IVAN VEGVARY, P.E., L.S.

Municipal Engineering • Environmental Cleanup

40 Terra Teresa
Lafayette, California 94549
(415) 947-1051

November 1, 1988

1863 San Antonio Ave Berk
835-6667

Mr. Ken Schmier Project
2615 Magnolia # E
Oakland, CA 94607

re: Park Business Center, 1145 Park Avenue, Emeryville

Dear Mr. Schmier,

The following is a summary of your cleanup activity at the above address. Said summary is based on tests by Environmental Protection Agency certified laboratories. Please note that no pollutants were found within the properties that you have purchased, including all of parcels 1, 2 and 3 as shown on Parcel Map 5484.

During the course of construction pollutants were found on the public rights-of-way, i.e. Emery Street, and Watts Street. It has always been opinion that these problems belong to the City of Emeryville and their Redevelopment Agency. It appears, that in the interest of time, your contractor has decided to abate these problems rather than wait for the City to deal with same. The results of his efforts are as follows:

GROUP ONE

A total of five tanks were found in Emery Street. Said tanks were abated and the surrounding ground was shown to be clean by proper sampling and testing. Said testing was done on 4/30/87, 7/1/87 and 10/12/87 by Trace Analysis laboratory, Inc. Emery Street should be considered clean and the excavations have been resurfaced. The laboratory tests are attached to the end of this document.

Your contractor may wish to apply to the City of Emeryville for any reimbursements for the abatement on their property.

GROUP TWO

A single storage tank was discovered on the East side of Watts Avenue approximately 180 feet south of Park Avenue. Said tank and its contents have been removed and taken off site. Soil testing at the bottom of the excavation indicates the presence of 2,480 parts per million of Motor Oil and Diesel. I would consider this amount to be rather light, although the Water Quality Control Board indicates that pollution levels above 1000 parts per million should be monitored. Their concern is the possible pollution of groundwater. Please note that any groundwater in this area would migrate westerly and therefore away from your project. While I totally disagree with the need for monitoring in this public right-of-way, the net result for your building occupants will be the witnessing of an eight inch valve cover in the middle of the street, and occasional sampling by the City of Emeryville.

In conclusion, I would recommend that your contractor rightly hand this Emery Street cleanup to the City for their final resolution.

Laboratory results for both groups are attached. If you have further questions, I will be happy to elaborate.

Respectfully submitted,

Ivan Vegvary
Civil Engineer

Trace Analysis Laboratory, Inc.
3423 Investment Boulevard, #8 • Hayward, California 94545
(415) 783-6960

