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February 22, 1999

Mr. Steve Crawford City of Oakland, Fire Prevention Bureau 250 Frank Ogawa Plaza, Suite 3341 Oakland, California 94612-2032

RE: UST In-Place Closure
Former Retail Center
2633 Telegraph Avenue
Oakland, California
D&M Job No. 00188-248-128
For Sears, Roebuck and Co.

Dear Mr. Crawford:

INTRODUCTION

This letter report has been prepared by Dames & Moore on behalf of Sears, Roebuck and Co. (Sears) to document the in-place closure of a 10,000-gallon fuel-oil underground storage tank (UST) at 2633 Telegraph Avenue, Oakland, California. The site consists of a vacant four-story former Sears retail store that was built in 1930. The property is currently owned by Haagen Company, LLC (Haagen). The in-place closure activities were conducted by Foss Environmental, as a subcontractor to Dames & Moore, in accordance with Closure Permit #94-98 obtained from the City of Oakland Fire Prevention Bureau (attached). The following attachments have been included in this report to document the closure activities:

- Tank Closure Permit #94-98
- Photo Log of Site Activities
- Non-Hazardous Water Transport Form (for water disposal).
- Bill of Lading (for water disposal).
- Soil Inventory Form (for excavated soil).

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Invoice for Sand Concrete Slurry (for UST backfill).

TANK DESCRIPTION

The UST is constructed of single-walled steel with product piping that extends into a nearby basement of the retail center. The top of the UST is present beneath the loading dock of the store; approximately 25 to 30 feet below grade. It is accessible through an opening in the loading dock where a 5 feet by 5 feet shaft extends down to the UST. The UST capacity is 10,000 gallons and is contained in a concrete vault estimated to be about 10 feet high and 30 feet long. Most of the annular space, between the vault and UST, had previously been filled with a sand slurry. In addition, the vault has filled with groundwater. The product piping was previously capped and sealed.

SCOPE OF WORK

In-place closure of the UST was conducted by Foss Environmental (a state-licensed contractor with hazardous waste certification), and field activities were supervised by a California Registered Geologist (Taras B. Kruk, R.G. # 5681) from Dames & Moore. The scope of work included the following tasks:

- Obtained an in-place UST abandonment permit from the City of Oakland Fire Prevention Bureau.
- Prepared a site-specific health and safety plan for the in-place abandonment.
- Hand-excavated soil in the vault and shaft above the UST manhole.
- Pumped groundwater from the vault to access the UST.
- Pumped liquids (oily water) from the UST.
- Triple-rinsed the inside of the UST.

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- Pumped out rinsate from the UST.
- Filled the UST with a concrete sand slurry.
- Disposed of fluids removed from the UST and vault.
- Prepared this letter report.

FOSS conducted site operations starting Thursday October 29, 1998 and ending Wednesday December 2, 1998. In accordance with permit requirements, Mr. John Holderman of Foss Environmental gave advanced notification of closure activities to Mr. Leroy Griffin of the Oakland Fire Prevention Bureau. The closure process consisted of accessing the UST by exposing and opening a manhole, assembling a heat exchange unit above the UST, removing and disposing of the UST contents, cleaning out the UST, and filling the UST with a sand concrete slurry. In order to expose the manhole, about 4 feet of oily soil located in the shaft was hand-excavated (about 2-1/2 cubic yards lifted to the surface) and about 500 gallons of oily water was pumped from the shaft and vault. About 10,000 gallons of oily water was then pumped from the UST. The UST was then triplerinsed and an additional 1,500 gallons of rinsate water removed. Once the UST was empty, the UST was filled with a sand concrete slurry (see attached invoices for backfill confirmation).

WASTE MANAGEMENT

The 2-1/2 cubic yards of hand-excavated soil were placed in three "tri-wall" containers and the oily water was pumped into a holding tank that was brought on site. The oily water and rinsate were transported with a Non-Hazardous Water Transport Form and bills of lading (attached) to Seaport Environmental in Redwood City, California for treatment and recycling. The three "tri-wall" containers remain on site for future pickup by Clean Harbors, Inc. (see attached inventory).

