Stan Schmidt
1045 Hoge Rd.
Reno, NV 89506-9006

Nov 14, 1996

Re: 22313 Meekland Ave, Hayward

Dear Juliet Shin,

Enclosed is the P&D Environmental Soil Investigation Report. The backyard has also been swept.

In accordance with P&D's recommendations, I request that you grant me a letter stating that no further work or inspections are necessary. Thank.

Sincerely,

Stan Schmidt, owner

P & D ENVIRONMENTAL

A Division of Paul H. King, Inc.
4020 Panama Court
Oakland, CA 94611
(510) 658-6916

November 7, 1996
Report 01324.R1

Mr. Stan Schmidt
1045 Hoge Road
Reno, NV 89506-9006

SUBJECT: SOIL INVESTIGATION REPORT
Former Berglin Corporation
22313 Meekland Avenue
Hayward, California

Dear Mr. Schmidt:

P&D Environmental, a division of Paul H. King, Inc. (P&D), is pleased to present this report documenting soil investigation at the subject site. The investigation consisted of drilling a total of five boreholes in the parking lot behind the building at the former Berglin Corporation facility, and the collection of one soil sample at a depth of two feet below grade from each borehole for laboratory analysis. This work was performed in response to a request for investigation set forth in a letter dated June 14, 1996 from Mr. Ronald Owcarz at the Alameda County Department of Environmental Health (ACDEH) addressed to Mr. Stan Schmidt, and P&D's Work Plan dated September 26, 1996. The work plan was approved in a letter from Ms. Juliet Shin dated October 22, 1996. A Site Location Map is attached as Figure 1, and a Site Plan is attached as Figure 2.

All work was performed under the direct supervision of an appropriately registered professional. This report is prepared in accordance with guidelines set forth in the document "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" dated August 10, 1990 and "Appendix A - Workplan for Initial Subsurface Investigation" dated August 20, 1991.

BACKGROUND

Based upon review of a letter dated June 14, 1996 from Mr. Ron Owcarz of the ACDEH to Mr. Stan Schmidt, an inspection of the subject site on June 5, 1996 reveled the presence of over fifty 55-gallon drums and over 50 smaller vessels. The letter stated that the containers contained various unlabeled hazardous waste that was apparently left by the previous business owner.

Based upon review of copies of manifests provided by Mr. Schmidt, it is P&D's understanding that the drums and smaller vessels were removed from the site on July 17, 1996 by Safe-Way Chemical. The disposal facility identified on the manifests is Safe-Way Chemical in San Jose, California. Copies of the manifests were forwarded to the ACDEH on September 26, 1996 to the attention of Ron Owcarz.

It is P&D's understanding that TAC Environmental Services (TAC) was retained by Mr. Schmidt to perform preliminary soil characterization at the subject site. Review of a TAC letter report titled "Letter Report of Soil Sampling Activities" dated August 27, 1996 indicates that on August 9, 1996, TAC personnel collected one soil sample from one soil boring designated as SB-1 at the subject site. The soil sample was reported to have been collected at a depth of 1.0 feet from the soil boring. A map showing the soil sample collection location was not attached with the report. The TAC report states that the site was most recently used as a machine shop. Review of the TAC letter report shows that the sample was analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), benzene, toluene, ethylbenzene and xylenes (BTEX), Total Petroleum Hydrocarbons as Diesel (TPH-D), Total Petroleum Oil and Grease (TOG) and for Volatile Organic compounds using EPA Method 8240.

Review of the laboratory analytical results attached with the TAC report shows that TPH-G, toluene, xylenes, TPH-D and TOG were detected. EPA Method 8240

compounds were not detected. Review of the laboratory analytical report for TPH-G shows that the TPH-G results were identified by the laboratory as Stoddard solvent. The low concentration of toluene and xylenes detected in the BTEX analysis are consistent with Stoddard solvent BTEX concentrations. Review of the laboratory report for TPH-D shows that the TPH-D results were identified by the laboratory as Stoddard solvent and oil-range compounds. The absence of EPA Method 8240 compounds, TPH-G and TPH-D, and the presence of Stoddard solvent and oil-range compounds is consistent with the reported most recent former use of the property as a machine shop.