RECEIVED MAY 0 1 1987

TAL

DATE: 4/30/87

LOG NO.: 4737

DATE SAMPLED: 4/27/87

DATE RECEIVED: 4/27/87

CUSTOMER: Dalzell Corporation

REQUESTER: Wayne Dalzell

PROJECT: American Rubber, 1145 Park Avenue, Emeryville

Sample Type: Soil

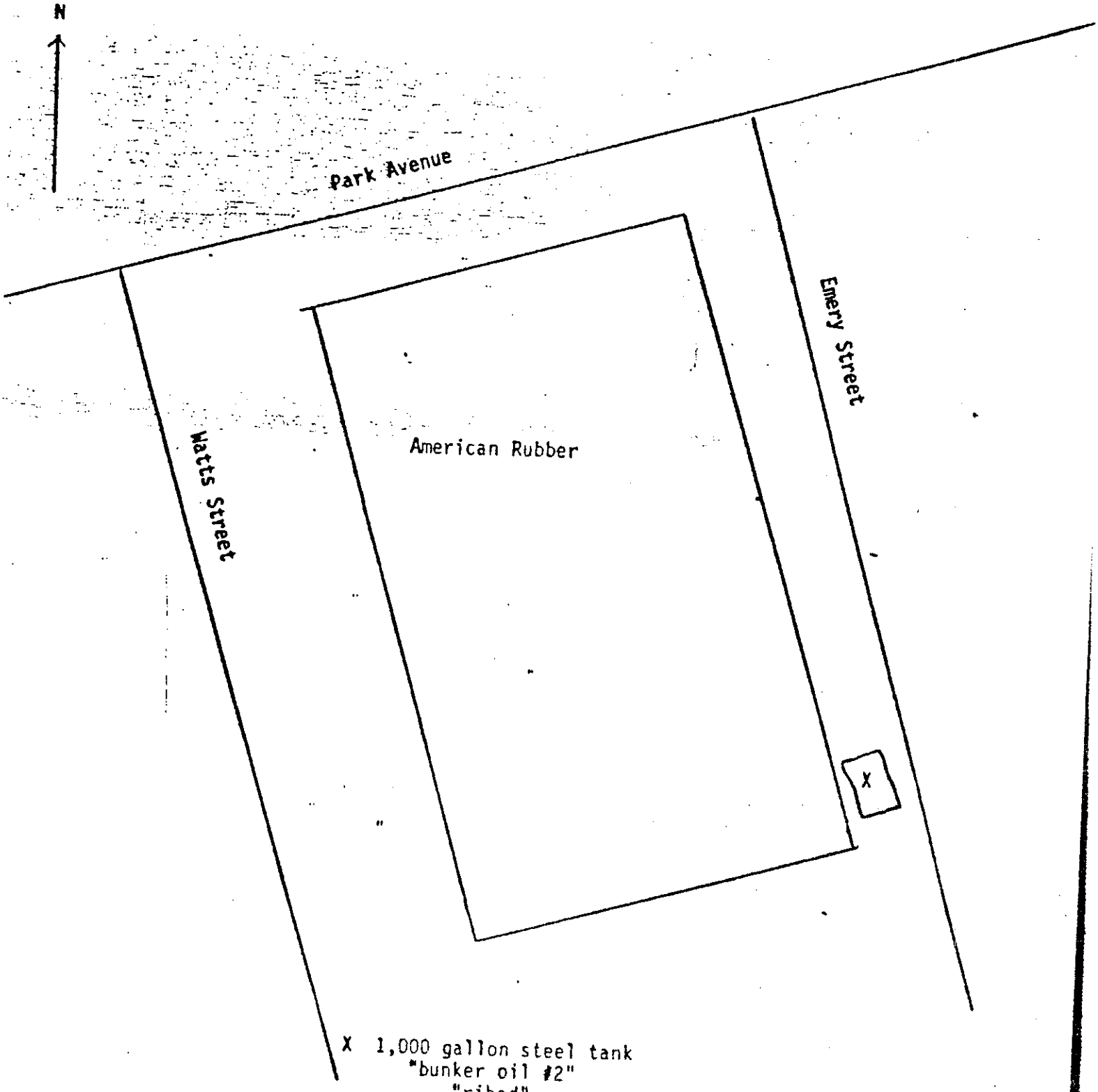
Method and Constituent	Units	Detection Limit	1,000 gallon steel tank, bunker oil No. 2, 6'
Modified EPA Method 8015:			
Extractable Hydrocarbons	mg/kg	0.1	< 0.1

Ronald H. Ming Chew

Ronald H. Ming Chew
Supervisory Chemist

RMC:vs

American Rubber
1145 Park Avenue
Emeryville



X 1,000 gallon steel tank
"bunker oil #2"
"ribed"

Trace Analysis Laboratory, Inc.
3425 Investment Boulevard, #8 • H[illegible]ard, California 94545

RECEIVED JUL 0 2 1987

2807

(415

TAL

DATE: 7/1/87
LOG NO.: 4926
DATE SAMPLED: 6/29/87
DATE RECEIVED: 6/29/87

CUSTOMER: Dalzell Corporation

REQUESTER: Wayne Dalzell

PROJECT: American Rubber, 1145 Park Avenue, Emeryville, CA

Sample Type: Soil

Method and Constituent	Units	Detection Limit	No. 1 Concentration	No. 2 Concentration
Modified EPA Method 8015:				
Volatile Hydrocarbons	mg/kg	0.8	< 0.8	8.9

