S R02452

Mr. Amir K. Gholami, REHS
Hazardous Waste Specialist
Alameda County
ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway
Alameda, Ca. 94502

RE: RO0002452 Former Berkeley Farms Truck Repair Facility

12/21/05

Dear Mr. Gholami,

I was somewhat disheartened in learning that this facility is still of interest to your organization. *Berkeley Farms* worked very hard in 2002 and 2003 to provide Ms. chu of your agency a series of documents including a closure plan prepared by a geologist. At the time I last spoke to Ms. chu, I was led to believe that for all intents and purposes we had provided all needed information, and that someday I would get a letter stating that the wells should be filled and closed. Apparently the work prepared for Ms. chu is no longer available to you. Enclosed with this letter are the following documents.

1. *A copy of your most recent letter to our organization.*
2. *A copy of my last email from your agency 11/4/03 (eva chu) related to her tracking down my closure packet.* ✓
3. *Notice of responsibility dated 7/3/2003 your agency* ✓
4. *Letter from me dated 4/30/03 asking that correspondence related to this property be directed to me; as well as stating an understanding that due to my previous contact with Alameda county I was awaiting a closure.* ✓
5. *Intent to make a determination that no further action is necessary 1/10/03 your agency, directed to Berkeley Farms.* ✓
6. *Case closure summary report prepared for eva chu of your agency by geo-logic, paid for by Berkeley Farms submitted to eva chu 11/26/02 one of the two former parcels referred to as the Berkeley Farms truck repair yard. 049-1170-1-4* ✓
7. *Case closure summary report prepared for eva chu of your agency by geo-logic, paid for by Berkeley Farms submitted to eva chu 10/17/02 one of the two former parcels referred to as the Berkeley Farms truck repair yard. 049-1170-1-1* ✓

8. *Email from eva chu of your agency to Berkeley farms discussing closure and requesting splitting of the two cases on the parcel.*

9. *A report from geo-logic to eva chu of your agency dated September 12, 2002 paid for by Berkeley Farms that was developed at the request of your agency, a work plan proposal.*

10. *A letter from our representative geo-logic to Susan Hugo of your agency, solicited by Susan Hugo of your agency dated March 6th 2002 discussing Berkeley Farms desire to attain closure of the wells on the former Berkeley Farms Property.*

11. *A letter from our representative geo-logic to Susan Hugo of your agency, dated Feb 4th, 2002 suggesting that after mitigating known problems in 1998 and four years of solid quarterly monitoring with good results, Berkeley Farms was asking for a closure of the wells on this property.*

Please change the Berkeley Farms contact information for this matter to myself. Mr. Alberts has not been part of the Berkeley Farms Organization for many years.

This represents the body of work that was performed with your agency during the years 2002 –2003 towards the closure of these wells. At the end of 2003 and beginning of 2004 I had allocated funds to finish the closure of these wells based on the strength of item four above, that led me to believe your organization was about to make a determination of closure. *Berkeley Farms* has not owned this property for many years. As evidenced by our history with your agency; worked diligently to provide your agency with the information it desired so that a closure could be made.

Sincerely,

Peter Puckett
Plant Engineer
Berkeley Farms
25500 Clawiter Rd.
Hayward, Ca. 94545
(510)265-8753

xc: Ed Esclovon

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

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

NORMAN ALBERTS
25500 CLAWITER RD, HAYWARD, CA 94545

RE:RO0002452 BERKELEY FARMS TRUCK REPAIR
4501 SAN PABLO
EMERYVILLE CA

Dear Mr.ALBERTS:

Please be advised that I have been recently assigned to oversee the above referenced site. Therefore, all documents, reports, and correspondences should be addressed to my attention. In fact, I have received numerous other "new cases", which I need to get familiar with and proceed forward as soon as practicable. In order to keep continuity and to reduce confusion, I will try to follow up on the work/guidelines previously requested by my colleague of this office.
However, to expedite this so called "familiarization" process, please fill out and submit to me the attached table as soon as possible. I would appreciate it if you could fill out the attached table with the latest information regarding concentrations, etc and send it to me via an email attachment. My email address is amir.gholami@acgov.org .

Site Address:

Depth to groundwater	
Groundwater flow gradient and speed	
Benzene (ppb)	
Toluene (ppb)	
Ethylbenzene (ppb)	
Xylene (ppb)	
MTBE (ppb)	
TPHg (ppb)	
TPHd (ppb)	
Solvents if any (ppb)	
Heavy Metals if any	
Well Screen levels (for each monitoring well)	
Date information collected for concentrations	
Plume Stability: increasing or decreasing or stable?	
Any"Active Remediation" occuring presently or past?	
Other Pertinent Information regarding this site, such as whether any of the following has been performed: the plume is defined (vertically & horizontally) in soil & GW, SCM ,Risk Assessment, ESL comparison for Soil /GW, Sensitive Receptor survey, Soil Vapor analysis, etc. What is left in soil/Gw presently? (Please use additional attachment(s) if necessary)	

Additionally please provide a hard copy of a **stand-alone document**, which includes a site conceptual model (SCM), which incorporates the following items:

- Summary Figures
    - Site vicinity map showing the site location and identification of any nearby sensitive receptors.
    - Plot plan showing all historical sampling locations. Differentiation between sample types (i.e. excavation soil samples, soil boring locations, monitoring wells, soil vapor sampling points, etc.) is required. This figure also needs to include any former and existing UST system components, delineation of excavation areas, areas targeted by active remediation, building locations, potential preferential pathways such as utilities, property boundaries and public right-of-way locations.
    - Depth-specific contaminant isoconcentration maps for soil and groundwater. If active remediation was performed, separate pre-remediation and post-remediation isoconcentration maps are required.
- Summary Tables
    - Table of all historical soil data. Sample ID, date, depth, and results for all analytes are required. Please refer to the Tri-Regional Guidelines to confirm that chemical analysis was performed for all relevant contaminants of concern (CoCs). Pre- and post-remediation concentrations should be clearly identified or presented in separate tables.
    - Table of all historical groundwater data. Chemical concentrations in monitoring well(s) concentrations along with depth to water should be tabulated.
    - The tables need to compare the detected CoC concentrations with the Regional Board's ESLs or other appropriate cleanup levels and to the water quality objectives identified in the Regional Board's Basin Plan.
- Complete set of all boring logs generated during site investigation.
- Geologic cross-sections showing soil borings, monitoring wells with screened intervals, UST locations, any preferential pathways, excavation boundaries, water table elevations (historical and current) and extent of residual contamination.

The submission of the above documents will help expedite the review of your case. If you have any questions, please call me at (510)-5676. Thank you very much for your cooperation.

Sincerely,

Amir K. Gholami, REHS
Hazardous Materials Specialist
C: A.Gholami,D.Drogos
files

"Chu, Eva, Env. Health"
<eva.chu@acgov.org>
11/04/2003 02:35 PM

To "Drogos, Donna, Env. Health" <donna.drogos@acgov.org>
cc
bcc
Subject 4575 San Pablo, Emeryville

Hi Donna,

I believe I left a closure summary packet with you on or about December 27, 2002 for the above referenced site. Peter Puckett of Berkeley Farms is inquiring on the closure status. Please confirm that you have the closure packet, otherwise I will need to print another copy for you. Thanks.

eva chu
Alameda County Environmental Health
Sr Environmental Health Specialist
1131 Harbor Bay Parkway
Alameda, CA 94502
(510) 567-6762
(510) 337-9234 (fax)

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

Certified Mail # 7001 0320 0002 7819 1539
July 3, 2003

Notice of Responsibility

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

Record ID: RO0002452
Berkeley Farms Truck Repair
4501 San Pablo Ave
Emeryville, CA 94608

SITE

Date First Reported: 11/24/1997
Substance: Gasoline
Funding (Federal or State): F
Multiple RPs?: Y

Norman Alberts
Berkeley Farms
15500 Clawiter Rd
Hayward, CA 94545

Responsible Party (RP) #2
(list of all RPs attached)

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified Berkeley Farms as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency within 20 calendar days of receipt of this notice which identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5700.

Pursuant to section 25299.37(c) (7) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact Eva Chu, Hazardous Materials Specialist, at this office at (510) 567-6762 for further information about the site designation process.

Date: 7/3/03

~~Arlu Levy~~, Chief
Contract/Project Director

Please Circle One (Add) Delete Change

Reason: Case split from 4575 San Pablo

c: Jenniffer Jordan, SWRCB
Eva Chu, Hazardous Materials Specialist

NOR2 4/03

echu@co.alameda.ca.us

ALAMEDA COUNTY - DEPARTMENT OF ENVIRONMENTAL PROTECTION
HAZARDOUS MATERIALS DIVISION

July 3, 2003

LIST OF RESPONSIBLE PARTIES FOR

SITE

Record ID: RO0002452
Berkeley Farms Truck Repair
4501 San Pablo Ave
Emeryville, CA 94608

Date First Reported 11/24/1997
Substance: Gasoline
Petroleum (X) Yes
Source: F

Karen Bellini
Harmon Management Corp
199 First St, Suite 212
Los Altos, CA 94022

Responsible Party #1
Property Owner

Norman Alberts
Berkeley Farms
25500 Clawiter Rd
Hayward, CA 94545

Responsible Party #2
Contact Person
Contact Company

P.O. Box 4616 • Hayward • California 94540-4616 • Telephone (510) 265-8600
www.berkeleyfarms.com

April 30, 2003

Ms. eva chu
Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA. 94502

Dear Ms. chu,

In response to today's conversation involving our former properties on San Pablo Ave. in Emeryville. We have pending at your department a request for the closures of the monitoring wells at our former truck shop locations. Our intention is to no longer monitor these wells until a decision has been made on our request.

Berkeley Farms has not conducted business in these Emeryville locations since 1998; and no longer own these properties. Our desire is to finish our involvement in these properties. Please contact me when a determination has been made as to what action may be preformed on these wells. In the future please direct all Berkeley Farms correspondence regarding these wells to my attention. Thank you for your help on this matter.

Sincerely,

Peter D. Puckett
Environmental Supervisor
Berkeley Farms
(510)265-8753

C: Rick Montesano, Paradiso Mechanical
Joel G. Greger, Geo Logic

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

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

RO0000245

January 10, 2003

Mr. Norman Alberts
Berkeley Farms
2550 Clawiter Rd
Hayward, CA 94545

Mr. Mitch Fine
Armstrong Premier Properties
744 Harrison St
San Francisco, CA 94107

SUBJECT: INTENT TO MAKE A DETERMINATION THAT NO FURTHER ACTION IS REQUIRED *OR* ISSUE A CLOSURE LETTER FOR 4575 SAN PABLO AVE, EMERYVILLE, CA

Dear Messrs. Alberts and Fine:

This letter is to inform you that Alameda County Environmental Protection (LOP) intends to make a determination that no further action is required at the above site or to issue a closure letter. Please notify this agency of any input and recommendations you may have on these proposed actions within 20 days of the date of this letter.

In accordance with section 25297.15 of Ch. 6.7 of the Health & Safety Code, you must provide certification to the local agency that all of the current record fee title owners have been informed of the proposed action. Please provide this certification to this office within 20 days of the date of this letter.

If you have any questions about these proposed actions, please contact me at (510) 567-6762.

Sincerely,

eva chu
Hazardous Materials Specialist

c: Betty Graham, RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Ave, Emeryville, CA 94608

firestone-1

RO · 2452

geo - logic *geotechnical and environmental consulting services*
1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

Paradiso Job No. 1120-02
November 26, 2002

Ms. eva chu
Alameda County Department of Environmental Health
1130 Harbor Bay Parkway, 2nd Floor
Alameda, California

RE: Case Closure Summary Report
Former Berkeley Farms Truck Repair Yard
~~4575~~ 4501 San Pablo Avenue (southern portion), Emeryville, California
Assessor's Parcel No. 049-1170-1-4

Dear Ms. chu:

At your request, this Case Closure Summary Report has been prepared for the above-referenced site. Attached to this report is a Site Information Summary, and figures and tables that summarized the previous work performed at the site. A parcel map has been included to show the division of the property into the northern and southern portions. Also, a rose diagram has been included to illustrate the predominant direction of groundwater flow.

SITE DESCRIPTION AND BACKGROUND

The subject site is located on the western side of San Pablo Avenue between 45th and 47th Streets in Emeryville, California, and formerly contained a service station facility at the southern portion of the property. Until 1998, the site operated as a truck repair shop and yard for Berkeley Farms. A Site Plan (Figure 1) is attached to this report.

Based on research conducted by Mr. Cliff Davenport, and as summarized in the report by D & A dated October 24, 1997, a service station previously operated at the site from at least 1966 through 1979, after which it apparently operated as an auto repair facility until 1985. The station building was demolished in that year and three gasoline tanks were reportedly removed. Berkeley Farms purchased the Property in the 1980's, and operated the southern portion as a truck yard. The northern portion of this property, now a paved parking area adjacent to the Kentucky Fried Chicken (KFC) outlet, previously was a series of drive-in type restaurants, operating as 4503 San Pablo Avenue.

In October, 1997, D & A completed a soil and groundwater investigation of the subject site, and the portion of the Berkeley Farms facility adjacent to the north. Three exploratory borings were completed at the subject site. This work was documented in D & A's report dated October 24, 1997.

Borings SB1 and SB2 were sited to investigate possible former tank pits. Boring SB3 was sited to investigate a possible former pump island. The soil samples collected from these borings were analyzed for Total Petroleum Hydrocarbons (TPH) as gasoline. The sample collected at two feet below grade in SB1 was also analyzd for TPH as diesel and motor oil. Somewhat elevated concentrations of TPH as gasoline were encountered in each of the borings.

Grab groundwater samples from the three borings contained concentrations of TPH as gasoline ranging from 5,300 (SB1) to 48,000 (SB2).

On February 20, 1998, one groundwater monitoring well was installed at the subject site, and two wells were installed on the adjacent parcel to the north (northern portion of former Berkeley Farms facility). Elevated concentrations of hydrocarbons were detected in the groundwater sample from the well (MW-1), which was located downgradient of the former tank pit. This work, including the results of the first quarter of monitoring and sampling, was documented in Geo-Logic's report dated March 7, 1998.

In the spring of 1998, the former fuel storage tank pit, where SB2 was located, was overexcavated to a depth of approximately 7.5 feet below grade on the eastern half, and 11.5 feet below grade on the western half. Approximately 400 cubic yards of soil was removed and disposed of the Allied Waste landfill in Manteca. Also, approximately 15,000 gallons of hydrocarbon-impacted groundwater was purged from the pit, and disposed of at Seaport Environmental in Redwood City. Confirmation soil samples collected from the sidewalls and bottom of the excavation found relatively low concentrations of TPH as diesel (60 ppm) and no detectable concentrations of gasoline or BTEX. This work, and the results of the second quarter of monitoring and sampling, were documented in Geo-Logic's report dated June 9, 1998.

In a letter from the ACEHS to Berkeley Farms dated July 16, 1998, it was stated that "no further excavation associated with the former waste oil tank...appears warranted at the site. Downgradient delineation of the extent of the groundwater plume and quarterly sampling of the monitoring wells was requested.

On September 5, 1998, as discussed in a prior meeting with Ms. Susan Hugo of the ACDEH, ORC filter socks were placed in monitoring well MW1 to enhance conditions for the natural biodegradation of petroleum hydrocarbons. Prior to installation of the ORC, baseline measurements of dissolved oxygen in groundwater were taken. With the concurrence of Ms. Susan Hugo of the ACDEH, the ORC was removed from well MW1 on February 5, 1999.

Based on the request from the ACEH for downgradient delineation of the dissolved hydrocarbon plume, on October 8, 1998, three borings, designated as B-4 through B-6, were installed on AC Transit property downgradient of the former service station. All of the soil samples (one from each boring) and the groundwater samples yielded non-detectable concentrations of TPH as diesel, gasoline, motor oil, BTEX, and MTBE, except for 66 ppm of TPH as diesel which was detected in the grab groundwater sample collected from B-5. This work is summarized in Geo-Logic's "Report of Additional Groundwater Investigation" dated October 30, 1998.

During development of the existing KFC facility in December, 1998, additional hydrocarbon-impacted soils in the area of a pump island and product piping were encountered. On December 10, 1998, soil samples were collected by Mr. Cliff Davenport of Waterstone Environmental. Based on these findings, on December 12, 1998, an area beneath the building footprint and extending to the north that is approximately 45 feet wide and 90 feet long, was excavated to about 3.75 feet. A total of 702.38 tons of soil were taken to the Allied Waste Landfill.

Based on the results of a risk assessment that was completed by Waterstone Environmental (1999), a vapor barrier consisting of a 20 ml thick layer of Paraseal GM liner material, was laid down at approximately 42 inches below grade over the excavated area. This area included the building footprint, and additional areas to the north of the building. All of the vapor barrier overlaps were sealed with Para JT joint sealing compound. Two layers of 10 ml visqueen were laid over the Paraseal. A vapor collection piping system was also installed. The piping was reportedly located along the inside of the foundation walls, and then routed inside the wall and outside at the rooftop.

This work was documented in Waterstone Environmentals "Discovery, Sampling and Remediation of Impacted Soils", dated February 12, 1999, "Draft Human Health Risk Assessment", dated February 10, 1999, and "Risk Based Corrective Action (RCBA) Tier 2 Risk Assessment", dated April 2, 1999.

On July 30, 1999, well MW1, damaged during construction, was properly abandoned, and replacement well MW1A was constructed, developed, and initially sampled. This work was documented in Geo-Logic's report dated August 12, 1999.

In July and August, 2002, attempts were made to locate the 3-inch pipe outlet to the vapor collection piping system that was installed above the vapor barrier. The outlet to this system could not be located. Therefore, a work plan was prepared in order to sample soil vapors directly above the vapor barrier, to evaluate the effectiveness of the vapor barrier in mitigating the risk to commercial workers from inhalation. The work plan was conditionally approved by the ACDEH, in a letter from Ms. eva chu to Berkeley Farms dated September 3, 2002.

On September 7, 2002, five soil vapor samples were collected at depths of approximately two feet below grade, at various points on the perimeter of the KFC building. The soil vapor samples were analyzed for TPH as gasoline and BTEX, and were entirely non-detectable for these analytes. This work is summarized in Geo-Logic's "September 2002 Groundwater Sampling Report and Report of Soil Vapor Sampling" dated September 12, 2002. Based on the non-detectable results, it does not appear the residual hydrocarbons at the site pose an environmental risk by volatilization to indoor airspace.

Well MW1/MW1A was monitored and sampled quarterly from February, 1998, to December, 2001, in conjunction with the monitoring and sampling of the two wells on the adjacent parcel to the north. Well MW1A was again monitored and sampled in September, 2002. The concentrations of hydrocarbons in MW1/MW1A have attenuated greatly since source removal was conducted. Historical monitoring and sampling data is summarized in Geo-Logic' s "September 2002 Groundwater Sampling Report and Report of Soil Vapor Sampling" dated September 12, 2002.

HYDROLOGY

The direction of groundwater flow for the thirteen monitoring events from November, 1998 through December, 2001, was plotted on a rose diagram (Figure 1). The average direction of groundwater flow, which is historically very consistent, is approximately S 82 degrees west, very close to due west. During monitoring of wells MW1/MW1A between February, 1998 and September, 2002, the depth to groundwater has ranged from approximately 4.44 to 10.92 feet below grade.

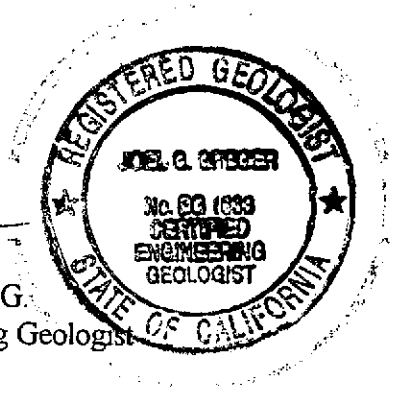
DISCUSSION AND RECOMMENDATIONS

Based on the previous investigative work characterizing hydrocarbon impacts at the subject site, source removal was conducted which was successful in removing the majority of the hydrocarbon-impacted soils. Purging of groundwater was also carried out in the former tank pit. The dissolved hydrocarbon plume has defined to largely non-detectable concentrations on the adjacent AC Transit parcel, through installation of exploratory borings. The concentrations of hydrocarbons measured in monitoring well MW1A, directly downgradient of the source, have attenuated greatly, except for MTBE, which appears to be from an offsite upgradient source. These concentrations would be expected to continue to attenuate through natural processes. Soil vapor samples indicate that the residual hydrocarbons do not pose an environmental risk through volatilization to indoor air. The previous risk assessment work has shown that there do not appear to be health risks from other exposure pathways. Based on these findings, case closure is requested.

If you have any questions regarding this report, please do not hesitate to call me at (510) 787-6867.

Sincerely,

Geo-Logic



Joel G. Greger, C.E.G.
Certified Engineering Geologist

License No. EG 1633
Exp. Date 8/31/2004

Attachments: Site Information Summary
List of Reports
Figures
Tables

SITE INFORMATION SUMMARY

I. SITE INFORMATION

Site Facility Name: Former Berkeley Farms Truck Yard				
Site Facility Address: 4575 San Pablo Avenue, Emeryville, CA				
APN No. 49-1178-1-2				
RWQCB LUST Cast No.:		URF Filing Date:		
Responsible Parties				
Berkeley Farms - Mr. Peter Puckett (510) 265-8600				
25500 Clawiter Road				
Hayward, CA 94545				
Tank No.	Size in Gallons	Contents	Closed In – Place/Removed?	Date
three	unknown	fuel	removed	late 1960's?

II. INITIAL SITE ASSESSMENT

Cause and Estimated Quantity of Release:			
Nearest Surface Water Bodies (including any unnamed creeks, tributaries, canals, etc.): San Francisco Bay	Their Geographical Distances From the Site: 4500 feet west		
Nearest Domestic Water Wells (both public and private) within 1,000 feet: none identified	Their Geographical Distances From the Site:		
Minimum Groundwater Depth: 4.44	Max. Depth: 10.92	Flow Direction: S 82 W	
Site Ground Surface Elevation and Geology: Approximately 40 to 41 feet MSL, underlain by silty clay(bay mud) to maximum depth explored (17 feet below grade).			
Current Site and Surrounding land Use: Site - KFC fast food outlet and paved parking area AC transit bus yard adjacent to west, paved parking area and construction co.bldg. to north, 45th St. to south San Pablo Avenue adjacent to east. Closed LUST site/former Berkeley farms dairy across San Pablo to E.			
Preferential Pathways Such as Subsurface Utilities? No No preferential pathways are known to exist downgradient of source. Source is downgradient of existing utilities on San Pablo Avenue and cross-gradient from utilities on 45th Street.			
Number of Soil Borings: 4 on site, 3 offsite	No. of Monitoring Wells: one plus two adj.parcel		

III. REMEDIATION

Material	Amount	Action (Treatment or Disposal w/Destination	Date
Free Product	none encountered		
Soil	994 tons	to Allied Wastelandfill in Manteca	1998
Groundwater	15,000 gallons	to Seaport Environmental in Redwood City	1998
Vapor		no vapor remediation	

COMMENTS

MAXIMUM DOCUMENTED SOIL POLLUTANT CONCENTRATIONS

Pollutant	Location Date(s)		Soil (ppm) Initial	Soil (ppm) Residual	Pollutant	Location Date(s)		Soil (ppm) Initial	Soil (ppm) Residual
TPH (Gas)	SW1-2	12/98	5300	800*	Xylene	MW1(7.5')	2/98	220	220
TPH (Diesel)	KB1(7.5')	5/98	3900	320+	Ethylbenzene	SW1-2	12/98	110	37**
Benzene	SW1-2	12/98	33	13*					
Toluene	SW1-2	12/98	200	30*					
MTBE	MW5-5	12/98	21	21					

* MW5-5, 12/98

** MW1 (7.5'), 2/98

+ SW-7-5, 12/98

GROUNDWATER CONCENTRATIONS (ppb) TRENDS AT SOURCE AREAS & PLUME/SITE BOUNDARIES

Date	Location	Benzene	MTBE	TPH-g	TPH-d	Toluene	Ethylbenz	Xylene			DTW
1/17/98	MW1	2300	ND	29000	88000	3000	3600	3100			9.06
	(source)										
9/7/02	MW1A	0.72	43*	61	85	1.1	ND	ND			9.23
	(source)										

* considered to be from offsite source.

