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July 11, 2017

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Mark Detterman

Subject: Request for Regulatory Closure
Former Goldsmith Lathrop Site
5813-5815 Shellmound Street, Emeryville, California
ACEH RO# 0000071; Global ID: T0600102203

Ladies and Gentlemen:

Attached please find a copy of the *Request for Regulatory Closure* prepared by Gribi Associates. I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website.

Very truly yours,

Michael K. Park, M.D.
1940 Webster Street, Suite 200
Oakland, CA 94612

GRIBI
ASSOCIATES

July 10, 2017

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Mark Detterman

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Former Goldsmith Lathrop Site
5813-5815 Shellmound Street
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ACEH RO# 0000071; Global ID: T0600102203

Ladies and Gentlemen:

Gribi Associates is pleased to submit this report for the former Goldsmith Lathrop site located at 5813-5815 Shellmound Street in Emeryville, California (Site) (see Figure 1 and Figure 2). This report provides: (1) Results of recent groundwater monitoring of two Site groundwater monitoring wells; and (2) A formal request for regulatory closure of all pending environmental regulatory issues related to the Site.

A Conceptual Site Model (CSM) was prepared for the Site is being submitted under separate cover. The CSM provides a general assessment of contaminant sources, contaminant migratory pathways and impacts, and potential human health and environmental risks and exposure pathways relative to Site contaminant impacts.

1.0 BACKGROUND

1.1 Brief Site Background

Historic records indicate that the Site was part of San Francisco Bay in 1911 and was infilled prior to 1937 (see Attachment A). Paraffine Paint Company (subsequent Fiberboard) first occupied the land east of the Site prior to infilling, and the entire Site area following infilling. A 1951 Sanborn Fire Insurance map shows the Site to have been used for "Baled Rags" and parking. A 1967 Sanborn map shows the current streets to be present. The Site building is not present, and the west-adjacent building is present.

The Site building was constructed in 1971, with a concrete tilt up building on the east and asphalt parking on the west. According to Site history in past Cambria reports, a geologic log

for one boring for the initial pre-construction geotechnical investigation of the Site reported that soils from 4 to 10 feet in depth were "oil impregnated". These oils would presumably have originated from: (1) Filling in of the Site and surrounding north, south, and west land area sometime between 1911 and 1937; and/or (2) Activities associated with the former Paraffine Paint/Fiberboard facility, which occupied a large area encompassing the Site and apparently manufactured asphalt roofing felt, roofing paper, and linoleum.

The Site was occupied by F.P. Lathop Construction Company from 1972 to 1987. One 2,000-gallon steel gasoline UST installed in 1978 by Lathrop in the northwest corner of the Site was removed in October 1989. The tank and associated piping were in good condition, and the tank was surrounded with sand backfill with minimal evidence of fuel releases. Two soil samples were collected beneath the removed tank, and one soil sample was collected from the excavated soil stockpile. In addition, one water sample, apparently representing sewer water from a ruptured sewer line, was collected from the tank excavation cavity. The two excavation cavity soil samples showed no detectable concentrations of TPH-G and BTEX. The soil stockpile sample showed 23 mg/kg of TPH-G, 0.28 mg/kg of Xylenes, and no detectable Benzene, Toluene, and Ethylbenzene. The water sample showed 2,800 ug/L of TPH-G, 12 ug/L of Benzene, 240 ug/L of Toluene, 61 ug/L of Ethylbenzene, and 400 ug/L of Xylenes. Tabulated soil and groundwater laboratory analytical results for previous Site investigations are included in Attachment B.

Approximately 30 soil borings and four groundwater monitoring wells were installed on the Site in the mid-1990s (see Figure 3). Shallow soil and groundwater impacts included Total Petroleum Hydrocarbons as Gasoline (TPH-G), Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX), Halogenated Volatile Organic Compounds (HVOCs), Total Petroleum Hydrocarbons as Diesel (TPH-D), Total Petroleum Hydrocarbons as Motor Oil (TPH-MO), Creosote and Polynuclear Aromatic Hydrocarbons (PNAs). Contaminant impacts in soil and groundwater on the Site are limited to the parking lot on the west side of the Site (see Figure 4 and Figure 5).

1.2 Former Good Guys Site Background

The former Good Guys site, located immediately west from the Site at 5800 Christie Avenue, was part of the Paraffine Paint/Fiberboard facility prior to the mid-1960s, when a building was constructed on the property. This building was occupied by various tenants, including Flexo Packaging (printing plates manufacturer), Fisher Berkeley (communication equipment manufacturer), and Data Plus (software company). A vapor degreaser that apparently used Trichloroethene (TCE) was present near the northeast corner of the site building.

In 1989, the site building was vacated and various investigation and remediation activities were conducted as part of renovation activities required for Good Guys to occupy the building. Renovations included demolishing the northwest portion of the building and constructing a

new addition on the northeast side of the building. Soil sampling conducted prior to and during these activities identified elevated concentrations of TCE in a narrow, unpaved alley along the east edge of the building, near the former vapor degreaser (see Figure 2). Remediation activities conducted as part of redevelopment activities included excavation of TCE-impacted soil, implementation of targeted soil vapor extraction (SVE), and in-situ bio/chemical degradation via chemical injections. Subsequent soil and groundwater sampling indicated low to nondetectable TCE impacts in soil and groundwater on the site

On March 5, 1999, Cambria Environmental Technology submitted *Request for Change of Regulatory Status, 5313 Shellmound Street and 5800 Christie Avenue, Emeryville, California.* This report provided a site background summary, a conceptual site model, and a risk analysis relative to pre-existing hydrocarbon contaminants on both the Site and the adjacent west former Good Guys site. In February 2001, a deed restriction (*Covenant and Environmental Restriction on Property, 5800 Christie Avenue, Emeryville, CA*) was recorded for the west adjacent former Good Guys site. On July 9, 2001, Alameda County Department of Environmental Health (ACDEH) granted regulatory closure for the TCE and gasoline-range hydrocarbons on the Good Guys site; the case was subsequently closed with the understanding that the site posed no significant risk to human health and the environment and that a deed restriction was recorded for the site. On May 31, 2001, ACDEH amended the July 9, 2001 closure to include the Polynuclear Aromatic Hydrocarbons (PNAs) detected on both the Good Guys property and on the Site.

2.0 GROUNDWATER MONITORING ACTIVITIES AND RESULTS

Site wells C-2 and C-4 were purged and sampled on June 20, 2017. Site wells C-1 and C-3 were not accessible during this sampling event. Groundwater monitoring activities generally included: (1) Measuring static water levels in the wells to the nearest 0.01 foot using an electronic sounder; (2) Purging at least three well volumes of water from the wells while monitoring clarity, pH, electric conductivity, and temperature; (3) Pouring water directly into laboratory-supplied, 40-ml HCL-preserved VOA vials with minimum of head space; and (4) Labeling sample vials and placing them on ice for transport to the analytical laboratory under formal chain-of-custody. The groundwater samples from C-2 and C-4 were analyzed for TPH as Gasoline, Diesel, and Motor Oil; BTEX; Oxygenates and Lead Scavengers; Creosote; and Polynuclear Aromatic Hydrocarbons (PAHs).

Depth to groundwater in the two wells was approximately 4.0 feet below top of casing. Groundwater laboratory analytical results for this and selected previous monitoring events are summarized on Figure 5. The laboratory data report is included in Attachment C. The groundwater sample from C-2 showed no detectable concentrations of any of the analytes except 1,100 ug/L of TPH-MO. The C-4 groundwater sample showed:

TPH-D: 2,600 ug/L
TPH-MO: 640 ug/L
Benzene: 24 ug/L
Ethylbenzene: 14 ug/L
Xylenes: 10.4 ug/L
Creosote: 447 ug/L
Acenaphthene: 87.4 ug/L
Fluorene: 16.6 ug/L
Naphthalene: 144 ug/L
Phenanthrene: 26.1 ug/L

These concentrations are generally much lower than previous 1997 and 1998 concentrations for C-4.

3.0 REQUEST FOR REGULATORY CLOSURE

Previous Site reports and regulatory correspondences indicate two outstanding environmental issues relative to the Site: (1) Regulatory closure is pending for a fuel leak case for a former underground storage tank (UST) on the Site (ACEH Case RO00000071); and (2) Relict soil and groundwater hydrocarbon impacts in shallow soil and groundwater from historic Paraffine Paint/Fiberboard activities may require additional investigation. Copies of relevant reports and correspondences are included in Attachment D.

3.1 UST Case Closure

Historic soil and groundwater sample results clearly indicate no significant hydrocarbon releases or impacts relative to the former Site UST. Thus, ACDEH correspondences indicate that the UST case for the Site can be closed simply by submitting a completed *List of Landowners* form.

3.2 Relict Hydrocarbon Impacts

A March 2016 email correspondence from ACDEH staff to the Site owners indicated that they consider the relict contamination on the Site likely resulted from original in-filling of the bayside to create the surrounding land areas, but that this contamination still needs to be addressed. However, when ACDEH granted regulatory closure for the west adjoining former Good Guys site in May 2002, this closure effectively applied to both the Site and Good Guys site, since data used to make this determination came almost entirely from the Site, and not from the former Good Guys site.

In April 1998, Cambria submitted *Ground Water Monitoring and Risk-Based Corrective Action (RBCA) Evaluation, Former Lathrop Property, 5813-15 Shellmound Street, Emeryville, California.* This report included a Tier 1 and Tier 2 RBCA analysis in accordance with ASTM standards. The Tier 2 evaluation included site-specific target levels (SSTLs) for Benzene soil volatilization and groundwater volatilization of 7.0 mg/kg and 5,800 ug/L, respectively, at 10^{-6} target risk. This report concludes "Cambria's Tier 2 risk assessment for this site suggests that the COCs detected in soil and ground water do not pose a significant threat to the health of persons currently occupying the site or potentially occupying the site in the future."

As summarized in Section 1.2 of this report, the March 1999 *Request for Change of Regulatory Status, 5313 Shellmound Street and 5800 Christie Avenue, Emeryville, California* included a risk analysis for both the Site and for the adjoining west former Good Guys site. The contaminants of concern (COCs) used for this evaluation included the full range of hydrocarbons (TPH-G, BTEX, TPH-D, TPH-MO, Creosote, HVOCs, and PNAs). During this evaluation, a Tier 2 RBCA analysis was conducted that resulted in Benzene and Naphthalene SSTLs for the site of 1,700 ug/L and 12,300 ug/L, respectively. Based on the results of their assessment, Cambria concluded that the residual hydrocarbons in soil and groundwater did not pose a risk for current and future occupants of the Site. This report requested regulatory closure of the Site, given that: (1) The groundwater hydrocarbon plume is stable and limited in lateral extent; (2) Natural attenuation is occurring and will continue to occur at the Site; (3) The expectation of future groundwater beneficial use in the formerly industrial Emeryville is nil; and (4) A restrictive deed notification would be recorded for the Site.

As summarized in Section 1.2 of this report, ACDEH first granted regulatory closure for just the TCE and gasoline-range hydrocarbons on July 9, 2001. On May 31, 2002, ACDEH issued a second closure letter clarifying that the July 9, 2001 closure was in effect with the following addition:

> "Polynuclear Aromatic Hydrocarbons (PAHs) were detected in soil and / or groundwater at the subject site and the adjacent site, Goldsmith Lathrop located at 5813 - 5815 Shellmound Street, Emeryville. PAHs found at both sites appeared to be from past historical use. Fiberboard Corporation previously owned both sites. Residual concentrations of PAHs including other chemicals of concern (COCs) such as petroleum hydrocarbons and benzene, toluene, ethyl benzene, xylene (BTEX) detected in soil and/or groundwater at the site were evaluated. Results of the Risk Based Corrective Action (RBCA) evaluation showed that the concentrations did not pose a significant threat to occupants of the building under the current site scenario (commercial use, no direct exposure since the site is capped).

> As stated in the July 9, 2001 letter, institutional controls have been implemented at the site, which included a recorded deed restriction and site information entry at City of Emeryville's One Stop Shop.
>
> Therefore, based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required regarding the solvent release and the residual petroleum hydrocarbons, BTEX and PAHs found at the subject site."

Since most of the petroleum hydrocarbons, BTEX, and PNAs used in the RBCA evaluation referred to above occurred on the Site itself, the No Further Action determination referenced in the May 31, 2002 letter should apply to both the former Good Guys site and to the subject Site. That is provided a deed notification similar to the Good Guys notification is recorded for the Site.

It is worth noting that gasoline to motor oil range hydrocarbons likely attributable to the Paraffine Paint/Fiberboard facility were previously identified on at least three immediately surrounding sites (Good Guys at 5800 Christie Avenue, Woodfins at 5800 Shellmound Street, and Days Inn Hotel at 1603 Powell Street). These sites were all granted risk-based regulatory closure without significant remediation, but rather with administrative measures (Risk Management Plan and deed notification)

3.3 Summary

Regulatory closure should be granted simultaneously for both the former Site UST case and for the relict, area-wide hydrocarbon impacts, subject to recordation of a deed notification that limits future site uses and precludes groundwater use. Regulatory closure should be granted for this Site based on the following generally-accepted closure criteria:

> (1) A large portion of the contaminant source, or sources, have been removed (*Site UST removed; Paraffine Paint/Fiberboard industrial activities not present for last 50 years)*
>
> (2) The site has been adequately characterized *(over 30 borings and 4 wells on Site; impacts assessed by others on sites to the south and west)*;
>
> (3) The contaminant plume is not migrating, and chemical concentrations in groundwater are expected to meet water quality objectives in the future *(hydrocarbon concentrations significantly lower during recent groundwater monitoring at downgradient well C-4)*;

(4) No other waters of the State, water supply wells, or other sensitive receptors are likely to be impacted *(there are no nearby surface water or groundwater sensitive receptors)*; and

(5) The site does not pose a significant risk to human health or safety *(relict hydrocarbon impacts are under paved parking lot in southwest corner of Site; prior Tier 1/Tier 2 RBCA evaluation for Site and west adjoining site showed acceptable risk levels for commercial land uses)*.

Full regulatory closure should be granted for the Site with the provision that: (1) Site wells are properly decommissioned; and (2) A deed notification is recorded that restricts land use and precludes groundwater use at the Site.

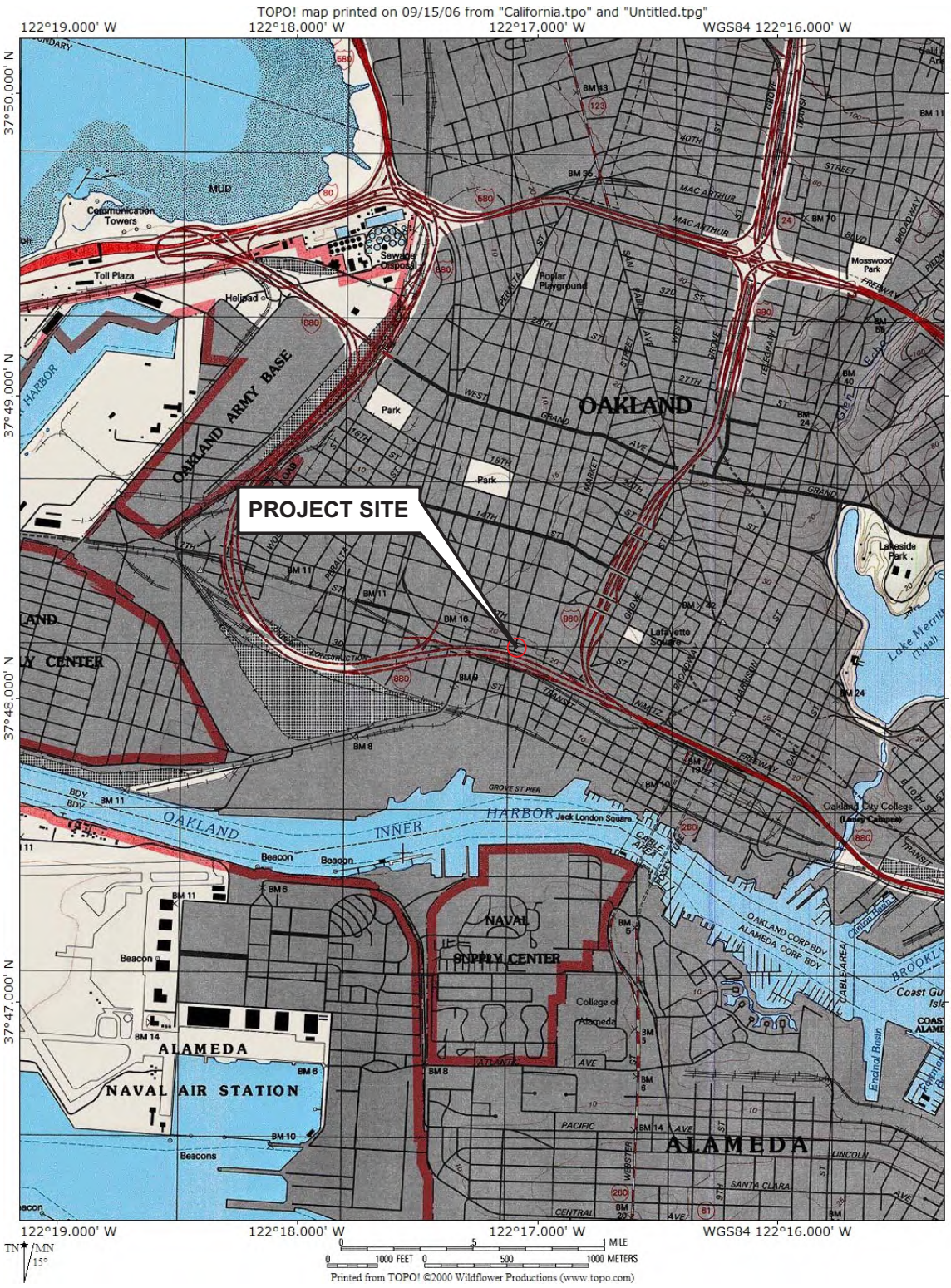
We appreciate this opportunity to provide this report for your review. Please contact us if there are questions or if additional information is required.