FIELD ACTIVITIES

On October 30, 1996 P&D personnel hand augered boreholes B1 through B5 for the collection of soil samples in the parking lot behind the building of the former Berglin Corporation. Ms. Juliet Shin was present to observe site conditions and investigation procedures. Following review of site conditions, the borehole locations were approved by Ms. Shin. The borehole locations are shown on Figure 2.

The area behind the building consists of an asphalt-covered parking lot. At the rear of the building is an elevated platform which appears to have been formerly enclosed with corrugated sheet metal. Based on the impressions of square post holes in the parking lot on the side of the platform farthest from the building (the southwestern side of the platform), the platform appears to have formerly extended approximately 10 feet beyond its present location. At the southwestern edge of what appears to have been the former platform, the asphalt was degraded or non-existent at what appeared to be two former platform loading locations (locations B1 and B5).

To the southeast of the elevated platform, oil stains and the rusty impressions of drums were observed along the southeastern edge (B2 and B3) of the property. The ground surface is sloped towards the southeastern edge of the property, and it appears that oil may have accumulated in depressions in this area. The asphalt at limited locations in this area (locations B2 and B3) was emulsified as a result of what appeared to be exposure to oil.

Based upon pictures provided by Ms. Shin, drums were historically stored in the western corner of the property. Oil stains were observed to be present in this area. One borehole (B4) was hand augered in this area to evaluate subsurface conditions. Based on the absence of any evidence of petroleum hydrocarbons in preliminary boreholes at the site, Ms. Shin requested that the soil samples be collected from all of the boreholes at depths of approximately two feet or less below grade.

The boreholes were hand augered using a 3.5-inch outside diameter hand auger. All of the boreholes were hand augered to total depths of 2.0 feet below grade. Groundwater was not encountered in any of the boreholes.

Soil from all of the boreholes was evaluated using a Model 580B Thermo Environmental photoionization detector (PID) equipped with a 10.0 eV bulb. The PID was calibrated using a 100 part per million (ppm) isobutylene standard prior to the beginning of field work on October 30, 1996. No evidence of staining, discoloration petroleum hydrocarbon odors or detectable PID readings were encountered in the soil in boreholes B1 through B5.

All of the soil samples were collected at a depth of 2.0 feet using a percussion sampler lined with a 2-inch diameter, 6-inch long brass tube. Following sample collection, the ends of the brass tubes for these samples were sealed with aluminum foil and plastic endcaps. The brass tubes were then labeled, placed into ziplock baggies, and stored in a cooler with ice pending delivery to McCampbell Analytical, Inc. in Pacheco, California. McCampbell

Analytical, Inc. is a State-accredited hazardous waste testing laboratory. Chain of custody procedures will be observed for all sample handling.

Following soil sample collection, the boreholes were filled with neat cement, in accordance with permit requirements. The hand auger and percussion sampler were decontaminated with an alconox solution and a clean water rinse prior to use in each borehole. Soil generated from the hand augering was stockpiled adjacent to each borehole pending receipt of the laboratory results.

GEOLOGY AND HYDROGEOLOGY

Based on review of regional geologic maps from U.S. Geological Survey Professional Paper 943, "Flatland Deposits - Their Geology and Engineering Properties and Their Importance to Comprehensive Planning," by E.J. Helley and K.R. Lajoie, 1979 the subject site is underlain by Coarse-Grained Alluvium (Qhac). The Coarse-Grained Alluvium is described as typically consisting of unconsolidated, moderately sorted permeable sand and silt with coarse sand and gravel more abundant toward fan heads.

Based on observations of the subsurface materials encountered in the boreholes, the subsurface materials in the area of investigation consist predominantly of yellow-brown sandy gravelly silt and fine to coarse sand baserock fill to a total depth of approximately 10 inches below grade. Beneath the fill, dark brown or black silty clay was encountered to the total depth explored of 2.5 feet below grade. No evidence of staining, discoloration or petroleum hydrocarbon odors were detected in any of the soil from the boreholes.

LABORATORY RESULTS

All of the soil samples were analyzed for Total Oil and Grease (TOG) using Standard Method 5520. The laboratory analytical results of the soil samples collected from the boreholes show that TOG was not detected in any of the boreholes with the exception of B5 where TOG was detected at a concentration 150 ppm.