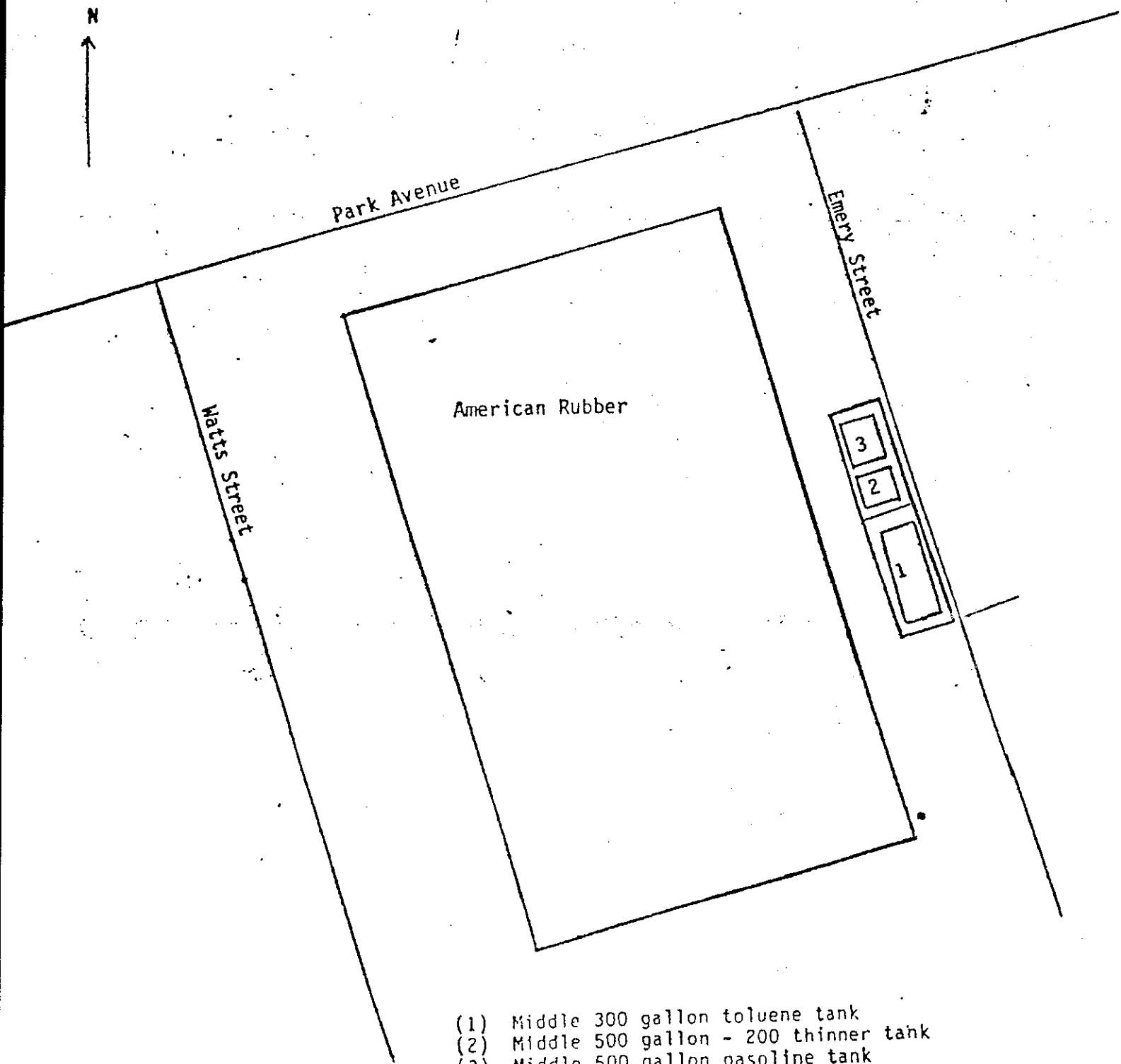
Method and Constituent	Units	Detection Limit	No. 3 Concentration
Modified EPA Method 8015:			
Volatile Hydrocarbons	mg/kg	0.8	< 0.8

Ronald H. Ming Chew
Supervisory Chemist

RHC:mln

Group One 3/5

American Rubber
1145 Park Avenue
Emeryville



(1) Middle 300 gallon toluene tank
(2) Middle 500 gallon - 200 thinner tank
(3) Middle 500 gallon gasoline tank