Very truly yours,

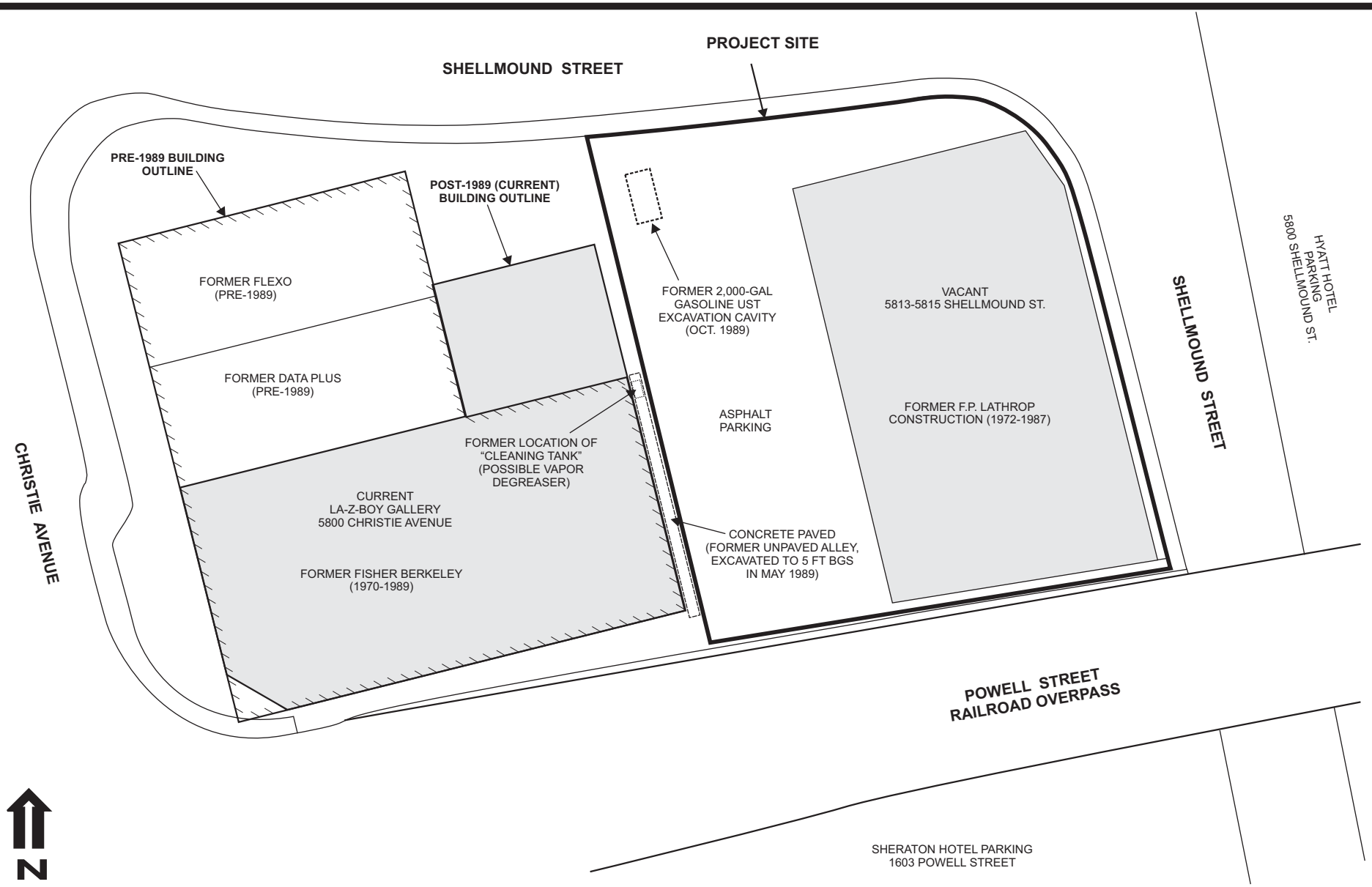
James E. Gribi
Professional Geologist
California No. 5843

Enclosure

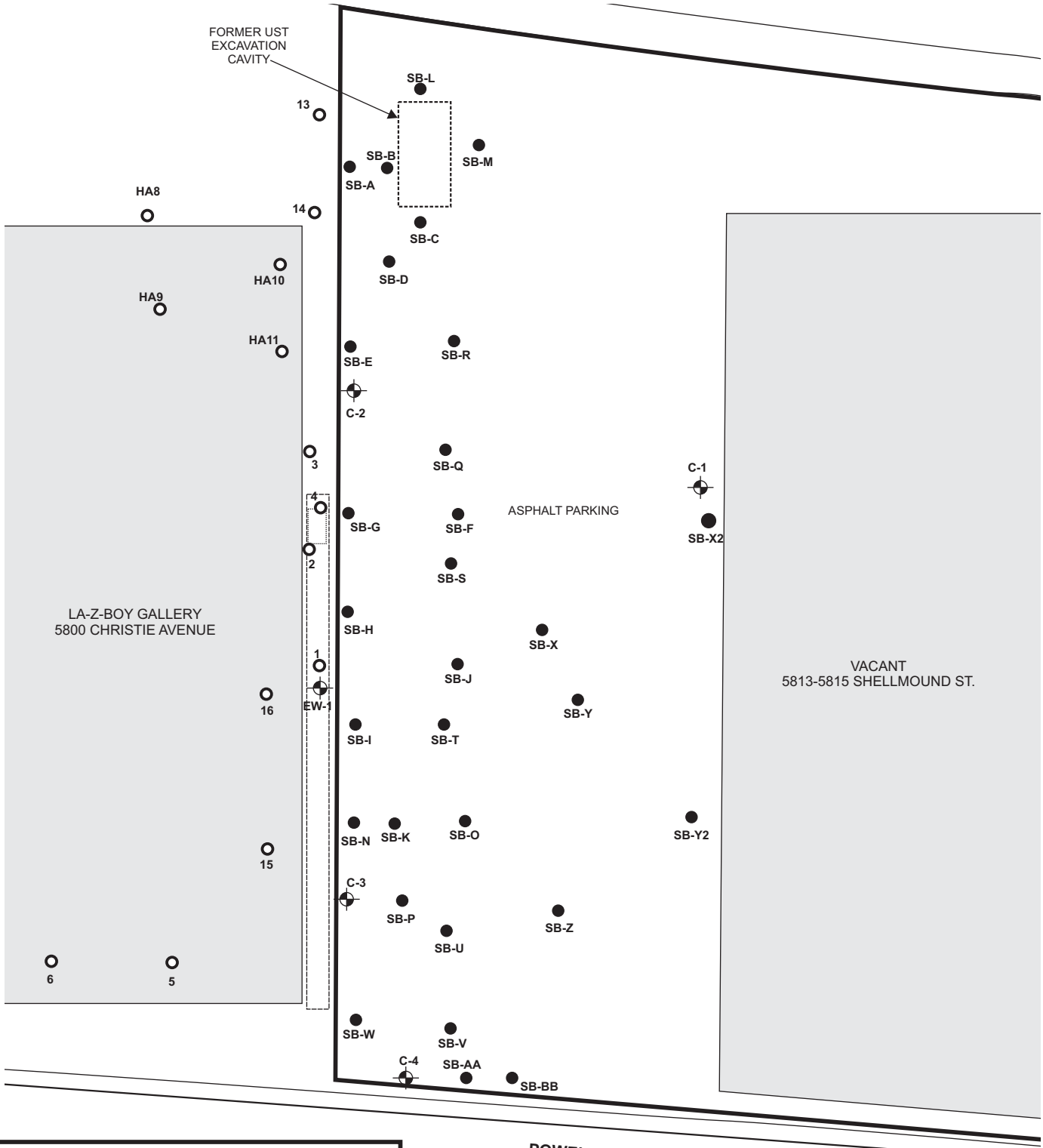
FIGURES



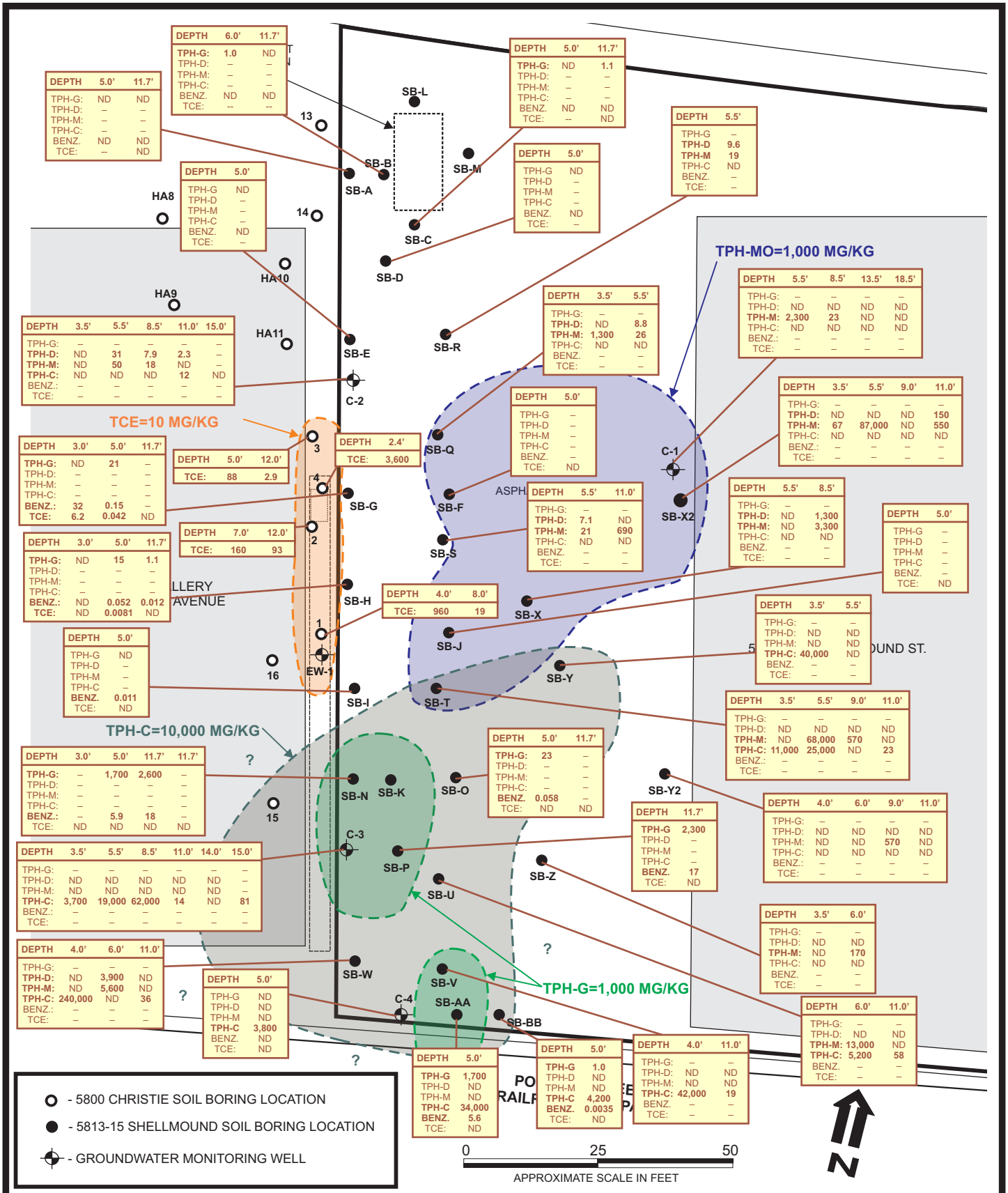
DESIGNED BY:	CHECKED BY: JEG	**SITE VICINITY MAP**	DATE: 7/10/2017	FIGURE: 1
DRAWN BY: JEG	SCALE:			
PROJECT NO:		979 7TH STREET OAKLAND, CALIFORNIA		



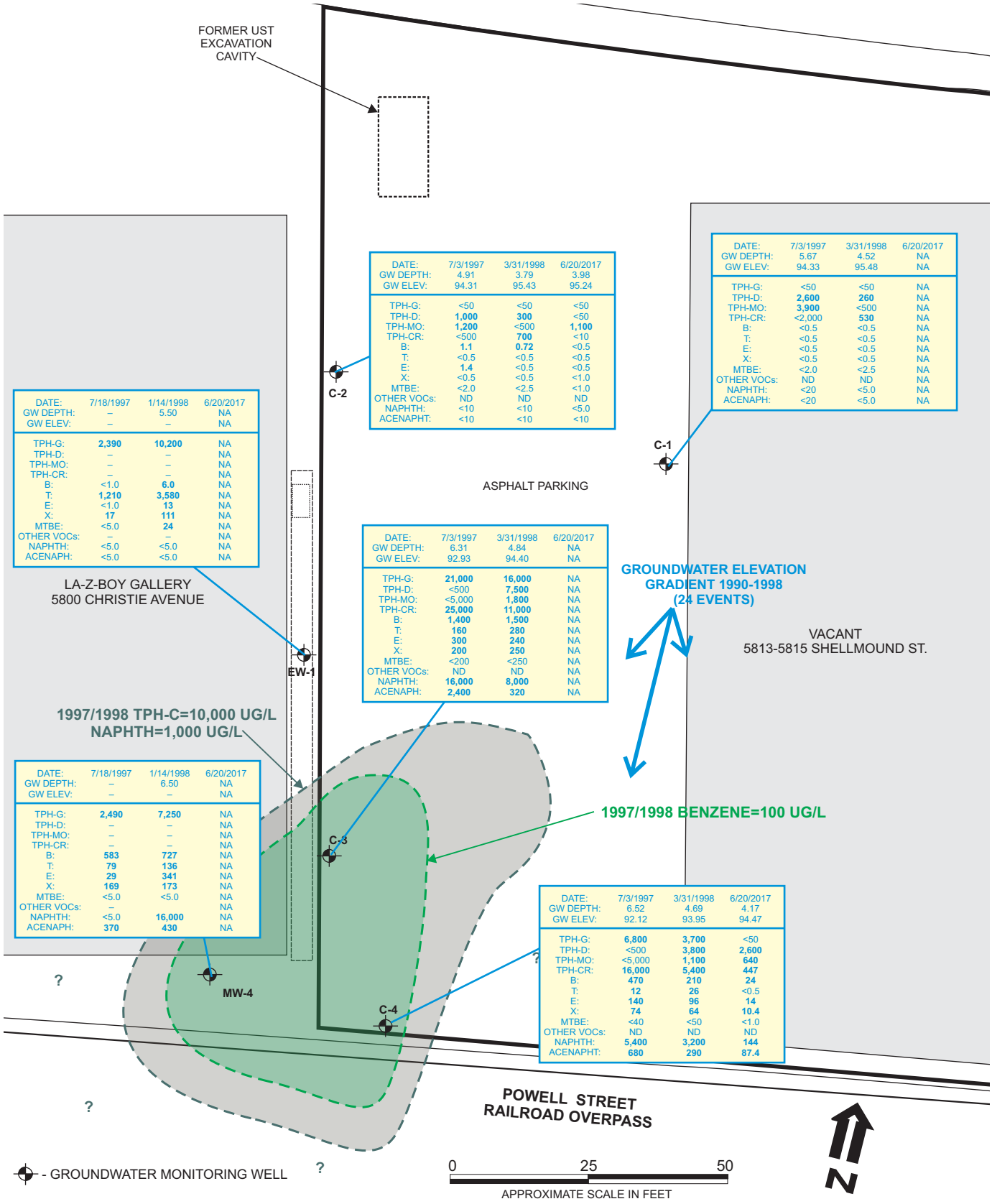
DESIGNED BY:	CHECKED BY: JEG	**SITE PLAN**	DATE: 7/10/2017
DRAWN BY: JEG	SCALE:		FIGURE: **2**
PROJECT NO:		5613-5815 SHELLMOUND STREET EMERYVILLE, CALIFORNIA	GRIBI



DESIGNED BY:	CHECKED BY: JEG	**PREVIOUS SAMPLE LOCATIONS**	DATE: 7/10/2017	FIGURE: 3
DRAWN BY: JEG	SCALE:			
PROJECT NO:		979 7TH STREET OAKLAND, CALIFORNIA		



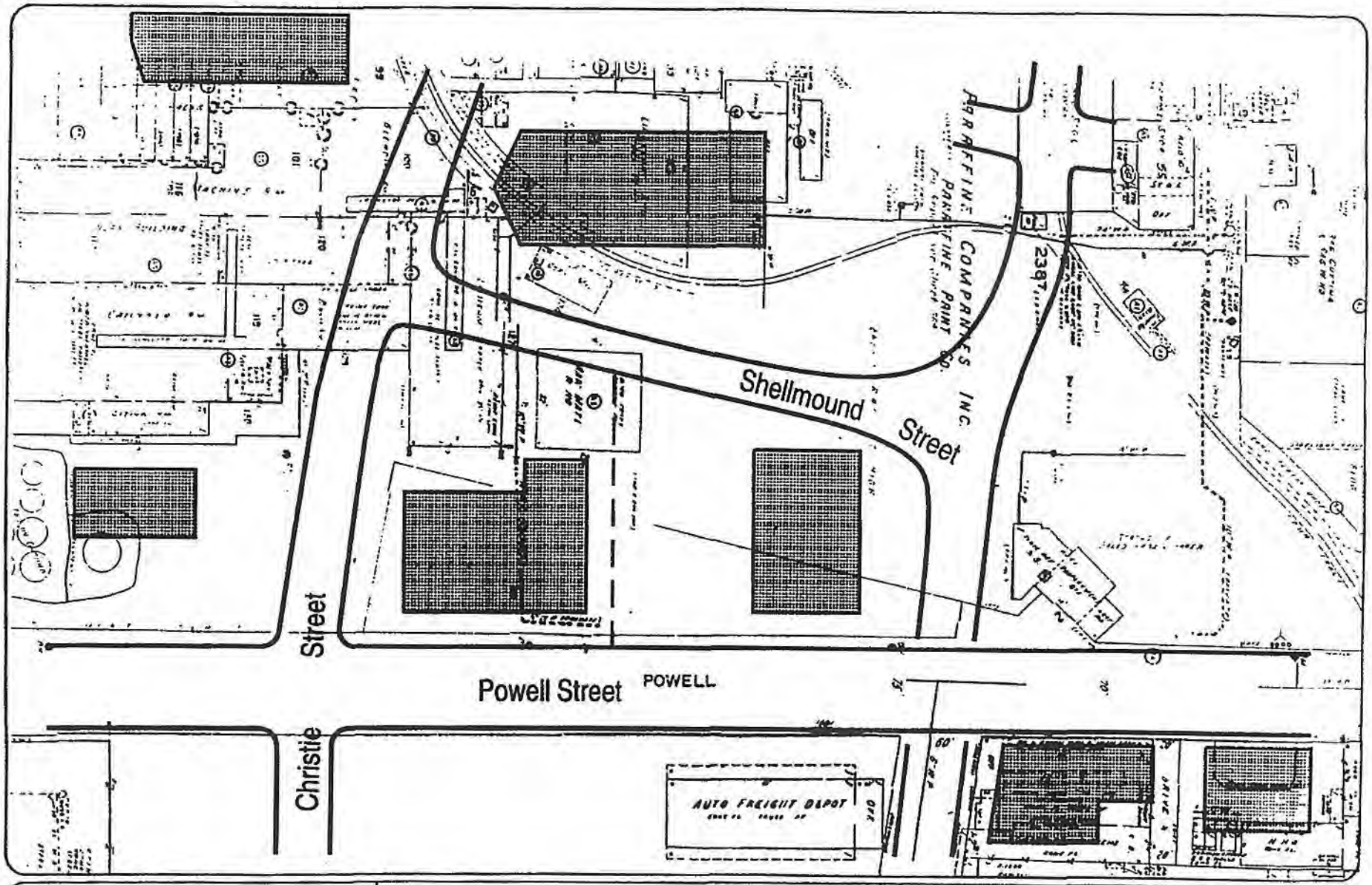
DESIGNED BY:	CHECKED BY: JEG	SOIL HYDROCARBON RESULTS	DATE: 7/10/2017
DRAWN BY: JEG	SCALE:		FIGURE: 4
PROJECT NO:		979 7TH STREET OAKLAND, CALIFORNIA	GRIBI



DESIGNED BY:	CHECKED BY: JEG	**GROUNDWATER HYDROCARBON RESULTS**	DATE: 7/10/2017 FIGURE: **5**
DRAWN BY: JEG	SCALE:		
PROJECT NO:		979 7TH STREET OAKLAND, CALIFORNIA	GRIBI

ATTACHMENT A

SELECTED HISTORICAL RECORDS



CAMBRIA
Environmental Technology, Inc.

