

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

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

October 28, 2005

Mr. Richard Smooke
865 Figueroa St., 29th Floor
Los Angeles, CA 90013-2219

Mr. Howard Schwimmer
Rexford Industrial, LLC
11601 Wilshire Blvd., Suite 650
Los Angeles, CA 90025

Dear Messrs. Smooke and Schwimmer:

Subject: Fuel Leak Site Case Closure U.S. Cold Storage, 3925 Alameda Ave., Oakland, CA 94601 ;
Case No. RO0000418

This letter confirms the completion of a site investigation and remedial action for the 10,000 gallon diesel and 1,000 gallon gasoline 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(s) 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, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

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

Sincerely,

Mee Ling Tung
Director
Alameda County Environmental Health

ALAMEDA COUNTY
HEALTH CARE SERVICES



7

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Dear Messrs. Smooke and Schwimmer:

Subject: Fuel Leak Site Case Closure U.S. Cold Storage, 3925 Alameda Ave., Oakland, CA 94601 ;
Case No. RO0000418

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 (ACEH) 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.

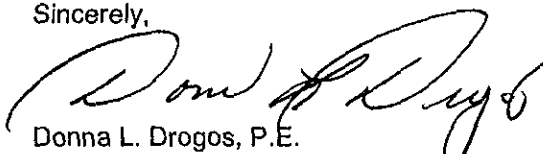
SITE INVESTIGATION AND CLEANUP SUMMARY

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

- Up to 720 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 450 ppm TPH as diesel (TPHd), 6.6 ppm benzene, 110 ppm toluene, 150 ppm xylenes and 0.15 ppm methyl tertiary butyl ether (MTBE) remain in soil at this site.
- Up to 16,000 parts per billion (ppb) TPHg, 1850 ppb TPHd, 4780 ppb benzene, 2.3 ppb toluene, 380 ppb ethyl benzene, 6.9 ppb xylenes and 7.3 ppb MTBE remain in groundwater at this site.
- A deed restriction has been filed for this site to prevent unrestricted use of the site and a Risk Management Plan was prepared to address exposure to residual pollution.

If you have any questions, please call Barney Chan at (510) 567-6765. Thank you.

Sincerely,


Donna L. Drogos, P.E.
LOP and Toxics Program Manager

Enclosures:

1. Remedial Action Completion Certificate
2. Case Closure Summary

cc:

Ms. Cherie McCaulou
SF- Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612

Mr. Toru Okamoto (w/enc)
State Water Resources Control Board
UST Cleanup Fund
P.O. Box 944212
Sacramento, CA 94244-2120

Mr. Leroy Griffin (w/enc)
Oakland Fire Department
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612

B. Chan (w/orig enc), D. Drogos (w/enc), R. Garcia-LaGrille (w/enc)

**CASE CLOSURE SUMMARY
LEAKING UNDERGROUND FUEL STORAGE TANK - LOCAL OVERSIGHT PROGRAM**

I. AGENCY INFORMATION

Date: 7/28/05

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6765
Responsible Staff Person: Barney Chan	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: U.S. Cold Storage		
Site Facility Address: 3925 Alameda Ave., Oakland, CA 94601		
RB Case No.: 01-1622	Local Case No.: STID 3586	LOP Case No.: RO0000418
URF Filing Date: 8/2/88	SWEEPS No.: ---	APN: 33-2250-9-2
Responsible Parties	Addresses	Phone Numbers
Mr. Richard Smooke Smooke & Son Investments	865 Figueroa St., 29 th Floor Los Angeles, CA 90013-2219	213-892-9309
Mr. Howard Schwimmer Rexford Industrial, LLC	11601 Wilshire Blvd., Suite 650 Los Angeles, CA 90025	310-966-1680 x 1

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	10,000	Diesel fuel	Removed	3/10/88
2	1,000	Gasoline	Removed	3/10/88
Piping			Not Reported	----

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release:		
Site characterization complete? Yes No	Date Approved By Oversight Agency: ----	
Monitoring wells installed? Yes	Number: 4	Proper screened interval? Yes *
Highest GW Depth Below Ground Surface: 8.89'	Lowest Depth: 10.85'	Flow Direction: southwest
Most Sensitive Current Use: Potential drinking water source.		

All wells screened from 5-20' bgs

Summary of Production Wells in Vicinity: none identified within a ¼ mile radius of the site.	
Are drinking water wells affected? No	Aquifer Name: Oakland Sub Area, East Bay Plain
Is surface water affected? No	Nearest SW Name: Oakland Inner Harbor ~ 800' to the southwest
Off-Site Beneficial Use Impacts (Addresses/Locations): none identified	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health and City of Oakland Fire Department

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL			
Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1-10,000 gallon diesel 1-1,000 gallon gasoline	Disposed, H&H Shipyard, SF, CA	3/10/88
Piping	Not reported	Not reported assumed disposed with USTs	3/10/88
Free Product	----	-----	----
Soil	----	-----	----
Groundwater from tank pit	700 gallons	Disposed, H&H Shipyard, SF, CA	3/4/88
Liquid Waste from UST	14 gallons	Disposed, H&H Shipyard, SF, CA	3/4/88

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP (Please see Attachments for additional information on contaminant locations and concentrations)				
Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	720	720	150,000	16,000
TPH (Diesel)	450	450	2,400	1,850
Oil & Grease	---	---	----	---
Benzene	6.6	6.6	4,780	4,780
Toluene	110	110	2,100	2.3
Ethylbenzene	NA	NA	710	380
Xylenes	150	150	3,000	6.9
Heavy Metals	---	----	----	----
MTBE *	0.15	0.15	370	7.3 *
Other (8240/8270)	---	----	----	----

* Analysis not performed for EtOH, TAME, ETBE, DIPE, TBA, EDB, and EDC.

Site History and Description of Corrective Actions:

The site is a commercial property in an industrial area located at the corner of Howard St. and Alameda Ave., near Interstate 880 in Oakland. To the north, up-gradient, are a former shopping center and a former oil refinery. Other industries surround the site and S.P. railroad tracks border the southern property boundary. A 1987 release of TPHd, BTX and motor oil was identified immediately south of the site, on 569 High Street. Currently, this site is being leased to Bobac trucking company. The former tank locations are currently located in a paved parking lot. **See Attachment 1 for the site location.**

In March of 1988, two USTs, one 10k diesel and one 1k gasoline, were removed from this site. A soil sample was taken from each end of the gasoline tank at a depth of 9' and two side-wall samples at a depth of 10.5' and one grab groundwater sample were taken from beneath the diesel tank. Holes were observed in the gasoline tank but not in the diesel tank. Up to 720 ppm TPHg, 450 ppm TPHd and 6.6, 110, 150 ppm BTX, respectively, were detected in the soil samples. The grab groundwater sample taken from the diesel tank pit detected 150,000 ppb TPHd. No other analytes were run on this water sample, however, the laboratory reported that lighter boiling point compounds than diesel were detected. **See Attachment 2 for the sample figure and Attachment 3 for analytical results.** No over-excavation was performed. It is not known if the excavated soils were disposed, therefore, the soils were presumed reused.

On March 7, 1994 to confirm the initial results and to characterize the back-fill soil, four borings (B1- B4) were advanced, two within the former gasoline and two within the former diesel tank pit. Soil and groundwater samples were collected. The soil samples exhibiting the highest PID reading were analyzed. Up to 370 ppm TPHg, 150 ppm TPHd and 0.18, ND, 0.97, 2.5 ppm BTEX respectively, was detected in the samples. The samples were collected from 6.5-10' bgs. The shallow samples presumably represent fill material, while the deep samples were used to confirm the initial soil sample results. It appears that the stockpile soil was reused and not segregated since TPHg was detected in shallow soil sample from the diesel pit and visa versa. Grab groundwater samples were taken from boreholes B2 and B3. Up to 52,000 ppb TPHg, 2,400 mg/l TPHd and 2,400, 2,100, 710 and 3,000 ppb BTEX, respectively were found in these samples. **See Attachment 4 and 5 for sample locations and analytical results and the attached boring logs.** Below the asphalt, sandy clay, silty clay with fine sand and silty sand was encountered. Groundwater appeared at approximately 10' bgs in a sand and gravel lens.

