

July 25, 2007
Project No. SCS225

Mr. Ray Moreno
5107 Indian Island Road
Weed, CA 96094
(530) 938-2777

**Reference: Vacant Restaurant Building
5239 Telegraph Avenue
Oakland, California**

Subject: Addendum to Phase II Report, dated May 11, 2007

Dear Mr. Moreno,

SCHUTZE & Associates, Inc. is pleased to submit this Addendum to our previously prepared Phase II Report, dated May 11, 2007. The purpose of the Addendum is to provide the additional information requested by Ms. Donna L. Drogo, P.E. in her email dated July 10, 2007.

The subject site is located on the west side of Telegraph Avenue, just north of the intersection of Claremont and Telegraph Avenues with 52nd Street, within the city limits of Oakland, Alameda County, California. The subject site consists of Assessor's Parcel Number 14-1219-2. The parcel is developed with a restaurant building, a concrete and asphalt paved driveway, a patio area and a fenced backyard area.

A. RESPONSES TO COMMENTS

A.1 Comment 1: Scaled Map and Aerial Photo

SCHUTZE & Associates, Inc. has prepared one additional map (Figure 2A). Figure 2A utilizes the base map by Mactec and an aerial photograph of Google Earth 2007 to accurately depict the sampling locations in relation to the leaking underground storage tank (LUST) sites at 5101 Telegraph Avenue (Chevron) and 5200 Telegraph Avenue (Auto Pro). In addition, SCHUTZE & Associates, Inc. has edited the previous Site Map (Figure 2) to accurately reflect the scale of the subject site and the locations of the borings (Attachment 1).

The purpose of the Phase II subsurface investigation performed by SCHUTZE & Associates, Inc. was to assess if off-site contamination had migrated to the subject site. For this purpose, only a limited degree of accuracy was required. Therefore, the boring

locations were not surveyed. The depth to groundwater was measured using an interface meter in an open Geoprobe boring. The depth to groundwater was not surveyed.

A.2 Comment 2: Discussion Regarding Potential Sources of Contamination

Introduction: Based on groundwater investigations performed at the Chevron and Auto Pro LUST sites, the groundwater flow direction in the area of the subject site is to the SSW. The depth to groundwater in the area has been reported to be between 10 and 13 feet below ground surface (ft bgs).

The area of the subject site is underlain by the Temescal Formation, which is made up of alluvial fan deposits derived from the Berkeley Hills. The former streams that created these fan deposits formed elongated clay, silt, sand and gravel deposits along their channels, which are today referred to as paleo-channels. The general flow directions of the former streams were likely to the WSW, perpendicular to the hills. However, meandering (winding) riverbeds could have deviated as much as 90 degrees from the general flow direction. It is likely that such paleo-channels exist beneath the area of the subject site creating preferred migration paths for groundwater and contamination between the Auto Pro LUST site and the subject site.

It is the opinion of SCHUTZE & Associates, Inc. that the utility trenches (5-6 ft bgs) in the area are generally too shallow to be migration paths for contaminated groundwater (16 ft bgs).

Agency letter: *“Contaminant concentrations in grab GW samples for 5239 are higher than grab GW sample taken within Telegraph Ave down-gradient of the Auto Pro site.”*

Response: Because of the paleo-channel depositional environment it is possible to encounter significant lateral and vertical variations in contaminant-concentrations in groundwater. TPH-g at a concentration of 1,400 µg/L was detected in a groundwater grab-sample collected in boring AP-1 (1996). TPH-g concentrations of up to 9,000 µg/L were reported in MW-5 (2002), approximately 40 ft SE of AP-1. AP-1 was approximately 25 ft south of SCHUTZE & Associates, Inc.’s SB-3 where TPH-g was reported at 12,000 µg/L. In boring SB-2, 45 ft west of SB-1, TPH-g was not detected in groundwater. It is the opinion of SCHUTZE & Associates, Inc. that these fluctuating results are consistent with groundwater flow and contaminant migration in a paleo-channel depositional environment.