4575 San Pablo Avenue Reports - south end (existing KFC, APN 49-1178-1-1)

D & A – Phase 2 Soil and Groundwater Investigation Results, dated October 24, 1997.

Geo-Logic - Installation of Monitoring Wells, dated March 7, 1998.
(installation of three monitoring wells)

Geo-Logic – Soil Sampling Report for Overexcavation of Former Fuel Storage Tank Pit, and Second Quarterly Monitoring and Sampling, dated June 9, 1998.

Alameda County Health Care Services Agency – letter dated July 16, 1998, in review of previous reports and requesting downgradient delineation.

Waterstone Environmental – Risk Management Plan, September 22, 1998.

Alameda County Health Care Services Agency – letter in review of Risk Management Plan dated October 15, 1998.

Geo-Logic – Report of Additional Groundwater Investigation, dated October 30, 1998.
(offsite delineation at AC Transit – six borings).

Waterstone Environmental – Discovery, Sampling and Remediation of Impacted Soils, dated February 12, 1999 (documents additional overexcavation and placement of vapor barrier)

Waterstone Environmental – Draft Human Health Risk Assessment, dated February 10, 1999.

Waterstone Environmental – Risk Based Corrective Action (RCBA) Tier 2 Risk Assessment, dated April 2, 1999.

Alameda County Health Care Services Agency – letter dated June 15, 1999, in review of Waterstone reports dated February and April, 1999.

Geo-Logic – Abandonment and Replacement of Monitoring Well MW1, dated August, 1999 (damaged during construction of KFC).

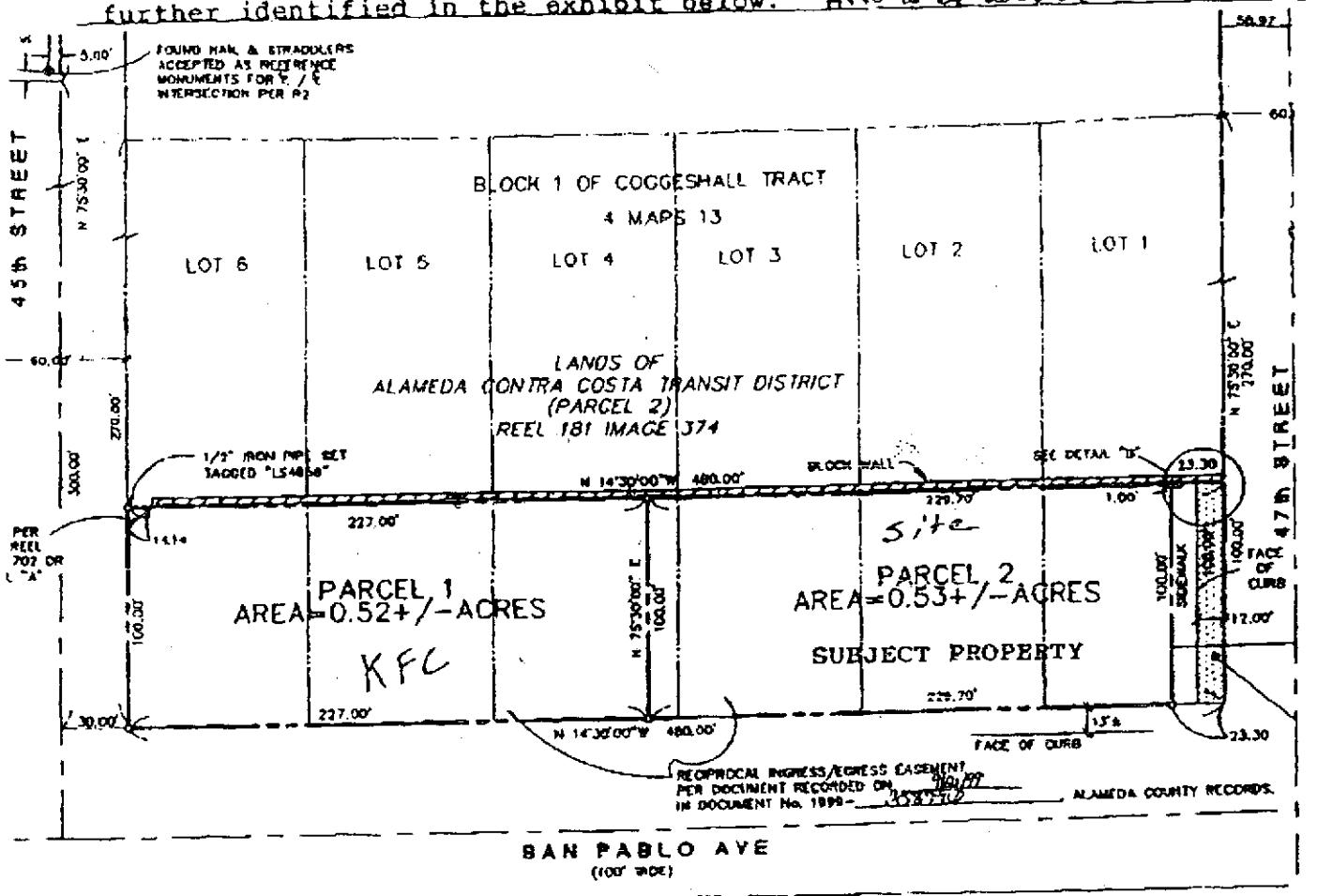
Geo-Logic – September 2002 Groundwater Sampling Report and Report of Soil Vapor Sampling, dated September 12, 2002.
(sums all historical monitoring and sampling data).

Alameda County Health Care Services Agency – letter dated September 3, 2002, in review of Geo-Logic's August 2002 Work Plan/Proposal for Assessment of Residual Hydrocarbon Vapor in Soil

Property Address: 4575 San Pablo Ave., Emeryville, CA Date: Nov. 2, 1999

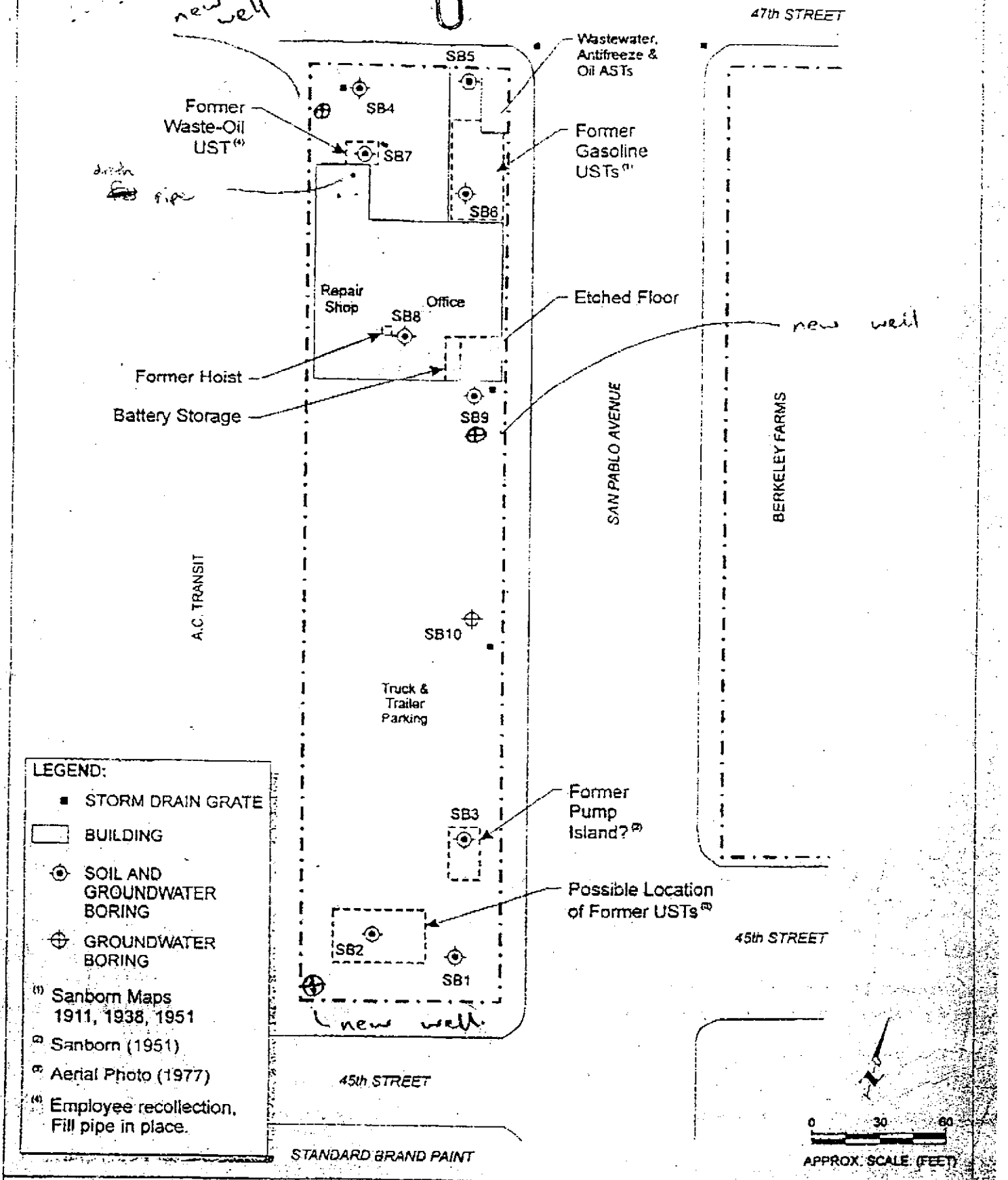
28. **SELECTION OF SERVICE PROVIDERS:** If Brokers give Buyer or Seller referrals to persons, vendors, or service or product providers ("Providers"), Brokers do not guarantee the performance of any of those Providers. Buyer and Seller may select ANY Providers of their own choosing.
29. **TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. No extension of time or waiver for performance of any act or obligation shall be deemed an extension of time or waiver for any other act or obligation. All prior agreements between the parties are incorporated in this Agreement which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The captions in this Agreement are for convenience of reference only and are not intended as part of this Agreement. **This Agreement may not be extended, amended, modified, altered, or changed except in writing signed by Buyer and Seller.**
30. **ASSIGNMENT:** Buyer shall not assign all or any part of its interests in this Agreement without first having obtained the written consent of Seller. Such consent shall not be unreasonably withheld, unless otherwise agreed in writing. Any total or partial assignment shall not relieve Buyer of its obligations pursuant to this Agreement.
31. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon, and inure to the benefit of, Buyer and Seller and their respective successors and assigns, except as otherwise provided herein.
32. **COPIES:** Seller and Buyer each represent that copies of all reports, documents, certificates, approvals, and other documents which are furnished to the other are true, correct, and unaltered copies of the original documents, if the originals are in the possession of the furnishing party.
33. **GOVERNING LAW:** This Agreement shall be governed by the laws of the state of California.
34. **AUTHORITY:** Any person or persons signing this Agreement represent(s) that such person has full power and authority to bind that person(s)' principal, and that the designated Buyer and Seller has full authority to enter into and perform this Agreement. Entering into this Agreement, and the completion of the obligations pursuant to this contract, does not violate any Articles of Incorporation, By Laws, Partnership Agreement, or other document governing the activity of either Buyer or Seller.
35. **OTHER TERMS AND CONDITIONS,** including ATTACHED SUPPLEMENTS
    - ☐ Buyer Inspection Advisory (C.A.R. Form BIA-14)
    - ☐ Seller Financing Addendum and Disclosure (C.A.R. Form SFA-14)
    - ☐ Intent To Exchange Supplement (C.A.R. Form ES-14)

Real Property transferred is hereby identified as the northerly .53 acre of Alameda County Assessor's parcel No. ~~049-1170-1-1~~ and is further identified in the exhibit below. APN to be added in escrow



36. **NOTICES:** Whenever notice is given under this Agreement, each notice shall be in writing, and shall be delivered personally, by facsimile, or by mail, postage prepaid. Notice shall be delivered to the address set forth below the recipient's signature of acceptance. Either party may change its notice address by providing notice to the other party.

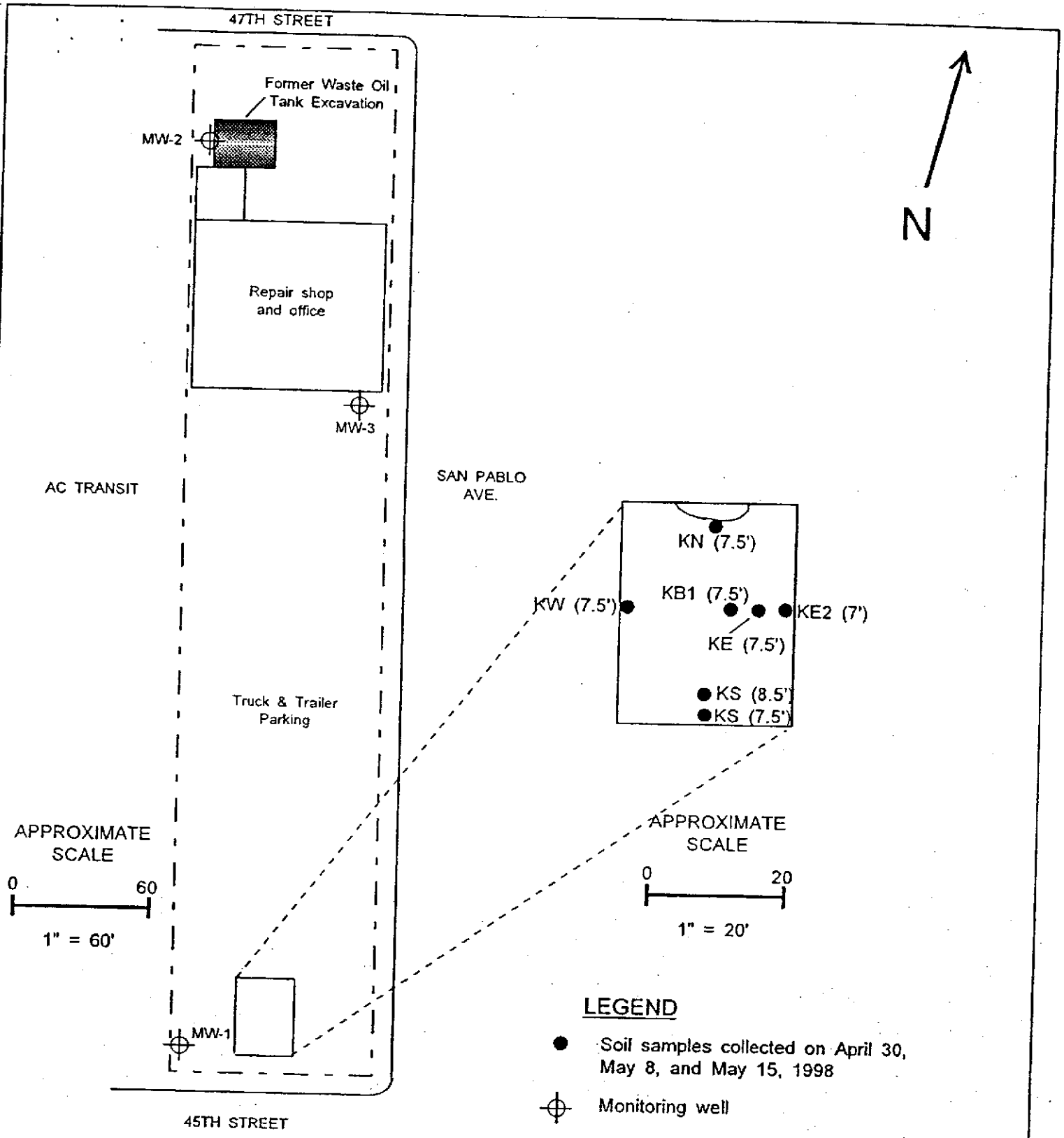
37. The following agency relationship(s) are hereby confirmed for this transaction:



DAVENPORT & ASSOCIATES
2712 Rawson Street
Oakland, CA 94619

FIGURE 3
SAMPLING LOCATIONS
BERKELEY FARMS TRUCK PARKING AND REPAIR FACILITY

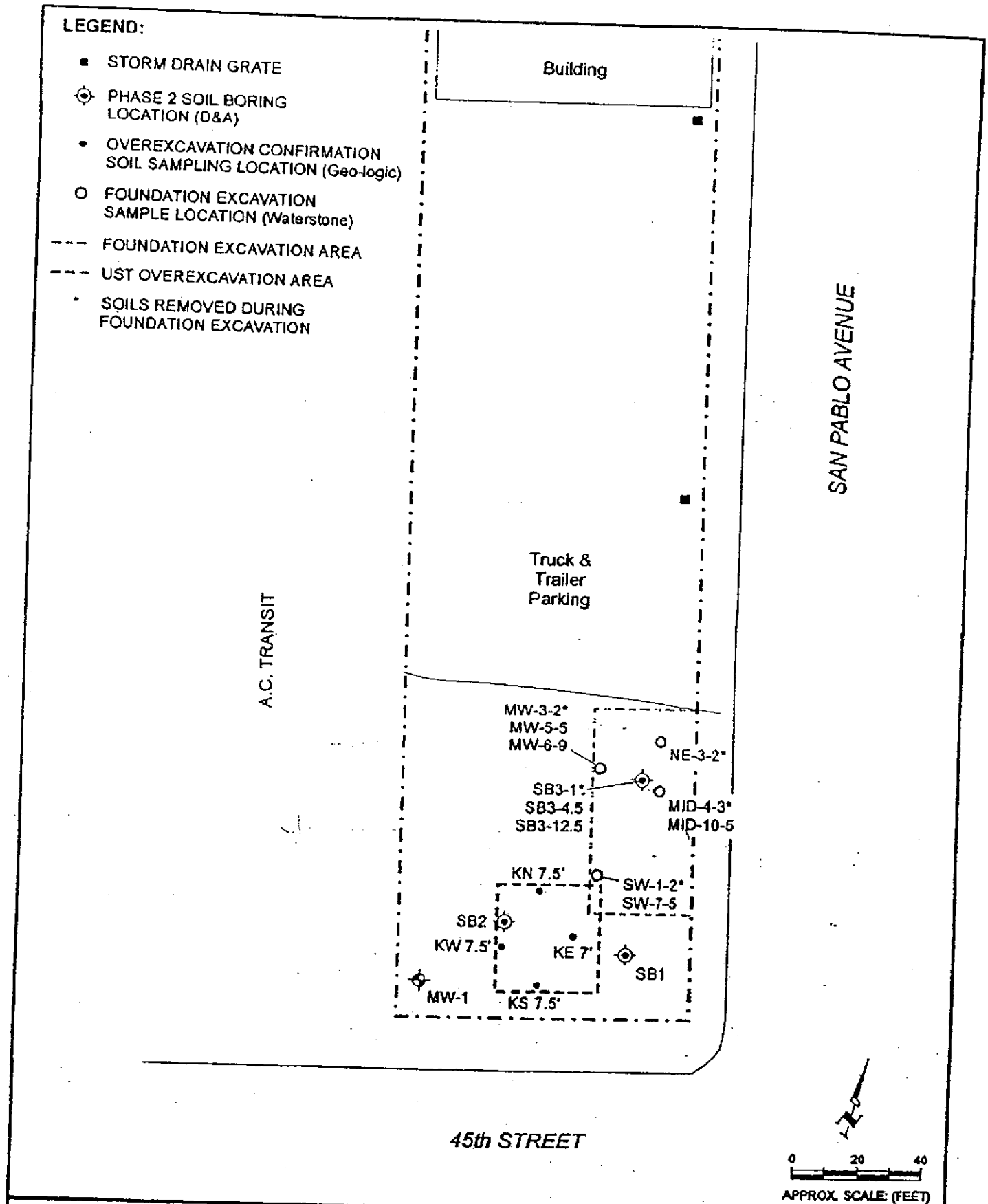
EOAB Davenport & Assoc., 10-24-97



Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: June 3, 1998 Drawn By: JG/GEO-LOGIC

