten parts per million (ppm) Total Petroleum Hydrocarbon (TPH) as Gasoline, 830 ppm TPH as Diesel, 150 ppm TRPH (TOG), 22 ppm TPH Stoddard Solvent, 0.013 ppm toluene, 7 ppm xylene, 0.063 ppm ethylbenzene, 0.1 ppm chrysene, 0.11 ppm fluorene, 0.12 ppm pyrene, 94 ppm chromium, 340 ppm nickel, 34 ppm lead and 46 ppm zinc remain in the soil at the site.
- * Two hundred ninety parts per billion (ppb) Total Petroleum Hydrocarbon (TPH) as Diesel remain in the groundwater beneath the site.

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

Sincerely,

Susan L. Hugo, Hazardous Materials Specialist

Enclosures:

1. Case Closure Letter
2. Case Closure Summary

c: Gordon Coleman, Chief, Environmental Protection Division / SH / file
Leroy Griffin, Oakland Fire Department

01-1305

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Agency name: Alameda County-HazMat
City/State/Zip: Alameda, CA 94502
Responsible staff person: Susan Hugo

Date: August 30, 1996
Address: 1131 Harbor Bay Parkway
Phone: (510) 567-6700
Title: Sr. Hazardous Materials Spec.

II. CASE INFORMATION

Site facility name: Former Condor Freight Facility
Site facility address: 324 Union Street, Oakland, CA 94607
RB LUSTIS Case No: N/A Local Case No./LOP Case No.: 1741
URF filing date: 4/12/93 SWEEPS No: N/A

<u>Responsible Parties:</u>	<u>Addresses:</u>	<u>Phone Numbers:</u>
Warehouse Investment Co. c/o Mr. Monte Haslett	100 Dudley Avenue Piedmont, CA 94611	(510) 653-4554

<u>Tank No:</u>	<u>Size in gal.:</u>	<u>Contents:</u>	<u>Closed in-place or removed?:</u>	<u>Date:</u>
1	10,000 gallon	Diesel	Removed	5/5/93
2	10,000 gallon	Diesel	Removed	5/5/93
3	1,000 gallon	Motor Oil	Removed	5/5/93
4	550 gallon	Waste Oil	Removed	5/5/93
5	550 gallon	Stoddard Solvent	Removed	5/5/93

II. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: Unknown
Site characterization complete? YES
Date approved by oversight agency: 1/6/95
Monitoring Wells installed? YES Number: Five (5)
Proper screened interval? YES
Highest GW depth below ground surface: 3.95 ft Lowest depth: 6.69 ft
Flow direction: Generally to the south-southwest
Most sensitive current use: Commercial / light industrial
Are drinking water wells affected? NO Aquifer name: NA
Is surface water affected? NO Nearest affected SW name: NA
Off-site beneficial use impacts (addresses/locations): NA
Report(s) on file? YES Where is report(s) filed? Alameda County
1131 Harbor Bay Parkway, Alameda, CA 94502-6577

Treatment and Disposal of Affected Material:

<u>Material</u>	<u>Amount (include units)</u>	<u>Action (Treatment of Disposal w/destination)</u>	<u>Date</u>
Tanks & pipings	2 - 10,000 gallon	Erickson, Richmond, CA	5/93
	2 - 550 gallon	Erickson, Richmond, CA	5/5/93
	1 - 1,000 gallon	Erickson, Richmond, CA	5/5/93
Soil	594 tons	Disposed / recycled at	12/93
	308 tons (treated on site)	Remco, Richmond, CA	4/94
Waste liquid	850 gallons	Gibson Oil, Redwood City, CA	5/4/93

Leaking Underground Fuel Storage Tank Program

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	* Before	*** After	** Before	After
TPH (Gas)	nd	710	-	nd
TPH (Diesel)	13,000	830	540	290
TRPH (TOG)	1,900	150	-	nd
TPH (Stoddard solvent)	4,200	22	-	nd
Benzene	0.59	nd	nd	nd
Toluene	nd	0.013	nd	nd
Xylene	9.3	7.0	nd	nd
Ethylbenzene	2.5	0.063	nd	nd
PCBs	nd	-	-	-
Semi Volatiles	See Table 1		-	nd
Metals	See Table 1		-	nd

* Soil samples collected during the removal of the tanks on 5/5/93 (see Table 1).

** Grab water sample collected from the diesel tank excavation in June 1993 (see Table 2).

*** Soil samples collected (at aprox. 6 to 9 ft. bgs) after overexcavation on June 1993 (see Table 2).

Comments (Depth of Remediation, etc.):

In June 1992, Geo/Resource, consultant for the California Department of Transportation (Caltrans) performed a subsurface investigation at the subject site as part of the Cypress Realignment Project. Seven soil bores, two Hydropunch bores, and three monitoring wells were installed around the USTs. TPH gasoline, TPH diesel, TPH stoddard solvent and TRPH as waste oil were detected in soil at the site. Low levels of semivolatiles organic compounds (SVOCs) were also found in the soil in addition to copper and lead which were over the soluble threshold limit concentration (STLC). No volatile organic compounds were detected in the soil. Groundwater samples showed no detectable levels of TRPH, TPH diesel, SVOCs, and VOCs.

Five underground storage tanks (USTs), consisting of two 10,000-gallon diesel USTs, one 1,000-gallon motor oil UST, one 550-gallon stoddard solvent, and one-550 gallon waste oil UST (see Figure 3) were removed on May 5, 1993 at the subject site. Soil samples collected beneath the USTs (see Figure 3) at approximately 8 feet below ground surface (bgs) contained concentration up to 4,100 ppm TPH diesel, 150 ppm TRPH, 0.1 ppm chrysene, .0.11 ppm fluorene, 0.12 ppm pyrene, 94 ppm chromium, 340 ppm nickel, 34 ppm lead and 46 ppm zinc. Soil samples collected beneath one of the former diesel dispensers at 2 feet bgs contained 13,000 ppm TPH diesel, 0.59 ppm benzene, 2.5 ppm ethylbenzene, and 9.3 ppm xylene (see Table 1).

