

580 MARKETPLACE
ENVIRONMENTAL REPORT 10:

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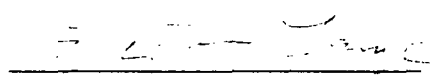
A Report Prepared for:


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**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
AND PHASE II SUBSURFACE INVESTIGATION
580 MARKETPLACE SHOPPING CENTER
3735-4065 EAST CASTRO VALLEY BOULEVARD
CASTRO VALLEY, CALIFORNIA**

DECEMBER 18, 1997

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EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) and Phase II investigation of the 580 Marketplace Shopping Center in the City of Castro Valley, California. The purposes of the ESA were to identify and document: (1) the current and historical environmental conditions at the subject site; and (2) the presence of substances which indicate an existing, past or potential adverse impact to the air, soil, groundwater or surface waters as a result of operations on the subject site and adjacent and surrounding properties, and which indicate further investigation may be necessary to evaluate the potential environmental liabilities associated with the subject site. These studies were performed by PES Environmental, Inc. on behalf of Burnham Pacific Properties, Inc., which is purchasing the subject property from Golden State Properties.

The 580 Marketplace Shopping Center is located at 3735-4065 East Castro Valley Boulevard in a primarily residential and commercial region in the City of Castro Valley, Alameda County, California. The approximately 10.4-acre site was constructed in 1990 and contains a retail shopping center consisting of four buildings with 26 tenant spaces, of which 25 are currently occupied.

The subject property was used as agricultural land with associated residences prior to the development of the property as a retail shopping mall in 1990. Based on historical aerial photos and records review, there is no evidence of past chemical use on the subject property that would pose an environmental concern to the subject property.

According to information provided by regulatory agencies, there are no sites in the vicinity of the subject property which are likely to affect environmental conditions at the subject property.

Significant use of chemicals on the subject property is limited to Dryclean 580, which uses perchloroethylene (PCE), a dry-cleaning solvent, and generates PCE wastes.

As part of this assessment, a Phase II investigation (soil gas survey and soil sampling) was performed at Dryclean 580 to evaluate whether releases of dry-cleaning chemicals have significantly affected the subsurface. The results of the soil gas survey indicate the presence of low concentrations of volatile organic compounds (VOCs) in soil gas in the immediate vicinity of Dryclean 580. The highest detected concentration of PCE was 119.7 micrograms per liter of air ($\mu\text{g}/\text{l}$).

The soil gas data indicate that VOCs present in the subsurface at the site are at relatively low concentrations, and therefore likely do not present a significant health risk. The vertical migration of VOCs appears to be limited by the low permeability lithology underlying the site. Therefore, it appears that low levels of VOCs in the subsurface do not present a significant environmental concern.

Based on the results of PES' Phase I ESA and Phase II Investigation, there appear to be no significant environmental concerns at the subject property. However, PES recommends that appropriate action be taken to eliminate, to the extent possible, the potential for further recontamination of soil in the vicinity of Dryclean 580. This action should include:

- Installing secondary containment beneath waste storage containers;
- Installation of a ventilation system; and
- Applying an appropriate VOC-resistant sealant to the floor.

Further evaluation of Dryclean 580 operations should be performed to ensure proper handling of all fluids and materials containing dry-cleaning solvents. Appropriate personnel training may be required. No other investigation appears warranted and none is recommended at this time.

1.0 INTRODUCTION

1.1 Purpose and Scope of Work

This report presents the results of a Phase I Environmental Site Assessment (ESA) and Phase II subsurface investigation of the 580 Marketplace Shopping Center, at 3735-4065 East Castro Valley Boulevard in the City of Castro Valley, California. PES Environmental, Inc. (PES) was retained by Burnham Pacific Properties, Inc. (Burnham Pacific) to compile and evaluate available information on existing environmental concerns at the property and to evaluate the potential for onsite and/or offsite releases of hazardous materials that may affect the subject property. PES understands that Burnham Pacific has executed an agreement to purchase the property from Golden State Properties.

These ESA and Phase II investigations were performed pursuant to our Proposal (reference number 518.4700.P01) dated December 5, 1997, and in accordance with the American Society for Testing and Materials (ASTM) guidelines for performing Phase I Environmental Site Assessments (ASTM E 1527-97). PES performed the following tasks during these investigations:

- Reviewed Federal, State, and local agency databases to identify nearby sites which have reported use, storage, or release of hazardous materials;
- Reviewed a February 28, 1994 report titled *Phase I Environmental Site Assessment, 580 CV Marketplace Shopping Center, 3735-4075 East Castro Valley Boulevard, Castro Valley, California*, prepared by Certified Engineering and Testing Co. (Certified);
- Reviewed an October 15, 1996 report titled *Environmental Soil Sampling, Dryclean 580, 580 CV Marketplace, 3937 East Castro Valley Boulevard, Castro Valley, California* prepared by Smith-Emery GeoServices (SEG);
- Reviewed an October 17, 1996 report titled *Phase I Environmental Assessment Update, 580 CV Marketplace, 3735-4075 East Castro Valley Boulevard, Castro Valley, California* prepared by Smith-Emery GeoServices (SEG);
- Reviewed historical information and conducted historical research for the subject property;
- Interviewed individuals with knowledge of the subject property;
- Interviewed regulatory agency staff and reviewed files for information related to the subject property and nearby sites with documented releases of hazardous materials;
- Conducted a reconnaissance of the subject property and surrounding area;

- Conducted a utility survey and subsurface investigation in the vicinity of Dryclean 580 on the site; and
- Prepared this report presenting the results of the ESA and Phase II activities.

1.2 Special Terms and Conditions

PES was not provided copies of a 50-year chain-of-title report for the subject property. There are no special terms or conditions for this project.

1.3 Limitations

The ESA and Phase II activities were conducted in accordance with current practices and procedures generally accepted in the consulting environmental engineering field. Our professional judgment to assess the potential for contamination, including contamination described herein, is based on limited data; no warranty is given or implied by this report.

2.0 SITE DESCRIPTION

2.1 Location

580 Marketplace Shopping Center is located at 3735-4075 East Castro Valley Boulevard in the City of Castro Valley, Alameda County, California (Plate 1). The site is bounded on the north by East Castro Valley Boulevard, on the south and west by Highway 580, and on the east by residences. The site is accessed by driveways along East Castro Valley Boulevard.

2.2 Site and Vicinity Characteristics

The approximately 10.4-acre site, located in a mixed residential and commercial region of Castro Valley, contains a retail shopping center consisting of four buildings with approximately 101,153 square feet of leaseable floor area (Plate 2).

According to the United States Geological Survey (USGS) Castro Valley, California Quadrangle 7.5-minute series topographic map, the site is situated at an elevation of approximately 290 feet above mean sea level. The closest surface water to the subject property is San Lorenzo Creek located approximately 700 feet south of the subject property. Based on subsurface investigations conducted by SEG and PES at Dryclean 580, no groundwater was encountered in borings drilled up to 20 feet below ground surface (bgs). SEG reports that groundwater well data in the general area indicates that groundwater is located at depths ranging from 9 to 45 bgs, and flow in the area is presumed by SEG to be southwesterly based on surface topography.

2.3 Descriptions of Existing Onsite Structures and Improvements

2.3.1 Structures and Current Use

The 580 Marketplace Shopping Center encompasses four buildings which were constructed in 1990. The building construction is concrete block with stucco exterior. Interior improvements include drywall walls, drywall or acoustic tile ceilings, and various floor coverings including floor tiles, vinyl sheet flooring, and carpet, over concrete slab floors. The structure on the subject property is surrounded by paved parking areas, landscaping, driveways and walkways.

The site is currently configured for 26 commercial spaces and is occupied by 25 tenants. Current tenants include a dry-cleaning facility (Dryclean 580), PW Supermarket, Petco, Nautilus Fitness Center, a chiropractic office, a video store, and other retail stores.

2.3.2 Other Improvements

Electricity is supplied to the site by Pacific Gas & Electric. Solid waste is collected from garbage bins located on the site by a private contractor and disposed offsite. Potable water and sanitary sewer services are provided by the City of Castro Valley Public Works Department.

2.4 Current Uses of Adjoining Properties

PES conducted a reconnaissance of the surrounding area to assess whether neighboring properties pose potential environmental concerns to the subject site. Adjacent properties appear to be used primarily for residential, retail and commercial purposes. The results of our surrounding area reconnaissance are presented below.

Property to the East

The subject property is bordered to the east by a residential area.

Property to the North

East Castro Valley Boulevard bounds the subject property on the north. A residential area is present to the north across East Castro Valley Boulevard.

Property to the West and South

Highway 580 bounds the subject property to the west and south.

2.5 Historical Use of the Property and Adjoining Properties

Historical site use information was obtained from review of historical aerial photographs, United States Geological Survey (USGS) topographic maps, and conducting a city directory

search. Sanborn Fire Insurance Maps are not available for the subject area. Based on PES' historical research, the site was used for agricultural and residential purposes from 1947 (date of oldest aerial photograph reviewed) until 1990, when the current shopping center was constructed. The following discussion presents a summary of the historical site use investigation:

- Topographic Map

PES obtained the USGS Castro Valley, California Quadrangle, 7.5-minute series topographic map for the site and vicinity (Plate 1). This map, produced in 1949 and photorevised in 1994, shows the site improved with three structures associated with the current development. No other features were identified on the site. The site vicinity was shown to be developed residential and commercial.

- Aerial Photo Review

Aerial photographs from the years 1947, 1953, 1959, 1969, 1975, 1981, 1988, 1990, and 1996 were reviewed at Pacific Aerial Surveys in Oakland, California. The results of our aerial photo review are as follows:

1947: The subject site is primarily agricultural land in this photograph. Several residences and four elongate buildings, possibly greenhouses, are present on the subject site. The surrounding area is primarily vacant grassland and orchards, with some residences.

1953: No significant changes are observed on the subject property or in the surrounding area in this photograph.

1959: No significant changes are observed on the subject property in this photograph. Highway 580 is under construction to the south of the subject site. The adjacent to the subject site to the north has been cleared of vegetation. No other significant changes are observed on the surrounding properties.

1969: Several more residences are present on the subject site. Three small structures are present on the property adjacent to the subject site on the north. More residences and commercial buildings are observed in the surrounding area.

1975: No significant changes are observed on the subject property in this photograph. A circular pit, approximately the size of a small house, is present on the property north of the subject site. A large building with three tennis courts is present to the west of the subject site. Additional residences are observed in the surrounding area.

1981: No significant changes are observed at the subject property. The pit observed in the 1975 photograph north of the subject property is no longer present. No other significant changes are observed in the vicinity of the subject property.

1988: Three residencies remain on the subject site. Several large elongated buildings, many small shed-like structures, and many cars are present on the site. North of the site several lots are vacant. To the west, a large building and tennis courts are gone; the 580 Freeway onramp is present. To the north and south, additional residential developments are present.

1990: The 580 Marketplace Shopping Center has been constructed on the subject property, in its present day configuration. Additional residential areas are observed in the surrounding areas. No other significant changes are observed in the vicinity of the subject property.

1996: No significant changes are observed on the subject property or surrounding properties.

- City Directory Search
No city directories were available for the 580 Marketplace Shopping Center vicinity.

Information provided to PES by the current property owner, indicates that Dryclean 580 has been at its current location since 1990.

In summary, the site was agricultural and residential prior to construction of the existing shopping center in 1990. Tenants at the shopping center have consisted of retail shops and restaurants; the only tenant with significant hazardous materials usage appears to be Dryclean 580.

3.0 ENVIRONMENTAL RECORDS REVIEW

3.1 Environmental Liens

Based on a review of an environmental database search conducted by Environmental Data Resources, Inc. (EDR), there are no Federal Superfund (NPL) liens or State deed restrictions associated with the subject property. PES is unaware of land use or other deed restrictions attached to the property because of environmental issues associated with the subject property.

3.2 Standard Environmental Record Sources

The discussion presented in this section is based on available information provided by government agencies and various databases. PES reviewed a November 7, 1997 EDR report listing sites located within 1/8- to 1-mile of the subject property obtained from a computerized database of federal and state records. The distance of the search radius was selected in accordance with ASTM Standard E-1527-97. Descriptions of the lists reviewed are presented below, and the results of the database review are compiled in Table 1. A copy of the EDR report is included in Appendix A.

Three facilities in the 580 Marketplace Shopping Center were listed on environmental databases. PES conducted regulatory agency file reviews for the sites. The results of the database search and file review are discussed below. (Note: The VIP Gasoline station is misidentified as being on the target property. The station is misplotted and is located on Castro Valley Boulevard, not East Castro Valley Boulevard.)

Dryclean USA, 3937 East Castro Valley Boulevard, is listed on the HAZNET (which tracks hazardous waste manifests) and FINDS lists, and as a RCRIS – small quantity hazardous waste generator. (Note: Dryclean USA is the same facility as Dryclean 580.) A review of files at the Alameda County Department of Environmental Health (ACDEH) indicated no violations on file. Inspections of the facility made by ACDEH in 1993 noted that “all in good order.”

Ritz Camera/Fotomat Corporation, 3949 East Castro Valley Road, is listed on the HAZNET and FINDS list, and as a RCRIS – small quantity hazardous waste generator. A review of files at the Alameda County Department of Environmental Health (ACDEH) indicated no violations on file. An inspection of the facility made in 1993 noted an onsite silver recovery system. The report stated that recovered silver went to Silver Enterprises Refinery.

Katona Chiropractic, 4035 E. Castro Valley Boulevard, was listed on the HAZNET list. There was no information on file concerning this site at ACDEH.

3.2.1 U.S. Environmental Protection Agency (EPA) - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

CERCLIS provides information on sites which have been identified by the U.S. EPA as abandoned, inactive or uncontrolled hazardous waste sites which may require cleanup. CERCLIS was developed pursuant to the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980 which is generally referred to as the Superfund Program. Under the Superfund Program, a preliminary assessment is performed at a potentially contaminated site to assess whether the site shall become a Federal Superfund Site. The reported agency release date for this database was June 1997.

A review of this database revealed no CERCLIS sites located within 0.5-mile of the subject properties.

3.2.2 U.S. EPA - CERCLA National Priority List (NPL)

U.S. EPA ranks the sites on the Federal Superfund list for potential risks to human health and the environment. Sites which pose the greatest risk are added to the National Priority List. The reported agency release date for this database was April 1997.

No NPL sites were identified within 1.0-mile of the subject properties.

3.2.3 California Department of Toxic Substances Control - Hazardous Waste Sites (CAL-SITES)

CAL-SITES combines the former Abandoned Sites Program Information System (ASPIS) and the State Bond Expenditure Plan (BEP) databases. CAL-SITES lists known and potential waste sites. The reported agency release date for this database was May 1997.

No CAL-SITES facilities were identified within 1.0-mile of the subject properties.

3.2.4 California Water Resources Control Board - Leaking Underground Storage Tank Incident Reports (LUST)

Fuel leak lists are compiled by the California Water Resources Control Board. The lists include site names, addresses, and types of reported fuel leaks from underground storage tanks. The reported agency release date for this database was April 1997.

VIP is listed on the EDR as being a LUST site located on the target property. However, as noted above, the site is misplotted and is actually located on Castro Valley Boulevard, not East Castro Valley Boulevard, about 3/4-mile west (down gradient) from the subject property. Based on the distance and direction of this LUST site, there is no environmental concern to the subject site. There are no listed fuel leak sites within 0.5-mile of the subject property.

