August 19, 1998 Job No. 2182.901

Charter Properties 6601 Owens Drive, Suite 100 Pleasanton, California 94566

Attention:

Mr. Dave Schneider

Subject:

Supplemental Post-Remediation

Environmental Testing Casterson Property Tassajara Road Dublin, California

Gentlemen:



This report contains the results of our supplemental post remediation environmental testing at the Casterson Property at 5020 Tassajara Road in Dublin, California. The vicinity of the site is shown on Plate 1.

A previous Phase 1 environmental assessment report was performed at the site by McLaren-Hart dated September 14, 1990, and a Phase 2 environmental assessment was performed by Berlogar Geotechnical Consultants (BGC) dated August 7, 1997. Our Phase 2 report recommended that soils containing excessive TPH-diesel in the gas house area immediately below and surrounding the above ground storage tanks and soils near the welding shop entrance with excessive lead concentrations be treated and/or disposed of in accordance with current regulations.

SOIL SAMPLING AND ANALYTICAL TESTING

For reporting purposes only, four areas have been designated at the site. Area A is the area at the welding shop entrance on the north side of the building. Area B is an area adjacent to the welding shop on the east and southeast. Area C is the area near where empty gasoline tanks were found approximately 100 feet northeast of the gas house, and Area D is the gas house and surrounding area (see Plate 2, Sample Location Map). The clean-up of the affected soils was performed by Ecology Recovery Associates in Pleasanton, California.

Area A - Following the initial clean-up of the affected soils, soil samples were collected on June 25, 1998 from 6 inches to 1 foot below ground surface (Samples #5 and #6). These samples were analyzed for lead (Pb) (see Table 1 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix.

	TABLE 1 Summary of Analytical Testing Samples dated June 25, 1998				
	Chromalab, Inc. Results - Concentration (mg/kg)				
Constituent	Sample #5	Sample #6			
Lead (Pb)	20	8.8			

Area B - In this area, empty gasoline tanks were found behind locked doors in a room with an earthen floor. Following the initial clean-up of the affected soils, surface soil samples were collected on June 25, 1998 (Samples #7 and #8). These samples were analyzed for TPH-diesel (see Table 2 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix.

	TABLE 2 Summary of Analytical Testing Samples dated June 25, 1998				
Constitution	Chromalab, Inc. Results - Concentration (mg/kg)				
Constituent	Sample #7	Sample #8			
TPH - Diesel	8600*	5400*			
Note: * = Elevated concentrations detected.					

Based on these sample results, additional soils were removed from the area of elevated concentrations in Area B. On July 17, 1998, soil samples were again collected in this area (Sample #9, 4 foot depth). Surface soil samples were also collected from the welding shop stockpile to the southeast of the welding shop (Samples #10 and #12). These samples were analyzed for TPH-diesel (see Table 3 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix.

	T _A Summary of Samples da		al Testing	
Constituent	Chrom Sample #9	alab, Inc	. Results - Concentra	tion (mg/kg) Sample #12 みや
TPH - Diesel	N.D.	7 260	100	200
Note: N.D. = No detectable concer	ntrations based on repo	orting limi	its of Chromalab, Inc.	

Based on these sample results, the stockpile in Area B was removed from the site.

Area C - Following the initial clean-up of the affected soils within Area C, a preliminary surface soil sample was collected on June 25, 1998 (Sample #4). The sample was analyzed for TPH-diesel (see Table 4 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix.

TABLE 4 A ルビド C Summary of Analytical Testing Sample dated June 25, 1998					
	Chromalab, Inc. Results - Concentration (mg/kg)				
Constituent	Sample #4				
TPH - Diesel	220				
No analysis firt	a49/810X				

- Initially an area was excavated to a depth of 1½ feet in Area D. Following the initial clean-up of affected soils, preliminary soil samples were collected on June 25, 1998 (Samples #1 through #3) from the surface to a depth of 1½ feet below ground surface. These samples were analyzed for TPH-diesel (see Table 5 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix.