Contaminated soil was excavated to a depth of 7' to 9' bgs in the diesel UST and the shop UST areas on June 15, 1993, and June 18, 1993, respectively. Due to physical constraints, residual soil contamination

Leaking Underground Fuel Storage Tank Program

remains at the site at concentration listed in the above table [soil (ppm) after clean up]. During the overexcavation process, monitoring well W-3 (installed by Caltrans in June 1992) was breached and required proper destruction.

Soluble levels of lead, chromium, and nickel above STLC have been detected in the soil from around the shop UST excavation. Except for chromium and nickel found at 8 feet bgs, all other metals (lead, chromium, and thallium) detected at elevated concentrations are limited to the upper 2 to 3 feet of soil and does not appear to be related to the former USTs. The stockpiled soil from the shop UST excavation was treated at the site under permit (Authorization to Operate a TTU Under Permit by Rule) issued by DTSC and was recycled at REMCO, Inc.

On February 9, 1995, two monitoring wells (MW-4 and MW-5) and one piezometer (P-1) were installed to further investigate the groundwater at the site (see Figure 2). Monitoring wells W-1 and W-3 were also properly decommissioned and the surface seal of monitoring well W-2 was repaired. Soil samples collected from borings MW-4 and MW-5 at 8 to 10 feet bgs showed non detect to low levels of contaminants (see Table 5). MW-4 was placed approximately 7 feet downgradient from the former diesel UST and MW-5 was placed downgradient from the former shop UST excavation.

The site generally consists of an upper 0.5 feet to 3.25 feet of fill. The fill varied between silty clay to sandy sand with gravel and appears to be thicker in the southern and western portion of the site. Below the fill, the site soil consist of silty fine sand. Groundwater was first encountered at an approximate depth of 8 to 10 feet bgs and stabilized at 3.95 feet to 5.01 feet bgs.

Groundwater samples collected from MW4, MW-5 and W-2 showed low levels of TPH diesel (100 ppb to 190 ppb). Benzene, toluene, ethyl benzene and xylene (BTEX) were not detected in monitoring wells MW-4 and W-2, but low level of xylene (600 ppb) was detected in MW-5.

Five sampling events (7/92, 2/95, 5/95, 8/95 and 11/95) had been conducted on well W-2. Monitoring wells MW-4 and MW-5 had been sampled for four quarters (2/95, 5/95, 8/95 and 11/95). Low levels of TPH diesel had been detected in all the wells ranging from 100 ppb to 410 ppb but BTEX were not detected in any of the wells with the exception of one hit of xylene at 600 ppb in MW-5 during the 2/95 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**

Leaking Underground Fuel Storage Tank Program

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

Site management requirements: Site health and safety plan must be submitted to this Agency (ACDEH) for review and approval prior to any excavation or trenching work at the site which could potentially expose future construction workers or the public to residual contamination left in place.

Should corrective action be reviewed if land use changes? YES

Monitoring wells Decommissioned: Two wells (W-1 and W-3) had been decommissioned and the three existing wells will be decommissioned upon case closure.

Number Decommissioned: Two

Number Retained: Three (3)

List enforcement actions taken: NA

List enforcement actions rescinded: NA

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo Title: Sr. Hazardous Materials Specialist

Signature: *Susan L. Hugo* Date: 9/17/96

Reviewed by

Name: Eva Chu Title: Hazardous Materials Specialist

Signature: *Eva Chu* Date: 9/17/96

Name: Thomas Peacock Title: Manager, LOP

Signature: *Thomas Peacock* Date: 9-17-96

VI. RWQCB NOTIFICATION

Date Submitted to RB: 9/17/96

RB Response: *Approved*

RWQCB Staff Name: Kevin Graves

Title: Water Resources Control Engineer

Kevin Graves

Date: 10-10-96

Leaking Underground Fuel Storage Tank Program

VII. ADDITIONAL COMMENTS, DATA, ETC.

The rationale for recommending case closure for the subject site are as follows:

- 1) Aggressive source removal has occurred at the site. The leaking tanks were removed in May 1993 and contaminated soil was excavated in June 1993.
- 2) The site has been adequately characterized. The residual soil contamination appeared to be limited in extent.
- 3) TPH diesel plume in groundwater appeared to be stable. In addition, low levels of TPH diesel is present in groundwater in the general area (an adjacent site located at 310 Union Street found TPH diesel in groundwater).
- 4) Shallow groundwater at the site does not appear to be a drinking water source (presence of total dissolved solids at 4,300 ppm and 20,000 ppm in groundwater at the adjacent site mentioned in item #3). Deeper drinking water aquifers and surface water are not likely to be impacted.
- 5) The site presents no significant risk to human health and the environment. Benzene was not detected in the groundwater and low levels of benzene (0.59 ppm) detected in the soil was excavated.

ENVIRONMENTAL
PROTECTION
95 OCT 22 PM 4:18

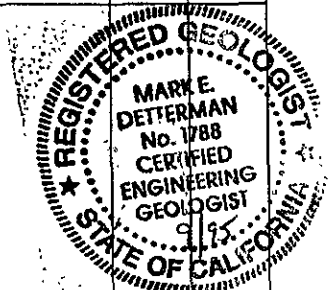
BLMYER ENGINEERS, INC.