The laboratory analytical results for the soil samples are summarized in Table 1. Copies of the laboratory analytical reports and chain of custody documentation are attached with this report.

DISCUSSION AND RECOMMENDATIONS

Review of site conditions on October 30, 1996 with Ms. Juliet Shin of the ACDEH revealed the presence of oil stains on the asphalt parking lot behind the former Berglin Corporation building at the subject site. Former drum storage areas were identified based on historical pictures, oil stains and the presence of rust stains from drum rims. In addition, what appeared to be a former loading area where the asphalt was degraded was identified in the vicinity of the former platform area.

No evidence of the location where the soil sample was collected by the previous consultant (TAC) was detected during the review of site conditions on October 30, 1996. In addition, the nozzle in the deck area which was reported by TAC to be connected to a fill pipe was determined to be connected to a compressed air system. Based upon this determination, Ms. Shin stated that further consideration of geophysical exploration would not be required as originally discussed in her letter dated October 22, 1996.

Based upon surface oil staining and evidence of drum storage areas identified during the review of site conditions on October 30, 1996 a total of five soil borings, designated as B1 through B5, were hand augered to a depth of two feet below grade in stained areas which were identified by Ms. Shin. One

soil sample was collected from each borehole at a depth of two feet below grade. The subsurface materials encountered in the boreholes consisted of baserock fill to a depth of approximately ten inches below grade, beneath which was brown and black silty clay to the total depth explored of approximately 2.5 feet below grade. No evidence of staining, discoloration or petroleum hydrocarbon odors were detected in any of the soil from the boreholes.

All of the samples were analyzed for total oil and grease using EPA Method 5520. The laboratory analytical results of the samples showed that oil and grease was not detected in any of the boreholes except for B5, where oil and grease was detected at a concentration of 150 ppm. Based upon a telephone conversation with Ms. Shin on October 6, 1996 concerning the site conditions and sample results, Ms. Shin indicated that analysis of the samples for CAM 17 metals and PNAs would not be required as originally discussed in her letter dated October 22, 1996.

Based upon the laboratory analytical results, review of site conditions with Ms. Shin and the general absence of evidence of petroleum hydrocarbon impact to subsurface materials in the boreholes, the oil staining at the site appears to be surficial in nature. Based on these results, P&D recommends that no further action be performed related to the soil at the site.

DISTRIBUTION

Copies of this report should be distributed to Ms. Juliet Shin at the Alameda County Department of Environmental Health, and to Mr. Richard Hiett at the San Francisco Bay Regional Water Quality Control Board. Copies of the report should be accompanied by a transmittal letter signed by Mr. Stan Schmidt.

LIMITATIONS

This report was prepared solely for the use of Mr. Stan Schmidt. The content and conclusions provided by P&D in this assessment are based on information collected during our investigation, which may include, but not be limited to, visual site inspections; interviews with site owner, regulatory agencies and other pertinent individuals; review of available public documents; subsurface exploration and our professional judgement based on said information at the time of preparation of this document. Any subsurface sample results and observations presented herein are considered to be representative of the area of investigation; however, geological conditions may vary between borings and may not necessarily apply to the general site as a whole. If future subsurface or other conditions are revealed which vary from these findings, the newly-revealed conditions must be evaluated and may invalidate the findings of this report.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information contained herein is brought to the attention of the appropriate regulatory agencies, where required by law. Additionally, it is the sole responsibility of the owner to properly dispose of any hazardous materials or hazardous wastes left onsite, in accordance with existing laws and regulations.

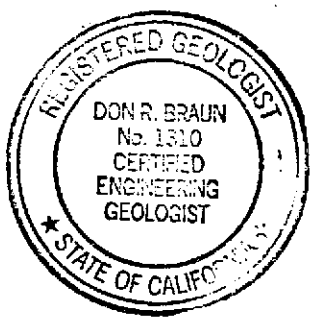
This report has been prepared in accordance with generally accepted practices using standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. P&D is not responsible for the accuracy or completeness of information provided by other individuals or entities which is used in this report. This report presents our professional judgement based upon data and findings identified in this report and interpretation of such data based upon our experience and background, and no warranty, either express or implied, is made. The conclusions presented are based upon the current regulatory climate and may require revision if future regulatory changes occur.