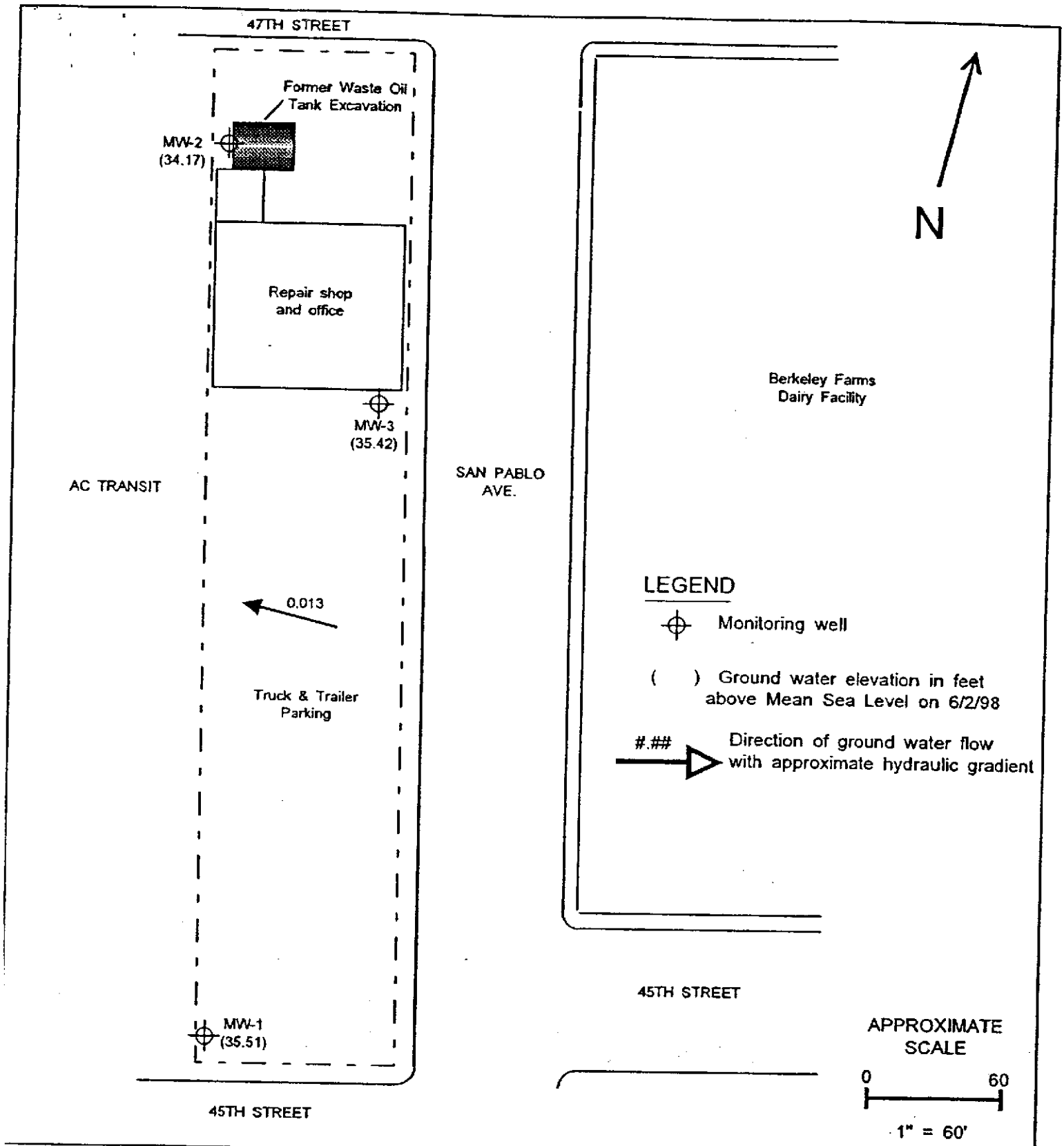
Site Plan

Waterstone Env. Rept dated 2-12-99



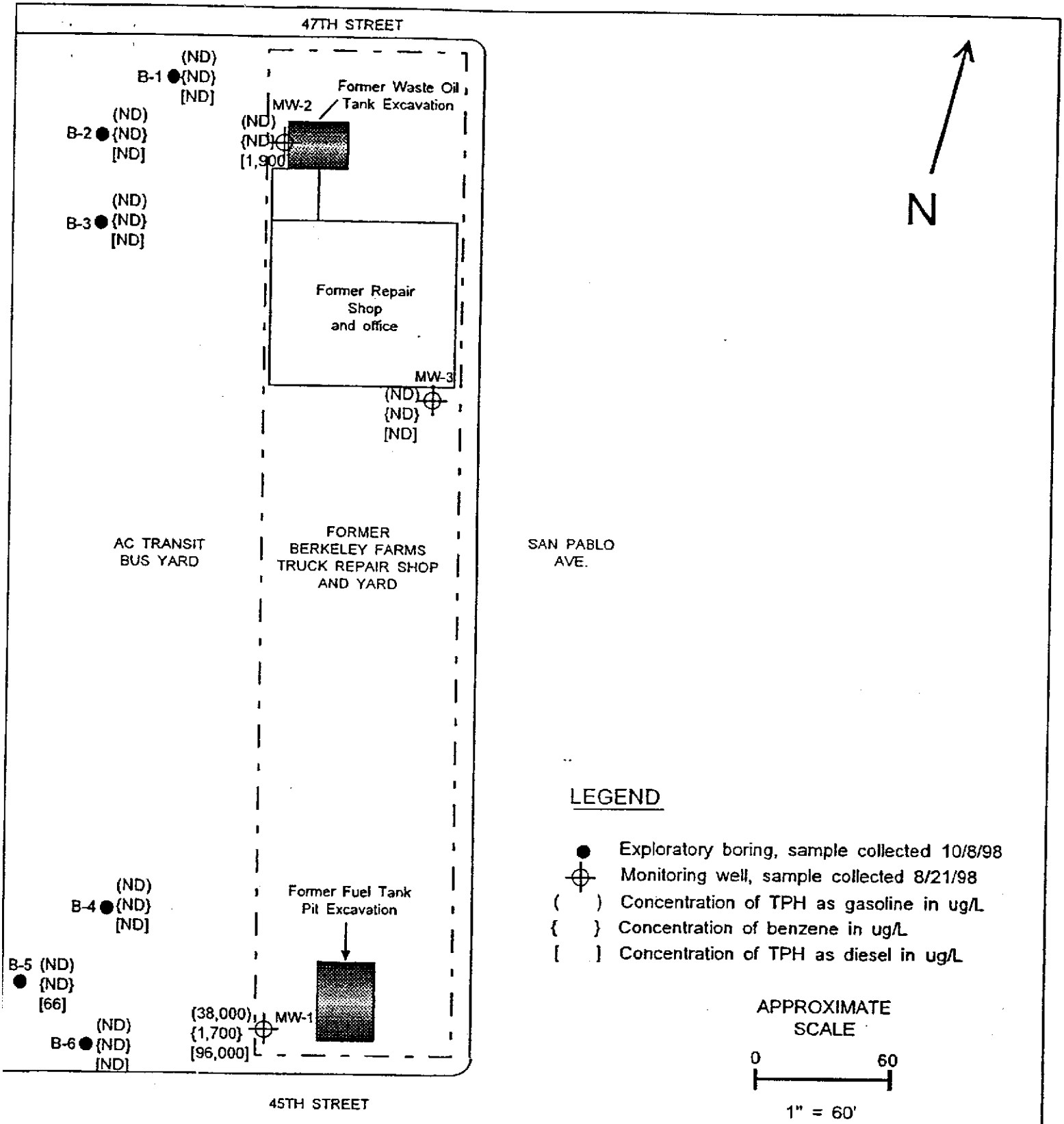
Waterstone Environmental, LLC
2712 Rawson Street
Oakland, CA 94619
(510) 533-6710

FIGURE 1
LOCATIONS OF SAMPLING AND SOIL EXCAVATION AREAS
FORMER BERKELEY FARMS TRUCK PARKING AND REPAIR FACILITY
EMERYVILLE, CALIFORNIA



Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: June 3, 1998 Drawn By: JG/GEO-LOGIC

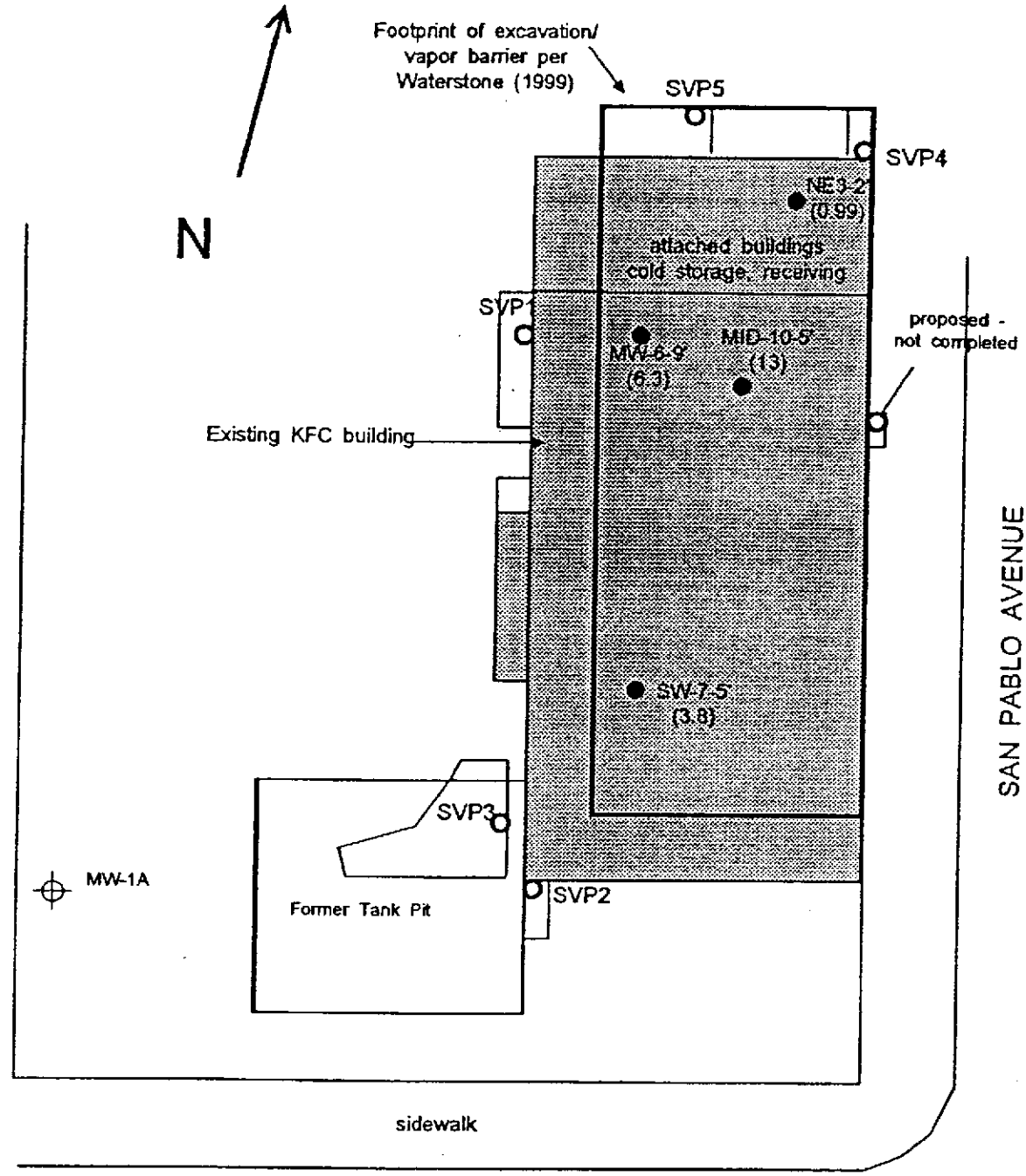
Potentiometric Surface Map



Former Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: October 30, 1998 Drawn By: JG/GEO-LOGIC

Petroleum Hydrocarbons in Groundwater

Geologic Report Dated 10-30-98



LEGEND

- Monitoring well
- Sample No. - depth (benzene in ppm)
- Soil vapor sample

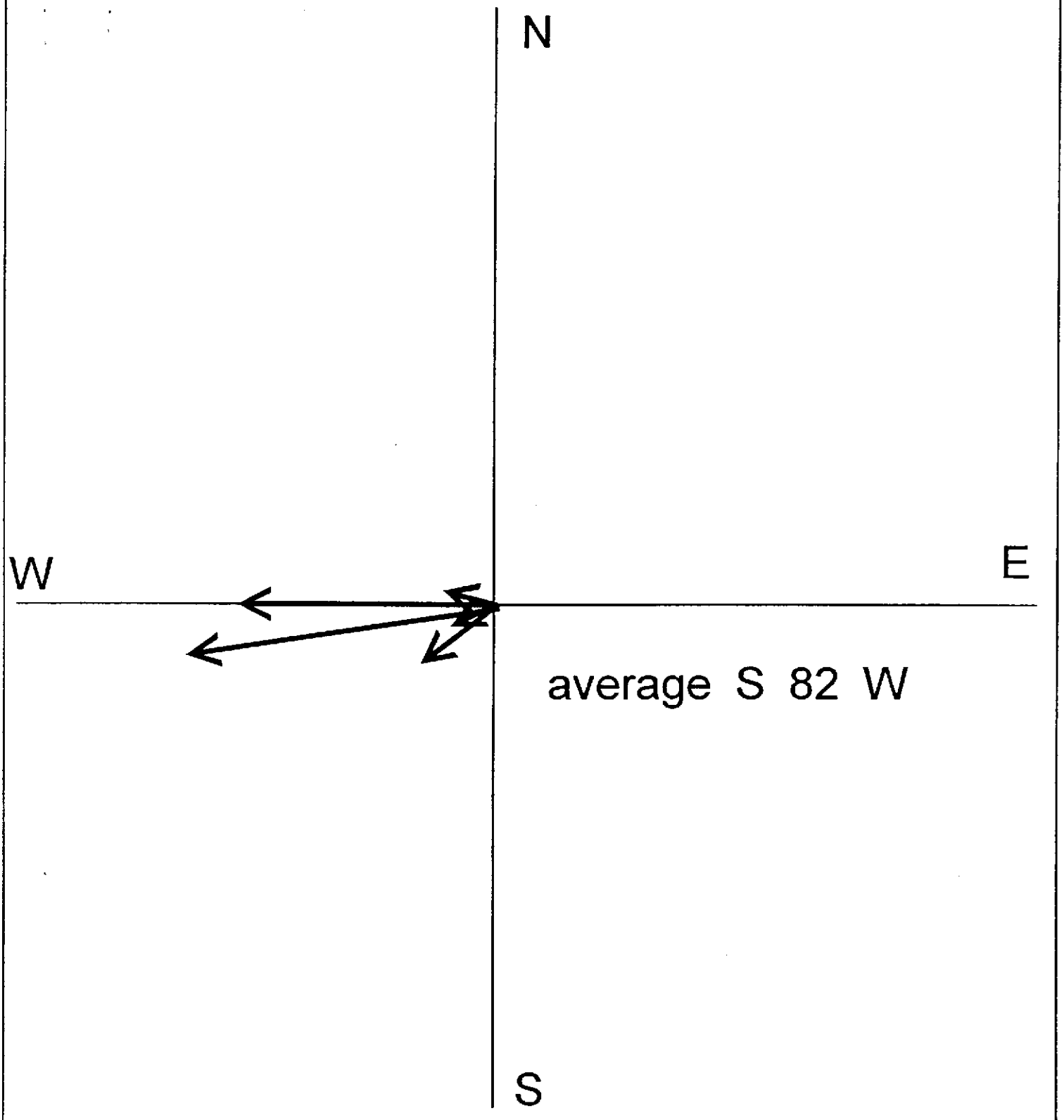
APPROXIMATE SCALE

0 20

1" = 20'

Former Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: September 9, 2002 Drawn By: JG/Geo-Logic

Site Plan showing Soil Vapor Sample Points



Former Berkeley Farms Truck Shop 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: October 15, 2002 Drawn By: JG/Geo-Logic

Rose Diagram - Groundwater Flow Direction

BORING LOG

Project No. GL-97-110.R3	Boring and casing diameter: 8", 2"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Well Cover Elevation: 42.35	Date drilled: 2/20/98
Boring No. MW-1	Drilling Method: Hollow Stem Auger	Drilling Company: Woodward Drilling

Penetration Blows/6" PID	G.W. level	Sample Depth (ft)	Stratigraphy (USCS)	Description
		0		8" of concrete pavement over 4" of sand and gravel base.
7/10/11 PID-0	▽	5	ML	@ 4': brownish green clayey silt, very stiff, wet, no odor.
5/6/11 PID-0	PID-0		ML-CL	@ 7': Green clayey silt/silty clay, stiff, saturated, slight odor of hydrocarbons
		10		
		15		
		20		Total Depth: 17 feet Screen: 0.010 slot from 7-17 feet Sandpack: #2/12 sand from 5-17 feet Seal: Bentonite 4-5 feet, neat cement grout 0-4 feet.
		25		
		30		

Berkeley Farms Truck Shop & Yard
4575 San Pablo Avenue
Emeryville, California

MW1

Date: February 21, 1998

Drawn By: JG/Geo-Logic

Boring Log and Well Completion Details

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B-4	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
6/12/18	PID-0	5	ML		CLAYEY SILT (ML), dark reddish brown (5YR 2.5/2), slightly moist to moist, stiff, mottled iron oxide staining.
6/8/11	PID-0	10		▽	CLAYEY SILT (ML), gray (5Y 5/1), wet to saturated along fissures, stiff, trace angular gravels to 1/4" in diameter.
		15			(Drilled to 15 feet and partially retracted augers, no water. Drilled to 18 feet, no water. Drilled to 20 feet, water very slow to come in.)
		20			Total Depth: 20 feet Ground water measured at 18.8'. Backfilled with bentonite and neat cement grout.
		25			
		30			

Berkeley Farms Truck Shop & Yard
4575 San Pablo Avenue
Emeryville, California

B-4

Date: October 27, 1998

Drawn By: JG/Geo-Logic

Boring Log

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B-5	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
7/9/14	PID -19.1	5	ML		SANDY SILT (ML), very dark gray (stained?) ((10YR 3.1), slightly moist to moist, stiff, odor of hydrocarbons.
5/8/14	PID-13.3	10		▽	CLAYEY SILT (ML), brown (10YR 5/3), v. moist, stiff, mottled bluish gray and iron oxidestaining, odor of hydrocarbons.
		15			(Drilled to 20 feet and retracted augers, ground water came in quickly).
		20			Total Depth: 20 feet Ground water measured at 11.1'. Backfilled with bentonite and neat cement grout.
		25			
		30			

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	B-5	Date: October 27, 1998 Drawn By: JG/Geo-Logic

Boring Log

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B-6	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
5/10/14	PID-0	5	ML		CLAYEY SILT (ML), brown (10YR 5/3), moist to very moist, stiff, mottled bluish gray and iron oxide staining.
6/11/12	PID-0	10		▽	CLAYEY SILT (ML), light olive gray (5Y 6/2), v. moist, stiff, 2" zone of very weathered decomposed gravels at 11 feet.
		15			(Drilled to 20 feet and retracted augers, ground water came in quickly).
		20			Total Depth: 20 feet Ground water measured at 10.7'. Backfilled with bentonite and neat cement grout.
		25			
		30			

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	B-6	Date: October 27, 1998 Drawn By: JG/Geo-Logic

Boring Log

HISTORICAL ANALYTICAL DATA

GROUNDWATER

TABLE 2: GROUNDWATER SAMPLE RESULTS - SITE INVESTIGATION
Berkeley Farms Truck Maintenance Facility
4575 San Pablo Avenue
Emeryville, California

P.P.B.

Sample Location	TPH-g µg/L	TPH-d µg/L	TPH-mo µg/L	VOC µg/L	Antifreeze µg/L
SB1	5300.0	-	-	-	-
SB2	48000.0	-	-	-	-
SB3	9900.0	-	-	-	-
SB4	ND	ND	ND	ND	-
SB5	ND	ND	ND	-	ND
SB6	ND	120.0	ND	-	-
SB7	4200.0	10000.0	21000.0	4.3 1,2-DCB; 0.5 1,4-DCB; 7.0 1,1 DCA; 1.8 1,2 DCA	-
SB8	-	ND	ND	-	-
SB9**	50.0	-	-	-	-
SB10	-	-	-	-	-

W.O. Tank →

NOTES:

TPH-g	Total Petroleum Hydrocarbons as gasoline	1,1-DCA	1,1-Dichloroethane
TPH-d	Total Petroleum Hydrocarbons as diesel	1,2-DCA	1,2-Dichloroethane
TPH-mo	Total Petroleum Hydrocarbons as motor oil	µg/L	micrograms per liter (ppb)
VOC	Volatile Organic Compounds	ND	Not Detected
1,2-DCB	1,2-Dichlorobenzene	-	Not Analyzed
1,4-DCB	1,4-Dichlorobenzene	**	MTBE observed at 69 ug/l

BTEX Range. 8520

Davenport & Assoc.
10-24-97

Geo-Logic
GL-97-110.R6
October 30, 1998

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

(Samples collected on October 8, 1998)

Sample No./Depth	TPH as Diesel	TPH Gas	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE	TPH as Motor Oil
B1 (10.5')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B2 (14.4')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B3 (10.8')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B4 (18.8')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
B5 (11.1')	66	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
B6 (10.7')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
Det. Limit/ Method Blank	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

-- analyses not performed

Results are in micrograms per liter (mcg/L), unless otherwise indicated.

GeoLogic report dated 10-30-98

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER

Date	Sample Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
9/7/02	MW1A	85	61	0.72	1.1	<0.25	<0.25
12/7/01	MW1A	180	820	84	7.7	8.4	26
9/17/01	MW1A	180	820	84	7.7	8.4	26
6/15/01	MW1A	94	350	15	3.5	<0.5	<0.5
3/13/01	MW1A	1,600	15,000	980	37	820	2,100
12/13/00	MW1A	250	1,400	96	12	<2.0	10
9/19/00	MW1A	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW1A	630	2,400	270	9.5	79	27
3/6/00	MW1A	2,100	13,000	560	<20	640	1,200
12/8/99	MW1A	310	1,200	93	1.8	48	53
9/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW1		(Well inaccessible, damaged)				
3/4/99	MW1		(Well inaccessible, damaged)				
11/17/98	MW1	88,000	29,000	2,300	3,000	3,600	3,100
8/21/98	MW1+	96,000	38,000	1,700	1,000	2,400	3,300
6/2/98	MW1	105,000	34,000	1,900	1,600	2,400	3,500
2/27/98	MW1	81,000	27,000	2,200	910	1,700	2,700
12/7/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW2	330	2,000	210	8.7	5.5	6.0
6/6/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW2	4,300	260	190	420	470	600
8/21/98	MW2+	1,900	<5.0	<0.5	<0.5	220	400
6/2/98	MW2	7,600	60	220	510	800	1,100
2/27/98	MW2	14,000	<5.0	<0.5	120	460	730

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
12/7/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/21/98	MW3+	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/2/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
2/27/98	MW3	--	<5.0	<0.5	<0.5	<0.5	<0.

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Date	Sample Number	TPH as Motor Oil	MTBE	TOTAL LEAD
9/7/02	MW1A	--	43	--
12/7/01	MW1A	--	120	--
9/17/01	MW1A	--	120	--
6/15/01	MW1A	--	84	--
3/13/01	MW1A	--	320	--
12/13/00	MW1A	--	170	--
9/19/00	MW1A	--	13	--
6/6/00	MW1A	--	210	--
3/6/00	MW1A	320	<400	--
12/8/99	MW1A	--	140	--
9/6/99	MW1A	--	<0.5	--
8/6/99	MW1A	--	<0.5	--
6/7/99	MW1	(Well inaccessible, damaged)		
3/4/99	MW1	(Well inaccessible, damaged)		
11/17/98	MW1	--	<0.5	--
6/2/98	MW1*	80,000	<0.5	<5.0
2/27/98	MW1	--	<0.5	--
12/7/01	MW2	<250	<5.0	--
9/17/01	MW2	<250	<5.0	--
6/15/01	MW2	<250	<5.0	--
3/13/01	MW2	<250	<5.0	--
12/13/00	MW2	<250	<5.0	--
9/19/00	MW2	<250	180	--
6/6/00	MW2	<250	<5.0	--
3/6/00	MW2	<250	<5.0	--
12/8/99	MW2	<250	<5.0	--
9/6/99	MW2	47	<0.5	--
6/7/99	MW2	<0.5	<0.5	--
3/4/99	MW2	<0.5	<0.5	--
11/17/98	MW2	<0.5	<0.5	--
6/2/98	MW2*	3,800	<0.5	<5.0
2/27/98	MW2	20,000**	<0.5	--

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Motor Oil	MTBE	TOTAL LEAD
12/7/01	MW3	--	8.4	--
9/17/01	MW3	--	8.4	--
6/15/01	MW3	--	6.7	--
3/13/01	MW3	--	11	--
12/13/00	MW3	--	9.3	--
9/19/00	MW3	--	<5.0	--
6/6/00	MW3	--	21	--
3/6/00	MW3	<250	24/21++	--
12/8/99	MW3	--	18	--
9/6/99	MW3	--	<0.5	--
6/7/99	MW3	--	<0.5	--
3/4/99	MW3	--	<0.5	--
11/17/98	MW3	--	<0.5	--
6/2/98	MW3*	<5.0	<0.5	<5.0
2/27/98	MW3	--	--	--

-- Analyses not performed.

+ Cadmium, chromium, lead, nickel, and zinc were nondetectable, except for 0.078 mg/l of nickel detected in MW1.

++ 21 ppb by EPA Method 8260.

* All EPA Method 8010 constituents were nondetectable.

** 20,000 ppb of Total Recoverable Petroleum Hydrocarbons by EPA Method 418.1.
Results are in micrograms per liter (Φg/L), unless otherwise indicated.