BORE & WELL CONSTRUCTION LOG: MW-5

Job No.: 93049
 Client: Warehouse Investments
 Site: 324 Union Street
 Oakland, California
 Date Drilled: 2/9/95
 Logged By: M. Detterman

Drilling Company: Gregg Drilling
 Driller: Mike and Doug
 Drilling Equipment: B53 Hollow Stem Rotary
 Sample Method: CA-modified split-spoon
 Bore Diameter: 8 in.
 Total Depth: 20 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	Well Completion Depth: 20 ft. Component Size/Type		Depths in feet From To		Initial Water Depth: 8' Stabilized Water Depth: 8 ft.		
				Surface Completion: Traffic Rated Locking Well Vault	Surface Seal: Concrete	Annular Seal: Grout	Seal: Bentonite	Sand Pack: #2-16 Sand	Bottom Seal: N/A	Blank Casing: 2" Diam. PVC
LITHOLOGIC DESCRIPTION										
0				ASPHALT		A				
				Black silty SAND, fine; very moist						
				Dark green silty SAND, fine; medium dense; very moist; possibly fill to 8' below ground surface; eel grass fragments, up to 0.5" in length						
6										
7	38									
8										
				Dark green silty SAND, fine; medium dense; very moist; eel grass fragments, up to 0.5" in length						
3										
5	0			Mottled black and dark green silty SAND; trace amount of clay; medium dense; wet; 5-10% eel grass fragments, up to 0.5" in length, vertically oriented						
10						SP				
				Dark green silty SAND, fine; trace amount of clay; very moist to wet						
5										
10	0			Mottled medium brown and dark green (at 15 ft.), medium brown (from 15 ft. to the total depth explored) silty SAND, fine; trace amount of interbedded clay; medium dense; wet						
15										
				same as above						
20				Bore terminated at 20 ft.						
25										



BLMYER ENGINEERS, INC.

BORE & PIEZOMETER CONSTRUCTION LOG: P-1

Job No.: 93049
 Client: Warehouse Investments
 Site: 324 Union Street
 Oakland, California
 Date Drilled: 2/9/95
 Logged By: M. Detterman

Drilling Company: Gregg Drilling
 Driller: Mike and Doug
 Drilling Equipment: B53 Hollow Stem Rotary
 Sample Method: CA-modified split-spoon
 Bore Diameter: 8 in.
 Total Depth: 17 ft.

Depth (ft.)	Blows/6 in.	P.I.D. (ppm)	Sample Intervals	Well Completion Depth: 17 ft. Component Size/Type		Depths in feet From To		Initial Water Depth: ∇ Stabilized Water Depth: ∇ 10 ft.		
				Surface Completion: Traffic Rated Locking Well Vault	Surface Seal: Concrete	Annular Seal: Grout	Seal: Bentonite	Sand Pack: #2-16 Sand	Bottom Seal: N/A	Blank Casing: 2" Diam. PVC
LITHOLOGIC DESCRIPTION										
0				FILL (very dark brown to black silty SAND; 5-10% clay; 5-10% pebbles, up to 0.25" in diameter); moist				F		
5	3 6 7	2		Very dark brown to light brown silty SAND; 75% sand, fine; loose; moist						
	20 25 25	3.3		Mottled yellow-orange and orange-brown silty SAND; fine; very dense; moist						
10	20 30 30			Mottled yellow-orange and orange-brown silty SAND; fine; very dense; wet				SP		
				Orange-brown silty SAND; fine; very dense; moist						
15	15 30 30			Mottled orange-brown and light gray silty SAND, fine; trace amount of clay; very dense; wet						
20				Bore terminated at 17 ft.						
25										

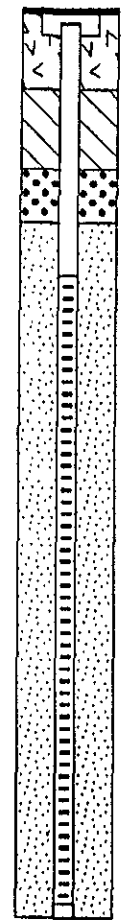
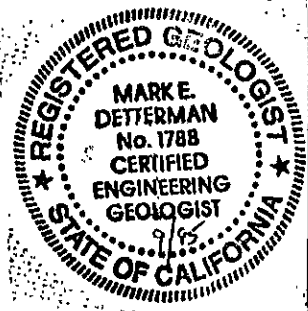


TABLE 1

Summary of Excavation Soil Sample Analytical Results Warehouse Investment Company 324 Union Street, Oakland, California BEL Job No. 93849														
Sample I.D.	Date	PID (ppm)	TPPH	TEPH	TRPH	BTEX*	VOCs	SVOCs*	PCBs	Cd	Cr	Ni	Pb	Zn
			8015M	8015M	418.1	8020	8240	8270	8080	6010	6010	6010	6010	6010
			mg/kg	mg/kg	mg/kg	mg/kg	µg/kg	µg/kg	µg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EX-1 (8')	5/5/93	0	<1.0	<1.0	15	NA	ND	ND	ND	<0.5	94	340	<5.0	36
EX-2 (8')	5/5/93	0	NA	NA	16	NA	NA	NA	NA	NA	NA	NA	NA	NA
EX-3 (8')	5/5/93	0	<1.0	11	150 <i>Left on back</i>	NA	ND	Chrysene (100) Fluorene (110) Pyrene (120)	ND	<0.5	28	45	34	46
EX-4 (8')	5/5/93	1.7	<1.0	<1.0	50	NA	ND	ND	ND	<0.5	22	19	<5.0	15
EX-5 (8')	5/5/93	8	NA	<i>Over 4,100</i>	NA	<0.005	NA	NA	NA	NA	NA	NA	NA	NA
EX-6 (8')	5/5/93	0.4	NA	<1.0	NA	<0.005	NA	NA	NA	NA	NA	NA	NA	NA
EX-7 (8')	5/5/93	19.4	NA	<i>Off 830</i>	NA	X (0.60)	NA	NA	NA	NA	NA	NA	NA	NA
EX-8 (2')	5/5/93	0.6	NA	<1.0	NA	<0.005	NA	NA	NA	NA	NA	NA	NA	NA
EX-9 (2')	5/5/93	25	NA	13,000 <i>Over 13,000</i>	NA	B (0.59) E (2.5) X (9.3)	NA	NA	NA	NA	NA	NA	NA	NA