	TABLE Summary of Analy Samples dated Jur	tical Testing	Ď
	Chromalab, 1	Inc. Results - Concentrat	ion (mg/kg)
Constituent	Sample #1 Sample #2		Sample #3
TPH - Diesel	53		5500
Note: * = Elevated concentration:	detected.	390	

Based on these sample results, the initial exervation was extended to the northeast as well as deepened to 4 feet below original ground in the northeast to remove soils of elevated concentrations. On July 17, 1998 another sample was collected at 4 feet below original ground surface in the excavation area (Sample #11). This sample was analyzed for TPH-diesel (see Table 6 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix.

TABLE 6 ARCAD Summary of Analytical Testing Sample dated July 17, 1998							
	Chromalab, Inc. Results - Concentration (mg/kg)						
Constituent	Sample #11						
TPH - Diesel	1000* ofter every						
Note: * = Elevated concentrations detected.							

to 41 bys

Based on this test result, the excavation was enlarged and deepened in the northeast corner to a depth of 10 feet below original ground surface to remove soils of elevated concentrations. Soil samples were collected on July 23, and 27, 1998 in Area D (Samples #13 through #19). Samples were collected from 4 feet to 10 feet below grade. These samples were analyzed for TPH-diesel (see Table 7 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix.

				ytical Testin 3 and 27, 19)	NE rom
Chromalab, Inc. Results - Concentration (mg/kg)							
Constituent	Sample #13	Sample #14	Sample #15	Sample #16	Sample #17	Sample #18	Sample #19
TPH - Diesel	N.D.	N.D.	27000*	1.2	N.D.	N.D.	7.2

N.D. = No detectable concentrations based on reporting limits of Chromalab, Inc.

Based on these test results, the southeast corner of the excavation in Area D was enlarged and deepened to 8 feet below original ground surface to remove soils where elevated concentrations were detected. Soil samples were collected on July 31, 1998 in this area (Samples #20 through #23) from 4 feet to 8 feet below original grade. These samples were analyzed for diesel (see Table 8 below). The Chromalab, Inc. report for these test results are also included in the attached Appendix A.

TABLE 8 4-2-7A D SE COINEY Summary of Analytical Testing Samples dated July 31, 1998					
Chromalab, Inc. Results - Concentration (mg/kg)					
Constituent	Sample #20	Sample #21	Sample #22	Sample #23	
TPH - Diesel	3.6	N.D.	N.D.	N.D.	
$\frac{\text{Note:}}{\text{N.D.}}$ = No detectable	concentrations based of	on reporting limits of	Chromalab, Inc.		

On August 13, 1998, two borings were drilled south of the excavation in Area D. One boring was drilled 20 feet south of the excavation and one boring was drilled 40 feet south and southwest of the excavation. Both were downgradient from the excavation in Area D. Boring B-5 was drilled to a depth of 50 feet and a soil sample was collected at a depth of 48½ feet. Water was encountered during drilling at a depth of 48 feet and a sample was collected. Boring B-6 was drilled to a depth of 521/2 feet and a soil sample was collected at 51 feet. Water was encountered at 51 feet and a sample was collected. Soil and water samples collected from these

borings were analyzed for TPH-diesel, TPH-gasoline, benzene, toluene, ethylbenzene and xylene (BTEX) and these test results are summarized in Table 9 below. The Chromalab, Inc. report for these test results are also included in the attached Appendix A.

	Chr	omalab, Inc. Results	- Concentration (mg	/kg)
Constituent	Boring B-5 (Water Sample)	Boring B-5/8/2 (Soil Sample)	Boring B-6 (Water Sample)	Boring B-6 (Soil Sample)
TPH - Diesel	طوم مع	N.D. ppm	N.D. ppb	N.D. PPN
TPH - Gasoline	N.D.	N.D.	N.D.	N.D.
Вепдепе	N.D.	N.D.	N.D.	N.D.
Toluene	N.D.	N.D.	N.D.	N.D.
Ethylbenzene	N.D.	N.D.	N.D.	N.D.
Xylene	N.D.	N.D.	N.D.	N.D.

Note:

N.D. = No detectable concentrations based on reporting limits of Chromalab, Inc.