HISTORICAL GROUNDWATER MONITORING DATA

TABLE 1-SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)α	Total Well Depth (feet)*	Product Thickness (feet)	Sheen	Water Purged (gallons)
(Monitored and Sampled on December 6, 2001)						
MW1A	32.78	9.23	16.89	0	No	0
(Monitored and Sampled on December 6, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on September 17, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on June 15, 2001)						
MW1A	31.50	9.28	16.90	0	No	0
MW2	32.73	8.35	16.51	0	No	0
MW3	34.37	7.64	16.56	0	No	0
(Monitored and Sampled on March 13, 2001)						
MW1A	35.54	6.47	16.91	0	No	0
MW2	34.54	6.24	16.51	0	No	0
MW3	35.87	5.21	16.56	0	No	0
(Monitored and Sampled on December 13, 2000)						
MW1A	32.68	9.33	16.92	0	No	0
MW2	32.56	8.22	16.52	0	No	0
MW3	33.67	7.41	16.56	0	No	0
(Monitored and Sampled on September 19, 2000)						
MW1A	32.10	9.91	16.92	0	No	0
MW2	32.04	8.74	16.53	0	No	0
MW3	32.89	8.19	16.57	0	No	0
(Monitored and Sampled on June 6, 2000)						
MW1A	33.59	8.42	16.93	0	No	0
MW2	32.46	8.32	16.53	0	No	0
MW3	33.93	7.15	16.58	0	No	0
(Monitored and Sampled on March 6, 2000)						
MW1A	36.46	5.55	16.93	0	No	0
MW2	35.77	5.01	16.54	0	No	8
MW3	37.49	3.59	16.58	0	No	8
(Monitored and Sampled on December 8, 1999)						
MW1A	32.95	9.06	16.93	0	No	8
MW2	31.87	8.91	16.55	0	No	8
MW3	32.57	8.51	16.58	0	No	8
(Monitored and Sampled on September 6, 1999)						
MW1A	32.92	9.88	16.94	0	No	8
MW2	32.16	8.62	16.55	0	No	8
MW3	32.88	8.20	16.59	0	No	8

TABLE 1 - (Continued)
SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

	(Monitored and Sampled on June 7, 1999)					
MW1	(Well inaccessible, damaged)					
MW2	32.65	8.13	16.55	0	No	8
MW3	33.57	7.51	16.61	0	No	8
	(Monitored and Sampled on March 4, 1999)					
MW1	(Well inaccessible, damaged)					
MW2	35.28	5.5	16.56	0	No	8
MW3	35.85	5.23	16.60	0	No	8
	(Monitored and Sampled on November 17, 1998)					
MW1	32.95	9.06	16.59	0	No	7
MW2	31.73	9.05	16.55	0	No	7
MW3	33.09	7.99	16.61	0	No	7
	(Monitored and Sampled on August 21, 1998)					
MW1	35.51	7.84	16.60	0	No	7
MW2	34.17	8.61	16.56	0	No	7
MW3	35.42	6.27	16.61	0	No	
	(Monitored and Sampled on June 3, 1998)					
MW1	35.51	6.50	16.60	0	No	8
MW2	34.17	6.61	16.57	0	No	8
MW3	35.42	5.66	16.62	0	No	8
	(Monitored and Sampled on February 27, 1998)					
MW1	37.51	4.50	16.61	0	No	8
MW2	35.61	5.17	16.58	0	No	8
MW3	37.28	3.80	16.63	0	No	8
	(Monitored and Developed on February 24, 1998)					
MW1	37.57	4.44	16.59	0	No	24
MW2	35.69	5.09	16.58	0	No	21
MW3	37.38	3.70	16.62	0	No	25

Well #	Top of Casing Elevation* (feet)
MW1A	42.01
MW2	40.78
MW3	41.08

∝ Depth to water and total well depth measurements are taken from the top of the well casings.

* The elevation of the tops of the well casings have been surveyed relative to City of Oakland Benchmark No. 241.

HISTORICAL ANALYTICAL DATA
SOIL AND SOIL VAPOR

TABLE 1: SOIL SAMPLE RESULTS - SITE INVESTIGATION
Berkeley Farms Truck Maintenance Facility
4575 San Pablo Avenue
Emeryville, California

Sample Location	Sample Depth (Feet)	TPH-g mg/Kg	TPH-d mg/Kg	TPH-mo mg/Kg	VOC mg/Kg	Antifreeze mg/Kg	Metals mg/Kg
SB1	2.5	[illegible]	ND	10.0	-	-	-
	7.5	[illegible]	-	-	-	-	-
	13.5	[illegible]	-	-	-	-	-
SB2	2.5	[illegible]	-	-	-	-	-
	6.0	[illegible]	-	-	-	-	-
	13.0	[illegible]	-	-	-	-	-
SB3	1.0	[illegible]	-	-	-	-	-
	4	[illegible]	-	-	-	-	-
	[illegible]	[illegible]	-	-	-	-	-
SB4	1.5	ND	ND	8.0	ND	ND	-
	8.0	ND	ND	ND	ND	ND	-
	12.5	ND	ND	ND	ND	ND	-
SB5	4.0	ND	ND	34.0	ND	ND	-
	8.5	ND	ND	24.0	ND	ND	-
	14.0	1.2	5.0	ND	ND	ND	-
SB6	2.0	ND	5.0	8	-	ND	-
	7.0	ND	ND	ND	-	ND	-
	13.0	ND	ND	ND	-	ND	-
SB7	4.0	810.0	9200.0	25000.0	ND	-	-
	7.0	340.0	1600.0	9400.0	11(1,2-DCB)	-	-
	11.0	13.0	6900	2400.0	ND	-	-
SB8	2.0	-	1300.0	2000.0	-	-	-
	10.5	-	ND	85.0	-	-	-
	15.0	-	ND	ND	-	-	-
SB9	[illegible]	-	-	-	-	-	-
	5.0	-	-	-	-	-	*As 5/ Be 0.8
							*As 5/ Be 0.4

WO → tank

NOTES:

TPH-g	Total Petroleum Hydrocarbons as gasoline mg/Kg micrograms per kilogram (ppm)
TPH-d	Total Petroleum Hydrocarbons as diesel
TPH-mo	Total Petroleum Hydrocarbons as motor oil
VOC	Volatile Organic Compounds
ND	Not Detected (above Method reporting lim
1,2-DCB	1,2-Dichlorobenzene

* Metals above Residential PRGs not listed
NA Not Analyzed

Davenport & Assoc.

10-24-97

GEO-LOGIC
GL-97-110.R4
June 9, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

Sample/depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
(Collected on April 30, 1998)						
KS (8.5')	NA	<0.1	5.0	4.1	5.8	90
(Collected on May 8, 1998)						
KN (7.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005
KS (7.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005
KE (7.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005
KW (7.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005
KB1 (7.5')	3,900	<0.1	<0.005	30	<0.005	<0.005
(Collected on May 15, 1998)						
KE2 (7.0')	60	<0.1	<0.005	<0.005	<0.005	<0.005
Method Blank/ Detection Limit	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005

Results are in milligrams per kilogram (mg/kg).

Geo-Logic report dated 6-9-98

GEO-LOGIC
GL-97-110.R3
March 7, 1998

TABLE 3

SUMMARY OF LABORATORY ANALYSES
SOIL

Date	Sample No./Depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
2/20/98	MW1 (4.5')	<0.1	160	<0.005	<0.005	<0.005	6.3
	MW1 (7.5')	<0.1	2,800	8.0	9.0	37	220
	MW2 (4.5')	<0.1	--	--	--	--	--
	MW2 (7.5')	<0.1	--	--	--	--	--
	MW3 (6.0')	--	20	<0.005	<0.005	<0.005	<0.005
	MW3 (8.0')	--	11	<0.005	<0.005	<0.005	<0.005
Detection Limit		0.1	0.1	0.005	0.005	0.005	0.005

Date	Sample No./Depth	TRPH	MTBE
2/20/98	MW1 (4.5')	--	<0.005
	MW1 (7.5')	--	<0.005
	MW2 (4.5')	26	--
	MW2 (7.5')	17	--
	MW3 (6.0')	--	<0.005
	MW3 (8.0')	--	<0.005
Detection Limit		5.0	0.005

-- analyses not performed.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

Geologic Report dated 3-7-98

TABLE 1
SOIL SAMPLING RESULTS (mg/kg)

Pre-Foundation Excavation
Former Berkeley Farms Property
4575 San Pablo Ave., Emeryville

SAMPLE ID NO	DEPTH (bgs)	TPH/G	TPH/D	BENZENE	TOLUENE	ETHYL BENZENE	XYLENES	MTBE	LEAD
SW-1-2[1]	2	5300	1400	33	200	110	600	<5	15
SW-7-5	5	490	320	3.8	3.2	4.6	12	<3	9.5
NE-2-3[1]	3	6.3	ND	0.99	0.1	0.12	0.21	ND	8.7
MW-3-2[1]	2	360	55	10	22	6.7	32	5.7	12
MW-5-5	5	800	190	13	30	16	66	21	8.6
MW-6-9	9	540	110	6.3	16	11	47	<7	7.1
Mid-4-3[1]	3	560	300	5.9	14	7.9	37	<4	140
Mid-10-5	5	980	250	13	27	18	77	<10	13
g-L[2]	4-pt Profile	13	170	0.41	0.19	0.6	0.63	NA	41

1- Soils removed and disposed of at Forward Landfill
2- Profile sample collected by geo-Logic and delivered to Calcoast Analytical
NA Not Analyzed

→ left at site

- Waterstone Env. Report dated 2-12-99

Geo-Logic
GL-97-110.R6
October 30, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

(Samples collected on October 8, 1998)

Sample No./Depth	TPH as Diesel	TPH Gas	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE	TPH as Motor Oil
B1 (5.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B2 (9')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B3 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B4 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B5 (5.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B5 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B6 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
Det. Limit/ Method Blank	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1

-- analyses not performed.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

Geologic Report dated
10-30-98

TABLE 3

SUMMARY OF LABORATORY ANALYSES - SOIL

(Collected on July 30, 1999)

Sample No./Depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
MW1A (4.5')	53	2.7	0.019	<0.005	0.046	0.041	<0.005
MW1A (9.5')	570	35	0.23	0.14	0.29	0.38	<0.005
Comp S1*	2.7	160	0.020	<0.005	0.039	0.027	<0.005
Det. Limit	0.10	0.10	0.005	0.005	0.005	0.005	<0.005

* Total Lead was detected at a concentration of 33 ppm.

Results are in parts per million (ppm).

TABLE 3
SOIL VAPOR ANALYTICAL RESULTS
Former Berkeley Farms Truck Shop
4575 San Pablo Avenue, Emeryville, CA

(samples collected 9/7/02)

Sample/ Depth (feet)	TPH-g (ppb)	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylenes (ppb)	MTBE (ppb)
SVP1 (2')	ND	ND	ND	ND	ND	ND
SVP2 (2')	ND	ND	ND	ND	ND	ND
SVP3 (2')	ND	ND	ND	ND	ND	ND
SVP4 (2')	ND	ND	ND	ND	ND	ND
SVP5 (2')	ND	ND	ND	ND	ND	ND
Det. Limit	25	0.25	0.25	0.25	0.25	2.5

EXPLANATION:
ppb = parts per billion

ANALYTICAL METHODS:
TPHg =Total Petroleum Hydrocarbons as gasoline by EPA Method 8015-Modified.
BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes according to EPA Method 8021B.
MTBE according to EPA Method 8021B.

geo - logic *geotechnical and environmental consulting services*
1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

Paradiso Job No. 1133-01
October 17, 2002

Ms. eva chu
Alameda County Department of Environmental Health
1130 Harbor Bay Parkway, 2nd Floor
Alameda, California

RE: Case Closure Summary Report
Former Berkeley Farms Truck Repair Shop
4575 San Pablo Avenue (northern portion), Emeryville, California
Assessor's Parcel No. 049-1170-1-1

Ms. chu:

At your request, this Case Closure Summary Report has been prepared for the above-referenced site. Attached to this report is a Site Information Summary, and figures and tables that summarized the previous work performed at the site. A parcel map has been included to show the division of the property into the northern and southern portions. Also, a rose diagram has been included to illustrate the predominant direction of groundwater flow.

SITE DESCRIPTION AND BACKGROUND

The subject site is located on the western side of San Pablo Avenue at 47th Street, in Emeryville, California. Until 1998, the site operated as a truck repair shop and yard for Berkeley Farms. A Site Plan is attached to this report.

Based on research conducted by Mr. Cliff Davenport, and as summarized in the report by D & A dated October 24, 1997, the northern portion of this property, including the current building, has had the address of 4575 San Pablo Avenue since at least 1966. At that time, four gasoline USTs registered to Firestone Stores were reportedly removed from an area covered by the existing building, adjacent to San Pablo Avenue. No features associated with these tanks were present at the site during the work performed since 1997. Berkeley Farms purchased the Property in the early 1980's. It is not known when the waste oil tank was removed.

The southern portion of this Property, now a paved parking area adjacent to the parcel occupied by Kentucky Fried Chicken (KFC), previously was a series of drive-in type restaurants, operating as 4503 San Pablo Avenue. The parcel occupied by KFC was formerly the truck yard portion of the Berkeley Farms facility, and was investigated in conjunction with the subject site.

In October, 1997, D & A completed a soil and groundwater investigation of the subject site, and the area of the existing KFC facility to the south. Six exploratory borings were completed at the subject site.

Boring SB4 was located near a drain in the northwestern corner of the site, where staining was observed. Soil samples collected from 1.5, 8.0, and 12.5 feet below grade were non-detectable for TPH as gasoline, TPH as diesel, TPH as motor oil, and VOCs, except for the sample at 1.5 feet below grade, which contained 8 ppm of TPH as motor oil. The groundwater sample from this boring also yielded non-detectable results for these analytes.

Boring SB5 was sited at an above-ground storage area for gasoline and motor oil. Soil samples collected from 4.0, 8.0, and 14.0 feet below grade were non-detectable for TPH as gasoline, TPH as diesel, TPH as motor oil, and VOCs, except for the samples at 4.0 and 8.5 feet, which contained 34 ppm and 24 ppm of motor oil, respectively, and the sample at 14 feet below grade, which contained 1.2 ppm of TPH as gasoline, and 5.0 ppm of TPH as diesel. The groundwater sample from this boring was non-detectable for TPH as gasoline, diesel, and motor oil.

Boring SB6 was sited in the former gasoline tank pit. Soil samples collected at 2.0, 7.0, and 13.0 feet below grade were non-detectable for for TPH as gasoline, TPH as diesel, TPH as motor oil, except for in the sample at 2 feet below grade, in which TPH as diesel and motor oil were detected at concentrations of 5.0 and 8.0 ppm, respectively. The groundwater sample collected from this boring was non-detectable for TPH as gasoline and motor oil, and contained 120 ppb of TPH as diesel.

Boring SB7 was sited in the former waste oil tank pit. Elevated concentrations of gas, diesel, and motor oil were encountered in the soil samples, all of which were later excavated and removed. The grab groundwater sample contained elevated concentrations of hydrocarbons.

Boring SB8 was sited at the former location of a hydraulic hoist. Elevated concentrations of diesel and oil were encountered at two feet below grade, which decreased to non-detectable to low concentrations at 10.5 feet and non-detectable at 15 feet. As diesel and motor oil were non-detectable in the grab groundwater sample, no further investigation of the former hoist was recommended.

Boring SB9 was sited adjacent to a battery storage room, where an etching on the concrete floor was observed. Metals analyses of samples obtained at one and 5 feet below grade did not indicate any concentrations above Preliminary Remediation Goals (PRGs) for residential soils, except for arsenic and berrylium, which were considered to be natural occurrences. No further investigation of this area was considered warranted.

Gasoline with a chromatogram indicative of MTBE was detected at 50 parts per billion (ppb), the detection limit. This was attributed to off site upgradient sources, which is consistent with later findings from well MW3.

Between November, 1997, and January, 1998, approximately 195 tons of soil was overexcavated from the former waste oil tank pit, and approximately 21,600 gallons of groundwater was purged. Confirmation soil samples collected from the sidewalls and bottom of the excavation showed low levels of TRPH (31 ppm), cadmium (0.74 ppm), chromium (29 ppm), lead (9.7), nickel (44 ppm), zinc (43 ppm). TPH as diesel, gasoline and BTEX were not detected. This work is summarized in Geo-Logic's reports (GL-97-110.R1 and GL-97-110.R2), both dated February 10, 1998.

On February 20, 1998, two groundwater monitoring wells were installed at the subject site, and one well was installed on the adjacent parcel where KFC is now located. Elevated concentrations of hydrocarbons were detected in the groundwater sample from the well (MW-2) located at the former waste oil tank. The second well at the subject site (MW-3) was sited to allow evaluation of upgradient sources, and provide triangulation for groundwater flow direction. This work, including the results of the first quarter of monitoring and sampling, was documented in Geo-Logic's report (GL-97-110.R3) dated March 7, 1998.

In a letter from the ACEHS to Berkeley Farms dated July 16, 1998, it was stated that "no further excavation associated with the former waste oil tank...appears warranted at the site. Downgradient delineation of the extent of the groundwater plume and quarterly sampling of the monitoring wells was requested.

Based on the request from the ACEH for downgradient delineation of the dissolved hydrocarbon plume, on October 8, 1998, three borings, designated as B-1 through B-3, were installed on AC Transit property downgradient of the former waste oil tank pit. All of the soil samples (one from each boring) and the groundwater samples collected from the borings yielded non-detectable concentrations of TPH as diesel, gasoline, motor oil, BTEX, and MTBE. This work is summarized in Geo-Logic's "Report of Additional Groundwater Investigation" dated October 30, 1998.

On September 5, 1998, as discussed in a prior meeting with Ms. Susan Hugo of the ACEH, ORC filter socks were placed in monitoring wells MW2 and MW3. ORC is a insoluble solid peroxygen consisting of magnesium peroxide which has been formulated to release oxygen at a controlled rate when hydrated. The purpose of the ORC was to enhance conditions for the natural biodegradation of petroleum hydrocarbons. Prior to installation of the ORC, baseline measurements of dissolved oxygen in groundwater (DO) were taken. With the concurrence of Ms. Susan Hugo of the ACEH, the ORC was removed from the wells on February 5, 1999.

The wells were monitored and sampled quarterly from February, 1998, to December, 2001. Well MW-2, the northernmost well, is located directly downgradient from the former waste oil tank pit that was overexcavated. Relatively high concentrations of hydrocarbons first seen in this well have dropped to non-detectable. The analytical results of the groundwater samples obtained from well MW-2 have been non-detectable since March, 1999, except for an anomalous spike of hydrocarbons on September 19, 2000. Historical monitoring and sampling data is attached to this Case Closure Summary.

Well MW-3 was originally installed at the request of the County as an upgradient well to see if contamination from the former Berkeley Farms Dairy site (4550 San Pablo Ave.) has migrated to the KFC site. This well was non-detectable until several quarters ago, but since December, 1999 has shown concentrations of MTBE ranging up to 24 parts per billion. Based on the flow direction and the site history, the MTBE is clearly from an upgradient source.

HYDROLOGY

The direction of groundwater flow for the thirteen monitoring events from November, 1998 through December, 2001, were plotted on a rose diagram (Figure 1). The average direction of groundwater flow, which is historically very consistent, is approximately S 82 degrees west, very close to due west. During monitoring of wells MW1 and MW3 between February, 1998 and December, 2001, the depth to groundwater has ranged from approximately 3.59 to 9.07 feet below grade.

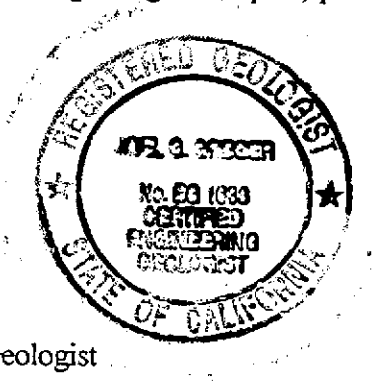
DISCUSSION AND RECOMMENDATIONS

Based on the previous investigative work characterizing hydrocarbon impacts at the subject site, source removal was conducted which was successful in removing the majority of the hydrocarbon-impacted soils. Purging of groundwater was also carried out in the former waste oil tank pit. The dissolved hydrocarbon plume has attenuated to non-detectable concentrations, except for MTBE, which appears to be from an upgradient source. Based on these findings, case closure is requested.

If you have any questions regarding this report, please do not hesitate to call me at (510) 787-6867.

Sincerely,

Geo-Logic



Joel G. Greger, C.E.G.
Certified Engineering Geologist

License No. EG 1633
Exp. Date 8/31/2004

Attachments: Site Information Summary
List of Reports
Figures
Tables

SITE INFORMATION SUMMARY

I. SITE INFORMATION

Site Facility Name: Former Berkeley Farms Truck Shop				
Site Facility Address: 4575 San Pablo Avenue, Emeryville, CA				
APN No. 49-1178-1-2 (northerly 0.53 acre of former APN 049-1170-1-1)				
RWQCB LUST Cast No.:			URF Filing Date:	
Responsible Parties				
Berkeley Farms - Mr. Peter Puckett (510) 265-8600				
25500 Clawiter Road				
Hayward, CA 94545				
Tank No.	Size in Gallons	Contents	Closed In -- Place/Removed?	Date
1-4?	unknown	fuel	Reportedly removed from NE portion -	1966?
5	500 gallon ?	waste oil	Per D & A report dated 10-24-97	

II. INITIAL SITE ASSESSMENT

Cause and Estimated Quantity of Release:			
Nearest Surface Water Bodies (including any unnamed creeks, tributaries, canals, etc.): San Francisco Bay	Their Geographical Distances From the Site: 4500 feet west		
Nearest Domestic Water Wells (both public and private) within 1,000 feet: none identified	Their Geographical Distances From the Site:		
Minimum Groundwater Depth: 3.59	Max. Depth: 9.07	Flow Direction: S 82 W	
Site Ground Surface Elevation and Geology: Approximately 40 to 41 feet MSL, underlain by silty clay(bay mud) to maximum depth explored (17 feet below grade).			
Current Site and Surrounding land Use: Site - Construction Co. office and concrete paved parking area. AC transit bus yard adjacent to west, high school to north across 47th Street, KFC adjacent to south San Pablo Avenue adjacent to east. Closed LUST site/former Berkeley farms dairy across San Pablo to E.			
Preferential Pathways Such as Subsurface Utilities? No No preferential pathways are known to exist downgradient of source. Source is downgradient of existing utilities on San Pablo Avenue and cross-gradient from utilities on 47th Street.			
Number of Soil Borings: 5 on site, 3 offsite	No. of Monitoring Wells: two plus one adj.parcel		

III. REMEDIATION

Material	Amount	Action (Treatment or Disposal w/Destination	Date
Free Product	none encountered		
Soil	95.5 tons	to Allied Waste landfill in Manteca	1-16-98
Groundwater	21,600 gallons	to Seaport Environmental in Redwood City	12-97/1-98
Vapor		no vapor remediation	

COMMENTS

MAXIMUM DOCUMENTED SOIL POLLUTANT CONCENTRATIONS

Pollutant	Location Date		Soil (ppm) Initial	Soil (ppm) Residual	Pollutant	Location Date(s)		Soil (ppm) Initial	Soil (ppm) Residual
TPH (Gas)	SB7	10/97	810	ND*	Xylene	CompS1	11/97	190	ND*
TPH (Diesel)	SB7	10/97	8200	ND*	Ethylbenzene	CompS1	11/97	140	ND*
Benzene	CompS1	11/97	ND	ND*	TRPH	not analyzed			31
Toluene	CompS1	11/97	12	ND*	TPH Motor Oil	SB7	10/97	25000	
MTBE			NA	NA					

* ND in all sampling following overexcavation

GROUNDWATER CONCENTRATIONS (ppb) TRENDS AT SOURCE AREAS & PLUME/SITE BOUNDARIES

Date	Location	Benzene	MTBE	TPH-g	TPH-d	Toluene	Ethylbenz	Xylene	Chlor. vocs	Other	DTW
6/2/98	MW2	220	ND	60	7600	510	800	1100	ND		6.61
	(source)										
5 qtrs to	MW2	ND	ND	ND	ND	ND	ND	ND	NA		varies
12/7/01											

4575 San Pablo Avenue Reports - N end (APN 49-1178-1-2)

Davenport & Associates – Phase 2 Soil and Groundwater Investigation Results, dated October 24, 1997.