On May 31, 1995 three monitoring wells (MW-1 through MW-3) were installed, one, assumed up-gradient and two assumed down-gradient of the tank pits. Two soil samples were collected from each boring based upon PID reading. All soil samples were collected at or below the depth of groundwater, and ranged from 10-18' bgs. Up to 880 ppm TPHg, 310 ppm TPHd and 1.3, 2.2, 14 and 36 ppm BTEX respectively, was detected in these soil samples. Down-gradient wells, MW1 and MW2, were the most impacted. Gradient was determined to be SE. **See Attachments 6-8 for boring locations and analytical results. Boring logs are also attached.**

On August 14, 1996, additional site characterization was performed. Eight geoprobe borings (G-1 through G-8) were advanced radially up and down-gradient of the tank pits. Soil samples were collected at locations where elevated PID readings were detected or at the groundwater interface. In general, soil samples indicated limited contamination further down-gradient (50-100') of the tank pit. The grab groundwater data also reflected this condition with the exception of boring G-6 where an oily groundwater sample was detected. Up to 4,200,000 ppb TPHg, 1,800,000 ppb TPHd and 15,000, 27,000, 70,000, 191,000 and 96,000 ppb BTEX & MTBE respectively. This sample appears to be an isolated hot spot since groundwater samples between this spot and the former UST pit are much lower in concentration. It is noted that G-6 was located just south of the SP railroad tracks, which may represent the source of this fuel release. To confirm these results, on **September 9, 1996**, MW4 was installed near boring G-6, but just north (up-gradient) of the railroad tracks. Lower levels of groundwater contamination were detected in the developed water sample from MW-4 as well as in the grab groundwater sample from this well boring, MW4-W-12', compared to that in G6. (Up to 12,000 ppb TPHg, 330,000 ppb TPHd, 890, 120, 1100, 2,000, 260 ppb BTEX and MTBE, respectively) **See Attachments 9-11 and attached boring logs.**

MW4 was then incorporated into the monitoring schedule for the site. TPHg and TPHd concentrations dropped to 2,400 and 2,000 mg/l, respectively in the second monitoring event of MW4. A Tier 1 RBCA was performed and site closure requested, however, a number of unacceptable assumptions were made in the evaluation. At this time, our office received a copy of a July 24, 1987 Harding Lawson Associates' (HLA) report documenting soil and groundwater contamination at 569 High St. located south, immediately down-gradient, of 3925 Alameda Ave. At 569 High St., four soil borings and three grab groundwater samples were collected within and outside of observed areas of surface staining. Soil samples collected from 5-10' bgs did not detect TPHd or motor oil, however, the grab groundwater samples from the northernmost boring (B-2) detected 600,000 ppb TPHd. HLA, the consultant, concluded that the contamination found was likely from the up-gradient site ie 3925 Alameda Ave. since the soil samples from B-2 (from 5.25-5.75' and 10.25-10.75') were ND (<20 ppm) for TPHd. **See Attachments 12-14.**

The following actions were then performed: wells were re-sampled, MTBE was run by EPA Method 8260, bio-attenuation parameters were evaluated, the elevated contamination along the southeast boundary was investigated by review of historical records, a magnetometer survey was performed and the Tier 1 RBCA was revised. The results of this additional work indicated the following: MTBE was ND using EPA Method 8260, bio-attenuation appeared to be occurring, a subsurface anomaly along the southeast boundary was detected and the Davies property located at 555 High St., west of 569 High St., was identified as a site where metal fabrication, woodworking and painting had previously been performed.

On **February 2, 2000**, an additional soil and groundwater investigation was performed along the SP railroad tracks at the property's southern boundary. Shallow soil samples were taken to determine if there were evidences of surface releases and grab groundwater samples were taken sampled for TPH. TPHd <1 ppm, TPHg up to 4.37 ppm and ND BTEX and MTBE was found in the soil samples SB-1 through SB-4. Up to 145,000 ppb TPHd, 67,400 ppb TPHg, 2,560, 250, 3,080, 2,200 ppb, ND, BTEX and MTBE was detected in the grab groundwater samples, SB-2 and SB-3. **See Attachments 15 and 16.** These results were inconclusive. Although low levels of TPH and BTEX were found in shallow soil samples from these borings, elevated TPHd and TPHg were detected in the grab groundwater samples (much higher than that found in MW-4). No underground tanks or objects were detected where the GPR anomaly had been observed. Although shallow soil contamination was not present, the elevated TPHd and TPHg present in groundwater appears to represent a different release separate from that of the USTs.

A Tier 2 RBCA evaluation using ASTM model was done using the site- specific depth of soil samples (9'bgs) to back-calculate the RBSL for a 10⁻⁵ risk to outdoor inhalation from subsurface soil. A RBSL value of 12.5 ppm benzene was determined. To account for the California Slope Factor of benzene, the RBSL was recalculated to be $12.5(0.029/0.1) = 3.6$ ppm, which is greater than the maximum site benzene concentration of 1.3 ppm (G-5-2-9). **See Attachment 17.** It is noted that sample #3 from the original tank removal taken at 9' depth on 3/88 reported 6.6 ppm benzene, however, sample B2-3 taken at 8' depth in the same general area on March 1994 was ND for benzene, therefore, this sample result was not evaluated in the RBCA.

Annual groundwater monitoring was performed in 3/2000 and 3/2001 and their results were evaluated by Erler & Kalinowski using the Mann-Kendall statistical test. This approach was approved by the SFRWQCB as a method for statistical trend analysis. This analysis concludes that the groundwater concentrations are stable or decreasing. **See Attachment 18 and Summary Tables for historic groundwater results.**

An additional Tier 2 risk evaluation was performed to determine potential risk to human health from volatilization of benzene to indoor air from soil and groundwater in a residential setting, an exposure pathway not originally examined using the Johnson and Ettinger model as adapted for EPA (2000). Two evaluations were made for adult and child exposure, one using the mean concentration of benzene in soil (0.24 ppm) and in groundwater (1,500 ppb) and the second using the maximum benzene in soil (1.3 mg/kg) and in groundwater (4,780ppb). The calculated risks using the mean concentrations were 2x10⁻⁵ for adult and 3x10⁻⁵ for child. The calculated risk using the maximum concentrations was 1x10⁻⁴ for a child. It is of interest to compare this calculated risk value for adult exposure (2x10⁻⁵) with that estimated using the City of Oakland Guidance document. Using the maximum benzene soil and groundwater concentrations and the Tier 2 SSTL for clayey silt, the cumulative excess risk for an adult is estimated to be 1.5E-5, which compares favorably to that calculated. A Risk Management Plan will be provided prior to future construction or subsurface work. In addition, a deed restriction will be filed to prevent unrestricted residential development. **See Attachment 19.**

IV. CLOSURE

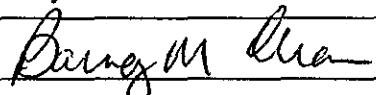
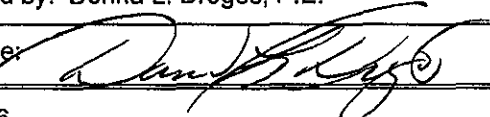
Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes No		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes No		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions specified in deed restriction.		
Site Management Requirements: The site shall be included in the City of Oakland Permit Tracking System, a deed restriction is filed to prevent unrestricted development and a Risk Management Plan was prepared to address exposure to residual contamination. Case closure for this fuel leak site is granted for Industrial Land Use only, commercial and residential use of this site is prohibited.		
Should corrective action be reviewed if land use changes? Yes		
Was a deed restriction or deed notification filed? Yes		Date Recorded: 6/8/05
Monitoring Wells Decommissioned: No *	Number Decommissioned: 0	Number Retained: 4
List Enforcement Actions Taken: none		
List Enforcement Actions Rescinded: none		

* Monitoring well decommissioning is required prior to ACEH issuing a case closure.