PID = Photoionization Detector
 ppm = parts per million
 TPPH = Total Purgeable Petroleum Hydrocarbons (Gasoline Range)
 TEPH = Total Extractable Petroleum Hydrocarbons (Diesel Range)
 TRPH = Total Recoverable Petroleum Hydrocarbons
 BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes
 VOCs = Volatile Organic Compounds
 SVOCs = Semi-volatile Organic Compounds
 PCBs = Polychlorinated Biphenyls
 Cd = Cadmium
 Cr = Chromium
 Ni = Nickel
 Pb = Lead

mg/kg = milligrams per kilogram
 µg/kg = micrograms per kilogram
 ND = Not Detected
 NA = Not Analyzed

* Only analytes detected over the method reporting limit are shown

Note: <x represents a concentration less than x, the method reporting limit

Pb = Lead
 Zn = Zinc

TABLE 2

TABLE 2, Summary of Overexcavation Soil and Groundwater Sample Analytical Results Warehouse Investment Company 324 Union Street, Oakland, California BEI Job No. 93049										
Sample I.D.	Date	PID (ppm)	TPPH	TEPH-D	TEPH-S	TRPH	Benzene	Toluene	Ethylbenzene	Xylenes
			8015M	8015M	8015M	418.1	8020	8020	8020	8020
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EX-10 (9')	6/15/93	1.5	NA	<1.0	NA	NA	<0.005	<0.005	<0.005	<0.005
EX-11 (12')	6/15/93	0.6	NA	<1.0	NA	NA	<0.005	<0.005	<0.005	<0.005
EX-12 (9')	6/15/93	14.8	NA	<1.0	NA	NA	<0.005	<0.005	<0.005	<0.005
EX-13 (7')	6/15/93	1.2	NA	<1.0	NA	NA	<0.005	<0.005	<0.005	<0.005
EX-14 (9')	6/15/93	1.8	NA	<1.0	NA	NA	<0.005	<0.005	<0.005	<0.005
EX-15 (7')	6/15/93	0.6	NA	<1.0	NA	NA	<0.005	<0.005	<0.005	<0.005
GW-1(Water)	6/15/93	NA	NA	540 µg/L	NA	NA	<0.5 µg/L	<0.5 µg/L	<0.5 µg/L	<0.5 µg/L
EX-4A (6')	6/15/93	650	NA	8,400	4,200	1,900	NA	NA	NA	NA
EX-16 (7')	6/18/93	847	710	22	22	16	<0.005	<0.005	<0.005	7.0
EX-17 (9')*	6/18/93	19	<1.0	<1.0	<1.0	20	<0.005	<0.005	<0.005	<0.005
EX-18 (7')*	6/18/93	322	21	15	6.9	20	<0.005	0.013	0.063	0.12
EX-19 (7')	6/18/93	186	2.6	<1.0	<1.0	150	<0.005	<0.005	0.020	0.10

PID	=	Photoionization Detector	mg/kg	=	milligrams per kilogram (ppm)
ppm	=	parts per million	NA	=	Not Analyzed
TPPH	=	Total Purgeable Petroleum Hydrocarbons (Gasoline Range)	µg/L	=	micrograms per liter (parts per billion)
TEPH-D	=	Total Extractable Petroleum Hydrocarbons (Diesel Range)			
TEPH-S	=	Total Extractable Petroleum Hydrocarbons (Stoddard Solvent Range)			
TRPH	=	Total Recoverable Petroleum Hydrocarbons			

Note: <x represents a concentration less than x, the method reporting limit

* Both samples accidentally labelled "EX-18" in the field. Laboratory arbitrarily designated samples "EX-18A" and "EX-18B". PID screening results used to assign detectable concentrations of TPPH and volatile aromatics to sample "EX-18".

Table 3. Summary of Groundwater Sample Analytical Results
BEI Job No. 93049, Warehouse Investment Co.
324 Union Street, Oakland, California

Sample I.D.	Sample Date	Modified EPA Method 8015 TPH as gasoline (mg/L)	Modified EPA Method 8015 TPH as stoddard solvent (mg/L)	Modified EPA Method 8015 TPH as diesel (mg/L)	Modified EPA Method 8015 TPH as motor oil (mg/L)	EPA Method 8020 BTEX (µg/L)	EPA Method 8270 SVOCs (µg/L)	EPA Method 7421: Lead EPA Method 6010: Cadmium, Chromium, Nickel, Zinc (mg/L)
MW-5	02/16/95	0.08 ⁵	<0.05	0.17 ^{2,6}	<0.5	B: <0.5 T: <0.5 E: <0.5 X: 0.6	ND	ND
	05/10/95	0.06	0.15	0.26 ²	<0.5	<0.5	ND	ND
	08/18/95	<0.05	<0.05	0.41	<0.5	<0.5	ND	ND
	11/02/95	<0.05	<0.05	0.29 ⁶	<0.5	<0.5	ND	ND

Table 3. Summary of Groundwater Sample Analytical Results
BEI Job No. 93049, Warehouse Investment Co.
324 Union Street, Oakland, California

Sample I.D.	Sample Date	Modified EPA Method 8015 TPH as gasoline (mg/L)	Modified EPA Method 8015 TPH as stoddard solvent (mg/L)	Modified EPA Method 8015 TPH as diesel (mg/L)	Modified EPA Method 8015 TPH as motor oil (mg/L)	EPA Method 8020 BTEX (µg/L)	EPA Method 8270 SVOCs (µg/L)	EPA Method 7421: Lead EPA Method 6010: Cadmium, Chromium, Nickel, Zinc (mg/L)
W-1	07/01/92	NA	NA	<1.0	NA	ND ¹	ND	NA
W-2	07/01/92	NA	NA	<1.0	NA	ND ¹	NA	NA
	02/16/95	NA	NA	0.19 ²	NA	<0.5	NA	NA
	05/10/95	NA	NA	0.26 ²	NA	<0.5	NA	NA
	08/10/95	NA	NA	0.19 ²	NA	<0.5	NA	NA
	11/02/95	NA	NA	0.27 ²	NA	<0.5	NA	NA
W-3	07/01/92	NA	NA	NA	<1.0 ³	ND ¹	ND	⁴
MW-4	02/16/95	NA	NA	0.10 ²	NA	<0.5	NA	NA
	05/10/95	NA	NA	0.18 ²	NA	<0.5	NA	NA
	08/10/95	NA	NA	0.16 ²	NA	<0.5	NA	NA
	11/02/95	NA	NA	0.28 ²	NA	<0.5	NA	NA

