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With respect to:

Soil Gas Assessment Work Plan
Dated 5/7/2015
Fuel Leak Case No. RO0000196

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Tommy Chiu
Mr. Tommy Chiu

5/7/15
Date

CONESTOGA-ROVERS & ASSOCIATES

www.CRAworld.com

Soil Gas Assessment Work Plan

Chiu Property
800 Franklin Street
Oakland, California

AGENCY CASE NO. **RO0000196**

Conestoga-Rovers & Associates
5900 Hollis Street, Suite A
Emeryville, CA 94608

May 2015 • 581000 • Report No. 20

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Soil Gas Assessment Work Plan

Chiu Property
800 Franklin Street
Oakland, California

AGENCY CASE NO. **RO0000196**

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Section 1.0 Introduction

On behalf of Mr. Tommy Chiu, Conestoga-Rovers & Associates, Inc. (CRA) has prepared this *Soil Gas Assessment Work Plan* (Work Plan) for the property located at 800 Franklin Street in Oakland, California (Site). As requested by Alameda County Environmental Health (ACEH) in their letter dated March 9, 2015 (**Appendix A**), this Work Plan proposes to assess potential vapor intrusion risk to indoor air within the on-Site building. Presented below is the Site background and proposed scope of work.

Section 2.0 Site Background

2.1 Site Description

The Site is located in a commercial area, at the eastern corner of the intersection of 8th and Franklin Streets in Oakland, California (**Figure 1**). It is at an elevation of approximately 35 feet above mean sea level (amsl). The Site presently has a two-story commercial building with a footprint over the entire lot (**Figure 2**). Retail stores currently operate on the ground floor with commercial offices above. The Site is bound by commercial properties to the northeast and southeast, 8th Street to the southwest, and Franklin Street to the northwest.

2.2 Site Background

Prior to 1989, the Site operated as a gasoline service station. Previous investigation reports indicated that up to five underground storage tanks (USTs) previously existed at the Site. The former USTs consisted of two 6,000-gallon gasoline USTs, one 550-gallon waste-oil, and one 1,000-gallon UST that may have stored solvents. The contents and size of the fifth UST are unknown. The two 6000-gallon gasoline USTs, 550-gallon waste oil UST, and 1000-gallon UST were installed circa 1970 and subsequently removed in 1989. According to historical accounts, the fifth UST was removed prior to June 1988, but no records have been found to document the removal activities. The 6,000-gallon USTs were formerly located in the northwest portion of the Site, and the 550- and 1,000-gallon USTs were formerly located beneath the sidewalk along 8th Street. The fifth UST is presumed to have been located on the eastern portion of the site in the vicinity of boring B-4 (**Figure 2**).

2.3 Summary of Previous Work

Several soil and groundwater investigations have been conducted at the Site since the USTs were removed in 1989. Boring and well locations are presented on **Figure 2**.

May 1988: Frank Lee & Associates performed a geotechnical investigation at the subject Site to determine soil characteristics for Site grading and foundation design recommendations for a commercial building. Soil beneath the Site consisted of generally moist, medium dense, fine-grained silty sand to the total explored depth of 28.5 feet below grade surface (ft bgs). Tank backfill soil was observed to approximately 15.5 ft bgs in B-3 and to a minimum depth of 6 ft bgs in B-4. Frank Lee & Associates recommended excavating surface material to a minimum depth of 2 feet and re-compact before placement of engineered fill or construction. Soil samples were collected from 1 to 4 ft bgs for analysis of volatile organic compounds (VOCs); low to medium boiling point hydrocarbons; benzene, toluene, ethylbenzene, xylenes (BTEX); and total oil and grease (TOG). No detection of these analytes above the laboratory detection limits was reported. Soil analytical data is available in CRA's *Site Conceptual Model* report dated July 2, 2010.

August 1988: LW Environmental Services, Inc. performed a soil investigation which detected gasoline-range hydrocarbons in the vicinity of the USTs.

June 1989: The Robert J. Miller Company removed four USTs: two 6,000-gallon gasoline tanks, one 550-gallon waste-oil tank, and one 1,000-gallon tank. The Traverse Group Inc. (TGI) collected soil samples from beneath each tank and visually inspected the condition of each tank upon removal. No obvious pitting or corrosion was reported. The two gasoline USTs were removed from the excavation area in the northwest corner of the Site. The waste-oil and 1,000-gallon USTs were removed from the excavation area located southwest of the Site in the sidewalk along 8th Street. Approximately 10 cubic yards of soil was deemed contaminated by TGI and stockpiled on-Site. Soil that TGI determined to be clean or only slightly impacted was also stockpiled on-Site. Soil samples from the excavations and stockpiles were analyzed for total petroleum hydrocarbons (TPH) as gasoline (TPHg), as diesel (TPHd), as waste oil (TPHwo), and BTEX. Additionally, samples from the southwest UST excavation were analyzed for purgeable organics and semi-volatile organic compounds (SVOCs). High levels of fuel hydrocarbon contamination were detected in the northeast corner of the northwest excavation and in the southwest excavation.

September – October 1989: Miller Environmental Company (MEC) performed a preliminary investigation to determine whether gasoline detected in soil during UST excavation activities had impacted groundwater. Two former tank pits were re-excavated to approximately 15 ft bgs and approximately 25 cubic yards of additional contaminated soil was removed. Confirmation soil samples were collected from the sidewalls and base of each excavation. The highest reported hydrocarbon levels in the northwestern excavation pit were 2.3 milligrams per kilogram (mg/kg) TPHg, 80 mg/kg TPHwo, 0.05 mg/kg toluene, and 0.14 mg/kg xylenes. TPHd, benzene, and ethylbenzene were not detected above laboratory detection limits in samples collected from the northwest excavation pit. The highest concentrations reported in the

southwest excavation pit were 10,000 mg/kg TPHg, 250 mg/kg TPHd, 400 mg/kg TPHwo, 50 mg/kg benzene, 210 mg/kg toluene, 54 mg/kg ethylbenzene, and 270 mg/kg xylenes. Further over excavation in the southwest excavation pit was not possible due to the close proximity of 8th Street and interfering utilities along the southern edge of this excavation. An estimated 32 cubic yards of contaminated soil was hauled off-Site for disposal. The northwestern pit was backfilled with a combination of clean fill and re-used "uncontaminated soil" from the initial excavation of the two gasoline USTs. This re-used fill was intended to be temporary and to be removed when construction took place on the property. The southwest excavation pit was backfilled with clean fill. In addition, monitoring wells MW-1, MW-2, and MW-3 were installed as part of this investigation. Analytical results from these borings and wells indicated soil and groundwater from boring MW-1 was not impacted by hydrocarbons. Impacted soil was detected in off-Site borings MW-2 and MW-3, between 20 to 25 ft bgs. Groundwater was first encountered in each borehole at approximately 25 ft bgs. The groundwater flow direction was calculated to the west-northwest at a gradient of 0.006.

Early 1991: Construction of the existing building on Site began in early 1991. It is reported that the ACEH concurred with MEC's conclusion that soil excavation in the 6,000-gallon UST pit was successful in removing all but minor residual hydrocarbon contamination. As a result, no objections were raised to construction activities on-Site. Monitoring well MW-1 was preserved in the construction process and remains accessible inside the building.

September – October 1991: MEC conducted a subsurface investigation to further define the lateral extent of off-Site hydrocarbon contamination. On September 11, 1991, boring B-1 was advanced and soil samples were collected. On October 2 and 3, 1991, three borings B-2, MW-4, and MW-5 were advanced, soil samples were collected, and two monitoring wells were constructed. Groundwater was first encountered in each borehole at approximately 25 ft bgs. No hydrocarbons were detected in soil samples collected above 20 ft bgs. However, soil samples from 25 ft bgs in boreholes B-1 and B-2 detected TPHg, Total Recoverable Petroleum Hydrocarbons (TRPH), TPHd, and toluene. On October 31, 1992, groundwater was sampled from wells MW-1 through MW-5. Approximately 1/8-inch of light non-aqueous phase liquid (LNAPL) was observed in well MW-2. Groundwater analytical results indicated very low to moderate concentrations of TPHg, TPHd, BTEX, and 1,2-dichloroethane (1,2-DCA) in monitoring wells MW-1, MW-2, and MW-3. No TOG was detected above laboratory detection limits in any of the wells. Also detected in well MW-3 were 1,2-dichloropropane at 0.68 micrograms per liter (µg/L) and 1,1,1-trichoroethane (1,1,1-TCA) at 1.4 µg/L No hydrocarbons were detected in groundwater from off-Site wells MW-4 and MW-5. However, very low levels of chloroform were detected in these two wells. See **Table 2** for historical groundwater analytical results.

May 1997: On May 15, 1997, Associated Terra Consultants, Inc. (ATC) installed monitoring well MW-6. Soil samples were collected and analyzed. Soil samples had very low detectable

concentrations of TPHd, BTEX, and methyl tertiary butyl ether (MTBE). TPHd was detected in soil at 10 ft bgs. BTEX were detected in soil at 25 ft bgs. MTBE was detected in soil at 30 ft bgs. See **Table 3** for soil analytical results. Groundwater was first encountered at approximately 22.5 ft bgs. On May 21, 1997, ATC performed groundwater monitoring and sampling of all six monitoring wells.

November-December 2006: On November 17, 2006, Cambria Environmental Technology, Inc. (Cambria) installed soil gas wells VP-1 and VP-2 in the city sidewalks along Franklin and 8th Streets, respectively. Soil samples were collected from each soil gas well location at approximately 5 ft bgs. These samples were analyzed for TPHg, TPHd, and total petroleum hydrocarbons as motor oil (TPHmo) by EPA Method 8015C; BTEX and MTBE by EPA Method 8021B, and 1,2-DCA and chloroform by EPA Method 8260. Low levels of TPHd and TPHmo concentrations were detected in soil sample VP-1-.5.5 at 4.0 and 6.9 mg/kg, respectively. Based on these results, Cambria concluded the upper 5.5 feet of soil at locations VP-1 and VP-2 had little to no hydrocarbon impact.

On December 28, 2006, Cambria returned to the Site to collect soil gas samples from VP-1 and VP-2. The samples were analyzed, in accordance with the approved July 24, 2006 *Work Plan*, for benzene and leak detection compounds isobutene, butane, and propane by modified EPA Method TO-15. No concentrations of benzene or the leak detection compounds were detected. Soil gas analytical is presented in **Table 3**.