V. ADDITIONAL COMMENTS, DATA, ETC.

<p>Considerations and/or Variances:</p> <ul style="list-style-type: none"> Residual soil and groundwater contamination exists at the site No over-excavation was documented as being performed at site, however re-sampling at assumed bottom of tank depths exhibited significantly decreased petroleum concentrations No records for the disposal of soils generated during tank removals provided but shallow soil samples within the former tank pits exhibited low TPH concentrations Petroleum plume appears to be commingled with at least one additional plume possibly from releases near the SP railroad tracks and/or 569 High Street, south of the referenced site. As a result, the petroleum plume is not defined. A human health risk assessment prepared by Smith-Emery Geoservices and Eler and Kalinowski has determined no significant risk under current site use conditions and a Risk Management Plan will be provided in the event subsurface activities occur at the site. A deed restriction has been filed to prevent unrestricted site use. <p>Conclusion: Alameda County Environmental Health staff believe that the levels of residual soil and groundwater contamination do not pose a significant threat to water resources, public health and safety and the environment under the current commercial land use (site is currently a parking lot). Residual groundwater concentrations appear stable. ACEH recommends closure for the site.</p>

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Barney M. Chan	Title: Hazardous Materials Specialist
Signature: 	Date: 7/28/05
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature: 	Date: 07/28/05

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB:
Signature: <i>Ch. McCaulou</i>	Date: 8/3/05

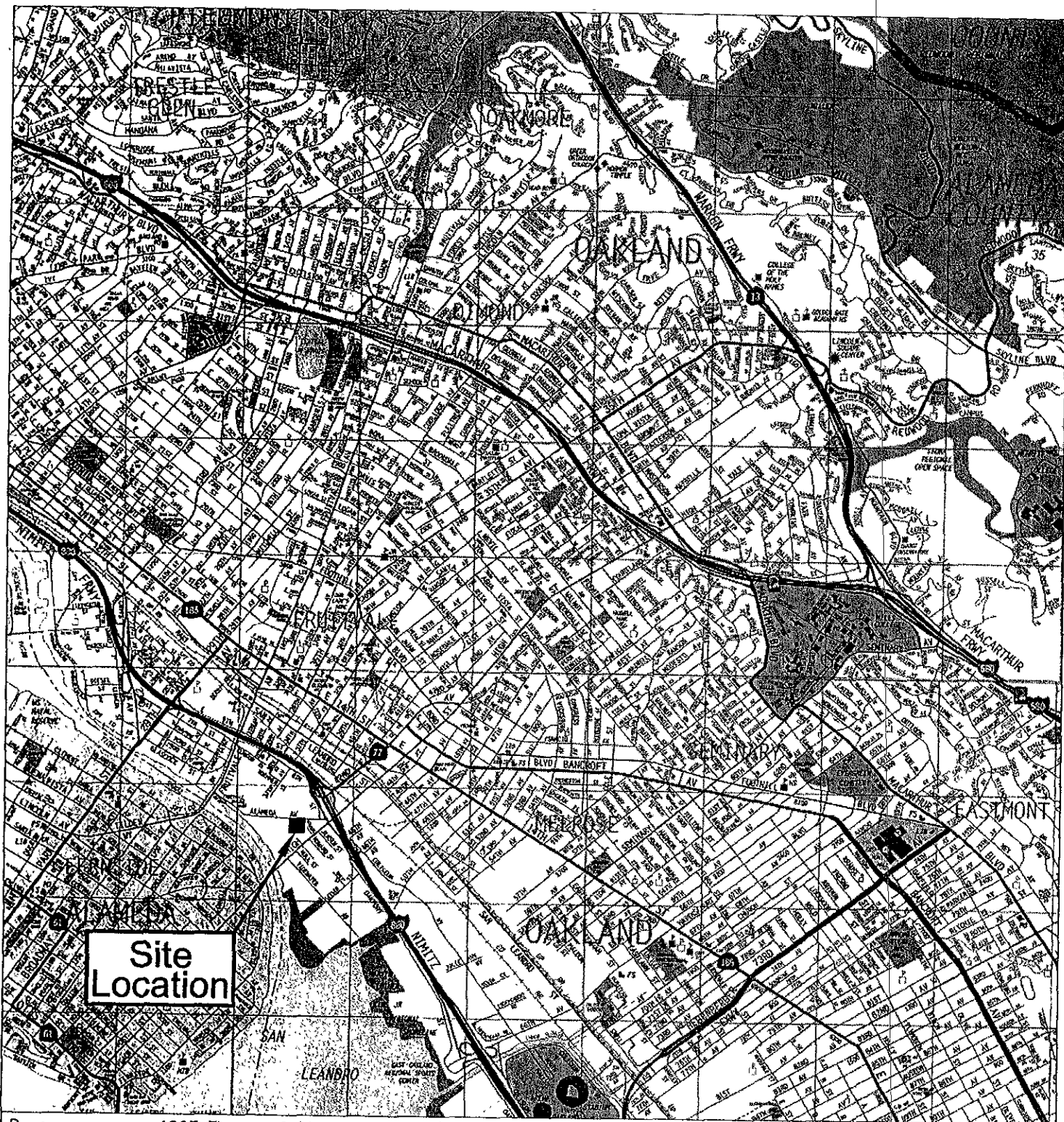
VIII. MONITORING WELL DECOMMISSIONING

Date Requested by ACEH: 8/8/05	Date of Well Decommissioning Report: 10/26/05
All Monitoring Wells Decommissioned: <input checked="" type="radio"/> Yes <input type="radio"/> No	Number Decommissioned: 4 Number Retained: 0
Reason Wells Retained: NA	
Additional requirements for submittal of groundwater data from retained wells: NA	
ACEH Concurrence - Signature: <i>Barney Chan</i>	Date: 10/28/05

Attachments:

1. Site Location Map
2. UST Sampling Diagram
3. Analytical Table for UST Samples
4. Site Plan for Borings B1-B4 Within Former Tank Pits
5. Soil and Groundwater Results B1-B4 and boring logs for B1-B4
6. Site Diagram including MW1-MW3
7. Summary of Analytical Results, Borings B1-B4 and MW-1 through MW-3
8. Table, MW 1-MW3 Soil Analytical Results and boring Logs for MW1-MW3
9. Benzene Concentrations in groundwater and figure including neighboring sites
10. Analytical Results for Geoprobe Borings G1-G8
11. Analytical Results; groundwater from MW-1 -MW-4, soil samples MW-4 and boring logs for G-1 through G-8 and MW-4
12. Figure of site and surrounding Area
13. Analytical Data for Borings on 569 High St.
14. Analytical Data for Borings on 569 High St.
15. Groundwater Results MW1-MW-4, SB-2,SB-3
16. Soil Sample Results SB-1 through SB-4
17. Risk Assessment Tables
18. Statistical Analysis Results and summary of monitoring results
19. Risk Assessment tables for Residential Scenario
20. Deed Restriction

This document and the related CASE CLOSURE LETTER & REMEDIAL ACTION COMPLETION CERTIFICATE shall be retained by the lead agency as part of the official site file.



Basemap source: 1997 Thomas Guide for Alameda/Contra Costa Counties.