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental

Paul H. King
Hydrogeologist



Don R. Braun
Certified Engineering Geologist
Registration No.: 1310
Expiration Date: 6/30/98

PHK/aog
0132.R1

Attachments: Table 1
Site Location Map (Figure 1)
Site Plan Detail (Figure 2)
Laboratory Analytical Results
Chain of Custody Documentation

TABLE 1
BOREHOLE SOIL SAMPLES
SUMMARY OF LABORATORY ANALYTICAL RESULTS
(Samples Collected on October 30, 1996)

Sample No.	Total Oil & Grease by EPA Method 5520
B1	ND
B2	ND
B3	ND
B4	ND
B5	150

ND = Not Detected.
Results are in parts per million (ppm), unless otherwise indicated.

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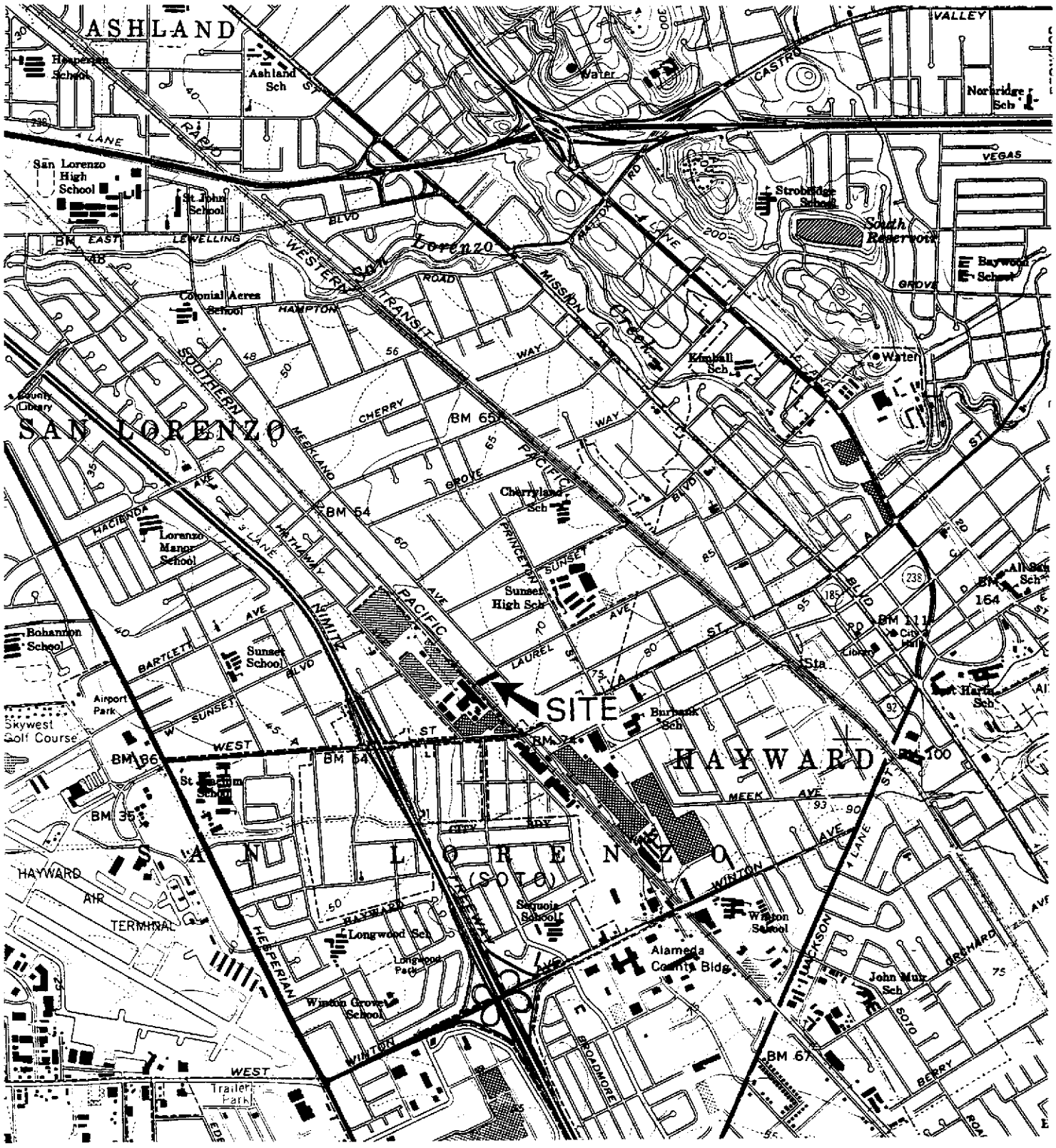