Agency letter: *“5239 sampling locations appear due cross-gradient to Auto-Pro?”*

Response: Relative to the regional groundwater flow, the subject site would be cross-gradient from the Auto Pro site. Because the groundwater occurs in a paleo-channel

depositional environment, local flow-directions and preferential migration paths could differ significantly from the regional flow-direction.

Agency letter: *“.....Indicative of a source other than AutoPro? Phase 2 hypothesizes possibility of up-gradient source or migration along an unidentified utility, but does not identify or provide information on other sources/pathways to support hypothesis.”.....”Use of aerial maps may assist in identifying/depicting up-gradient land uses/sources.”*

Response: ERAS Environmental Inc. (ERAS) completed a Phase I Environmental Site Assessment (ESA) in February 2007. The ESA included the use of historical aerial photos, topographic maps, Sanborn fire insurance maps and agency files. Based on the results of this ESA, ERAS concluded that the Auto Pro LUST site was the only off-site source of contamination that could have affected the subject site.

Based on the similarity between the contamination encountered beneath the subject site and the Auto Pro site, it is likely that the Auto Pro site is the only source of contamination beneath subject site. SCHUTZE & Associates, Inc.’s hypothesis of an unknown source such as an unreported fuel spill on Telegraph Avenue is an unlikely alternative.

Agency letter: *“Sufficient information to confirm or deny whether 5239 has a source not provided in report.”*

Response: Based on the results of the historical research by ERAS (2007) the first building on the subject site was a residence, built in 1911. In 1952, a restaurant facility was built as an addition to the residence, adjacent to Telegraph Avenue. It is unlikely, that a residence or restaurant would have caused the TPH-g contamination encountered beneath the subject site.

A.3 Comment 3: Edit Data Tables

SCHUTZE & Associates has edited the summary tables for the analytical results to include all analytes, depth to water, sample depths, sample dates, etc. ND values were reported as < detection limit. The revised tables are attached to this Addendum (Attachment 2).