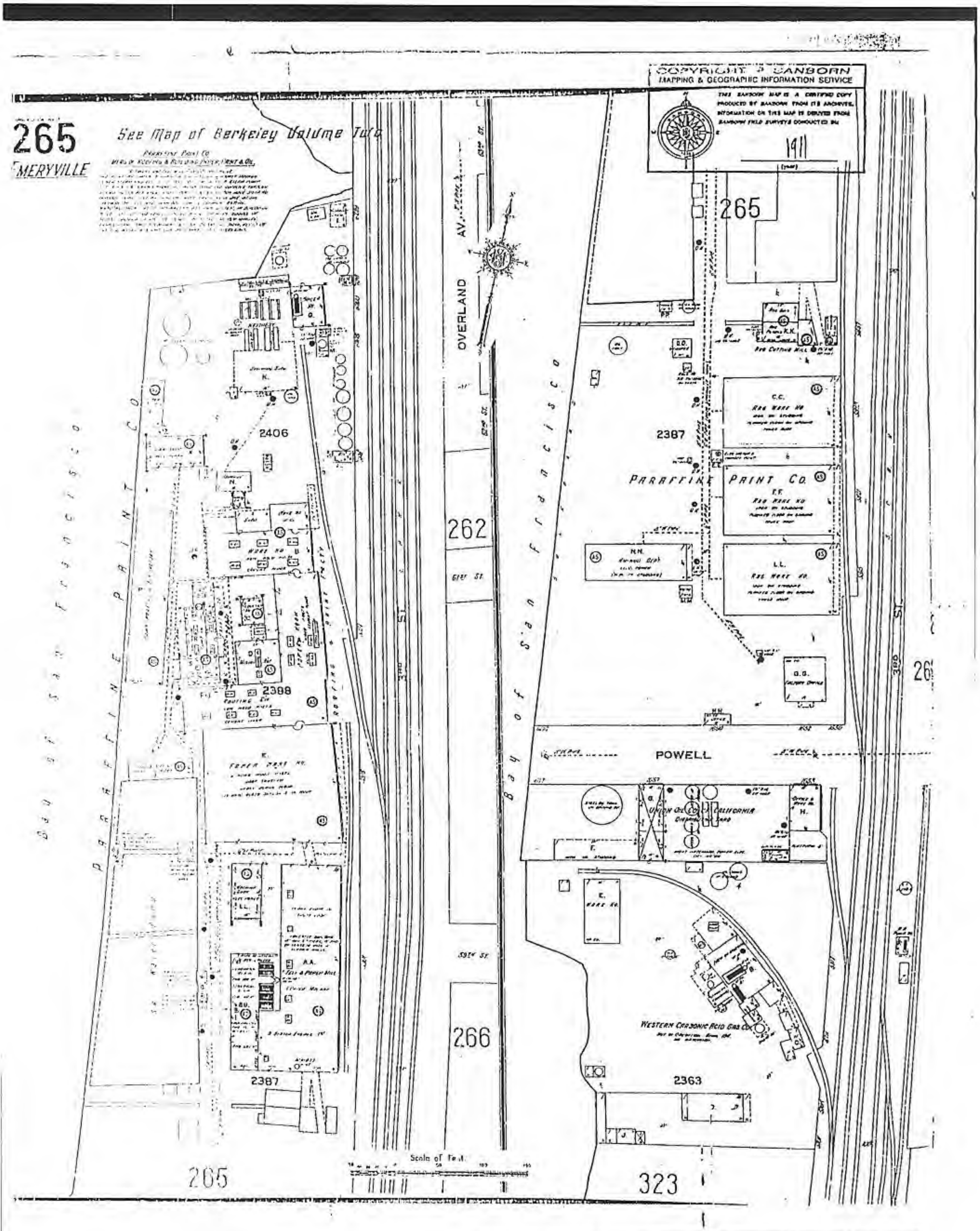
Location of Structures Shown on 1951 Sanborn Map

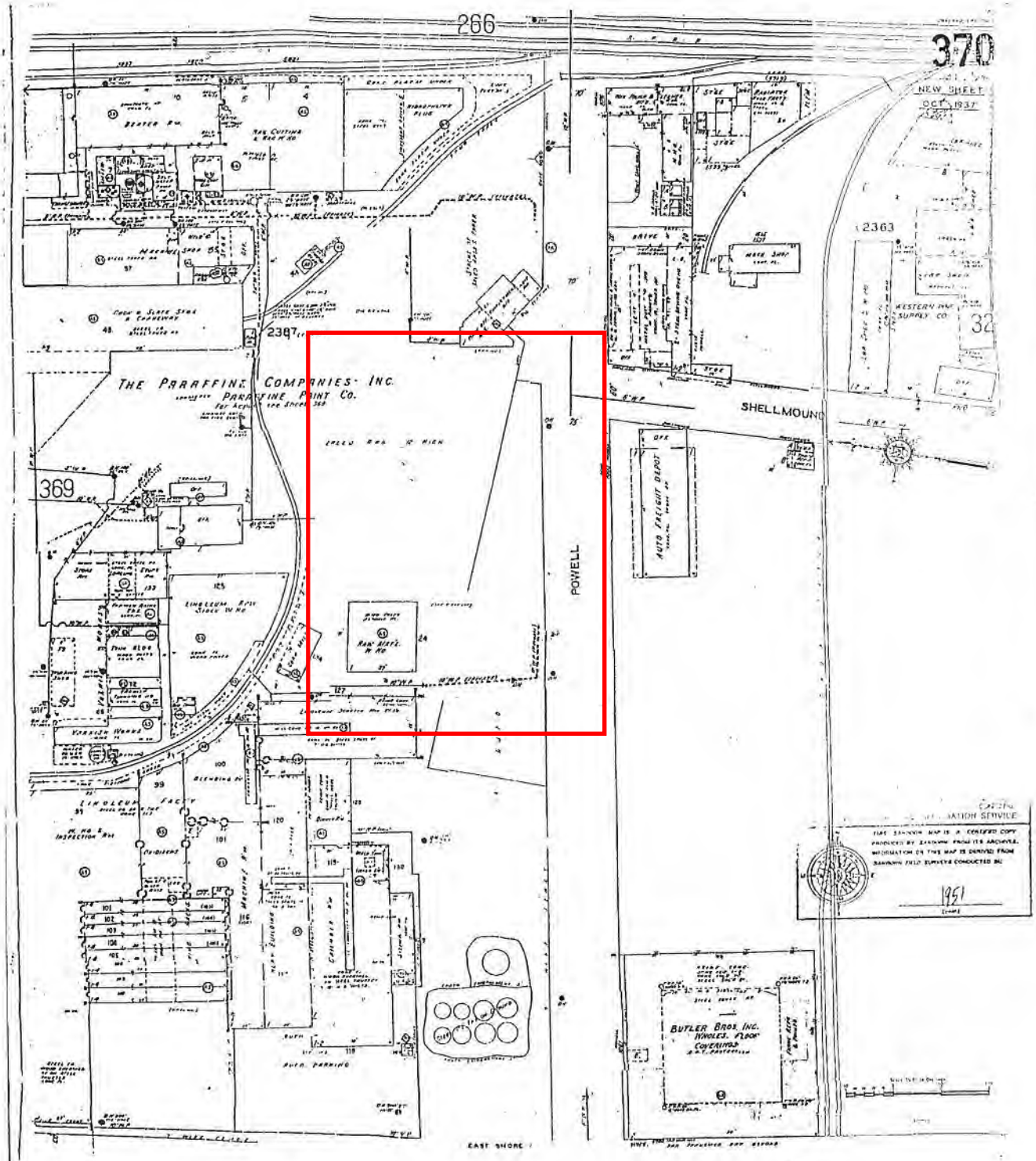
5813-15 Shellmound Street
Emeryville, California

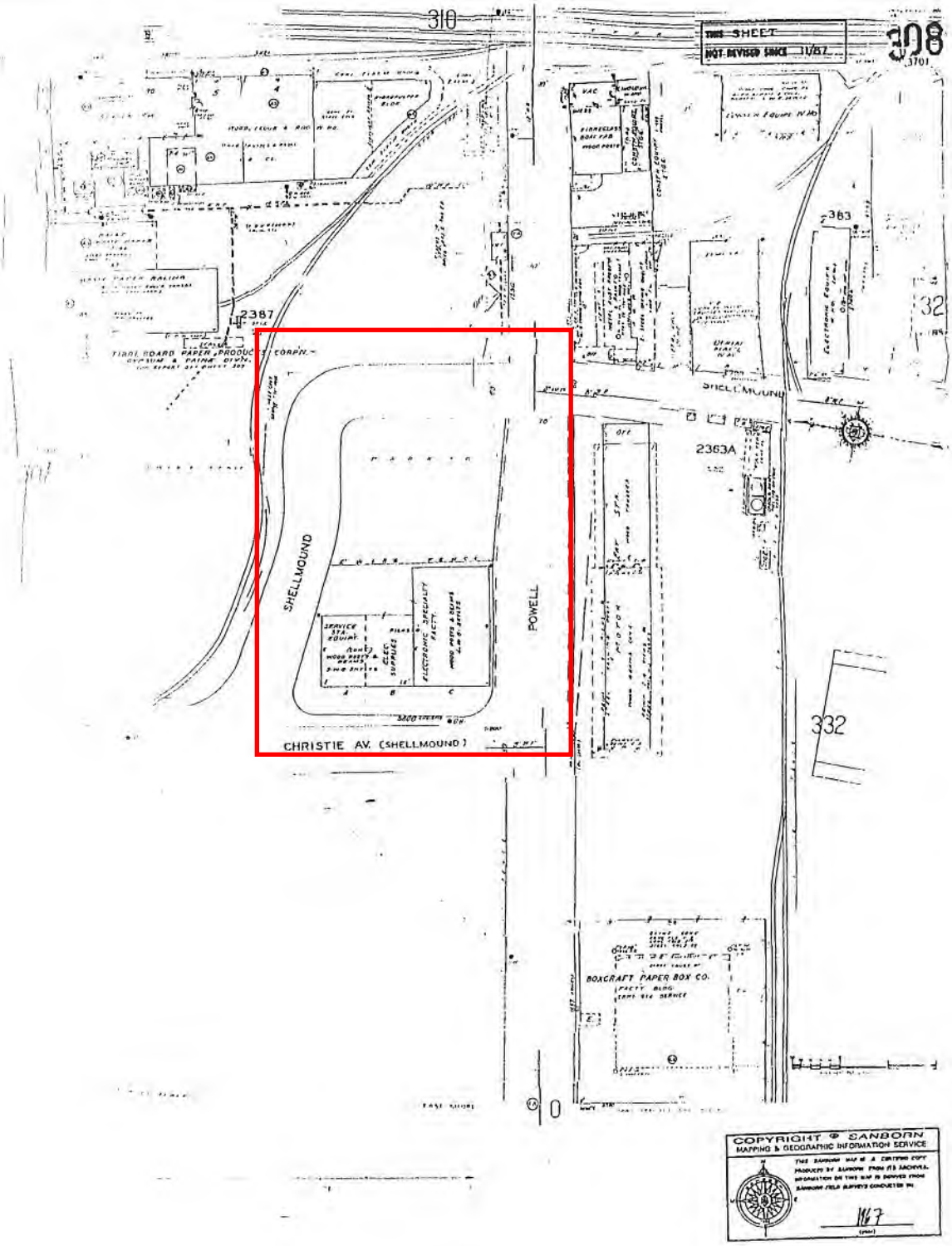
Explanation

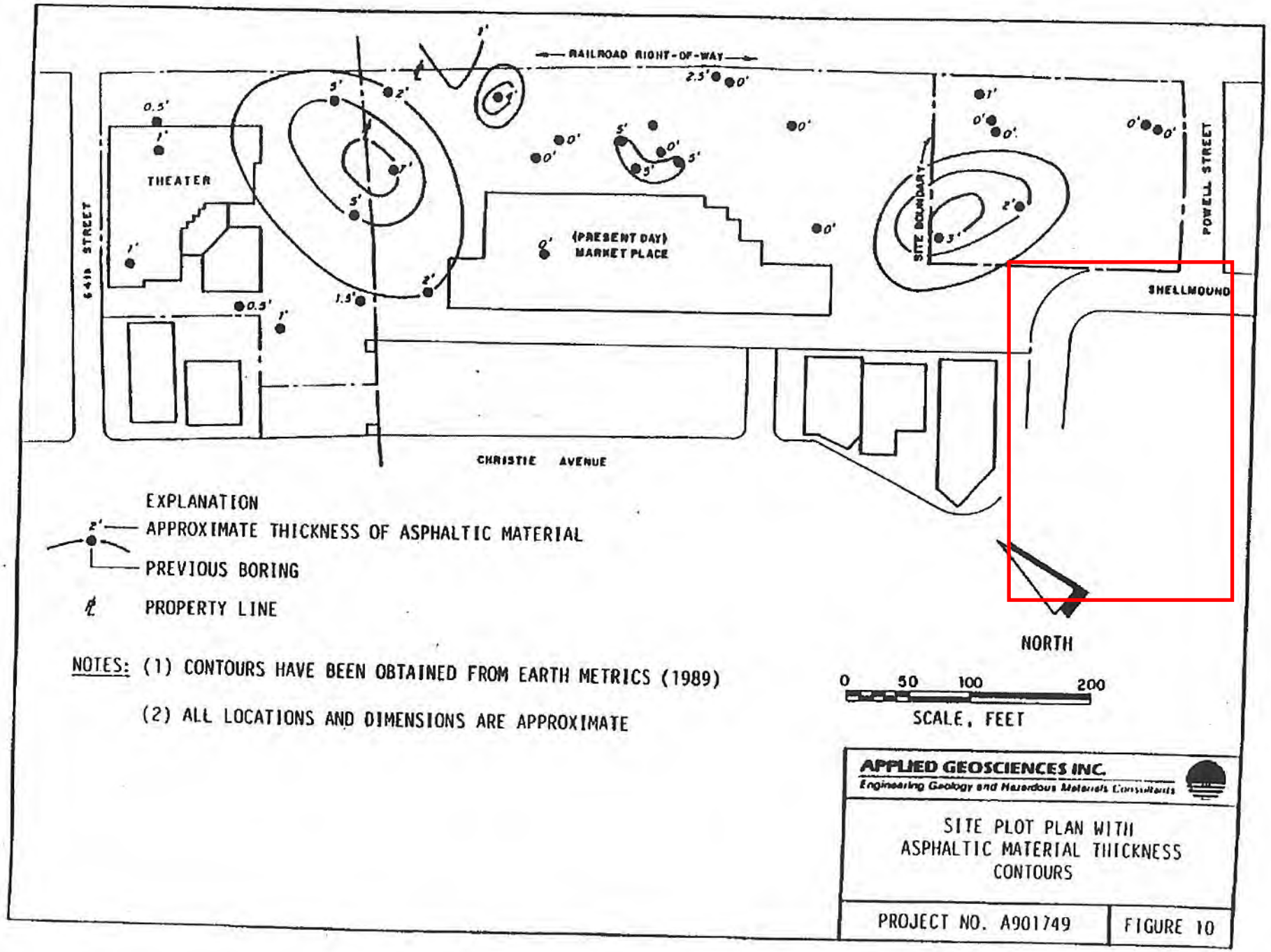
Existing Building (1995)

FIGURE
2


265
EMERYVILLE
See Map of Berkeley Volume Two
COPYRIGHT SANBORN
MAPPING & GEOGRAPHIC INFORMATION SERVICE
THIS SANBORN MAP IS A CERTIFIED COPY PRODUCED BY SANBORN FROM ITS ARCHIVES. INFORMATION ON THIS MAP IS DERIVED FROM SANBORN FIELD SURVEYS CONDUCTED IN:
1911
(year)
265
OVERLAND AV.
2406
2387
PARAFFINE PAINT CO.
Paraffine Paint Co.
Bay of San Francisco
262
2398
POWELL
Union Oil Co. of California
Western Carbonic Acid Gas Co.
266
2363
2387
Scale of Feet
265
323


266
370
NEW SHEET
OCT. 1937
2363
2387
THE PARAFFINE COMPANIES INC.
PARAFFINE PAINT CO.
SHELLMOUND
369
POWELL
AUTO FREIGHT DEPOT
BUTLER BROS. INC.
WHOLES. FLOOR COVERINGS
1951
EAST SHORE


310
THIS SHEET
NOT REVISED SINCE 11/57
398
3701
383
2387
32
SHELLMOUND
2363A
SHELLMOUND
POWELL
CHRISTIE AV. (SHELLMOUND)
332
BOXCRAFT PAPER BOX CO.
COPYRIGHT © SANBORN
MAPPING & GEOGRAPHIC INFORMATION SERVICE