3.2.5 California EPA/Office of Emergency Protection - Hazardous Waste and Substance Site List (CORTESE List)

This database provides information concerning hazardous substance sites selected for remedial action, sites with known toxic materials identified through the abandoned site assessment program, sites with USTs having a reportable release, and all solid waste facilities from which there is confirmed migration. The reported agency release date for this database was December 1994.

A review of this database revealed no CORTESE sites within 0.5-mile of the subject properties.

3.2.6 U.S. EPA - Resource Conservation and Recovery Information System (RCRIS)

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by EPA of reporting facilities that generate, store, treat or dispose of hazardous waste. The reported agency release date for this database was April 1997.

There were no listed RCRA Treatment, Storage and/or Disposal Facilities (TSDF) within 0.5-mile of the subject properties.

3.2.7 California State Water Resources Control Board - Hazardous Substance Storage Container Database (USTs/ASTs)

The Hazardous Substance Storage Container Database provides information such as size, use, and date of installation of registered underground storage tanks (USTs) and aboveground storage tanks (ASTs) in California. This database does not include information regarding releases from the USTs/ASTs. The reported agency release date for the UST database was October 1990 and the reported agency release date for the AST database was June 1997.

A review of this database revealed no registered AST/UST sites within 0.25-mile of the subject properties.

3.2.8 U.S. EPA - Emergency Response Notification System (ERNS)

The ERNS records contain information on releases of oil and hazardous substances reported to the EPA or the National Response Center of the U.S. Coast Guard. The reported agency release date for this database was June 1997.

The ERNS database revealed no sites within 0.25-mile of the subject properties.

3.2.9 California Integrated Waste Management Board-Solid Waste Information System

The Solid Waste Information System (SWIS) lists active, closed, and inactive landfills. The reported agency release date for this database was June 1997.

No active, closed, or inactive landfills were identified within 0.5-mile of the subject properties.

3.2.10 California Hazardous Material Incident Report System (CHMIRS)

The California Hazardous Material Incident Report System contains information on reported hazardous material incidents (i.e., accidental releases or spills). The source is the California Office of Emergency Services. The reported agency release date for this database was December 1994.

There are no CHMIRS sites within 1.0-mile of the subject property.

3.2.11 Toxic Pits Cleanup Act Sites (Toxic Pits)

The Toxic Pits Cleanup Act Sites identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. The reported agency release date for this database was July 1995.

The TOXIC PITS database revealed no sites within 1.0-mile of the subject property.

3.2.12 Hazardous Waste Information (HAZNET)

The data is extracted from the copies of hazardous waste manifests received each year by the California Department of Toxic Substance Control. The annual volume of manifests is typically 700,000 to 1,000,000 annually, representing approximately 350,000 to 500,000 shipments. Data from non-California manifests and continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The reported agency release date for this database was December 1995.

Dryclean USA (now Dryclean 580), Ritz Camera #514/Fotomat and Katona Chiropractic located on the subject property are listed on the HAZNET database, which tracks hazardous waste manifests. As mentioned above, file review at ACDEH revealed no violations for these tenants. Note that the Ritz Camera/Fotomat space (3949 East Castro Valley Boulevard) is now occupied by Parrot Cellular.

3.2.13 California Spills, Leaks, Investigations and Cleanups (CA SLIC)

Each region of the California Regional Water Quality Control Board (RWQCB) maintains a listing of sites reported to the Spills, Leaks, Investigations and Cleanups (SLIC) database. The release date for the San Francisco Bay (Region 2) RWQCB SLIC report was June 1997.

The CA SLIC database revealed no sites within 0.5-mile of the subject property.

3.2.14 U.S. EPA Facility Index System (FINDS)

Facility Index System contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), and PADS (PCB Activity Data System). The reported agency release date for this database was April 1997.

The FINDS database revealed one site within 0.125-mile of the subject property. Dryclean USA (Dryclean 580) is located on the subject property. Ritz Camera/Fotomat is no longer a tenant at the site. Dryclean 580 is discussed further in Section 5.1.

3.2.15 Toxic Release Inventory Database (TRIS)

Toxic Release Inventory Database identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313. The reported agency release date for this database was December 1992.

The TRIS database revealed no sites within 0.125-mile of the subject property.

3.2.16 Deed Restrictions Properties Report (DEED RSTR [NPL LIENS])

Under the authority granted by the U.S. EPA by CERCLA, the U.S. EPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. U.S. EPA compiles a listing of filed notices of Superfund Liens. The reported agency release date for this database was October 1991.

The DEED RSTR database revealed no sites within 0.125-mile of the subject property.

4.0 RESULTS OF PRIOR INVESTIGATIONS

4.1 Certified Engineering and Testing Co. Phase I Environmental Site Assessment

In February 1994, Certified Engineering and Testing Co. (Certified) conducted a Phase I Environmental Site Assessment of the subject property. ECI's assessment found no significant onsite or offsite environmental concerns that they believed would affect the subject property.

4.2 Smith-Emery GeoServices, Inc. Phase I Environmental Assessment Update

In October 1996, SEG performed a Phase I Environmental Site Assessment Update of the 580 Castro Valley Marketplace. SEG concluded that the subject property was unlikely to have been impacted by onsite activities or by activities on properties in the immediate vicinity. SEG concluded that a Phase II Environmental Site Assessment was not warranted.

4.3 Smith-Emery GeoServices, Inc. Environmental Soil Sampling

Also in October 1996, SEG completed three soil borings and collected soil samples to evaluate the presence of tetrachloroethylene (PCE) in the subsurface beneath Dryclean 580. One hand-auger boring was completed near the dry-cleaning unit, and two borings were completed outside near the rear of the building. Samples were collected from depths ranging from 2 to 20 feet bgs. The results of analysis of the soil samples indicated the presence of PCE at 23 micrograms per kilogram ($\mu\text{g}/\text{kg}$) at a depth of 2 feet bgs near the dry-cleaning unit. PCE was not detected in a deeper sample collected from this boring. PCE was also detected at 23 $\mu\text{g}/\text{kg}$ at a depth of 2.5 feet bgs near the rear of the building; however, PCE was not

detected in three deeper samples collected from this boring at 10, 15 and 20 feet bgs. Low concentrations of 1,4-dichlorobenzene were detected in soil samples from two borings at concentrations up to 8 $\mu\text{g}/\text{kg}$. SEG concluded that no further action was required based on the data gathered. Copies of pertinent text tables and illustrations are provided in Appendix B.

5.0 SITE AND SURROUNDING AREA RECONNAISSANCE

PES conducted a site and surrounding area reconnaissance on November 10, 1997. Tenants observed at that time include a dry cleaner (Dryclean 580), PW Supermarket, Petco, Nautilus Fitness Center, a chiropractic office, a video store, and other retail stores. Plate 2 contains a site plan of the subject property. Plate 3 shows details of the Dryclean 580 facility.

In general, the grounds of the subject property appeared to be in good condition. The buildings and grounds appeared well-maintained with little visible evidence of significant damage or deterioration.

5.1 Chemical Use and Storage

Chemicals used by most of the tenants on the subject property consist only of minor quantities of maintenance and janitorial cleaning supplies. No significant environmental concerns with respect to the use and handling of these chemicals were observed during the site reconnaissance. Dryclean 580 and Katona Chiropractic are the only tenants whose business practices involve chemicals other than janitorial cleaning supplies. Chemical use and storage at these businesses are discussed below.

- Dryclean 580 operates onsite dry-cleaning equipment that utilizes PCE as a dry-cleaning solvent. Due to the nature of chemical use at dry-cleaning facilities, a detailed inspection was conducted. Dryclean 580 has operated at this location since 1990. The owner (Bill Dana) answered questions regarding dry-cleaning operations, chemical use and storage. A dry-to-dry type dry-cleaning machine is present at the rear of the shop (Plate 4). The dry-cleaning machine had an approximately 2-inch metal lip around the bottom, acting as a small secondary containment structure for the machine. A drum of waste PCE and three empty drums are stored directly on the concrete floor behind the dry-cleaning machine. A scraper for removing the waste PCE sludge from the dry-cleaning machine was stored directly on the concrete floor. A rectangular metal bucket used to transport the waste PCE from the machine to the storage drum was observed attached to the back of the dry-cleaning machine. An air compressor and boiler are located within an enclosed boiler room along the eastern wall of the facility. A floor drain elevated approximately 1-foot off the floor was observed along the eastern wall of the boiler room.

Various chemicals were observed near the dry-cleaning machine and washing machine. Observed chemicals include garment cleaning supplies such as stain remover and spot remover. These chemicals were stored on cabinets and shelves. Approximately eight

1-quart bottles of motor oil were stored on the floor in the restroom.

The floor surface in the vicinity of the dry-cleaning machine is bare concrete. No cracks or joints in the concrete were observed in the vicinity of the dry-cleaning machine. No staining was observed along the front and sides of the machine. Moderate staining was observed in the vicinity of the fresh and waste PCE drums behind the dry-cleaning machine.

Because of the nature of PCE and the length of time that the dry-cleaning facility has operated at this location, and to document environmental site conditions prior to the property transfer, a Phase II soil gas investigation was performed inside and in the vicinity of Dryclean 580. The investigation was authorized by Burnham Pacific, and is discussed in Section 6.0, below.

- Katona Chiropractic operates a self-contained x-ray photo machine on the site. Approximately one to three gallons of fresh developer and one to two gallons of fresh fixer were stored onsite at the time of PES' site inspection. The chemical containers are stored inside their original packaging, which are then stored in a cabinet. No stains or spills were observed on the floor in the chemical storage area. The waste developer/fixer mixture is contained within the x-ray unit. Waste chemicals are transported offsite for disposal by a private contractor.
- Pyzano's Pizzeria has an indoor grease trap. The grease trap was reported by the business owner to be cleaned out on a regular basis.

5.2 Chemical/Hazardous Substance Containers and Unidentified Substance Containers

Chemicals observed during the site reconnaissance were limited to those described in Section 5.1, above. Other than the containers described above, no chemical/hazardous substance containers were observed during PES' site visit.

5.3 Storage Tanks

Other than the drums associated with Dryclean 580's operations, no other above-ground or underground storage tanks are known to be present on the subject property, and none were observed by PES during the site reconnaissance.

5.4 Indications of PCBs

Two pad-mounted transformers were observed at the subject property. No evidence of spills or leaks from these transformers was observed. These transformers are owned and operated by Pacific Gas & Electric. The manufacture of electrical equipment containing polychlorinated biphenyls (PCBs) was banned in 1976. The shopping center was constructed in 1990, therefore, it is unlikely that transformers on the site contain PCBs.

5.5 Other Conditions

5.5.1 Asbestos

Based on the date of construction of the property (1987), assessment for the presence of asbestos-containing building materials was not included in PES' scope of work.

5.5.2 Radon

In 1990, 2,858 residential structures in California were tested as part of a U.S. EPA State Radon Survey assessing indoor air radon levels in single family homes. As part of the survey, 60 homes in Alameda County were sampled for radon. The median value for radon levels reported was 0.6 pico curies per liter (pCi/l) of air. This is significantly lower than the U.S. EPA's recommended action level of 4 pCi/l.

The State's survey indicates that it is unlikely that radon levels in buildings in Alameda County are above the EPA action level; no radon gas testing is deemed necessary for the subject property.

5.5.3 Solid Waste

Non-hazardous solid wastes generated by the businesses onsite are stored in trash dumpsters pending removal by a private contractor. No hazardous-material concerns were noted with regard to current solid waste storage practices.

5.5.4 Lead in Paint

The Consumer Products Safety Commission limited lead content in residential paint to 0.06 percent (600 parts per million) in 1978. The use of paint containing greater than 0.06 percent lead was also prohibited in areas where consumers have direct access to painted surfaces. The oldest buildings on the subject property were constructed in 1990. Based on the date of construction of the buildings, the presence of lead-based paint is not a concern to the subject property.

5.5.5 Wetlands

Land which is undeveloped is subject to U.S. Army Corps of Engineers (COE) jurisdiction regarding the presence of wetlands. Wetlands are defined as areas that have a predominance of soils which contain significant moisture (hydric soils) at a frequency and duration sufficient to support hydrophytic vegetation. Hydrophytic vegetation are those plants which have adapted to saturated soil conditions.

Since the subject property is in an urbanized area and is completely developed with buildings, paved parking lots and landscaping, wetlands issues are not expected to be a concern.

6.0 PHASE II SOIL GAS INVESTIGATION

PES conducted a subsurface investigation on November 11 and 12, 1997 to document subsurface conditions at the time of the transaction in the vicinity of Dryclean 580. The scope of work performed during the Phase II investigation included: (1) performing an underground utility survey; and (2) collecting and analyzing 16 soil gas samples and one soil sample. PES conducted a site inspection which identified chemical storage areas and a floor drain located in the boiler room which discharged to the sanitary sewer. Soil gas sampling locations were selected to assess subsurface conditions in the vicinity of possible chemical release points including the dry-cleaning machinery, waste and chemical storage areas, landscaped areas behind the dry-cleaning facility, and the sanitary sewer.

6.1 Utility Clearance and Sewer Line Location

An underground utility survey was performed on November 10, 1997 by Foresite of Concord, California. The objective of the survey was to identify subsurface utilities for sampling point clearance, identify the path of the sanitary sewer discharge line from Dryclean 580, and identify the path of the storm drain line located behind Dryclean 580.

6.2 Soil Gas Survey

A soil gas survey was conducted by Transglobal Environmental Geosciences, Inc. (TEG) of Rancho Cordova, California under PES' supervision. Sixteen discrete soil gas samples were collected from eleven locations (SG-1 through SG-11) at various depths using portable direct push equipment. These locations are shown on Plates 3 and 4. One soil sample was collected outside the building using truck-mounted direct push drilling equipment. Three soil gas sampling locations were placed along the sanitary sewer line (SG-3, SG-5, and SG-11). The sampling points along the sanitary sewer line were placed adjacent to a sanitary sewer manhole (SG-3), adjacent to the location where the sewer line exits the building at the rear of Dryclean 580 (SG-5), and downstream of the floor drain inside the building (SG-11). One soil gas sampling location (SG-10) was located adjacent to a plastic bucket used to collect waste water from the dry-cleaning machine. One soil gas sampling location (SG-8) was placed directly in front of the dry-cleaning machine, adjacent to an area used for storage of spot removers. One soil gas sampling location (SG-9) was placed directly behind the dry-cleaning machine and adjacent to the waste storage drums. Three soil gas sampling locations were placed outside and directly behind the dry-cleaning facility (SG-4, SG-6, and SG-7). Two soil gas sampling locations were placed within the landscaped slope present approximately 100 feet south of the dry-cleaning facility at areas where sandy deposits were observed on the ground surface during the site inspection (SG-1 and SG-2). Soil gas samples were collected at depths ranging from 1 to 11.5 feet bgs.

At three locations (SG-3, SG-9, and SG-11) vapor could not be drawn for sampling at depths ranging from 1-foot bgs to 15 feet bgs. Inability to draw vapor in subsurface soils often corresponds to tight or fine-grained soil conditions. Soil gas sampling location SG-3 was

positioned adjacent to a junction in the sanitary sewer line approximately 100 feet south of Dryclean 580. The depth of the sewer pipe at the junction was measured to be 6.5 feet bgs. Because vapor could not be withdrawn from soils at depths ranging from 6 feet bgs to 15 feet bgs at SG-3, a soil matrix sample (SB1-7.0) was collected at a depth of 7 feet bgs, directly downgradient of the sanitary sewer junction. The soil sample was collected using truck mounted pneumatic drilling equipment to assess whether potential leaks from the sanitary sewer junction have impacted subsurface soils.