Geo-Logic – Soil and Groundwater Sampling Report, Overexcavation of Former Waste oil Tank Pit, dated February 10, 1998.

Geo-Logic - Waste Oil Stockpiled Soil Sampling and Documentation of Water Disposal for Overexcavation of Former Waste Oil Tank Pit, dated February 10, 1998.

Geo-Logic - Installation of Monitoring Wells, dated March 7, 1998.

Alameda County Health Care Services Agency – letter dated July 16, 1998, in review of previous reports and requesting downgradient delineation.

Geo-Logic – Report of Additional Groundwater Investigation, dated October 30, 1998. (offsite delineation at AC Transit – six borings).

Geo-Logic – 4th Quarter 2001 Monitoring and Sampling Report, dated December 17, 2001. (sums all historical monitoring and sampling data).

Date: Nov. 2, 1999

Property Address: 4575 San Pablo Ave., Emeryville, CA

28. **SELECTION OF SERVICE PROVIDERS:** If Brokers give Buyer or Seller referrals to persons, vendors, or service or product providers ("Providers"), Brokers do not guarantee the performance of any of those Providers. Buyer and Seller may select ANY Providers of their own choosing.

29. **TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. No extension of time or waiver for performance of any act or obligation shall be deemed an extension of time or waiver for any other act or obligation. All prior agreements between the parties are incorporated in this Agreement which constitutes the entire contract. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The captions in this Agreement are for convenience of reference only and are not intended as part of this Agreement. **This Agreement may not be extended, amended, modified, altered, or changed except in writing signed by Buyer and Seller.**

30. **ASSIGNMENT:** Buyer shall not assign all or any part of its interests in this Agreement without first having obtained the written consent of Seller. Such consent shall not be unreasonably withheld, unless otherwise agreed in writing. Any total or partial assignment shall not relieve Buyer of its obligations pursuant to this Agreement.

31. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon, and inure to the benefit of, Buyer and Seller and their respective successors and assigns, except as otherwise provided herein.

32. **COPIES:** Seller and Buyer each represent that copies of all reports, documents, certificates, approvals, and other documents which are furnished to the other are true, correct, and unaltered copies of the original documents, if the originals are in the possession of the furnishing party.

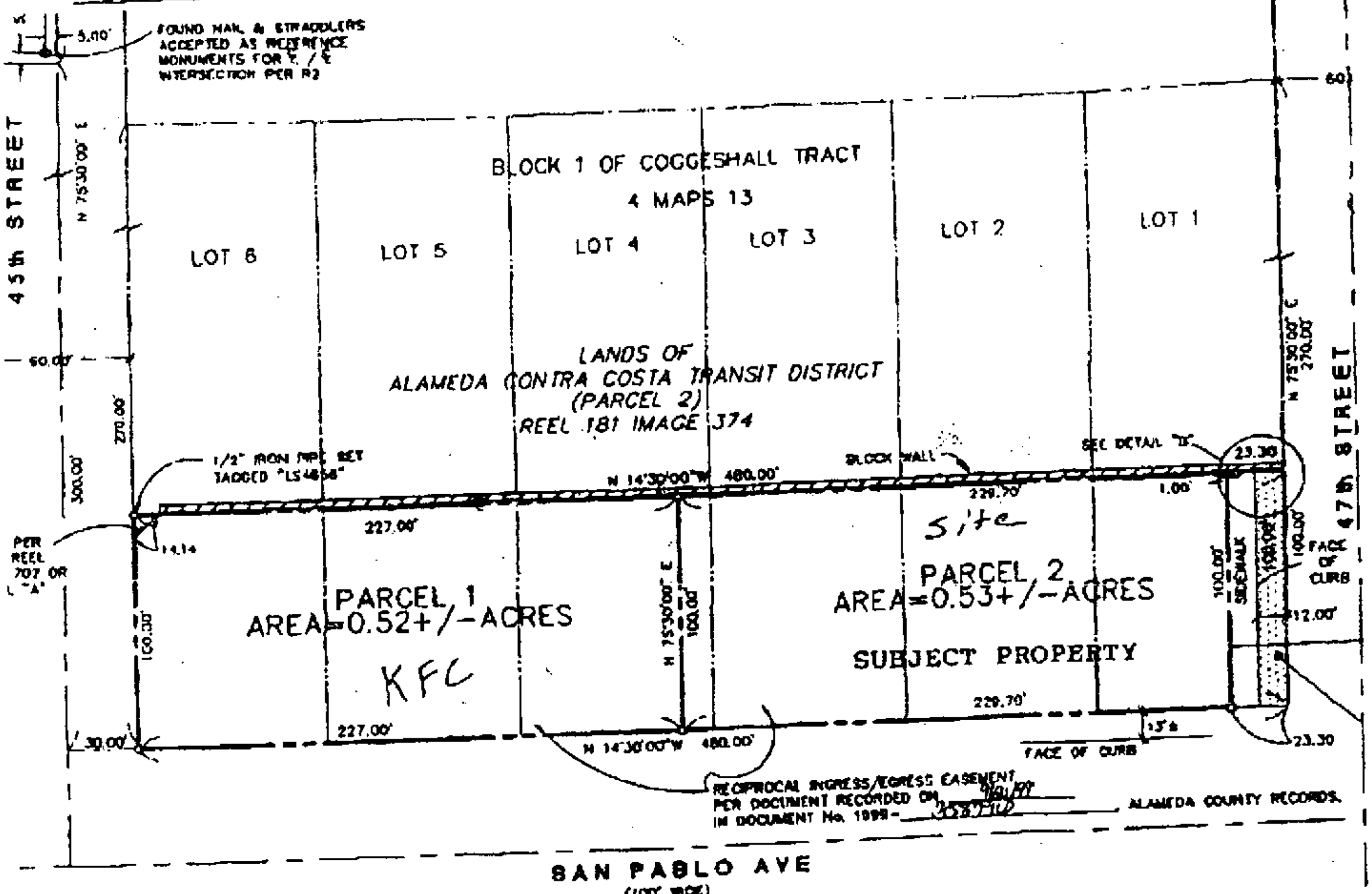
33. **GOVERNING LAW:** This Agreement shall be governed by the laws of the state of California.

34. **AUTHORITY:** Any person or persons signing this Agreement represent(s) that such person has full power and authority to bind that person(s)' principal, and that the designated Buyer and Seller has full authority to enter into and perform this Agreement. Entering into this Agreement, and the completion of the obligations pursuant to this contract, does not violate any Articles of Incorporation, By Laws, Partnership Agreement, or other document governing the activity of either Buyer or Seller.

35. **OTHER TERMS AND CONDITIONS**, including ATTACHED SUPPLEMENTS

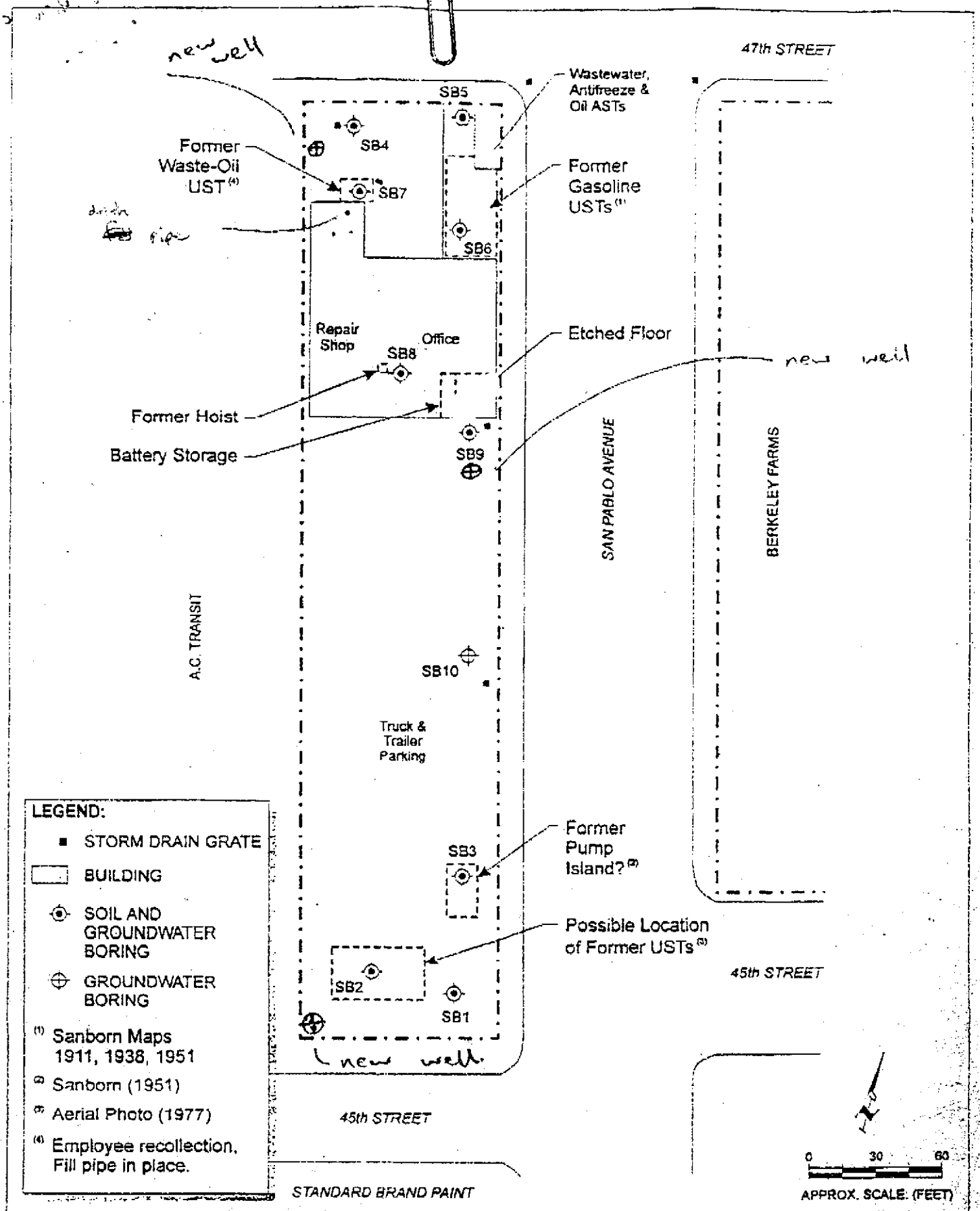
- ☐ Buyer Inspection Advisory (C.A.R. Form BIA-14)
- ☐ Seller Financing Addendum and Disclosure (C.A.R. Form SFA-14)
- ☐ Intent To Exchange Supplement (C.A.R. Form ES-14)

Real Property transferred is hereby identified as the northerly .53 acre of Alameda County Assessor's Parcel No. ~~049-1178-1-1~~ and is further identified in the exhibit below. APN to be added in escrow



36. **NOTICES:** Whenever notice is given under this Agreement, each notice shall be in writing, and shall be delivered personally, by facsimile, or by mail, postage prepaid. Notice shall be delivered to the address set forth below the recipient's signature of acceptance. Either party may change its notice address by providing notice to the other party.

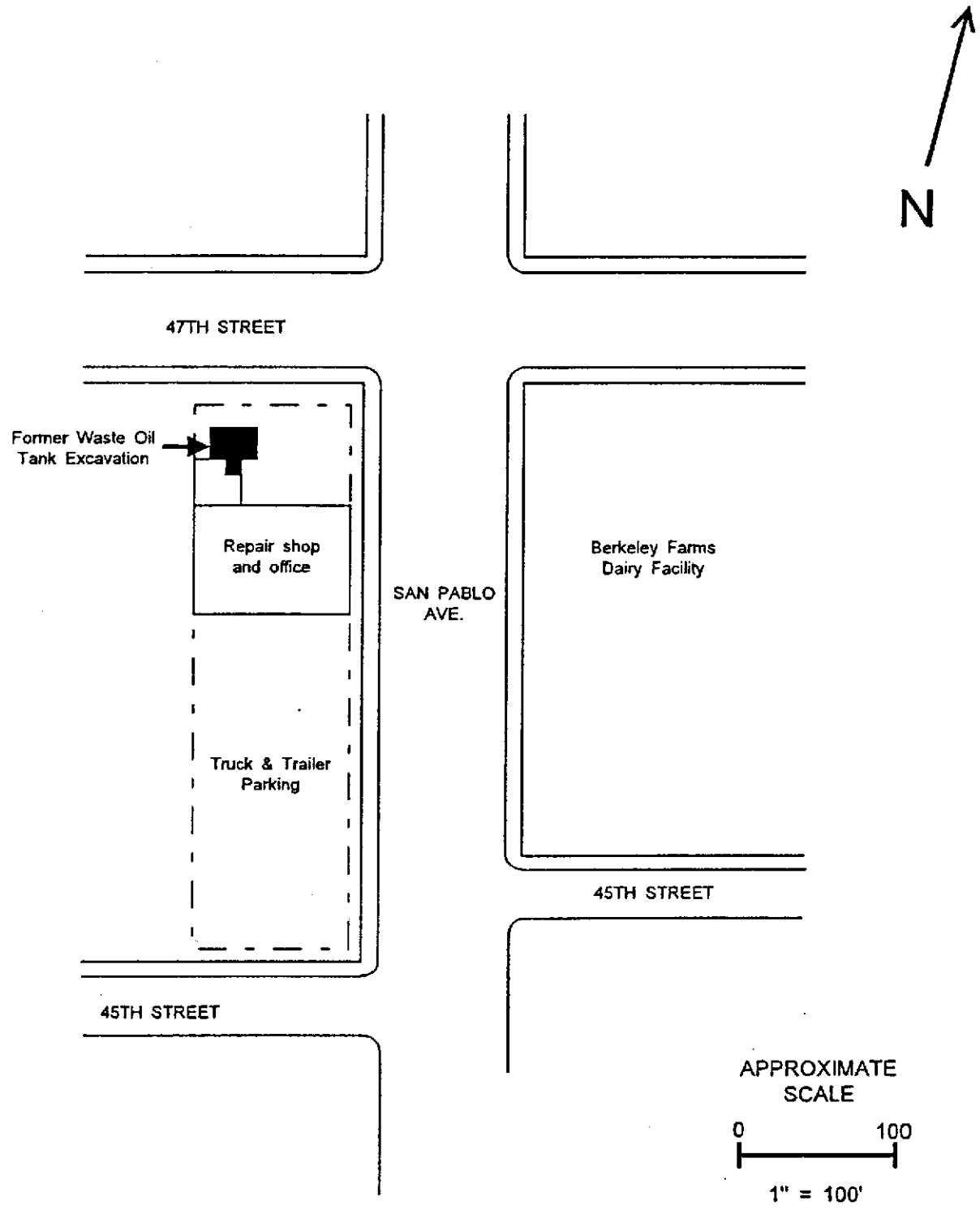
following agency relationship(s) are hereby confirmed for this transaction:



DAVENPORT & ASSOCIATES
2712 Rawson Street
Oakland, CA 94619

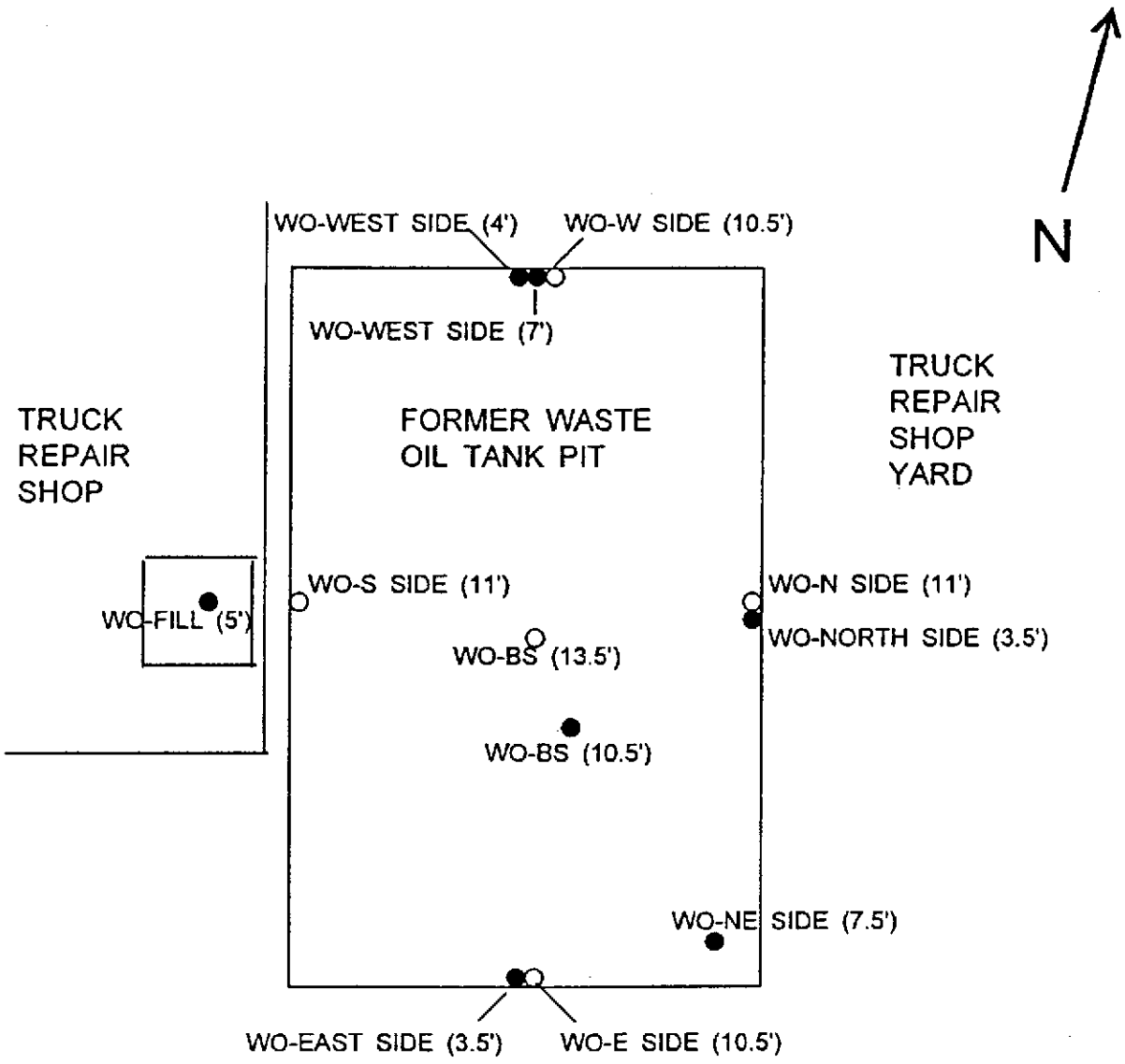
FIGURE 3
SAMPLING LOCATIONS
BERKELEY FARMS TRUCK PARKING AND REPAIR FACILITY

EOAB Davenport & Assoc., 10-24-97



Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: January 23, 1998 Drawn By: JG/Geo-Logic

SITE PLAN



APPROXIMATE SCALE:

0 5

1" = 5'

LEGEND

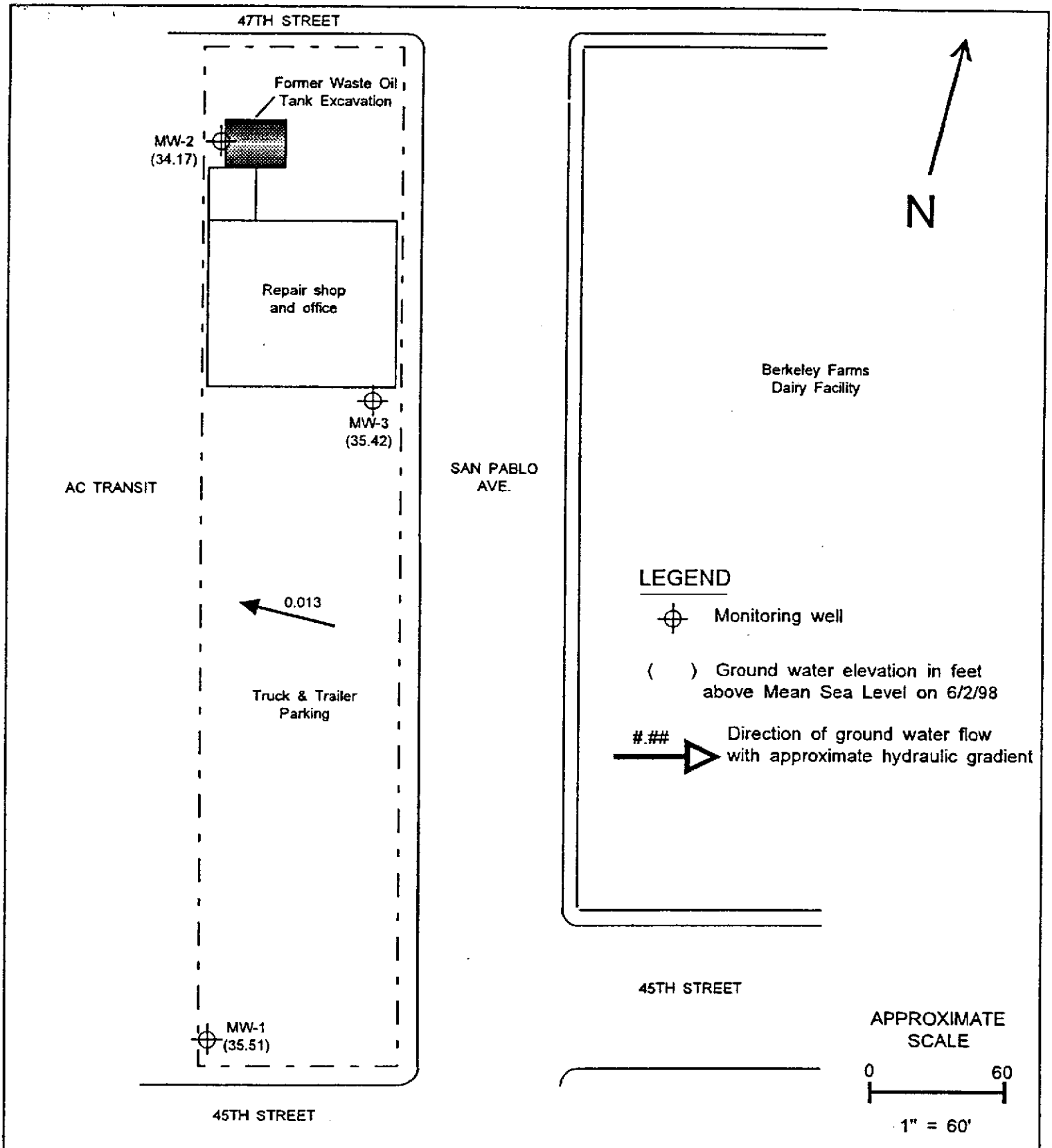
● Soil samples collected on November 22, 1997