Table 4. Groundwater Elevation Measurements
BEI Job No. 93049, Former Condor Freight Facility
324 Union Street, Oakland, California

Well Identification	Date	TOC Elevation* (feet)	Depth to Water (feet)	Water Surface Elevation* (feet)
W-2	2/16/95	8.62	4.88	3.74
	05/10/95		5.14	3.48
	08/10/95		5.60	3.02
	11/2/95		6.40	2.22
MW-4	2/16/95	8.65	5.01	3.64
	05/10/95		5.22	3.43
	08/10/95		5.72	2.93
	11/2/95		6.69	1.96
MW-5	2/16/95	7.40	4.18	3.22
	05/10/95		4.31	3.09
	08/10/95		4.85	2.55
	08/18/95		4.91	2.49
	11/2/95		5.56	1.84
P-1	2/16/95	7.56	3.95	3.61
	05/10/95		4.38	3.18
	08/10/95		4.88	2.68
	11/2/95		NA	NA

Notes:

- TOC = Top of Casing
- * = Above Mean Sea Level, Caltrans datum
- NA = Not accessible

Table 5. Summary of Petroleum and SVOC Soil Sample Analytical Results
 BEI Job No. 93049, Warehouse Investments
 324 Union Street, Oakland, California

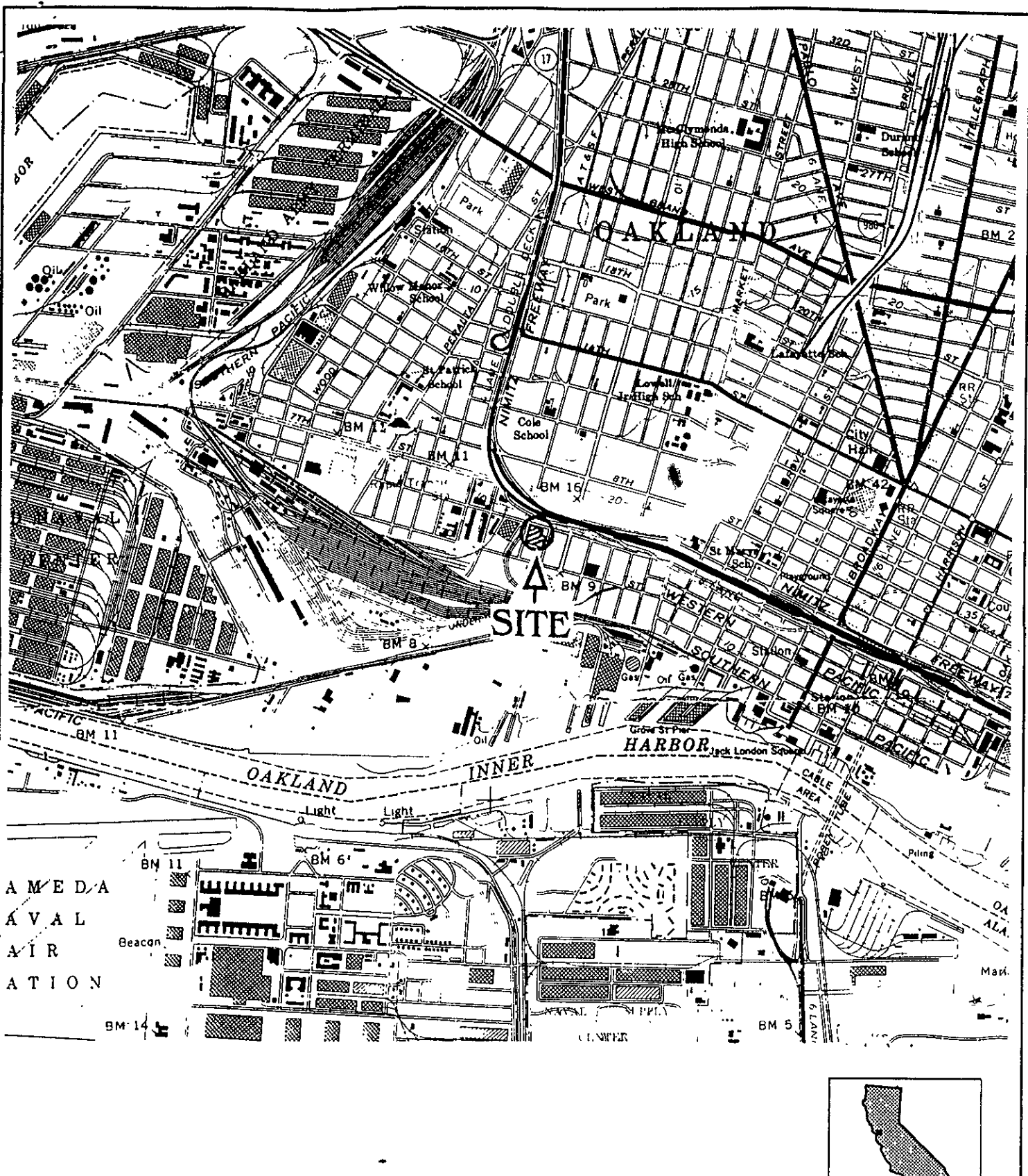
Sample I.D.	Sample Date	Modified EPA Method 8015	Modified EPA Method 8015	Modified EPA Method 8015	Modified EPA Method 8015	EPA Method 8020	EPA Method 8270
		TPH as gasoline (mg/kg)	TPH as stoddard solvent (mg/kg)	TPH as diesel (mg/kg)	TPH as motor oil (mg/kg)	BTEX (µg/kg)	SVOCs (µg/kg)
MW4-10	02/09/95	NA	NA	<1.0	NA	<2.5	NA
MW5-8	02/09/95	<1.0	<10	1.4 ¹	13	<2.5	ND