Group One 4/5

Trace Analysis Laboratory, Inc.
3423 Investment Boulevard, #6 • Hayward, California 94545
(415) 783-69

TAL

DATE REVISED: 10/12/87
LOG NO.: 4715
DATE SAMPLED: 4/20/87
DATE RECEIVED: 4/20/87

CUSTOMER: Dalzell Corporation
REQUESTER: Wayne Dalzell
PROJECT: American Rubber, 1145 Park Avenue, Emeryville

Sample Type: Soil

Method and Constituent	Units	Detection Limit	#4 - 10,000 gallon Diesel, 12' Concentration
Modified EPA Method 8015:			
Extractable Hydrocarbons	mg/kg	0.5	< 0.5

Group One 5

Pace laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

Report date: October 20, 1988
Client: Zero Waste Systems
2928 Poplar Street
Oakland CA 94608
Attn.: Claudette

Pace job #: ZWS 0808 -L

Date sampled: September 28, 1988
Sampled by: J.R. Thiel

Site: Van Caitlin Pit

Date received: September 28, 1988
Submitted by: J.R. Thiel

P.O.: 19542

Lab #	Client ID	Matrix	Analysis
8- 9244	Van Caitlin	soil	GC/MS VOAs ppol, 8240
8- 9244	Van Caitlin	soil	Lead 7420
8- 9244	Van Caitlin	soil	Diesel 3550/8015
8- 9244	Van Caitlin	soil	TPH light only 5030/8015
8- 9244	Van Caitlin	soil	Oil & Grease (grv) 3550, SM503E
8- 9244	Van Caitlin	soil	Cadmium 7130/31
8- 9244	Van Caitlin	soil	Chromium 7190/91
8- 9244	Van Caitlin	soil	Zinc 7950

Dear Client,

No problems were encountered with the analysis of your samples. We will store samples for 30 days after the report date. The samples will be returned to the client after the 30-day period, unless other arrangements are made.
If you have any questions, please feel free to call Lisa Petersen, our Client Services Coordinator at 415-883-6100.

Sample Controller

Group Two 1/10

ace laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

Report Date: 19-Oct-88
PACE JOB #: ZWS 0808-L
Analytical Method: SEE BELOW

Completion Date: 13-Oct-88
Analyst: Nackord
Reported by: Harwood

MATRIX: SOIL

LAB #	CLIENT ID	Cadmium (Cd) (mg/kg)	Chromium (Cr) (mg/kg)	Lead (Pb) (mg/kg)	Zinc (Zn) (mg/kg)
8-9244	Van Caitlin	N.D.	37	48	130
Detection limit		1.0	1.0	5.0	1.0
Method number		EPA 6010	EPA 6010	EPA 6010	EPA 6010

QUALITY CONTROL DATA
PACE JOB #: ZWS 0808-L

COMPOUND	Blank (mg/l)	Spike Duplicate % deviation	Spike % recovery
Cadmium	N.D.	3.0	95
Chromium	N.D.	5.7	96
Lead	N.D.	*	*
Zinc	N.D.	3.3	92

N.D.: Not Detected
*: Spiking level too low for evaluation.

Analytical Supervisor

Group Two 2/10

ace laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

Report Date: 13-Oct-88
PACE JOB #: ZWS 0808-L
Analytical Method: 5030/8015
MATRIX: SOIL

Analysis Completion : 10-Oct-88
Reported By: J.Harwood
Analyst: Attia

LAB # 8-9244
CLIENT'S ID: Van Caitlin

COMPOUND	RESULT (ug/kg)	Detection Limit (ug/kg)
Total Petroleum Hydrocarbons (light)--	210	50.0

QUALITY CONTROL DATA
Surrogate Spike % Recovery
Fluorobenzene 98%

QUALITY CONTROL DATA
PACE JOB #: ZWS 0808-L

COMPOUND	Blank (mg/l)	Spike Duplicate % deviation	Spike % recovery
Gasoline--------	N.D.	1	92

QUALITY CONTROL DATA
Surrogate Sike % Recovery
Fluorobenzene 95% 113% 113%

N.D.: Not Detected.