A 5/8-inch diameter core was drilled through the asphalt at outdoor sampling locations, and through the concrete at the indoor locations. A 2-inch diameter core was drilled through the asphalt at location SB-1. Soil gas samples were collected by installing a 5/8-inch diameter, hollow, stainless-steel, soil gas probe to the required sampling depth. A continuous length of inert 1/8-inch diameter polypropylene nylaflow tubing runs down the center of the probe to the sampling port beneath the tip. The probe was driven to the required depth using a hand-held electric rotary hammer.

Soil gas was withdrawn from the nylaflow tubing for purging and sampling using a 20-cubic centimeter (cc) syringe which was connected to the nylaflow tubing via an on/off valve. Eight volumes of the tubing were flushed from the probe to evacuate the nylaflow tubing using the syringe. The next 20 cc of gas were withdrawn and injected into a sealed Volatile Organic Analysis (VOA) container. The VOA container was immediately transferred to EST's mobile laboratory for chemical analysis. This sampling technique allows a discrete soil gas sample to be collected from the subsurface adjacent to the probe tip.

The soil gas sample was analyzed within 15 minutes of collection using gas chromatography. Records were made on field data sheets of the sampling location, sampling depth, time of sample collection, time of sample analysis, probe evacuation volume, sample injection volume, and the concentration of soil gas analyses.

Following completion of the soil gas survey, the boreholes were filled with a bentonite grout and the surface was patched with either cement or asphalt depending upon the existing surface conditions.

6.3 Laboratory Analytical Results

The sixteen soil gas samples were collected by a TEG chemist and analyzed onsite using TEG's mobile laboratory. The one soil sample was collected using a brass tube sealed with teflon-lined plastic end caps, labeled, and delivered under chain of custody protocol to TEG's Rancho Cordova facility for analysis. The soil gas and soil samples were analyzed for VOCs using EPA Test Method 8010.

Results of the soil gas sample analyses indicated that PCE and trichloroethene (TCE) were the only VOCs detected above laboratory reporting limits. PCE concentrations in soil gas ranged from below the laboratory reporting limit of 1.0 micrograms per liter ($\mu\text{g}/\text{l}$) to 119.7 $\mu\text{g}/\text{l}$ in

the sample collected from boring SG-5 at 7.5 feet bgs. TCE was detected at concentrations up to 6.8 µg/l in sample SG-5 at 7.5 feet bgs. A copy of the TEG soil gas survey report is included in Appendix C. The analytical results are summarized in Table 3. No VOCs were detected above the laboratory reporting limits in the soil matrix sample. The analytical results for the soil sample are summarized in Table 4.

7.0 FINDINGS AND CONCLUSIONS

7.1 Phase I Findings and Conclusions

580 Marketplace Shopping Center is located at 3735-4065 East Castro Valley Boulevard in the City of Castro Valley, Alameda County, California (Plate 1). The approximate 10.4-acre site was constructed in 1990 and is comprised of four buildings with 26 tenant spaces. The site is bounded on the north by East Castro Valley Boulevard, on the south and west by Highway 780, and on the east by residences.

The subject property was agricultural with some associated residences prior to the development of the property as a retail shopping center in 1990. Historical property uses are not expected to present a significant environmental concern.

According to information provided by regulatory agencies, there were no sites in the vicinity of the subject property which have the potential to affect the subject property.

Significant chemical use on the subject property is limited to Dryclean 580, which uses PCE as a dry-cleaning solvent and generates PCE wastes. A Phase II soil gas investigation was performed at Dryclean 580 to evaluate whether significant releases of dry-cleaning chemicals had occurred and affected subsurface conditions.

7.2 Phase II Investigation Conclusions

The results of the soil gas survey indicate the presence of only low concentrations of VOCs in soil gas in the immediate vicinity of Dryclean 580; these concentrations do not represent a significant health risk. The highest concentration of PCE detected was 119.7 µg/l in a sample collected at 7.5 feet bgs at the exterior, rear of the building adjacent to the sanitary sewer. However, PCE was detected at 4 µg/l in a soil gas sample collected at the same depth approximately 15 feet from this location, indicating a very localized area of slightly elevated concentrations of PCE. TCE was detected in four samples at concentrations up to 6.8 µg/l. The concentrations of PCE detected in soil gas were highest at the locations along the sanitary sewer line inside and directly behind the dry-cleaning facility (SG-5 and SG-11). At location SG-5 the drill rods were observed to be wet upon withdrawing them from the borehole. Based on the proximity of SG-5 to a change in direction of the sanitary sewer line, it is possible that the moisture present on the drill rods is the result of a leak in the sanitary sewer line near SG-5. The concentration of PCE in soil gas decreased from 119.7 µg/l at 7.5 feet bgs to

below the laboratory reporting limit of 1.0 µg/l at 11.5 feet bgs at location SG-5. At location SG-11, where PCE was detected at 105.9 µg/l at 2.0 feet bgs along the sanitary sewer line inside the building, no vapor was able to be drawn for sampling from 2 feet bgs to 8 feet bgs. Concentrations of PCE in soil vapor approximately 5 feet south of SG-11, at SG-4, were detected at 5.7 µg/l at 2.5 feet bgs and decreased to 4 µg/l at 7.5 feet bgs.

Results of the investigation indicate that minor releases of PCE to the subsurface may have occurred at the back of the business and/or along portions of the sanitary sewer line adjacent to the dry-cleaning facility. The concentrations of PCE in soil gas along the sanitary sewer were shown to decrease to low or non-detectable levels both laterally and vertically away from the sanitary sewer. It is also possible that the low concentrations of PCE in soil vapor are due to migration of PCE vapors through the concrete floor slab.

No groundwater was encountered at the subject property to the depth of 20 feet bgs. The low levels of VOCs present in the subsurface do not appear to present a significant environmental concern.

8.0 RECOMMENDATIONS

Based on the results of PES' Phase I ESA and Phase II Subsurface Investigation, we recommend the following steps be taken with regard to Dryclean 580:

1. Steps should be taken to reduce the likelihood of spills inside the facility that could migrate through the floor slab. At a minimum, this should include: secondary containment of all VOC and VOC wastes and sealing the concrete floor surface within the work areas with an appropriate PCE-impermeable coating.
2. Verify that condensate water generated by the dry-cleaning machine is properly managed since it contains dissolved PCE.
3. Install a ventilation system, as appropriate, to remove PCE vapors from the inside of the dry-cleaning space work area.
4. Provide dry cleaner personnel with appropriate training in the handling and use of dry cleaning chemicals and wastes.

No further investigation appears warranted, and none is recommended at this time.

9.0 REFERENCES

Certified Engineering and Testing Co., 1994. *Phase I Environmental Site Assessment, 580 Marketplace Shopping Center*. February 28.

Smith-Emery GeoServices, 1996. *Environmental Soil Sampling, Dryclean 580, 580 CV Marketplace, 3937 East Castro Valley Boulevard, Castro Valley, California.* October 15.

Smith-Emery GeoServices, 1996. *Phase I Environmental Assessment Update, 580 CV Marketplace, 3735- to 4075 East Castro Valley Boulevard, Castro Valley, California.* October 17.

TABLES

TABLES

Table 1
Current Tenant List
580 Marketplace Shopping Center
3735-4065 East Castro Valley Boulevard
Castro Valley, California

Address	Tenant	Type of Business
3735 West Castro Valley Boulevard	Petco Animal Supplies	Pet Store
3779 West Castro Valley Boulevard	Vacant	Not Applicable
3801 West Castro Valley Boulevard	Mt Nails	Nail Salon
3803 West Castro Valley Boulevard	Bodi's Java, Inc.	Coffee Shop
3805 West Castro Valley Boulevard	Ultima Tans	Tanning Salon
3807 West Castro Valley Boulevard	Chicago Title Co.	Title Company
3809 West Castro Valley Boulevard	Dutra Realty	Real Estate Broker
3835 West Castro Valley Boulevard	Pyzano's Pizzeria	Restaurant
3839 West Castro Valley Boulevard	24-Hour Nautilus Fitness Ctr.	Fitness Club
3895 West Castro Valley Boulevard	Video Magic	Video Rental
3933 West Castro Valley Boulevard	TCBY Yogurt	Yogurt Shop
3935 West Castro Valley Boulevard	Fast Frame	Framing Shop
3937 West Castro Valley Boulevard	Dryclean 580	Dry Cleaner
3949 West Castro Valley Boulevard	Parrot Cellular	Telephone Rental Shop
3959 West Castro Valley Boulevard	General Nutrition Corp.	Health Store
3963 West Castro Valley Boulevard	Pallen Family Martial Arts	Martial Arts Studio
4015 West Castro Valley Boulevard	PW Supermarket	Grocery
4027 West Castro Valley Boulevard	Dr. Wayman Tang	Dentist Office
4029 West Castro Valley Boulevard	Apple One Services, Ltd.	Computer Store
4035 West Castro Valley Boulevard	Katona Chiropractic	Chiropractic Office
4041 West Castro Valley Boulevard	C.V. Optometry Group	Optometry Office
4045 West Castro Valley Boulevard	Vision Travel	Travel Agent
4051 West Castro Valley Boulevard	Progressions Hair Salon	Hair Salon
4055 West Castro Valley Boulevard	Countrywide Funding Corp.	Mortgage Broker
4061 West Castro Valley Boulevard	Mail Boxes, Etc.	Mailing Service
4065 West Castro Valley Boulevard	Home Savings of America	Bank

TABLE 2
 Sites Listed on Regulatory Agency Databases
 580 Marketplace Shopping Center
 3735-4065 East Castro Valley Boulevard
 Castro Valley, California

NO.	NAME	ADDRESS	ASTM Search Radius																				
			1 mile						1/2 mile				1/4 mile			TP							
			NPL	CORRACTS	CORTESE	TOXIC PITS	CHMIRS	SPL	SCL	CERCLIS	LUST	SWLF	RCRIS-TSD	CA SLIC	UST	RCRIS GNRTR-LG	RCRIS GNRTR-SM	HAZNET	FINDS	TRIS	AST	DEED RSTR	ERNS
1	Dryclean USA	3937 E. Castro Valley Boulevard														X	X	X					
2	Ritz Camera #514/Fotomat	3949 E. Castro Valley Boulevard														X	X	X					
3	Katona Chiropractic	4035 E. Castro Valley Boulevard															X						
4	VIP Gasoline	3889 Castro Valley Boulevard							X														
5	Chevron	19201 Center Street			X																		
6	Upper Grove Way Auto Repair	2932 Grove Way			X																		
7	Lateefs Speedee Oil Change	3940 Castro Valley Boulevard														X							
8	Payless 4225	3848 Castro Valley Boulevard														X		X					
9	Red Top Electric Inc	2061 B Street			X																		

NOTES:

TP = Target Property

NPL = U.S. EPA National Priority List

CORRACTS = RCRA Corrective Action Sites List

CORTESE = California EPA - Identified Hazardous Waste and Substance Sites

TOXIC PITS = Toxic Pits Cleanup facilities

CHMIRS = California Hazardous Material Incident Report System

SPL = State Equivalent Priority List (CalSites)

SCL = State Equivalent CERCLIS List

CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System

LUST = California EPA - Leaking Underground Storage Tanks

SWLF = California Solid Waste Information System - facilities permitted as solid waste landfills, incinerators or transfer stations

RCRIS-TSD = Resources Conservation and Recovery Information System-facilities participating in treatment, storage and/or disposal of hazardous wastes

CA SLIC = California Spills, Leaks, Investigations and Cleanups

UST = Registered Underground Storage Tanks

RCRIS GNRTR-LG = US EPA registered large generators of hazardous waste

RCRIS GNRTR-SM = US EPA registered small generators of hazardous waste

HAZNET = Hazardous Waste Information

FINDS = EPA Facility Index System

TRIS = Toxic Release Inventory Database

AST = Registered Aboveground Storage Tanks

DEED RSTR = Deed Restrictions Properties Report (NPL Liens)

ERNS = U.S. EPA Emergency Response & Notification System

Table 3
Soil Gas Sample Analytical Results
Dryclean 580
580 Marketplace Shopping Center
Castro Valley, California

Boring Designation	Sample Depth (feet bgs)	PCE (µg/L)	TCE (µg/L)
SG-1	3.0	<1	<1
SG-2	3.0	<1	<1
SG-3	3.0	<1	<1
SG-4	2.5	5.8	<1
	7.5	4	<1
SG-5	1.0	65	<1
	7.5	119.7	6.8
	11.5	<1	<1
SG-6	3.0	1.7	<1
SG-7	2.0	<1	<1
SG-8	5.0	29.7	2.1
	10.0	30.3	1.4
SG-9	1.0	33.5	<1
SG-10	1.0	14	<1
	10.0	4.7	<1
SG-11	2.0	105.9	1.4

Notes:

All samples collected on 11/11/97 and 11/12/97.

bgs = below ground surface

µg/L = micrograms per liter of soil gas

<1 = Not detected at or above the stated detection limit.

Samples analyzed using EPA Test Method 8010.

PCE = Tetrachloroethylene

TCE = Trichloroethene

Table 4
Soil Sample Analytical Results
Dryclean 580
580 Marketplace Shopping Center
Castro Valley, California

Boring Designation	Sample Depth (feet bgs)	cis-1,2-Dichloroethene (mg/kg)	Chloroform (mg/kg)	TCE (mg/kg)	PCE (mg/kg)
SB-1	7.0	ND	ND	ND	ND

Notes:

bgs = below ground surface

mg/kg = milligrams per kilogram

Samples analyzed using EPA Test Method 8010.