Notes: EPA = Environmental Protection Agency
 TPH = Total Petroleum Hydrocarbons
 BTEX = Benzene, Toluene, Ethylbenzene, and Total Xylenes
 SVOCs = Semivolatile Organic Compounds
 mg/kg = milligrams per kilogram (parts per million)
 µg/kg = micrograms per kilogram (parts per billion)
 NA = Not Analyzed
 ND = Not detected above the detection limit; see individual laboratory report for respective detection limits
 1 = Laboratory reports the analyte appears to be a heavier hydrocarbon than diesel

Table 5. Summary of Soil Sample Metal Analysis Results
 BEI Job No. 93049, Warehouse Investments
 324 Union Street, Oakland, California

Sample I.D.	Sample Date	EPA Method 6010 (mg/kg)			EPA Method 7421 (mg/kg)
		Chromium	Nickel	Zinc	Lead
MW4-10	02/09/95	NA	NA	NA	NA
MW5-8	02/09/95	20	6.4	7.6	1.6
STLC	N/A	5	20	250	5
TTLC	N/A	2,500	2,000	5,000	1,000

Notes: EPA = Environmental Protection Agency
 mg/kg = milligrams per kilogram (parts per million)
 NA = Not Analyzed
 STLC = Soluble Threshold Limit Concentration
 TTLC = Total Threshold Limit Concentration
 N/A = Not Applicable



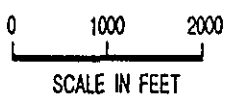
SOURCE: UNITED STATES GEOGRAPHICAL SURVEY 7.5' QUAD. "OAKLAND WEST, CA" PHOTOREVISED 1980.



BLMYER
ENGINEERS, INC.

BEI

BEI JOB NO. 93049 DATE 5/2/94

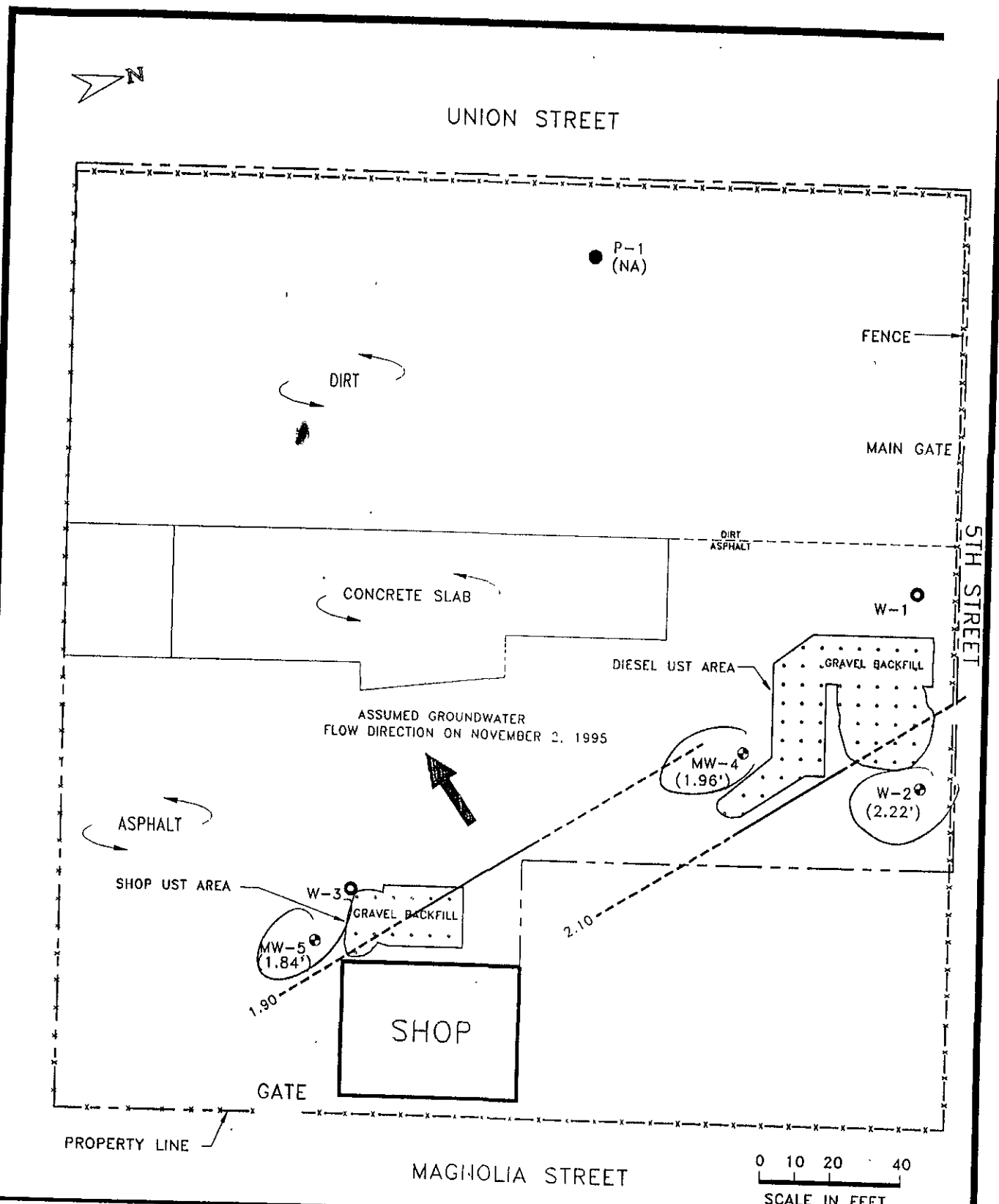


SITE LOCATION MAP

WAREHOUSE INVESTMENT CO.
324 UNION STREET
OAKLAND, CA

FIGURE
1

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BLYMYER ENGINEERS, INC.