○ Soil samples collected on January 10, 1998

Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: January 23, 1998 Drawn By: JG/GEO-LOGIC

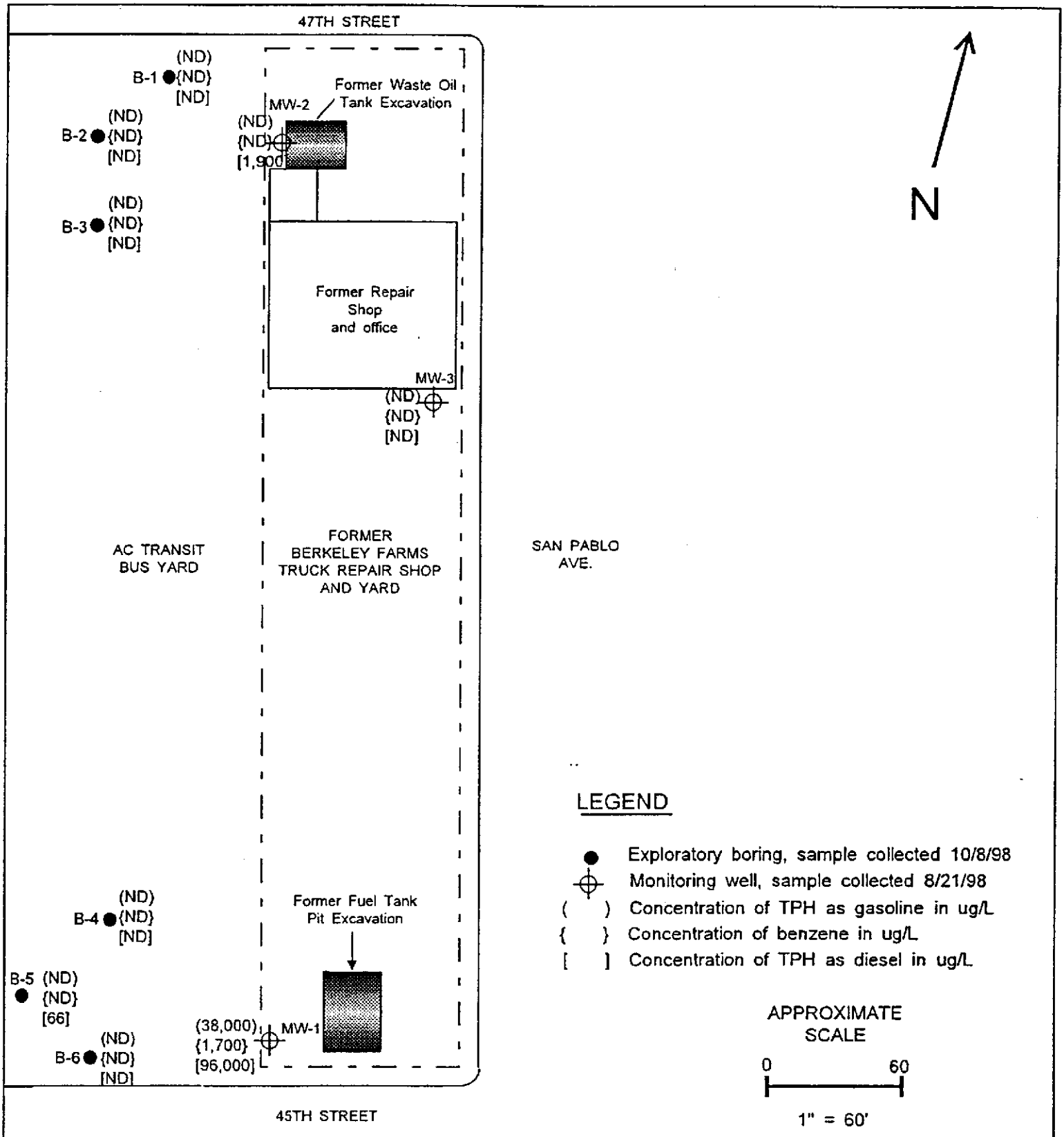
Former Waste Oil Tank Excavation

Geo Logic Report dated 2-10-98



Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: June 3, 1998 Drawn By: JG/GEO-LOGIC

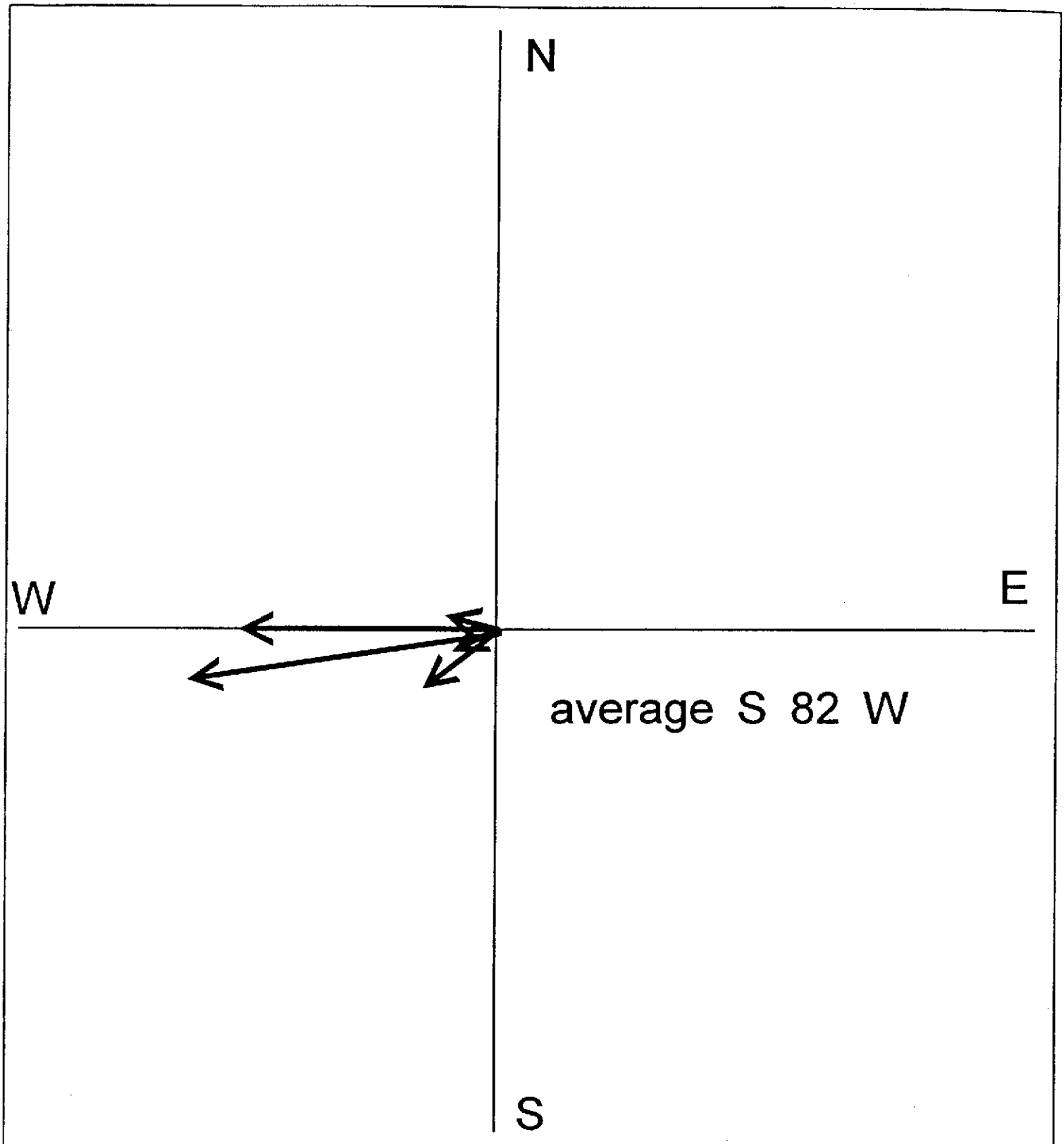
Potentiometric Surface Map



Former Berkeley Farms Truck Repair Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 2	Date: October 30, 1998 Drawn By: JG/GEO-LOGIC

Petroleum Hydrocarbons in Groundwater

Geo-Logic Report dated 10-30-98



Former Berkeley Farms Truck Shop 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: October 15, 2002 Drawn By: JG/Geo-Logic

Rose Diagram - Groundwater Flow Direction

BORING LOG

Project No. GL-97-110.R3	Boring & casing diameter: 8", 2"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Well Cover Elevation: 41.11	Date drilled: 2/20/98
Boring No. MW-2	Drilling Method: Hollow Stem Auger	Drilling Company: Woodward Drilling

Penetration Blows/6" PID	G.W. level	Sample Depth (ft)	Stratigraphy (USCS)	Description
		0		8" of concrete pavement over 4" of sand and gravel base.
7/8/10 PID-0	▽	5		@ 4': Gravelly silt with sand, estimated at 20% gravel and 15% v. fine-grained sand, wet, v. stiff, no odor (fill).
57/10/14 PID-0	PID-0	10	ML	@ 7': Gravelly silt with sand, brown, estimated at 30% gravel and 15% v. fine- to coarse-grained sand, saturated, very stiff, no odor (fill?).
		15		@ 12': (From cuttings) Clayey silt with sand, estimated at 15% coarse-grained sand, trace gravel, brown, stiff, no odor.
		20		Total Depth: 17 feet Screen: 0.010 slot from 5-17 feet Sandpack: #2/12 sand from 4-17 feet Seal: Bentonite 3-4 feet, neat cement grout 0-3 feet.
		25		
		30		

Berkeley Farms Truck Shop & Yard
4575 San Pablo Avenue
Emeryville, California

MW2

Date: February 21, 1998

Drawn By: JG/Geo-Logic

Boring Log and Well Completion Details

BORING LOG

Project No. GL-97-110.R3	Boring & casing diameter 8", 2"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Well Cover Elevation: 41.38	Date drilled: 2/20/98
Boring No. MW-3	Drilling Method: Hollow Stem Auger	Drilling Company: Woodward Drilling

Penetration Blows/6" PID	G.W. level	Sample Depth (ft)	Stratigraphy (USCS)	Description
		0		8" of concrete pavement over 4" of sand and gravel base.
3/7/8 3/3/5 PID-0 3/4/6 PID-0	▽ PID-0	5 10 15 20 25 30	CL	@ 1': Brown silty clay, stiff, saturated (perched water). @ 4': very stiff, no recovery due to suction, installed sand catcher. @ 5.5': Greenish-brown silty clay, stiff, saturated no odor. @ 7': Green silty clay, stiff, saturated, black organic material and shell fragments, no odor. Total Depth: 17 feet Screen: 0.010 slot from 10-17 feet Sandpack: #2/12 sand from 5-17 feet Seal: Bentonite 4-5 feet, neat cement grout 0-4 feet.

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	MW3	Date: February 21, 1998 Drawn By: JG/Geo-Logic

Boring Log and Well Completion Details

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B1	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
4/7/11	PID-0	5	ML	▽	CLAYEY SILT (ML), GRAY (5Y 5/1), slightly moist to moist, stiff, mottled bluish gray.
8/9/13	PID-0	10			CLAYEY SILT (ML) as above except wet to saturated along fissures, mottled with iron oxide staining.
		15			
		20			Total Depth: 16 feet Ground water rose to 7.35' after retracting augers. Backfilled with bentonite and neat cement grout.
		25			
		30			

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	B-1	Date: October 27, 1998 Drawn By: JG/Geo-Logic

Boring Log

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B-2	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
5/12/14	PID-0	5	ML		CLAYEY SILT (ML), brown (10YR 5/3), slightly moist, very stiff, mottled iron oxide staining.
10/12/20	PID-0	10		hydro-punch attemp ▽	CLAYEY SILT (ML) as above except wet to locally saturated along fissures, mottled with iron oxide staining. (Drilled to 10.5', attempted hydropunch sampling, no water. Drilled to 15 feet and retracted augers.
		15			Total Depth: 15 feet Ground water measured at 14.5' after 4.5 hours. Backfilled with bentonite and neat cement grout.
		20			
		25			
		30			

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	B-2	Date: October 27, 1998 Drawn By: JG/Geo-Logic

Boring Log

BORING LOG

Project No. GL-97-110.R6	Boring diameter: 8"	Logged By: Joel Greger
Project: Berkeley Farms Truck Shop & Yard	Drilling Company: Woodward Drilling	Date drilled: 10/8/98
Boring No. B-3	Drilling Method: Hollow Stem Auger	Date backfilled: 10/8/98

Penetration Blows/6" (Mod. Cal)	PID reading	Sample Depth (ft)	Soil Class (USCS)	G.W. level	Description
		0			9" of concrete over sand, silt, and gravel base (fill).
5/10/11	PID-0	5	ML		CLAYEY SILT (ML), brown (10YR 5/3), slightly moist to moist, stiff, mottled iron oxide and bluish-gray staining, trace angular gravels to 1/8" in diameter.
5/10/11	PID-0	10		▽	CLAYEY SILT (ML) as above except wet to saturated along fissures.
		15			Total Depth: 15 feet Ground water rose to 10.6' after retracting augers. Backfilled with bentonite and neat cement grout.
		20			
		25			
		30			

Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	B-3	Date: October 27, 1998 Drawn By: JG/Geo-Logic

Boring Log

HISTORICAL ANALYTICAL DATA

GROUNDWATER

TABLE 2: GROUNDWATER SAMPLE RESULTS - SITE INVESTIGATION
Berkeley Farms Truck Maintenance Facility
4575 San Pablo Avenue
Emeryville, California

ppb.

Sample Location	TPH-g µg/L	TPH-d µg/L	TPH-mo µg/L	VOC µg/L	Antifreeze µg/L
SB1	5300.0	-	-	-	-
SB2	48000.0	-	-	-	-
SB3	9900.0	-	-	-	-
SB4	ND	ND	ND	ND	-
SB5	ND	ND	ND	-	ND
SB6	ND	120.0	ND	-	-
SB7	4200.0	10000.0	21000.0	4.3 1,2-DCB; 0.6 1,4-DCB; 7.0 1,1 DCA; 1.8 1,2 DCA	-
SB8	-	ND	ND	-	-
SB9**	50.0	-	-	-	-
SB10	-	-	-	-	-

W.O. Tank →

NOTES:			
TPH-g	Total Petroleum Hydrocarbons as gasoline	1,1-DCA	1,1-Dichloroethane
TPH-d	Total Petroleum Hydrocarbons as diesel	1,2-DCA	1,2-Dichloroethane
TPH-mo	Total Petroleum Hydrocarbons as motor oil	µg/L	micrograms per liter (ppb)
VOC	Volatile Organic Compounds	ND	Not Detected
1,2-DCB	1,2-Dichlorobenzene	-	Not Analyzed
1,4-DCB	1,4-Dichlorobenzene	**	MTBE observed at 69 ug/L

BTEX Range. ppb

Davenport & Associates
10-24-97

GEO-LOGIC
February 10, 1998

TABLE 3

SUMMARY OF LABORATORY ANALYSES
WATER

(Collected on January 15, 1998)

Sample #	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
WO-Water 1	27,000	<50	37	12	56	110
Detection Limit	50	50	5.0	5.0	5.0	5.0

Sample #	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc
WO-Water 1	40,000	0.026	0.38	1.2	1.7	3.4
Detection Limit	5.0	0.50	2.0	2.0	0.50	0.25

All other volatile organic compounds were nondetectable.

Results are in micrograms per liter (µg/L), except for the metals cadmium, chromium, lead, nickel, and zinc, which are in milligrams per kilogram (mg/kg). The metals analyses was performed on the solids portion of the water sample.

Geo-Logic 2-10-98

Geo-Logic
GL-97-110.R6
October 30, 1998

TABLE 2

SUMMARY OF LABORATORY ANALYSES
WATER

(Samples collected on October 8, 1998)

Sample No./Depth	TPH as Diesel	TPH Gas	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE	TPH as Motor Oil
B1 (10.5')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B2 (14.4')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B3 (10.8')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B4 (18.8')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
B5 (11.1')	66	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
B6 (10.7')	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	--
Det. Limit/ Method Blank	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5

-- analyses not performed

Results are in micrograms per liter (mcg/L), unless otherwise indicated.

Geo-Logic - 10-30-98

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER

Date	Sample Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
9/7/02	MW1A	85	61	0.72	1.1	<0.25	<0.25
12/7/01	MW1A	180	820	84	7.7	8.4	26
9/17/01	MW1A	180	820	84	7.7	8.4	26
6/15/01	MW1A	94	350	15	3.5	<0.5	<0.5
3/13/01	MW1A	1,600	15,000	980	37	820	2,100
12/13/00	MW1A	250	1,400	96	12	<2.0	10
9/19/00	MW1A	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW1A	630	2,400	270	9.5	79	27
3/6/00	MW1A	2,100	13,000	560	<20	640	1,200
12/8/99	MW1A	310	1,200	93	1.8	48	53
9/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW1		(Well inaccessible, damaged)				
3/4/99	MW1		(Well inaccessible, damaged)				
11/17/98	MW1	88,000	29,000	2,300	3,000	3,600	3,100
8/21/98	MW1+	96,000	38,000	1,700	1,000	2,400	3,300
6/2/98	MW1	105,000	34,000	1,900	1,600	2,400	3,500
2/27/98	MW1	81,000	27,000	2,200	910	1,700	2,700
12/7/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW2	330	2,000	210	8.7	5.5	6.0
6/6/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW2	4,300	260	190	420	470	600
8/21/98	MW2+	1,900	<5.0	<0.5	<0.5	220	400
6/2/98	MW2	7,600	60	220	510	800	1,100
2/27/98	MW2	14,000	<5.0	<0.5	120	460	730

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
12/7/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/21/98	MW3+	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/2/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
2/27/98	MW3	--	<5.0	<0.5	<0.5	<0.5	<0.

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Date	Sample Number	TPH as Motor Oil	MTBE	TOTAL LEAD
9/7/02	MW1A	--	43	--
12/7/01	MW1A	--	120	--
9/17/01	MW1A	--	120	--
6/15/01	MW1A	--	84	--
3/13/01	MW1A	--	320	--
12/13/00	MW1A	--	170	--
9/19/00	MW1A	--	13	--
6/6/00	MW1A	--	210	--
3/6/00	MW1A	320	<400	--
12/8/99	MW1A	--	140	--
9/6/99	MW1A	--	<0.5	--
8/6/99	MW1A	--	<0.5	--
6/7/99	MW1	(Well inaccessible, damaged)		
3/4/99	MW1	(Well inaccessible, damaged)		
11/17/98	MW1	--	<0.5	--
6/2/98	MW1*	80,000	<0.5	<5.0
2/27/98	MW1	--	<0.5	--
12/7/01	MW2	<250	<5.0	--
9/17/01	MW2	<250	<5.0	--
6/15/01	MW2	<250	<5.0	--
3/13/01	MW2	<250	<5.0	--
12/13/00	MW2	<250	<5.0	--
9/19/00	MW2	<250	180	--
6/6/00	MW2	<250	<5.0	--
3/6/00	MW2	<250	<5.0	--
12/8/99	MW2	<250	<5.0	--
9/6/99	MW2	47	<0.5	--
6/7/99	MW2	<0.5	<0.5	--
3/4/99	MW2	<0.5	<0.5	--
11/17/98	MW2	<0.5	<0.5	--
6/2/98	MW2*	3,800	<0.5	<5.0
2/27/98	MW2	20,000**	<0.5	--

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Motor Oil	MTBE	TOTAL LEAD
12/7/01	MW3	--	8.4	--
9/17/01	MW3	--	8.4	--
6/15/01	MW3	--	6.7	--
3/13/01	MW3	--	11	--
12/13/00	MW3	--	9.3	--
9/19/00	MW3	--	<5.0	--
6/6/00	MW3	--	21	--
3/6/00	MW3	<250	24/21++	--
12/8/99	MW3	--	18	--
9/6/99	MW3	--	<0.5	--
6/7/99	MW3	--	<0.5	--
3/4/99	MW3	--	<0.5	--
11/17/98	MW3	--	<0.5	--
6/2/98	MW3*	<5.0	<0.5	<5.0
2/27/98	MW3	--	--	--

-- Analyses not performed.

+ Cadmium, chromium, lead, nickel, and zinc were nondetectable, except for 0.078 mg/l of nickel detected in MW1.

++ 21 ppb by EPA Method 8260.

* All EPA Method 8010 constituents were nondetectable.

** 20,000 ppb of Total Recoverable Petroleum Hydrocarbons by EPA Method 418.1.

Results are in micrograms per liter (Φg/L), unless otherwise indicated.

HISTORICAL GROUNDWATER MONITORING DATA

TABLE 1-SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)α	Total Well Depth (feet)*	Product Thickness (feet)	Sheen	Water Purged (gallons)
(Monitored and Sampled on December 6, 2001)						
MW1A	32.78	9.23	16.89	0	No	0
(Monitored and Sampled on December 6, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on September 17, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on June 15, 2001)						
MW1A	31.50	9.28	16.90	0	No	0
MW2	32.73	8.35	16.51	0	No	0
MW3	34.37	7.64	16.56	0	No	0
(Monitored and Sampled on March 13, 2001)						
MW1A	35.54	6.47	16.91	0	No	0
MW2	34.54	6.24	16.51	0	No	0
MW3	35.87	5.21	16.56	0	No	0
(Monitored and Sampled on December 13, 2000)						
MW1A	32.68	9.33	16.92	0	No	0
MW2	32.56	8.22	16.52	0	No	0
MW3	33.67	7.41	16.56	0	No	0
(Monitored and Sampled on September 19, 2000)						
MW1A	32.10	9.91	16.92	0	No	0
MW2	32.04	8.74	16.53	0	No	0
MW3	32.89	8.19	16.57	0	No	0
(Monitored and Sampled on June 6, 2000)						
MW1A	33.59	8.42	16.93	0	No	0
MW2	32.46	8.32	16.53	0	No	0
MW3	33.93	7.15	16.58	0	No	0
(Monitored and Sampled on March 6, 2000)						
MW1A	36.46	5.55	16.93	0	No	0
MW2	35.77	5.01	16.54	0	No	8
MW3	37.49	3.59	16.58	0	No	8
(Monitored and Sampled on December 8, 1999)						
MW1A	32.95	9.06	16.93	0	No	8
MW2	31.87	8.91	16.55	0	No	8
MW3	32.57	8.51	16.58	0	No	8
(Monitored and Sampled on September 6, 1999)						
MW1A	32.92	9.88	16.94	0	No	8
MW2	32.16	8.62	16.55	0	No	8
MW3	32.88	8.20	16.59	0	No	8

TABLE 1 - (Continued)
SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

	(Monitored and Sampled on June 7, 1999)					
MW1	(Well inaccessible, damaged)					
MW2	32.65	8.13	16.55	0	No	8
MW3	33.57	7.51	16.61	0	No	8
	(Monitored and Sampled on March 4, 1999)					
MW1	(Well inaccessible, damaged)					
MW2	35.28	5.5	16.56	0	No	8
MW3	35.85	5.23	16.60	0	No	8
	(Monitored and Sampled on November 17, 1998)					
MW1	32.95	9.06	16.59	0	No	7
MW2	31.73	9.05	16.55	0	No	7
MW3	33.09	7.99	16.61	0	No	7
	(Monitored and Sampled on August 21, 1998)					
MW1	35.51	7.84	16.60	0	No	7
MW2	34.17	8.61	16.56	0	No	7
MW3	35.42	6.27	16.61	0	No	
	(Monitored and Sampled on June 3, 1998)					
MW1	35.51	6.50	16.60	0	No	8
MW2	34.17	6.61	16.57	0	No	8
MW3	35.42	5.66	16.62	0	No	8
	(Monitored and Sampled on February 27, 1998)					
MW1	37.51	4.50	16.61	0	No	8
MW2	35.61	5.17	16.58	0	No	8
MW3	37.28	3.80	16.63	0	No	8
	(Monitored and Developed on February 24, 1998)					
MW1	37.57	4.44	16.59	0	No	24
MW2	35.69	5.09	16.58	0	No	21
MW3	37.38	3.70	16.62	0	No	25

Well #	Top of Casing Elevation* (feet)
MW1A	42.01
MW2	40.78
MW3	41.08

∝ Depth to water and total well depth measurements are taken from the top of the well casings.