**Site
Location**



0 3200 6400

(Approximate Scale in Feet)

**Erler &
Kalinowski, Inc.**

Site Location Map

3925 Alameda Ave.
Oakland, CA
May 2000

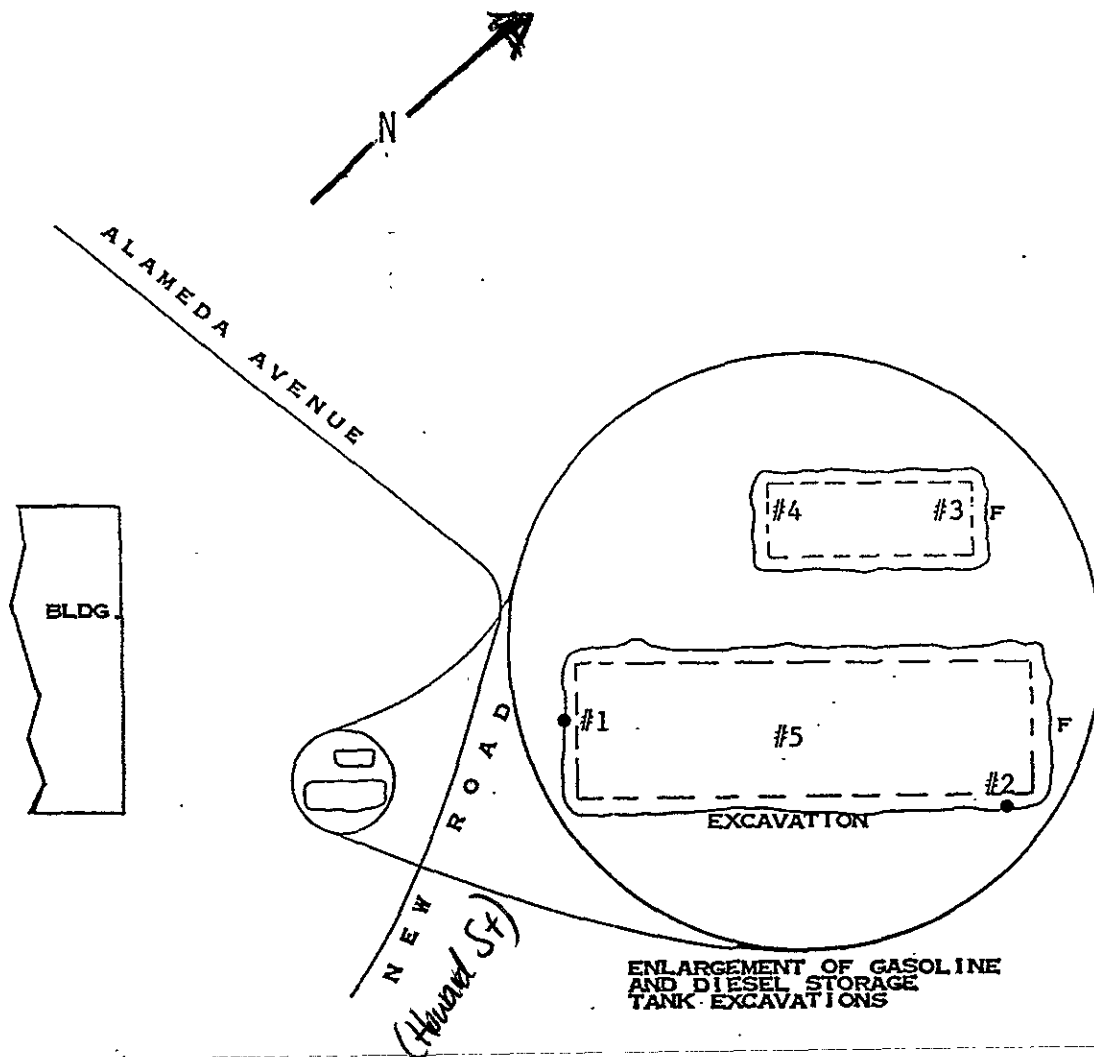
ATTACHMENT 1

MAP REF: THOMAS BROS.
ALAMEDA COUNTY

LEGEND: F = FILL END

- #1 SOIL FROM WALL AT 10.5'
ANALYSIS FOR TOTAL PETROLEUM
HYDROCARBONS (TPH) AS DIESEL
AT ANATEC LABORATORY
- #2 SOIL FROM WALL AT 10.5'
ANALYSIS FOR TPH AS DIESEL
- #3 SOIL FROM 9'
ANALYSIS FOR TPH AS GASOLINE,
AND BENZENE, TOLUENE AND XYLENES
(BTX)
- #4 SOIL FROM 9'
ANALYSIS FOR TPH AS GASOLINE,
AND BTX
- #5 SUBSURFACE WATER SAMPLE
ANALYSIS FOR TPH AS DIESEL

SAMPLING PERFORMED BY HELEN MAWHINNEY
DIAGRAM PREPARED BY BRENT ADAMS



ENLARGEMENT OF GASOLINE
AND DIESEL STORAGE
TANK EXCAVATIONS

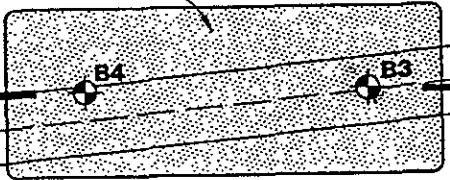
SCALE: 0 30' 60'

and a 1,000-gallon gasoline tank(s). The diesel tank had no visible holes or perforations while holes were apparent in the gasoline tank at the time of removal. The results of the laboratory analyses for four soil and one ground-water sample collected at the time of the tank removal are included in Table I.

<p style="text-align: center;">TABLE I Soil and Ground-Water Laboratory Analyses Blaine Tech Services (Concentrations Reported in Parts Per Million)</p>							
Sample No./Depth	Location	Medium	TPHG	TPHD	Benzene	Toluene	Xylenes
No. 1/10.5'	West wall diesel tank excavation	Soil	--	210	0.42	0.33	0.84
No. 2/10.5'	Southeast wall diesel tank excavation	Soil	--	450	ND	3.3	79
No. 3/9.0'	East wall gas tank excavation	Soil	720	--	6.6	110	150
No. 4/9.0'	West wall gas tank excavation	Soil	190	--	0.24	9.6	32
No. 5	Water from diesel tank excavation	Water Aqueous	150*	--	--	--	--

*Contained a lighter boiling point compound other than diesel

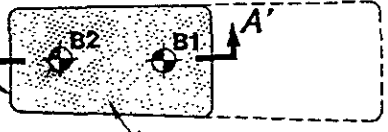
LOCATION OF FORMER
10,000 GALLON
DIESEL UST



UTILITY POLE
OVERHEAD
ELECTRICAL
LINES

B2+B3 GW

APPROXIMATE LIMITS
OF REPLACED ASPHALT
MEASURED DEC. 1992)



LOCATION OF FORMER
1,000 GALLON
GASOLINE UST

3925
ALAMEDA
AVENUE

EXPLANATION

- B1 APPROXIMATE LOCATION OF EXPLORATORY BORING
- TENTATIVE PROPOSED LOCATION OF GROUND-WATER MONITORING WELLS



ALAMEDA AVENUE

ENGEO
INCORPORATED

PARTIAL SITE PLAN SHOWING FORMER
UNDERGROUND STORAGE TANK LOCATION
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

JOB NO.: 3	ATTACHMENT 4
DATE: M	
DRAWN BY: <i>DB</i> CHECKED BY: <i>[Signature]</i>	





samples were analyzed for total petroleum hydrocarbons, as gasoline/diesel and kerosene; for benzene, toluene, ethylbenzene and xylene (BTEX) according to EPA Method 8015/8020.

Due to potential impacts to the subject property from the Ecotek Lube site, the Alameda County Department of Environmental Health requested that the laboratory analysis include testing for the kerosene.