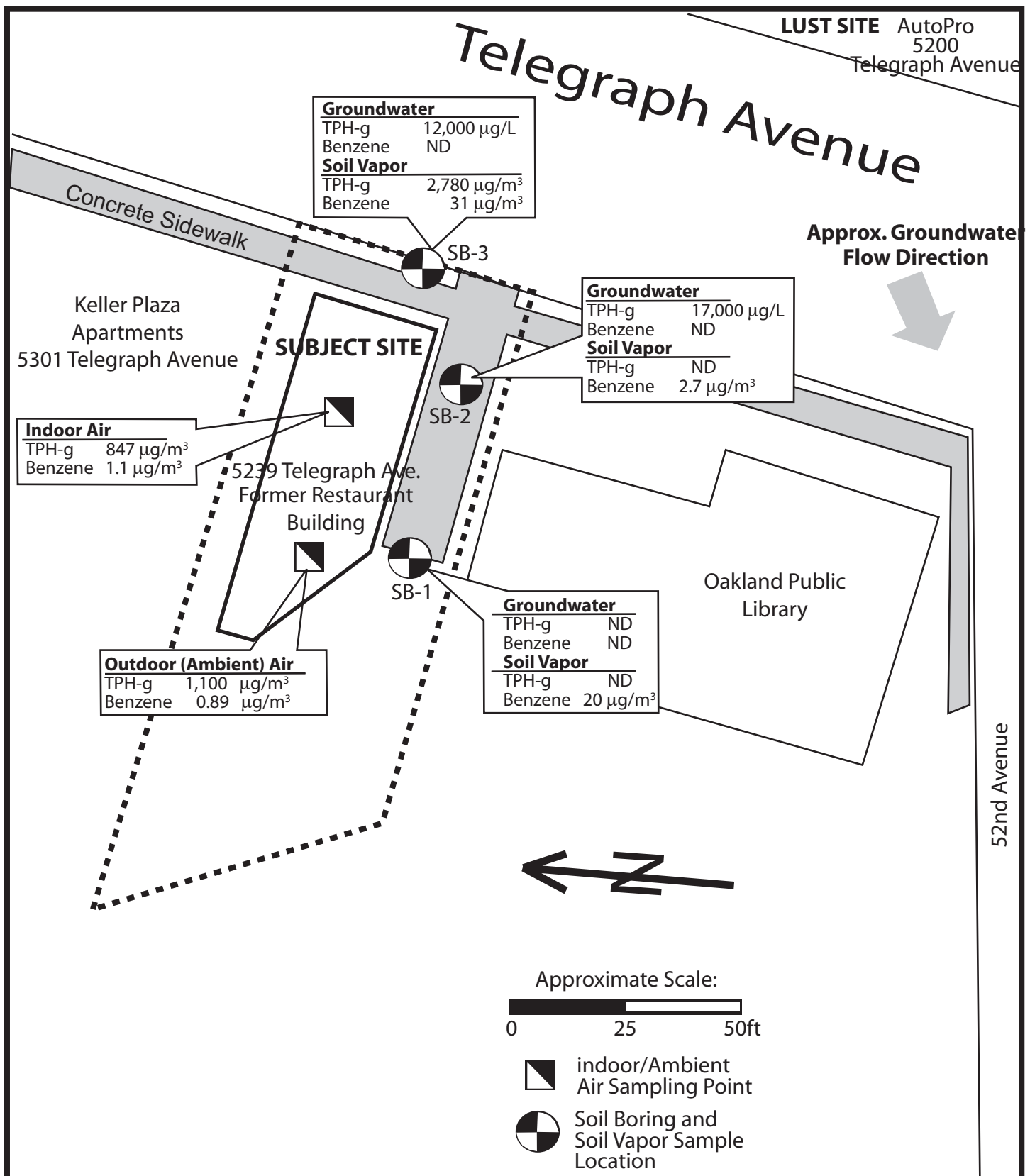
A.4 Comment 4: Boring Logs

The Boring Logs for this subsurface investigation are attached to this Addendum (Attachment 3).