January-February 2007: Since 2004, monitoring well MW-3 was filled with debris and inaccessible. ACEH requested that this well be decommissioned and rebuilt. On January 29, 2007, Cambria destroyed well MW-3 by pressure grouting. To replace MW-3, Cambria returned to the Site on February 8, 2007 to install well MW-3A. This work was performed in accordance with the approved July 24, 2006 *Work Plan.*

July 2007: On July 25, 2007, CRA collected a second round of soil gas samples from soil gas wells VP-1 and VP-2. Each sample was analyzed by EPA Method TO-15 GC/MS for benzene and the full VOC target list. No concentrations of benzene or leak detection compounds were detected. The only chemicals detected were 2-butanone (methyl ethyl ketone), 2,2,4-Trimethylpentane, Freon 12, Acetone, and Tetrachloroethane (PCE). Detections did not exceed Regional Water Quality Control Board – San Francisco Bay Region Environmental Screening Levels (ESLs) for any of the chemicals with an established ESL. Soil gas analytical is presented in **Table 1**.

Groundwater Monitoring: Groundwater monitoring was initially conducted from October 1989 through 2000, and from 2004 through October 2006. Due to some missing project files, the

entire monitoring and sampling history is unknown. Groundwater is currently monitored on a semi-annual basis.

Section 3.0 Proposed Scope of Work

As discussed above in Section 2.1, a fifth UST of unknown size and contents may have previously existed in the vicinity of boring B-4. No records were available regarding the UST removal activities and no soil analytical data has been collected in this vicinity to assess if soil has been impacted by any historical unauthorized releases. The primary objective of this Work Plan is to assess if a potential risk of vapor intrusion to the Site building exists from potential contamination related to this potential UST.

To meet this objective CRA proposes to install two sub-slab soil gas probes inside the Site building for subsequent sampling and analyses. Additionally, CRA proposes to re-sample existing soil gas wells VP-1 and VP-2 to assess the current soil gas concentrations in the vicinity of the former gasoline and waste-oil USTs pits. The locations of the proposed sub-slab soil gas probes are presented on **Figure 3**.

The following sub-slab soil gas probe construction and sampling procedures were developed following guidelines from the Department of Toxic Substance Control (DTSC) *Advisory-Active Soil Gas Investigations* and *Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* dated April 2012 and October 2011, respectively.

3.1 Public Records Review

Prior to installing the proposed sub-slab soil gas probes, CRA will attempt to confirm the existence, location, and contents of the presumed former UST by conducting a public records search and review. CRA will request any available environmental files with Alameda County and procure certified Sanborn® map reports for review. The locations of the proposed sub-slab vapor probes will be adjusted accordingly if any records verify the location of a potential UST.

3.2 Site Health and Safety Plan

A Site-specific health and safety plan (HASP) will be prepared to protect Site workers. The HASP will be kept on-Site during all field activities and signed by each Site worker. At a minimum, the work will be performed using Level D personal protective equipment including hard hat, reflective vest, steel-toe boots, safety glasses, and gloves.

3.3 Access Agreements

Prior to the commencement of field activities, CRA will attempt to obtain access agreements with the applicable property owners.

3.4 Utility Clearance

The proposed sub-slab soil gas probe locations will be marked out with white paint or chalk, and Underground Service Alert will be notified of CRA's activities at least 48 hours prior to the beginning of installation activities. A private subsurface utility locator will be used to identify any interfering subsurface utilities.

3.5 Sub-Slab Soil Gas Probe Installation

Two sub-slab soil gas probes will be installed using a rotary hammer to drill a 1 to 2-inch diameter hole through the concrete of the foundation slab. The probe tip will be installed within the engineered fill approximately 4-inches beneath the slab. Each probe tip will be surrounded by Monterey #2 sand and sealed using dry and hydrated bentonite and bentonite grout, and topped with anchoring cement to secure the probe assembly in place. Dry granular bentonite will be placed directly above the sand filter pack to prevent the hydrated bentonite from infiltrating the sand pack and probe tip. See **Figure 3** for the proposed sub-slab soil gas probe locations. See **Figure 4** for a typical sub-slab soil gas probe construction schematic.

3.6 Soil Gas Well and Sub-Slab Soil Gas Probe Sampling

To allow the subsurface to equilibrate to representative conditions and sub-slab soil gas probe sealing materials to cure, CRA will collect the soil gas samples at least 24 hours following the soil gas soil gas probe installations.

Soil gas sampling can be affected by rain. CRA's standard procedure is to allow five days or more after a significant rain event prior to collecting soil gas samples. This procedure is in accordance with the DTSC's *Advisory-Active Soil Gas Investigations* guidance document dated April 2012. The DTSC defines a "significant rain event" as 0.5 inch or greater during a 24-hour period.

Sub-slab soil gas probe and soil gas well samples will be collected using a sampling manifold and 100 percent (%) certified 1-liter Summa™ canisters. One sample will be collected per sub-slab soil gas probe and soil gas well. Additionally, one duplicate sample will be collected at one of the sub-slab soil gas probe and soil gas well locations. Prior to sampling, approximately three well casing volumes will be purged. Purge and sampling rates will be approximately 100 to 200 millimeters per minute to limit stripping and to prevent ambient air intrusion. Each sample

will be labeled, entered onto a chain-of-custody for transport to a State of California-certified laboratory.

3.7 Leak Testing

Prior to sampling, the above-ground sampling train system will be checked for leaks by performing a shut-in test on the sampling assembly. The shut-in test (the tightness test) will be performed by applying a vacuum within the closed sampling train system and monitoring the vacuum gauge for 10 minutes. If there is any observable loss of vacuum during the shut-in test, the fittings will be adjusted and the process will be repeated until the vacuum in the sample train does not dissipate.

To evaluate if any ambient air is introduced into the sample during the collection process, leak testing will be performed using a shroud and helium tracer gas. A shroud will be placed over the entire sampling train system and filled with helium tracer gas. Helium concentrations within the shroud will be maintained at a content level of approximately 50% and monitored using a helium meter.

All samples will be analyzed for helium and is further discussed in Section 3.8.

3.8 Soil Gas Sample Analyses

Each soil gas sample will be analyzed for TPHg, BTEX, Naphthalene, tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC) by EPA Method TO-15. Oxygen, carbon dioxide, methane, nitrogen, and helium (leak detection compound) will be analyzed by Modified Method ASTM D-1946. In the event that the soil gas samples contain a helium content of greater than 2.5 percent (i.e., 5 percent of the 50% helium content maintained within the sampling shroud), the soil gas sample will be considered invalid.

Section 4.0 Reporting

After all the analytical results are received, CRA will prepare and submit a *Soil Gas Assessment Report* and submit to ACEH. The report at a minimum will include:

- Descriptions of the sub-slab soil gas probe installation and soil gas sampling activities,
- Sub-slab soil gas probe construction details,
- Tabulated soil gas analytical results,
- Figures depicting the location of the sub-slab soil gas probes and all sample locations,
- Laboratory reports and chain-of-custody forms,

- An evaluation of the soil gas analytical results against the December 2013 *San Francisco Bay Regional Water Quality Control Board (RWQCB) Environmental Screening Levels (ESLs) Soil Gas*, and
- Conclusions and recommendations

Section 5.0 Schedule

Upon receiving written work plan approval from ACEH, CRA will obtain client budget approval and commence implementation of the Work Plan. CRA will submit a *Soil Gas Assessment Report* to ACEH approximately 90 days after the completion of all field activities and receipt of all laboratory results.