APPLIED GEOSCIENCES INC.
Engineering Geology and Hazardous Materials Consultants

SITE PLOT PLAN WITH
ASPHALTIC MATERIAL THICKNESS
CONTOURS

PROJECT NO. A901749 | FIGURE 10

ATTACHMENT B

TABULATED SOIL & GROUNDWATER
RESULTS FROM PREVIOUS INVESTIGATIONS

Table 1. Soil Analytic Data for Hydrocarbons
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	TPHcr	TPHd	TPHmo	TPHg	Benzene	Toluene	Ethyl benzene	Xylenes
							(Concentration in mg/kg or parts per million)			
LATHROP (5813-5815 Shellmound)										
Tank Excavation Samples										
1512	10/26/89	~4	--	--	--	nd	nd	nd	nd	nd
1521	10/26/89	~4	--	--	--	nd	nd	nd	nd	nd
1533-Comp	10/26/89	NA	--	--	--	23	nd	nd	nd	0.28
Cambria Borings (September 1994)										
SB-A	09/22/94	5.0	--	--	--	nd	nd	nd	nd	nd
SB-A	09/22/94	11.7	--	--	--	nd	nd	nd	nd	nd
SB-B	09/22/94	6.0	--	--	--	1.0	nd	nd	nd	nd
SB-B	09/22/94	11.7	--	--	--	nd	nd	nd	nd	nd
SB-C	09/22/94	5.0	--	--	--	nd	nd	nd	nd	nd
SB-C	09/22/94	11.7	--	--	--	1.1	nd	nd	nd	nd
SB-D	09/22/94	5.0	--	--	--	nd	nd	nd	nd	nd
SB-E	09/22/94	5.0	--	--	--	nd	nd	nd	nd	nd
SB-F	09/22/94	5.0	--	--	--	--	--	--	--	--
SB-G	09/22/94	3.0	--	--	--	nd	32	0.69	4.4	nd
SB-G	09/22/94	5.0	--	--	--	21	0.15	3.4	0.13	1.2
SB-G	09/22/94	11.7	--	--	--	--	--	--	--	--
SB-H	09/22/94	3.0	--	--	--	nd	nd	0.620	0.016	0.180
SB-H	09/22/94	5.0	--	--	--	15	0.052	0.066	9.8	0.380
SB-H	09/22/94	11.7	--	--	--	1.1	0.012	0.650	nd	0.010
SB-I	09/22/94	5.0	--	--	--	nd	0.011	0.0037	nd	nd
SB-J	09/22/94	5.0	--	--	--	--	--	--	--	--

Table continued on next page

Table 1. Soil Analytic Data for Hydrocarbons
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	TPHcr	TPHd	TPHmo	TPHg	Benzene	Toluene	Ethyl benzene	Xylenes
						(Concentration in mg/kg or parts per million)				
SB-N	09/22/94	3.0	--	--	--	--	--	--	--	--
SB-N	09/22/94	5.0	--	--	--	1,700	5.9	2.7	10	9.8
SB-N	09/22/94	10.5	--	--	--	2,600	18	7.3	12	14
SB-N	09/22/94	11.7	--	--	--	--	--	--	--	--
SB-O	09/22/94	5.0	--	--	--	23	0.058	0.034	0.170	0.230
SB-O	09/22/94	11.7	--	--	--	--	--	--	--	--
SB-P	09/22/94	11.7	--	--	--	2,300	17	1.8	13	10
Cambria Borings (December 1994)										
SB-Q	12/07/94	3.5	nd	nd	1,300	--	--	--	--	--
SB-Q	12/07/94	5.5	nd	8.8	26	--	--	--	--	--
SB-R	12/07/94	5.5	nd	9.6	19	--	--	--	--	--
SB-S	12/07/94	5.5	nd	7.1	21	--	--	--	--	--
SB-S	12/07/94	11	nd	nd	690	--	--	--	--	--
SB-T	12/07/94	3.5	11,000	nd	nd	--	--	--	--	--
SB-T	12/07/94	5.5	25,000	nd	68,000	--	--	--	--	--
SB-T	12/07/94	9.0	nd	nd	570	--	--	--	--	--
SB-T	12/07/94	11.0	23	nd	nd	--	--	--	--	--
SB-U	12/07/94	6.0	5,200	nd	13,000	--	--	--	--	--
SB-U	12/07/94	11.0	58	nd	nd	--	--	--	--	--
SB-V	12/07/94	4.0	42,000	nd	nd	--	--	--	--	--
SB-V	12/07/94	11.0	19	nd	nd	--	--	--	--	--
SB-W	12/07/94	4.0	240,000	nd	nd	--	--	--	--	--
SB-W	12/07/94	6.0	nd	3,900	5,600	--	--	--	--	--
SB-W	12/07/94	11.0	36	nd	nd	--	--	--	--	--
SB-X	12/08/94	5.5	nd	nd	nd	--	--	--	--	--
SB-X	12/08/94	8.5	nd	1,300	3,300	--	--	--	--	--
SB-X2	12/08/94	3.5	nd	nd	67	--	--	--	--	--

Table continued on next page

Table 1. Soil Analytic Data for Hydrocarbons
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	TPHcr	TPHd	TPHmo	TPHg	Benzene	Toluene	Ethyl benzene	Xylenes
							(Concentration in mg/kg or parts per million)			
SB-X2	12/08/94	5.5	nd	nd	87,000	--	--	--	--	--
SB-X2	12/08/94	9.0	nd	nd	nd	--	--	--	--	--
SB-X2	12/08/94	11.0	nd	150	550	--	--	--	--	--
SB-Y	12/08/94	3.5	40,000	nd	nd	--	--	--	--	--
SB-Y	12/08/94	5.5	nd	nd	nd	--	--	--	--	--
SB-Y2	12/08/94	4.0	nd	nd	nd	--	--	--	--	--
SB-Y2	12/08/94	6.0	nd	nd	nd	--	--	--	--	--
SB-Y2	12/08/94	9.0	nd	nd	nd	--	--	--	--	--
SB-Y2	12/08/94	11.0	nd	nd	nd	--	--	--	--	--
SB-Z	12/08/94	3.5	nd	nd	170	--	--	--	--	--
SB-Z	12/08/94	6.0	nd	nd	nd	--	--	--	--	--
C-1	12/09/94	5.5	nd	nd	2,300	--	--	--	--	--
C-1	12/09/94	8.5	nd	nd	23	--	--	--	--	--
C-1	12/09/94	13.5	nd	nd	nd	--	--	--	--	--
C-1	12/09/94	18.5	nd	nd	nd	--	--	--	--	--
C-2	12/09/94	3.5	nd	nd	nd	--	--	--	--	--
C-2	12/09/94	5.5	nd	31	50	--	--	--	--	--
C-2	12/09/94	8.5	nd	7.9	18	--	--	--	--	--
C-2	12/09/94	11.0	12	2.30	nd	--	--	--	--	--
C-2	12/09/94	15.0	nd	--	--	--	--	--	--	--
C-3	12/09/94	3.5	3,700	nd	nd	--	--	--	--	--
C-3	12/09/94	5.5	19,000	nd	nd	--	--	--	--	--
C-3	12/09/94	8.5	62,000	nd	nd	--	--	--	--	--
C-3	12/09/94	11.0	14	nd	nd	--	--	--	--	--
C-3	12/09/94	14.0	nd	nd	nd	--	--	--	--	--
C-3	12/09/94	15.0	81.00	--	--	--	--	--	--	--

Table continued on next page

Table 1. Soil Analytic Data for Hydrocarbons
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	TPHcr	TPHd	TPHmo	TPHg	Benzene	Toluene	Ethyl benzene	Xylenes
							(Concentration in mg/kg or parts per million)			
COLEY AND HERRING INVESTMENT (5800 Christie Street)										
Borings by Gils Associates										
1 (9665)	12/28/88	4.0	--	--	--	--	nd	1,400	3	8.4
1 (9666)	12/28/88	6.0	--	--	--	--	nd	26	nd	nd
2 (9668)	12/28/88	7.0	--	--	--	--	nd	87	nd	nd
2 (9667)	12/28/88	12.0	--	--	--	35	nd	56	nd	nd
3 (9669)	12/28/88	5.0	--	--	--	--	nd	33	nd	nd
3 (9670)	12/28/88	12.0	--	--	--	1.4	nd	0.81	nd	nd
4 (9653)	10/12/88	2.4	--	--	--	--	nd	2800	28	42
5 (9661)	10/12/88	3.4	--	--	--	--	nd	nd	nd	nd
6 (9660)	10/12/88	3.0	--	--	--	--	nd	0.0060	nd	0.0049
7 (9658)	10/12/88	3.0	--	--	--	--	nd	nd	nd	nd
8 (9659)	10/12/88	3.3	--	--	--	--	nd	nd	nd	nd
9 (9655)	10/12/88	2.0	--	--	--	--	nd	0.0032	nd	nd
10 (9656)	10/12/88	6.3	--	--	--	--	nd	0.0040	nd	nd
11 (9654)	10/12/88	4.0	--	--	--	--	nd	0.0055	nd	nd
12 (9657)	10/12/88	2.0	--	--	--	--	nd	0.0028	nd	nd
13 (9663)	10/27/88	6.0	--	--	--	nd	nd	nd	nd	nd
13 (9664)	10/27/88	11.0	--	--	--	3	nd	nd	nd	nd
14 (9662)	10/27/88	11.0	--	--	--	5	nd	nd	nd	0.057
McLaren Foundation Excavation Samples										
HA-1	04/14/89	2.3	--	--	--	--	nd	0.019	nd	nd
HA-4	04/14/89	2.0	--	--	--	--	nd	0.16	nd	nd
HA-5	04/14/89	2.7	--	--	--	--	nd	0.80	nd	nd
HA-6	04/14/89	3.5	--	--	--	--	nd	0.12	nd	nd
HA-7	04/14/89	3.5	--	--	--	--	nd	0.072	nd	nd

Table continued on next page

Table 1. Soil Analytic Data for Hydrocarbons
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	TPHcr	TPHd	TPHmo	TPHg	Benzene	Toluene	Ethyl benzene	Xylenes
							(Concentration in mg/kg or parts per million)			
HA-8	04/14/89	3.5	--	--	--	--	nd	0.048	nd	nd
HA-9	04/14/89	3.5	--	--	--	--	nd	nd	nd	nd
HA-10	04/14/89	3.5	--	--	--	--	nd	0.049	nd	nd
HA-11	04/14/89	2.5	--	--	--	--	nd	0.030	nd	nd
ETS Excavation Wall Samples										
A1	1989	5.0	--	--	--	--	nd	nd	nd	nd
A2	1989	5.0	--	--	--	--	nd	0.11	nd	nd
B	1989	5.0	--	--	--	--	nd	180	3.8	28
C	1989	5.0	--	--	--	--	nd	320	9.3	48
D	1989	5.0	--	--	--	--	nd	1.8	nd	nd
E1	1989	5.0	--	--	--	--	0.70	0.70	0.60	1.1
E2	1989	5.0	--	--	--	--	nd	nd	nd	nd
F	1989	5.0	--	--	--	--	nd	2,700	14	35
Confirmation Borings After SVE										
G	12/03/91	3-5	--	--	--	nd	nd	nd	nd	nd
H	12/03/91	3-5	--	--	--	1.5	nd	0.076	0.0062	0.10
I	12/03/91	3-5	--	--	--	nd	nd	nd	nd	nd

Abbreviations
TPHcr = Total petroleum hydrocarbons as creosote by EPA Method 5020, 5030 or by modified EPA Method 8015
TPHd = Total petroleum hydrocarbons as diesel by EPA Method 5020, 5030 or by modified EPA Method 8015
TPmo = Total petroleum hydrocarbons as motor oil by EPA Method 5020, 5030 or by modified EPA Method 8015
TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 5020, 5030 or by modified EPA Method 8015
BTEX = BTEX compounds by EPA Method 601/8240 unless 8020/5030 performed also.
-- = Constituent not analyzed
nd = Not detected, or no limit given by previous consultant

Table 2. Soil Analytic Data for Volatile Organic Compounds (VOCs)
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	VC	1,1 DCA	1.2 DCE	MC	1,2 DCA	1,1,1 TCA	TCE	PCE	carbon tet	Comments
			(Concentration in mg/kg or parts per million)									
LATHROP (5813-5815 Shellmound)												
Tank Excavation Samples												
1512	10/26/89	~4	--	--	--	--	--	--	--	--	--	
1521	10/26/89	~4	--	--	--	--	--	--	--	--	--	
1533-Comp	10/26/89	NA	--	--	--	--	--	--	--	--	--	stockpile sample
Cambria Borings												
SB-A	09/22/94	5.0	--	--	--	--	--	--	--	--	--	
SB-A	09/22/94	11.7	nd	nd	nd	nd	nd	nd	nd	nd	nd	a
SB-B	09/22/94	6.0	--	--	--	--	--	--	--	--	--	
SB-B	09/22/94	11.7	--	--	--	--	--	--	--	--	--	
SB-C	09/22/94	5.0	--	--	--	--	--	--	--	--	--	
SB-C	09/22/94	11.7	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-D	09/22/94	5.0	--	--	--	--	--	--	--	--	--	
SB-E	09/22/94	5.0	--	--	--	--	--	--	--	--	--	
SB-F	09/22/94	5.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-G	09/22/94	3.0	0.12	2.3	0.014	0.051	0.014	0.036	6.2	nd	nd	
SB-G	09/22/94	5.0	0.034	0.35	nd	nd	nd	nd	0.042	nd	nd	
SB-G	09/22/94	11.7	nd	0.0062	nd	0.059	nd	nd	nd	nd	nd	
SB-H	09/22/94	3.0	nd	0.19	nd	nd	nd	nd	nd	nd	nd	
SB-H	09/22/94	5.0	3.2	1.6	0.025	0.056	0.039	nd	0.0081	nd	nd	0.067 chloroethane
SB-H	09/22/94	11.7	2.3	0.66	0.059	nd	nd	nd	nd	nd	nd	0.010 bromoform
SB-I	09/22/94	5.0	nd	0.0062	nd	nd	nd	nd	nd	nd	nd	0.0066 bromomethane

Table continued on next page

Table 2. Soil Analytic Data for Volatile Organic Compounds (VOCs)
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	VC	1,1 DCA	1.2 DCE	MC	1,2 DCA	1.1,1 TCA	TCE	PCE	carbon tet	Comments
								(Concentration in mg/kg or parts per million)				
SB-J	09/22/94	5.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-N	09/22/94	3.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-N	09/22/94	5.0	0.25	0.043	nd	0.20	0.02	0.016	nd	nd	nd	0.027 chloroform
SB-N	09/22/94	10.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-N	09/22/94	11.7	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-O	09/22/94	5.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-O	09/22/94	11.7	nd	nd	nd	nd	nd	nd	nd	nd	nd	
SB-P	09/22/94	11.7	nd	nd	nd	nd	nd	nd	nd	nd	nd	
CROLEY AND HERRING INVESTMENT (5800 Christie Street)												
Borings by Gils Associates												
1 (9665)	12/28/88	4	nd	nd	nd	nd	nd	190	960	nd	23	
1 (9666)	12/28/88	6	nd	nd	nd	nd	nd	3.7	19	nd	nd	
2 (9668)	12/28/88	7	nd	4.2	nd	nd	nd	76	160	nd	12	
2 (9667)	12/28/88	12	nd	nd	nd	nd	nd	69	93	nd	11	
3 (9669)	12/28/88	5	nd	nd	nd	nd	nd	7.3	88	nd	nd	
3 (9670)	12/28/88	12	nd	nd	nd	nd	nd	0.49	2.9	nd	nd	
4 (9653)	10/12/88	2.4	nd	nd	nd	nd	nd	280	3600	nd	27	
5 (9661)	10/12/88	3.4	nd	nd	nd	nd	nd	nd	nd	nd	nd	
6 (9660)	10/12/88	3	nd	0.0076	0.059	nd	nd	0.077	0.14	0.034	nd	
7 (9658)	10/12/88	3	nd	nd	nd	nd	nd	nd	nd	nd	nd	
8 (9659)	10/12/88	3.3	nd	nd	nd	nd	nd	nd	nd	nd	nd	
9 (9655)	10/12/88	2	nd	nd	nd	0.0025	nd	nd	0.012	0.012	nd	
10 (9656)	10/12/88	6.3	nd	nd	nd	nd	nd	0.0036	0.0091	nd	nd	
11 (9654)	10/12/88	4	nd	nd	nd	nd	nd	nd	0.0086	nd	nd	
12 (9657)	10/12/88	2	nd	nd	nd	nd	nd	nd	0.0078	nd	nd	

Table continued on next page

Table 2. Soil Analytic Data for Volatile Organic Compounds (VOCs)
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	VC	1,1 DCA	1,2 DCE	MC	1.2 DCA	1,1,1 TCA	TCE	PCE	carbon tet	Comments
			(Concentration in mg/kg or parts per million)									
13 (9663)	10/27/88	6	--	--	--	--	--	--	--	--	--	
13 (9664)	10/27/88	11	--	--	--	--	--	--	--	--	--	
14 (9662)	10/27/88	11	--	--	--	--	--	--	--	--	--	
McLaren Foundation Excavation Samples												
HA-1	04/14/89	2.25	nd	nd	nd	0.067	nd	nd	nd	nd	nd	
HA-4	04/14/89	2	nd	nd	nd	0.13	nd	nd	nd	nd	nd	
HA-5	04/14/89	2.7	nd	nd	nd	nd	nd	nd	nd	nd	nd	
HA-6	04/14/89	3.5	nd	nd	nd	0.13	nd	nd	nd	nd	nd	
HA-7	04/14/89	3.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	b
HA-8	04/14/89	3.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	c
HA-9	04/14/89	3.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	d
HA-10	04/14/89	3.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	e
HA-11	04/14/89	2.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	f
ETS Excavation Wall Samples												
A1	1989	5	nd	nd	nd	0.18	nd	nd	0.019	?	?	0.011 freon
A2	1989	5	nd	nd	0.12	nd	nd	nd	0.10	?	?	
B	1989	5	nd	nd	nd	nd	nd	130	150	?	?	
C	1989	5	nd	nd	nd	nd	nd	23	42	?	?	
D	1989	5	nd	nd	nd	nd	nd	1.0	18	?	?	
E1	1989	5	nd	nd	nd	nd	nd	0.50	0.80	?	?	
E2	1989	5	nd	nd	nd	nd	nd	nd	nd	?	?	
F	1989	5	nd	nd	nd	nd	nd	280	1,300	?	?	18'chlorobenzene
Confirmation Borings After SVE												

Table continued on next page

Table 2. Soil Analytic Data for Volatile Organic Compounds (VOCs)
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	VC	1,1 DCA	1,2 DCE	MC	1,2 DCA	1,1,1 TCA	TCE	PCE	carbon tet	Comments
			(Concentration in mg/kg or parts per million)									
G	12/03/91	3-5	nd	nd	nd	nd	nd	nd	nd	?	?	
H	12/03/91	3-5	nd	nd	nd	nd	nd	nd	nd	?	?	g
I	12/03/91	3-5	nd	nd	nd	nd	nd	0.420	0.580	?	?	h

Abbreviations
TPHg = Total petroleum hydrocarbons as gasoline by EPA Method 5020, 5030 or by modified EPA Method 8015
BTEX = BTEX compounds by EPA Method 601/8240 unless 8020/5030 performed also.
--- = Constituent not analyzed
nd = Not detected, or no limit given by previous consultant
VC= Vinyl chloride by EPA Method 8010 or 8240.
1,1 DCA = 1,1 dichloroethane by EPA Method 8010 or 8240.
1,2 DCE = Trans 1,2 dichloroethene by EPA Method 8010 or 8240.
MC= methylene chloride by EPA Method 8010 or 8240.
1,2 DCA = 1,2 dichloroethane by EPA Method 8010 or 8240.
1,1,1 TCA = 1,1,1 trichloroethane by EPA Method 8010 or 8240.
TCE = Trichloroethene by EPA Method 8010 or 8240.
PCE = Tetrachloroethene by EPA Method 8010 or 8240.
? = Data unavailable.
Comments
a = 0.021 chloroform and 0.0072 bromodichloromethane
b = methylene chloride and freon detected at 0.11 and 0.014 ppm,respectively, which were less than the raised reporting limit.
c = methylene chloride was detected at 0.073 ppm which was less than the raised reporting limit.
d = methylene chloride and toluene present at 0.063 ppm and 0.0070 ppm, respectively, which were less than the raised reporting limit.
e = methylene chloride was present at 0.071 ppm which was less than the raised reporting limit.
f = methylene choride was detected at 0.043 ppm which was less than the raised reporting limit.
g = chloroform and cis-1, 2 - dichloroethene were detected at 0.040 ppm and 0.033 ppm, respectively.
h = 0.017 ppm and cis-1,2 - dichloroethene detected.