Attachment 1

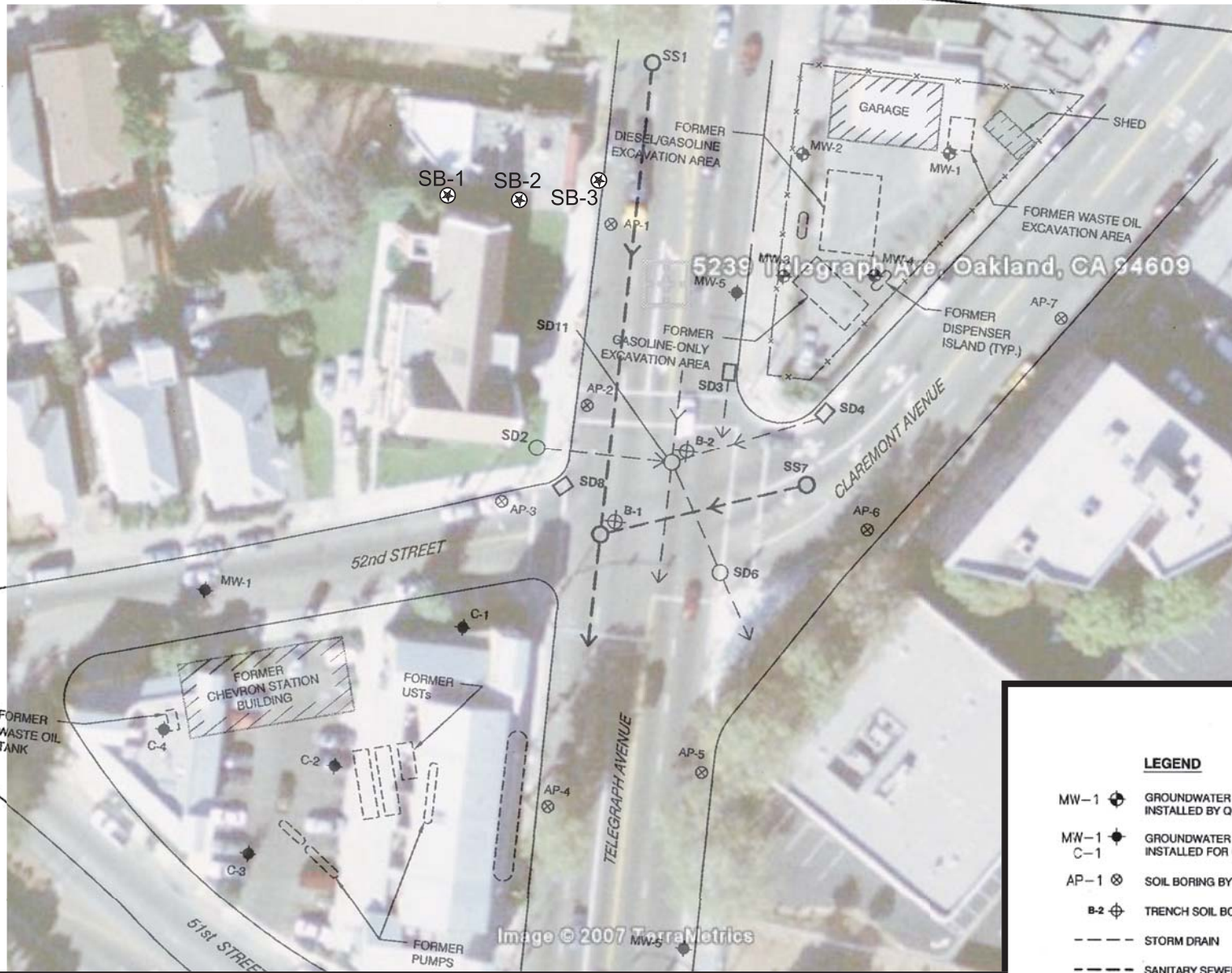
Figure 2 Revised Site Map and Boring Locations

Figure 2A Composite Aerial Photo and Maps



**Boring/Sample Locations and Analytical Results
5239 Telegraph Avenue, Oakland, CA**

Figure 2
May 11, 2007
Revised: July 17, 2007



Site Vicinity Map
5239, 5101 and 5200 Telegraph Avenue

SCHUTZE & Associates, Inc.
 References: Map-Overlay: Mactec, AutoPro Report 2.10.2005
 Aerial Photograph: Google World, 2007.

Figure 2A

LEGEND

MW-1 ⊕ GROUNDWATER MONITORING WELLS INSTALLED BY QST

MW-1 ⊕ GROUNDWATER MONITORING WELLS INSTALLED FOR CHEVRON

C-1 ⊕

AP-1 ⊗ SOIL BORING BY QST

B-2 ⊕ TRENCH SOIL BORING LOCATION

--- STORM DRAIN

--- SANITARY SEWER

-X- FENCE

⊕ Soil Boring Location
 SCHUTZE & Associates, Inc.

0 60 120 feet
 SCALE IN FEET

Attachment 2

Revised Data Tables 1, 2 and 3

Table 1 (Revised)
Groundwater Analytical Results
(Reported in micrograms per liter (µg/L))

Sample	Depth to water (ft bgs)	Sample depth (depth of boring) (ft bgs)	Sample Date	TPH-g	MTBE	B	T	E	X
SB-1	12.5	22	4/10/07	<50	<5.0	<0.5	<0.5	<0.5	<0.5
SB-2	12.8	16	4/10/07	17,000	<50	<5.0	27	15	<5.0
SB-3	12.3	16	4/10/07	12,000	<50	<5.0	11	14	<5.0
ESLs			4/10/07	100	500	1.0	40	30	20

TPH-g = Total petroleum hydrocarbon as gasoline.

MBTEX = Methyl tert butyl ether, benzene, toluene, ethylbenzene and xylenes.