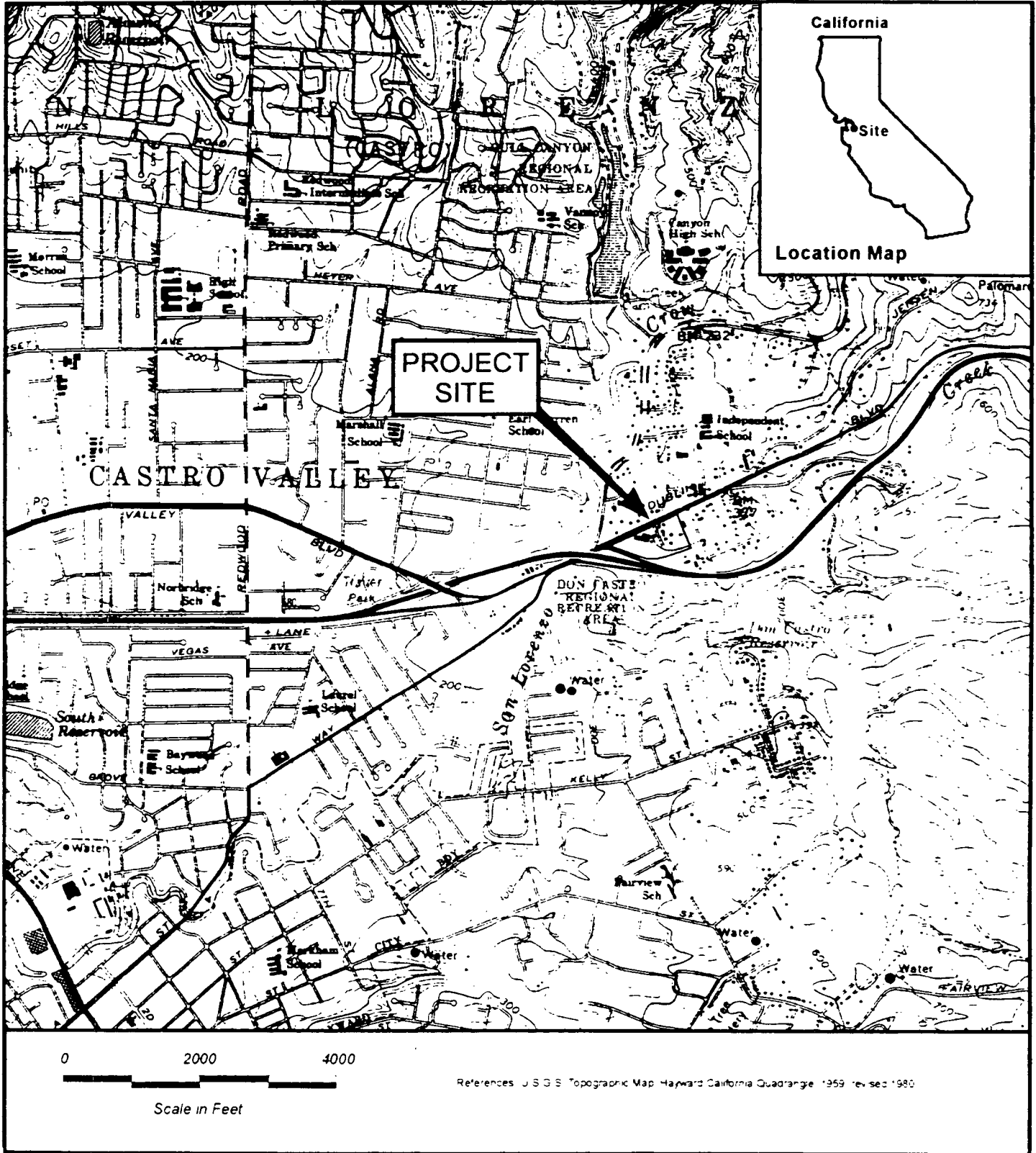
ND = Not detected

TCE = Trichloroethene

PCE = Tetrachloroethylene



ILLUSTRATIONS



PES Environmental, Inc.
Engineering & Environmental Services

Site Plan
580 Marketplace
3735-4065 East Castro Valley Boulevard
Castro Valley California

P. A/T
1

518 4702 001

5184702 / CDR

EZ

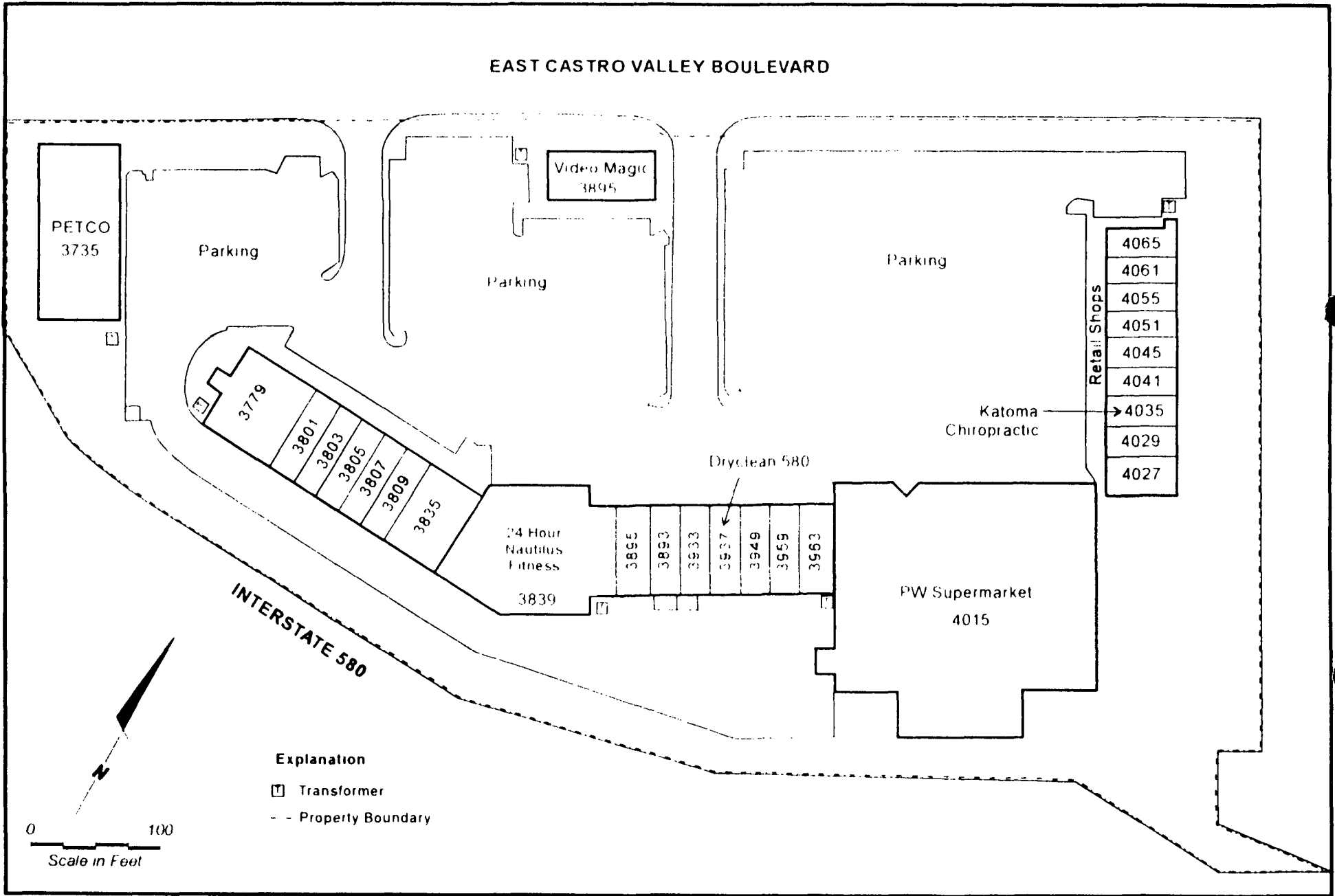
12/97

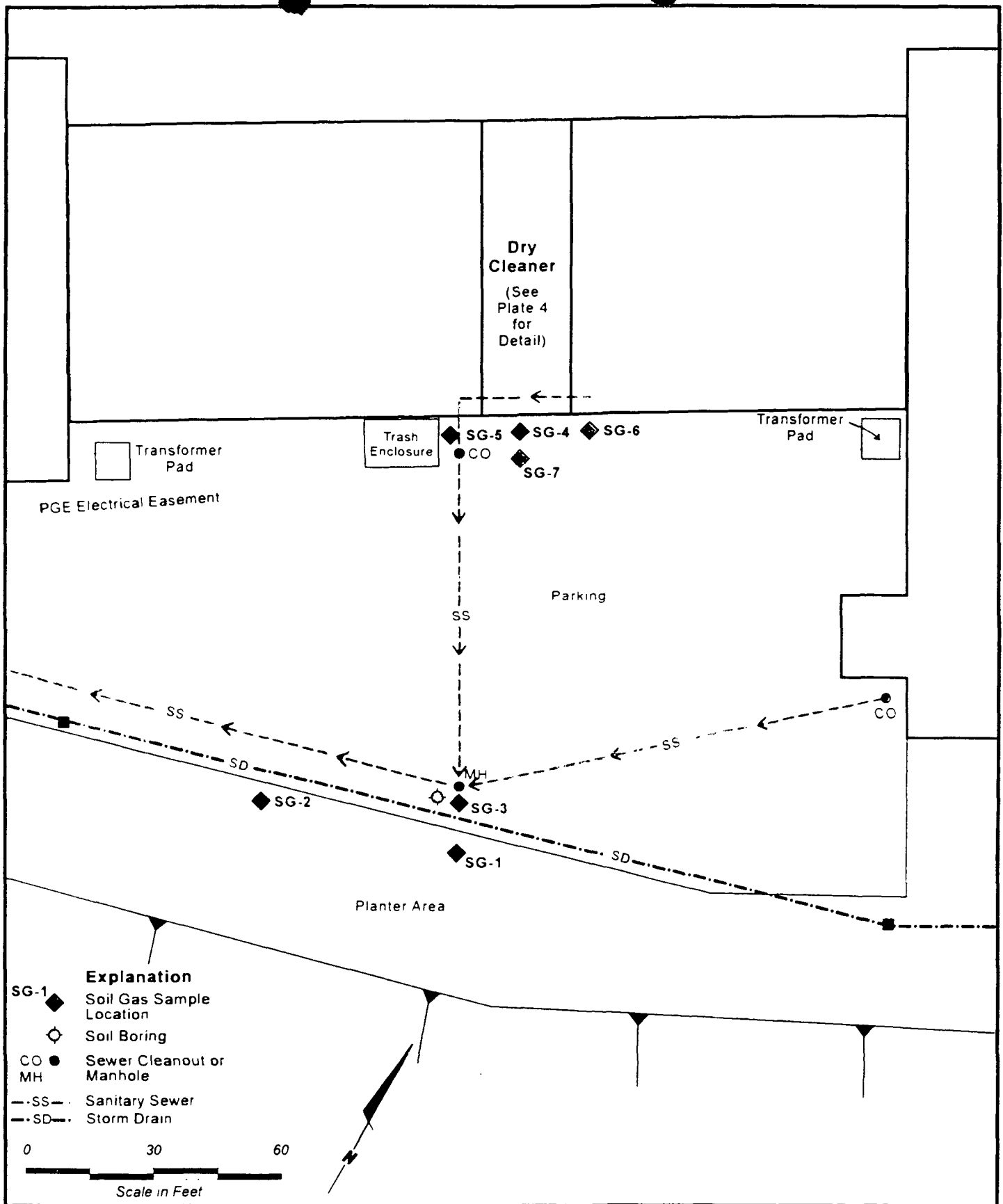
JOB NUMBER

DRAWING NUMBER

REVIEWED BY

DATE



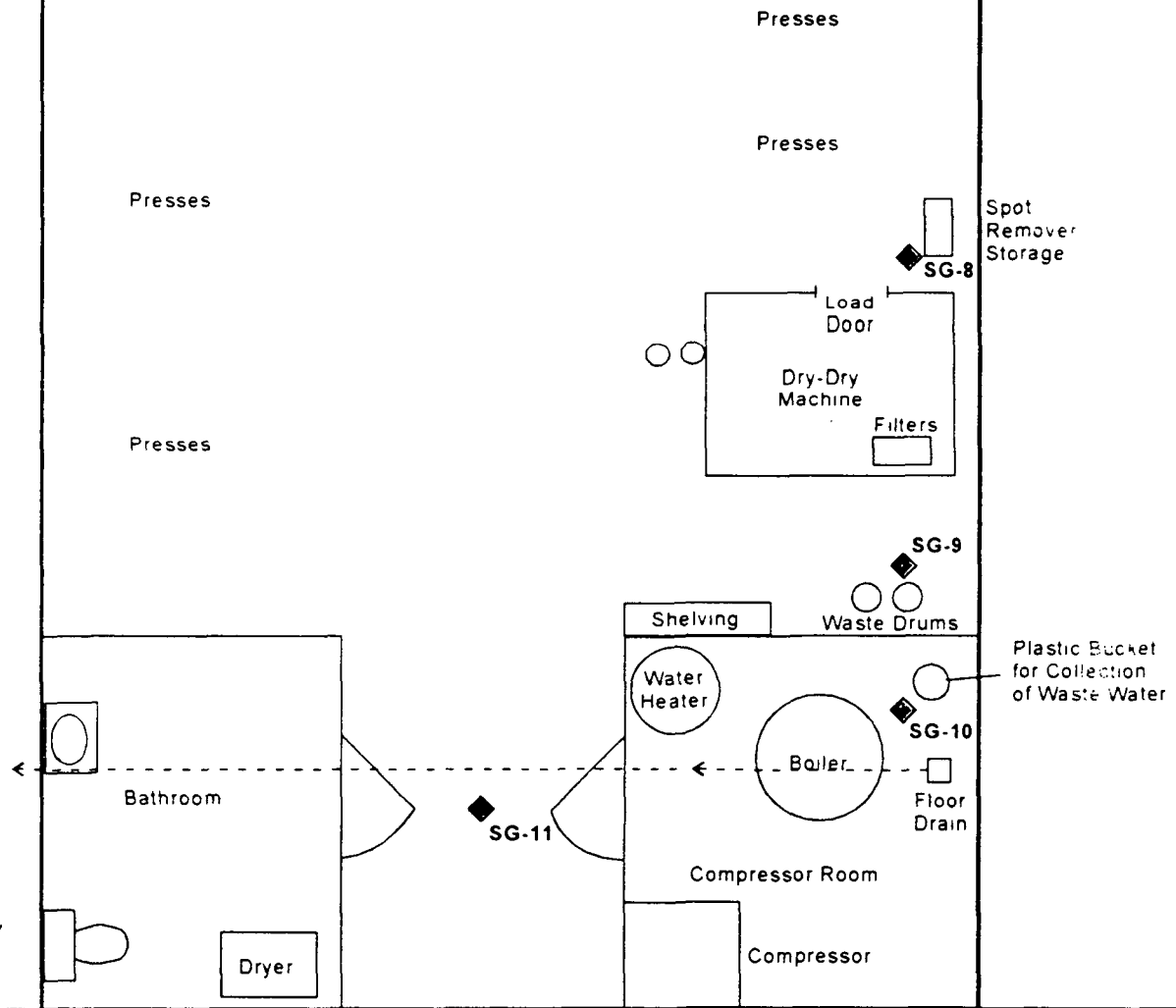


PES Environmental, Inc.
Engineering & Environmental Services

Soil Gas Sampling Locations
580 Marketplace Shopping Center
3735-4065 East Castro Valley Boulevard
Castro Valley, California

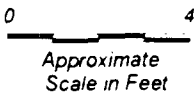
PLATE
3

**580
Dry Cleaners**



Explanation

- ◆ Soil Gas Sample Location
- - - Location of Sanitary Sewer



PES Environmental, Inc.
Engineering & Environmental Services

Dry Cleaner Sampling Locations
580 Marketplace Shopping Center
3735-4065 East Castro Valley Boulevard
Castro Valley, California

PLATE
4

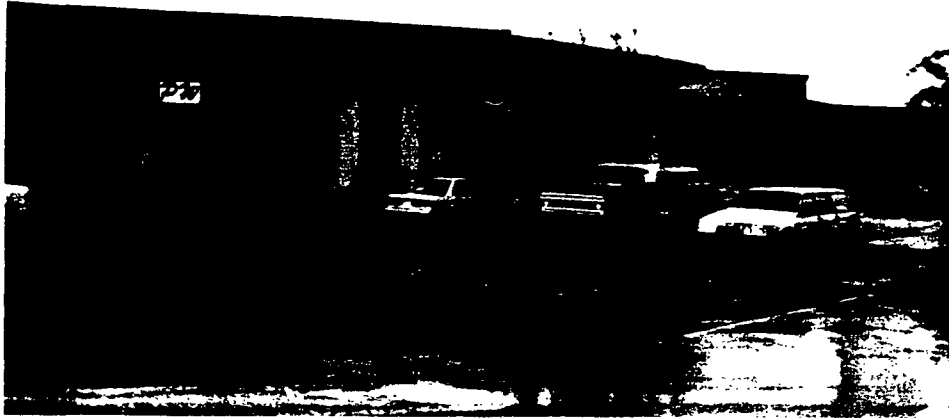


Photo 1 View of PW Market and Parking Area.