Base Map From
U.S. Geological Survey
Hayward, Calif.
7.5 Minute Quadrangle
Photorevised 1981

Figure 1
SITE LOCATION MAP
Former Berglin Corporation
22313 Meekland Avenue
Hayward, California

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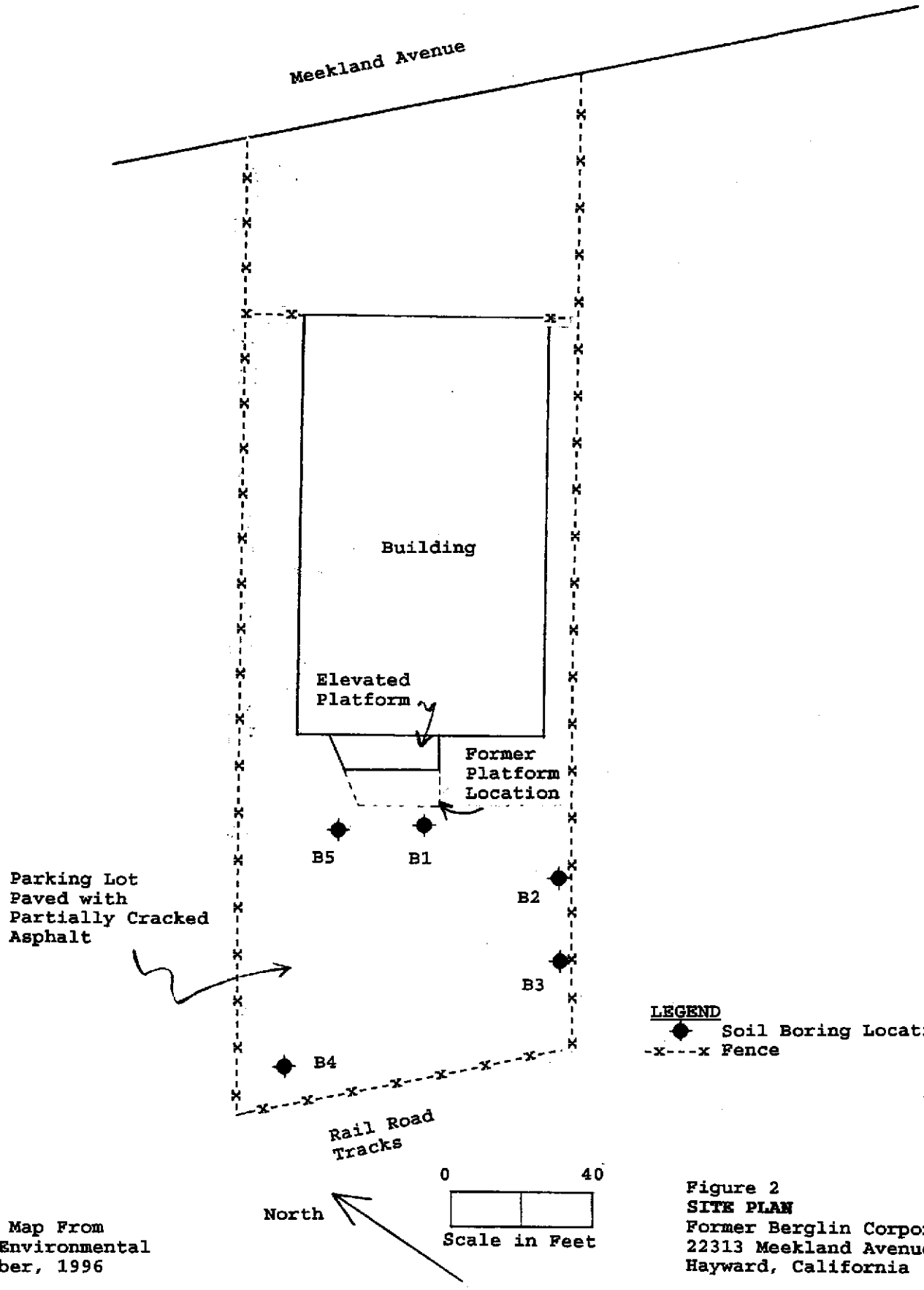