NA = Not analyzed, <50 = Not detected at laboratory detection limit of 50 µg/L.

ESL = Environmental Screening Level as set forth by the RWQCB, Feb. 2005, Table 1A.

Depth to water was measured immediately after detecting it in the Geoprobe boring and prior to groundwater sampling. It is unknown if the water level would have risen or fallen over time due to confined water conditions. The sample was collected using a new bailer that was lowered to the bottom of the drill hole. Even though the boring was likely caving in, SCHUTZE & Associates, Inc. is reporting the total depth of the boring as the sample depth.

Table 2 (Revised)
Soil Vapor Analytical Results

Analyte	Sample Date	Sample Depth	Analytical Method	Sample SB-1 ($\mu\text{g}/\text{m}^3$)	Sample SB-2 ($\mu\text{g}/\text{m}^3$)	Sample SB-3 ($\mu\text{g}/\text{m}^3$)
1,1 Dichloroethene	4/10/2007	5 ft bgs	TO-15	<0.20		
1,1,1,2 Tetrachloroethane	4/10/2007	5 ft bgs	TO-15	<0.34		
1,1,1 Trichloroethane	4/10/2007	5 ft bgs	TO-15	<0.27		
1,1,2,2 Tetrachloroethane	4/10/2007	5 ft bgs	TO-15	<0.34		
1,1,2 Trichloroethane	4/10/2007	5 ft bgs	TO-15	<0.27		
1,1 Dichloroethane	4/10/2007	5 ft bgs	TO-15	<0.21		
1,2,4 Trichlorobenzene	4/10/2007	5 ft bgs	TO-15	11		
1,2,4 Trimethylbenzene	4/10/2007	5 ft bgs	TO-15	<0.25		
1,2 Dichlorobenzene	4/10/2007	5 ft bgs	TO-15	<0.30		
1,2 Dichloroethane	4/10/2007	5 ft bgs	TO-15	<0.21		
1,2 Dichloropropane	4/10/2007	5 ft bgs	TO-15	<0.35		
1,3,5 Trimethylbenzene	4/10/2007	5 ft bgs	TO-15	3.2		
1,3 Butadiene	4/10/2007	5 ft bgs	TO-15	<0.11		
1,3 Dichlorobenzene	4/10/2007	5 ft bgs	TO-15	<0.30		
1,4 Dichlorobenzene	4/10/2007	5 ft bgs	TO-15	<0.30		
1,4 Dioxane	4/10/2007	5 ft bgs	TO-15	<0.18		
2 Butanone (MEK)	4/10/2007	5 ft bgs	TO-15	<0.15		
2 Hexanone	4/10/2007	5 ft bgs	TO-15	<0.21		
4 Ethyl Toluene	4/10/2007	5 ft bgs	TO-15	16		
4 Methyl 2 Pentanone (MIBK)	4/10/2007	5 ft bgs	TO-15	<0.21		
Acetone	4/10/2007	5 ft bgs	TO-15	19		
Benzene	4/10/2007	5 ft bgs	TO-15	20		
Benzyl Chloride	4/10/2007	5 ft bgs	TO-15	<0.29		
Bromodichloromethane	4/10/2007	5 ft bgs	TO-15	<0.34		
Bromoform	4/10/2007	5 ft bgs	TO-15	<0.52		
Bromomethane	4/10/2007	5 ft bgs	TO-15	<0.19		
Carbon Disulfide	4/10/2007	5 ft bgs	TO-15	2.0		
Carbon Tetrachloride	4/10/2007	5 ft bgs	TO-15	<0.32		
Chlorobenzene	4/10/2007	5 ft bgs	TO-15	<0.23		
Chloroethane	4/10/2007	5 ft bgs	TO-15	<0.26		
Chloroform	4/10/2007	5 ft bgs	TO-15	<0.24		
Chloromethane	4/10/2007	5 ft bgs	TO-15	<0.16		
Cis 1,2 dichloroethene	4/10/2007	5 ft bgs	TO-15	<0.20		
Cis 1,3 Dichloropropene	4/10/2007	5 ft bgs	TO-15	<0.23		
Dibromochloromethane	4/10/2007	5 ft bgs	TO-15	<0.43		
Dichlorodifluoromethane	4/10/2007	5 ft bgs	TO-15	2.4		
Ethyl Acetate	4/10/2007	5 ft bgs	TO-15	<0.18		
Ethyl Benzene	4/10/2007	5 ft bgs	TO-15	22		
Freon 113	4/10/2007	5 ft bgs	TO-15	3.1 J		
Hexachlorobutadiene	4/10/2007	5 ft bgs	TO-15	<1.1		
Hexane	4/10/2007	5 ft bgs	TO-15	<0.18		
Isopropanol	4/10/2007	5 ft bgs	TO-15	2.0		
m,p Xylene	4/10/2007	5 ft bgs	TO-15	84		
Methylene Chloride	4/10/2007	5 ft bgs	TO-15	<0.18		
MTBE	4/10/2007	5 ft bgs	TO-15	<0.18		
Naphthalene	4/10/2007	5 ft bgs	TO-15	2.7 J		
o-xylene	4/10/2007	5 ft bgs	TO-15	25		
Styrene	4/10/2007	5 ft bgs	TO-15	1.9		
Tetrachloroethene	4/10/2007	5 ft bgs	TO-15	8.2		
Tetrahydrofuran	4/10/2007	5 ft bgs	TO-15	<0.15		
Toluene	4/10/2007	5 ft bgs	TO-15	170		
trans-1,2-Dichloroethene	4/10/2007	5 ft bgs	TO-15	<0.20		
Trichloroethene	4/10/2007	5 ft bgs	TO-15	<0.27		
Trichlorofluoromethane	4/10/2007	5 ft bgs	TO-15	2.2		
Vinyl Acetate	4/10/2007	5 ft bgs	TO-15	<0.18		
Vinyl Chloride	4/10/2007	5 ft bgs	TO-15	<0.13		
Gasoline	4/10/2007	5 ft bgs	TO-14	<35		