Photo 2 View of front of Dryclean 580 shop



PES Environmental, Inc.
Engineering & Environmental Services

Site Photographs
580 Marketplace Shopping Center
Castro Valley, California

PLATE
5

518 4702 001

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Photo 2. View of spot remover chemicals
at Dryclean 580

Photo 2 View of Transformer



PES Environmental, Inc.
Engineering & Environmental Services

Site Photographs
580 Marketplace Shopping Center
Castro Valley, California

PLATE
6

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12/97

JOB NUMBER

DRAWING NUMBER

REVIEWED BY

DATE

APPENDIX A

APPENDIX A

E DATA RESOURCES, INC. REPORT



The EDR-Radius Map with GeoCheck™

**580 CV Shopping Center
3727-4075 E Castro Valley Blvd
Castro Valley, CA 94552**

Inquiry Number: 209427.2s

November 10, 1997

***The Source* For Environmental Risk Management Data**

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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Government Records Searched / Data Currency Tracking Addendum	A3

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:

3727-4075 E CASTRO VALLEY BLVD
CASTRO VALLEY, CA 94552

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

NPL:	National Priority List
Delisted NPL:	NPL Deletions
RCRIS-TSD:	Resource Conservation and Recovery Information System
AWP:	Annual Workplan
Cal-Sites:	Calsites
Notify 65:	Proposition 65
CHMIRS:	California Hazardous Material Incident Report System
Toxic Pits:	Toxic Pits
CERCLIS:	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP:	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS:	Corrective Action Report
SWIS:	Solid Waste Information System
UST:	Hazardous Substance Storage Container Database
Ca. FID:	Facility Inventory Database
AST:	Aboveground Petroleum Storage Tank Facilities
RAATS:	RCRA Administrative Action Tracking System
WMUDS:	Waste Management Unit Database
RCRIS-LQG:	Resource Conservation and Recovery Information System
HMIRS:	Hazardous Materials Information Reporting System
PADS:	PCB Activity Database System
ERNS:	Emergency Response Notification System
TRIS:	Toxic Chemical Release Inventory System
TSCA:	Toxic Substances Control Act
MLTS:	Material Licensing Tracking System
NPL Lien:	Federal Superfund Liens
CA SLIC:	CA SLIC regions.
Ca. BEP:	Bond Expenditure Plan
ROD:	Records Of Decision
CONSENT:	Superfund (CERCLA) Consent Decrees
Ca. WDS:	Waste Discharge System
Coal Gas:	Former Manufactured gas (Coal Gas) Sites.

Unmapped (orphan) sites are not considered in the foregoing analysis.

Search Results:

Search results for the subject property and the search radius, are listed below:

Subject Property:

EXECUTIVE SUMMARY

The subject property was identified in the following government records. For more information on this property see page 9 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
KATONA CHIROPRACTIC 4035 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	HAZNET	N/A
DRYCLEAN U S A 3937 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	HAZNET	N/A
DRYCLEAN U S A 3937 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	RCRIS-SQG FINDS HAZNET	CAD982428807
FOTOMAT CORP EB810 3949 CASTRO VALLEY BLVD CASTRO VALLEY, CA 94566	RCRIS-SQG FINDS	CAD983634155
RITZ CAMERA #514 3949 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	HAZNET	N/A
RITZ CAMERA #514 3949 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	HAZNET	N/A
VIP GASOLINE 3889 CASTRO VALLEY BLVD CASTRO VALLEY, CA	S Bay Reg. 2 LUST	N/A
V I P SERVICE STATIONS 3889 CASTRO VALLEY BLVD CASTRO VALLEY, CA 94546	LUST	N/A

EXECUTIVE SUMMARY

Surrounding Properties:

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, and dated 12/31/1994 has revealed that there are 3 Cortese sites within approximately 1 Mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON	CENTER ST (19201)	1/2 - 1 NNW	12	13
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UPPER GROVE WAY AUTO REPAIR	GROVE WAY (2932)	1/2 - 1 WSW	11	13
RED TOP ELECTRIC INC	B ST (2061)	1/2 - 1 SW	13	13

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 04/01/1997 has revealed that there are 2 RCRIS-SQG sites within approximately 0.25 Miles of the subject property.

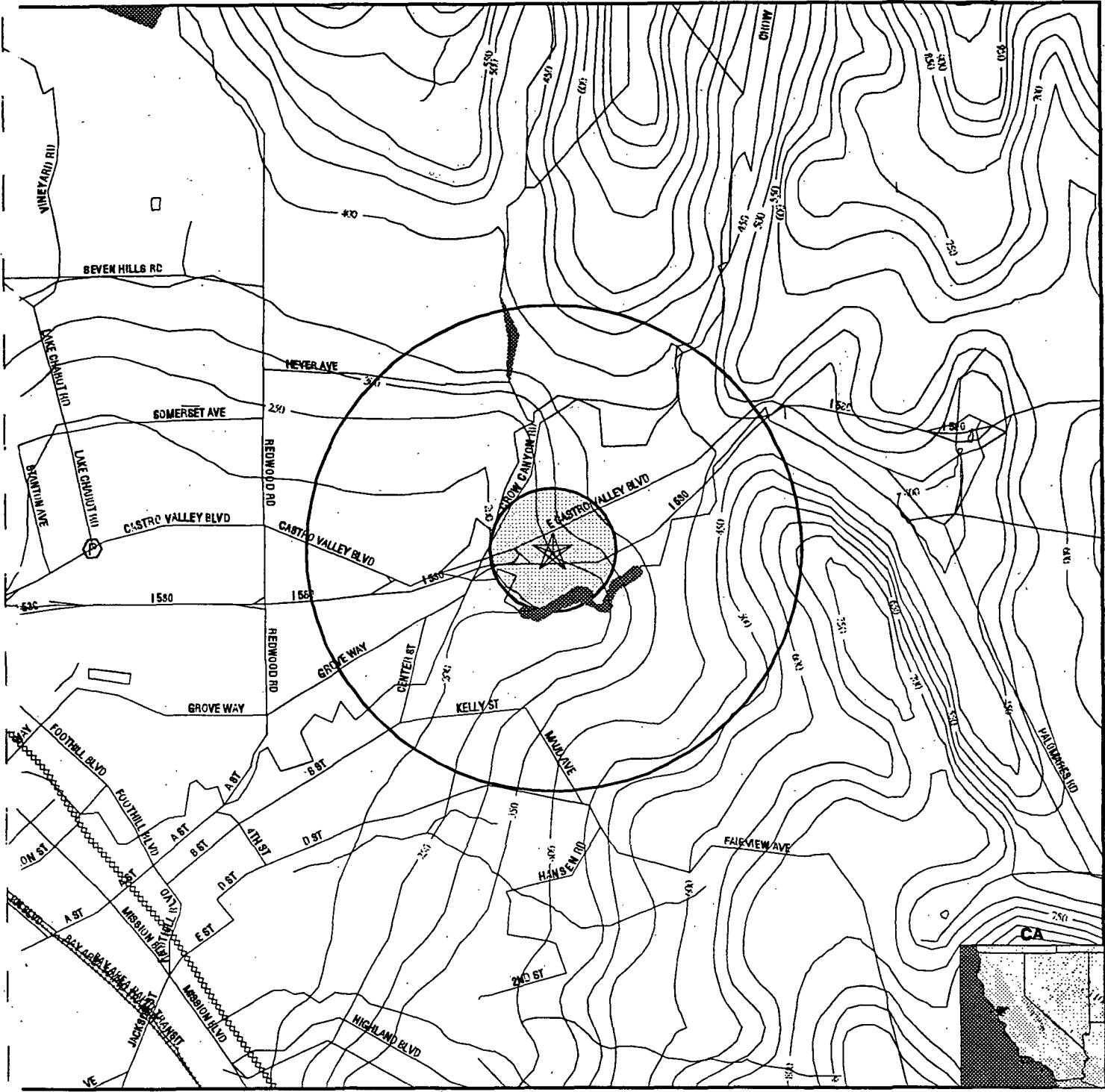
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>PAYLESS 4225</i>	<i>3848 CASTRO VALLEY</i>	<i>1/8 - 1/4 NE</i>	<i>3</i>	<i>12</i>
LATEEFS SPEEDEE OIL CHANGE AND	3940 CASTRO VALLEY BLVD	1/8 - 1/4 NE	B6	13

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

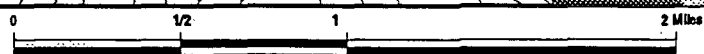
<u>Site Name</u>	<u>Database(s)</u>
CALTRANS ODS SITE #1	S Bay Reg. 2,LUST
CALTRANS ODS SITE #2	S Bay Reg. 2,LUST
HERTLEIN RESIDENCE	S Bay Reg. 2,LUST
S BAR S RANCH	UST
EB RT 580 CATRO VALLEY EXIT	ERNS
WESTBOUND 580 WST OF FOOTHILL	ERNS

TOPOGRAPHIC MAP - 209427.2s - PES Environmental, Inc.



- ✓ Major Roads
- ~ Contour Lines
- ~ Waterways
- ~ Earthquake Fault Lines
- ⊙ Earthquake epicenter, Richter 5 or greater
- ⊕ Closest Federal Well in quadrant
- ⊖ Closest State Well in quadrant
- ⊗ Closest Public Water Supply Well

(HD) Closest Hydrogeological Data



TARGET PROPERTY:	580 CV Shopping Center	CUSTOMER:	PES Environmental, Inc.
ADDRESS:	3727-4075 E Castro Valley Blvd	CONTACT:	Geoffrey Laughton
CITY/STATE/ZIP:	Castro Valley CA 94552	INQUIRY #:	209427.2s
LAT/LONG:	37.6940 / 122.0516	DATE:	November 10, 1997 12:09 pm

GEOCHECK VERSION 2.1 SUMMARY

TARGET PROPERTY COORDINATES

Latitude (North): 37.694012 - 37° 41' 38.4"
Longitude (West): 122.051567 - 122° 3' 5.6"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 583617.4
UTM Y (Meters): 4172084.0

GEOLOGIC AGE IDENTIFICATION†

Geologic Code: uK
Era: Mesozoic
System: Cretaceous
Series: Upper Cretaceous

ROCK STRATIGRAPHIC UNIT†

Category: Stratified Sequence

GROUNDWATER FLOW INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.‡

General Topographic Gradient: General SW
General Hydrogeologic Gradient: No hydrogeologic data available.
Site-Specific Hydrogeological Data*:
Search Radius: 2.0 miles
Status: Not found

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2437122-F1 HAYWARD, CA

FEDERAL DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>	<u>LITHOLOGY</u>	<u>DEPTH TO WATER TABLE</u>
NO WELLS FOUND			

STATE DATABASE WELL INFORMATION

<u>WELL QUADRANT</u>	<u>DISTANCE FROM TP</u>
Northern	>2 Miles

PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

NOTE: PWS System location is not always the same as well location.

PWS Name: FOREST VIEW TRAILER PARK
FOREST VIEW TRAILER PARK
LA PORTE RD
CLIPPER MILLS, CA 95930

Location Relative to TP: 1 - 2 Miles West

PWS currently has or has had major violation(s): Yes

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Bekman Map, USGS Digital Data Series DDS - 11 (1994).
‡ U.S. EPA Ground Water Handbook, Vol 1: Ground Water and Contamination, Office of Research and development EPA/625/6-90/016a, Chapter 4, page 78, September 1990.

**GEOCHECK VERSION 2.1
SUMMARY**

AREA RADON INFORMATION

EPA Radon Zone for ALAMEDA County: 2 .

Note: Zone 1 indoor average level > 4pCi/L.
: Zone 2 indoor average level >= 2pCi/L.
: Zone 3 indoor average level < 2pCi/L.

ALAMEDA COUNTY, CA

Number of sites tested: 49

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.776 pCi/L	100%	0%	0%
Living Area - 2nd Floor	-0.400 pCi/L	100%	0%	0%
Basement	1.338 pCi/L	100%	0%	0%

OVERVIEW MAP - 209427.2s - PES Environmental, Inc.



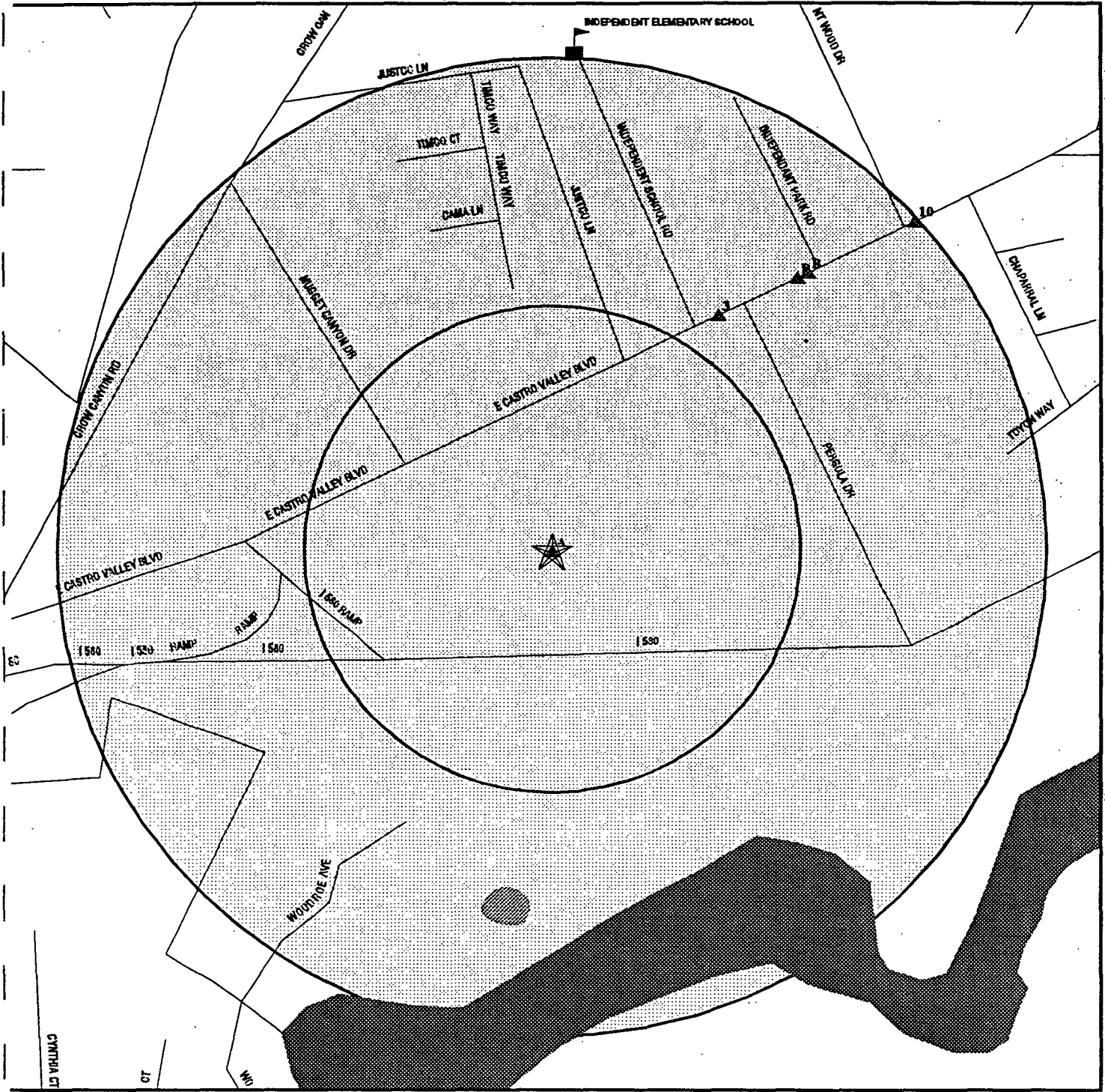
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ▨ National Priority List Sites
- ▩ Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ Wetlands per National Wetlands Inventory (1994)