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CONCLUSIONS AND RECOMMENDATIONS

To date, the UST has been closed in place in accordance with the permit requirements. Subsurface soils and groundwater surrounding the UST, however, have yet to be investigated. Based on the results of a previous investigation, conducted by Lowney Associates on behalf of Haagen (Phase I Environmental Site Assessment and Soil and Ground Water Quality Evaluation report dated April 21, 1998), subsurface soils and groundwater around the UST are possibly impacted by fuel oil. Consequently, Dames & Moore personnel have contacted Ms. Medula Logan of the Alameda County Environmental Health Department (ACEHD) for guidance to obtain closure for the UST. On the basis of our findings and discussions with Ms. Logan, Dames & Moore recommends that the matter be referred to the California Regional Water Quality Control Board local oversight program under jurisdiction of the ACEHD. The next phase of work would be a subsurface soil and groundwater assessment under regulatory oversight of the ACEHD.

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We appreciate your attention to this matter. Please feel free to contact Mr. John Holderman of Foss Environmental at (510) 749-4135 or Mr. Taras Kruk of Dames & Moore at (714) 433-2000 if you have any questions or comments.

Very truly yours,

DAMES & MOORE

Taras B. Kruk, R.G., C.HG.

Project Manager

w/Attach.

cc: Scott M. DeMuth, Sears, Roebuck and Co.

Mr. Tim Lester, Environmental Equalizers

Tank Closure Permit #94-98



City Of Oakland FIRE PREVENTION BUREAU

250 Frank Ogawa Plaza, Stc. 3341



Permit To Excavate And Install, Repair, Or Remove Inflammable Liquid Tanks



Oakland, California July 20, 1998

Tank Permit Number:

94-98

Oakland	Camorna	74012-20
Permission Is Herch	510-238-38 y Granted	51 To:

Close In Place

fuel oil

Tank And Excavate Commencing:

Feet Inside: property

Line.

On The: south side of 27th St., 220 feet west of Telegraph AVe.

Site Address: 2633 Telegraph Ave.

Present Storage:

Owner: Haagen Hollywood Partnership

Address: 3500 Sepulveda Blvd.

Phone: (310) 546-4540

Applicant: Foss Environmental Services Co.

Address: 1605 Ferry Pt., Alameda, 94501-5021

Phone: (510) 749-1390

Dimensions Of Street (sidewalk) Surface To Be Disturbed:

X

No. Of Tanks

Capacity

7000

Gallons, Each

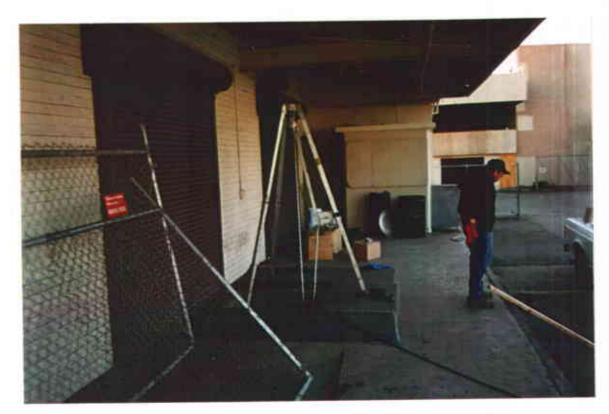
Remarks UST located approximately 23 feet beneath loading dock

This Permit Is Granted In Accordance With Existing City Ordinances. Owner Hereby Agrees To Remove Tanks On Discontinuance Of Use Or When Notified By The City Authorities When Installing, Removing Or Repairing Tanks, No Open Flame To Be On Or Near Premises.