* The elevation of the tops of the well casings have been surveyed relative to City of Oakland Benchmark No. 241.

HISTORICAL ANALYTICAL DATA - SOIL

TABLE 1: SOIL SAMPLE RESULTS - SITE INVESTIGATION
Berkeley Farms Truck Maintenance Facility
4575 San Pablo Avenue
Emeryville, California

Sample Location	Sample Depth (Feet)	TPH-g mg/Kg	TPH-d mg/Kg	TPH-mo mg/Kg	VOC mg/Kg	Antifreeze mg/Kg	Metals mg/Kg
SB1	2.5	[illegible]	ND	10.0	-	-	-
	7.5	140.0	-	-	-	-	-
	13.5	[illegible]	-	-	-	-	-
SB2	2.5	ND	-	-	-	-	-
	6.0	0.6	-	-	-	-	-
	13.0	25.0	-	-	-	-	-
SB3	1.0	11.0	-	-	-	-	-
	4.5	18.0	-	-	-	-	-
	12.5	210.0	-	-	-	-	-
SB4	1.5	ND	ND	8.0	ND	ND	-
	8.0	ND	ND	ND	ND	ND	-
	12.5	ND	ND	ND	ND	ND	-
SB5	4.0	ND	ND	34.0	ND	ND	-
	8.5	ND	ND	24.0	ND	ND	-
	14.0	1.2	5.0	ND	ND	ND	-
SB6	2.0	ND	5.0	8	-	ND	-
	7.0	ND	ND	ND	-	ND	-
	13.0	ND	ND	ND	-	ND	-
SB7	2.0	810.0	8200.0	25000.0	ND	-	-
	7.0	340.0	1600.0	9400.0	11-(1,2-DCB)	-	-
	11.0	130	6900	2200.0	ND	-	-
SB8	2.0	-	1300.0	2000.0	-	-	-
	10.5	-	ND	85.0	-	-	-
	15.0	-	ND	ND	-	-	-
SB9	[illegible]	-	-	-	-	-	*As 5/ Be 0.3
	5.0	[illegible]	-	-	-	-	*[illegible] 5/ Be 0.4

WO → tank

NOTES:

TPH-g	Total Petroleum Hydrocarbons as gasoline mg/Kg micrograms per kilogram (ppm)		
TPH-d	Total Petroleum Hydrocarbons as diesel		
TPH-mo	Total Petroleum Hydrocarbons as motor oil		
VOC	Volatile Organic Compounds	* Metals above Residential PRGs not listed	
ND	Not Detected (above Method reporting lim	NA	Not Analyzed
1,2-DCB	1,2-Dichlorobenzene		

Davenport & Associates

10-24-97

GEO-LOGIC
February 10, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

(Collected on November 22, 1997)

Sample	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
Comp S1	310	<0.05	<0.005	12	140	190
Detection Limit	0.05	0.05	0.005	0.005	0.005	0.005

Sample	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc	STLC Lead
Comp S1	930	5.6	17	250	31	97	3.2
Detection Limit	0.05	0.5	2.0	2.0	0.5	0.25	0.05

Results are in milligrams per kilogram (mg/kg).

No semi-volatile organic compounds were detected in the composite sample.

Geo-Logic
2-10-98

Geo-Logic
GL-97-110.R6
October 30, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

(Samples collected on October 8, 1998)

Sample No./Depth	TPH as Diesel	TPH Gas	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE	TPH as Motor Oil
B1 (5.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B2 (9')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B3 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1
B4 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B5 (5.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B5 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
B6 (10.5')	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	--
Det. Limit/ Method Blank	<0.1	<0.1	<0.005	<0.005	<0.005	<0.005	<0.1	<0.1

-- analyses not performed.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

Geo-Logic
10-30-98

GEO-LOGIC
GL-97-110.R3
March 7, 1998

TABLE 3

SUMMARY OF LABORATORY ANALYSES
SOIL

Date	Sample No./Depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
2/20/98	MW1 (4.5')	<0.1	160	<0.005	<0.005	<0.005	6.3
	MW1 (7.5')	<0.1	2,800	8.0	9.0	37	220
	MW2 (4.5')	<0.1	--	--	--	--	--
	MW2 (7.5')	<0.1	--	--	--	--	--
	MW3 (6.0')	--	20	<0.005	<0.005	<0.005	<0.005
	MW3 (8.0')	--	11	<0.005	<0.005	<0.005	<0.005
Detection Limit		0.1	0.1	0.005	0.005	0.005	0.005

Date	Sample No./Depth	TRPH	MTBE
2/20/98	MW1 (4.5')	--	<0.005
	MW1 (7.5')	--	<0.005
	MW2 (4.5')	26	--
	MW2 (7.5')	17	--
	MW3 (6.0')	--	<0.005
	MW3 (8.0')	--	<0.005
Detection Limit		5.0	0.005

-- analyses not performed.

Results are in milligrams per kilogram (mg/kg), unless otherwise indicated.

Geo-Logic
3-7-98

GEO-LOGIC
February 10, 1998

TABLE 1

SUMMARY OF LABORATORY ANALYSES
SOIL

(Collected on November 22, 1997)

Sample/depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
WO-N side (3.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-E side (3.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-W side (4.0')	0.88	<0.05	<0.005	<0.005	0.017	0.012
WO-W side (7.0')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-NE (7.5')	2.7	<0.05	<0.005	<0.005	0.029	0.040
WO-BS-(10.5') (excavated removed)	21	<0.05	<0.005	<0.005	0.047	0.061
WO-Fill (5')	1.9	<0.05	<0.005	<0.005	0.024	0.0096
Detection Limit	0.05	0.05	0.005	0.005	0.005	0.005

Sample/depth	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc
WO-N side (3.5')	9.4	3.6	30	7.4	40	40
WO-E side (3.5')	8.5	1.2	2.5	5.0	40	45
WO-W side (4.0')	8.7	2.9	19	11	27	27
WO-W side (7.0')	14	1.9	11	3.6	13	13
WO-NE (7.5')	39	5.0	24	7.2	20	30
WO-BS-(10.5')	40	1.5	12	5.5	26	22
WO-Fill (5')	11	0.92	30	7.8	43	41
Detection Limit	5.0	0.50	2.0	2.0	0.50	0.25

All other volatile organic compounds were nondetectable.

Results are in milligrams per kilogram (mg/kg).

Geo-Logic
2-10-98

GEO-LOGIC
February 10, 1998

TABLE 2

SUMMARY OF LABORATORY ANALYSES
SOIL

(Collected on January 11, 1998)

Sample/depth	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes
WO-N side (11.0')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-S side (11.0')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-E side (10.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-W side (10.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
WO-Bottom (13.5')	<0.05	<0.05	<0.005	<0.005	<0.005	<0.005
Detection Limit	0.05	0.05	0.005	0.005	0.005	0.005

Sample/depth	TRPH	Cadmium	Chromium	Lead	Nickel	Zinc
WO-N side (11.0')	16	0.73	22	9.7	44	43
WO-S side (11.0')	22	0.38	26	9.2	39	32
WO-E side (10.5')	20	0.49	29	9.7	34	37
WO-W side (10.5')	31	0.33	24	9.1	27	35
WO-Bottom (13.5')	17	0.74	24	9.4	35	38
Detection Limit	5.0	0.50	2.0	2.0	0.50	0.25

All other volatile organic compounds were nondetectable.

Results are in milligrams per kilogram (mg/kg).

Geo-Logic
2-10-98

Cage2USA@aol.com
10/02/2002 09:07 AM

To peter_puckett@deanfoods.com
cc
bcc
Subject eva chu e-mail for 4575 san Pablo

Hi Joel,

I completed review of the report on recent soil vapor sampling at the above referenced site. It looks like soil vapor is not a problem at the site. I probably need this assessment from you or a risk assessor. I was also trying to see if this case can be closed without a deed restriction. The previous RBCA was done for a commercial scenario and/or construction worker. Maybe what's best is for you and/or responsible party have a complete closure summary packet prepared that will address residental scenario, water supply, surface water, etc. impacts (or lack thereof). The closure should summarize all investigations to date, site plan with geologic cross section depicting conduits, tanks, residual contamination, etc. This should be a stand alone document.

Lastly, I think I will want to separate the two cases (4501 and 4575 San Pablo) in case there are separate closure requirements. This will be helpful since there are different property owners and different assessor's parcel numbers.

Let me know your thoughts on this.

eva chu
Hazardous Materials Specialist
1131 Harbor Bay Parkway
(510) 567-6762
(510) 337-9335 (fax)

---------------- Headers ----------------------
Return-Path: <EChu@co.alameda.ca.us>
Received: from rly-xf01.mx.aol.com (rly-xf01.mail.aol.com [172.20.105.225]) by air-xf05.mail.aol.com (v89.10) with ESMTP id MAILINXF51-0930163935; Mon, 30 Sep 2002 16:39:35 -0400
Received: from INTSCAN1 ([166.107.72.2]) by rly-xf01.mx.aol.com (v88.20) with ESMTP id MAILRELAYINXF13-0930163930; Mon, 30 Sep 2002 16:39:30 -0400
Received: from 100.107.240.0 by INTSCAN1 (InterScan E-Mail VirusWall NT); Mon, 30 Sep 2002 13:39:00 -0700
Received: by alcoimc1.co.alameda.ca.us with Internet Mail Service (5.5.2653.19)
id <T9BHYM4Z>; Mon, 30 Sep 2002 13:26:46 -0700
Message-ID: [illegible]@alcoex14.co.alameda.ca.us>
From: "Chu, Eva, Env. Health" <EChu@co.alameda.ca.us>
To: "Joel Greger (E-mail)" <cage2usa@aol.com>
Subject: 4575 San Pablo Ave, Emeryville, CA
Date: Mon, 30 Sep 2002 13:39:18 -0700
MIME-Version: 1.0
X-Mailer: Internet Mail Service (5.5.2653.19)

geo - logic *geotechnical and environmental consulting services*
1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

GL-97-110.R20
Paradiso Job No. 1120-02
September 12, 2002

Ms. eva chu
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA

RE: September 2002 Groundwater Sampling Report
And Report of Soil Vapor Sampling
Former Berkeley Farms Truck Repair Shop and Yard
4575 San Pablo Avenue, Emeryville, California

Dear Ms chu:

This report presents the results of the September, 2002 monitoring and sampling of the well MW1A at the subject site, as requested in your letter to the Harmon Management Company and to Berkeley Farms dated September 3, 2002. This report also documents the recent soil vapor sampling, which was proposed in Geo-Logic's August 2002 work plan entitled "Work Plan/Proposal, Assessment of Residual Hydrocarbon Vapor in soil. This work was completed in accordance with the conditions outlined in your letter.

SITE DESCRIPTION AND BACKGROUND

The subject site is located on the western side of San Pablo Avenue between 45th and 47th Streets in Emeryville, California, and formerly contained a service station facility at the southern portion of the property. Until 1998, the site operated as a truck repair shop and yard for Berkeley Farms. A Site Plan (Figure 1) is attached to this report.

Geo-Logic's previous work at the site includes sampling during overexcavation of a waste oil tank at the northern end of the property. This work is summarized in Geo-Logic's reports (GL-97-110.R1 and GL-97-110.R2), both dated February 10, 1998.

Following this work, installation of three monitoring wells was proposed (workplan/proposal GL-98-110, dated November 15, 1997). The wells were installed in February, 1998. This work, including the results of the first quarter of monitoring and sampling, was documented in Geo-Logic's report (GL-97-110.R3) dated March 7, 1998.

On September 7, 2002, five soil vapor samples were collected at depths of approximately two feet below grade, at the locations shown on Figure 2. Although four samples were proposed, five were actually completed. The soil vapor sample point proposed for the planter box on the eastern side of the building could not be completed as this particular planter has a cement bottom at approximately one foot below grade. An additional sample was obtained near the northwestern corner of the building (SVP-5). An additional sample was also collected near the southwestern corner of the building (SVP2).

The sampling was completed using an AMS Gas Vapor Probe System provided by Environmental Instruments of Concord, California. At each location, a 5/8 inch diameter probe was advanced by using a slide hammer. The probe was advanced to approximately two feet below grade. The probe was then removed from the hole using a jack. At that point, a sampling rod with a retractable tip, which was fitted with small diameter teflon tubing plumbed directly to a vacuum pump with a sampling port, was inserted into the borehole. Following insertion of the sampling rod assembly and placement of the retractable tip to the desired sampling depth, the tubing was connected to the hand-operated vacuum pump. After purging sufficient air to completely displace the volume of air in the tubing between the sampling point and the pump outlet, a tedlar bag was filled. The probe tool and retractable tip were decontaminated between each sample point by triple rinsing with non-phosphate soap and deionized water.

The tedlar bags were labeled and stored in a cooler, on ice, for delivery to a state-certified laboratory. Properly executed Chain of Custody documentation accompanied the samples.

Well MW1A was also monitored and sampled on September 7, 2002. Prior to sampling, the well was checked for depth to water, and the presence of free product and sheen. No free product or sheen was noted in the well. Monitoring data collected this quarter is summarized in Table 1. Water samples were then collected by the use of a clean Teflon bailer. The samples were decanted into clean VOA vials and/or one-liter amber bottles, as appropriate, which were then sealed with Teflon-lined screw caps, labeled, and stored in a cooler, on ice, until delivery to a state-certified laboratory.

HYDROLOGY

On September 7, 2002, the measured depth to ground water in monitoring well MW1A was 9.23 feet below the top of the well casing. The historical groundwater flow direction, based on quarterly monitoring from February 1998 through December, 2001, is to the west.

ANALYTICAL RESULTS

Water samples from well MW1A, and the soil vapor samples, were analyzed at McCampbell Analytical, Inc., in Pacheco, California. The samples were accompanied by properly executed Chain of Custody documentation. The water samples was analyzed for TPH as gasoline and TPH as diesel by EPA method 8015, and benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8020. The soil vapor samples were analyzed for TPH as diesel by EPA method 8015, and benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8021B. According to the laboratory, there is no analytical technique for measuring TPH as diesel in vapor samples.

The concentrations of TPH as gasoline, benzene, and TPH as diesel detected in the ground water sample collected from MW1A, and the locations of the five soil vapor samples, are shown on the attached Figure 1. The results of the water analyses are summarized in Table 2. The results of the soil vapor analyses are summarized in Table 3. Copies of the laboratory analyses and the Chain of Custody documentation are attached to this report.

DISCUSSION AND RECOMMENDATIONS

The analytical results of the water sample collected from MW1A are consistent with the previous analytical results, which show significant changes in contaminant levels during seasonal changes in water levels.

The analytical results of the soil vapor samples were non-detectable for TPH as gasoline, BTEX, and MTBE at all of the soil sampling locations. In addition to the vapor barrier, it is likely that the dense, fine-grained soils would also inhibit or retard any vertical migration of soil vapors. At each sampling location, advancing of the soil vapor probe and then the sampling tool to the desired sample depth (two feet) required extensive hammering, and jacking for removal. Based on these findings, it does not appear that the potential health risks due to volatilization of hydrocarbons to indoor or outdoor air is of significant environmental concern.

LIMITATIONS

Environmental changes, either naturally occurring or artificially induced, may cause changes in ground water levels and flow paths, thereby changing the extent and concentration of any contaminants. Our studies assume that the field and laboratory data are reasonably representative of the site as a whole, and assume that subsurface conditions are reasonably conducive to interpolation and extrapolation.

The results of this work are based on the data obtained from the field and laboratory analyses obtained from a state-certified laboratory. We have analyzed these data using what we believe to be currently applicable engineering techniques and principles in the Northern California region. We make no warranty, either expressed or implied, regarding the above, including laboratory analyses, except that our services have been performed in accordance with generally accepted professional principles and practices existing for such work.

If you have any questions regarding this report, please do not hesitate to call me at (510) 787-6867.

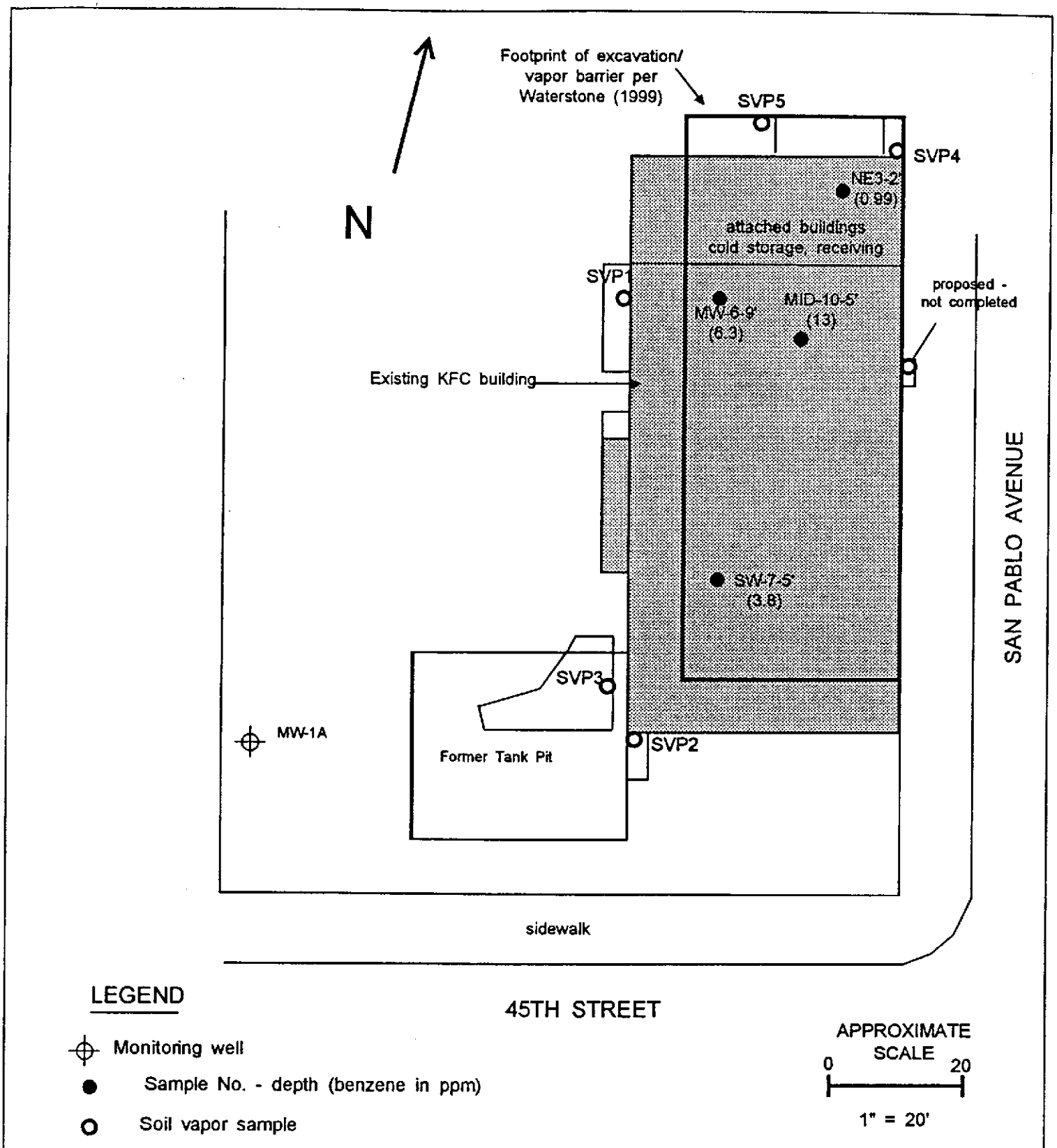
Sincerely,

Geo-Logic

Joel G. Greger, C.E.G.
Certified Engineering Geologist

License No. EG 1633
Exp. Date 8/31/2004

Attachments: Tables 1 through 3
Figure 1
Laboratory Analyses and
Chain of Custody documentation



Former Berkeley Farms Truck Shop & Yard 4575 San Pablo Avenue Emeryville, California	Figure No: 1	Date: September 9, 2002 Drawn By: JG/Geo-Logic

Site Plan showing Soil Vapor Sample Points

TABLE 1-SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

Well #	Ground Water Elevation (feet)	Depth to Water (feet)α	Total Well Depth (feet)*	Product Thickness (feet)	Sheen	Water Purged (gallons)
(Monitored and Sampled on December 6, 2001)						
MW1A	32.78	9.23	16.89	0	No	0
(Monitored and Sampled on December 6, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on September 17, 2001)						
MW1A	31.09	10.92	16.90	0	No	0
MW2	32.55	8.23	16.50	0	No	0
MW3	33.39	7.69	16.56	0	No	0
(Monitored and Sampled on June 15, 2001)						
MW1A	31.50	9.28	16.90	0	No	0
MW2	32.73	8.35	16.51	0	No	0
MW3	34.37	7.64	16.56	0	No	0
(Monitored and Sampled on March 13, 2001)						
MW1A	35.54	6.47	16.91	0	No	0
MW2	34.54	6.24	16.51	0	No	0
MW3	35.87	5.21	16.56	0	No	0
(Monitored and Sampled on December 13, 2000)						
MW1A	32.68	9.33	16.92	0	No	0
MW2	32.56	8.22	16.52	0	No	0
MW3	33.67	7.41	16.56	0	No	0
(Monitored and Sampled on September 19, 2000)						
MW1A	32.10	9.91	16.92	0	No	0
MW2	32.04	8.74	16.53	0	No	0
MW3	32.89	8.19	16.57	0	No	0
(Monitored and Sampled on June 6, 2000)						
MW1A	33.59	8.42	16.93	0	No	0
MW2	32.46	8.32	16.53	0	No	0
MW3	33.93	7.15	16.58	0	No	0
(Monitored and Sampled on March 6, 2000)						
MW1A	36.46	5.55	16.93	0	No	0
MW2	35.77	5.01	16.54	0	No	8
MW3	37.49	3.59	16.58	0	No	8
(Monitored and Sampled on December 8, 1999)						
MW1A	32.95	9.06	16.93	0	No	8
MW2	31.87	8.91	16.55	0	No	8
MW3	32.57	8.51	16.58	0	No	8
(Monitored and Sampled on September 6, 1999)						
MW1A	32.92	9.88	16.94	0	No	8
MW2	32.16	8.62	16.55	0	No	8
MW3	32.88	8.20	16.59	0	No	8

TABLE 1 - (Continued)
SUMMARY OF GROUND WATER MONITORING AND PURGING DATA

	(Monitored and Sampled on June 7, 1999)					
MW1			(Well inaccessible, damaged)			
MW2	32.65	8.13	16.55	0	No	8
MW3	33.57	7.51	16.61	0	No	8
	(Monitored and Sampled on March 4, 1999)					
MW1			(Well inaccessible, damaged)			
MW2	35.28	5.5	16.56	0	No	8
MW3	35.85	5.23	16.60	0	No	8
	(Monitored and Sampled on November 17, 1998)					
MW1	32.95	9.06	16.59	0	No	7
MW2	31.73	9.05	16.55	0	No	7
MW3	33.09	7.99	16.61	0	No	7
	(Monitored and Sampled on August 21, 1998)					
MW1	35.51	7.84	16.60	0	No	7
MW2	34.17	8.61	16.56	0	No	7
MW3	35.42	6.27	16.61	0	No	
	(Monitored and Sampled on June 3, 1998)					
MW1	35.51	6.50	16.60	0	No	8
MW2	34.17	6.61	16.57	0	No	8
MW3	35.42	5.66	16.62	0	No	8
	(Monitored and Sampled on February 27, 1998)					
MW1	37.51	4.50	16.61	0	No	8
MW2	35.61	5.17	16.58	0	No	8
MW3	37.28	3.80	16.63	0	No	8
	(Monitored and Developed on February 24, 1998)					
MW1	37.57	4.44	16.59	0	No	24
MW2	35.69	5.09	16.58	0	No	21
MW3	37.38	3.70	16.62	0	No	25

Well #	Top of Casing Elevation* (feet)
MW1A	42.01
MW2	40.78
MW3	41.08

℄ Depth to water and total well depth measurements are taken from the top of the well casings.