RESULTS

The results of analytical testing showed low concentrations of lead (Pb) in the area where lead impacted soils had been removed in Area A (maximum concentration of lead [Pb] of 20 mg/kg). The results of analytical testing showed low to no detectable concentrations of TPH-diesel in areas where impacted soils had been removed in Areas B, C and D. The results of analytical testing showed no detectable concentrations of TPH-gasoline, benzene, toluene, ethylbenzene or xylene (BTEX) encountered in Area D where impacted soils were removed; and no detectable concentrations of TPH-gasoline or BTEX were detected in water samples collected downgradient of the excavation in Area D. As such, we believe that previously identified hydrocarbon and lead impacted soils have been removed at Area A (welding shop entrance), Area B (area east and southeast of welding shop), Area C (area of the empty gasoline tanks), and Area D (the area below and surrounding the above ground diesel storage tanks).

Our conclusions are based on the analyses of samples obtained at the site. Additional samples would be needed if a more in-depth analysis of the site is warranted. The discussion contained

herein is a professional opinion derived in accordance with current standards of practice; no other warranty is expressed or implied.

Respectfully submitted,

BERLOGAR GEOTECHNICAL CONSULTANTS

Dona Hickmott

Project Engineer

Philip Tse

Principal Engineer

REA 784, Exp. 6/30/99

DH/PT:pv

Attachments:

Plate 1 - Vicinity Map

Plate 2 - Sample Location Map

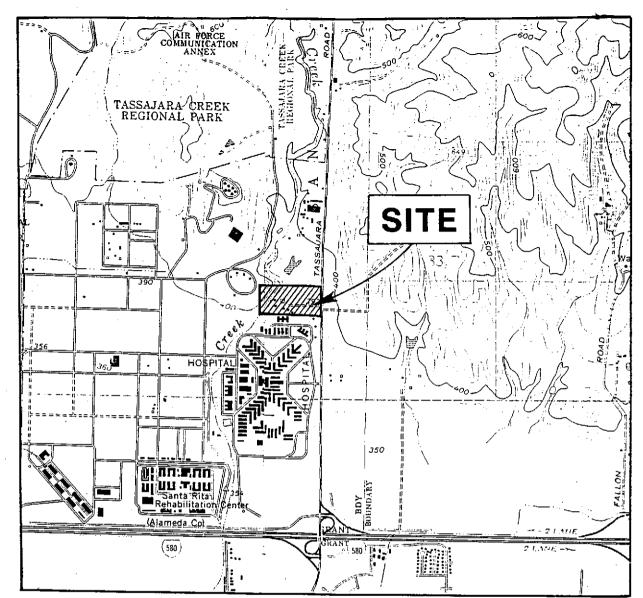
Plate 3 - Sample Location Map, Area D

Appendix - Chromalab, Inc. Reports

Copies: Addressee (6)

Ecology Recovery Associates (1)

Attention: Mr. Gary Tompkins



SCALE: 1"= 2000'

VICINITY MAP

CASTERSON PROPERTY

TASSAJARA ROAD
DUBLIN, CALIFORNIA
FOR
CHARTER PROPERTIES

30B

SAMPLE LOCATION MAP

SCALE 1"=30'