Figures

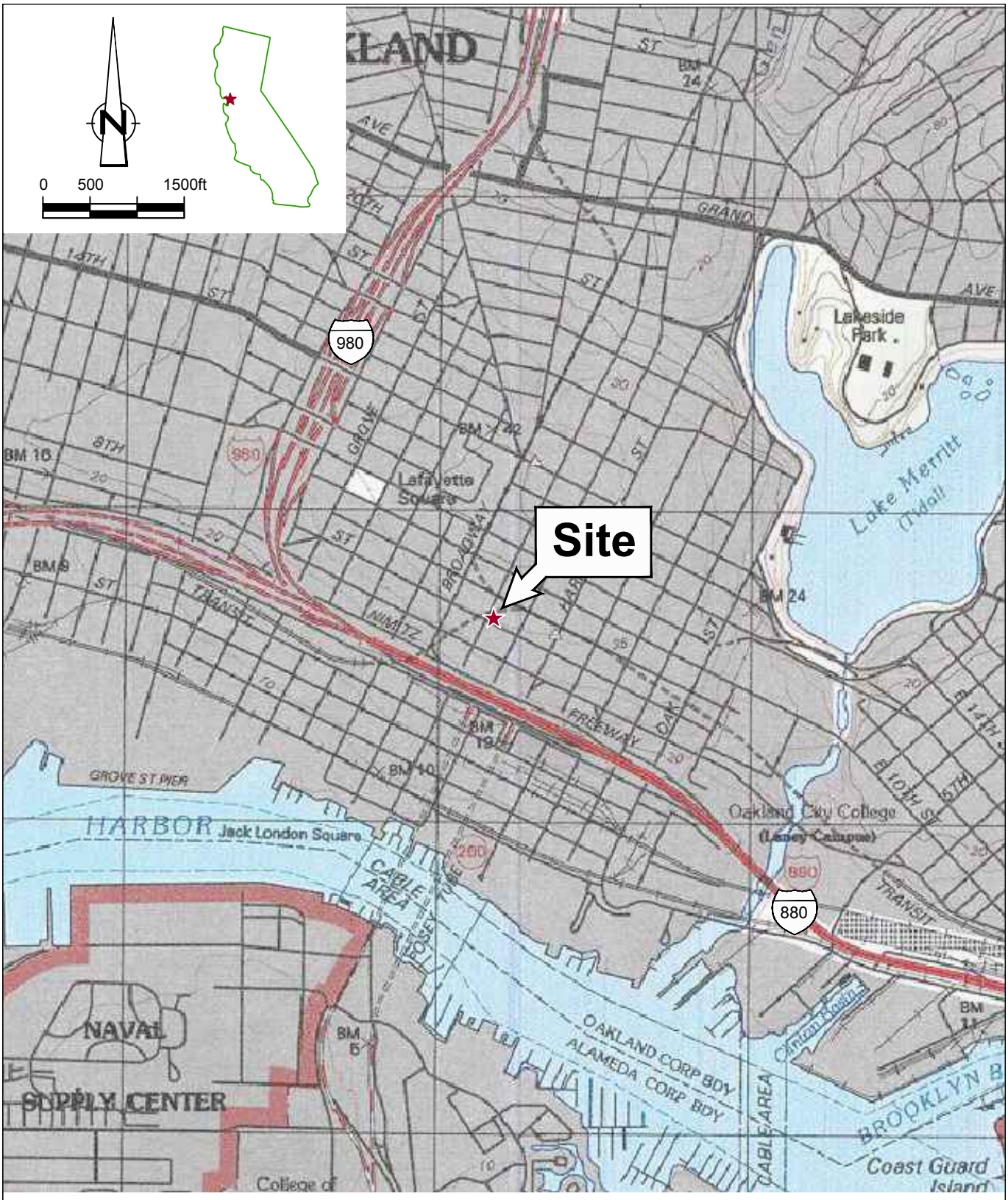

Figure 1

VICINITY MAP
CHIU PROPERTY
800 FRANKLIN STREET
Oakland, California

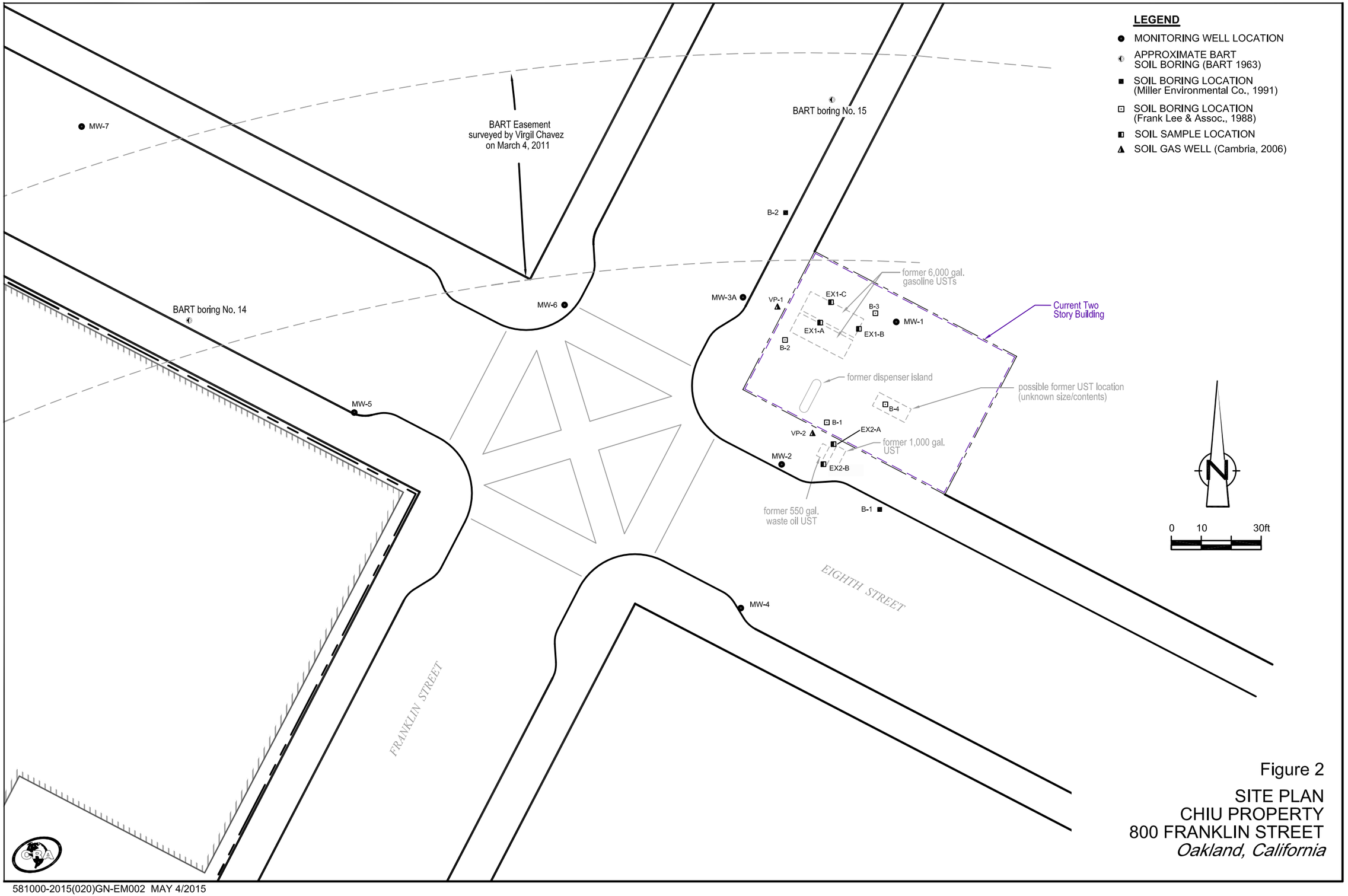

Figure 2

SITE PLAN
CHIU PROPERTY
800 FRANKLIN STREET
Oakland, California

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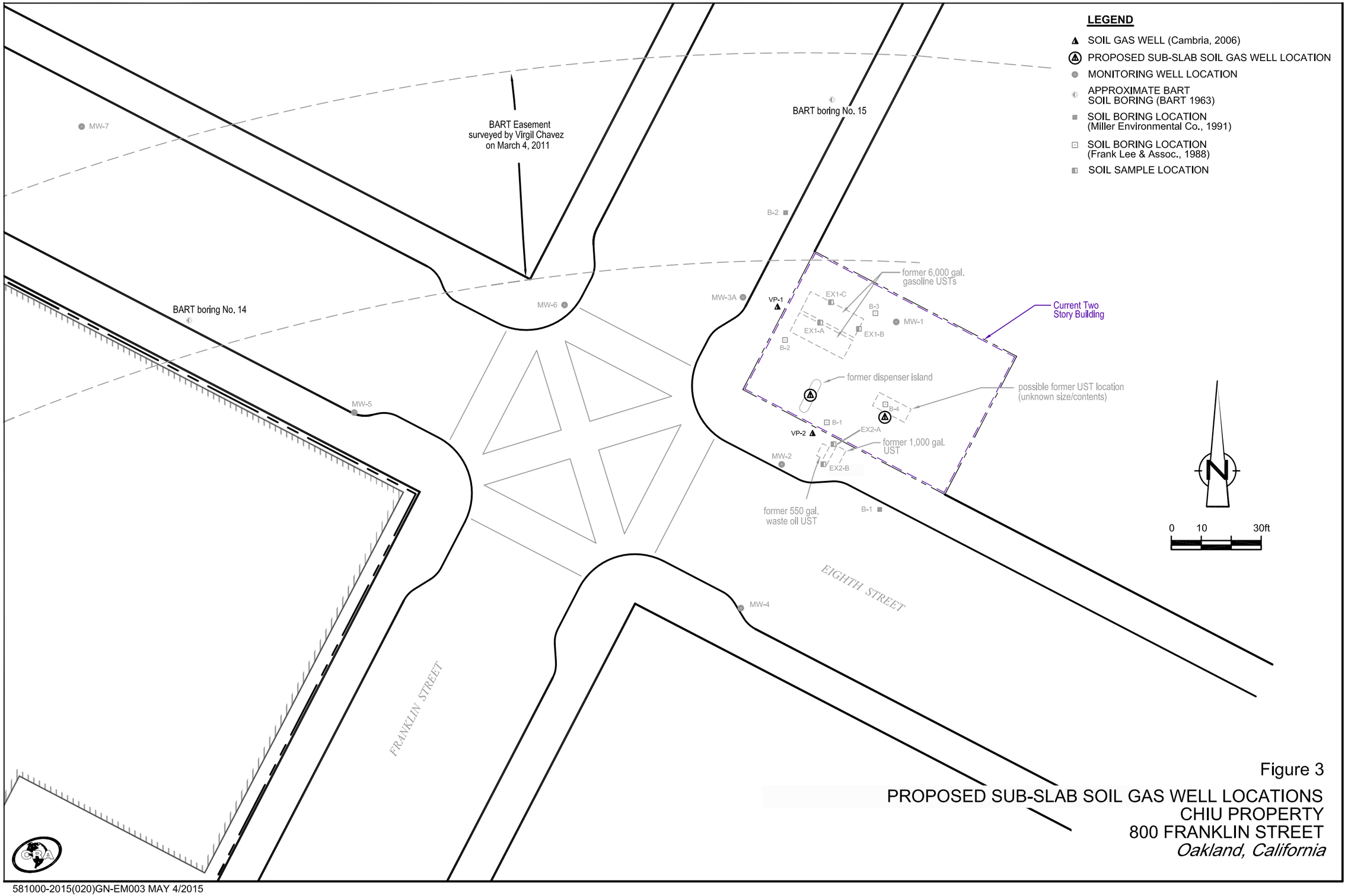