* The elevation of the tops of the well casings have been surveyed relative to City of Oakland Benchmark No. 241.

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER

Date	Sample Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
9/7/02	MW1A	85	61	0.72	1.1	<0.25	<0.25
12/7/01	MW1A	180	820	84	7.7	8.4	26
9/17/01	MW1A	180	820	84	7.7	8.4	26
6/15/01	MW1A	94	350	15	3.5	<0.5	<0.5
3/13/01	MW1A	1,600	15,000	980	37	820	2,100
12/13/00	MW1A	250	1,400	96	12	<2.0	10
9/19/00	MW1A	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW1A	630	2,400	270	9.5	79	27
3/6/00	MW1A	2,100	13,000	560	<20	640	1,200
12/8/99	MW1A	310	1,200	93	1.8	48	53
9/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/6/99	MW1A	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW1		(Well inaccessible, damaged)				
3/4/99	MW1		(Well inaccessible, damaged)				
11/17/98	MW1	88,000	29,000	2,300	3,000	3,600	3,100
8/21/98	MW1+	96,000	38,000	1,700	1,000	2,400	3,300
6/2/98	MW1	105,000	34,000	1,900	1,600	2,400	3,500
2/27/98	MW1	81,000	27,000	2,200	910	1,700	2,700
12/7/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW2	330	2,000	210	8.7	5.5	6.0
6/6/00	MW2	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW2	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW2	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW2	4,300	260	190	420	470	600
8/21/98	MW2+	1,900	<5.0	<0.5	<0.5	220	400
6/2/98	MW2	7,600	60	220	510	800	1,100
2/27/98	MW2	14,000	<5.0	<0.5	120	460	730

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Diesel	TPH as Gasoline	Benzene	Toluene	Ethyl benzene	Xylenes
12/7/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/17/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/15/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/13/01	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
12/13/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
9/19/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
6/6/00	MW3	<50	<50	<0.5	<0.5	<0.5	<0.5
3/6/00	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
12/8/99	MW3	<50	<5.0	<0.5	<0.5	<0.5	<0.5
9/6/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/7/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
3/4/99	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
11/17/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
8/21/98	MW3+	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
6/2/98	MW3	<5.0	<5.0	<0.5	<0.5	<0.5	<0.5
2/27/98	MW3	--	<5.0	<0.5	<0.5	<0.5	<0.

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Date	Sample Number	TPH as Motor Oil	MTBE	TOTAL LEAD
9/7/02	MW1A	--	43	--
12/7/01	MW1A	--	120	--
9/17/01	MW1A	--	120	--
6/15/01	MW1A	--	84	--
3/13/01	MW1A	--	320	--
12/13/00	MW1A	--	170	--
9/19/00	MW1A	--	13	--
6/6/00	MW1A	--	210	--
3/6/00	MW1A	320	<400	--
12/8/99	MW1A	--	140	--
9/6/99	MW1A	--	<0.5	--
8/6/99	MW1A	--	<0.5	--
6/7/99	MW1	(Well inaccessible, damaged)		
3/4/99	MW1	(Well inaccessible, damaged)		
11/17/98	MW1	--	<0.5	--
6/2/98	MW1*	80,000	<0.5	<5.0
2/27/98	MW1	--	<0.5	--
12/7/01	MW2	<250	<5.0	--
9/17/01	MW2	<250	<5.0	--
6/15/01	MW2	<250	<5.0	--
3/13/01	MW2	<250	<5.0	--
12/13/00	MW2	<250	<5.0	--
9/19/00	MW2	<250	180	--
6/6/00	MW2	<250	<5.0	--
3/6/00	MW2	<250	<5.0	--
12/8/99	MW2	<250	<5.0	--
9/6/99	MW2	47	<0.5	--
6/7/99	MW2	<0.5	<0.5	--
3/4/99	MW2	<0.5	<0.5	--
11/17/98	MW2	<0.5	<0.5	--
6/2/98	MW2*	3,800	<0.5	<5.0
2/27/98	MW2	20,000**	<0.5	--

TABLE 2

SUMMARY OF LABORATORY ANALYSES-WATER(continued)

Sample Date	Number	TPH as Motor Oil	MTBE	TOTAL LEAD
12/7/01	MW3	--	8.4	--
9/17/01	MW3	--	8.4	--
6/15/01	MW3	--	6.7	--
3/13/01	MW3	--	11	--
12/13/00	MW3	--	9.3	--
9/19/00	MW3	--	<5.0	--
6/6/00	MW3	--	21	--
3/6/00	MW3	<250	24/21++	--
12/8/99	MW3	--	18	--
9/6/99	MW3	--	<0.5	--
6/7/99	MW3	--	<0.5	--
3/4/99	MW3	--	<0.5	--
11/17/98	MW3	--	<0.5	--
6/2/98	MW3*	<5.0	<0.5	<5.0
2/27/98	MW3	--	--	--

-- Analyses not performed.

+ Cadmium, chromium, lead, nickel, and zinc were nondetectable, except for 0.078 mg/l of nickel detected in MW1.

++ 21 ppb by EPA Method 8260.

* All EPA Method 8010 constituents were nondetectable.

** 20,000 ppb of Total Recoverable Petroleum Hydrocarbons by EPA Method 418.1.

Results are in micrograms per liter (Φg/L), unless otherwise indicated.

TABLE 3
SOIL VAPOR ANALYTICAL RESULTS
Former Berkeley Farms Truck Shop
4575 San Pablo Avenue, Emeryville, CA

(samples collected 9/7/02)

Sample/ Depth (feet)	TPH-g (ppb)	Benzene (ppb)	Ethylbenzene (ppb)	Toluene (ppb)	Xylenes (ppb)	MTBE (ppb)
SVP1 (2')	ND	ND	ND	ND	ND	ND
SVP2 (2')	ND	ND	ND	ND	ND	ND
SVP3 (2')	ND	ND	ND	ND	ND	ND
SVP4 (2')	ND	ND	ND	ND	ND	ND
SVP5 (2')	ND	ND	ND	ND	ND	ND
Det. Limit	25	0.25	0.25	0.25	0.25	2.5

EXPLANATION:
ppb = parts per billion

ANALYTICAL METHODS:
TPHg =Total Petroleum Hydrocarbons as gasoline by EPA Method 8015-Modified.
BTEX = Benzene, Toluene, Ethylbenzene, and Xylenes according to EPA Method 8021B.
MTBE according to EPA Method 8021B.

McCampbell Analytical Inc.
110 2nd Avenue South #D7, Pacheco, CA 94553-5560
Telephone : 925-798-1620 Fax : 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Geo-Logic	Client Project ID: 4575 San Pablo Ave	Date Sampled: 09/07/02
1140 5th Avenue		Date Received: 09/09/02
Crockett, CA 94525	Client Contact: Joel Greger	Date Extracted: 09/09/02-09/12/02
	Client P.O.:	Date Analyzed: 09/09/02-09/12/02

Gasoline Range (C6-C12) Volatile Hydrocarbons as Gasoline with BTEX and MTBE*

Extraction method: SW5030B Analytical methods: SW8021B/8015Cm Work Order 0209099

Lab ID	Client ID	Matrix	TPH(g)	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	DF	% SS
001A	SVP1	A	ND	ND	ND	ND	ND	ND	1	102
002A	SVP2	A	ND	ND	ND	ND	ND	ND	1	102
003A	SVP3	A	ND	ND	ND	ND	ND	ND	1	110
004A	SVP4	A	ND	ND	ND	ND	ND	ND	1	103
005A	SVP5	A	ND	ND	ND	ND	ND	ND	1	110
006A	MW1A	W	61,a	43	0.72	1.1	ND	ND	1	—#
Reporting Limit for DF =1; ND means not detected at or above the reporting limit		A/W	25	2.5	0.25	0.25	0.25	0.25	1	µg/L
		S	NA	NA	NA	NA	NA	NA	1	mg/Kg

*water and vapor samples are reported in ug/L, soil and sludge samples in mg/kg, wipe samples in ug/wipe, and TCLP extracts in ug/L.

cluttered chromatogram; sample peak coelutes with surrogate peak.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified gasoline is significant; b) heavier gasoline range compounds are significant(aged gasoline?); c) lighter gasoline range compounds (the most mobile fraction) are significant; d) gasoline range compounds having broad chromatographic peaks are significant; biologically altered gasoline?; e) TPH pattern that does not appear to be derived from gasoline (stoddard solvent); f) one to a few isolated non-target peaks present; g) strongly aged gasoline or diesel range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) reporting limit raised due to high MTBE content; k) TPH pattern that does not appear to be derived from gasoline (aviation gas) m) no recognizable pattern.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCampbell Analytical Inc.
110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
Telephone: 925-798-1620 Fax: 925-798-1622
http://www.mccampbell.com E-mail: main@mccampbell.com

Geo-Logic	Client Project ID: 4575 San Pablo Ave	Date Sampled: 09/07/02
1140 5th Avenue		Date Received: 09/09/02
Crockett, CA 94525	Client Contact: Joel Greger	Date Extracted: 09/09/02
	Client P.O.:	Date Analyzed: 09/09/02

Diesel Range (C10-C23) Extractable Hydrocarbons as Diesel*

Extraction method: SW3510C Analytical methods: SW8015C Work Order: 0209099

Lab ID	Client ID	Matrix	TPH(d)	DF	% SS
0209099-006B	MW1A	W	85,b	1	89.1
Reporting Limit for DF =1; ND means not detected at or above the reporting limit		W	50		µg/L
		S	NA		NA

* water and vapor samples are reported in ug/L, wipe samples in ug/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all TCLP / STLC / SPLP extracts in ug/L

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation: a) unmodified or weakly modified diesel is significant; b) diesel range compounds are significant; no recognizable pattern; c) aged diesel? is significant); d) gasoline range compounds are significant; e) unknown medium boiling point pattern that does not appear to be derived from diesel; f) one to a few isolated peaks present; g) oil range compounds are significant; h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~2 vol. % sediment; j) sample diluted due to high organic content; k) kerosene/kerosene range; l) bunker oil; m) fuel oil; n) stoddard solvent.

DHS Certification No. 1644

Edward Hamilton, Lab Director

0209099

McCAMPBELL ANALYTICAL INC.

110 2nd AVENUE SOUTH, #D7
PACHECO, CA 94553-5560
Telephone: (925) 798-1620 Fax: (925) 798-1622

CHAIN OF CUSTODY RECORD

TURN AROUND TIME: ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ☒ 5 DAY

Report To: Joel Gregory
Bill To: Paradiso Mechanical
Company: Geo-Logic
P O B 1836
1140 - 5th Ave
2600 Williams St
Crockett CA 94525
San Leandro CA
Tele: ( ) 510 787 6867
Fax: (510) 787 1457
Project #:
Project Name: 4575 San Pablo
Project Location: 4575 San Pablo Ave, Emeryville
Sampler Signature:

SAMPLE ID	LOCATION	Sampling Date	Sampling Time	# Containers	Type Containers	Matrix: Water	Matrix: Soil	Matrix: Air	Matrix: Sludge	Matrix: Other	Method Preserved: Ice	Method Preserved: HCl	Method Preserved: HNO_3	Method Preserved: Other
SVP 1	4575 San Pablo	9/11/02	9 AM	1	bag			X			X			
SVP 2	↓	↓	↓	↓	↓			X			X			
SVP 3								X			X			
SVP 4								X			X			
~~SVP~~ SVP 5								X			X			
MW1 A	↓	↓	11 AM	4	1L / 3V	X					X	X		

SAMPLE ID	BTEX & TPH as Gas (602/8020 + 8015)/ MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (5520 E&F/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 601 / 8010	BTEX ONLY (EPA 602 / 8020)	EPA 608 / 8080	EPA 608 / 8080 PCB's ONLY	EPA 624 / 8240 / 8260	EPA 625 / 8270	PAH's / PNA's by EPA 625 / 8270 / 8310	CAM-17 Metals	LUFT 5 Metals	Lead (7240/7421/239.2/6010)	RCI	Other: pH	Other: TSS	Other: Specific Conductivity	Comments
SVP 1	X	~~X~~																	
SVP 2	X	~~X~~																	
SVP 3	X	~~X~~																	
SVP 4	X	~~X~~																	
SVP 5	X	~~X~~																	
MW1 A	X	X																	

ICE/t° ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
DECHLORINATED IN LAB
PRESERVATION ✓ VOAS | O&G | METALS | OTHER
APPROPRIATE CONTAINERS ✓
PRESERVED IN LAB

Relinquished By:	Date:	Time:	Received By:
[signature]	9/11/02	8 PM	[signature]
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT ✓
PRESERVATION ✓ VOAS | O&G | METALS | OTHER
APPROPRIATE CONTAINERS ✓

geo - logic *geotechnical and environmental consulting services*
1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

March 6, 2002

Ms. Susan Hugo
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA

Re: Former Berkeley Farms Site, 4575 San Pablo Avenue, Emeryville

Dear Ms. Hugo:

Based on our conversation of today, I have updated the letter I previously sent you to reflect the options we discussed, since the case will be transferred to a new case worker.

Three monitoring wells are present at the site. The two northernmost wells, MW-2 and MW-3, are on a parcel that has been sold by KFC to Armstrong Roofing. The three wells have been monitored quarterly since February, 1998. The previous history of the site is summarized in the quarterly reports, the most recent of which is dated December 17, 2001.

Well MW-2, the northernmost well, is located directly downgradient from a former waste oil tank pit that was overexcavated. Relatively high concentrations of hydrocarbons first seen in this well have dropped to non-detectable.

Well MW-3 was originally installed at the request of the County as an upgradient well to see if contamination from the former Berkeley Farms Dairy site (4550 San Pablo Ave.) has migrated to the KFC site. This well was non-detectable until several quarters ago, but since December, 1999 has shown concentrations of MTBE ranging up to 24 parts per billion. Based on the flow direction and the site history, the MTBE is clearly from an upgradient source.

Well MW-1, at the southern end of the Property is located downgradient of a former service station site where the KFC building now resides. Extensive overexcavation was performed in this area to the practical limit. In addition, exploratory borings were installed downgradient, on the AC Transit property, providing delineation of the extent of the groundwater plume. Well MW-1 continues to show relatively high concentrations of hydrocarbons, which fluctuate seasonally as groundwater rises and falls, coming into periodic contact with a "smear zone" of residual contamination. However, the concentrations have shown a marked decrease since the levels found in this well prior to the overexcavation work. As in well MW-3, MTBE began to be detected in well MW-1 in December, 1999, and since that time has ranged up to 320 parts per billion. The fact that the service station usage of that portion of the Property ceased in the 1960's, and the history of no detected MTBE until it was also detected in December, 1999 in upgradient well MW-3, indicates that the MTBE is from an offsite upgradient source.

Based on the previous downgradient borings completed on the adjacent parcel to the west, the extent of the contaminant plume has been defined and shown to be relatively limited, and the flow velocities through the fine-grained clayey sediments are low. Therefore, the remaining contaminants in groundwater are not likely to further migrate. The northern portion of the Property, which has been sold to another owner and which contains two wells, appears to clearly be appropriate for closure, if division of the site into the present configuration of two parcels is possible. As there is a preponderance of evidence for a consistent direction of groundwater flow, retaining three wells does not appear necessary. At the southern portion of the site, the concentrations of hydrocarbons have decreased greatly since the overexcavation work, but remain elevated. The purpose of this letter, then, is to request direction from your department as to the remaining future work necessary to attain closure.

After your review of this case, please call me to discuss. I can be reached at (510) 787-6867.

Geo-Logic

Sincerely,

Joel G. Greger, C.E.G.
Certified Engineering Geologist

License No. EG 1633
Exp. Date 8/31/2002

cc: Mr. Peter Puckett, Berkeley Farms
Mr. Rick Montesano, Paradiso Mechanical

geo - logic *geotechnical and environmental consulting services*
1140 - 5th Avenue, Crockett, CA 94525 (510) 787-6867 - Fax (510) 787-1457

February 4, 2002

Ms. Susan Hugo
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA

Re: Former Berkeley Farms Site, 4575 San Pablo Avenue, Emeryville

Dear Ms. Hugo:

This letter is to propose ceasing the groundwater monitoring and sampling program at the above-referenced site, and to request case closure.

Three monitoring wells are present at the site. The two northernmost wells, MW-2 and MW-3, are on a parcel that has been sold by KFC to Armstrong Roofing. The three wells have been monitored quarterly since February, 1998. The previous history of the site is summarized in the quarterly reports, the most recent of which is dated December 17, 2001.

Well MW-2, the northernmost well, is located directly downgradient from a former waste oil tank pit that was overexcavated. Relatively high concentrations of hydrocarbons first seen in this well have dropped to non-detectable.

Well MW-3 was originally installed at the request of the County as an upgradient well to see if contamination from the former Berkeley Farms Dairy site (4550 San Pablo Ave.) has migrated to the KFC site. This well was non-detectable until several quarters ago, but since December, 1999 has shown concentrations of MTBE ranging up to 24 parts per billion. Based on the flow direction and the site history, the MTBE is clearly from an upgradient source.

Well MW-1, at the southern end of the Property is located downgradient of a former service station site where the KFC building now resides. Extensive overexcavation was performed in this area to the practical limit. In addition, exploratory borings were installed downgradient, on the AC Transit property, providing delineation of the extent of the groundwater plume. Well MW-1 continues to show relatively high concentrations of hydrocarbons. The concentrations fluctuate seasonally as groundwater rises and falls, coming into periodic contact with a "smear zone" of residual contamination. However, the concentrations have shown a marked decrease since the levels found in this well prior to the overexcavation work. As in well MW-3, MTBE began to be detected in well MW-1 in December, 1999, and since that time has ranged up to 320 parts per billion. The fact that the service station usage of that portion of the Property ceased in the 1960's, and the history of no detected MTBE until it was also detected in December, 1999 in upgradient well MW-3, indicates that it is from an offsite upgradient source.

This letter proposes ceasing the monitoring and sampling program, and requests that case closure be granted. After your review of this case, please call me to discuss. I can be reached at (510) 787-6867.

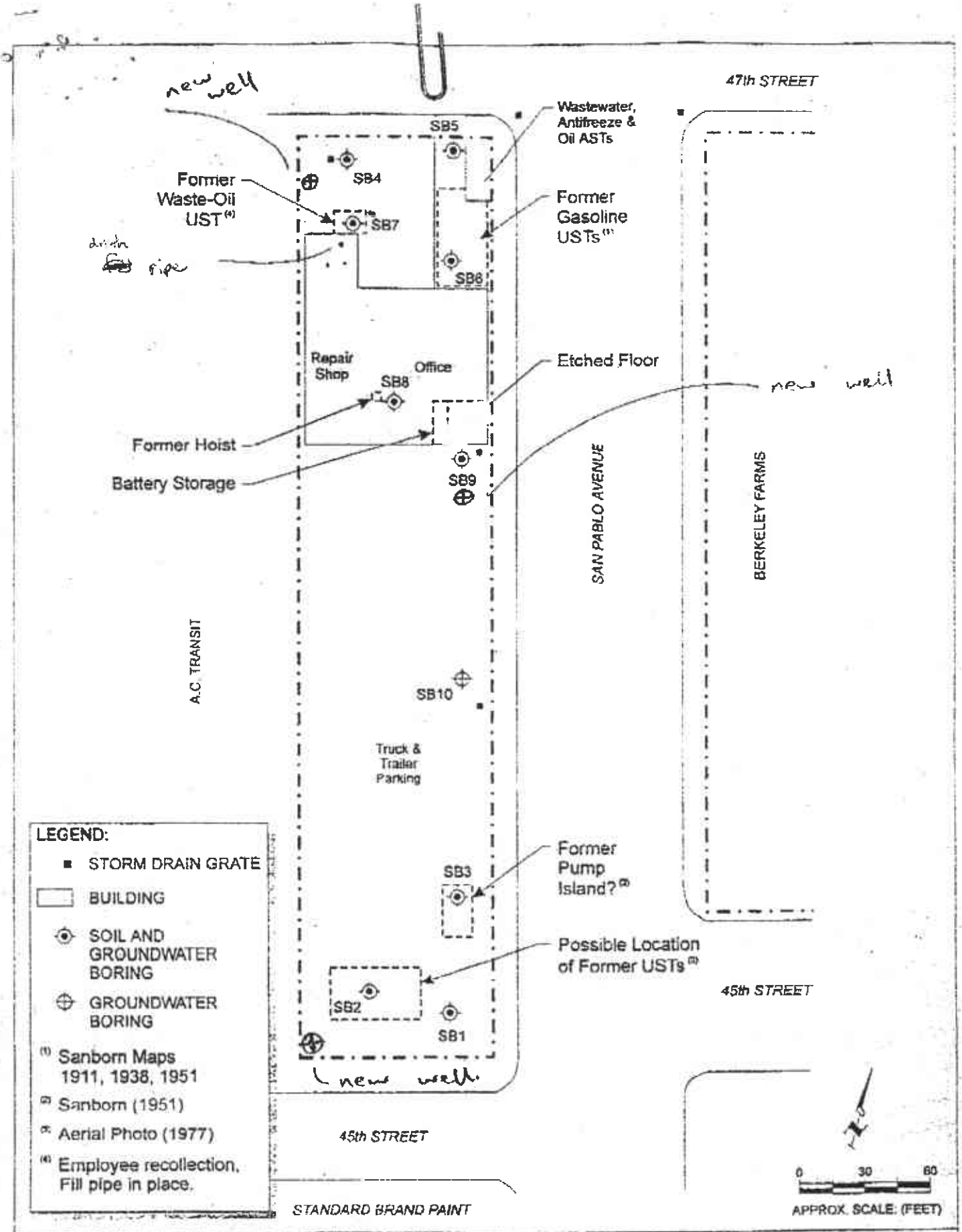
Geo-Logic

Sincerely,

Joel G. Greger, C.E.G.
Certified Engineering Geologist

License No. EG 1633
Exp. Date 8/31/2002

cc: Mr. Peter Puckett, Berkeley Farms
Mr. Rick Montesano, Paradiso Mechanical



DAVENPORT & ASSOCIATES
2712 Rawson Street
Oakland, CA 94619

Econ Devel Advisory Board

FIGURE 3
SAMPLING LOCATIONS
BERKELEY FARMS TRUCK PARKING AND REPAIR FACILITY

EOAB

Davenport & Assoc., 10-24-97