Base Map From
P&D Environmental
October, 1996

Figure 2
SITE PLAN
Former Berglin Corporation
22313 Meekland Avenue
Hayward, California

McCAMPBELL ANALYTICAL INC. | 110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

P & D Environmental 4020 Panama Court Oakland, CA 94611	Client Project ID: # 0132; Former Berglin Corporation	Date Sampled: 10/30/96
		Date Received: 10/31/96
	Client Contact: Paul King	Date Extracted: 11/1/96
	Client P.O:	Date Analyzed: 11/1/96

Petroleum Oil & Grease (with Silica Gel Clean-up) *

EPA methods 413.1, 9070 or 9071; Standard Methods 5520 D/E&F or 503 D&E for solids and 5520 B&F or 503 A&E for liquids

Lab ID	Client ID	Matrix	Oil & Grease*
70708	B1	S	ND
70709	B2	S	ND
70710	B3	S	ND
70711	B4	S	ND
70712	B5	S	150
Reporting Limit unless otherwise stated; ND means not detected above the reporting limit		W	5 mg/L
		S	50 mg/kg

* water samples are reported in mg/L and soil and sludge samples in mg/kg

h) lighter than water immiscible sheen is present; i) liquid sample that contains greater than ~ 5vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

McCAMPBELL ANALYTICAL INC.
110 2nd Avenue South, #D7, Pacheco, CA 94553
Tele: 510-798-1620 Fax: 510-798-1622

QC REPORT FOR HYDROCARBON ANALYSES

Date: 11/01/96-11/02/96 Matrix: Soil

Analyte	Concentration (mg/kg) Sample (#68823)	MS	MSD	Amount Spiked	% Recovery MS	% Recovery MSD	RPD
TPH (gas)	0.000	1.840	1.853	2.03	91	91	0.7
Benzene	0.000	0.172	0.174	0.2	86	87	1.2
Toluene	0.000	0.182	0.184	0.2	91	92	1.1
Ethylbenzene	0.000	0.174	0.176	0.2	87	88	1.1
Xylenes	0.000	0.524	0.534	0.6	87	89	1.9
TPH (diesel)	0	314	315	300	105	105	0.2
TRPH (oil and grease)	0.0	11.4	11.3	10	114	113	0.9

% Rec. = (MS - Sample) / amount spiked x 100

RPD = (MS - MSD) / (MS + MSD) x 2 x 100

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CHAIN OF CUSTODY RECORD

7514APD201

PAGE 1 OF 1

PROJECT NUMBER:	PROJECT NAME:
0132	Former Berglin Corporation

SAMPLED BY: (PRINTED AND SIGNATURE)
Ahmad Ghandour

SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION	NUMBER OF CONTAINERS	ANALYSIS(ES): Total Oil & Grease 5520	PRESERVATIVE	REMARKS
B1	10/30/96		Soil		1	X	ICE	Normal Turn Around
B2	"		"		1	X	"	"
B3	"		"		1	X	"	"
B4	"		"		1	X	"	"
B5	"		"		1	X	"	"

70708
70709
70710
70711
70712

ICE/T 1
GOOD CONDITION 1
HEAD SPACE ABSENT 1

	VOAS	O&G	METALS	OTHER
PRESERVATIVE APPROPRIATE				
CONTAINERS	1			

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
Ahmad Ghandour	10/30/96	01:36	[illegible] for
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
[illegible] for	10-31-96	9:42 am	
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)
			Linda Rico

REMARKS:

TOTAL NO. OF SAMPLES (THIS SHIPMENT): 5
TOTAL NO. OF CONTAINERS (THIS SHIPMENT): 5

LABORATORY: McCampbell Analytical

LABORATORY CONTACT: Ed. Hamilton

LABORATORY PHONE NUMBER: (510) 798-1620

SAMPLE ANALYSIS REQUEST SHEET ATTACHED: ( )YES (X)NO