TARGET PROPERTY: 580 CV Shopping Center
ADDRESS: 3727-4075 E Castro Valley Blvd
CITY/STATE/ZIP: Castro Valley CA 94552
LAT/LONG: 37.6940 / 122.0516

CUSTOMER: PES Environmental, Inc.
CONTACT: Geoffrey Laughton
INQUIRY #: 209427.2s
DATE: November 10, 1997 12:07 pm

DETAIL MAP - 209427.2s - PES Environmental, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ⊕ Sensitive Receptors
- ☐ National Priority List Sites
- ☐ Landfill Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ Wetlands per National Wetlands Inventory (1994)



TARGET PROPERTY: 580 CV Shopping Center
ADDRESS: 3727-4075 E Castro Valley Blvd
CITY/STATE/ZIP: Castro Valley CA 94552
LAT/LONG: 37.6940 / 122.0516

CUSTOMER: PES Environmental, Inc.
CONTACT: Geoffrey Laughton
INQUIRY #: 209427.2s
DATE: November 10, 1997 12:08 pm

MAP FINDINGS SUMMARY SHOWING ALL SITES

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	0	NR	0
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	0	0	3	NR	3
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
St. Landfill (SWIS)		0.500	0	0	0	NR	NR	0
LUST	X	0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
CA FID		0.250	0	0	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
HAZNET	X	0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	X	0.250	0	2	NR	NR	NR	2
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan.		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
South Bay Region 2	X	TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

**MAP FINDINGS SUMMARY SHOWING
ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP**

Database	Target Property	Search Distance (Miles)	Search Distance					Total Plotted
			< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		TP	NR	NR	NR	NR	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	0	0	NR	0
Notify 65		1.000	0	0	0	0	NR	0
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	0	0	1	NR	1
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
St. Landfill (SWIS)		0.500	0	0	0	NR	NR	0
LUST	X	0.500	0	0	0	NR	NR	0
UST		0.250	0	0	NR	NR	NR	0
CA FID		0.250	0	0	NR	NR	NR	0
AST		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
HAZNET	X	0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.	X	0.250	0	2	NR	NR	NR	2
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
South Bay Region 2	X	TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

10 Target Property	KATONA CHIROPRACTIC 4035 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	HAZNET	S100865585 N/A
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B4 Target Property	DRYCLEAN U S A 3937 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	HAZNET	S100934267 N/A
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B5 Target Property	DRYCLEAN U S A 3937 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	RCRIS-SQG FINDS HAZNET	1000708803 CAD982428807
---------------------------------	---	---	--

RCRIS:
 Owner: BILL AND PAM DANA
 (510) 889-8441
 Contact: ENVIRONMENTAL MANAGER
 (415) 582-1010
 Record Date: 05/26/93
 Classification: Small Quantity Generator
 Used Oil Recyc: No
 Violation Status: No violations found

FINDS:
 Other Pertinent Environmental Activity Identified at Site:
 - Facility is monitored or permitted for air emissions under the Clean Air Act (under AFS/AIRS)

B7 Target Property	FOTOMAT CORP EB810 3949 CASTRO VALLEY BLVD CASTRO VALLEY, CA 94566	RCRIS-SQG FINDS	1000840888 CAD983634155
---------------------------------	---	----------------------------------	--

RCRIS:
 Owner: FOTOMAT CORP
 (203) 291-0100
 Contact: JASON SARET
 (415) 358-1550
 Record Date: 04/24/92
 Classification: Small Quantity Generator
 Used Oil Recyc: No
 Violation Status: No violations found

B8 Target Property	RITZ CAMERA #514 3949 E CASTRO VALLEY BLVD CASTRO VALLEY, CA 94552	HAZNET	S100872281 N/A
---------------------------------	---	---------------	--------------------------

MAP FINDINGS

Map ID
Direction
Distance
Elevation

EDR ID Number
EPA ID Number

B9
Target
Property

RITZ CAMERA #514
3949 E CASTRO VALLEY BLVD
CASTRO VALLEY, CA 94552

HAZNET **S102351266**
N/A

A2
Target
Property

VIP GASOLINE
3889 CASTRO VALLEY BLVD
CASTRO VALLEY, CA

S Bay Reg. 2 **S102440956**
LUST **N/A**

State LUST:

Case Number:	01-1641	Cross Street:	Not reported
Reg Board:	San Francisco Bay Region	Qty Leaked:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Leak being confirmed		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date:	06/17/1993	Confirm Leak:	04/30/1993
Workplan:	03/00/0000	Prelim Assess:	03/00/0000
Pollution Char:	03/00/0000	Remed Plan:	03/00/0000
Remed Action:	03/00/0000	Monitoring:	03/00/0000
Close Date:	03/00/0000	Release Date:	12/13/1990

LUST Region 2:

Facility ID:	01-1641	Cross Street:	Not reported
Region:	2	Record Number:	4163
Entered Date:	12/13/1990	Last Review:	06/17/1993
Correspondence:	11/08/1996	Release Date:	12/13/1990
Case Number:	1710	Staff Initial:	KLG
How Discovered:	Tank Closure	Discovered Date:	04/26/1993
How Stopped:	Close Tank	Stopped Date:	04/26/1993
Leak Source:	Tank	Leak Cause:	Structure Failure
Facility Status:	Leak being confirmed		
Update Status:	Not reported		
Review Status:	Not reported		
Priority:	Not reported		
Local Agency:	Alameda County - Oakland, Hayward (unincorporated), Dublin, San Lorenzo, Albany, Castro valley)		
Case Type:	Soil contamination has occurred at such low levels as to not pose a threat to water quality. One of the following sets of conditions must be met: 1.) Initial soil contamination is less than 100 parts per million below the tank 2.) Low permeable soil (silts & clay) 3.) No shallow ground water, >50' Or 4.) Monitoring wells have been installed in appropriate locations and water analysis shows non-detect.		

Primary Substance:	Gasoline
Secondary Substance:	Waste Oil
Maximum Soil Concentration:	0
Maximum Groundwater Impact:	0
Current Benzene in Groundwater:	0
Maximum Benzene Concentration:	0
Nuber of Wells:	3
Depth to Groundwater:	Not reported
MTBE Contamination Level:	0
Interim Remediation:	Yes
Interim Remediation Date:	04/26/1993
Lead Agency:	Local Agency
Case List:	FUEL
Enforcement Type:	1
Enforcement Date:	04/30/1993
Responsible Party Search:	Solvent - Identified and financially capable of performing work.
Funding:	Federal
Date Status Was First Assigned -	The following dates are assigned as the status progresses:

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

VIP GASOLINE (Continued)

S102440956

Leak Confirmed: 04/30/1993
Workplan Submitted: Not reported
Assessment Underway: Not reported
Pollution Characterization: Not reported
Corrective Action Plan: Not reported
Remediation Underway: Not reported
Monitoring Begun: Not reported
Case Closed: Not reported

Abatement: Excavate and Dispose (landfill) of soil
Comments: COUNTY LTR RE:DISCREPANCY IN INVENTORY;LOP UPDATE-10/21/93

LUST Alameda County:

Facility ID: 1710 Region: ALAMEDA
Inspector: SOS Case Closed Date: Not reported
Priority: MOD/Water Source/Use Threat

South Bay Region 2:

Facility ID: 01-1641 Staff: Not reported
Case Number: Not reported File Number: Not reported
Last Update: Not reported Case Type: Not reported
RWQCB Initials: Not reported EPA Contact: Not reported
DOHS Initials: Not reported Map Number: Not reported
Type: Only soil contamination has occurred and at such a low level as to not pose a threat to water quality
Lead: Local Agency (Santa Clara Valley Water District)
Facility Status: Not reported
Discovered Date: Not reported
Facility Description: Not reported
Phase of Work by Responsible Party: 1
National Priority List: NOT REPORTED
Primary Substance Spilled: Gasoline
Secondary Substance Spilled: Waste Oil
Problem Caused by UST: No
Contaminant Concentration Type (1): NOT REPORTED
Key Contaminant Concentration (1): NOT REPORTED
Initial Maximum Concentration (1): NOT REPORTED
Current Maximum Concentration (1): NOT REPORTED
Contaminant Concentration Type (2): NOT REPORTED
Key Contaminant Concentration (2): NOT REPORTED
Initial Maximum Concentration (2): NOT REPORTED
Current Maximum Concentration (2): NOT REPORTED
Contaminant Concentration Type (3): NOT REPORTED
Key Contaminant Concentration (3): NOT REPORTED
Initial Maximum Concentration (3): NOT REPORTED
Plume in Length (FT): NOT REPORTED
Size Depth (FT): NOT REPORTED
Municipal Drinking Wells Affected: NOT REPORTED
Private Drinking Wells Affected: NOT REPORTED
Current Maximum Concentration (3): NOT REPORTED
Historical Minimum Depth to Groundwater: NOT REPORTED
Maximum Soil Concentration of Contaminates: 0 (parts per million)
Max Grndwater Concentration of Contaminates: 0 (parts per billion)
Benzene: 0
Maximum Benzene: 0
Soil Action Needed: NOT REPORTED
Total of Extraction Flow Rate: NOT REPORTED
Estimated % of Contaminants Contained: NOT REPORTED
Contaminant Source: NOT REPORTED
Contaminant Concentration as of: NOT REPORTED

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

VIP GASOLINE (Continued)

S102440956

Contaminant Concentration (1):	NOT REPORTED
Well or Boring Number (1):	NOT REPORTED
Initial Level Concentration (1):	NOT REPORTED
Current Level Concentration (1):	NOT REPORTED
Contaminant Concentration (2):	NOT REPORTED
Well or Boring Number (2):	NOT REPORTED
Initial Level Concentration (2):	NOT REPORTED
Current Level Concentration (2):	NOT REPORTED
Contaminant Concentration (3):	NOT REPORTED
Well or Boring Number (3):	NOT REPORTED
Initial Level Concentration (3):	NOT REPORTED
Current Level Concentration (3):	NOT REPORTED
Number of Municipal Wells:	NOT REPORTED
Number of Private Wells:	NOT REPORTED
Closure Name:	NOT REPORTED
Closure Date:	NOT REPORTED
Soil Action Needed Start Date:	NOT REPORTED
Soil Action Needed End Date:	NOT REPORTED
Onsite Water Action Needed:	NOT REPORTED
Onsite Water Action Needed Start Date:	NOT REPORTED
Onsite Water Action Needed End Date:	NOT REPORTED
Off Site Water Action Needed:	NOT REPORTED
Off Site Water Action Needed Start Date:	NOT REPORTED
Off Site Water Action Needed End Date:	NOT REPORTED
Estimated % of Contamination Concentration:	NOT REPORTED
Enforcement & Regulatory Action:	NOT REPORTED
Enforcement Action Date:	NOT REPORTED
Immediate Response Actions:	NOT REPORTED
Remediation:	NOT REPORTED
Characterization:	NOT REPORTED
Comments:	NOT REPORTED

A1
Target
Property

VIP SERVICE STATIONS
3889 CASTRO VALLEY BLVD
CASTRO VALLEY, CA 94546

LUST

S102440711
N/A

3
NE
1/8-1/4
Higher

PAYLESS 4225
3848 CASTRO VALLEY
CASTRO VALLEY, CA 94546

RCRIS-SQG
FINDS

1000985180
CA0001012426

RCRIS:
Owner: THIRTY PAYLESS
(503) 685-6563

Contact: BRIAN BRING
(510) 886-1551

Record Date: 01/25/95

Classification: Small Quantity Generator

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	PAYLESS 4225 (Continued) Used Oil Recyc: No Violation Status: No violations found		1000985180
B6 NE 1/8-1/4 Higher	LATEEFS SPEEDEE OIL CHANGE AND TUNE UP 3940 CASTRO VALLEY BLVD CASTRO VALLEY, CA 94546 RCRIS: Owner: ABDUL LATEEF (510) 538-5006 Contact: ABDUL LATEEF (510) 536-4687 Record Date: 09/01/95 Classification: Small Quantity Generator Used Oil Recyc: No Violation Status: No violations found	RCRIS-SQG	1001023194 CAR000005520
11 WSW 1/2-1 Lower	UPPER GROVE WAY AUTO REPAIR GROVE WAY (2932) CASTRO VALLEY, CA 94546 CORTESE: Facility ID: 01-001731 Data Source: LTNKA	Cortese	S101293445 N/A
12 NNW 1/2-1 Higher	CHEVRON CENTER ST (19201) CASTRO VALLEY, CA 94546 CORTESE: Facility ID: 01-000468 Data Source: LTNKA	Cortese	S101293444 N/A
13 SW 1/2-1 Lower	RED TOP ELECTRIC INC B ST (2061) HAYWARD, CA 94541 CORTESE: Facility ID: 01-003599 Data Source: LTNKA	Cortese	S101293539 N/A

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
CASTRO VALLEY	S102426220	CALTRANS ODS SITE #1	CASTRO VLY / FOOHIL		S Bay Reg. 2, LUST	
CASTRO VALLEY	S102426221	CALTRANS ODS SITE #2	CASTRO VALLEY BLVD		S Bay Reg. 2, LUST	
CASTRO VALLEY	S102431331	HERTLEIN RESIDENCE	19051 CASTRO VALLEY BLVD		S Bay Reg. 2, LUST	
CASTRO VALLEY	8801968	EB RT 580 CATRO VALLEY EXIT	EB RT 580 CATRO VALLEY EXIT		ERNS	
CASTRO VALLEY	8910489	WESTBOUND 580 WST OF FOOTHILL	WESTBOUND 580 WST OF FOOTHILL		ERNS	
KELSEYVILLE	U001597004	S BAR S RANCH	7809 HWY 29	94541	UST	0000051432

**GEOCHECK VERSION 2.1 ADDENDUM
STATE DATABASE WELL INFORMATION**

Water Wells:

Well Within >2 Miles of Target Property (Northern Quadrant)

Water System Information:

Prime Station Code:	02S/03W-36F01 M	User ID:	ENG
FRDS Number Number:	0103040001	County:	Alameda
District Number:	04	Station Type:	SPRING/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	374354.0 1220120.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	SPRING 01		
System Number:	0103040		
System Name:	Norris Canyon Property Owners Assn.		
Owner Type:	Not Reported		
Organization That Operates System:	8653 NORRIS CANYON ROAD CASTRO VALLEY, CA 94552		
Pop Served:	65	Connections:	Not Reported
Area Served:	Not Reported		

GEOCHECK VERSION 2.1
PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

PWS SUMMARY:

PWS ID: CA5800826 PWS Status: Active Distance from TP: 1 - 2 Miles
Date Initiated: June / 1977 Date Deactivated: Not Reported Dir relative to TP: West
PWS Name: FOREST VIEW TRAILER PARK
FOREST VIEW TRAILER PARK
LA PORTE RD
CLIPPER MILLS, CA 95930

Addressee / Facility: System Owner/Responsible Party
FOREST VIEW TRAILER PARK
2532 CASTRO VALLEY BOULEVARD
CASTRO VALLEY, CA 94546

Facility Latitude: 37 41 39 Facility Longitude: 122 05 07
City Served: Not Reported
Treatment Class: Untreated Population Served: Under 101 Persons

PWS currently has or has had major violation(s): Yes

Violations information not reported.