EXPLANATION

PROPERTY LINE

SAMPLE LOCATION

CASTERSON PROPERTY

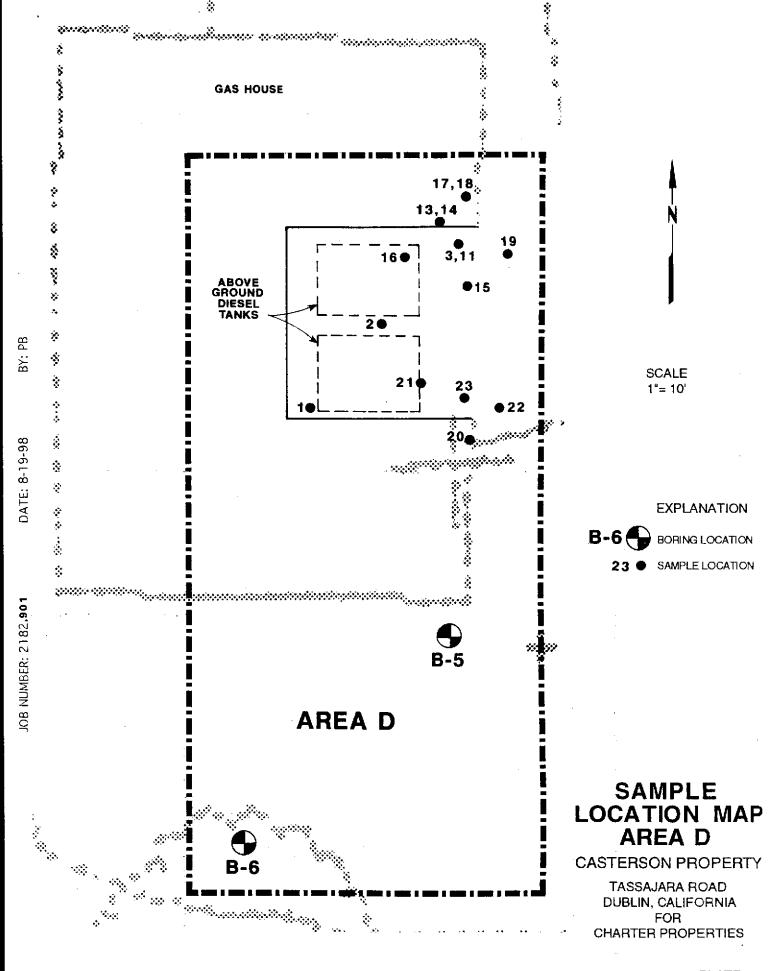
TASSAJARA ROAD

DUBLIN, CALIFORNIA

FOR

CHARTER PROPERTIES

Berlogar Geotechnical Consultants SOIL ENGINEERS • ENGINEERING GEOLOGISTS



APPENDIX

Chromalab, Inc. Test Results

Environmental Services (SDB)

July 2, 1998

Submission #: 9806421

ENCAPCO

Atten: Paul Lai

Project: 2182.900PB SURVEY

Received: June 25, 1998

Project#: CATERSON PROP.

re: 4 samples for TPH - Diesel analysis.

Method: EPA 8015M

Sampled: June 25, 1998

Matrix: SOIL

Extracted: June 26, 1998

Run#: 13491 Analyzed: June 27, 1998

REPORTING BLANK BLANK DILUTION DIESEL LIMIT RESULT SPIKE FACTOR CLIENT SPL ID (mq/Kq)(mq/Kq)(mq/Kq)(%) 53 1.0 95.6 N.D. Note:

Hydrocarbon reported is in the late Diesel Range and does not match

Diesel Standard.

Sampled: June 25, 1998

Matrix: SOIL

Extracted: June 26, 1998

Run#: 13491 Analyzed: June 29, 1998

REPORTING BLANK BLANK DILUTION DIESEL LIMIT RESULT SPIKE FACTOR Spl# CLIENT SPL ID <u>(mg/Kg)</u> (mg/Kg) (mg/Kg) 192908 4 20 Note:

Hydrocarbon reported is in the late Diesel Range and does not match our

Diesel Standard. High surrogate due to matrix interference.

Sampled: June 25, 1998

Matrix: SOIL Run#: 13491

Extracted: June 26, 1998 Analyzed: June 30, 1998

REPORTING BLANK BLANK DILUTION DIESEL LIMIT RESULT SPIKE FACTOR CLIENT SPL ID (mg/Kg) (mg/Kg) (mg/Kg)(%) 390 10 N.D. 95.6 Note: High surrogate due to matrix interference. 192907 3 5500 100 N.D. 95.6 100

Surrogate was diluted out.

Bruce Havlik Analyst

Operations Manager

\$005 0:00040€ **₹₩** 10:11

Environmental Services (SDB)

July 1, 1998

Submission #: 9806421

ENCAPCO

Atten: Paul Lai

Project: 2182.900PB SURVEY

Received: June 25, 1998

Project#: CATERSON PROP.

re: 2 samples for Lead analysis.