Figure 3

PROPOSED SUB-SLAB SOIL GAS WELL LOCATIONS
CHIU PROPERTY
800 FRANKLIN STREET
Oakland, California

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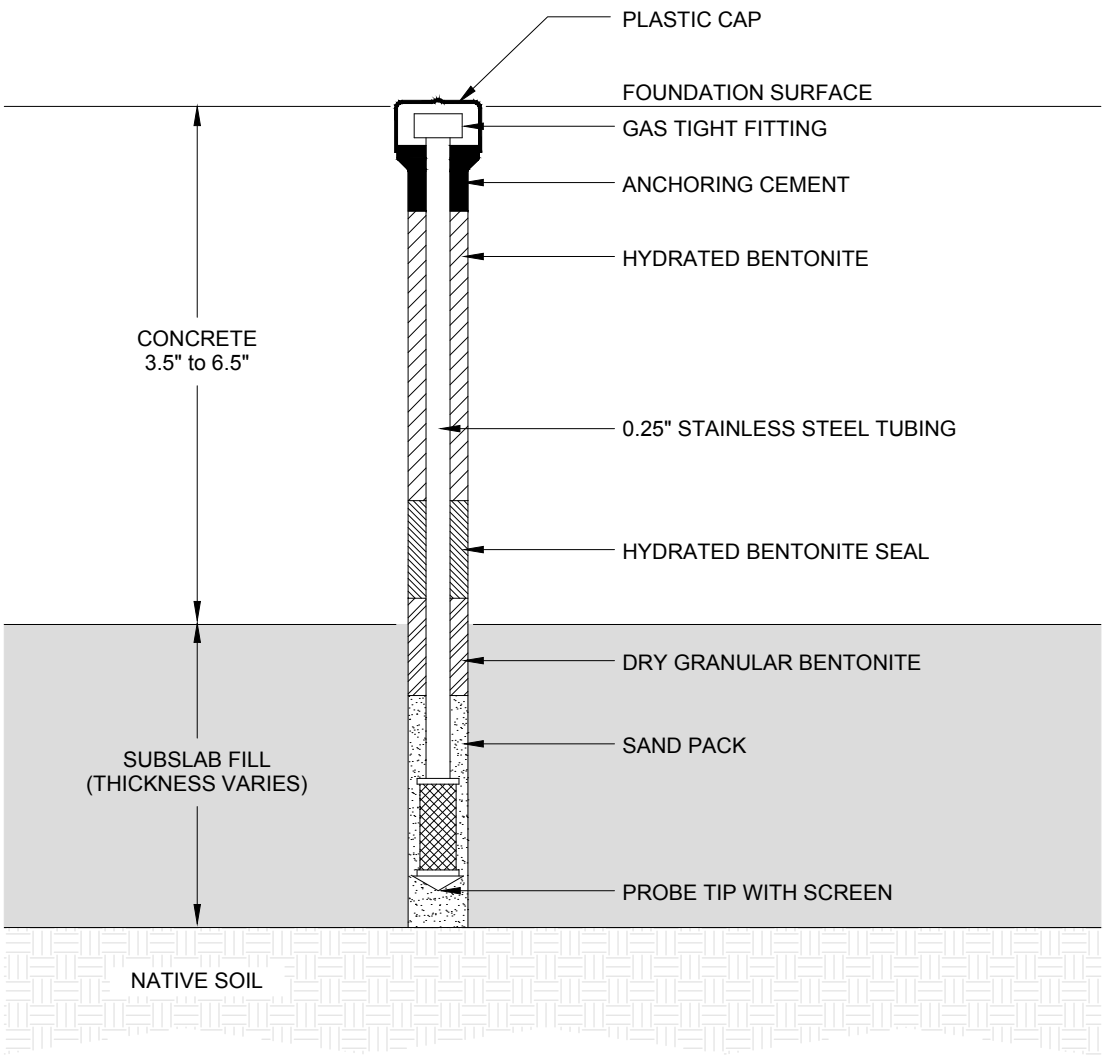

Figure 4

SUB-SLAB SOIL GAS PROBE CONSTRUCTION DIAGRAM
CHIU PROPERTY
800 FRANKLIN STREET
Oakland, California

Tables

TABLE 1

SOIL ANALYTICAL DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Sample ID	Date Sampled	Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHwo (mg/kg)	TPHmo (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	SVOCs (mg/kg)	VOCs	(mg/kg)	Total Oil & Grease (mg/kg)	TRPH	Total Lead (mg/kg)
Soil and Foundation Investigation by Frank Lee & Associates - Soil Borings																	
B-1-3	5/3/1988	3	-	-	-	-	ND<0.1	ND<0.1	ND<0.1	ND<0.1	-	-		ND	ND<30	ND<30	-
B-2-1	5/3/1988	1	ND<1.0 *	-	-	-	ND<0.05	ND<0.1	-	ND<0.1	-	-		ND	-	-	-
B-3-4	5/3/1988	4	ND<1.0 *	-	-	-	ND<0.05	ND<0.1	-	ND<0.1	-	-		ND	-	-	-
UST Removal by Robert J. Miller Company																	
UST Excavation Compliance Samples - Collected by The Traverse Group, Inc.																	
T1 - Gasoline Tank	June-89	-	ND<1.0	ND<6.3	ND<30	--	0.011	0.0036	ND<0.0025	0.006	-	(1)		ND	-	-	-
T2 - Gasoline Tank	June-89	-	5.0	ND<6.7	30	--	0.050	0.044	0.0036	0.023	-	(2)		ND	-	-	-
T3 - Gasoline Tank	June-89	-	ND<1.0	ND<7.0	ND<30	--	0.0046	ND<0.0025	ND<0.0025	ND<0.0025	-	(3)		ND	-	-	-
T4 - Gasoline Tank	June-89	-	3,100	420	1,350	--	7.5	87	59	290	-	(4)		ND	-	-	-
W1 - Waste Oil Tank	June-89	-	270	430	4,000	--	ND<5.0	ND<5.0	ND<5.0	14	-	(5)		ND	-	-	-
W2A - Waste Oil Tank	June-89	-	2,300	170	50	--	ND<2.5	3	ND<2.5	12	-	(6)		ND	-	-	-
S1 - Solvent Tank	June-89	-	1.8	ND<6.0	ND<30	--	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	(7)		ND	-	-	-
S2 - Solvent Tank	June-89	-	62	106	ND<30	--	ND<1.0	ND<1.0	ND<1.0	ND<1.0	-	(8)		ND	-	-	-
SP1 - Spoils Pile "Contaminated"	June-89	-	184	240	900	--	ND<5.0	17	19	110	-	(9)		ND	-	-	-
SP2 - Spoils Pile "Clean"	June-89	-	ND<1.0	ND<6.7	ND<30	--	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	ND		ND	-	-	-
SP3 - Spoils Pile "Clean"	June-89	-	120	40	150	--	ND<1.0	ND<1.0	ND<1.0	2.1	-	(10)		ND	-	-	-
Subsurface Investigation by Miller Environmental Company																	
Over-Excavation Confirmation Samples																	
EX1-A (fuel tank)	9/7/1989	15	ND	ND	ND	--	ND	ND	ND	ND	-	-		-	-	-	-
EX1-B (fuel tank)	9/7/1989	15	ND	ND	40	--	ND	ND	ND	ND	-	-		-	-	-	-
EX1-C (fuel tank)	9/7/1989	15	2.3	ND	80	--	ND	0.05	0.14	ND	-	-		-	-	-	-
EX2-A (waste oil and solvent tanks)	9/7/1989	15	10,000	250	400	--	50	210	270	54	-	-		-	-	-	-
EX2-B (waste oil and solvent tanks)	9/7/1989	15	4.1	ND	ND	--	ND	ND	0.15	ND	-	-		-	-	-	-
Well Installation Soil Samples																	
MW1-A	9/12-13/1989	6	ND	23	--	30	ND	ND	ND	ND	-	-		-	30	-	-
MW1-B	9/12-13/1989	11	ND	ND	--	ND	ND	ND	ND	ND	-	-		-	ND	-	-
MW1-C	9/12-13/1989	16	ND	ND	--	ND	ND	ND	ND	ND	-	-		-	ND	-	-
MW1-D	9/12-13/1989	21	52	ND	--	ND	0.12	0.7	0.53	4.5	-	-		-	ND	-	-
MW1-E	9/12-13/1989	26	ND	ND	--	ND	ND	ND	ND	ND	-	-		-	ND	-	-
					--												
MW2-A	9/12-13/1989	6	ND	ND	--	ND	ND	ND	ND	ND	-	-		-	--	-	-
MW2-B	9/12-13/1989	11	ND	ND	--	ND	ND	ND	ND	ND	-	-		-	--	-	-
MW2-C	9/12-13/1989	16	ND	ND	--	ND	ND	ND	ND	ND	-	-		-	--	-	-
MW2-D	9/12-13/1989	21	1,900	110	--	50	7.4	51	24	180	-	-		-	50	-	-
MW2-E	9/12-13/1989	26	7,800	170	--	30	52	220	77	400	-	-		-	30	-	-
					--												

TABLE 1

SOIL ANALYTICAL DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Sample ID	Date Sampled	Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHwo (mg/kg)	TPHmo (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	SVOCs (mg/kg)	VOCs	(mg/kg)	Total Oil & Grease (mg/kg)	TRPH	Total Lead (mg/kg)
Well Installation Soil Samples (continued)																	
MW3-A	9/12-13/1989	6	ND	ND	--	ND	ND	ND	ND	ND	-	-		-	ND	-	-
MW3-B	9/12-13/1989	11	ND	25	--	ND	ND	ND	ND	ND	-	-		-	ND	-	-
MW3-C	9/12-13/1989	16	ND	ND	--	ND	ND	ND	ND	0.07	-	-		-	ND	-	-
MW3-D	9/12-13/1989	21	2,200	160	--	40	7.5	42.3	16	180	-	-		-	40	-	-
MW3-E	9/12-13/1989	26	24	ND	--	ND	0.6	1.1	0.17	1.4	-	-		-	ND	-	-
Additional Subsurface Investigation by Miller Environmental Company																	
B1-5	9/11/1991	5	ND<0.20	ND<5.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-	-		-	ND	ND<20	-
B1-10	9/11/1991	10	ND<0.20	ND<5.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-	-		-	ND	ND<20	-
B1-15	9/11/1991	15	ND<0.20	ND<5.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-	-		-	ND	ND<20	-
B1-20	9/11/1991	20	ND<0.20	ND<5.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-	-		-	ND	ND<20	-
B1-25	9/11/1991	25	2,900	160	-	-	ND<25	60	ND<25	ND<25	-	-		-	ND	190	-
B2-5	10/2/1991	5	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
B2-10	10/2/1991	10	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
B2-15	10/2/1991	15	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
B2-20	10/2/1991	20	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
B2-25	10/2/1991	25	120	83	-	ND<10	ND<0.0025	0.310	0.210	0.600	-	-		-	ND<50	-	-
MW4-5	10/2/1991	5	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW4-10	10/2/1991	10	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW4-15	10/2/1991	15	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW4-20	10/2/1991	20	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW4-25	10/2/1991	25	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW5-5	10/3/1991	5	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW5-10	10/3/1991	10	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW5-15	10/3/1991	15	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW5-20	10/3/1991	20	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
MW5-25	10/3/1991	25	ND<1	ND<1	-	ND<10	ND<0.0025	ND<0.0025	ND<0.0025	ND<0.0025	-	-		-	ND<50	-	-
Additional Subsurface Investigation by Associated Terra Consultants, Inc.																	
B6-1 (MW-6)	5/15/1997	5	ND<1.0	ND<1.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-		-	ND<50	-	-
B6-2 (MW-6)	5/15/1997	10	ND<1.0	9.1	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-		-	ND<50	-	-
B6-3B (MW-6)	5/15/1997	15	ND<1.0	ND<1.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-		-	ND<50	-	-
B6-4B (MW-6)	5/15/1997	20	ND<1.0	ND<1.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-		-	ND<50	-	-
B6-5B (MW-6)	5/15/1997	25	ND<1.0	ND<1.0	-	-	0.050	0.011	0.023	0.099	ND<0.0050	-		-	ND<50	-	-
B6-6B (MW-6)	5/15/1997	30	ND<1.0	ND<1.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	0.0050	-		-	ND<50	-	-
B6-11 (MW-6)	5/15/1997	35	ND<1.0	ND<1.0	-	-	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050	-		-	ND<50	-	-