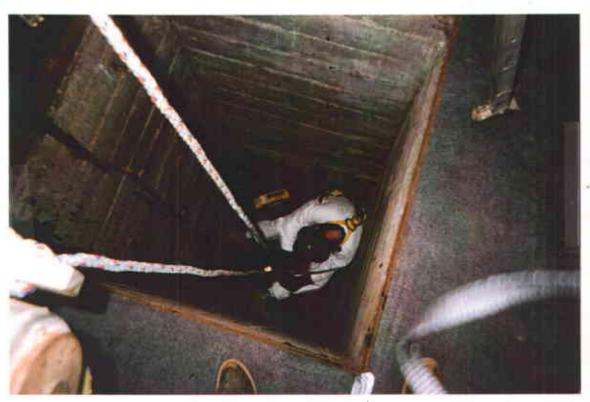
CERTIFICATE OF	TANK AND EQUIPMENT INSPECTE	<u>ON</u>
	Type Of Inspection:	
	Inspected And Passed On:	
approved: <u>JERRY E. BLUEGORI</u> Fire Marshal	DST/AST Installations/modifications: Pressure Test: Inspected By: Primary Piping Test: Inspected By:	Date:
nspection Fee Paid: \$ Received By:	Secondary Containment & Sump Testing: Inspected By: Final: Inspected By:	Date:

Before Covering Tanks, Above Certification Must Be Signed When Ready For Inspection Notify Fire Prevention Bureau 238-3851

BE LEFT ON THE WORK SITE AS AUTHORITY THEREFORE



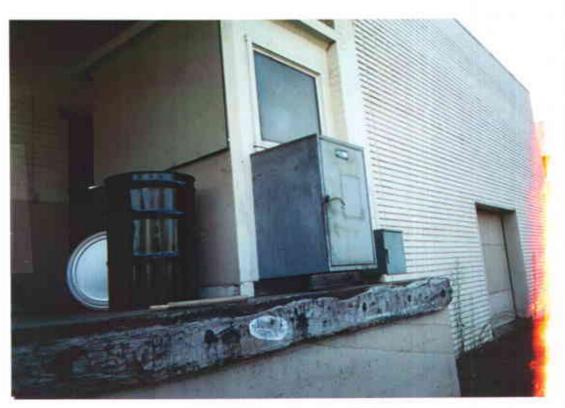
Shaft Access to UST



Hand Excavation and Dewatering



UST Vault Interior



"Tri-Wall" Containing Excavated Soil

Non-Hazardous Water Transport Form (for water disposal)

NON-HAZARDOUS WATER TRANSPORT FORM

			.3
SENERATOR INFORMATION		CUSTOMER INFO	RMATION
Sears & Robuck	• •	Foss Environme	·
2633 Telegraph Avenue			
OaklandCa .		PO # A8791-09	:
	•	FU # M0/91-03	,
ESCRIPTION OF WATER: Tank Cleaning ON-HAZARDOUS WASTE WATER, MONITORING ESCRIBED WATER. THIS WATER MAY CONTAIN A LIQUID EXEMPT FROM RCRA PER 40 CFR 26 ESCRIBED IN 22 CCR ARTICLE 11 OR ANY OTH LASSIFIED AND FACKAGED AND IS IN PROPER EGULATIONS	DISSOLVED HYDROCARBON 1.4 (b)(10)AND DOES NOT ER APPLICABLE STATE LAW	IS."I CERTIFY THAT THE ABO MEET THE CRITERIA OF HAZ V, HAS BEEN PROPERLY DES	OVE NAMED MATERIAL ARDOUS WASTE AS CRIBED,
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DISPOSAL FACILITY INFORMATION	l	_	
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		Solids Surcharg	je
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Bill of Lading (for water disposal)