Table 3. Soil Analytic Data for Polynucleararomatics (PNAs)
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	Acenaph-thene	Acenaph-thylene	Anthra-cene	Benzo-(a)an-thracene	Benzo-(b)fluor-anthene	Benzo-(k)fluor-anthene	Benzo-(a) pyrene	Benzo-(g,h.i) perylene	Chrysene	Fluor-anthene	Flourene	Indeno-(1,2,3-cd) pyrene	2-Methyl-naphtha-lene	Naphtha-lene	Phenan-threne	Pyrene
			(Concentration in mg/kg or parts per million)															
LATHROP (5813-5815 Shellmound)																		
Cambria, October 1994																		
SB-G	09/22/94	5.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
SB-N	09/22/94	10.5	380	2,100	960	1,100	nd	nd	1,100	880	870	500	880	650	740	5,900	3,800	2,800
Cambria, December 1994																		
SB-T	12/07/94	5.5	720	nd	250	190	140	120	210	130	290	890	250	110*	170	1,400	1,600	1
SB-X2	12/08/94	5.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
C-2	12/09/94	5.5	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
C-3	12/07/94	5.5	nd	1,500	640	540	390	480	810	700	760	2,400	580	500	540	5,700	3,500	2,600
C-3	12/07/94	14.0	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
C-3	12/07/94	15.0	640	1,700	980	920	700	820	1,300	1,200	1,300	3,600	0,850	0,880	0,530	4,400	5,300	4,100

Abbreviations
nd = Not detected, or no limit given by previous consultant.
* = Lab estimated value.

Table 4. Soil Analytic Data for Metals
- Lathrop Investigation, Emeryville, California

Sample ID	Date Sampled	Sample Depth (ft)	Arsenic	Barium	Chromium	Cobalt	Copper	Lead	Mercury	Nickel	Tin	Vanadium	Zinc
			(Concentration in mg/kg or parts per million)										
LATHROP (5813-5815 Shellmound)													
Cambria, December 1994													
SB-T	12/07/94	5.5	1.1	170	44	9.0	47	94	0.9	51	18	31	590
C-3	12/07/94	5.5	5.3	550	17	4.6	1,700	400	nd	41	nd	20	370
DTSC TTLC	--	--	500	1,000	500	8,000	2,500	1,000	20	2,000	ne	2,400	5,000

Abbreviations
nd = Not detected, or no limit given by previous consultant
DTSC = Department of toxic Substance Control
TTLC = Total Limit Threshold Concentration
ne = None estabalished

Table 1. Soil Analytic Data for Petroleum Hydrocarbons and Volatile Organic Compounds (VOC's) - Lathrop Investigation, 5813 - 15 Shellmound Street, Emeryville, California

Sample ID	Depth (ft)	Date	TPHcr	TPHmo	TPHg	TPHd (Concentrations in mg/kg)	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	BM[a]	Freon
C-4-5	5	2/25/97	3,800	<1,000	<1.0	<100	<0.0025	<0.0025	<0.0025	<0.0025	<0.010	0.0062	0.0053
SB-BB-5	5	2/25/97	4,200	<1,000	1.0	<100	0.0035	<0.0025	0.0058	0.0076	<0.010	0.004	<0.0020
SB-AA-5	5	2/25/97	34,000	<12,000	1,700	<1,200	5.6	2.5	17	14	<1.0	NA	NA

Abbreviations:

ft = feet

a = Bromomethane was detected in method blank at 0.005 mg/kg

TPHcr = Total petroleum hydrocarbons as creosote by modified EPA Method 8015

TPHmo = Total petroleum hydrocarbons as motor oil by modified EPA Method 8015

TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015

TPHd = Total petroleum hydrocarbons as diesel by modified EPA Method 8015

Benzene , Toluene, Ethylbenzene, and Xylenes by EPA Method 8020

MTBE = Methyl Tertiary-Butyl Ether by EPA Method 8020

BM = Bromomethane by EPA Method 8010

Freon = Freon 113 by EPA Method 8010

Only the VOC's that were detected are reported here. For the complete suite of analytes, see lab report

Table 2. Soil Analytic Data for Semi-Volatile Organic Compounds (including PNAs) - 5813-15 Shellmound Street, Emeryville, California

Sample ID	Date Sampled	Depth (ft)	Acenaph-thene	Acenaph-thylene	Anthra-cene	Benzo (a) anthracene	Benzo (b&k) fluor-anthene	Benzo (a) pyrene	Benzo (g,h,i) perylene	Chrysene	Dibenzo (a,h) anthracene	Fluor-anthene	Fluorene	Indeo-(1,2,3-cd) pyrene	2-Methyl-naphtha-lene	Naphtha-lene	Phenan-threne	Pyrene
									(Concentrations in mg/kg)									
C-4-5	02/25/97	5	3.4	26	18	53	120	90	84	65	17	170	5.1	63	<3.3	19	87	210
SB-BB-5	02/25/97	5	<3.3	29	27	60	140	100	97	70	18	170	11	71	5.1	68	130	230

Notes:
Only constituents that were detected are only reported here. For the complete suite of analytes, see lab report.
All analytes detected by EPA Method 8270

Table 1. Ground Water Elevation and Analytic Data for Petroleum Hydrocarbons - Lathrop Investigation, 5813-15 Shellmound St., Emeryville, California

Sample ID	Date Sampled	TOC Elevation (ft)	GW Depth (ft)	GW Elevation (ft)	TPHcr	TPHd	TPHmo	TPHg	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
					← (Concentrations in ug/L) →								
Grab Ground Water Analytic Data													
SB-BB	02/25/97	---	---	---	35,000	<500	<5,000	790	4.0	2.1	9.3	7.5	<2.0
Quarterly Monitoring													
C-1	12/16/94	100.00	3.82	96.18	<500	NA	NA	<50	<0.5	<0.5	<0.5	<0.5	NA
	03/19/97		4.21	95.79	<500	590[a]	750	<50	<0.50	<0.50	<0.50	0.6	<2.0
	05/30/97		5.45	94.55	<1,000	1,100[a]	2,600	<50	<0.50	<0.50	<0.50	<0.50	<2.0
	07/03/97		5.67	94.33	<2,000	2,600[a]	3,900	<50	<0.50	<0.50	<0.50	<0.50	<2.0
	08/07/97		5.86	94.14	<2,000	3,700[a]	8,200	<50	<0.50	<0.50	<0.50	1.5	<2.0
C-2	12/16/94	99.22	3.33	95.89	<500	NA	NA	<50	<0.5	<0.5	<0.5	<0.5	NA
	03/19/97		3.61	95.61	<500	590[a]	790	<50	<0.50	<0.50	<0.50	<0.50	<2.0
	05/30/97		5.94	93.28	<500	650[a]	1,200	<50	1.1	<0.50	0.6	<0.50	<2.0
	07/03/97		4.91	94.31	<500	1,000[a]	1,200	<50	1.1	<0.50	1.4	<0.50	<2.0
	08/07/97		5.12	94.10	<500	810[a]	1,200	<50	0.71	<0.50	2.0	<0.50	<2.0
C-3	12/16/94	99.24	3.82	95.42	5,100	NA	NA	17,000	1,900	120	5.1	250	NA
	03/19/97		5.82	93.42	10,000	250	<2,500	9,600	1,300	120	170	150	<20
	05/30/97		5.19	94.05	21,000	<500	<5,000	16,000	1,700	230	320	230	<100
	07/03/97		6.31	92.93	25,000	<500	<5,000	21,000	1,400	160	300	200	<200
	08/07/97		6.44	92.80	24,000	<1,000	<5,000	15,000	1,200	110	260	170	<2.0
C-4	03/19/97	98.64	6.46	92.18	25,000	<500	<5,000	5,400	540	19	62	87	<20
	05/30/97		6.52	92.12	25,000	<500	<5,000	8,800	470	22	170	97	<40
	07/03/97		6.52	92.12	16,000	<500	<5,000	6,800	470	12	140	74	<40
	08/07/97		6.54	92.10	18,000	<1,000	<5,000	4,900	360	13	120	67	<20

Table 1. Ground Water Elevation and Analytic Data for Petroleum Hydrocarbons - Lathrop Investigation, 5813-15 Shellmound St., Emeryville, California

Sample ID	Date Sampled	TOC Elevation (ft)	GW Depth (ft)	GW Elevation (ft)	TPHcr	TPHd	TPHmo	TPHg	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
					← (Concentrations in ug/L) →								

Abbreviations and Notes:

ug/L = Micrograms per liter
ft = feet
NA = Not Analyzed
TOC = Top of Casing
a = The result appears to be a heavier hydrocarbon than diesel

TPHcr = Total petroleum hydrocarbons as creosote by modified EPA Method 8015
TPHmo = Total petroleum hydrocarbons as motor oil by modified EPA Method 8015
TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015
TPHd = Total petroleum hydrocarbons as diesel by modified EPA Method 8015
Benzene , Ethylbenzene, Toluene, and Xylenes by EPA Method 8020
MTBE = Methyl Tertiary-Butyl Ether by EPA Method 8020

Table 2. Ground Water Elevation and Analytic Data for Semi-Volatile Organic Compounds (including PNAs) - Lathrop Investigation, 5813-15 Shellmound Street, Emeryville, California

Sample ID	Date Sampled	TOC Elevation (ft)	GW Depth (ft)	GW Elevation (ft)	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(g,h,i)perylene	Chrysene	Fluoranthene	Fluorene	2-Methylnaphthalene	Naphthalene	Phenanthrene	Pyrene	Additional Compounds Detected
					← (Concentrations in ug/L) →													
Quarterly Sampling																		
C-1	12/16/94	100.00	3.82	96.18	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
	03/19/97		4.21	95.79	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
	05/30/97		5.45	94.55	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	<11	
	07/03/97		5.67	94.33	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	
	08/07/97		5.86	94.14	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	
C-2	12/16/94	99.22	3.33	95.89	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
	03/19/97		3.61	95.61	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
	05/30/97		5.94	93.28	<9.3	<9.3	<9.3	<9.3	<9.3	<9.3	<9.3	<9.3	<9.3	<9.3	11	<10	<10	
	07/30/97		4.91	94.31	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
	08/07/97		5.12	94.10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	
C-3	12/16/94	99.24	3.82	95.42	150	780	37	7.2f	8.5f	7.3[f]	20	50	110	490	11,000	260	61	a
	03/19/97		5.82	93.42	570	310	140	49	95	86	130	210	170	360	12,000	560	240	b
	05/30/97		5.19	94.05	800	550	410	<100	350	230	430	850	330	680	11,000	1,200	1,000	c
	07/03/97		6.31	92.93	2,400	520	1,200	600	850	850	1,200	2,900	670	760	16,000	4,700	3,100	g
	08/07/97		6.44	92.80	930	300	270	180	230	220	280	550	240	460	12,000	1,200	810	j
C-4	03/19/97	98.64	6.46	92.18	2,400	880	1,600	1,300	1,800	1,700	2,000	5,400	1,100	500	13,000	7,300	6,400	d
	05/30/97		6.52	92.12	760	210	400	<100	440	290	460	1,100	300	230	5,000	1,400	1,300	e
	07/03/97		6.52	92.12	680	96	140	130	150	170	160	790	140	95	5,400	1,100	850	h
	08/07/97		6.54	92.10	480	120	130	110	140	150	150	390	150	160	5,800	560	450	k

Table 2. Ground Water Elevation and Analytic Data for Semi-Volatile Organic Compounds (including PNAs) - Lathrop Investigation, 5813-15 Shellmound Street, Emeryville, California

Sample ID	Date Sampled	TOC Elevation (ft)	GW Depth (ft)	GW Elevation (ft)	Acenaphth-ene	Acenaphth-ylene	Anthra-cene	Benzo-(a)anthra-cene	Benzo-(a)pyrene	Benzo-(g,h,i) perylene	Chrysene	Fluor-anthene	Fluorene	2-Methyl-naphtha-lene	Naphtha-lene	Phenan-threne	Pyrene	Additional Compounds Detected
					← (Concentrations in ug/L) →													

Abbreviations and Notes:

ug/L = Micrograms per liter

a = Dibenzofuran at 15 ug/L by EPA Method 8270

b = Benzo (b&k) fluoranthene detected at 110 ug/L by EPA Method 8270
= Dibenzofuran dectected at 25 ug/L by EPA Method 8270
= Indeno (1,2,3 - cd) pyrene dectected at 61 ug/L by EPA Method 8270

c = Benzo (b&k) fluoranthene detected at 450 ug/L by EPA Method 8270
= Ideno (1,2,3-cd) pyrene detected at 180 ug/L by EPA Method 8270

d = Benzo (b&k) fluoranthene detected at 2,300 ug/L by EPA Method 8270
= Dibenzo (a,h) anthracene detected at 260 ug/L by EPA Method 8270
= Dibenzofuran dectected at 110 ug/L by EPA Method 8270
= Indeno (1,2,3 - cd) pyrene detected at 1,200 ug/L by EPA Method 8270

e = Benzo (b&k) fluoranthene detected at 290 ug/L by EPA Method 8270
= Indeno (1,2,3-cd) pyrene detected at 230 ug/L by EPA Method 8270

f = Lab estimated value

g = Benzo (b&k) fluoranthene detected at 1,100 ug/L by EPA Method 8270
= Dibenzo (a,h) anthracene detected at 110 ug/L by EPA Method 8270
= Dibenzofuran detected at 73 ug/L by EPA Method 8270
= Indeno (1,2,3-cd) pyrene detected at 610 ug/L by EPA Method 8270

h = Benzo (b&k) fluoranthene detected at 230 ug/L by EPA Method 8270
= Dibenzo (a,h) anthracene detected at 21 ug/L by EPA Method 8270
= Indeno (1,2,3-cd) pyrene detected at 120 ug/L by EPA Method 8270

j = Benzo (b&k) fluoranthene detected at 280 ug/L by EPA Method 8270
= Indeno (1,2,3-cd) pyrene detected at 160 ug/L by EPA Method 8270

k = Benzo (b&k) fluoranthene detected at 180 ug/L by EPA Method 8270
= Indeno (1,2,3-cd) pyrene detected at 110 ug/L by EPA Method 8270

Table 5. Ground Water Elevation and Analytic Data for Hydrocarbons and Volatile Organic Compounds (VOCs)
- Lathrop Investigation, Emeryville, California

Well ID	Date	Well Elev. (ft)	GW Depth ft)	GW Elev. (ft)	TPHcr	TPHg	B	T	E	X	VC	1,1 DCE	1,1 DCA	1,2 DCE	1,2 DCA	1,1,1 TCA	TCE	CA	Notes
										(Concentration in ug/l or parts per billion)								
CROLEY AND HERRING INVESTMENT (5800Christie Street)																			
MW-1	4/25/94				--	--	nd	nd	nd	nd	nd	nd	9	9	nd	nd	nd	nd	
MW-2	4/25/89	7.42			--	--	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
	2/20/90		4.26	3.16	--	nd	nd	0.6	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
MW-3	4/25/89	6.42			--	--	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
	2/20/90		5.42	1.00	--	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
MW-4	7/13/94				--	nd	800	280	270	300	nd	nd	nd	nd	nd	nd	nd	nd	
	10/8/93				--	2,200[a]	290	220	120	200	nd	nd	nd	nd	55	5	nd	nd	
	1/19/94				--	350	210	25	35	37	nd	nd	nd	nd	nd	nd	nd	nd	
EW-1	5/8/89	8.62			--	--	nd	190	nd	170	nd	78	nd	nd	nd	nd	640	nd	
	11/6/89		6.15	2.47	--	740	180	39	0.8	67	29	2.3	34	350	4.8	26	740	nd	
	2/20/90		5.93	2.69	--	12,000	1,300	3,600	7.1	47	nd	14	460	2,500	34	550	1,100	29	14 MC
	5/31/90		5.86	2.76	--	24,000	56	6,100	17	140	2,600	69	1,900	110	33	1,200	830	94	40 MC
	9/7/90		6.30	2.32	--	25,000	1,100	800	nd	42	1,700	36	1,300	2,400	53	510	490	150	22 MC
	12/4/90		7.39	2.23	--	7,400	180	3,200	nd	nd	230	nd	460	1,500	nd	72	1,500	nd	
	4/6/91		6.02	2.60	--	51,000	3,000	12,000	nd	nd	900	nd	1,800	3,700	nd	2,900	1,300	nd	
	7/3/91		6.20	2.42	--	23,000	650	8,700	nd	nd	1,990	nd	2,000	2,000	nd	200	130	170	
	10/12/91		6.50	2.12	--	39,000	nd	1,300	nd	nd	170	nd	630	620	120	470	730	54	
	1/8/92		6.20	2.42	--	nd	nd	580	nd	nd	480	nd	420	1,520	250	89	1,700	nd	
	4/8/92		--	--	--	12,000	4,000	nd	nd	nd	nd	nd	1,300	nd	2,700	nd	2,800	nd	
	7/15/92		6.10	2.52	--	100,00	nd	4,700	nd	nd	150	nd	600	600	110	420	680	nd	
	10/19/92		6.10	2.52	--	26,000	nd	12,500	nd	nd	nd	4,800	nd	nd	nd	nd	270	nd	
	1/11/93		5.50	3.12	--	20,000	nd	7,500	nd	75	nd	nd	nd	nd	nd	nd	23	nd	42 PCE
	3/29/93		5.95	2.67	--	15,000	nd	12,000	nd	nd	nd	500	nd	nd	nd	nd	2,000	nd	
	7/7/93		6.20	2.42	--	40,000	nd	3,600	nd	nd	nd	nd	1,700	nd	nd	nd	nd	nd	
	10/8/93		6.25	2.37	--	12,000	nd	11,000	nd	81	nd	nd	1,600	nd	nd	210	nd	nd	

Table continues on next page

Table 5. Ground Water Elevation and Analytic Data for Hydrocarbons and Volatile Organic Compounds (VOCs)
- Lathrop Investigation, Emeryville, California