TABLE 1

SOIL ANALYTICAL DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Sample ID	Date Sampled	Depth (ft)	TPHg (mg/kg)	TPHd (mg/kg)	TPHwo (mg/kg)	TPHmo (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	SVOCs (mg/kg)	VOCs (mg/kg)	Total Oil & Grease (mg/kg)	TRPH	Total Lead (mg/kg)
Soil Vapor Borings by Cambria																
VP-1.5.5	11/17/2006	5.5	ND<1.0	4.0	--	6.9	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	-	chloroform & 1,2-DCA: ND<0.005	--	-	35
VP-2-5.5	11/17/2006	5.5	ND<1.0	ND<1.0	--	ND<5.0	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	-	chloroform & 1,2-DCA: ND<0.005	--	-	-

Abbreviations and Analyses:

ND<0.5 = Not Detected (ND) above laboratory detection limit.
ft = Measured in feet
TPHg = Total petroleum hydrocarbons as gasoline by modified EPA Method 8015
TPHd = Total petroleum hydrocarbons as diesel by modified EPA Method 8015
TPHwo = Total petroleum hydrocarbons as waste oil by modified EPA Method 418.1/3550/SM503
TPHmo = Total petroleum hydrocarbons as motor boil by modified EPA Method 8015
Benzene, ethylbenzene, toluene and xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA Method 8020 or 8021B
SVOCs = Semi-volatile organics by EPA Method 8270.
VOCs = Volatile organics by EPA Method 8240.
TRPH = Total Recoverable Petroleum Hydrocarbons by EPA Method 418.1
Total Lead by EPA Method 7420
mg/kg = Milligrams per kilogram
- = Not sampled, not analyzed, or not applicable
* = Analyzed for "low to medium boiling point hydrocarbons" by EPA Method 8015.
WO1 sampled on 1/17/1991 was also analyzed for Total Petroleum Fuel Hydrocarbons by EPA Method 8015 (ND<1.0 mg/kg).
WO1 sampled on 1/17/1991 was also analyzed for Halogenated Volatile Organics by EPA Method 8010 (all analytes were ND).
WO1 sampled on 1/17/1991 was also analyzed for Semi-Volatile Organics by EPA Method 8270. The following analytes were detected: benzo(a)pyrene at 0.10 mg/kg, fluoranthene at 0.11 mg/kg, and pyrene at 0.15 mg/kg (all other analytes were ND).

(1) = 0.20 mg/kg bis (2-ethylhexyl) phthalate. Other SVOCs were ND.
(2) = 0.24 mg/kg bis (2-ethylhexyl) phthalate. Other SVOCs were ND.
(3) = 0.42 mg/kg bis (2-ethylhexyl) phthalate. Other SVOCs were ND.
(4) = 28 mg/kg naphthalene; 23 mg/kg 2-methyl-naphthalene. Other SVOCs were ND.
(5) = 0.37 mg/kg bis (2-ethylhexyl) phthalate. Other SVOCs were ND.
(6) = 6.4 mg/kg naphthalene; 4.1 mg/kg 2-methyl-naphthalene. Other SVOCs were ND.
(7) = 0.50 mg/kg bis (2-ethylhexyl) phthalate. Other SVOCs were ND.
(7) = 0.50 mg/kg bis (2-ethylhexyl) phthalate. Other SVOCs were ND.
(8) = 2.4 mg/kg naphthalene; 1.9 mg/kg 2-methyl-naphthalene. Other SVOCs were ND.
(9) = 27 mg/kg naphthalene; 13 mg/kg 2-methyl-naphthalene. Other SVOCs were ND.
(10) = 1.6 mg/kg naphthalene; 2.0 mg/kg 2-methyl-naphthalene. Other SVOCs were ND.

TABLE 2

GROUNDWATER ANALYTICAL AND ELEVATION DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Well ID / *TOC Elevation (ft msl)*	*Date Sampled*	*Depth to Water (ft below TOC)*	*Groundwater Elevation (feet msl)*	*TPHg*	*TPHd*	*TPHmo*	*Benzene*	*Toluene*	*Ethylbenzene*	*Xylenes*	*MTBE*	*Chloroform*	*1,2-DCA*
				←					*µg/L*				→
MW-1	10/12/1989	22.87	10.55	ND	--	--	ND	ND	ND	ND	--	0.8	8.6
33.42	10/31/1991	--	--	630	960	1,700	3.2	ND<0.5	ND<0.5	130	--	--	0.0098
34.89	10/21/1992	23.48	11.41	520	--	--	78	38	ND<0.5	120	--	--	ND
	2/25/1993	22.51	12.38	1,600	--	--	160	190	34	350	--	--	--
	4/27/1993	22.36	12.53	380	--	--	5.2	ND<0.5	ND<0.5	74	--	--	--
	10/7/1993	--	12.10	1,000	--	--	81	150	47	230	--	--	--
33.98	3/28/1994	--	11.91	460	--	--	14	25	14	39	--	--	--
	4/29/1994	--	--	--	--	--	--	--	--	--	--	--	--
	6/10/1994	--	11.66	--	--	--	--	--	--	--	--	--	--
	7/8/1994	--	11.62	--	--	--	--	--	--	--	--	--	--
	7/26/1994	--	11.48	--	--	--	--	--	--	--	--	--	--
	8/25/1994	--	11.47	--	--	--	--	--	--	--	--	--	--
	10/27/1994	22.51	11.47	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	1/6/1995	--	12.08	--	--	--	--	--	--	--	--	--	--
	2/1/1995	--	12.79	--	--	--	--	--	--	--	--	--	--
	3/29/1995	--	12.75	--	--	--	--	--	--	--	--	--	--
	10/31/1995	--	12.48	1,400	--	--	15	38	49	510	19	--	--
	5/21/1997	--	12.49	150	--	--	2.9	1.5	8.6	26	ND<5.0	--	--
	8/10/2004	23.35	10.63	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/28/2004É	--	--	--	--	--	--	--	--	--	--	--	--
	12/21/2004	22.93	11.05	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/11/2005É	--	--	--	--	--	--	--	--	--	--	--	--
	6/16/2005	20.68	13.30	ND<50	--	--	0.64	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/1/2005	20.74	13.24	ND<50	--	--	1.2	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	12/16/2005	20.95	13.03	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/10/2006	20.34	13.64	ND<50	--	--	0.60	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/15/2006	21.51	12.47	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	6.4	ND<0.5
	3/8/2007	21.81	12.17	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	0.72	ND<0.5	ND<5.0	6.9	ND<0.5
	9/17/2007	22.08	11.90	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	2.3	ND<0.5	ND<0.5	4.7	ND<0.5
	3/4/2008	21.72	12.26	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	1.3	ND<0.5
	9/3/2008	22.70	11.28	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	0.98	ND<0.5
	3/4/2009	22.49	11.49	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	0.65
	9/8/2009	22.80	11.18	ND<50	ND<50	ND<250	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5	ND<0.5
	3/19/2010	22.25	11.73	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	ND<0.5	0.58
	9/3/2010	22.51	11.47	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	1.2	ND<0.5
	3/4/2011	22.10	11.88	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	ND<0.5	ND<0.5
	8/22/2011	22.23	11.75	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	ND<0.5	ND<0.5
	3/5/2012	22.61	11.37	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/27/2012	22.31	11.67	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/25/2013	22.20	11.78	--	--	--	--	--	--	--	--	--	--
	9/19/2013	22.84	11.14	--	--	--	--	--	--	--	--	--	--
	3/13/2014	22.80	11.18	--	--	--	--	--	--	--	--	--	--
	9/17/2014	←						Well Inaccessible					→
	3/30/2015	**22.59**	**11.39**	--	--	--	--	--	--	--	--	--	--