Table II provides a summary of the laboratory test results from this soil and ground-water investigation.

depth
6.5'
8.0'
4.0'
10'

<p align="center">TABLE 2 Soil and Ground-Water Laboratory Analysis (Concentrations in Parts per Million)</p>								
Sample Number	Matrix	TPH as Gasoline	TPH as Diesel	TPH as Kerosene	Benzene	Toluene	Ethyl Benzene	Xylenes
B1-2	Soil	22	26	N.D.	.034	N.D.	0.680	0.110
B2-3	Soil	150	19	N.D.	N.D.	N.D.	0.970	1.400
B3-1	Soil	N.D.	N.D.	N.D.	0.029	N.D.	N.D.	0.007
B4-2	Soil	370	150	150	0.180	N.D.	0.800	2.500
B2-W	Aqueous	52	2.30	0.410	2.30	2.10	0.710	3.00
B3-W	Aqueous	9.8	2.40	3.20	2.40	0.045	0.100	0.082



DEPTH (FEET)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DATE OF BORING: March 7, 1994	N S.P.T. BLOW/FT	OVM READING P.I.D. (10.0ev)	IN PLACE	
			SURFACE ELEVATION: Approx. feet msl			DRY UNIT WEIGHT (PCF)	MOIST. CONTENT % DRY WEIGHT
			DESCRIPTION	*MODIFIED FOR 3" O.D. SAMPLER	(parts per million)		
0			ASPHALT				
			10YR 3/1 Very dark gray sandy lean CLAY, moist. (CL)		80.9		
5	1-1				413		
	1-2						
	1-3		2.5Y 4/2 Very dark silty CLAY, trace fine sand, very moist.		207		
	1-4				112		
10	1-5		2.5Y 4/ Dark gray silty SAND, damp, fine to medium sand, lens within 5Y 5/2 olive-gray lean clay with medium to coarse sand and gravel.		326		
			Water level at time of drilling.		468		
15			Bottom of boring at approximately 13 feet.				
20							
25							
30							

ENGEO
INCORPORATED

3925 Alameda Avenue
Oakland, California

BORING NO.: 1
DATE: April 1994
JOB NO.: 3614-F5

FIGURE NO.





DEPTH (FEET)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DATE OF BORING: March 7, 1994	N S.P.T. BLOW/FT	OVM READING P.I.D. (10.0eV)	IN PLACE	
			SURFACE ELEVATION: Approx. feet msl			DRY UNIT WEIGHT	MOIST. CONTENT
DESCRIPTION			*MODIFIED FOR 3" O.D. SAMPLER	(parts per million)	(PCF)	% DRY WEIGHT	
0			ASPHALT/AGGREGATE BASE				
			10 YR 3/1 Very dark gray silty CLAY with fine sand, moist. (CL)		150		
6	2-1				24		
	2-2				112		
	2-3		5Y 4/1 Dark gray silty CLAY, very moist, with wet W.5Y N/4 dark gray silty sand lens with gravel. (CL/SM)		553		
	2-4		Water level 1 hour after drilling.		637		
10			Attempted hydropunch - Refusal at 12.5'. No water in hydropunch. Placed slotted screen in hole to recover water sample.				
15							
20							
25							
30							

ENGEO
INCORPORATED

3925 Alameda Avenue
Oakland, California

BORING NO.: 2
DATE: April 1994
JOB NO.: 3614-F5

FIGURE NO.

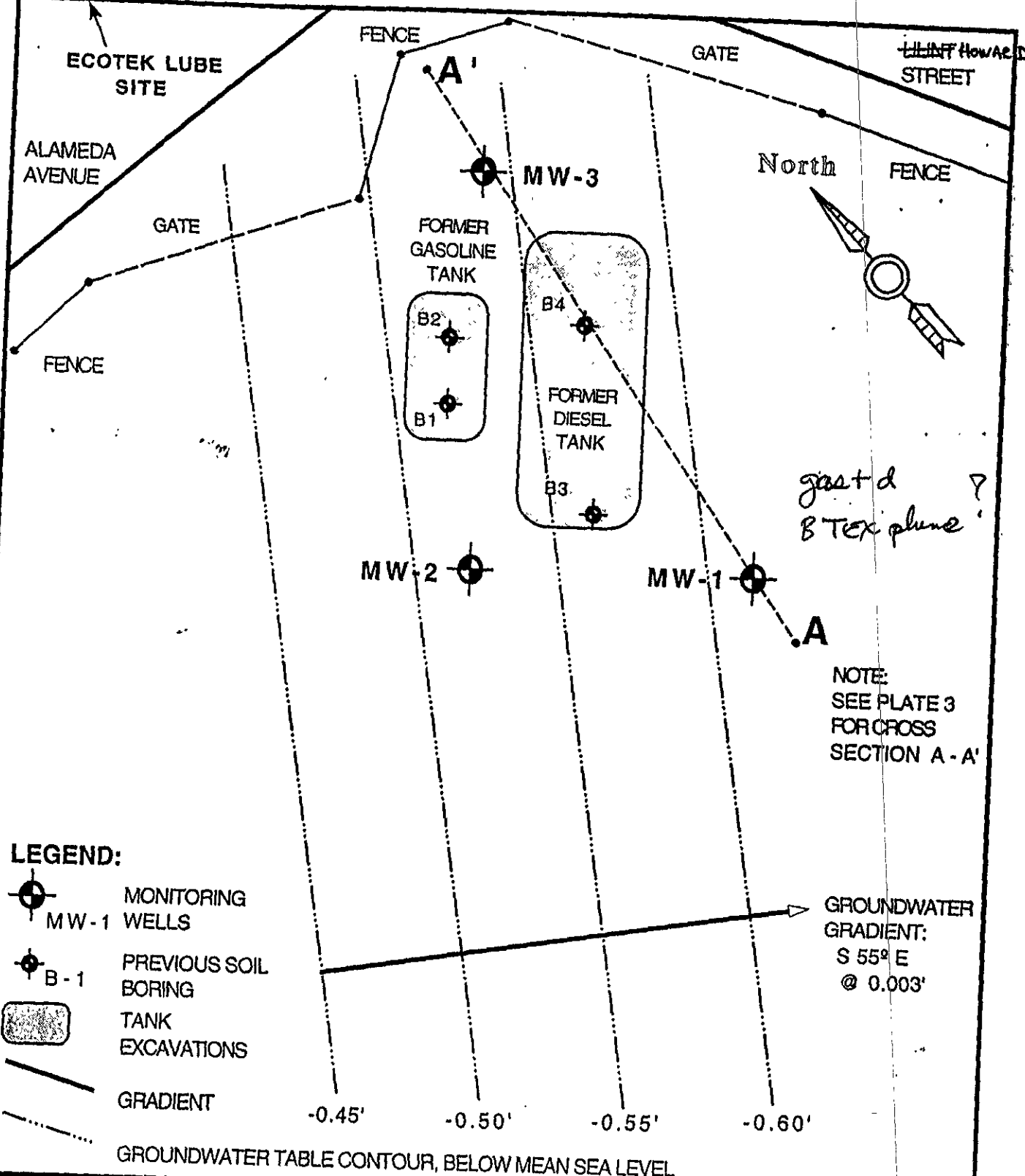
DEPTH (FEET)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DATE OF BORING: March 7, 1994	N S.P.T. BLOW/FT	OVM READING P.I.D. (10.0ev)	IN PLACE	
			SURFACE ELEVATION: Approx. feet msl			DRY UNIT WEIGHT	MOIST. CONTENT
DESCRIPTION			*MODIFIED FOR 3" O.D. SAMPLER	(parts per million)	(PCF)	% DRY WEIGHT	
0			ASPHALT/AGGREGATE BASE				
3-1			10YR 3/1 Very dark gray silty CLAY, trace fine sand, moist. (CL)?? With very dark gray silty sand lens.		81.9		
6			2.5Y 3/1 Very dark gray silty SAND, slightly moist. (SM)		452		
10	3-2		2.5Y 3/2 Very dark gray silty SAND and 10YR 2/1 black silty CLAY with gravels, moist to wet at 10 feet. Water level 3 hours after drilling.		172		
15			Bottom of boring at approximately 11.5 feet. Hydropunch 11.5 to 14.5 feet.				
20							
25							
30							