Method: EPA 3050A/7420A

Sampled: June 25, 1998

Matrix: SOIL

Run#: 13557

Extracted: June 30, 1998

Analyzed: June 30, 1998

Spl# CLIENT SPL ID	LEAD (mg/Kg)	REPORTING LIMIT (mg/Kg)	BLANK RESULT (mg/Kg)	BLANK SPIKE (%)	DILUTION FACTOR
192909 5 192910 6	20 8.8	5.0 5.0	N.D.	106 106	1

Shafi Barekzai

Analyst

Michael Verona

Environmental Services (SDB)

July 7, 1998

Submission #: 9806473

ENCAPCO

Atten: Paul Lai

Project: CASTORSON PROPERTY

Received: June 29, 1998

Project#: 2182.901

re: 2 samples for TPH - Diesel analysis.

Method: EPA 8015M

Sampled: June 29, 1998

Matrix: SOIL

Extracted: July 1, 1998

Run#: 13583 Analyzed: July 2, 1998

REPORTING BLANK BLANK DILUTION DIESEL LIMIT RESULT SPIKE FACTOR CLIENT SPL ID (mg/Kg) (mg/Kg) (mq/Kq)(%) 8600 100 100

N.D. 110 Hydrocarbon reported has characteristics of weathered/aged Diesel. Note:

Surrogate diluted out.

193467 #8

5400 20 N.D.

Note: Hydrocarbon reported has characteristics of weathered/aged Diesel.

Surrogate high due to matrix interference.

Bruce Havlik

Analyst

ations Manager

Environmental Services (SDB)

August 18, 1998

Submission #: 9807213

Atten: Paul Lai, BERLOGAR

Project: CASTERSON

Project#: 2182.901

N.D.

Received: July 17, 1998

re: 4 samples for TPH - Diesel analysis.

Method: EPA 8015M

Matrix: SOIL Extracted: July 17, 1998 Sampled: July 17, 1998 Run#: 13786 Analyzed: July 17, 1998

REPORTING BLANK BLANK DILUTION DIESEL RESULT SPIKE FACTOR

LIMIT Spl# CLIENT SPL (mg/Kg) (mg/Kg) (mg/Kg) (%) 195660 #9 1.0 1 *195661 #*10 100 1.0 N.D. 99.8 1

Hydrocarbon reported is in the late Diesel Range and does not match Note: our

Diesel Standard. Surrogate high due to matrix interference.

195663 #12 200 1.0 N.D. 1

Note: Hydrocarbon reported is in the late Diesel Range and does not match

Diesel Standard. Surrogate high due to matrix interference.

Matrix: SOIL Extracted: July 17, 1998 Sampled: July 17, 1998

Run#: Analyzed: July 20, 1998 13786

BLANK DILUTION REPORTING BLANK DIESEL LIMIT RESULT SPIKE FACTOR Spl# CLIENT SPL ID (mq/Kq)(mg/Kg) (mg/Kg) (%) 195662 #11

1000 1Ō Note: Surrogate high due to matrix interference.

Carolyn House Bruce Havlik

Analyst Analyst

Environmental Services (SDB)

July 29, 1998

Submission #: 9807382

BERLOGAR GEOTECHNICAL

Atten: Miles

Project: CASTERSON

Received: July 27, 1998

Project#: 2182.901

re: 2 samples for TPH - Diesel analysis.

Method: EPA 8015M

Sampled: July 23, 1998

Matrix: SOIL

Extracted: July 28, 1998

Run#: 13945

Analyzed: July 28, 1998

	CLIENT	SPL	ID	DIESEL (mg/Kg)	REPORTING LIMIT (mg/Kg)	BLANK RESULT (mg/Kg)	BLANK SPIKE (%)	DILUTION FACTOR
197259 197260	——			N.D. N.D.	1.0	N.D. N.D.	93.4 93.4	1

Carolyn House

Analyst

Environmental Services (SDB)

July 30, 1998

Submission #: 9807423

BERLOGAR GEOTECHNICAL

Atten: Miles Hunter

Project: CASTERSON

Received: July 29, 1998

Project#: 2182.901

re: 5 samples for TPH - Diesel analysis.