TABLE 2

GROUNDWATER ANALYTICAL AND ELEVATION DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Well ID / TOC Elevation (ft msl)	Date Sampled	Depth to Water (ft below TOC)	Groundwater Elevation (feet msl)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Chloroform	1,2-DCA
				← µg/L →									
MW-2	10/12/1989	23.25	10.40	38,000	--	3,900	1,300	1,200	ND	4,700	--	--	--
33.66	10/31/1991	--	--	10,000	1,500	--	1,800	1,200	270	960	--	--	0.17
	11/6/1991	24.02	9.64	--	--	--	--	--	--	--	--	--	--
	10/21/1992	22.42	11.24	270,000	--	--	9,700	4,500	9,600	56,000	--	--	15.4
	2/25/1993	21.50	12.16	49,000	--	--	4,300	11,000	1,300	9,100	--	--	--
	4/27/1993	21.26	12.40	39,000	--	--	1,400	4,000	220	5,200	--	--	--
	10/7/1993	--	12.04	50,000	--	--	2,700	8,100	940	7,800	--	--	--
	3/28/1994	--	11.88	20,000	--	--	360	1,300	220	1,800	--	--	--
	4/29/1994	--	11.87	--	--	--	--	--	--	--	--	--	--
	6/10/1994	--	11.44	--	--	--	--	--	--	--	--	--	--
	7/8/1994	--	11.42	--	--	--	--	--	--	--	--	--	--
	7/26/1994	--	11.22	--	--	--	--	--	--	--	--	--	--
	8/25/1994	--	11.01	--	--	--	--	--	--	--	--	--	--
	10/27/1994	22.66	11.00	21,000	--	--	1,200	3,700	600	4,300	--	--	--
	1/6/1995	--	11.66	--	--	--	--	--	--	--	--	--	--
	2/1/1995	--	12.21	--	--	--	--	--	--	--	--	--	--
	3/29/1995	--	12.66	--	--	--	--	--	--	--	--	--	--
	10/31/1995	--	11.51	45,000	--	--	3,100	8,800	1,200	8,400	810	--	--
	5/21/1997	--	12.65	18,000	--	--	1,400	4,200	680	3,600	370	--	--
	8/10/2004	21.03	12.63	47,000 (a)	--	--	4,200	4,900	1,400	6,000	ND<500	--	--
	9/28/2004	22.95	10.71	--	--	--	--	--	--	--	--	--	--
	12/21/2004	20.91	12.75	13,000 (a)	--	--	500	310	34	1600	ND<100	--	--
	3/11/2005	11.35	22.31	32,000 (a)	--	--	970	2,400	890	4,200	ND<1,000	--	--
	6/16/2005	20.50	13.16	43,000 (a,i)	--	--	1,500	3,400	1,200	5,400	ND<1,200	--	--
	9/1/2005	20.60	13.06	20,000 (a)	--	--	640	1,700	460	2,200	ND<200	--	--
	12/16/2005	20.83	12.83	32,000 (a,i)	--	--	1,000	3,100	760	3,800	ND<500	--	--
	3/10/2006	20.05	13.61	20,000 (a)	--	--	460	1,900	440	2,400	ND<400	--	--
	9/15/2006	21.31	12.35	43,000 (a)	3,100 (d)	ND<250	1,600	4,400	1,100	5,100	ND<500	16	ND<10
	3/8/2007	21.62	12.04	30,000 (a,h)	4,600 (d,h)	ND<1,200	1,200	3,400	890	4,500	ND<500	ND<50	ND<50 (j,h)
	9/17/2007	21.92	11.74	31,000 (a)	6,600 (d,b)	340	790	3,000	700	3,100	ND<100	ND<100	ND<100
	3/4/2008	--	--	--	--	--	--	--	--	--	--	--	--
	9/3/2008	22.50	11.16	46,000 (a)	5,100 (d)	370	1,700	8,600	1,400	7,500	ND<250	ND<250	ND<250
	3/4/2009	22.25	11.41	56,000 (a)	13,000 (d)	1,100	1,500	5,300	990	4,500	ND<10	ND<10	ND<10
	9/8/2009	22.60	11.06	42,000 (a)	11,000 (d)	1,200	1,400 (1,200)	5,200 (4,900)	970 (890)	5500 (4,900)	ND<100 (ND<100)	ND<0.5	ND<100
33.75	3/19/2010 **	21.96	11.70	30,000 (a,h)	12,000 (d,h)	--	(1,000)	(3,500)	(980)	(4,500)	(ND<50)	ND<5.0	ND<5.0
	9/3/2010	22.30	11.45	9,500 (a)	1,500 (d)	--	(320)	(290)	(140)	(970)	(ND<12)	ND<12	ND<12
	3/4/2011	21.85	11.90	12,000 (a)	2,200 (d)	--	(610)	(430)	(290)	(1,400)	(ND<25)	ND<25	ND<25
	8/22/2011	22.04	11.71	7,900 (a)	1,300 (d)	--	(320)	(270)	(170)	(1,400)	(ND<12)	ND<0.5	ND<12
	3/5/2012	22.32	11.43	18,000(a)	1,400 (d)	--	1,200	930	560	2,100	ND<500	--	--
	9/27/2012	22.16	11.59	6,300 (a)	690 (d)	--	410	290	130	830	ND<70	--	--
	3/25/2013	22.01	11.74	9,200 (a)	900 (d)	--	820	440	280	1,200	ND<250	--	--
	9/19/2013	22.68	11.07	20,000 (a)	2,300 (d)	--	1,900	2,200	630	3,100	ND<550	--	--
	3/13/2014	22.65	11.10	15,000 (a)	1,400 (d)	--	1,400	1,800	550	1,700	ND<350	--	--
	9/17/2014	23.94	9.81	42,000 (a)	1,900 (b,d)	--	2,300	5,200	1,300	5,700	ND<1,000	--	--
	3/30/2015	**22.49**	**11.26**	**29,000 (a)**	**1,700 (d)**	**--**	**2,100**	**2,400**	**1,200**	**3,300**	**ND<750 (e)**	**--**	**--**

TABLE 2

GROUNDWATER ANALYTICAL AND ELEVATION DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Well ID / *TOC Elevation (ft msl)*	*Date Sampled*	*Depth to Water (ft below TOC)*	*Groundwater Elevation (feet msl)*	*TPHg*	*TPHd*	*TPHmo*	*Benzene*	*Toluene*	*Ethylbenzene*	*Xylenes*	*MTBE*	*Chloroform*	*1,2-DCA*
				←					*µg/L*				→
MW-3	10/12/1989	24.02	10.21	87,000	--	4,500	3,200	8,800	ND	6,500	--	--	70.0
34.23	10/31/1991	--	--	310,000	25,000	--	9,300	25,000	5,600	27,000	--	--	0.058
	11/6/1991	23.52	10.71	--	--	--	--	--	--	--	--	--	--
	10/21/1992	23.32	10.91	22,000	--	--	10,000	4,300	790	2,100	--	--	ND
	2/25/1993	22.51	11.72	29,000	--	--	8,400	5,400	1,300	3,300	--	--	--
	4/27/1993	22.37	11.86	50,000	--	--	8,200	8,700	1,000	5,400	--	--	--
	10/7/1993	--	14.19	1,700	--	--	3,100	3,700	400	1,700	--	--	--
	3/28/1994	--	11.52	53,000	--	--	3,900	4,600	710	2,500	--	--	--
	4/29/1994	--	11.34	--	--	--	--	--	--	--	--	--	--
	6/10/1994	--	11.13	--	--	--	--	--	--	--	--	--	--
	7/8/1994	--	11.09	--	--	--	--	--	--	--	--	--	--
	7/26/1994	--	10.94	--	--	--	--	--	--	--	--	--	--
	8/25/1994	--	10.80	--	--	--	--	--	--	--	--	--	--
	10/27/1994	23.56	10.67	8,500	--	--	2,700	2,700	490	2,000	--	--	--
	1/6/1995	--	11.33	--	--	--	--	--	--	--	--	--	--
	2/1/1995	--	11.79	--	--	--	--	--	--	--	--	--	--
	3/29/1995	--	12.10	--	--	--	--	--	--	--	--	--	--
	10/31/1995	--	11.23	19,000	--	--	4,400	4,600	720	2,900	410	--	--
	5/21/1997	--	11.68	4,000	--	--	810	840	190	690	ND<100	--	--
	9/28/2004						*Well is damaged. Unable to measure depth to water or collect sample.*						
	12/21/2004						*Well is damaged. Unable to measure depth to water or collect sample.*						
	3/11/2005						*Well is damaged. Unable to measure depth to water or collect sample.*						
	6/16/2005						*Well is damaged. Unable to measure depth to water or collect sample.*						
	9/1/2005						*Well is damaged. Unable to measure depth to water or collect sample.*						
	12/16/2005						*Well is damaged. Unable to measure depth to water or collect sample.*						
	3/10/2006						*Well is damaged. Unable to measure depth to water or collect sample.*						
	9/15/2006						*Well is damaged. Unable to measure depth to water or collect sample.*						
	1/29/2007						*Well properly destroyed by Cambria.*						
MW-3A	1/29/2007						***MW-3A replaces MW-3***						
34.16	3/8/2007	22.42	11.74	30,000 (a,i)	1,700 (d,i)	ND<250	2,600	4,400	710	4,600	ND<1,000	ND<50	ND<50 (j)
	9/17/2007	22.65	11.51	9,800 (a)	980 (d)	ND<250	1,100	1,800	270	1,100	ND<25	ND<25	ND<25
	3/4/2008	22.31	11.85	21,000 (a,i)	1,700 (d,i)	ND<250	2,600	5,000	810	3,500	ND<50	ND<50	ND<50
	9/3/2008	23.11	11.05	13,000 (a)	880 (d)	ND<250	1,400	2,100	370	1,500	ND<50	ND<50	ND<50
	3/4/2009	22.98	11.18	12,000 (a)	810 (d)	ND<250	1,000	1,700	330	1,200	ND<5.0	7.9	7.2
	9/8/2009	23.25	10.91	8,900 (a)	780 (d)	ND<250	870 (830)	1300 (1,200)	260 (200)	1100 (880)	ND<25 (ND<25)	6.3	ND<25
	3/19/2010	22.79	11.37	16,000 (a)	1,700 (d)	--	(1,900)	(3,200)	(620)	(2,800)	(ND<50)	ND<5.0	10
	9/3/2010	23.02	11.14	35,000 (a)	1,600 (d)	--	(5,300)	(6,500)	(1,100)	(5,100)	(ND<120)	ND<120	ND<120
	3/4/2011	22.60	11.56	35,000 (a)	3,300 (d)	--	(5,000)	(6,400)	(1,900)	(8,800)	(ND<100)	ND<100	ND<100
	8/22/2011	22.71	11.45	42,000 (a)	2,700 (d)	--	(5,700)	(6,300)	(1,800)	(7,800)	(ND<120)	ND<0.5	ND<120
	3/5/2012	22.99	11.17	49,000(a)	1500 (d)	--	4,400	2,800	1,900	8,200	ND<800	--	--
	9/27/2012	22.85	11.31	51,000 (a)	3,200 (d)	--	5,100	4,000	2,000	8,300	ND<800	--	--
	3/25/2013	22.72	11.44	43,000 (a)	2,900 (d)	--	4,200	2,700	1,700	6,300	ND<250	--	--
	9/19/2013	23.30	10.86	31,000 (a)	3,100 (d)	--	3,200	2,100	1,500	6,200	ND<170	--	--
	3/13/2014	23.21	10.95	39,000 (a,k)	6,100 (b,d,l)	--	3,200	1,200	1,900	7,200	ND<200	--	--
	9/17/2014	23.46	10.70	39,000 (a)	1,500 (d)	--	3,300	1,200	1,500	5,900	ND<1,000	--	--
	3/30/2015	**23.05**	**11.11**	**22,000 (a)**	**1,800 (d)**	**--**	**2,500**	**730**	**800**	**3,300**	**ND<180 (e)**	**--**	**--**