Analytical Supervisor

Group Two

ace laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

Report Date:	13-Oct-88	Completion Date:	12-Oct-88
PACE JOB #:	ZWS 0808-L	Reported by:	J.Harwood
Analytical Method:	EPA 3550/8015	Analyst:	Clark
MATRIX: SOIL			

LAB #	CLIENT ID	Total Petroleum Hydrocarbons (Heavy) (mg/kg)	Calibration Standard	Identifiable As	Detection Limit (mg/kg)
8-9244	Van Caitlin	2,480	Diesel	Motor Oil and Diesel	200

QUALITY CONTROL DATA — PACE JOB #: ZWS 0808-L

COMPOUND	Blank (mg/l)	Spike Duplicate % deviation	Spike % recovery
Diesel	N.D.	7	103

N.D.: Not Detected

Analytical Supervisor

Group Two 4/10

Pace Laboratories, Inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

Report Date:	17-Oct-88	Completion Date:	09-Oct-88
PACE JOB #:	ZWS 0808-L	Reported by:	J.Harwood
Analytical Method:	EPA 3550/503E	Analyst:	Weeks
MATRIX:	SOIL		

LAB #	CLIENT ID	OIL and GREASE (mg/kg)	Detection Limit(mg/kg)
8-9244	Van Caitlin	285	10.0

QUALITY CONTROL DATA

PACE JOB #: ZWS 0808-L

COMPOUND	Blank (mg/l)	Spike Duplicate % deviation	Spike % recovery
Oil and Grease	N.D.	2	73

Analytical Supervisor

Group 7 5/10

PACE laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

Analysis Completion : 6-Oct-88 Completion Date: 10-Oct-88
PACE JOB #: ZWS 0808-L Reported by: J. Harwood
Analytical Method: EPA 8240 Analyst: Moezzi/Siegmund
MATRIX: SOIL

LAB #: 8-9244 CLIENT ID: Van Caitlin

COMPOUND	Result (ug/kg)	Detection Limit (ug/kg)
Dichlorodifluoromethane	2.0	1.0
Chloromethane	N.D.	1.0
Vinyl Chloride	N.D.	1.0
Bromomethane	N.D.	1.0
Chloroethane	N.D.	1.0
Trichlorofluoromethane	N.D.	0.5
2-Butanone(MEK)	N.D.	0.5
Iodomethane	N.D.	0.5
1,1-Dichloroethene	N.D.	0.5
Carbon Disulfide	N.D.	0.5
Acrylonitrile	N.D.	0.5
Methylene Chloride	13.2	0.5
trans-1,2-Dichloroethene	N.D.	0.5
1,1-Dichloroethane	N.D.	0.5
Chloroform	N.D.	0.5
1,1,1-Trichloroethane	N.D.	0.5
1,2-Dichloroethane	N.D.	0.5
Carbon Tetrachloride	N.D.	0.5
Benzene	N.D.	0.5
1,2-Dichloropropane	N.D.	0.5
Trichloroethene	N.D.	0.5
Dibromomethane	N.D.	0.5
Bromodichloromethane	N.D.	0.5
trans-1,3-Dichloropropene	N.D.	0.5
3-Methyl-2-pentanone(MIBK)	N.D.	0.5
Toluene	0.6	0.5

11 Digital Drive □ Novato, CA 94949 □ Phone (415) 883-6100

Group Two 6/10

pace laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

Analytical Method: EPA 8240 PACE JOB #: ZWS 0808-L
LAB #: CLIENT ID:

COMPOUND	Result (ug/kg)	Detection Limit (ug/kg)
cis-1,3-Dichloropropene	N.D.	0.5
1,1,2-Trichloroethane	0.8	0.5
2-Chloroethylvinyl ether	N.D.	0.5
Ethylmethacrylate	N.D.	0.5
Dibromochloromethane	N.D.	0.5
Tetrachloroethene	N.D.	0.5
Chlorobenzene	N.D.	0.5
Ethylbenzene	N.D.	0.5
Bromoform	N.D.	0.5
Xylene	1.2	0.5
1,1,2,2,-Tetrachloroethane	N.D.	0.5
1,2,3-Trichloropropane	N.D.	0.5
1,4-Dichloro-2-butene	N.D.	0.5

QUALITY CONTROL DATA	Surrogate Spike % Recovery
1,2-Dichloroethane-d4	103 %
Toluene-d8	103 %
4-Bromofluorobenzene	70 %*

N.D.: Not Detected

*: Interference due to the presence of heavy hydrocarbons.