Table 3 (Revised)
Indoor and Outdoor Air Analytical Results

Analyte	Sample Date	Sample Depth	Analytical Method	Sample IA-01 (µg/m³)	Sample OA-01 (µg/m³)
1,1 Dichloroethene	4/10/2007	5 ft bgs	TO-15		
1,1,1,2 Tetrachloroethane	4/10/2007	5 ft bgs	TO-15		
1,1,1 Trichloroethane	4/10/2007	5 ft bgs	TO-15		
1,1,2,2 Tetrachloroethane	4/10/2007	5 ft bgs	TO-15		
1,1,2 Trichloroethane	4/10/2007	5 ft bgs	TO-15		
1,1 Dichloroethane	4/10/2007	5 ft bgs	TO-15		
1,2,4 Trichlorobenzene	4/10/2007	5 ft bgs	TO-15		
1,2,4 Trimethylbenzene	4/10/2007	5 ft bgs	TO-15		
1,2 Dichlorobenzene	4/10/2007	5 ft bgs	TO-15		
1,2 Dichloroethane	4/10/2007	5 ft bgs	TO-15		
1,2 Dichloropropane	4/10/2007	5 ft bgs	TO-15		
1,3,5 Trimethylbenzene	4/10/2007	5 ft bgs	TO-15		
1,3 Butadiene	4/10/2007	5 ft bgs	TO-15		
1,3 Dichlorobenzene	4/10/2007	5 ft bgs	TO-15		
1,4 Dichlorobenzene	4/10/2007	5 ft bgs	TO-15		
1,4 Dioxane	4/10/2007	5 ft bgs	TO-15		
2 Butanone (MEK)	4/10/2007	5 ft bgs	TO-15		
2 Hexanone	4/10/2007	5 ft bgs	TO-15		
4 Ethyl Toluene	4/10/2007	5 ft bgs	TO-15		
4 Methyl 2 Pentanone (MIBK)	4/10/2007	5 ft bgs	TO-15		
Acetone	4/10/2007	5 ft bgs	TO-15		
Benzene	4/10/2007	5 ft bgs	TO-15		
Benzyl Chloride	4/10/2007	5 ft bgs	TO-15		
Bromodichloromethane	4/10/2007	5 ft bgs	TO-15		
Bromoform	4/10/2007	5 ft bgs	TO-15		
Bromomethane	4/10/2007	5 ft bgs	TO-15		
Carbon Disulfide	4/10/2007	5 ft bgs	TO-15		
Carbon Tetrachloride	4/10/2007	5 ft bgs	TO-15		
Chlorobenzene	4/10/2007	5 ft bgs	TO-15		
Chloroethane	4/10/2007	5 ft bgs	TO-15		
Chloroform	4/10/2007	5 ft bgs	TO-15		
Chloromethane	4/10/2007	5 ft bgs	TO-15		
Cis 1,2 dichloroethene	4/10/2007	5 ft bgs	TO-15		
Cis 1,3 Dichloropropene	4/10/2007	5 ft bgs	TO-15		
Dibromochloromethane	4/10/2007	5 ft bgs	TO-15		
Dichlorodifluoromethane	4/10/2007	5 ft bgs	TO-15		
Ethyl Acetate	4/10/2007	5 ft bgs	TO-15		
Ethyl Benzene	4/10/2007	5 ft bgs	TO-15		
Freon 113	4/10/2007	5 ft bgs	TO-15		
Hexachlorobutadiene	4/10/2007	5 ft bgs	TO-15		