BLYMYER ENGINEERS, INC.

BEI JOB NO. 93049

DATE 11/7/95

- LEGEND**
- EXISTING WELL LOCATION
 - EXISTING PIEZOMETER LOCATION
 - DESTROYED WELL LOCATION
 - (3.61') GROUNDWATER ELEV. (FT., MSL)
 - (NA) NOT ACCESSIBLE
 - - - GROUNDWATER CONTOUR
 - ASSUMED GROUNDWATER FLOW DIRECTION

SITE PLAN AND GROUNDWATER CONTOUR MAP

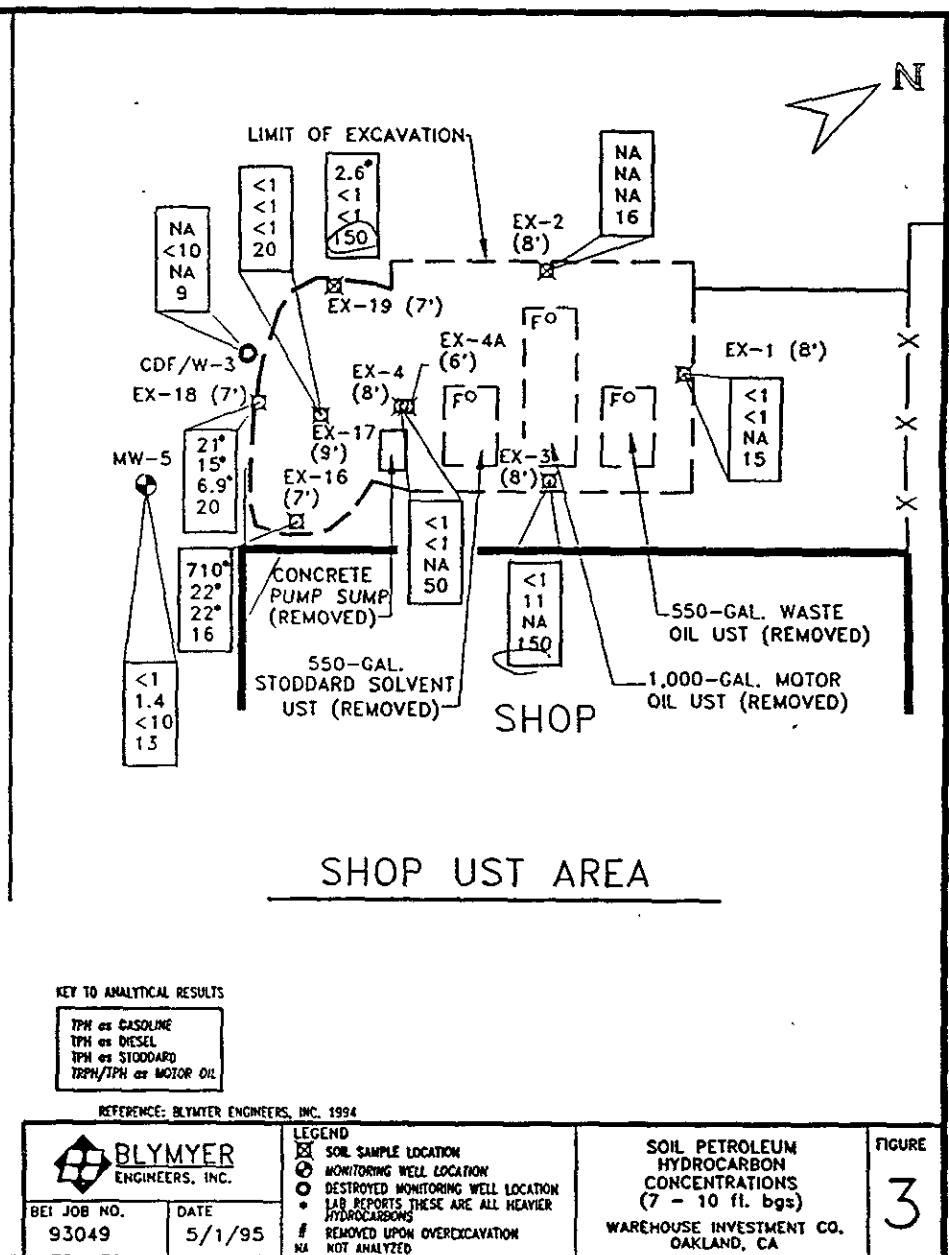
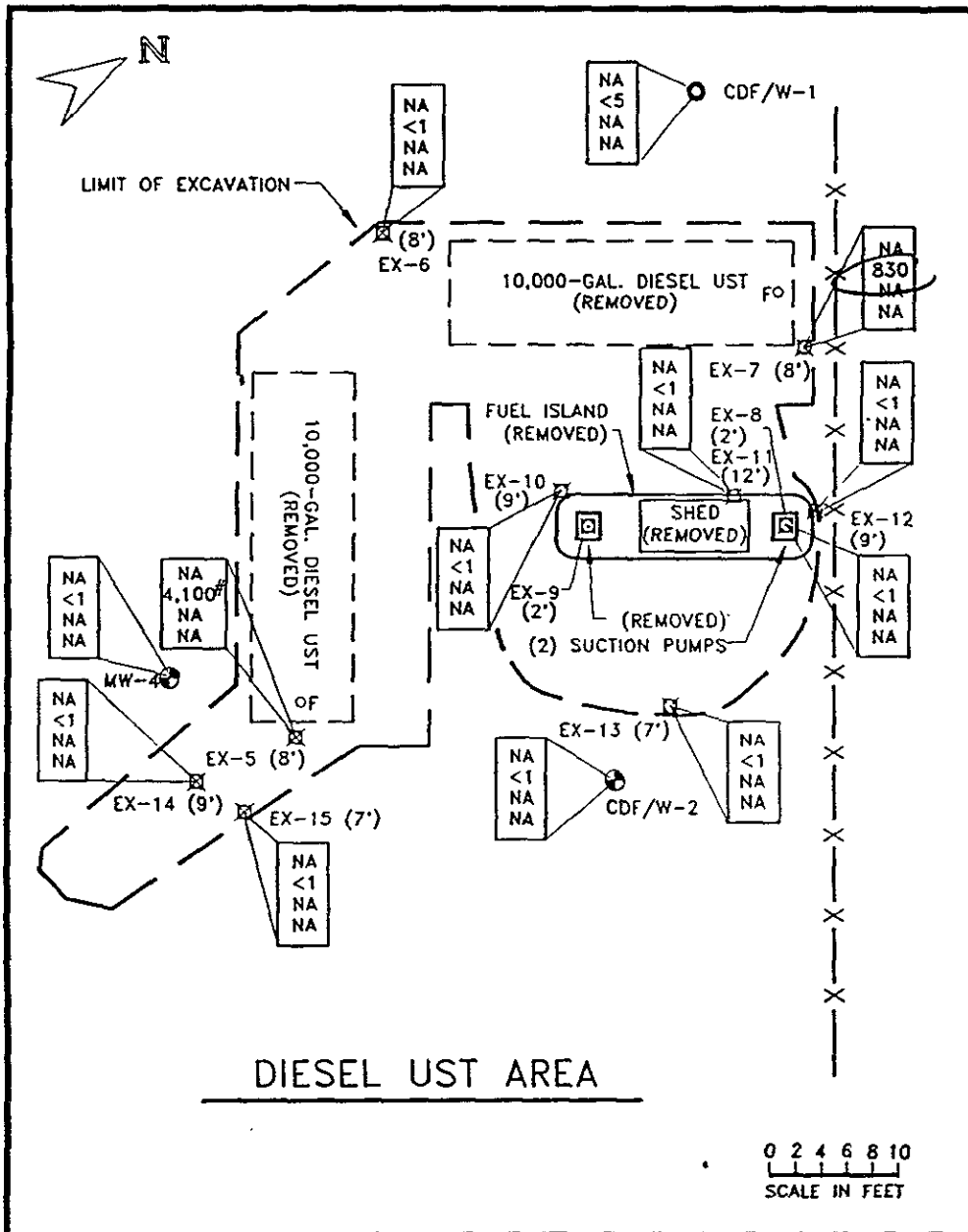
NOVEMBER 2, 1995