ENFORCEMENT INFORMATION:

Violation Type: Initial Tap Sampling for Pb and Cu
Compliance Period: 07/01/93 - 12/31/93
Contaminant: LEAD & COPPER RULE
Enforcement Date: Not Reported Enf. Action: Not Reported

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM RECORDS:

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA/NTIS

Telephone: 703-413-0223

CERCLIS: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/01/97

Date Made Active at EDR: 10/28/97

Database Release Frequency: Monthly

Date of Data Arrival at EDR: 09/30/97

Elapsed ASTM days: 28

Date of Last EDR Contact: 09/09/97

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/01/97

Date Made Active at EDR: 10/09/97

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/29/97

Elapsed ASTM days: 41

Date of Last EDR Contact: 08/26/97

NPL: National Priority List

Source: EPA

Telephone: 703-603-8852

NPL: National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 04/01/97

Date Made Active at EDR: 05/29/97

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/21/97

Elapsed ASTM days: 38

Date of Last EDR Contact: 09/22/97

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 04/01/97

Date Made Active at EDR: 06/30/97

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/25/97

Elapsed ASTM days: 66

Date of Last EDR Contact: 08/04/97

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS: CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/01/96

Date Made Active at EDR: 03/03/97

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 12/30/96

Elapsed ASTM days: 63

Date of Last EDR Contact: 10/24/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDERAL NON-ASTM RECORDS:

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

BRS: The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/93

Database Release Frequency: Biennially

Date of Last EDR Contact: 10/22/97

Date of Next Scheduled EDR Contact: 12/22/97

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: Varies

Database Release Frequency: Varies

Date of Last EDR Contact: Varies

Date of Next Scheduled EDR Contact: N/A

FINDS: Facility Index System

Source: EPA/NTIS

Telephone: 703-908-2493

FINDS: Facility Index System. FINDS contains both facility information and "pointers" to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/01/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/29/97

Date of Next Scheduled EDR Contact: 01/05/98

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4526

HMIRS: Hazardous Materials Incident Report System: HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/96

Database Release Frequency: Annually

Date of Last EDR Contact: 10/27/97

Date of Next Scheduled EDR Contact: 01/26/98

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/28/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/97

Date of Next Scheduled EDR Contact: 01/12/98

NPL LIENS: Federal Superfund Liens

Source: EPA

Telephone: 205-564-4267

NPL LIENS: Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/25/97

Date of Next Scheduled EDR Contact: 11/24/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-260-3936

PADS: PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/27/97

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/22/97

Date of Next Scheduled EDR Contact: 11/17/97

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RAATS: RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/15/97

Date of Next Scheduled EDR Contact: 12/15/97

ROD: Records Of Decision

Source: NTIS

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 03/31/95

Database Release Frequency: Annually

Date of Last EDR Contact: 09/03/97

Date of Next Scheduled EDR Contact: 12/01/97

TRIS: Toxic Chemical Release Inventory System

Source: EPA/NTIS

Telephone: 202-260-1531

TRIS: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/92

Database Release Frequency: Annually

Date of Last EDR Contact: 09/29/97

Date of Next Scheduled EDR Contact: 12/29/97

TSCA: Toxic Substances Control Act

Source: EPA/NTIS

Telephone: 202-260-1444

TSCA: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. USEPA has no current plan to update and/or re-issue this database.

Date of Government Version: 01/31/95

Database Release Frequency: Annually

Date of Last EDR Contact: 09/18/97

Date of Next Scheduled EDR Contact: 12/15/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM RECORDS:

BEP: Bond Expenditure Plan

Source: Department of Health Services

Telephone: 916-255-2118

BEP: Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89

Date Made Active at EDR: 08/02/94

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94

Elapsed ASTM days: 6

Date of Last EDR Contact: 05/31/94

CAL-SITES (AWP): Annual Workplan

Source: California Environmental Protection Agency

Telephone: 916-323-3400

CAL-SITES (AWP): Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known-hazardous substance sites targeted for cleanup.

Date of Government Version: 10/29/96

Date Made Active at EDR: 03/17/97

Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/16/97

Elapsed ASTM days: 60

Date of Last EDR Contact: 07/28/97

CAL-SITES (ASPIS): Calsites

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

CAL-SITES (ASPIS): The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 05/20/97

Date Made Active at EDR: 09/08/97

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/10/97

Elapsed ASTM days: 60

Date of Last EDR Contact: 10/27/97

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-464-3277

CHMIRS: California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94

Date Made Active at EDR: 04/24/95

Database Release Frequency: Annually

Date of Data Arrival at EDR: 03/13/95

Elapsed ASTM days: 42

Date of Last EDR Contact: 09/10/97

CORTESE: Cortese

Source: CAL EPA/Office of Emergency Information

Telephone: 916-327-1848

CORTESE: Identified Hazardous Waste and Substance Sites. The database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration.

Date of Government Version: 12/31/94

Date Made Active at EDR: 04/04/95

Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/23/95

Elapsed ASTM days: 71

Date of Last EDR Contact: 10/10/97

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board

Telephone: 916-445-6532

LUST: Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/01/97

Date Made Active at EDR: 06/30/97

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/05/97

Elapsed ASTM days: 56

Date of Last EDR Contact: 08/12/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NOTIFY 65: Proposition 65

Source: State Water Resources Control Board
Telephone: 916-657-0696

NOTIFY 65: Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/31/97

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-255-4035

SWF/LF (SWIS): Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/01/97
Date Made Active at EDR: 09/08/97
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/07/97
Elapsed ASTM days: 63
Date of Last EDR Contact: 09/02/97

TOXIC PITS: Toxic Pits

Source: State Water Resources Control Board
Telephone: 916-227-4364

TOXIC PITS: Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 08/14/97

CA UST:

UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board
Telephone: 916-227-4408

UST: The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/21/97

FID: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 09/29/97

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

WMUDS/SWAT: Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 06/20/97
Date Made Active at EDR: 08/01/97
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/24/97
Elapsed ASTM days: 38
Date of Last EDR Contact: 09/08/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA NON-ASTM RECORDS:

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-227-4382

AST: Registered Aboveground Storage Tanks.

Date of Government Version: 06/09/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/11/97

Date of Next Scheduled EDR Contact: 11/10/97

HAZMAT: Hazmat Facilities

Source: City of San Jose Fire Department

Telephone: 408-277-4659

Date of Government Version: 02/11/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/27/97

Date of Next Scheduled EDR Contact: 11/24/97

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency

Telephone: 916-324-1803

HAZNET: Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data from non-California manifests and continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/95

Database Release Frequency: Annually

Date of Last EDR Contact: 10/22/97

Date of Next Scheduled EDR Contact: 01/19/98

SOUTH BAY: South Bay Site Management System

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-286-0457

SOUTH BAY: Groundwater pollution cases in the Santa Clara Valley where the regulatory lead is the San Francisco Bay Regional Water Quality Control Board.

Date of Government Version: 09/01/96

Database Release Frequency: Annually

Date of Last EDR Contact: 09/17/97

Date of Next Scheduled EDR Contact: 12/15/97

WDS: Waste Discharge System

Source: State Water Resources Control Board

Telephone: 916-657-1571

WDS: Sites which have been issued waste discharge requirements.

Date of Government Version: 06/01/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/25/97

Date of Next Scheduled EDR Contact: 11/24/97

CALIFORNIA COUNTY RECORDS

ALAMEDA COUNTY:

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 04/07/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/15/97
Date of Next Scheduled EDR Contact: 10/27/97

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/01/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/15/97
Date of Next Scheduled EDR Contact: 10/27/97

CONTRA COSTA COUNTY:

SL: Site List

Source: Contra Costa Health Services Department
Telephone: 510-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 05/02/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/11/97
Date of Next Scheduled EDR Contact: 11/10/97

KERN COUNTY:

UST: Sites & Tanks Listing

Source: Kern County Environment Health Services Department
Telephone: 805-862-8700
Kern County Sites & Tanks Listing.

Date of Government Version: 06/10/94
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/14/97
Date of Next Scheduled EDR Contact: 01/12/98

LOS ANGELES COUNTY:

HMS: Street Number List

Source: Department of Public Works
Telephone: 818-458-3517

HMS: Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 02/27/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/97
Date of Next Scheduled EDR Contact: 01/12/98

SWF/LF: List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 01/31/96
Database Release Frequency: Annually

Date of Last EDR Contact: 08/26/97
Date of Next Scheduled EDR Contact: 11/24/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SITE MITI: Site Mitigation Complaint Control Log

Source: Community Health Services
Telephone: 213-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 08/21/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/25/97
Date of Next Scheduled EDR Contact: 11/24/97

MARIN COUNTY:

UST - Currently Permitted

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 05/12/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/14/97
Date of Next Scheduled EDR Contact: 11/10/97

NAPA COUNTY:

LUST: Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/10/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/22/97
Date of Next Scheduled EDR Contact: 12/22/97

UST: Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 10/09/96
Database Release Frequency: Annually

Date of Last EDR Contact: 10/14/97
Date of Next Scheduled EDR Contact: 01/12/98

ORANGE COUNTY:

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 04/11/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/97
Date of Next Scheduled EDR Contact: 12/15/97

LUST: List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 06/26/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/97
Date of Next Scheduled EDR Contact: 12/15/97

UST: List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 06/26/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/97
Date of Next Scheduled EDR Contact: 12/15/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PLACER COUNTY:

MS: Master List of Facilities

Source: Placer County Health & Human Services

Telephone: 916-889-7335

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 01/14/97

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/29/97

Date of Next Scheduled EDR Contact: 12/29/97

RIVERSIDE COUNTY:

LUST: Listing of Underground Tank Cleanup Sites

Source: Department of Public Health

Telephone: 909-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/16/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/27/97

Date of Next Scheduled EDR Contact: 01/26/98

UST: Tank List

Source: Health Services Agency

Telephone: 909-358-5055

Date of Government Version: 05/06/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/27/97

Date of Next Scheduled EDR Contact: 01/26/98

SACRAMENTO COUNTY:

LUST: Toxsite Cleanup Program - Site Specific Report

Source: Sacramento County Environmental Management

Telephone: 916-386-6706

Date of Government Version: 04/16/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/26/97

Date of Next Scheduled EDR Contact: 11/04/97

ML: Regulatory Compliance Master List

Source: Sacramento County Environmental Management

Telephone: 916-386-6706

Any business that has hazardous materials on-site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/03/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/97

Date of Next Scheduled EDR Contact: 12/15/97

SAN BERNARDINO COUNTY:

DEHS Permit System Print-Out By Location

Source: San Bernardino County Fire Department Hazardous Materials Division

Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 03/07/97

Database Release Frequency: Monthly

Date of Last EDR Contact: 09/15/97

Date of Next Scheduled EDR Contact: 12/15/97

SAN DIEGO COUNTY:

SWF/LF: Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 11/08/95
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/02/97
Date of Next Scheduled EDR Contact: 12/01/97

HMMD: Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment "H" permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/15/96
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/25/97
Date of Next Scheduled EDR Contact: 12/22/97

SAN FRANCISCO COUNTY:

LUST: Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 05/14/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/18/97
Date of Next Scheduled EDR Contact: 11/17/97

UST: Active Underground Report City and County of San Francisco

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 05/01/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/18/97
Date of Next Scheduled EDR Contact: 11/17/97

SAN MATEO COUNTY:

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 415-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 01/01/97
Database Release Frequency: Annually

Date of Last EDR Contact: 08/18/97
Date of Next Scheduled EDR Contact: 11/17/97

LUST: Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 415-363-1921

Date of Government Version: 04/21/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/18/97
Date of Next Scheduled EDR Contact: 11/17/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SANTA CLARA COUNTY:

LUST: Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-927-0710

Date of Government Version: 04/01/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/06/97
Date of Next Scheduled EDR Contact: 01/05/98

SOLANO COUNTY:

LUST: Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 05/20/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/97
Date of Next Scheduled EDR Contact: 12/15/97

UST: Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 03/13/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/97
Date of Next Scheduled EDR Contact: 12/15/97

SONOMA COUNTY:

LUST Sites

Source: Department of Health Services
Telephone: 707-525-6565

Date of Government Version: 04/04/97
Database Release Frequency: Monthly

Date of Last EDR Contact: 09/22/97
Date of Next Scheduled EDR Contact: 12/22/97

SUTTER COUNTY:

UST: Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 916-741-7504

Date of Government Version: 06/01/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/14/97
Date of Next Scheduled EDR Contact: 01/12/98

VENTURA COUNTY:

BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813

BWT: The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/29/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/22/97
Date of Next Scheduled EDR Contact: 12/22/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/27/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/22/97

Date of Next Scheduled EDR Contact: 12/22/97

UST: Underground Tank Closed Sites List

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/29/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/22/97

Date of Next Scheduled EDR Contact: 12/22/97

SWF/LF: Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 03/31/96

Database Release Frequency: Annually

Date of Last EDR Contact: 09/02/97

Date of Next Scheduled EDR Contact: 12/01/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST Region 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Date of Government Version: 03/18/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/02/97
Date of Next Scheduled EDR Contact: 12/01/97

LUST Region 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 05/23/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/26/97
Date of Next Scheduled EDR Contact: 12/22/97

LUST Region 3: LUSTIS Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/20/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/25/97
Date of Next Scheduled EDR Contact: 11/24/97

LUST Region 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-7544

Date of Government Version: 04/16/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/06/97
Date of Next Scheduled EDR Contact: 01/05/98

LUST Region 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 04/22/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/97
Date of Next Scheduled EDR Contact: 01/12/98

LUST Region 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

Date of Government Version: 06/27/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/15/97
Date of Next Scheduled EDR Contact: 01/12/98

LUST Region 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 05/01/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/29/97
Date of Next Scheduled EDR Contact: 11/04/97

LUST Region 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 04/03/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/02/97
Date of Next Scheduled EDR Contact: 12/01/97

LUST Region 8: (LUSTIS) Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

Date of Government Version: 03/28/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/14/97
Date of Next Scheduled EDR Contact: 01/12/98

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST Region 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 619-467-2952

Date of Government Version: 01/08/97

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/10/97

Date of Next Scheduled EDR Contact: 12/08/97

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC Region 1: Active Toxic Site Investigations.

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 03/18/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/02/97
Date of Next Scheduled EDR Contact: 12/01/97

SLIC Region 2: North and South Bay Slic Report

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 06/30/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/26/97
Date of Next Scheduled EDR Contact: 12/22/97

SLIC Region 3: Active Slic Cases

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/20/97
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/25/97
Date of Next Scheduled EDR Contact: 11/24/97

SLIC Region 4: SLIC Sites

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-7544

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 04/01/97
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/97
Date of Next Scheduled EDR Contact: 01/05/98

SLIC Region 5: SLIC List

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 10/31/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/26/97
Date of Next Scheduled EDR Contact: 11/24/97

SLIC Region 8: SLIC List

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 12/20/96
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/15/97
Date of Next Scheduled EDR Contact: 01/12/98

SLIC Region 9: Nurds/Nugtank

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2980

Date of Government Version: 11/21/97
Database Release Frequency: Annually

Date of Last EDR Contact: 09/09/97
Date of Next Scheduled EDR Contact: 12/08/97

Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

DELISTED NPL: Delisted NPL Sites

Source: EPA

Telephone: 703-603-8769

DELISTED NPL: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

NFRAP: No Further Remedial Action Planned

Source: EPA/NTIS

Telephone: 703-413-0223

NFRAP: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SWDIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1994 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Water Dams: National Inventory of Dams

Source: Federal Emergency Management Agency

Telephone: 202-646-2801

WATER DAMS: National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.