Well ID	Date	Well Elev. (ft)	GW Depth ft)	GW Elev. (ft)	TPHcr	TPHg	B	T	E	X	VC	1,1 DCE	1,1 DCA	1,2 DCE	1,2 DCA	1,1,1 TCA	TCE	CA	Notes
										(Concentration in ug/l or parts per billion)								
	1/19/94		6.30	2.32	--	5,000	22	4,300	12	70	nd	nd	nd	nd	nd	nd	nd	nd	
C-1	12/16/94	100.0	3.82	96.18	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
C-2	12/16/94	99.22	3.33	95.89	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	
C-3	12/16/94	99.24	3.82	95.42	5.1	17	1,900	120	5.1	250	nd	nd	nd	nd	nd	nd	nd	nd	
LATHROP PROPERTY																			
Sewer Water Entering Excavation																			
1,500	10/26/89				--	2,800	32	240	61	400	--	--	--	--	--	--	--	--	
Cambria Boring Grab Samples																			
SB-B	9/22/94				--	49	nd	nd	nd	nd	--	--	--	--	--	--	--	--	
SB-C	9/22/94				--	31	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	1.7 CF, a
SB-D	9/22/94				--	19	nd	2.1	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd	0 8 CF
SB-E	9/22/94				--	38	0.78	1.2	nd	1.0	1.8	nd	nd	nd	nd	nd	nd	nd	0.7 CF
SB-G	9/22/94				--	12,000	220	6,500	78	350	190	4.0	440	22	3.6	15	640	nd	1.9 TCA, b
SB-H	9/22/94				--	40,000	230	5,200	110	300	430	1.0	1,300	24	9.7	35	82	nd	0.6 TCA, c
SB-K	9/22/94				--	13,000	1,000	nd	140	nd	--	--	--	--	--	--	--	--	d
SB-N	9/22/94				--	38,000	8,100	1,500	550	570	nd	nd	nd	nd	nd	nd	nd	nd	
SB-O	9/22/94				--	1,500	4.8	1.0	7.3	10	nd	nd	nd	nd	nd	nd	nd	nd	
SB-P	9/22/94				--	21,000	1,500	150	260	nd	nd	nd	54	nd	nd	nd	nd	nd	d
DTSC MCLs or State Action					--	NE	1	100	680	1,750	--	--	--	--	--	--	--	--	

Table continues on next page

Table 5. Ground Water Elevation and Analytic Data for Hydrocarbons and Volatile Organic Compounds (VOCs) - Lathrop Investigation, Emeryville, California

Well ID	Date	Well Elev. (ft)	GW Depth ft)	GW Elev. (ft)	TPHcr	TPHg	B	T	E	X	VC	1,1 DCE	1,1 DCA	1,2 DCE	1,2 DCA	1,1,1 TCA	TCE	CA	Notes
					(Concentration in ug/l or parts per billion)														

Abbreviations

Well Elevation = Top of casing elevation with respect to onsite benchmark
GW = Ground water
LPH = Liquid-phase hydrocarbons; calculated ground water elevation corrected for LPH by the relation:
Ground Water Elevation = Well Elevation - Depth to Water + 0.8 LPH
TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015
B = Benzene by EPA Method 8020
E = Ethylbenzene by EPA Method 8020
T = Toluene by EPA Method 8020
X = Xylenes by EPA Method 8020
nd = Not detected, detection limit not reported by consultant
DTSC MCLs = Department of ToxicSubstances Control maximum contaminant level for drinking water
NE = Not established
VC = Vinyl chloride
1,1 DCE = 1,1 dichloroethene
1,1 DCA = 1,1 dichloroethane
1,2 DCE = Trans 1,2 dichloroethene
1,1,1 TCA = 1,1,1 trichloroethane
TCA = 1,1,2 trichloroethane
TCE = Trichloroethene
CA = Chloroethane
CF = Chloroform
PCE = Tetrachloroethene
-- = Constiuent not analyzed.

Notes

Notes

a = 0.7 ppm BDCA
b = 2, 400 cis-1,2 - dichloroethane, 0.5 tetrachlorethene, 1.9 1,1,2 - trichlorethane.
c = 830 ppm cis- 1,2 - dichlorethene.
d = the positive result has an atypical pattern for gasoline analysis.
* = BTEX do not match gasoline pattern.

Table 7. Ground Water Analytic Data for Metals
- Lathrop Investigation, Emeryville, California

Well ID	Date	Cadmium	Chromium	Lead	Nickel	Tin	Vanadium	Zinc
		(Concentration in mg/kg or parts per million)						
LATHROP (5813-5815 Shellmound)								
Cambria, December 1994								
C-1	12/16/94	nd	nd	nd	nd	nd	nd	nd
C-2	12/16/94	na	na	na	na	na	na	na
C-3	12/16/94	nd	nd	nd	0.12	nd	nd	nd

Abbreviations
nd = Not detected, or no limit given by previous consultant
na = Not analyzed

ATTACHMENT C

LABORATORY DATA REPORT FOR
JUNE 20, 2017 SAMPLING EVENT

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

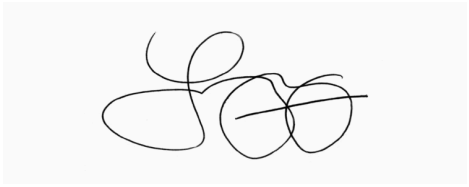
29 June 2017

Jim Gribi
Gribi Associates
1090 Adam Street, Suite K
Benicia, CA 94510

RE: Goldsmith Lathrop

Enclosed are the results of analyses for samples received by the laboratory on 06/22/17 10:30. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Lisa Nguyen
Project Manager Assistant

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

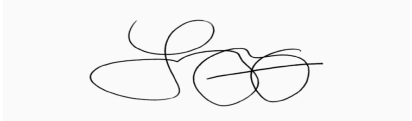
Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
CC-2	T171622-01	Water	06/20/17 11:55	06/22/17 10:30
CC-4	T171622-02	Water	06/20/17 12:40	06/22/17 10:30

6/29/17 11:37
Per client's request, Creosote was reported by 8270.

SunStar Laboratories, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Lisa Nguyen, Project Manager Assistant

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

DETECTIONS SUMMARY

Sample ID: CC-2 **Laboratory ID:** T171622-01

Analyte	Result	Reporting Limit	Units	Method	Notes
C29-C40 (MORO)	**1.1**	0.50	mg/l	EPA 8015B	

Sample ID: CC-4 **Laboratory ID:** T171622-02

Analyte	Result	Reporting Limit	Units	Method	Notes
C13-C28 (DRO)	**2.6**	0.50	mg/l	EPA 8015B	
C29-C40 (MORO)	**0.64**	0.50	mg/l	EPA 8015B	
Benzene	**24**	0.50	ug/l	EPA 8260B	
Ethylbenzene	**14**	0.50	ug/l	EPA 8260B	
m,p-Xylene	**5.8**	1.0	ug/l	EPA 8260B	
o-Xylene	**4.6**	0.50	ug/l	EPA 8260B	
Creosote	**447**	10.0	ug/l	EPA 8270C	
Acenaphthene	**87.4**	10.0	ug/l	EPA 8270C	
Fluorene	**16.6**	10.0	ug/l	EPA 8270C	
Naphthalene	**144**	5.00	ug/l	EPA 8270C	
Phenanthrene	**26.1**	10.0	ug/l	EPA 8270C	

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Lisa Nguyen, Project Manager Assistant

SunStar Laboratories, Inc.
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Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

CC-2

T171622-01 (Water)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	0.50	mg/l	1	7062301	06/23/17	06/24/17	EPA 8015B	
C13-C28 (DRO)	ND	0.50	"	"	"	"	"	"	
C29-C40 (MORO)	**1.1**	0.50	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*93.3 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
1,2-Dibromoethane (EDB)	ND	1.0	ug/l	1	7062220	06/22/17	06/24/17	EPA 8260B	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	
o-Xylene	ND	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	1.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*98.4 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*106 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*94.0 %*	*81.1-136*		"	"	"	"	
PAH compounds by Semivolatile GCMS									
Creosote	ND	10.0	ug/l	1	7062216	06/22/17	06/27/17	EPA 8270C	
Acenaphthene	ND	10.0	"	"	"	"	"	"	
Acenaphthylene	ND	10.0	"	"	"	"	"	"	
Anthracene	ND	10.0	"	"	"	"	"	"	
Benzo (a) anthracene	ND	10.0	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	10.0	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	10.0	"	"	"	"	"	"	
Benzo (g,h,i) perylene	ND	20.0	"	"	"	"	"	"	
Benzo (a) pyrene	ND	10.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Lisa Nguyen, Project Manager Assistant

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Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

CC-2

T171622-01 (Water)

SunStar Laboratories, Inc.

PAH compounds by Semivolatile GCMS

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Chrysene	ND	10.0	ug/l	1	7062216	06/22/17	06/27/17	EPA 8270C	
Dibenz (a,h) anthracene	ND	10.0	"	"	"	"	"	"	
Fluoranthene	ND	5.00	"	"	"	"	"	"	
Fluorene	ND	10.0	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	10.0	"	"	"	"	"	"	
Naphthalene	ND	5.00	"	"	"	"	"	"	
Phenanthrene	ND	10.0	"	"	"	"	"	"	
Pyrene	ND	10.0	"	"	"	"	"	"	
Surrogate: Terphenyl-dl4		*82.4 %*		*33-141*	"	"	"	"	

SunStar Laboratories, Inc.

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Lisa Nguyen, Project Manager Assistant

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

CC-4

T171622-02 (Water)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015B									
C6-C12 (GRO)	ND	0.50	mg/l	1	7062301	06/23/17	06/24/17	EPA 8015B	
C13-C28 (DRO)	**2.6**	0.50	"	"	"	"	"	"	
C29-C40 (MORO)	**0.64**	0.50	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*99.3 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
1,2-Dibromoethane (EDB)	ND	1.0	ug/l	1	7062220	06/22/17	06/24/17	EPA 8260B	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	"	
Benzene	**24**	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	**14**	0.50	"	"	"	"	"	"	
m,p-Xylene	**5.8**	1.0	"	"	"	"	"	"	
o-Xylene	**4.6**	0.50	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	2.0	"	"	"	"	"	"	
Tert-butyl alcohol	ND	10	"	"	"	"	"	"	
Di-isopropyl ether	ND	2.0	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	2.0	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	1.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*97.1 %*	*88.8-117*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*112 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*87.0 %*	*81.1-136*		"	"	"	"	
PAH compounds by Semivolatile GCMS									
Creosote	**447**	10.0	ug/l	1	7062216	06/22/17	06/27/17	EPA 8270C	
Acenaphthene	**87.4**	10.0	"	"	"	"	"	"	
Acenaphthylene	ND	10.0	"	"	"	"	"	"	
Anthracene	ND	10.0	"	"	"	"	"	"	
Benzo (a) anthracene	ND	10.0	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	10.0	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	10.0	"	"	"	"	"	"	
Benzo (g,h,i) perylene	ND	20.0	"	"	"	"	"	"	
Benzo (a) pyrene	ND	10.0	"	"	"	"	"	"	
Chrysene	ND	10.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Lisa Nguyen, Project Manager Assistant

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

CC-4

T171622-02 (Water)

SunStar Laboratories, Inc.

PAH compounds by Semivolatile GCMS

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Dibenz (a,h) anthracene	ND	10.0	ug/l	1	7062216	06/22/17	06/27/17	EPA 8270C	
Fluoranthene	ND	5.00	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	10.0	"	"	"	"	"	"	
Fluorene	**16.6**	10.0	"	"	"	"	"	"	
Naphthalene	**144**	5.00	"	"	"	"	"	"	
Phenanthrene	**26.1**	10.0	"	"	"	"	"	"	
Pyrene	ND	10.0	"	"	"	"	"	"	
Surrogate: Terphenyl-dl4		*88.7 %*		*33-141*	"	"	"	"	

SunStar Laboratories, Inc.

Lisa Nguyen, Project Manager Assistant

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

Extractable Petroleum Hydrocarbons by 8015B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 7062301 - EPA 3510C GC										
Blank (7062301-BLK1)				Prepared: 06/23/17 Analyzed: 06/24/17						
C6-C12 (GRO)	ND	0.50	mg/l							
C13-C28 (DRO)	ND	0.50	"							
C29-C40 (MORO)	ND	0.50	"							
Surrogate: p-Terphenyl	*3.70*		*"*	*4.00*		*92.5*	*65-135*			
LCS (7062301-BS1)				Prepared: 06/23/17 Analyzed: 06/24/17						
C13-C28 (DRO)	20.1	0.50	mg/l	20.0		101	75-125			
Surrogate: p-Terphenyl	*3.31*		*"*	*4.00*		*82.7*	*65-135*			
Matrix Spike (7062301-MS1)	**Source: T171622-01**			Prepared: 06/23/17 Analyzed: 06/24/17						
C13-C28 (DRO)	22.8	0.50	mg/l	20.0	ND	114	75-125			
Surrogate: p-Terphenyl	*3.72*		*"*	*4.00*		*93.1*	*65-135*			
Matrix Spike Dup (7062301-MSD1)	**Source: T171622-01**			Prepared: 06/23/17 Analyzed: 06/24/17						
C13-C28 (DRO)	22.7	0.50	mg/l	20.0	ND	114	75-125	0.373	20	
Surrogate: p-Terphenyl	*3.69*		*"*	*4.00*		*92.4*	*65-135*			

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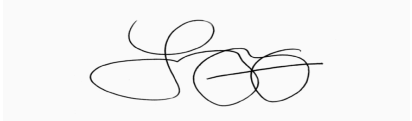

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949.297.5027 Fax

Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 7062220 - EPA 5030 GCMS										
Blank (7062220-BLK1)				Prepared: 06/22/17 Analyzed: 06/24/17						
Benzene	ND	0.50	ug/l							
Toluene	ND	0.50	"							
Ethylbenzene	ND	0.50	"							
m,p-Xylene	ND	1.0	"							
o-Xylene	ND	0.50	"							
Tert-amyl methyl ether	ND	2.0	"							
Tert-butyl alcohol	ND	10	"							
Di-isopropyl ether	ND	2.0	"							
Ethyl tert-butyl ether	ND	2.0	"							
Methyl tert-butyl ether	ND	1.0	"							
Surrogate: Toluene-d8	*7.73*		*"*	*8.00*		*96.6*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*8.86*		*"*	*8.00*		*111*	*83.5-119*			
Surrogate: Dibromofluoromethane	*7.08*		*"*	*8.00*		*88.5*	*81.1-136*			
LCS (7062220-BS1)				Prepared: 06/22/17 Analyzed: 06/24/17						
Chlorobenzene	23.8	1.0	ug/l	20.0		119	75-125			
1,1-Dichloroethene	21.3	1.0	"	20.0		106	75-125			
Trichloroethene	21.3	1.0	"	20.0		107	75-125			
Benzene	22.9	0.50	"	20.0		114	75-125			
Toluene	22.2	0.50	"	20.0		111	75-125			
Surrogate: Toluene-d8	*7.49*		*"*	*8.00*		*93.6*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*8.38*		*"*	*8.00*		*105*	*83.5-119*			
Surrogate: Dibromofluoromethane	*7.73*		*"*	*8.00*		*96.6*	*81.1-136*			
LCS Dup (7062220-BSD1)				Prepared: 06/22/17 Analyzed: 06/24/17						
Chlorobenzene	23.8	1.0	ug/l	20.0		119	75-125	0.0842	20	
1,1-Dichloroethene	21.4	1.0	"	20.0		107	75-125	0.516	20	
Trichloroethene	23.8	1.0	"	20.0		119	75-125	11.0	20	
Benzene	23.6	0.50	"	20.0		118	75-125	2.93	20	
Toluene	22.0	0.50	"	20.0		110	75-125	1.08	20	
Surrogate: Toluene-d8	*7.49*		*"*	*8.00*		*93.6*	*88.8-117*			
Surrogate: 4-Bromofluorobenzene	*8.16*		*"*	*8.00*		*102*	*83.5-119*			
Surrogate: Dibromofluoromethane	*7.91*		*"*	*8.00*		*98.9*	*81.1-136*			

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949.297.5027 Fax

Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

PAH compounds by Semivolatile GCMS - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 7062216 - EPA 3510C GCMS/ECD										
Blank (7062216-BLK1)				Prepared: 06/22/17 Analyzed: 06/27/17						
Creosote	ND	10.0	ug/l							
Acenaphthene	ND	10.0	"							
Acenaphthylene	ND	10.0	"							
Anthracene	ND	10.0	"							
Benzo (a) anthracene	ND	10.0	"							
Benzo (b) fluoranthene	ND	10.0	"							
Benzo (k) fluoranthene	ND	10.0	"							
Benzo (g,h,i) perylene	ND	20.0	"							
Benzo (a) pyrene	ND	10.0	"							
Chrysene	ND	10.0	"							
Dibenz (a,h) anthracene	ND	10.0	"							
Fluoranthene	ND	5.00	"							
Indeno (1,2,3-cd) pyrene	ND	10.0	"							
Fluorene	ND	10.0	"							
Naphthalene	ND	5.00	"							
Phenanthrene	ND	10.0	"							
Pyrene	ND	10.0	"							
Surrogate: Terphenyl-dl4	*208*		*"*	*200*		*104*	*33-141*			
LCS (7062216-BS1)				Prepared: 06/22/17 Analyzed: 06/27/17						
Creosote	ND	10.0	ug/l							
Acenaphthene	101	10.0	"	200		50.6	50-130			
Pyrene	107	10.0	"	200		53.6	26-127			
Surrogate: Terphenyl-dl4	*187*		*"*	*200*		*93.5*	*33-141*			
LCS Dup (7062216-BSD1)				Prepared: 06/22/17 Analyzed: 06/27/17						
Creosote	ND	10.0	ug/l							
Acenaphthene	113	10.0	"	200		56.6	50-130	11.2	31	
Pyrene	109	10.0	"	200		54.3	26-127	1.22	31	
Surrogate: Terphenyl-dl4	*212*		*"*	*200*		*106*	*33-141*			

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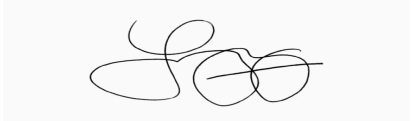

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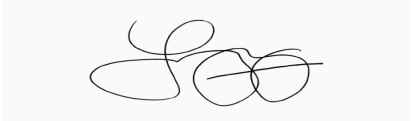
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Gribi Associates	Project: Goldsmith Lathrop	
1090 Adam Street, Suite K	Project Number: [none]	**Reported:**
Benicia CA, 94510	Project Manager: Jim Gribi	06/29/17 16:58

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.