WAREHOUSE INVESTMENT CO.

OAKLAND, CA

FIGURE

2



KEY TO ANALYTICAL RESULTS

TPH as GASOLINE
 TPH as DIESEL
 TPH as STODDARD
 TRPH/TPH as MOTOR OIL

REFERENCE: BLYMYER ENGINEERS, INC. 1994

	BEI JOB NO. 93049	DATE 5/1/95	LEGEND ☒ SOB SAMPLE LOCATION ⊙ MONITORING WELL LOCATION ⊙ DESTROYED MONITORING WELL LOCATION • LAB REPORTS THESE ARE ALL HEAVIER HYDROCARBONS # REMOVED UPON OVEREXCAVATION NA NOT ANALYZED	SOIL PETROLEUM HYDROCARBON CONCENTRATIONS (7 - 10 ft. bgs) WAREHOUSE INVESTMENT CO. OAKLAND, CA	FIGURE 3

BLMYER ENGINEERS, INC.

BORE & WELL CONSTRUCTION LOG: MW-4

Page 1 of 1

Job No.: 93049
 Client: Warehouse Investments
 Site: 324 Union Street
 Oakland, California
 Date Drilled: 2/9/95
 Logged By: M. Detterman

Drilling Company: Gregg Drilling
 Driller: Mike and Doug
 Drilling Equipment: B53 Hollow Stem Rotary
 Sample Method: CA-modified split-spoon
 Bore Diameter: 8 in.
 Total Depth: 20 ft.

Depth (ft.)	Blows/ft. in.	P.I.D. (ppm)	Sample Intervals	Well Completion Depth: 20 ft.		Initial Water Depth: 7' 11 ft.		
				Component Size/Type	Depths in feet From To	Stabilized Water Depth: 7' 10 ft.		
				Surface Completion: Traffic Rated Locking Well Vault Surface Seal: Concrete .00 1.50 Annular Seal: Grout 1.50 3.00 Seal: Bentonite 3.00 4.00 Sand Pack: #2-16 Sand 4.00 20.00 Bottom Seal: N/A Blank Casing: 2" Diam. PVC .25 5.00 Screened Casing: 0.01" Slot-2" Diam. PVC 5.00 20.00		Unified Soil Classification	Graphic Log	Water Depth
LITHOLOGIC DESCRIPTION								
0				ASPHALT		A		
				Medium brown silty CLAY		CL		
3				Mottled yellow-orange and red-orange silty SAND, fine; trace amount of clay; medium dense; very moist; oxidation stains				
6								
6		4						
3								
7								
18								
7								
13								
15		3		Mottled yellow-orange and red-orange silty SAND, fine; trace amount of clay; dense; very moist; oxidation stains		SP		
10								
15								
20								
15								
20		1		Mottled yellow-orange and red-orange silty SAND, fine; very dense; wet				
15								
20								
15								
20								
25								
15								
25								
40				Yellow brown clayey SAND; very dense; wet		SC		
20								
40								
40								
5				Light gray silty SAND; trace amount of clay, increasing with depth; dense; wet		SP		
7								
20								
20				Bore terminated at 20 ft.				