Hexane	4/10/2007	5 ft bgs	TO-15		
Isopropanol	4/10/2007	5 ft bgs	TO-15		
m,p Xylene	4/10/2007	5 ft bgs	TO-15		
Methylene Chloride	4/10/2007	5 ft bgs	TO-15		
MTBE	4/10/2007	5 ft bgs	TO-15		
Naphthalene	4/10/2007	5 ft bgs	TO-15		
o-xylene	4/10/2007	5 ft bgs	TO-15		
Styrene	4/10/2007	5 ft bgs	TO-15		
Tetrachloroethene	4/10/2007	5 ft bgs	TO-15		
Tetrahydrofuran	4/10/2007	5 ft bgs	TO-15		
Toluene	4/10/2007	5 ft bgs	TO-15		
trans-1,2-Dichloroethene	4/10/2007	5 ft bgs	TO-15		
Trichloroethene	4/10/2007	5 ft bgs	TO-15		
Trichlorofluoromethane	4/10/2007	5 ft bgs	TO-15		
Vinyl Acetate	4/10/2007	5 ft bgs	TO-15		
Vinyl Chloride	4/10/2007	5 ft bgs	TO-15		
Gasoline	4/10/2007	5 ft bgs	TO-14		

Attachment 3

Boring Logs



BORING LOG (Geoprobe Boring)

Drill Rig: Environmental Control Associates	Date Drilled: 4/10/07	Logged By: J. Schutze, R.G.
Boring Dia: 2 inch	Boring Number: SB-1	

Depth ft bgs	Sample Number & Type Groundwater Elevation	Geoprobe Boring Information	Hydrocarbon Contamination	Unified Soil Classification				
				Texture	Symbol	Description		
0						Groundsurface		
1						Concrete sidewalk		
2	P.I.D.: 0.1 ppm	Core recovered and logged Geoprobe direct push rod with 2" Macrocore Sampler	No visual evidence of hydrocarbon contamination, no odor	[diagonal lines]	OH	Moist, organic, silty-sandy clay, very dark gray 2.5YN3/0		
3								
4								
5	⊗ SB-1-5 (soil)							
6	(SB-1 Soil Vapor)							
7	P.I.D.: 0.1 ppm							
8								
9								
10	⊗ SB-1-10 (soil)					[vertical lines]	SM	Moist, dense, silty sand, reddish brown, 5YR4/4
11								
12								
13	GW 12.5 ft bgs							
14	P.I.D.: 0.2 ppm							
15	⊗ SB-1-15 (soil)			[wavy lines]	SW	Olive 5YR5/3		
16						Gravelly sand		
17								
18	P.I.D.: 0.3 ppm							
19								
20	⊗ SB-1-20 (soil)			[wavy lines]	SW	Brown 7.5YR5/3		
21						Wet		
22	■ SB-1 (Water)							
23								
24								
25								
26								
27								
28								