APPENDIX B

**PERTINENT TEXT, TABLES, AND ILLUSTRATIONS
FROM 1996 SEG INVESTIGATION**

Dryclean 580
580 C.V. Marketplace

SMITH-EMERY GEOSERVICES

SEG File No. 91360
SEG Report No. 96-745

feet to 20 feet (in boring B3). The clay soils encountered are considered to have low permeability. No groundwater was encountered in the borings. Groundwater well data for the general area of the subject site indicates that groundwater is found at depths ranging from 9 to 45 feet below the ground surface. It is likely that this variability in reported groundwater surface is the result of the first encountered groundwater being perched on impermeable layers, and that the depth of the regional water table is on the order of 45 feet deep.

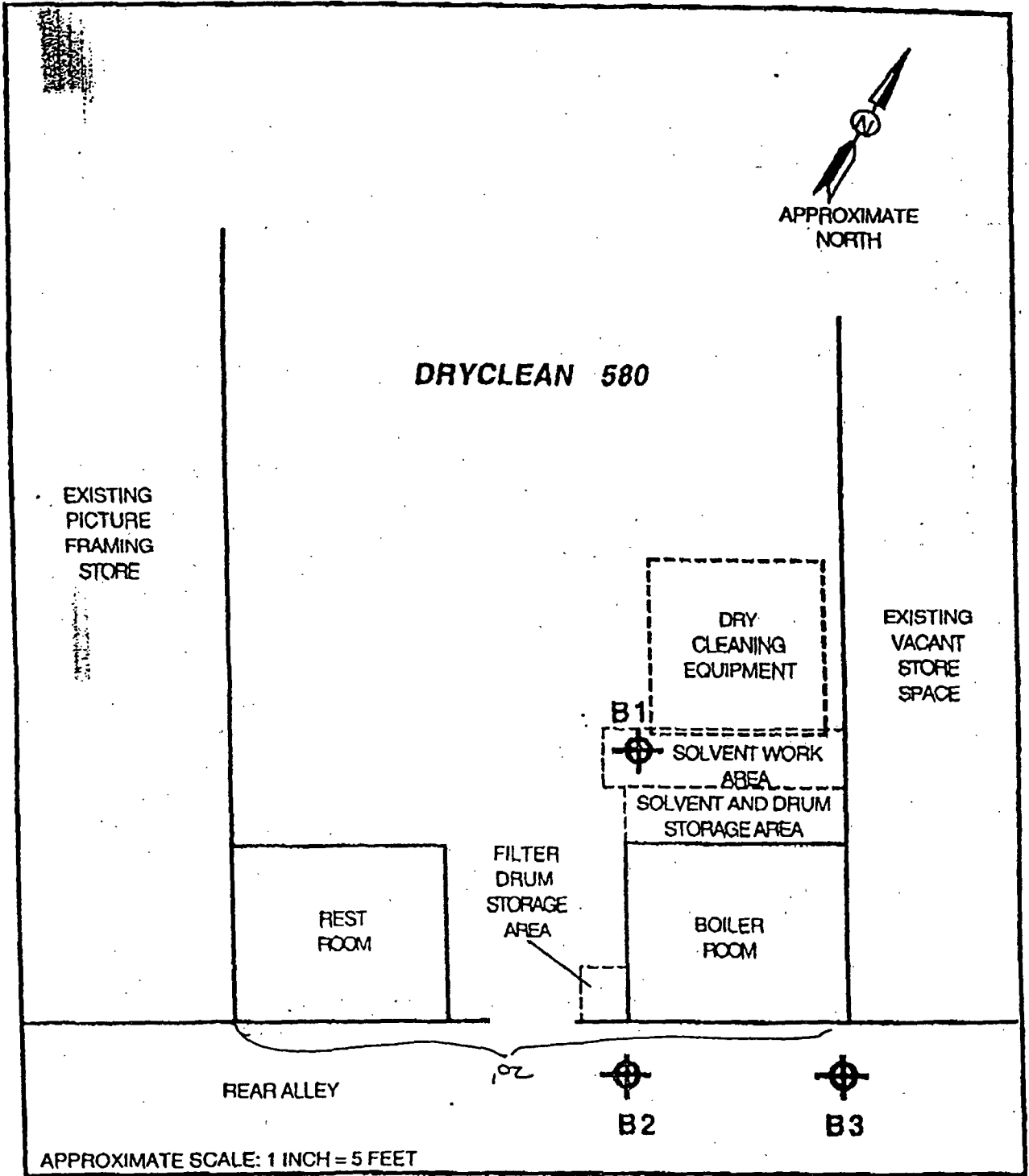
Selected samples were analyzed for volatile halogenated organics on the EPA Method 8010 analyte list using GC/MS Method 8260. The results for these tests are presented in Tables 1 and 2, Analytical Results. The detailed laboratory reports are presented in the attached Appendix 1, Laboratory Results.

**TABLE 1: ANALYTICAL RESULTS
VOLATILE HALOGENATED ORGANICS
EPA METHOD 8010 ANALYTE LIST BY GC/MS METHOD 8260**

SAMPLE ID	Sample Depth (feet)	Trichloroethylene	1,1,1-Trichloroethane
B1-2-25"	25 inches	23	ND
B1-4-6.5'	6.5	ND	6
B2-2-3.5'	3.5	ND	ND
B2-3-7'	7	ND	ND
B2-5-17'	17	ND	ND
B3-2-2.5'	2.5	23	6
B3-3-10'	10	ND	8
B3-4-15'	15	ND	6
B3-5-20'	20	ND	6

Notes: Values in micrograms per kilogram ($\mu\text{g}/\text{Kg}$), or parts per billion
ND = Not Detected above the Method Detection Limit

PCE Findings Boring B1, located in the solvent work area next to the dry cleaning unit, contained 23 $\mu\text{g}/\text{Kg}$, or parts per billion (ppb) PCE in the sample at the 2-foot depth, however, PCE was not found in any of the deeper samples in Boring B1. PCE was not found at detectable levels in Boring B2, which is located to the south of Boring B1 outside of the building. Boring B3, which is located east of Boring B2 adjacent to the southeast corner outside of the building, contained 23 ppb



DRYCLEAN 580
 3937 EAST CASTRO VALLEY BLVD.
 580 CV MARKETPLACE
 CASTRO VALLEY, CALIFORNIA

PLOT PLAN	
SMITH-EMERY GEOSERVICES	
SEG JOB NO: 91360	PLATE 2

APPENDIX C

**TEG SOIL GAS SURVEY AND SOIL PRELIMINARY
ANALYTICAL RESULTS**



PES Environmental #518 4702 001
 Castro Valley Marketplace
 Castro Valley, California

TEG PROJECT #71110C

HVOC (EPA METHOD 8010) ANALYSES OF SOIL VAPORS in ug/L of Vapor

SAMPLE NUMBER:	Method	Method	SG-1	SG-2	SG-3	SG-4	SG-4
	Blank	Blank	-3.0	-3.0	-3.0	-2.5	-7.5
COLLECTION DATE:	11/11/97	11/12/97	11/11/97	11/11/97	11/11/97	11/11/97	11/11/97
COLLECTION TIME:	10:05	08:35	10:23	10:40	11:11	12:10	12:53
ANALYSES TIME:	10:11	08:47	10:28	10:44	11:15	12:13	12:55
DEPTH (feet):			3.0	3.0	3.0	2.5	7.5
DILUTION RATIO:			1	1	1	0	2
VINYL CHLORIDE (ug/L)	nd	nd	nd	nd	nd	nd	nd
trans-1,2 DICHLOROETHENE (ug/L)	nd	nd	nd	nd	nd	nd	nd
cis-1,2 DICHLOROETHENE (ug/L)	nd	nd	nd	nd	nd	nd	nd
TRICHLOROETHENE (ug/L)	nd	nd	nd	nd	nd	nd	nd
TETRACHLOROETHENE (ug/L)	nd	nd	nd	nd	nd	5.8	4.0
SURROGATE #1 (% recovery)	77%	80%	79%	78%	84%	87%	74%
SURROGATE #2 (% recovery)	101%	87%	98%	111%	121%	124%	116%

REPORTING LIMITS FOR ABOVE COMPOUNDS = 1.0 ug/L of Vapor

'nd' NOT DETECTED AT LISTED REPORTING LIMITS

ANALYSES PERFORMED IN TEG'S DHS CERTIFIED MOBILE LAB

ANALYSES PERFORMED BY: Mr. Henry Wilkinson

DATA REVIEWED BY: Mr. Mark Jerpak

page 1

Mark Jerpak 12-12-97

Transglobal Environmental Geochemistry

11350 Monier Park Place, Rancho Cordova, CA 95742

Phone: (916) 853-8010

Fax: (916) 853-8020



PES Environmental #518 4702 001
 Castro Valley Marketplace
 Castro Valley, California

TEG PROJECT #71110C

HVOC (EPA METHOD 8010) ANALYSES OF SOIL VAPORS in ug/L of Vapor

SAMPLE NUMBER:	SG-5	SG-5	SG-5	SG-6	SG-7	SG-8	SG-8
	-1.0	-7.5	-11.5	-3.0	-2.0	-5.0	-10.0
COLLECTION DATE:	11/11/97	11/11/97	11/11/97	11/11/97	11/11/97	11/12/97	11/12/97
COLLECTION TIME:	12:28	13:22	14:01	13:37	14:18	09:21	10:14
ANALYSES TIME:	12:32	13:25	14:04	13:40	14:21	09:25	10:17
DEPTH (feet):	1.0	7.5	11.5	3.0	2.0	5.0	10.0
DILUTION RATIO:	1	2	2	1	1	2	1

VINYL CHLORIDE (ug/L)	nd	nd	nd	nd	nd	nd	nd
trans-1,2 DICHLOROETHENE (ug/L)	nd	nd	nd	nd	nd	nd	nd
cis-1,2 DICHLOROETHENE (ug/L)	nd	nd	nd	nd	nd	nd	nd
TRICHLOROETHENE (ug/L)	nd	6.8	nd	nd	nd	2.1	1.4
TETRACHLOROETHENE (ug/L)	65.0	119.7	nd	1.7	nd	29.7	30.3

SURROGATE #1 (% recovery)	75%	88%	81%	79%	79%	97%	103%
SURROGATE #2 (% recovery)	122%	120%	122%	118%	120%	99%	112%

REPORTING LIMITS FOR ABOVE COMPOUNDS = 1.0 ug/L of Vapor

'nd' NOT DETECTED AT LISTED REPORTING LIMITS

ANALYSES PERFORMED IN TEG's DHS CERTIFIED MOBILE LAB

ANALYSES PERFORMED BY: Mr. Henry Wilkinson

DATA REVIEWED BY: Mr. Mark Jerpbak

page 2

Mark Jerpbak (12-12-97)

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PES Environmental #518 4702 001
Castro Valley Marketplace
Castro Valley, California

TEG PROJECT #71110C

HVOC (EPA METHOD 8010) ANALYSES OF SOIL VAPORS in ug/L of Vapor

SAMPLE NUMBER:	SG-8	SG-9	SG-10	SG-10	SG-11
	-10.0 dup	-1.0	-1.0	-10.0	-2.0
COLLECTION DATE:	11/12/97	11/12/97	11/12/97	11/12/97	11/12/97
COLLECTION TIME:	10:14	09:41	11:03	11:18	12:08
ANALYSES TIME:	10:36	09:57	11:07	11:23	12:12
DEPTH (feet):	10.0	1.0	1.0	10.0	2.0
DILUTION RATIO:	1	1	1	1	1

VINYL CHLORIDE (ug/L)	nd	nd	nd	nd	nd
trans-1,2 DICHLOROETHENE (ug/L)	nd	nd	nd	nd	nd
cis-1,2 DICHLOROETHENE (ug/L)	nd	nd	nd	nd	nd
TRICHLOROETHENE (ug/L)	1.1	nd	nd	nd	1.4
TETRACHLOROETHENE (ug/L)	24.6	33.5	14.0	4.7	105.9

SURROGATE #1 (% recovery)	98%	99%	107%	112%	118%
SURROGATE #2 (% recovery)	112%	107%	113%	111%	117%

REPORTING LIMITS FOR ABOVE COMPOUNDS = 1.0 ug/L of Vapor

nd NOT DETECTED AT LISTED REPORTING LIMITS

ANALYSES PERFORMED IN TEG's DHS CERTIFIED MOBILE LAB

ANALYSES PERFORMED BY: Mr. Henry Wilkinson

DATA REVIEWED BY: Mr. Mark Jerpbak

page 3

MJ (12-12-97)

Transglobal Environmental Geochemistry

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PES Environmental #518 4702 001
 Castro Valley Marketplace
 Castro Valley, California

TEG PROJECT #71110C

EPA METHOD 8010 ANALYSES OF SOILS

SAMPLE NUMBER:	BLANK	SB1-7.0
COLLECTION DATE:		11/12/97
ANALYSES DATE:	11/13/97	11/13/97

VINYL CHLORIDE	(mg/kg)	nd	nd
1,1 DICHLOROETHENE	(mg/kg)	nd	nd
METHYLENE CHLORIDE	(mg/kg)	nd	nd
trans-1,2 DICHLOROETHENE	(mg/kg)	nd	nd
1,1 DICHLOROETHANE	(mg/kg)	nd	nd
cis-1,2 DICHLOROETHENE	(mg/kg)	nd	nd
CHLOROFORM	(mg/kg)	nd	nd
1,1,1 TRICHLOROETHANE	(mg/kg)	nd	nd
CARBON TETRACHLORIDE	(mg/kg)	nd	nd
1,2 DICHLOROETHANE	(mg/kg)	nd	nd
TRICHLOROETHENE	(mg/kg)	nd	nd
1,2 DICHLOROPROPANE	(mg/kg)	nd	nd
BROMODICHLOROMETHANE	(mg/kg)	nd	nd
cis-1,3 DICHLOROPROPENE	(mg/kg)	nd	nd
trans-1,3 DICHLOROPROPENE	(mg/kg)	nd	nd
1,1,2 TRICHLOROETHANE	(mg/kg)	nd	nd
TETRACHLOROETHENE	(mg/kg)	nd	nd
DIBROMOCHLOROMETHANE	(mg/kg)	nd	nd
BROMOFORM	(mg/kg)	nd	nd
1,1,2,2 TETRACHLOROETHANE	(mg/kg)	nd	nd
1,3 DICHLOROBENZENE	(mg/kg)	nd	nd
1,4 DICHLOROBENZENE	(mg/kg)	nd	nd
1,2 DICHLOROBENZENE	(mg/kg)	nd	nd

REPORTING LIMITS FOR ABOVE COMPOUNDS = 0.005 mg/kg

'nd' INDICATES NOT DETECTED AT LISTED REPORTING LIMITS

ANALYSES PERFORMED IN TEG'S DHS CERTIFIED MOBILE LAB

ANALYSES PERFORMED BY: Mr. Leif Jonsson

DATA REVIEWED BY: Mr. Mark Jerpbak

Mark Jerpbak 11-13-97

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Transglobal Environmental Geochemistry

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AND PHASE II SUBSURFACE INVESTIGATION
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CASTRO VALLEY, CALIFORNIA**

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QUALITY CONTROL REVIEWER


Robert S. Creps, P.E.
Principal Engineer