Method: EPA 8015M

Sampled: July 29, 1998

Matrix: SOIL Run#: 13977

Extracted: July 29, 1998

Analyzed: July 30, 1998

REPORTING BLANK BLANK DILUTION DIESEL <u>Spl# CLIENT SPL ID</u> 197708 #15 LIMIT RESULT SPIKE FACTOR (Mg/Kg) <u>(mg/Rg)</u> (mq/Kq)(%) 27000 100 N.D. 96.8 100

Sampled: July 29, 1998

Matrix: SOIL Run#: 13978

Extracted: July 29, 1998

Analyzed: July 30, 1998

REPORTING BLANK BLANK DILUTION DIESEL <u>Sp1# CLI</u> 197709 #16 LIMIT CLIENT SPL ID RESULT SPIKE FACTOR (mg/Kg)(mg/Rg) (mg/Kg) 1.2 Hydrocarbon reported does not match the pattern of our Diesel Note: 197710 #17 N.D. standard. 197711 #18 1.0 N.D. 197712 #19 N.D. 1 1.0 N.D. 7.2 - -1 Note: Hydrocarbon reported has characteristics of weathered/aged Diesel. 1.0 1

Carolyn House

Analyst

Bruce Havlik

Analyst

Environmental Services (SDB)

RECEIVED

AUG 0 7 1998

August 4, 1998

Submission Perspectation Actions

BERLOGAR GEOTECHNICAL

Atten: Miles Hunter

Project: COSTORSCU

Received: July 31, 1998

Project#: 2182.901

re: 4 samples for TPH - Diesel analysis.

Method: EPA 8015M

Sampled: July 31, 1998

Matrix: SOIL Run#: 14045

Extracted: August 3, 1998

Analyzed: August 3, 1998

REPORTING BLANK BLANK DILUTION DIESEL LIMIT RESULT SPIKE FACTOR Spl# CLIENT SPL ID (mg/Kg) (mg/Kg) (ma/Ka) 198154 20 77.7 77.7 3.6 1.0 N.D. 198155 21 N.D. 1.0 N.D. 1

Sampled: July 31, 1998

Matrix: SOIL Run#: 14045

Extracted: August 3, 1998

Analyzed: August 4, 1998

Spl# CLIENT SPL ID	DIESEL (mg/Kg)	REPORTING LIMIT (mg/Kg)	BLANK RESULT (mg/Kg)	BLANK SPIKE (%)	DILUTION FACTOR
198156 22	N.D.	1.0	N.D.	77.7	1
198157 23	N.D.	1.0	N.D	77 7	1

Carolyn House

Bruce Havlik Analyst

Environmental Services (SDB)

August 14, 1998

Submission #: 9808199

BERLOGAR GEOTECHNICAL

Atten: Frank Berlogar

Project: CASTERSON

Project#: 2182.901

Received: August 13, 1998

re: 4 samples for TPH - Diesel analysis.

Method: EPA 8015M

Sampled: August 13, 1998

Matrix: WATER

Extracted: August 13, 1998

Analyzed: August 14, 1998 Run#: 14279

BLANK BLANK DILUTION REPORTING -RESULT SPIKE FACTOR DIESEL LIMIT (₺) (ug/L) (uq/L)(uq/L) 5p1# CLIENT SPL ID 93.6 N.D. 200762 B-5 50 86 Hydrocarbon reported is in the early Diesel range and does not match our Note: Diesel standard. N.D. 93.6 N.D. 50 20076 B-6

Matrix: SOIL

Extracted: August 14, 1998

Analyzed: August 14, 1998 Sampled: August 13, 1998 14300 Run#:

BLANK DILUTION REPORTING BLANK RESULT SPIKE FACTOR LIMIT DIESEL (mg/Kg) (mq/Kq) (mq/Kq)Spl# 200761 CLIENT SPL ID 1.0 N.D. 1 B-5 N.D. 76.5 20076 B-6 N.D. N.D. 1.0

Bruce Havlik

Analyst

Environmental Services (SDB)

August 17, 1998

Submission #: 9808199

BERLOGAR GEOTECHNICAL

Atten: Frank Berlogar

Project: CASTERSON

Project#: 2182.901

Received: August 13, 1998

re: One sample for Gasoline BTEX analysis.

Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: B-5

Spl#: 200762

Matrix: WATER

Sampled: August 13, 1998 Run#:14328

Analyzed: August 14, 1998

ANALYTE	RESULT	REPORTING LIMIT (ug/L)	BLANK RESULT (uq/L)	BLANK DILUTION SPIKE FACTOR (%)
GASOLINE BENZENE TOLUENE ETHYL BENZENE XYLENES	N.D. N.D. N.D. N.D. N.D.	50 0.50 0.50 0.50 0.50	N.D. N.D. N.D. N.D.	83 1 85 1 85 1 92 1 89 1

Vincent Vancil

Analyst

Michael Verona

Environmental Services (SDB)

August 17, 1998

Submission #: 9808199

Project#: 2182.901

Atten: Frank Berlogar

Project: CASTERSON

BERLOGAR GEOTECHNICAL

Received: August 13, 1998

re: One sample for Gasoline BTEX analysis.

Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: B-5

Sp1#: 200764

Matrix: SOIL

Sampled: August 13, 1998

Run#:14311

Analyzed: August 14, 1998

NATA T NATE	RESULT	REPORTING LIMIT (mg/Kg)	BLANK RESULT (mg/Kg)	BLANK DILUTION SPIKE FACTOR (%)	
ANALYTE GASOLINE BENZENE TOLUENE ETHYL BENZENE XYLENES	 N.D. N.D. N.D. N.D. N.D.	1.0 0.0050 0.0050 0.0050 0.0050	N.D. N.D. N.D. N.D. N.D.	97 1 114 1 112 1 119 1 118 1	

Vincent Vancil

Analyst

Michael Verona

Environmental Services (SDB)

August 17, 1998

Submission #: 9808199

BERLOGAR GEOTECHNICAL

Atten: Frank Berlogar

Project: CASTERSON

Project#: 2182.901

Received: August 13, 1998

re: One sample for Gasoline BTEX analysis.

Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: B-6

Spl#: 200763 Sampled: August 13, 1998 Matrix: WATER

Run#:14328

Analyzed: August 14, 1998

ANALYTE	RESULT	REPORTING LIMIT (ug/L)	BLANK RESULT (ug/L)	BLANK DILUTION SPIKE FACTOR (%)
GASOLINE	N.D.	50	N.D.	83 1
BENZENE	N.D.	0.50	N.D.	85 1
TOLUENE	N.D.	0.50	N.D.	85 1
ETHYL BENZENE	N.D.	0.50	N.D.	92 1
XYLENES	N.D.	0.50	N.D.	89 1

Vincent Vancil

Analyst

Michael Verona

Environmental Services (SDB)

August 17, 1998

Submission #: 9808199

BERLOGAR GEOTECHNICAL

Atten: Frank Berlogar

Project: CASTERSON

Project#: 2182.901

Received: August 13, 1998

re: One sample for Gasoline BTEX analysis.

Method: SW846 8020A Nov 1990 / 8015Mod

Client Sample ID: B-6

Spl#: 200765 Sampled: August 13, 1998 Matrix: SOIL

Run#:14311

Analyzed: August 14, 1998

•		REPORTING	BLANK		DILUTION
	RESULT	LIMIT	RESULT	SPIKE	FACTOR
ANALYTE	(mg/Kg)	(mg/Kg)	(mg/Kg)	(%)	
GASOLINE	N.D.	1.0	N.D.	97	1
BENZENE	N.D.	0.0050	N.D.	114	1
TOLUENE	N.D.	0.0050	N.D.	112	1
ETHYL BENZENE	N.D.	0.0050	N.D.	119	1
XYLENES	N.D.	0.0050	N.D.	118	ī

Vincent Vancil

Analyst

Michael Verona