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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive, Lake Forest, CA 92630
949-297-5020

Chain of Custody Record

Client: Grbi Associates
Address: 1090 Adams St, #K, Benicia, CA
Phone: 707-748-7743 Fax: 707-748-7763
Project Manager: J. Grbi

Date: 6/20/2017 Page: 1 Of 1
Project Name: Goldsmith Lathrop
Collector: M. Rusmn Client Project #:
Batch #: 717622 EDF #: T0600102203

Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, ~~OXY only~~ + OXY + Lead Scavengers	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	8270 PNAs			Laboratory ID #	Comments/Preservative	Total # of containers
CC-2	6/20	1155	water				X					X			X			01		
CC-4	6/20	1240	water				X					X			X			02		

Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
	06/20/17 1700		06/20/17 1700
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time
GSO 6-22-17	10:30		6-22-17 10:30
Relinquished by: (signature)	Date / Time	Received by: (signature)	Date / Time

Total # of containers
Chain of Custody seals Y/N/NA
Seals intact? Y/N/NA
Received good condition/cold 5.0

Turn around time: Std.

Notes

Sample disposal Instructions: Disposal @ $2.00 each ____ Return to client ____ Pickup ____

COC 160300

SunStar Laboratories — Celebrating 20 Years!

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: 1171622

Client Name: GRIBI

Project: GOLDSMITH LATHROP

Delivered by: ☐ Client ☐ SunStar Courier ☒ GSO ☐ FedEx ☐ Other

If Courier, Received by: _____ Date/Time Courier Received: _____

Lab Received by: SUNNY Date/Time Lab Received: 6-22-17 / 10:30

Total number of coolers received: 1

Temperature:	Cooler #1 5.2	°C +/- the CF (- 0.2°C)	= 5.0	°C corrected temperature
Temperature:	Cooler #2	°C +/- the CF (- 0.2°C)	=	°C corrected temperature
Temperature:	Cooler #3	°C +/- the CF (- 0.2°C)	=	°C corrected temperature

Temperature criteria = ≤ 6°C (no frozen containers)	Within criteria?	☒ **Yes** ☐ **No**
If NO:		
Samples received on ice?	☐ Yes	☐ **No → Complete Non-Conformance Sheet**
If on ice, samples received same day collected?	☐ Yes → Acceptable	☐ **No → Complete Non-Conformance Sheet**

Custody seals intact on cooler/sample	☒ Yes	☐ No*	☐ N/A
Sample containers intact	☒ Yes	☐ No*	
Sample labels match Chain of Custody IDs	☒ Yes	☐ No*	
Total number of containers received match COC	☒ Yes	☐ No*	
Proper containers received for analyses requested on COC	☒ Yes	☐ No*	
Proper preservative indicated on COC/containers for analyses requested	☒ Yes	☐ No*	☐ N/A
Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times	☒ **Yes**	☐ **No***	

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: SL 6-22-17

Comments:

(949) 297-5020 ■ www.sunstarlabs.com ■ 25712 Commercentre Drive ■ Lake Forest, CA 92630

ATTACHMENT D

SELECTED REGULATORY RECORDS

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

06-03-02

RO2496

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

May 31, 2002

Mr. Richard Herring
Croley & Herring Investment
353 Beacon Ridge Lane
Walnut Creek, California 94596

RE: CASE CLOSURE – PROPERTY Located at 5800 Christie Avenue Emeryville, CA 94608 (STID 334 / CO # 591)

Dear Mr. Herring:

Per your request, this letter will clarify the conditions of the case closure issued by this agency and concurred by the San Francisco Bay RWQCB on July 9, 2001 for the above referenced property.

The contents of the closure letter dated July 9, 2001 (see attachment) is in effect with the following addition:

- Polynuclear Aromatic Hydrocarbons (PAHs) were detected in soil and / or groundwater at the subject site and the adjacent site, Goldsmith Lathrop located at 5813 - 5815 Shellmound Street, Emeryville. PAHs found at both sites appeared to be from past historical use. Fiberboard Corporation previously owned both sites. Residual concentrations of PAHs including other chemicals of concern (COCs) such as petroleum hydrocarbons and benzene, toluene, ethyl benzene, xylene (BTEX) detected in soil and/or groundwater at the site were evaluated. Results of the Risk Based Corrective Action (RBCA) evaluation showed that the concentrations did not pose a significant threat to occupants of the building under the current site scenario (commercial use, no direct exposure since the site is capped).

As stated in the July 9, 2001 letter, institutional controls have been implemented at the site, which included a recorded deed restriction and site information entry at City of Emeryville's One Stop Shop.

Therefore, based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required regarding the solvent release and the residual petroleum hydrocarbons, BTEX and PAHs found at the subject site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780 or Ravi Arulanantham at (510) 622-2308.

Sincerely,

Susan L. Hugo
Supervisor, HMS

Ravi Arulanantham, Ph.D.
Staff Toxicologist
Cal-EPA / S.F. Bay RWQCB

enclosure

c: Mee Ling Tung, Director, Department of Environmental Health
Stephen Hill, Chief, Toxics Cleanup Division, Cal-EPA / S.F. Bay RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608
SH / RA/ files

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

07-76-01

R02496

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

July 9, 2001

Mr. Richard Herring
Croley & Herring Investment
353 Beacon Ridge Lane
Walnut Creek, California 94596

RE: CASE CLOSURE – PROPERTY Located at 5800 Christie Avenue Emeryville, CA 94608 (STID 334 / CO # 591)

Dear Mr. Herring:

This agency has reviewed the case file concerning the solvent release found in soil and groundwater at the above referenced site. The property is in a commercial section of Emeryville and currently leased to the Good Guys Store, an electronic merchandise retailer.

Soil contamination (halogenated volatile organic compounds) was detected at the site in 1988. Site investigation was conducted and identified that surface release was associated with operations of tenants at the facility. The contamination was found to be localized in narrow alleyway behind the building. Contaminated soil along the alleyway was excavated to a depth of approximately five feet. In addition, a vapor extraction system (VES) was installed to mitigate residual volatile organic compounds in soil at the site. Confirmation soil samples were collected and the soil VES was decommissioned in December 1991. An in-door vapor monitoring system was also installed inside the building from 1989 to 1993 with no methane detected during the monitoring period.

In 1992, an electrokinetic enhanced in-situ biotreatment system was installed to remediate VOCs found in groundwater beneath the site. Chlorinated solvents in groundwater were subsequently treated to below detection limits and a closure letter was issued in 1996 for the chlorinated solvents found at the site. However, continued groundwater monitoring for petroleum hydrocarbons and volatile organic compounds was required. Groundwater has been monitored at the site from 1989 to 1998. The last groundwater sampling collected from monitoring wells EW-1 and MW-4 in 1998 showed up to 4,240 parts per billion (ppb) of Total Petroleum Hydrocarbon (TPH) as gasoline, 808 ppb benzene, 1970 ppb toluene, 174 ppb xylenes, 297 ppb ethylbenzene. Methyl tertiary butyl ether (MTBE) was not detected in groundwater beneath the site.

This agency and the San Francisco Bay Regional Water Quality Control Board have evaluated the historical data collected for the referenced site. Both agencies agreed that the site is a low risk site based on the following rationale:

- The extent of contaminants in soil and groundwater has been adequately defined.
- The plume is stable and limited in extent.
- Primary source of contamination has been removed / remediated.

- No water wells, deeper drinking water aquifers, surface water, or other sensitive receptors are likely to be impacted.
- The site presents no significant risk to human health and the environment.
- Institutional controls have been implemented at the site. On February 27, 2001, a deed restriction was recorded for the site. A copy of the recorded deed restriction was submitted to Emeryville Building and Planning Department.

Therefore, based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action regarding the solvent release is required at the subject site.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780 or Ravi Arulanantham at (510) 622-2308.

Sincerely,

Susan L. Hugo
Acting Supervisor, HMS

Ravi Arulanantham, Ph.D.
Staff Toxicologist, Cal-EPA / S.F. Bay RWQCB

c: Mee Ling Tung, Director, Department of Environmental Health
Stephen Hill, Chief, Toxics Cleanup Division, Cal-EPA / S.F. Bay RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608
SH / RA/ files

Recording Requested By:

Croley and Herring Investment Co.

When Recorded, Mail To:
Mee Ling Tung, Director
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, California 94502

COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY

5800 Christie Avenue
Emeryville, CA

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 23rd day of February 2001, by Croley and Herring Investment Co. ("Covenantor") who is the Owner of record of that certain property situated at 5800 Christie Avenue, in the City of Emeryville, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "Burdened Property"), for the benefit of the Alameda County Environmental Health Services (the "County"), with reference to the following facts:

A. The Burdened Property and groundwater underlying the property contains hazardous materials.

B. **Contamination of the Burdened Property.** Soil at the Burdened Property was contaminated by historic industrial activities conducted by previous occupants. These operations resulted in contamination of soil and groundwater with inorganic and organic chemicals including polynuclear aromatic hydrocarbons and petroleum hydrocarbons and their constituents, which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. Covenantor excavated contaminated soil at the Burdened Property and conducted groundwater remediation, significantly reducing the levels of contaminants in the groundwater. The remediation was performed under the direction and supervision of the County. An environmental site and risk assessment has been performed with regard to the contamination on the Burdened Property. The site is capped and there are no significant risks to human health or the environment.

C. **Exposure Pathways.** The contaminants addressed in this Covenant are present in soil and groundwater on the Burdened Property. Without the mitigation measures which have been performed on the Burdened Property, exposure to these contaminants could take place via: in-place contact and surface-water runoff, resulting in dermal contact, inhalation, or ingestion by humans. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for commercial land uses and is adjacent to, commercial land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

ARTICLE I
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to facilitate the remediation of past environmental

contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

ARTICLE II
DEFINITIONS

2.1 County. "County" shall mean the Alameda County Environmental Health Services and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

ARTICLE III
DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

(a) Development of the Burdened Property shall be restricted to industrial, commercial or office space;

(b) No residence for human habitation shall be permitted on the Burdened Property;

(c) No hospitals shall be permitted on the Burdened Property;

(d) No schools for persons under 21 years of age shall be permitted on the Burdened Property;

(e) No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;

(f) No Owners or Occupants of the Property or any portion thereof shall conduct any excavation work on the Property, unless expressly permitted in writing by the County. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with all applicable provisions of local, state and federal law;

(g) All uses and development of the Burdened Property shall be consistent with any applicable County Cleanup Order or Risk Management Plan, each of which is hereby

incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of any cap, any remedial measures taken or remedial equipment installed, and any groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

(h) No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

(i) The Owner shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to any cap, any remedial measures taken or remedial equipment installed, and of the groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, which could affect the ability of such cap or remedial measures, remedial equipment, or monitoring system to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs;

(j) The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

(k) No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soils and in the ground water under the property, and is subject to a deed restriction dated as of February __, 2001, and recorded on _____, 2001, in the Official Records of Alameda County, California, as Document No. _____, which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV
VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V
MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If to: "Covenantor"
Croley and Herring Investment Co.
353 Beacon Ridge Lane
Walnut Creek, California 94596
Attn: Mr. R. D. Herring

If to: "County"
Alameda County Environmental Health Services
Attention: Director
1131 Harbor Bay Parkway
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 **References.** All references to Code sections include successor provisions.

5.7 **Construction.** Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: Croley and Herring Investment Co.

By: Richard D. Herring
Title: Richard D. Herring, General Partner
Date: February 23, 2001

Agency: Alameda County
Environmental Health Services

By: Lee D. Thomas
Title: Director
Date: 2/23/01

STATE OF CALIFORNIA)
)
COUNTY OF Alameda)

On Feb. 23, 2001 before me, the undersigned a Notary Public in and for said state, personally appeared Richard D. Herring, ~~[Covenantor],~~ personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.

John Y. Park
Notary Public in and for said
County and State

JOHN Y. PARK
COMM. # 1224080
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires July 9, 2003

STATE OF CALIFORNIA)

COUNTY OF Alameda)

On Feb. 23, 2001 before me, the undersigned a Notary Public in and for said state, personally appeared [~~Covenantor~~], personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.

MEE LING TUNG, Director

John Y. Park

Notary Public in and for said
County and State

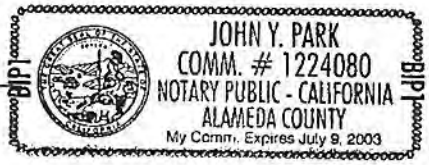

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Real Property described in Exhibit A-1, APN. 049-1493-007-02, less 393 square feet of land, more or less, described in Exhibit A-2 and attached Plat conveyed to the City of Emeryville.

EXHIBIT A-1

Order No. 910812

DESCRIPTION

CITY OF EMERYVILLE

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF SHELLMOUND STREET AND THE SOUTHWESTERLY BOUNDARY OF A 20 FOOT WIDE RAILROAD EASEMENT MORE PARTICULARLY DESCRIBED IN BOOK 2523 OF DEEDS AT PAGE 206, SAID INTERSECTION BEING 420 FEET, MORE OR LESS, NORTH OF THE CENTERLINE OF POWELL STREET, ALL AS SHOWN ON THE RECORD OF SURVEY FILED IN THE RECORDS OF THE COUNTY OF ALAMEDA, CALIFORNIA, ON NOVEMBER 4, 1964 IN RECORD OF SURVEY BOOK 5, PAGE 43; THENCE ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 272.21 FEET SOUTHEASTERLY AND EASTERLY ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 216.23 FEET TO ITS INTERSECTION WITH THE MOST WESTERLY BOUNDARY OF A PARCEL OF LAND LABELED "FIBREBOARD PAPER PRODUCTS CORP.", AS SHOWN ON SAID RECORDS OF SURVEY; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 13° 56' 16" EAST, 62.30 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE SOUTH 83° 09' 10" WEST, 3.73 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT OF RADIUS 430 FEET AND CENTRAL ANGLE OF 17° 30' 07", WESTERLY AND NORTHWESTERLY, A DISTANCE OF 131.35 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT OF RADIUS 45 FEET AND CENTRAL ANGLE OF 114° 41' 17" WESTERLY, SOUTHWESTERLY AND SOUTHERLY, A DISTANCE OF 90.08 FEET TO A POINT OF TANGENCY WITH A LINE 33.00 FEET FROM AND PARALLEL TO THE CENTERLINE OF THE AFOREMENTIONED SHELLMOUND STREET, THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE, SOUTH 14° 02' 00" EAST, 122.84 FEET; THENCE LEAVING SAID PARALLEL LINE, NORTH 75° 58' 00" EAST 3.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG A CURVE OF A RADIUS 42 FEET, NORMAL, AT THE POINT OF CURVATURE TO THE LAST DESCRIBED COURSE, THROUGH A CENTRAL ANGLE OF 90° 13' 15", A DISTANCE OF 66.14 FEET TO A POINT OF TANGENCY; THENCE NORTH 75° 44' 45" EAST, 9.97 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT OF RADIUS 1208 FEET AND CENTRAL ANGLE OF 5° 13' 56", EASTERLY A DISTANCE OF 110.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 80° 58' 41" EAST 27.81 FEET TO THE AFOREMENTIONED MOST WESTERLY BOUNDARY OF PARCEL LABELED "FIBREBOARD PAPER PRODUCTS CORP."; THENCE ALONG SAID MOST WESTERLY BOUNDARY OF PARCEL LABELED "FIBREBOARD PAPER PRODUCTS CORP.", NORTH 13° 56' 16" WEST 176.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 049-1493-007-02

EXHIBIT A-2

EXHIBIT "_____"

LAND DESCRIPTION OF 393 SQUARE FEET OF LAND, MORE OR LESS, SITUATE IN THE CITY OF EMERYVILLE, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THOSE QUIT CLAIM DEED(S) TO CROLEY & HERRING INVESTMENT COMPANY RECORDED NOVEMBER 8, 1985 AND DECEMBER 27, 1989, SERIES NO.'s 85-240717 & 89-347319 RESPECTIVELY, OFFICIAL RECORDS OF ALAMEDA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF THE SAID LANDS OF CROLEY & HERRING INVESTMENT COMPANY, SAME CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF CHRISTIE AVENUE AND THE SOUTH CURVING RIGHT-OF-WAY LINE OF SHELLMOUND WAY, BEING A CURVE TO THE RIGHT FROM WHICH THE CENTER BEARS NORTH 77° 07' 01" EAST;

THENCE, ALONG THE NORTH LINE OF THE LANDS OF CROLEY & HERRING INVESTMENT COMPANY AND THE SOUTH CURVING RIGHT-OF-WAY LINE OF SHELLMOUND WAY, AN ARC DISTANCE OF 21.41 FEET, HAVING A RADIUS OF 45.00 FEET AND THROUGH A CENTRAL ANGLE OF 27° 15' 58";

THENCE, LEAVING THE AFORESAID LINE AND CROSSING THROUGH THE SAID LANDS OF CROLEY & HERRING INVESTMENT COMPANY FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH 12° 52' 59" EAST, 67.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

2. 21.63 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 76.00 FEET AND THROUGH A CENTRAL ANGLE OF 16° 18' 30" TO A POINT OF TANGENCY;

3. SOUTH 03° 25' 31" WEST, 6.92 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID LANDS OF CROLEY & HERRING INVESTMENT COMPANY, SAME POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF CHRISTIE AVENUE;

THENCE, ALONG THE WEST LINE OF THE LANDS OF CROLEY & HERRING INVESTMENT COMPANY AND THE EAST RIGHT-OF-WAY LINE OF CHRISTIE AVENUE, NORTH 12° 52' 59" WEST, 74.41 FEET TO THE POINT OF BEGINNING AND CONTAINNING 393 SQUARE FEET OF LAND AREA MORE OR LESS.

APN 049-1493-007-02

Prepared March 26, 1999 by
MARK THOMAS & CO. INC.

REGISTERED PROFESSIONAL ENGINEER
PHILLIP R. SAVIO
No. 28231
Exp. 3/31/2002
CIVIL
STATE OF CALIFORNIA

Phillip R. Savio
Expiration Date

RCE No 28231
03/31/2002

Signed on 4/12/99
DATE

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Tuesday, March 01, 2016 10:59 AM
To: 'Michael Mauldin'
Cc: Roe, Dilan, Env. Health
Subject: RE: Update Regarding Fuel Leak Case No. RO0000071 at 5813-5815 Shellmound St.

Hi Michael,

BRE Properties did not respond to several letters, and did not fill out a copy of the st of Landowners form. The case has not been closed as a result. To restart the closure process for the underground storage tank (UST), the Landowners form would need to be signed in the section most appropriate, and returned to me at ACDEH (email or snail mail).

Hopefully you are aware that case closure would be only for the underground storage tank (UST) at the site. There appears to be significant contamination, most likely associated with the original landfilling activities (land creation) at the site and vicinity. Contamination associated with the UST appears for the most part to be imprinted on top of contamination associated with the landfill. As a part of the closure process for the UST, ACDEH would like to talk to the Essex Property Trust to discuss that contamination, and ways to proceed forward.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

http://www.acgov.org/aceh/lop/ust.htm

From: Michael Mauldin [mailto:MMauldin@essex.com]
Sent: Tuesday, March 01, 2016 10:06 AM
To: Detterman, Mark, Env. Health
Cc: Roe, Dilan, Env. Health
Subject: Update Regarding Fuel Leak Case No. RO0000071 at 5813-5815 Shellmound St.
Importance: High

Good morning Mr. Detterman,

I am with Essex Property Trust, Inc. which through a merger with BRE Properties, Inc. in April 2014 acquired the office building at 5813-5815 Shellmound St. Emeryville, CA 94608. We are currently in the process of selling the property and we noticed when looking through property records that as far as we can tell **Fuel Leak Case No. RO0000071 and Geotracker Global ID T0600102203** was not closed.

