

providing environmental
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October 18, 1994
[Project No. 94-6112 (2)]

Mary Etcheverry Clemens, Esq.
Western Investment Real Estate Trust
3450 California Street, Second Floor
San Francisco, California 94118

**Subject: Additional Information Regarding Underground Tanks at and in Vicinity of Former Safeway Ice Cream Plant
2240 Filbert Street, Oakland, California**

Dear Mary:

This letter is to report new information regarding underground storage tanks (USTs) at and in the vicinity of the former Safeway Ice Cream Plant (the Plant), located at 2240 Filbert Street, Oakland, California. McCulley, Frick & Gilman, Inc. (MFG) became aware of this new information during the week of September 27, 1994, when we were installing monitoring wells in the vicinity of the Plant. This new information supplements, and in some cases revises, the information presented in the "Phase I Environmental Site Assessment" report, dated March 14, 1994, and our "Report on Limited Subsurface Investigation and Agency File Review (Phase II Environmental Site Assessment)," letter dated June 29, 1994.

UNDERGROUND STORAGE TANKS AT 1000 WEST GRAND AVENUE

On September 27, 1994, MFG visited the Plant to install two monitoring wells in its vicinity. We observed three USTs on the west side of Filbert Street in the process of being removed. Based on the location of these tanks, they appeared to be associated with the former Good Stuff Food Company facility at 1000 West Grand Avenue, located across Filbert Street from the Plant. The Phase I Environmental Site Assessment report, dated March 14, 1994, identified three USTs registered to the Good Stuff Food Company (see Section 3.1 and Appendix A). In the Phase I report, Langendorf United Bakeries, Inc. was also identified at the same property address (1000 West Grand Avenue) and was listed as a large-quantity RCRA generator.

The contractor removing the three USTs at the Good Stuff Food Company was SEMCO Environmental Contractors of San Mateo, CA [(415) 572-8033]. SEMCO's supervisor at the site was Chuck Kiper, Vice President. The tank removal was being observed by Jennifer Eberle of the Alameda



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County Department of Environmental Health. According to Ms. Eberle, at least one of the tanks had a hole. At about 1630 hours on September 27, 1994, MFG examined the tank excavation, the bottom of which was at 13 feet below grade. MFG observed a strong odor and that a sheen on the surface of the groundwater had entered the excavation.

SUSPECTED UNDERGROUND STORAGE TANKS AT 2240 FILBERT STREET

At about 1730 hours on September 27, 1994, Chuck Kiper of SEMCO and Lev Golub of MFG walked around the Plant perimeter (on the sidewalk) so that Mr. Kiper could show MFG the locations of possible USTs. Mr. Kiper stated that he had examined the Plant perimeter five or so years ago to identify possible USTs at the Plant. In a September 28, 1994 telephone conversation between Mr. Kiper and Jeffrey Gilman of MFG, Mr. Kiper confirmed that he was asked about five years ago, as a potential subcontractor to Gregg and Associates, to perform an inspection of USTs at the Plant. The suspected USTs identified by Mr. Kiper are as follows (see attached figure):

- Suspected UST beneath the sidewalk on the east side of Filbert Street, approximately mid-way between West Grand Avenue and 24th Street. Mr. Kiper based his identification on a metal vent pipe extending from the sidewalk upward along the wall of the building. This location and the vent pipe were referred to as Area 6 in our June 29, 1994 letter report. Mr. Kiper believes that the tank was removed, and MFG did not find evidence of a buried tank or fill in this area during our geophysical investigation.
- Two suspected USTs further south along Filbert Street. This location was referred to as Area 2 in our June 29, 1994 letter report. Mr. Kiper based his identification on two metal vent pipes extending upward along the wall of the building. He said that based on the size of the vent pipes, he believes that the tanks contained heating oil (no. 6 fuel oil). Note that Levine-Fricke in their September 14, 1994 "Soil and Ground-Water Investigation Report, Former Safeway Ice Cream Manufacturing Plant," discussed a large underground metal object under Filbert Street in this area, as identified during utility clearance activities for Levine-Fricke's study.
- Suspected UST near the southwest corner of the Plant near the intersection of Filbert Street and West Grand Avenue. This location was referred to as Area 4 in our June 29, 1994 letter report. MFG encountered fill in this area to a depth of approximately 6 to 10 feet during a ground-penetrating radar (GPR) survey; however, no indication of buried tanks or underground pipes was detected in Area 4 using the GPR. Mr. Kiper suspected that a 550-gallon tank lies partly under the loading dock and based his identification on a fill port on top of the loading dock. Mr. Kiper

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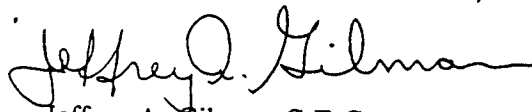
recalled that he previously opened the fill port and found (in the tank) mostly water with a gasoline sheen on top of it.