BORING NO.:	3	FIGURE NO.
DATE:	April 1994	
JOB NO.:	3614-F5	

ENGEO
INCORPORATED

3925 Alameda Avenue
Oakland, California

DEPTH (FEET)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DATE OF BORING: March 7, 1994		N S.P.T. BLOW/FT	OVM READING P.I.D. (10.0eV)	IN PLACE	
			SURFACE ELEVATION: Approx. feet msl				DRY UNIT WEIGHT	MOIST. CONTENT
DESCRIPTION			*MODIFIED FOR 3" O.D. SAMPLER	(parts per million)	(PCF)	% DRY WEIGHT		
0		ASPHALT AGGREGATE BASE						
		10YR 3/1 Very dark gray silty CLAY, moist. (CL)						
4-1		2.5 Y N5/ Gray silty SAND, damp. (SM)			7.4			
		Mixture of 2.5Y N5/ Gray silty SAND and 10YR 3/1 Very dark gray silty CLAY with sand and gravel, damp to very moist. (CL/SM)			104			
4-2		Water level at 1/2 hour after drilling.			316			
4-3		Water level at time of drilling.			201			
		2.5Y N5/ Gray silty SAND, moist. (SM)			565		→ 370 ppm ₆	
		Mixture of 2.5Y N5/ Gray silty SAND and 10YR 3/1 very dark gray sandy lean CLAY with gray, very moist to wet at 10.5 feet.						
		Bottom of boring at approximately 12.5 feet.						
20								
25								
30								
ENGEO INCORPORATED			3925 Alameda Avenue Oakland, California		BORING NO.: 4 DATE: April 1994 JOB NO.: 3614-F5		FIGURE NO.	



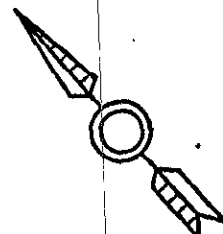
**1-STORY WAREHOUSE
3925 ALAMEDA AVENUE**

SMOOKE & SONS INVESTMENT CO.
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

SITE SCHEMATIC
SMITH-EMERY GEOSERVICES
SEG Job No. 90404

PPM	G	D	K
SOIL @ 15.5'	ND	130	ND
SOIL @ 18'	ND	130	ND
WATER	0.14	1.9	ND

North



PPM	G	D	K
SOIL	22	26	ND
WATER	92	2.3	0.4

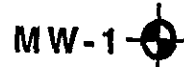
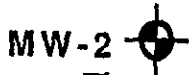
FORMER GASOLINE TANK



PPM	G	D	K
SOIL	370	150	150

PPM	G	D	K
SOIL	ND	ND	ND
WATER	9.8	2.4	3.2

PPM	G	D	K
SOIL	22	26	ND



PPM	G	D	K
SOIL @ 11'	880	73	35
SOIL @ 14'	4.1	26	ND
WATER	7.6	5.9	1.6

PPM	G	D	K
SOIL @ 10'	68	68	26
SOIL @ 13.5'	200	310	130
WATER	81	9.8	8.2

LEGEND:



MONITORING WELLS



MARCH 1994 SOIL BORINGS (ENGE0)



TANK EXCAVATIONS

NOTES:

G = GASOLINE; D=DIESEL; K=KEROSENE
 ND= NOT DETECTED
 (BTEX RESULTS NOT INCLUDED)

SAMPLE DATES:

SMITH-EMERY DATA
 MW 1,2,& 3: 5/31/95 SOILS
 6/21/95 WATER
 ENGE0 DATA
 B 1,2,3,& 4: 3/7/94 SOILS

**1-STORY WAREHOUSE
 3925 ALAMEDA AVENUE**



SMOOKE & SONS INVESTMENT CO.
 3925 ALAMEDA AVENUE
 OAKLAND, CALIFORNIA

SUMMARY OF ANALYTICAL RESULTS

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

ATTACHMENT 7

Groundwater Samples

The groundwater samples obtained from the wells MW1, MW2, and MW3 were analyzed by Standard Method EPA 8015/8020 (CA LUFT) for Gasoline/BTEX (Benzene, Toluene, Ethylbenzene, and Xylenes), and for diesel and kerosene by EPA 8015M.

ANALYTICAL FINDINGS

Table 3 - SOIL SAMPLES

MONITORING WELL BORINGS,

Date sampled 5/31/95; Date analyzed 6/07/95

Sample Name	TPH Gasoline ppm	TPH Diesel ppm	TPH Kerosene ppm	Benzene ppb	Toluene ppb	Ethylbenzene ppb	Xylene ppb
MW1-10.0	68	68	26	0.28	ND	0.31	0.50
MW1-13.5	200	310	130	1.3	0.52	2.50	6.4
MW2-11.0	880	73	35	1.0	2.2	14.0	36.0
MW2-14.0	4.1	26	ND	0.78	0.025	0.045	0.026
MW3-15.5	ND	130	ND	0.0012	0.0015	0.0022	0.006
MW3-18.0	ND	11	ND	ND	ND	0.0022	0.0066

ND = Not Detected

ppm = milligrams/Kg

ppb = micrograms/Kg

REFERENCE: MEAN SEA LEVEL

WELL MW-1

TOP OF CASING ELEVATION (ft): +8.73
 WELL SCREEN ELEVATION - TOP (ft): +3.73
 WELL SCREEN ELEVATION - BOTTOM (ft): -11.77

TOP OF CASING ELEVATION: 8.73 FEET
 DATUM: MSL, CITY MONUMENT BM 19NW24

ELEVATION IN FEET	DEPTH IN FEET	LAB TESTS	FIELD TESTS	WELL COMPLETION		SAMPLE TYPE	BLOWS/FT	GRAPHIC LOG	U.S.C.S. CLASSIFICATION	SOIL DESCRIPTION	
			P.I.D. READINGS	SYMBOL	WELL DETAILS						
0	0				CONCRETE BACKFILL AND SURFACE SEAL: 0' TO 2'					Asphalt concrete (4 in.), Aggregate base (10 in.)	
					BENTONITE SEALANT: 2' TO 3.5'				SC	Green-gray clayey SAND; moist (FILL)	
	5	0.0 ppm			SAND PACK: 3.5' TO 21.5'		13		CL	Black silty CLAY; moist, medium stiff, no odor	
		2.1 ppm			SCREENED INTERVAL: 5.5' TO 20.5' 4" DIAMETER				ML	Green-gray clayey SILT; slightly moist, medium stiff	
	10	60-75 ppm						17		ML	Green-gray clayey SILT; moist, medium stiff, hydrocarbon odor
		350-400 ppm						20		CL	Green-gray silty CLAY; moist, medium stiff
	15	46 ppm					21		SM	Gray-green SAND with clay binder; fine to coarse grained, very moist, medium dense	
									ML	Gray-brown fine sandy SILT with some clay; very moist, medium dense, slight hydrocarbon odor	
	20				BOTTOM CAP		11		SP	Light brown gravelly SAND with silt; coarse grained, wet, loose, no odor	
	25										

WELL TERMINATED @ 21.5 FEET ON 5/31/95.
 WELL INSTALLED ON 5/31/95.
 GROUNDWATER DEPTH AT 11 FEET FOLLOWING WELL INSTALLATION.