It appears BRE Properties Inc. received correspondence from you dated August 28, 2014 (also attached to this email) requesting a List of Landowners Form to close the case. I am contacting you to see if BRE ever submitted the List of Landowners Form and if not, to see what we need to do now to close this case and get a "No Further Action" letter.

Thank you for your help,

Michael Mauldin | Disposition Administrator
Essex Property Trust, Inc.

1100 Park Place, Suite 200
San Mateo, CA 94403
Phone 650.655.7865
Cell 650.388.0857

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

June 8, 2017

BRE Properties, Inc.
525 Market Street, 4th Fl
San Francisco, CA 94105

BRE Properties, Inc.
44 Montgomery, Floor 36
San Francisco, CA 94104-4602

SPK Industrial Portfolio LLC
c/o Prop Tax Dept.
PO Box A-3879
Chicago, IL 60690

F.P. Lathrop
Goldsmith Lathrop
Address Unknown

FP and Marcia F. and Sandra Hyde
FP and Marcia F. and Sandra Hyde Trust
Address Unknown

Subject: List of Landowners Form for Case Closure Consideration; Fuel Leak Case No. RO0000071 and Geotracker Global ID T0600102203, Goldsmith Lathrop, 5813-5815 Shellmound St, Emeryville, CA 94608

Dear Ladies and Gentleman:

Alameda County Department of Environmental Health (ACDEH) has reviewed the fuel case file for the above referenced site for potential case closure. As you are aware a site investigation and groundwater monitoring for underground storage tank (UST) leak case has been performed at the subject property to which you are named as the primary or active responsible party.

On December 6, 2013 and August 28, 2014, ACDEH sent you notices that closure of the case was under consideration, informed you that a public comment notice had been generated and would be sent to interested parties, provided you a copy of the public notice and a list of known interested parties, and requested the return of a completed *List of Landowners Form*. **As of today the *List of Landowners Form* has not been returned completed**; however the public comment period has ended. The public comment period did not yield any public comments. **Case closure cannot proceed until the *List of Landowners Form* is completed and returned**. As described below, the intent of the form is to verify that all recent parcel owners have received a copy of the public comment, and have had an opportunity to comment on the potential closure of the environmental case. Please be aware that the closure is specifically limited to contamination associated with the former UST and not other sources known to be present beneath the site.

List of Landowners Form

Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACDEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACDEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACDEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. **Please respond within 30 days from the date of this letter for your comments to be considered.**

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACDEH ftp site (Attention: Mark Detterman), and to the State Water Resources Control Board's Geotracker website, in accordance with the specified file naming convention below, according to the following schedule:

- **July 10, 2017 -** Return *List of Landowner Form*
  File to be named: RO71_LNDOWNR_F_yyyy-mm-dd

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

Online case files are available for review at the following website: http://www.acgov.org/aceh/index.htm.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, PG, CEG
Senior Hazardous Materials Specialist

Enclosures: Attachment 1 – Responsible Party (ies) Legal Requirements/Obligations & Electronic Report Upload (ftp) Instructions

Attachment - *List of Landowners Form*

cc: Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

LIST OF LANDOWNERS FORM

County of Alameda
Environmental Health Services
Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: Goldsmith Lathrop

Address: 5813 – 5815 Shellmound Street

City, State, Zip: Emeryville, CA 94608

Record ID #: RO0000071

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, _____ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

   Name: _____

   Address: _____

   City, State, Zip: _____
   E-mail
   Address: _____

   Name: _____

   Address: _____

   City, State, Zip: _____
   E-mail
   Address: _____

   Name: _____

   Address: _____

   City, State, Zip: _____
   E-mail
   Address: _____

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I _____, certify that I am the sole landowner for the above site.

Sincerely,

_____	_____	_____	_____
Signature of Primary Responsible Party	Printed Name	Date	E-mail Address

Attachment 1

Responsible Party(ies) Legal Requirements / Obligations

REPORT REQUESTS

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Alameda County Department of Environmental Health's (ACDEH) Environmental Cleanup Oversight Programs, Local Oversight Program (LOP) and Site Cleanup Program (SCP) require submission of reports in electronic form. The electronic copy replaces paper copies and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program File Transfer Protocol (FTP) site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) GeoTracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for all groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the GeoTracker database over the Internet. Beginning July 1, 2005, these same reporting requirements were added to SCP sites. Beginning July 1, 2005, electronic submittal of a complete copy of all reports for all sites is required in GeoTracker (in PDF format). Please visit the SWRCB website (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/) for more information on these requirements.

ACKNOWLEDGEMENT STATEMENT

All work plans, technical reports, or technical documents submitted to ACDEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6731, 6735, and 7835) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately licensed or certified professional. For your submittal to be considered a valid technical report, you are to present site-specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this case meet this requirement. Additional information is available on the Board of Professional Engineers, Land Surveyors, and Geologists website at: http://www.bpelsg.ca.gov/laws/index.shtml.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, late reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

12-23-02

RO2769

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

December 19, 2002

Mr. Sam Hardage
Hardage Construction Corporation/Woodfin Suite Hotels
12730 High Bluff Drive, Suite 250
San Diego, CA 92130

RE: Woodfin Suite Hotel (STID# 6593)
5800 Shellmound Avenue, Emeryville, CA 94608

Dear Mr. Hardage:

This agency has reviewed the following reports submitted for the above subject site:

- Post Construction Risk Management Plan dated January 16, 2002, prepared and submitted by RGA Environmental, Inc.
- Soil and Water Management Documentation Report dated January 15, 2002, prepared and submitted by RGA Environmental, Inc.
- Well Completion Report Transmittal dated December 16, 2002, prepared and submitted by RGA Environmental, Inc.

The referenced reports documented the recent work conducted to address residual contaminants found in soil and groundwater during the development of the property.

The subject property, approximately 2 acres in size, is located in the commercial /.light industrial section of Emeryville. From the early 1900's to 1974, the site was used as an industrial manufacturing facility for asphalt roofing felt, roofing paper and linoleum. From 1974 to the time of development of a hotel, the site was used as an asphaltic concrete-covered parking lot.

During development of the site, the asphaltic concrete cover was removed. Subsurface soil excavation was performed within the building footprint, along the utility lines and in the swimming pool area outside of the building footprint. Sheet of plastic was placed over the ground surface and covered with several inches of clean imported soil.

Soil contaminants identified at the site have included arsenic, lead, copper, mercury, oil and grease, diesel and gasoline-range petroleum hydrocarbons, benzene, toluene, ethyl

benzene, xylenes, and polynuclear aromatic compounds. The distribution of contaminant types and concentration in soil and water at the site is highly variable. The source of contamination found at the site appears to be from fill material used to develop the site and from historic industrial site use.

Based on the data submitted to date for the subject site and with the provision that all the information provided are accurate and representative of site conditions, no further action is necessary at the site provided the following conditions are implemented:

1) The deed restriction recorded for the property under Department of Toxic Substance Control remains valid and effective.
2) The post construction Risk Management Plan (RMP) will be implemented at the site at all times. It is our understanding that Hardage Construction is responsible for the RMP's implementation.
3) The site should be entered in Emeryville's One Stop Shop.

If you have any questions regarding this letter or the subject site, please contact me at (510) 567-6780.

Sincerely,

Susan Hugo
Supervising Hazardous Materials Specialist

c: Mee Ling Tung, Director, DEH
Barbara Cook, P.E. Chief, Cal-EPA / DTSC, 700 Heinz Ave., Ste. 200, Berkeley, CA 94710
Stephen Hill, Chief, Toxics Cleanup Division, Cal-EPA / S.F. Bay RWQCB
Ignacio Dayrit, City of Emeryville, 1333 Park Avenue, Emeryville, CA 94608
Tom Farrell, Woodfin Suite Hotels, 5800 Shellmound Avenue, Emeryville, CA 94608
Paul King, RGA Environmental, Inc., 4701 Doyle St., Emeryville, CA 94608
SH / file

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

REMEDIAL ACTION COMPLETION CERTIFICATION

January 19, 1999

Mr. Rodney Chen
Clement Chen and Associates
831 Montgomery Street
San Francisco, CA 94133

Mr. Charles Goldman
Emeryville Days Limited
5820 W. Irlo Bronson Hwy.
Kissimmee, Florida 34746

RE: STID # 5826 Former Days Inn Hotel
1603 Powell Street, Emeryville, California 94608

Dear Messrs. Chen and Goldman:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

This notice is issued pursuant to a regulation contained in Section 2721 (e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

Mee Ling Tung, Director

c: Chuck Headlee, San Francisco Bay RWQCB
Dave Deaner, SWRCB, UST Cleanup Fund Program (with enclosure)
George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St, 12th Floor, Emeryville, CA 94608
Susan Hugo (2 copies of letter only)

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO#712

ENVIRONMENTAL HEALTH SERVICES
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

January 19, 1999

Mr. Rodney Chen
Clement Chen and Associates
831 Montgomery Street
San Francisco, CA 94133

Mr. Charles Goldman
Emeryville Days Limited
5820 W. Irlo Bronson Hwy.
Kissimmee, Florida 34746

RE: Fuel Leak Site Case Closure – Former Days Inn Hotel (STID # 5826)
1603 Powell Street, Emeryville, California 94608

Dear Messrs. Chen and Goldman:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25299.37 [h]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health Services, Local Oversight Program is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

Site Investigation and Cleanup Summary:

Please be advised that the following conditions exist at the site:

- Sixty nine parts per million (ppm) Total Petroleum Hydrocarbon (TPH) as Gasoline, 2,868 ppm TPH as Diesel, 1900 ppm TPH as motor oil, 18,996 ppm oil and grease, 18.7 ppm benzene, 24 ppm ethyl benzene, 11.9 ppm toluene and 25.2 ppm xylene remain in the soil at the site.
- Four hundred seventy parts per billion (ppb) TPH diesel and 1,800 ppb TPH motor oil remain in the groundwater beneath the site.
- Prior to any construction activities at the site, a risk management plan must be submitted and approved by this agency.

If you have any questions, please contact me at (510) 567-6780. Thank you.

Sincerely,

Susan L. Hugo

Susan L. Hugo, Hazardous Materials Specialist

Enclosures:
1. Case Closure Letter
2. Case Closure Summary

c: George Warren, Emeryville Fire Department, 2333 Powell Street, Emeryville, CA 94608
Ignacio Dayrit, Emeryville Redevelopment Agency, 2200 Powell St., 12th Fl., Emeryville, CA 94608
SH / files

RB file # 01-2155

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. AGENCY INFORMATION

Agency Name: **Alameda County-HazMat**
City/State/Zip: **Alameda, CA 94502**
Responsible Staff Person: **Susan L. Hugo**

Date: June 26, 1998
Address: **1131 Harbor Bay Parkway**
Phone: **(510) 567-6700**
Title: **Hazardous Materials Specialist**

II. CASE INFORMATION

Site Facility Name: **Former Days Inn Hotel**
Site Facility Address: **1603 Powell Street , Emeryville, CA 94608**
RB LUSTIS Case No: **N/A**
Local Case No./LOP Case No. **5826**
URF Filing Date: **4/15/96**
SWEEPS No.: **N/A**

Responsible Parties:	Address:	Phone Numbers:
Clement Chen & Associates	**831 Montgomery Street**	**(415) 392-8260**
Attn: Mr. Rodney Chen	**San Francisco, California 94133**	

Tank No:	Size in gal:	Contents:	Closed in-place or removed?:	Date:
Five USTS	**Unknown**	**Unknown**	**Reportedly removed prior to construction of hotel**	**1984**

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and type of release: **Unknown**
Site characterization complete: **Yes**
Date Approved by oversight agency: **4/2/96**
Monitoring wells installed: **Yes**
Number: **Six (6)**
Properly screened interval ?: **Yes**
Highest GW depth below ground surface: **6.08 feet**
Lowest depth: **9.28 feet**
Flow direction: **North**
Most sensitive current use: **Commercial**
Are drinking water wells affected: **No**
Aquifer name: **NA**
Is surface water affected?: **No**
Nearest affected SW name: **NA**
Off-site beneficial use impacts (address /location): **Unknown**
Report (s) on file?: **Yes**
Where is report (s) filed?: **Alameda County, 1131 Harbor Bay Parkway, Alameda, CA 94502**

Treatment and Disposal of Affected Materials:

Materials	Amount (Include units)	Action (Treatment /or Disposal with Destination)	Date
Tanks	5 USTs unknown capacity	Unknown	Unknown

Maximum Documented Contaminant Concentrations -- Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After*	Before**	After***
TPH (gasoline)	-	69	9,300	nd
TPH (diesel)	-	2,868	273,600	470
TPH (motor oil)	-	1,900****	8,000*****	1,800
Oil & Grease	-	18,996	******	-
Benzene	-	18.7	834	nd
Ethyl benzene	-	24	1,495	nd
Toluene	-	11.9	714	nd
Xylene	-	25.2	3,520	nd
MTBE	-	-	-	nd

*Soil samples collected from boring SB2-8 on 5/4/93.
**Water sample collected from boring SB2-8 on 5/4/93.
***Water sample collected from monitoring wells between 4/24/96 through 6/26/97.
****Soil sample collected from boring SB-5 on 3/18/93.
*****Grab water sample from boring SB2-14.
******Oil & Grease at 7,506,000 ppb detected in grab water sample from boring SB2-1.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?
Undetermined

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?
Undetermined

Does corrective action protect public health for current land use? **Yes**
Site management requirements: **Risk Management Plan must be submitted and approved by ACDEH prior to any future construction and /or change in land use at the site.**

Should corrective action be reviewed if land use changes? **Yes**

Monitoring wells decommissioned: **No, will close wells after receiving case closure concurrence from the RWQCB.**

Number Decommissioned: **None** Number Retained: **Six (6)**

List enforcement actions taken: **None**

List enforcement action rescinded: **NA**

V. LOCAL AGENCY REPRESENTATIVE DATA

Name: Susan L. Hugo Title: Hazardous Materials Specialist

Signature: Susan L. Hugo Date: 8/3/98

Reviewed by:

Name: Thomas Peacock Title: Manager, LOP

Signature: Date: 8/13/98

Name: Larry Seto Title: Senior Hazardous Materials Specialist

Signature: Date: 8-6-98

VI. RWQCB NOTIFICATION

Date Submitted to RB: 8/18/98 RB Response: 8/19/98

RWQCB Staff Name: Charles Headlee Title: ~~Associate Water Resources Control Engineer~~ Engineering Geologist

Signature: Charles Headlee Date: 8/19/98

VII. ADDITIONAL COMMENTS

The subject site, approximately 1.58 acres, is located on the northern edge of the Emeryville industrial area, and about 0.2 miles east of San Francisco Bay. A seven-story hotel built in 1985 occupies the property. General land use of the surrounding area is light–industrial, commercial and retail. Between 1949 until early 1980s, auto freight depot operated at the site.

In March 1993, as part of a property transaction, an environmental assessment was performed which included soil and groundwater sampling at the site. Five underground storage tanks (USTs) and two above ground storage tanks were reportedly removed from the southeast corner of the property prior to construction of the hotel building in 1985. Twenty-one soil borings were drilled on-site; four of the borings (SB2-11, SB2-12, SB2-13 & SB2-14) were placed off – site. Fill soils and Bay Muds were identified in the soil borings. Groundwater was encountered at 7 feet below ground surface (bgs). Total petroleum hydrocarbons (TPH) consisting of motor oil, oil and grease, gasoline and/or diesel fuels were detected in soil and groundwater beneath the site.

Further site characterization was conducted on April 1996 and six shallow groundwater-monitoring wells were installed on-site. Soil borings indicated that soils from the ground surface to approximately 10 feet bgs consisted of fill materials such as clay, silt, sand and gravel with pieces of brick and concrete. Bay Muds were encountered at depths greater than 10 to 12 feet bgs. Regional groundwater flow in the area is to the west, towards the San Francisco Bay. However, groundwater beneath the subject property flows in a northerly direction and may be affected by tidal influence. Soil samples collected from the borings at 5 feet to 7 feet bgs showed no detectable concentration of TPH gasoline, TPH diesel, benzene, toluene, ethyl benzene & xylene (BTEX), methyl tertiary butyl ether (MTBE), chlorinated solvents and semi-volatiles. TPH as motor oil at 430 ppm was detected in the soil. Low levels of metals were also detected in the soil (0.4 ppm cadmium, 8.3 ppm arsenic, 35 ppm chromium, 4.6 ppm lead, 45 ppm nickel and 170 ppm zinc). Groundwater samples collected from the wells did not detect TPH gasoline, BTEX, MTBE and chlorinated solvents. TPH as motor oil was found in one well (MW-2) at 300 ppb. TPH diesel (up to 1,600 ppb) was detected in all wells with the exception of MW-4. Low levels of semi-volatiles (85 ppb acenaphthene, 15 ppb fluorene, and 34 ppb phenanthrene) were detected in well MW-1. The only metals found in the groundwater was nickel (10 ppb in MW-1 and 20 ppb in MW-3) and arsenic (up to 34 ppb in MW-3).

Four consecutive quarters (4/96 to 6/97) of groundwater monitoring has been conducted at the site. The dissolved petroleum hydrocarbon concentrations are consistently low and the plume appears to be stable. BTEX was not detected in the groundwater with the exception of xylene found at 1.4 ppb in well MW-1 on 6/26/97.

No further investigations related to the five USTs and two above ground tanks reportedly removed at the site are recommended since the site appears to meet the San Francisco Bay RWQCB's definition of a "low risk" soil and groundwater case:

1) Aggressive source removal has occurred at the site. The tanks have been removed in 1985 prior to construction of the hotel at the subject property.
2) The extent of soil and groundwater contamination has been adequately characterized. Although petroleum hydrocarbons in soil remain at the site, it does not appear to be an on going source. Groundwater data collected to date showed that the plume is stable and not migrating.
3) Analytical groundwater data collected for the site showed no significant impact to groundwater. Total dissolved solids (TDS) concentrations (1,000 ppm to 7,210 ppm) in groundwater indicate that water may have limited potential use.
4) No water wells, deeper drinking water wells, surface water or other sensitive receptors are likely to be impacted.
5) The site does not appear to present a significant risk to human health and the environment. Soil samples showed low levels of BTEX and groundwater samples showed low levels of PNAs (17 ppb acenaphthene), and no detectable level of BTEX and MTBE.
6) A risk management plan is required to manage the residual contamination left at the site and will include notifying ACDEH and City Building and Planning Department prior to any construction, redevelopment and /or change in land use.