- UST marked as "metallic object" in white paint along the sidewalk on Myrtle Street, in the south-central part of the Plant. This location was referred to as Area 1 in our June 29, 1994 letter report. Although records presented in Appendix F of our Phase I Environmental Site Assessment report state that this tank was closed and filled, Mr. Kiper said that this tank is not filled. He said that the fill ports were closed with wooden plugs and concrete was then placed on top of the wooden plugs. Mr. Kiper indicated that the capacity of this UST was approximately 10,000 gallons.
- Suspected UST along the sidewalk on Myrtle Street south of the UST at Area 1 (see location on attached map). This suspected UST location is adjacent to Area 7, which was discussed in our June 29, 1994 letter report. Area 7 was searched using a metal detector and a cable locator. No buried metallic objects were detected in this area. Mr. Kiper based his identification on a fill port at the boundary between the curb cut (in the sidewalk) and Myrtle Street. MFG observed this fill port, covered with dirt and debris, and an area of cracked concrete that possibly outlines the dimensions of the tank excavation. The long dimension of this suspected UST is oriented approximately east-west. Mr. Kiper indicated that the capacity of this suspected UST was approximately 1,000 gallons.

Please contact me if you have any questions or require further information.

Sincerely yours,

McCULLY, FRICK & GILMAN, INC.






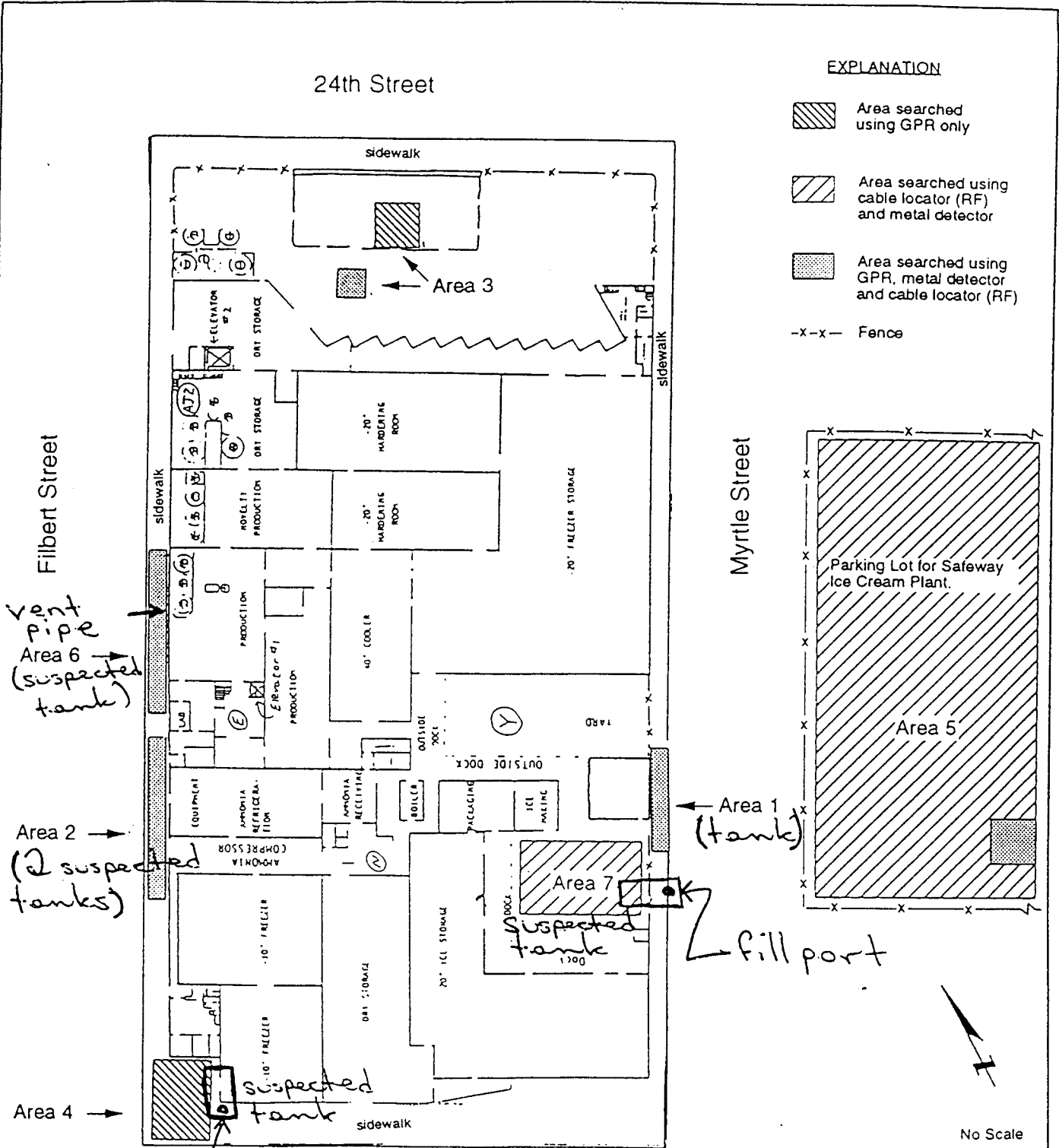
Jeffrey A. Gilman, C.E.G.
Principal Hydrogeologist

Attachment -- Figure

cc: E. Laurence, Esq., Steinhart & Falconer
A. Wright, Levine-Fricke

EXPLANATION

-  Area searched using GPR only
-  Area searched using cable locator (RF) and metal detector
-  Area searched using GPR, metal detector and cable locator (RF)
- x-x- Fence



SITE MAP SHOWING AREAS OF
GEOPHYSICAL INVESTIGATION
Safeway Ice Cream Plant
2240 Filbert Street
Oakland, California

McCulley, Frick & Gilman, Inc.	Project No. 94 -6112	
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