LOG OF WELL

SMOOKE & SONS INVESTMENT COMPANY
 FILE NO.: 90404 LOGGED BY: P.M.
 SMITH-EMERY GEOSERVICES PLATE NO.:

WELL INFORMATION

WELL MW-2

REFERENCE: MEAN SEA LEVEL

TOP OF CASING ELEVATION: 8.42 FEET

TOP OF CASING ELEVATION (ft): +8.42

DATUM: MSL, CITY MONUMENT BM 19NW24

WELL SCREEN ELEVATION - TOP (ft): +3.42

WELL SCREEN ELEVATION - BOTTOM (ft): -11.58

ELEVATION IN FEET	DEPTH IN FEET	LAB TESTS	FIELD TESTS	WELL COMPLETION		SAMPLE TYPE	BLOWS/FT	GRAPHIC LOG	U.S.C.S. CLASSIFICATION	SOIL DESCRIPTION
			P.I.D. READINGS	SYMBOL	WELL DETAILS					
0	0				CONCRETE BACKFILL AND SURFACE SEAL: 0' TO 2.0'				ML	Asphalt concrete (4 in.), Aggregate base (10 in.)
					BENTONITE SEALANT: 2.0' TO 3.5'				SC	Light brown clayey SILT; slightly moist, no odor (FILL)
					SAND PACK: 3.5' TO 21.5'				CL	Green-gray clayey SAND; moist, sheen, hydrocarbon odor (FILL)
	5		0.0 ppm		SCREENED INTERVAL: 5.0' TO 20.0'		11			Black silty CLAY; moist, medium stiff, no odor
	10		160-180 ppm				24		SM	Green-gray silty SAND with clay binder; fine to coarse, very moist, medium dense, sheen, hydrocarbon odor
	15		30-60 ppm				21		ML	Gray-brown with green-gray mottling fine sandy SILT with some clay; very moist, medium dense, slight hydrocarbon odor
	20		0.0 ppm		BOTTOM CAP		26		SM	Brown silty SAND with some gravel; coarse grained, wet, loose, no odor
	25						16			

WELL TERMINATED @ 21.5 FEET ON 5/31/95.
 WELL INSTALLED ON 5/31/95.
 GROUNDWATER DEPTH AT 10 FEET FOLLOWING WELL INSTALLATION.

LOG OF WELL

SMOOKE & SONS INVESTMENT COMPANY
 FILE NO.: 90404 LOGGED BY: P.M.

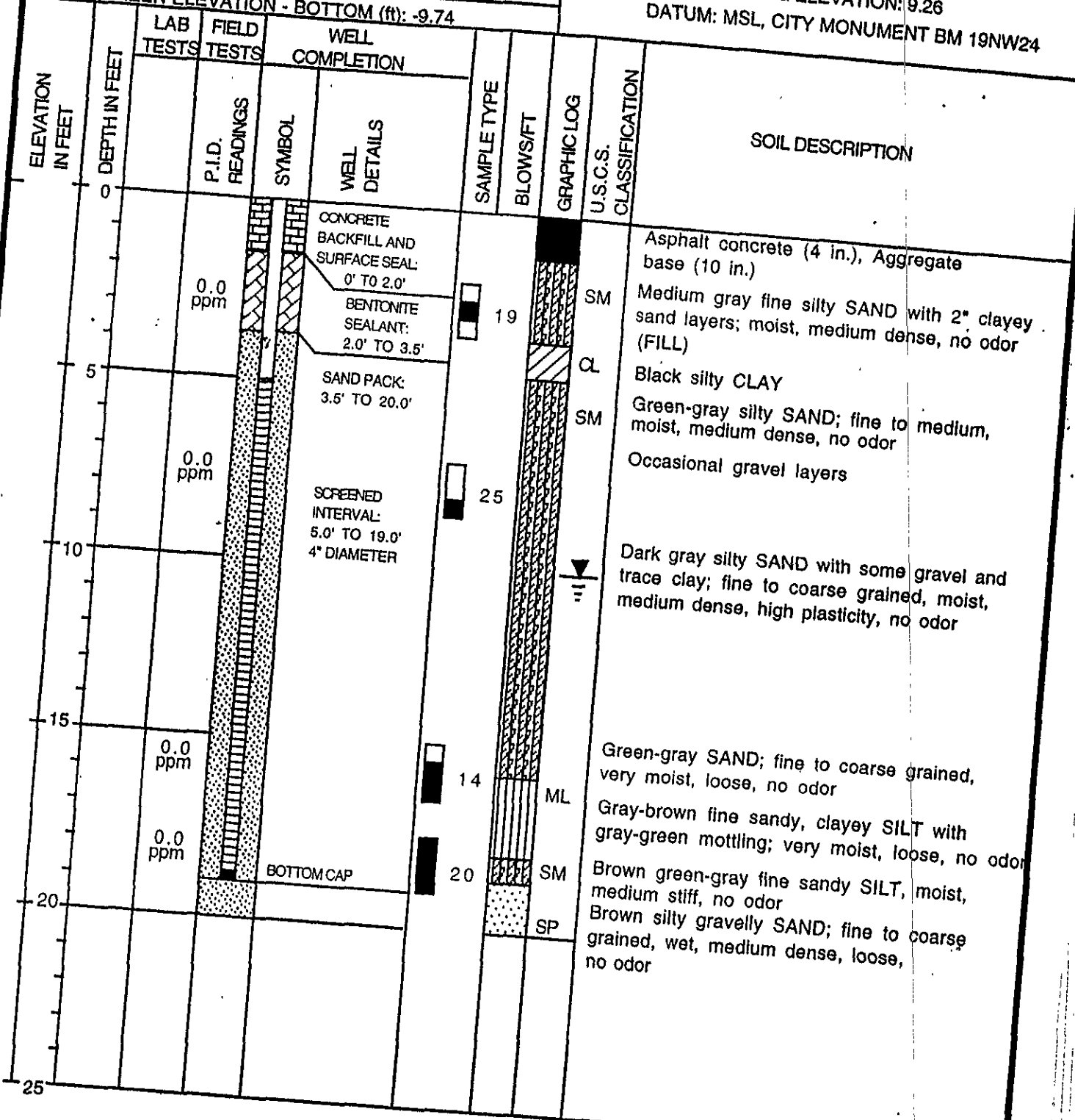
SMITH-EMERY GEOSERVICES PLATE NO. 1

GENERAL INFORMATION

REFERENCE: MEAN SEA LEVEL
 TOP OF CASING ELEVATION (ft): +9.26
 WELL SCREEN ELEVATION - TOP (ft): +4.26
 WELL SCREEN ELEVATION - BOTTOM (ft): -9.74