3-PART STOCK FORM NO. B-3876

STRAIGHT E	BILL OF LADING - SHORT FORM	ORIGINAL - NOT NEGOTIABLE	Shipp	er's No
Carrier's Name:	to the classifications and tariffs in effect on the date of the issue of this B	Bill of lading	Carrie	er's No.
at	5:000m (Date) NOV 5	- 1078 FROM S	ears U.	ST, 27 561
throughout this contr or routes, or within t of said route to destil Bill of Lading set for Shipper hereby certifi and the said terms an	below, in apparent good order, except as noted (contents and condition of con- act as meating any person or corporation in possession of the property une the territory of its highway operations, otherwise to deliver to another carri- nation, and as to each party at any time interested in all or any of said pro- th (1) in the Uniform Freight Classification in effect on the date hereof, if it the thing of the content of the conditions of the said bill of it of conditions are hereby agreed to by the shipper and accepted for himself and	tents of parkages unknown), marked, consigned, a lier the contract) agrees to carry to its usual pl er on the route to said destination. It is mutual perty, that every service to be performed hereum his is a rail or rail-water shipment, or (2) in the adiag, including those on the back thereof, set to his assigns.	and destined as shown below, which a ace of delivery at said destination, ly agreed as to each carrier of all der shall be subject to all the terms to applicable motor carrier classifica- orth in the classification or tariff w	and company (the word company being understool if on its own railroad, water line, highway rout or any of said property over all or any portion and conditions of the Uniform Domestic Straight tion or tariff if this is a motor carrier shipment hich governs the transportation of this shipment
Consigned TO	Trident Managemen	(Mail or street address for purposes of noting the street address for purposes for purpose for p		Subject to Section 7 of conditions, if this ship ment is to be delivered to the consignee withou recourse on the consignor, the consignor shal sign the following statement:
On Collect Destination	t on Delivery Shipments, the letters "COD" must appear before considere's name or as 1605 Ferry Pt Street_	otherfrise provided in Item 430, Sec. 1. Alams	eda city	The carrier shall not make delivery of the shipment without payment of freight and al other lawful charges.
 Route		StateState	450) Zip	Mall SUN
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Collect on Deliv		emit to		Paid by
	Street	City_	State	If charges are to be prepaid, write of stamp here, To be Prepaid.
No. Packages H.M.	Kind of Package, Description of Articles, Special Marks, and Except	ions "Weight (Subject to Correction)	Class Check or Rate Column	
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	oily water (ni/ < 1%)			in prepayment of the charges on the property described hereon.
				Agent or Cashier
<u> </u>				Per
		· ·		Charges Parameter.
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	is between two ports by a carrier by water, the law requires that the bill of lake its dependent on value, shippers are required to state specifically in writing the value of the property is hereby specifically stated by the shipper to be		weight.	Preight Classification. 1 Shipper's imprint in lieu of stamp; not a par of bill of lading approved by the interstat Commerce Commission.
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the property di throughout thi by routes, or y	escribed is contra vichin t)	below, in apparent good ander, except as noted (contents and condition of contents of packages unli ct as meaning any perion or corporation in possession of the property under the contract) agrie he territory of its highway operations, otherwise to deliver to another carrier on the route to s	known), marked, consigned, rees to carry to its usual p aid destination. It is mutus	and destined as sho sace of delivery at ally agreed, as to e	wn below, which sa said destination, i ach carrier of all	aid company (the word company being understood if on its own railroad, water line, highway route or any of said property over all or any portion
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		Tido + Maint (Mail or stre	et address for purposes of no	lification only.)		Subject to Section 7 of conditions, if this ship- ment is to be delivered to the consignee without recourse on the consignor, the consignor shall
Consigned	n Collect	on Delivery Shipments, the letters "COD" must appear before consignee's name or as otherwise provided in I	tem 430, Sec. 1.	1 1 .	//-	sign the following statement: The carrier shall not make delivery of this
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	-	PO. HB791-08/50200				conform to the specifications set forth in the box maker's certificate thereon, and all other requirements of Rule 41 of the Uniform Freight Classification and Rule 5 of the Mational Motor
		s between two ports by a carrier by water, the law requires that the bill of lading shall state what to is dependent on value, shippers are required to state specifically in writing the agreed or declare and value of the properth is hereby specifically stated by the shipper to be not exceeding	her it is carrier's or shipper d value of the property.	's weight.	١	Freight Classification." 1 Shipper's impring in lieu of stamp; not a pan of bill of lading approved by the Interstate Commerce Commission.
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Permanent po				Per	11/50	198
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Soil Inventory Form (for excavated soil)