Completion Notes:

The hole was tremie grouted with neat cement. The surface was finished with concrete to match the driveway.

**Geoprobe Boring Log
Boring SB-1
5239 Telegraph Avenue
Oakland, California**

SB-1

Project No.: SCS225



BORING LOG (Geoprobe Boring)

Drill Rig: Environmental Control Associates	Date Drilled: 4/10/07	Logged By: J. Schutze, R.G.
Boring Dia: 2 inch	Boring Number: SB-2	

Depth ft bgs	Sample Number & Type Groundwater Elevation	Geoprobe Boring Information	Hydrocarbon Contamination	Unified Soil Classification		
				Texture	Symbol	Description
0						Groundsurface
1		Core recovered and logged Geoprobe directr push rod with 2" Macrocore Sampler	No visual evidence of hydrocarbon contamination, no odor		OH	Higher organic content
2	P.I.D.: 0.1ppm					Moist, organic, silty-sandy clay, very dark gray 2.5YN3/0
3						Lower organic content
4						
5	⊗ SB-2-5 (soil) (SB-2 Soil Vapor)					
6						
7	P.I.D.: 0.1ppm					
8						
9						
10	⊗ SB-2-10 (soil)					
11	P.I.D.: 0.2ppm			SM	Moist, dense, silty sand, reddish brown, 5YR4/4	
12	12.8 ft bgs ▼					
13			Hydrocarbon odor, no sheen		SW	Olive 5YR5/3 Gravelly sand
14						Wet
15	■ SB-2 (Water)					
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						

Completion Notes:

The hole was tremie grouted with neat cement. The surface was finished with concrete to match the driveway.

**Geoprobe Boring Log
Boring SB-2
5239 Telegraph Avenue
Oakland, California**

SB-2

Project No.: SCS225



BORING LOG (Geoprobe Boring)

Drill Rig: Environmental Control Associates	Date Drilled: 4/10/07	Logged By: J. Schutze, R.G.
Boring Dia: 2 inch	Boring Number: SB-3	

Depth ft bgs	Sample Number & Type Groundwater Elevation	Geoprobe Boring Information	Hydrocarbon Contamination	Unified Soil Classification				
				Texture	Symbol	Description		
0						Groundsurface		
1	P.I.D.: 0.0ppm	Core recovered and logged Geoprobe direct push rod with 2" Macrocore Sampler	No visual evidence of hydrocarbon contamination, no odor	[Diagonal hatching pattern]	OH	Higher organic content		
2						Moist, organic, silty-sandy clay, very dark gray 2.5YN3/0		
3								
4	P.I.D.: 0.1ppm							
5	⊗ SB-3-5 (soil) (SB-3 Soil Vapor)							
6								
7								
8								
9	P.I.D.: 0.2ppm							
10	⊗ SB-3-10 (soil)					[Vertical line pattern]	SM	Moist, dense, silty sand, reddish brown, 5YR4/4
11								
12	▼ 12.3 ft bgs							
13	P.I.D.: 0.3ppm							
14								
15	■ SB-3 (Water)				Hydrocarbon odor, no sheen	[Wavy line pattern]	SW	Olive 5YR5/3 Gravelly sand
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								

Completion Notes:

The hole was tremie grouted with neat cement. The surface was finished with concrete to match the driveway.

**Geoprobe Boring Log
Boring SB-3
5239 Telegraph Avenue
Oakland, California**

SB-3

Project No.: SCS225