Analytical Supervisor

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Group Two 7/10

Pace laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

QUALITY CONTROL DATA
METHOD: EPA 8240

PACE JOB #: ZWS 0808-L

COMPOUND	Blank (ug/l)	Spike Duplicate % deviation	Spike % recovery
Dichlorodifluoromethane	N.D.	-	N.S.
Chloromethane	N.D.	-	N.S.
Vinyl Chloride	N.D.	-	N.S.
Bromomethane	N.D.	-	N.S.
Chloroethane	N.D.	-	N.S.
Trichlorofluoromethane	N.D.	-	N.S.
Iodomethane	N.D.	-	N.S.
1,1-Dichloroethene	N.D.	-	N.S.
Carbon Disulfide	N.D.	-	N.S.
Acrylonitrile	N.D.	-	N.S.
Methylene Chloride	N.D.	-	N.S.
trans-1,2-Dichloroethene	N.D.	-	N.S.
1,1-Dichloroethane (M.S.)	N.D.	-	N.S.
Chloroform	N.D.	10	N.S.
1,1,1-Trichloroethane	N.D.	-	99
1,2-Dichloroethane	N.D.	-	N.S.
Carbon Tetrachloride	N.D.	-	N.S.
Benzene (M.S.)	N.D.	-	N.S.
1,2-Dichloropropane	N.D.	9	N.S.
Trichloroethene (M.S.)	N.D.	-	108
Dibromomethane	N.D.	7	N.S.
Bromodichloromethane	N.D.	-	103
trans-1,3-Dichloropropene	N.D.	-	N.S.
3-Methyl-2-pentanone (MIBK	N.D.	-	N.S.
Toluene (M.S.)	N.D.	-	N.S.
cis-1,3-Dichloropropene	N.D.	6	N.S.
1,1,2-Trichloroethane	N.D.	-	94
2-Chloroethylvinyl ether	N.D.	-	N.S.
Ethylmethylacrylate	N.D.	-	N.S.
Dibromochloromethane	N.D.	-	N.S.
Tetrachloroethene	N.D.	-	N.S.
Chlorobenzene (M.S.)	N.D.	-	N.S.
Ethylbenzene	N.D.	6	N.S.
Bromoform	N.D.	-	111
Xylene	N.D.	-	N.S.
1,1,2,2,-Tetrachloroethan	N.D.	-	N.S.
1,2,3-Trichloropropane	N.D.	-	N.S.
1,4-Dichloro-2-butene	N.D.	-	N.S.
			N.S.

(Pg.1 of 2)

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Group Two 8/10

pace laboratories, inc.
FORMERLY WESCO LABORATORIES

REPORT OF LABORATORY ANALYSIS

Offices:
Minneapolis, Minnesota
Tampa, Florida
Coralville, Iowa
Novato, California

QUALITY CONTROL DATA (cont.)

METHOD:EPA 8240 PACE JOB #: ZWS 0808-L

QUALITY CONTROL DATA	Blank	Spike	Spike Duplicate
Surrogate Spike % Recovery			
1,2-Dichloroethane-d4	108%	118 %	109%
Toluene-d8	90%	94 %	120%
4-Bromofluorobenzene	101%	101 %	86%

N.D.: Not Detected M.S.: Matrix Spike
N.S.: Not Spiked

Analytical Supervisor

11 Digital Drive □ Novato, CA 94949 □ Phone (415) 883-6100

Group Two 9/10

ERO WASTE SYSTEMS, INC. ANALYSIS AND CHAIN OF CUSTODY FORM

2926 POPLAR STREET · OAKLAND, CA 94608 · 415/893-8257

rce of material:
1199 Park St Emeryville Van Caitlin pit

er or generator:
Van Caitlin

will be billed? Include billing address.
Zero Waste Systems
ZWS inv. 19542

ments:
soil from bottom of pit Van Caitlin

ected material:

Sample Code or ID

heck for: 1) GC/MS VOAs 8240 4) TPH Light only "Van Caitlin"
2) lead 7420 5) oil & grease
3) Diesel 3550/8015 6) cadmium 8) zinc
7) chromium

ual material: (Attach any documentation or printouts to this form.)

pled by:	Date:	From: (type of container or area)	Sampling method:	Released by: (owner signature and print name)
JR	9/28	soil-core		Ralph, Van Caitlin mj 9/28
	Time: 11 30	pit bottom (east side)		To custody of: (signature and print name) J.R. Thiel J.R.Thiel

ed where? Pace Labs | Date: 9/28/88 | Time: 305P | Route or shipper:

custody of:

ments:

nature and print name

ved where? | Date: | Time: | Route or shipper:

custody of:

mments:

nature and print name

ZWS 08088

Green Tree 10/10

ace Analysis Laboratory, Inc.
1423 Investment Boulevard, #8 • Hayward, California 94545 RECEIVED JUL 0 2 1987 (415) 783-6960

TAL

835-0732
Wayne
No field GT

DATE: 7/1/87
LOG NO.: 4926
DATE SAMPLED: 6/29/87
DATE RECEIVED: 6/29/87

CUSTOMER: Dalzell Corporation

REQUESTER: Wayne Dalzell

PROJECT: American Rubber, 1145 Park Avenue, Emeryville, CA

			Sample Type: Soil	
Method and Constituent	Units	Detection Limit	No. 1 Concentration	No. 2 Concentration
Modified EPA Method 8015:				
Volatile Hydrocarbons	mg/kg	0.8	< 0.8	8.9

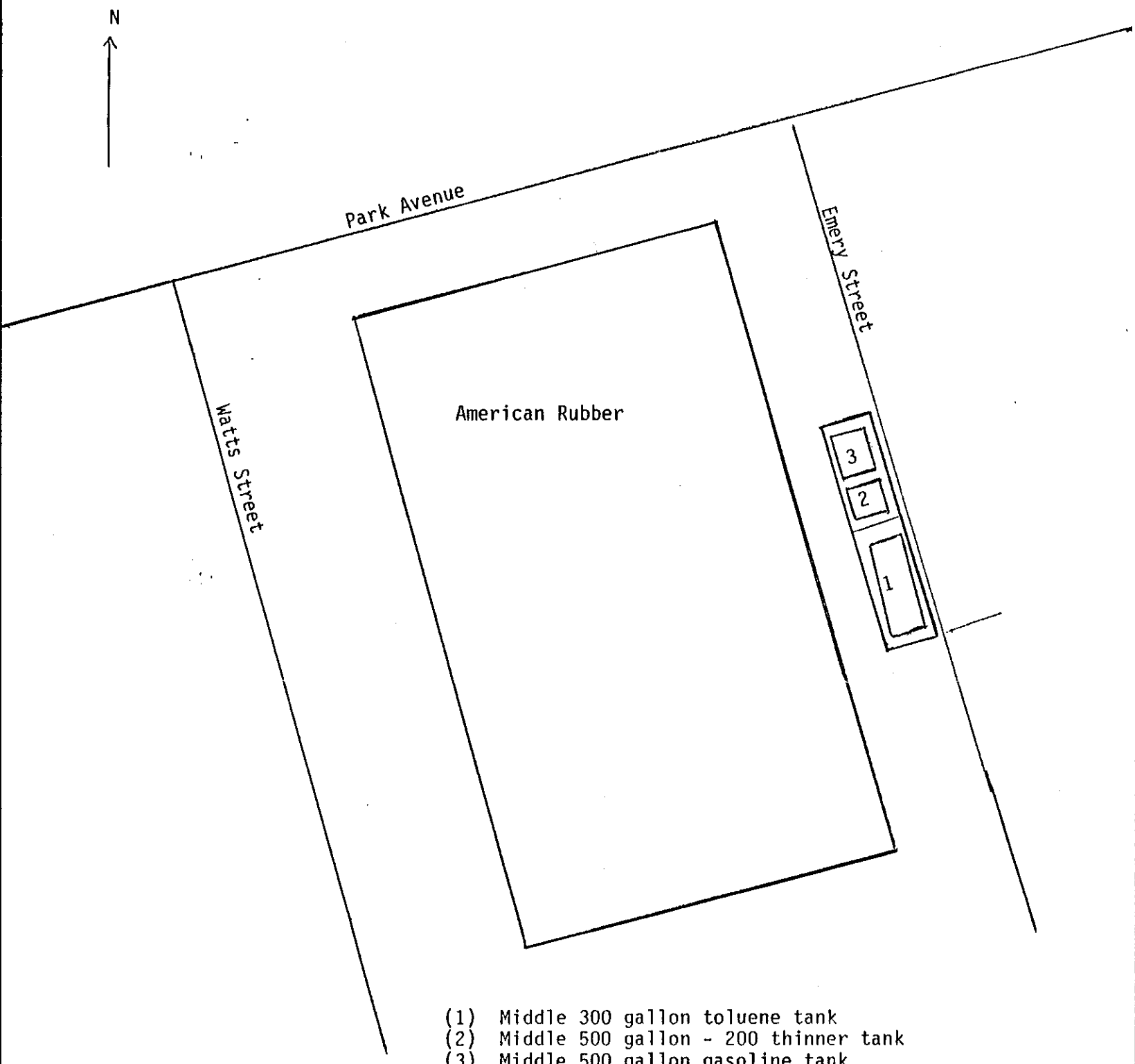
			No. 3 Concentration
Modified EPA Method 8015:			
Volatile Hydrocarbons	mg/kg	0.8	< 0.8