DAMES & MOORE DRUMMED MATERIAL INVENTORY FORM SEARS LIFT REMOVAL PROJECTS

Contents	# of Drums	Drum ID (A,B,C)	Lid Type (Open or Bung) (O or B)	Label Type Hazardous, Non-Hazardous, Unclassified (H/N/U)	Drum Description: Color, Condition, Size
Fuel Oil					
Fuel Oil/Water Mixture					
Fuel Oil Impacted Purge Water					
Fuel Oil Impacted Sludge					
Fuel Oil Impacted Debris					
Fuel Oil Impacted Soil	3	A, B, C	 -	N	Gray; Rectangular "Tri-Wall" Containers; New; 1 cu yd
Other:					

NOTE:

All drums must be labeled with: (1) A short description of the contents; (2) the date of generation; and (3) a unique drum ID (e.g., A,B,C, etc.).

Invoice for Sand Concrete Slurry (for UST backfill)



RIGHT AWAY REDY MIX, INCORPORATED

401 Kennedy Street, Oakland, CA 94606-5321 • (510) 536-1900 30100 Union City Blvd., Union City, CA 94587-1512 • (510) 489-0515 5501 Imhoff Drive, Martinez, CA 94553-4391 • (925) 682-1700 501 El Charro Road, Pleasanton, CA 94588-9617 • (925)443-2300

Business Office: 725 Julie Ann Way, Oakland, CA 94621-4037 • (510) 632-0602 Dispatcher 1-800-696-0515

INVOICE

TERMS & CONDITIONS

370902

May cause eye or skin injury. Contains portland cement, Freshly mixed cement, mortar. concrete, or grout may cause skin injury.

Division of Measurement Standards of the California Department of Food and Agriculture.

- TAKE THESE PRECAUTIONS: Avoid all contact with eyes.
- Wear rubber boots and gloves, and avoid prolonged contact directly with skin or through porous materials.
- In case of contact with skin or eyes, FLUSH THOROUGHLY WITH WATER.
- If irritation persists, get medical attention promptly.
- Keep children away.
 WARNING: THIS PRODUCT CONTAINS ONE OR MORE CHEMICALS
 KNOWN TO THE STATE OF CALIFORNIATO CAUSE CANCER, BIRTH DEFECTS OR OTHER REPRODUCTIVE:HARM,

By accepting delivery buyer agrees to the following terms: ALL ORDERS ARE FOR STREET CURB DELIVERY; buyer will assume all responsibility for any damage where delivery is made inside the curb;

A clean out area must be provided and buyer assumes responsibility for cleaning street; All charge balances due by the 10th day of the month following date of purchase; A service charge of 1-1½% per month will be charged on all past due balances; Quoted rate valid only if account payments remain current;

All COD orders cash only unless prior verification of check; there is a \$15.00 service charge on all returned checks:
NOTICE TO PROPERTY OWNER: DO NOT rely upon this invoice as proof of payment;

Please read mechanic's lien law notice on back of invoice:

Reasonable attorney fees to be allowed in the event of any legal proceeding arising out of a breach of this agreement.

DRKLAND

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THIS IS TO CERTIFY that the described commodity was weighed, measured or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professionals Code, administered by the

Weighed at



RIGHT AWAY REDY MIX, INCORPORATED

401 Kennedy Street, Oakland, CA 94606-5321 • (510) 536-1900
30100 Union City Blvd., Union City, CA 94587-1512 • (510) 489-0515
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Business Office: 725 Julie Ann Way, Oakland, CA 94621-4037 • (510) 632-0602

Dispatcher 1-800-696-0515

INVOICE

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	CAUTIO	ON THE				TE	RMS &	CONDI	TIONS		370906
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THIS IS TO CERTIFY that the described commodity was weighed, measured or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by Chapter 7 (commencing with Section 12700) of Division 5 of the California Business and Professionals Code, administered by the Division of Measurement Standards of the California Department of Food and Agriculture.

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