TABLE 2

GROUNDWATER ANALYTICAL AND ELEVATION DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Well ID / TOC Elevation (ft msl)	Date Sampled	Depth to Water (ft below TOC)	Groundwater Elevation (feet msl)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Chloroform	1,2-DCA
				← µg/L →									
MW-4	10/31/1991	--	--	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	2.6	ND
33.64	11/6/1991	23.32	10.32	--	--	--	--	--	--	--	--	--	--
	10/21/1992	22.10	11.54	410	--	--	3.1	29	6.8	47	--	--	ND
	2/25/1993	21.13	12.51	170	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	4/27/1993	20.74	12.90	100	--	--	ND<0.5	ND<0.5	ND<0.5	0.9	--	--	--
	10/7/1993	--	12.52	240	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	3/28/1994	--	12.34	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	4/29/1994	--	11.33	--	--	--	--	--	--	--	--	--	--
	6/10/1994	--	11.55	--	--	--	--	--	--	--	--	--	--
	7/8/1994	--	11.54	--	--	--	--	--	--	--	--	--	--
	7/26/1994	--	11.30	--	--	--	--	--	--	--	--	--	--
	8/25/1994	--	11.09	--	--	--	--	--	--	--	--	--	--
	10/27/1994	22.69	10.95	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	1/6/1995	--	11.70	--	--	--	--	--	--	--	--	--	--
	2/1/1995	--	12.34	--	--	--	--	--	--	--	--	--	--
	3/29/1995	--	12.76	--	--	--	--	--	--	--	--	--	--
	10/31/1995	--	11.61	80	--	--	ND<0.5	0.6	ND<0.5	1.0	ND<0.5	--	--
	5/21/1997	--	12.08	ND<50	--	--	11	120	27	180	ND<5.0	--	--
	9/28/2004	22.72	10.92	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	12/21/2004	20.65	12.99	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/11/2005	20.20	13.44	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	6/16/2005	20.38	13.26	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/1/2005	20.48	13.16	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	12/16/2005	20.78	12.86	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/10/2006	19.81	13.83	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/15/2006	21.16	12.48	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	28	ND<0.5
	3/8/2007	21.52	12.12	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	23	ND<0.5
	9/17/2007	21.84	11.80	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	18	ND<0.5
	3/4/2008	21.41	12.23	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	13	ND<0.5
	9/3/2008	22.50	11.14	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	12	ND<0.5
	3/4/2009	22.15	11.49	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	14	ND<0.5
	9/8/2009	22.56	11.08	ND<50	ND<50	ND<250	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	11	ND<0.5
33.73	3/19/2010 *	21.88	11.76	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	10	ND<0.5
	9/3/2010	22.21	11.52	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	ND<0.5	ND<0.5
	3/4/2011	21.78	11.95	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	1.0	ND<0.5
	8/22/2011	21.92	11.81	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	ND<0.5	ND<0.5
	3/5/2012	22.34	11.39	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/27/2012	21.98	11.75	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/25/2013	21.95	11.78	--	--	--	--	--	--	--	--	--	--
	9/19/2013	←						Inaccessible					→
	3/13/2014	22.62	11.11	--	--	--	--	--	--	--	--	--	--
	9/17/2014	22.99	10.74	--	--	--	--	--	--	--	--	--	--
	3/30/2015	**22.49**	**11.24**	**ND<50**	**ND<50**	**--**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<5.0**	**--**	**--**

TABLE 2

GROUNDWATER ANALYTICAL AND ELEVATION DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Well ID TOC Elevation (ft msl)	Date Sampled	Depth to Water (ft below TOC)	Groundwater Elevation (feet msl)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Chloroform	1,2-DCA
				←					µg/L				→
MW-5	10/31/1991	--	--	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	1.1	--
33.51	11/6/1991	24.00	9.51	ND	--	--	ND	ND	ND	ND	--	--	--
	10/21/1992	23.24	10.27	840	--	--	17	120	39	180	--	--	--
33.56	2/25/1993	22.40	11.16	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	4/27/1993	22.15	11.41	260	--	--	53	19	1.2	2.4	--	--	--
	10/7/1993	--	11.06	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	3/28/1994	--	10.95	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	4/29/1994	--	10.91	--	--	--	--	--	--	--	--	--	--
	6/10/1994	--	10.68	--	--	--	--	--	--	--	--	--	--
	7/8/1994	--	10.60	--	--	--	--	--	--	--	--	--	--
	7/26/1994	--	10.45	--	--	--	--	--	--	--	--	--	--
	8/25/1994	--	10.28	--	--	--	--	--	--	--	--	--	--
	10/27/1994	23.50	10.06	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
	1/6/1995	--	10.78	--	--	--	--	--	--	--	--	--	--
	2/1/1995	--	11.25	--	--	--	--	--	--	--	--	--	--
	3/29/1995	--	11.63	--	--	--	--	--	--	--	--	--	--
	10/31/1995	--	10.64	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--
	5/21/1997	--	11.04	260	--	--	2.4	33	7.7	56	ND<5.0	--	--
	9/28/2004	23.70	9.86	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	1.5	ND<5.0	--	--
	12/21/2004	21.40	12.16	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/11/2005	21.40	12.16	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	6/16/2005	21.63	11.93	ND<50 (i)	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/1/2005	21.65	11.91	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	12/16/2005	21.94	11.62	ND<50 (i)	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/10/2006	21.11	12.45	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/15/2006	22.20	11.36	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	10	ND<0.5
	3/8/2007	22.44	11.12	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	18	ND<0.5
	9/17/2007	22.73	10.83	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	14	ND<0.5
	3/4/2008	22.32	11.24	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	19	ND<0.5
	9/3/2008	23.13	10.43	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	17	ND<0.5
	3/4/2009	22.95	10.61	ND<50	ND<50	ND<250	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	14	ND<0.5
	9/8/2009	23.21	10.35	ND<50	ND<50	ND<250	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	ND<0.5 (ND<0.5)	11	ND<0.5
33.67	3/19/2010 *	22.72	10.84	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	14	ND<0.5
	9/3/2010	23.03	10.64	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	7.2	ND<0.5
	3/4/2011	22.60	11.07	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	3.4	ND<0.5
	8/22/2011	22.63	11.04	ND<50	ND<50	--	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	(ND<0.5)	1.9	ND<0.5
	3/5/2012	22.94	10.73	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/27/2012	22.75	10.92	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/25/2013	22.73	10.94	--	--	--	--	--	--	--	--	--	--
	9/19/2013	23.34	10.33	--	--	--	--	--	--	--	--	--	--
	3/13/2014	23.32	10.35	--	--	--	--	--	--	--	--	--	--
	9/17/2014	23.57	10.10	--	--	--	--	--	--	--	--	--	--
	3/30/2015	**23.10**	**10.57**	**ND<50**	**ND<50**	**--**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<5.0**	**--**	**--**

TABLE 2

GROUNDWATER ANALYTICAL AND ELEVATION DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Well ID *TOC Elevation (ft msl)*	*Date Sampled*	*Depth to Water (ft below TOC)*	*Groundwater Elevation (feet msl)*	*TPHg*	*TPHd*	*TPHmo*	*Benzene*	*Toluene*	*Ethylbenzene*	*Xylenes*	*MTBE*	*Chloroform*	*1,2-DCA*
				←					*µg/L*				→
MW-6	5/21/1997	--	11.26	760	--	--	2.5	1.7	ND<0.50	25	10	--	--
33.98	9/28/2004	24.00	9.98	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	12/21/2004	21.61	12.37	ND<50	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/11/2005	21.60	12.38	340 (a)	--	--	1.9	2.6	0.68	0.61	ND<5.0	--	--
	6/16/2005	21.81	12.17	1,300 (a)	--	--	58	8.3	6.1	4.0	ND<25	--	--
	9/1/2005	21.82	12.16	1,900 (a)	--	--	150	19	18	76	ND<12	--	--
	12/16/2005	22.03	11.95	3,600 (a,i)	--	--	560	63	33	230	ND<50	--	--
	3/10/2006	21.46	12.52	2,200 (a)	--	--	240	10	20	87	ND<50	--	--
	9/15/2006	22.46	11.52	1,800 (a)	480 (d)	ND<250	10	6.7	9.9	42	ND<17	3.2	ND<0.5
	3/8/2007	22.64	11.34	4,300 (a)	890 (d)	ND<250	260	36	29	140	ND<60	ND<10	ND<10 (j)
	9/17/2007	22.88	11.10	7,000 (a)	970 (d)	ND<250	760	28	46	270	ND<10	ND<10	ND<10
	3/4/2008	22.51	11.47	400 (a)	74 (d)	ND<250	46	ND<1.0	1.0	6.0	ND<1.0	ND<1.0	ND<1.0
	9/3/2008	23.24	10.74	280 (a)	69 (d, b)	ND<250	2.9	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<0.5
	3/4/2009	23.14	10.84	670 (a)	150 (d)	ND<250	68	13	ND<2.5	12	ND<2.5	ND<2.5	ND<2.5
	9/8/2009	23.38	10.60	8,000 (a)	1,400 (d)	ND<250	870 (770)	16 (ND<12)	34 (17)	1500 (1,200)	ND<12 (ND<12)	ND<0.5	ND<12
34.05	3/19/2010 *	22.93	11.05	8,900 (a)	1,200 (d)	--	(2,900)	(ND<100)	(ND<100)	(ND<100)	(ND<5.0)	ND<5.0	15
	9/3/2010	23.19	10.86	4,600 (a)	710 (d)	--	(1,500)	(33)	(35)	(79)	(ND<25)	ND<25	ND<25
	3/4/2011	22.78	11.27	3,700 (a)	410 (d)	--	(1,300)	(170)	(70)	(200)	(ND<25)	ND<25	ND<25
	8/22/2011	22.85	11.20	490 (a)	120 (b,d)	--	(190)	(ND<5.0)	(ND<5.0)	(ND<5.0)	(ND<5.0)	0.86	ND<5.0
	3/5/2012	23.16	10.89	190 (a)	65 (b,d)	--	38	2.7	1.4	7.3	ND<15	--	--
	9/27/2012	22.91	11.14	79 (a)	ND<50	--	11	ND<0.5	ND<0.5	0.90	ND<5.0	--	--
	3/25/2013	22.87	11.18	59 (a)	ND<50	--	12	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/19/2013	23.40	10.65	8,500 (a)	1,100 (d)	--	3,200	48	52	92	ND<250	--	--
	3/13/2014	23.36	10.69	2,300 (a)	140 (b,d)	--	900	3.1	11	16	ND<17	--	--
	9/17/2014	23.61	10.44	7,600 (a)	830 (d)	--	2,600	45.0	55	130	ND<100	--	--
	3/30/2015	**23.19**	**10.86**	**850 (a)**	**93 (d)**	**--**	**260**	**2.7**	**7.8**	**12**	**ND<5.0**	**--**	**--**
MW-7	6/25/2012	22.98	10.51	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
33.49	9/27/2012	23.22	10.27	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	12/4/2012	23.46	10.03	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	3/25/2013	23.19	10.30	ND<50	ND<50	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	ND<5.0	--	--
	9/19/2013	23.65	9.84	ND<50	ND<50	--	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<5.0	--	--
	3/13/2014	23.60	9.89	ND<50	ND<50	--	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<5.0	--	--
	9/17/2014	23.73	9.76	ND<50	ND<50	--	ND<0.50	ND<0.50	ND<0.50	ND<0.50	ND<5.0	--	--
	3/30/2015	**23.44**	**10.05**	**ND<50**	**ND<50**	**--**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<0.50**	**ND<5.0**	**--**	**--**