RECEIVED
JUL 6 1987
ALAMEDA COUNTY HEALTH CARE SERVICES

Ronald H. Ming Chew
Supervisory Chemist

RHC:mln

American Rubber
1145 Park Avenue
Emeryville



(1) Middle 300 gallon toluene tank
(2) Middle 500 gallon - 200 thinner tank
(3) Middle 500 gallon gasoline tank

ENVIRONMENTAL PROTECTION AGENCY
Office of Enforcement

CHAIN OF CUSTODY RECORD

PROJ. NO. | PROJECT NAME: American Rubber, 1145 Park Avenue, Emeryville, CA

SAMPLERS: (Signature)
Wayne Dalzell

STA. NO.	DATE	TIME	COMP.	GRAB	STATION LOCATION	NO. OF CONTAINERS	TVH only	REMARKS
#1	6/29/87	2:30p		X	Soil	1	X	11' Depth
#2	↓	↓		↓	↓	1	X	↓
#3	↓	↓		↓	↓	1	X	↓

Relinquished by: (Signature)	Date / Time	Received by: (Signature)	Relinquished by: (Signature)	Date / Time	Received by: (Signature)
	6/29/87 2130	TAL / K. Jean Moore			
Relinquished by: (Signature)	Date / Time	Received by: (Signature)	Relinquished by: (Signature)	Date / Time	Received by: (Signature)
Relinquished by: (Signature)	Date / Time	Received for Laboratory by: (Signature)	Date / Time	Remarks	

Distribution: Original Accompanies Shipment; Copy to Coordinator Field Files

3– 0605

emeryville,
california
94662
p.o. box 8284
telephone 654-7092
835-0732

DALZELL CORPORATION

engineering contractor for industry

Contractors License
No. 202440

April 9, 1987.

Alameda County Dept. of Environmental Health
470 27th St.
Oakland, CA 94612

Att'n: Ted Gerow
Public Health Engineer

Dear Mr. Gerow:

This is to notify your office that we will be removing five fuel tanks located at American Rubber Mfg. Co., 1145 Park Ave., Emeryville, CA.

In accordance with regulations, we have received a permit from the City of Emeryville Fire Department to perform this work.

Sincerely,

DALZELL CORPORATION

Wayne D. Dalzell
President

WDD:lam

Amer. Rubber Mfg Co.
888 92nd Ave
Oak. 94603
~~652-0800~~
changed
635-6161