TABLE 2

GROUNDWATER ANALYTICAL AND ELEVATION DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Well ID / TOC Elevation (ft msl)	Date Sampled	Depth to Water (ft below TOC)	Groundwater Elevation (feet msl)	TPHg	TPHd	TPHmo	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	Chloroform	1,2-DCA
				← µg/L →									
Grab Groundwater													
B-7	3/11/2011	--	--	ND<50 (i)	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
B-8	3/11/2011	--	--	ND<50 (i)	--	--	ND<0.5	ND<0.5	ND<0.5	ND<0.5	--	--	--
B-9	3/12/2011	--	--	ND<50 (i)	--	--	ND<0.5	3.0	ND<0.5	ND<0.5	--	--	--

Abbreviations and Notes:

TOC Elevation = Top of well casing elevation measured in feet above mean sea level
msl = Above mean sea level
µg/L = Micrograms per liter
TPHg = Total petroleum hydrocarbons as gasoline by EPA Method SW8015C.
TPHd = Total petroleum hydrocarbons as diesel by EPA Method SW8015C with silica gel cleanup.
TPHmo = Total petroleum hydrocarbons as motor oil by EPA Method SW8015C with silica gel cleanup.
Benzene, toluene, ethylbenzene, and xylenes by EPA Method SW8021B (SW8260B).
MTBE = Methyl tertiary-butyl ether by EPA Method SW8021B by (8260B)
Chloroform by EPA Method SW8260B.
1,2-DCA = 1,2-Dichloroethane by EPA Method SW8260B.
Sheen = A sheen was observed on the water's surface.
Field = Observed in the field.
Lab = Observed in analytical laboratory.
(a) = unmodified or weakly modified gasoline is significant
(b) = diesel range compounds are significant; no recognizable pattern
(d) = gasoline range compounds are significant
(e) = reporting limit for MTBE raised due to co-elution with non-target peaks
(h) = lighter than water immiscible sheen/product is present
(i) = liquid sample that contains ~1 vol. % sediment
(j) = sample diluted due to high organic content/matrix interference
(k) = surrogate recovery outside of the control limits due to coelution with another peak(s) / cluttered chromatogram.
(l) = oil range compounds are significant
ND<5.0 = Not detected above detection limit.
-- = Not available, not analyzed, or not applicable
* = Surveyed September 7, 2006; updated to table May 24, 2010
** = Surveyed March 8, 2007; updated to table May 24, 2010
É = Unable to access well due to denial by current tenant

TABLE 3

SOIL GAS ANALYTICAL DATA
CHIU PROPERTY
800 FRANKLIN STREET
OAKLAND, CALIFORNIA

Sample ID	Date Sampled	Depth (ft)	Benzene	Toluene	Ethylbenzene	m,p-Xylene	o-Xylene	2-butanone (Methyl Ethyl Ketone)	2,2,4-Trimethylpentane	1,2,4-trimethylbenzene	Freon 12	Acetone	PCE	Isobutane (tracer)	Butane (tracer)	Propane (tracer)
Environmental Screening Levels (commercial):			**4,200**	**1,300,000**	**4,900**	**440,000**		**22,000,000**	**--**	**--**	**--**	**14,000,000**	**2,100**	**--**	**--**	**--**
Environmental Screening Levels (residential):			**42**	**160,000**	**490**	**52,000**		**260,000**	**--**	**--**	**--**	**16,000,000**	**210**	**--**	**--**	**--**
			←						**µg/m³**							→
VP-1	12/28/2006	5	ND<3.9	--	--	--	--	--	--	--	--	--	--	ND	ND	ND
	7/25/2007	5	ND<3.9	ND<4.6	ND<5.2	ND<5.2	ND<5.2	9.6	12	ND<5.9	ND<6.0	ND<11	ND<8.2	ND	ND	ND
VP-2	12/28/2006	5	ND<4.0	--	--	--	--	--	--	--	--	--	--	ND	ND	ND
	7/25/2007	5	ND<3.6	ND<4.3	ND<5.0	ND<5.0	ND<5.0	ND<3.4	ND<5.3	ND<5.6	34	27	8.9	ND	ND	ND
Duplicate Samples																
VP-1-Dup	12/28/2006	5	ND<4.0	--	--	--	--	--	--	--	--	--	--	ND	ND	ND
VP-2-Duplicate	12/28/2006	5	ND<4.0	--	--	--	--	--	--	--	--	--	--	ND	ND	ND
VP-1-Duplicate	7/25/2007	5	ND<4.0	ND<4.8	ND<5.5	6.0	ND<5.5	ND<3.7	ND<5.9	7.7	ND<6.2	ND<12	ND<6.9	ND	ND	ND

Abbreviations and Analyses:

ND<n = Not detected (ND) above laboratory detection limit, n.
ft = Measured in feet
µg/m^3 = Microgram per cubic meter.
-- Does not apply or not available
Benzene, isobutane, butane and propane by modified EPA Method TO-15 (7/25/2007 event analyzed the TO-15 full scan)
PCE = Tetrachloroethene
Environmental Screening Levels = San Francisco Bay Regional Water Quality Control Board - Workbook December 2013 - Summary Table E

Appendix A

Agency Correspondence

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

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

March 9, 2015

Mr. Tommy Chiu
P.O. Box 28194
Oakland, CA 94606

Subject: Case File Review for Fuel Leak Case No. RO0000196 and GeoTracker Global ID T0600100050, Bill Louie's Auto Service, 800 Franklin Street, Oakland, CA 94607

Dear Mr. Chiu:

Alameda County Environmental Health (ACEH) staff has reviewed the case file for the above referenced site including the most recent report entitled, "*Groundwater Monitoring Report – Second Half 2014*," dated December 17, 2014 (Report). The Report, which was prepared on your behalf by Conestoga-Rovers & Associates, presents results from groundwater sampling conducted in March 2014. Based on the results of the groundwater sampling, the Report recommends semi-annual groundwater monitoring during the first half of 2015.

In order to move this case towards case closure, we request that you submit a Work Plan to conduct sub-slab vapor sampling within the on-site building. If the results of the sub-slab vapor sampling indicate that vapor intrusion to indoor air is not a concern, the case can be reviewed for case closure. We request that submit a Work Plan no later than May 10, 2015 to conduct sub-slab vapor sampling.

TECHNICAL REPORT REQUEST

Please upload technical reports to the ACEH ftp site (Attention: Jerry Wickham), and to the State Water Resources Control Board's GeoTracker website according to the following schedule and file-naming convention:

- **May 10, 2015** – Sub-slab Vapor Sampling Work Plan
  File to be named: WP_R_yyyy-mm-dd RO196

- **June 17, 2015** – First Half 2015 Groundwater Monitoring Report
  File to be named: GWM_R_yyyy-mm-dd RO196

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.

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at jerry.wickham@acgov.org.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297
Senior Hazardous Materials Specialist

Attachment: Responsible Party(ies) Legal Requirements/Obligations

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Bryan Fong, Conestoga-Rovers & Associates, 5900 Hollis Street, Suite A
Emeryville, CA 94608 (*Sent via E-mail to: bfong@craworld.com*)

Jerry Wickham, ACEH *(Sent via E-mail to: jerry.wickham@acgov.org*

GeoTracker, eFile

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

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) 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 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 Spills, Leaks, Investigations, and Cleanup (SLIC) 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 for more information on these requirements (http://www.waterboards.ca.gov/water_issues/programs/ust/electronic_submittal/).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." 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 6735, 6835, and 7835.1) 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 registered 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 fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later 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 Environmental Cleanup Oversight Programs (LOP and SLIC)	**REVISION DATE:** May 15, 2014
	ISSUE DATE: July 5, 2005
	PREVIOUS REVISIONS: October 31, 2005; December 16, 2005; March 27, 2009; July 8, 2010, July 25, 2010
SECTION: Miscellaneous Administrative Topics & Procedures	**SUBJECT:** Electronic Report Upload (ftp) Instructions

The Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities.

REQUIREMENTS

- **Please do not submit reports as attachments to electronic mail.**
- Entire report including cover letter must be submitted to the ftp site as **a single portable document format (PDF) with no password protection**.
- It is **preferable** that reports be converted to PDF format from their original format, (e.g., Microsoft Word) rather than scanned.
- **Signature pages and perjury statements must be included and have either original or electronic signature.**
- **Do not password protect the document**. Once indexed and inserted into the correct electronic case file, the document will be secured in compliance with the County's current security standards and a password. **Documents with password protection will not be accepted**.
- Each page in the PDF document should be rotated in the direction that will make it easiest to read on a computer monitor.
- Reports must be named and saved using the following naming convention:

  RO#_Report Name_Year-Month-Date (e.g., RO#5555_WorkPlan_2005-06-14)

Submission Instructions

1) Obtain User Name and Password
   a) Contact the Alameda County Environmental Health Department to obtain a User Name and Password to upload files to the ftp site.
      i) Send an e-mail to deh.loptoxic@acgov.org
   b) In the subject line of your request, be sure to include **"ftp PASSWORD REQUEST"** and in the body of your request, include the **Contact Information, Site Addresses**, and the **Case Numbers (RO# available in Geotracker) you will be posting for**.

2) Upload Files to the ftp Site
   a) Using Internet Explorer (IE4+), go to ftp://alcoftp1.acgov.org
      (i) Note: Netscape, Safari, and Firefox browsers will not open the FTP site as they are NOT being supported at this time.
   b) Click on Page located on the Command bar on upper right side of window, and then scroll down to Open FTP Site in Windows Explorer.
   c) Enter your User Name and Password. (Note: Both are Case Sensitive.)
   d) Open "My Computer" on your computer and navigate to the file(s) you wish to upload to the ftp site.
   e) With both "My Computer" and the ftp site open in separate windows, drag and drop the file(s) from "My Computer" to the ftp window.

3) Send E-mail Notifications to the Environmental Cleanup Oversight Programs
   a) Send email to deh.loptoxic@acgov.org notify us that you have placed a report on our ftp site.
   b) Copy your Caseworker on the e-mail. Your Caseworker's e-mail address is the entire first name then a period and entire last name @acgov.org. (e.g., firstname.lastname@acgov.org)
   c) The subject line of the e-mail must start with the RO# followed by **Report Upload**. (e.g., Subject: RO1234 Report Upload) If site is a new case without an RO#, use the street address instead.
   d) If your document meets the above requirements and you follow the submission instructions, you will receive a notification by email indicating that your document was successfully uploaded to the ftp site.