WELL MW-3

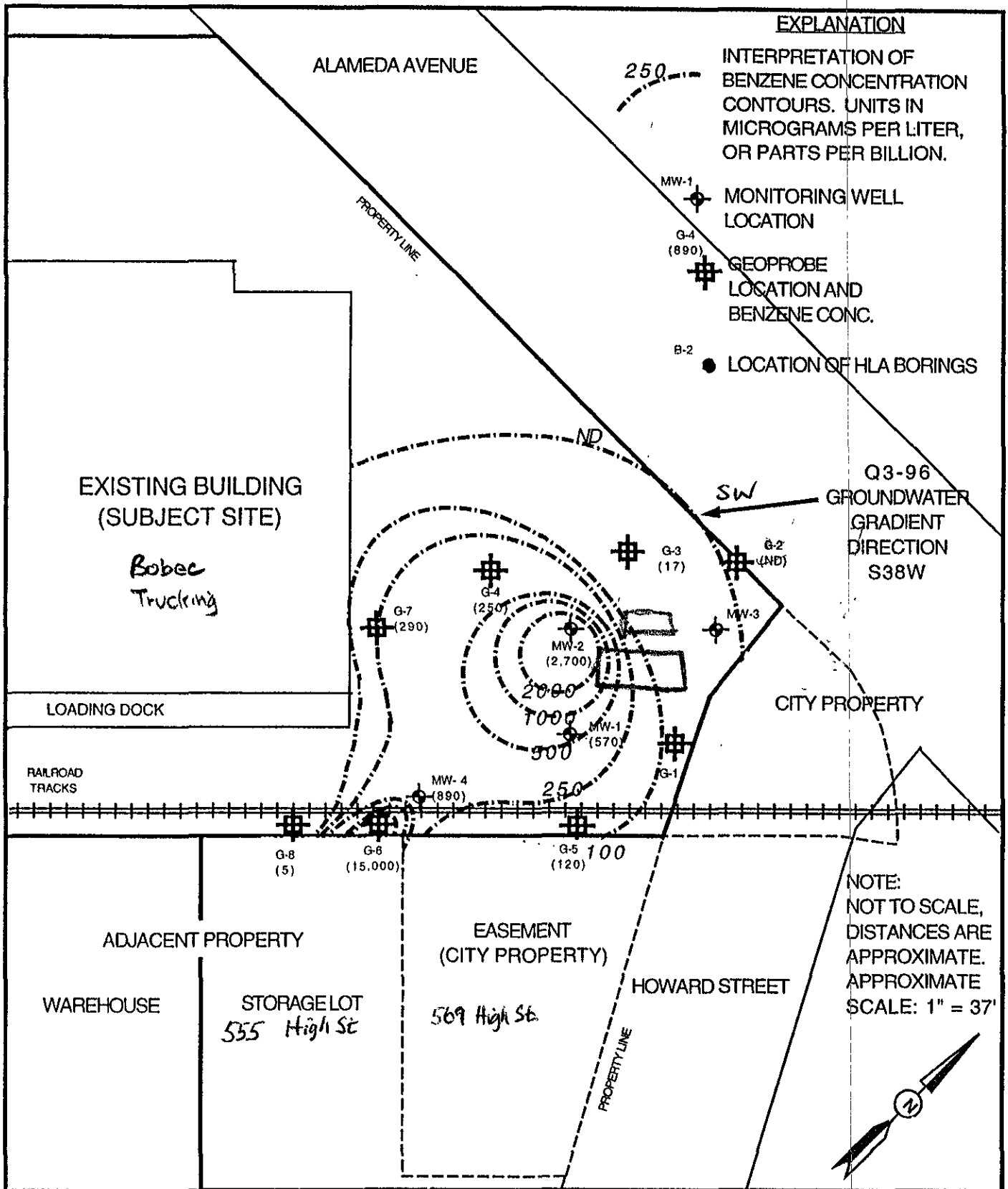
TOP OF CASING ELEVATION: 9.26
 DATUM: MSL, CITY MONUMENT BM 19NW24



WELL TERMINATED @ 20 FEET ON 5/31/95.
 GROUNDWATER DEPTH MEASURED AT 12 FEET.
 WELL INSTALLED ON 5/31/95.

LOG OF WELL

SMOOKE & SONS INVESTMENT COMPANY
 FILE NO.: 90404
 LOGGED BY: P.M.
SMITH-EMERY GEOSERVICES PLATE NO.:



EXPLANATION

INTERPRETATION OF BENZENE CONCENTRATION CONTOURS. UNITS IN MICROGRAMS PER LITER, OR PARTS PER BILLION.

- MW-1 MONITORING WELL LOCATION
- G-4 (890) GEOPROBE LOCATION AND BENZENE CONC.
- B-2 LOCATION OF HLA BORINGS

EXISTING BUILDING (SUBJECT SITE)

Bobec Trucking

LOADING DOCK

RAILROAD TRACKS

ADJACENT PROPERTY

WAREHOUSE

STORAGE LOT
535 High St

EASEMENT (CITY PROPERTY)

569 High St

HOWARD STREET

NOTE:
NOT TO SCALE,
DISTANCES ARE APPROXIMATE.
APPROXIMATE SCALE: 1" = 37'

SMOOKE & SONS INVESTMENT CO.
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

BENZENE CONCENTRATION GRADIENT
UG/L IN WATER, Q2-96 DATA
SMITH-EMERY GEOSERVICES
SEG JOB NO. 904 ATTACHMENT 9

**TABLE 4 - ANALYTICAL RESULTS FOR SOIL SAMPLES
GEOPROBE BORINGS**

Sample Name	TPH-G (ppm)	TPH-D (ppm)	Benzene (ppm)	Toluene (ppm)	Ethylbenzene (ppm)	Xylenes (ppm)	MBTE (ppm)
G1-5-16	0.150	1	ND	ND	ND	0.020	0.024
G2-4-16	ND	ND	ND	ND	ND	ND	ND
G3-4-17	0.660	ND	ND	ND	ND	0.018	0.013
G4-4-17	ND	ND	ND	0.006	ND	0.041	0.021
G5-2-9	46.0	21.0	1.3	0.21	0.24	0.34	0.15
G5-4-16.5	0.59	ND	ND	ND	ND	0.015	ND
G6-3-15	ND	ND	ND	ND	ND	ND	ND
G7-3-14.5	ND	ND	ND	ND	ND	ND	ND
G8-2-14	ND	ND	ND	ND	ND	ND	ND

(8020)

Note: ND - Not Detected
Date sampled 8/14/96, Date analyzed 8/19/96

**TABLE 5 - ANALYTICAL RESULTS OF ~~GRAB GROUNDWATER~~ SAMPLE
INSTALLATION OF MONITORING WELL MW4**

Sample Name	TPH-G (ppm)	TPH-D (ppm)	Benzene (ppm)	Toluene (ppm)	Ethylbenzene (ppm)	Xylenes (ppm)	MBTE (ppm)
MW4-W-12'	11	330	0.31	0.053	0.47	1.1	0.170

(8020)

Note: ND - Not Detected
Date sampled 9/6/96, Date analyzed 9/12/96

**TABLE 6 - ANALYTICAL RESULTS OF GRAB GROUNDWATER SAMPLES
GEOPROBE BORINGS**

Sample Name	TPH-G (ppm)	TPH-D (ppm)	Benzene (ppm)	Toluene (ppm)	Ethylbenzene (ppm)	Xylenes (ppm)	MBTE (ppm)
G1 (no sample *)							
G2-WATER	0.15	ND	ND	0.002	ND	0.010	0.003
G3-WATER	0.670	5.0	0.017	0.015	0.020	0.035	0.013
G4-WATER	4.1	11.0	0.25	0.16	0.35	0.30	0.370
G5-WATER	1.5	6.0	0.12	0.023	0.10	0.25	0.11
G6-WATER	4,200	1,800	15	27	70	191	96
G7-WATER	3.0	3.0	0.29	0.032	0.094	0.085	0.070
G8-WATER	3.8	6.0	0.005	0.007	0.016	0.021	0.041

Note: ND - Not Detected
Date sampled 8/14/96, Date analyzed 8/19/96
* GeoProbe G1 did not yield groundwater.

Groundwater Samples

Grab groundwater samples were obtained at the time of drilling from the Monitoring Well MW4 boring and from the GeoProbe borings, with the exception of G-1 that did not yield groundwater. These samples were analyzed for gasoline and diesel by Method EPA 8015M, for BTEX by Method EPA 8020, and for MTBE by EPA Method 8020. Summaries of these analytical results are presented in Table 5 - Analytical Results of Groundwater Samples, Monitoring Well MW-4; and in Table 6 - Analytical Results of Groundwater Samples, GeoProbe Borings.

**TABLE 7 - ANALYTICAL RESULTS OF GROUNDWATER SAMPLES
MONITORING WELLS MW-1 THROUGH MW-4**

Sample Name	TPH-G (ppm)	Benzene (ppm)	Toluene (ppm)	Ethylbenzene (ppm)	Xylenes (ppm)	MBTE (ppm)
MW-1-QTR-3	2.20	0.570	0.030	0.110	0.080	0.070
MW-2-QTR-3	11.0	2.700	0.600	0.500	1.500	0.370
MW-3-QTR-3	0.370	0.004	ND	0.026	0.013	0.006
MW-4-QTR-3	12.0	0.890	0.120	1.100	2.000	0.260

Note: ND - Not Detected
Date sampled 9/20/96, Date analyzed 9/26/96

**TABLE 8 - ANALYTICAL RESULTS OF SOIL SAMPLES
MONITORING WELL MW-4**

Sample Name	TPH-G (ppm)	TPH-D (ppm)	Benzene (ppm)	Toluene (ppm)	Ethylbenzene (ppm)	Xylenes (ppm)	MBTE (ppm)
MW4-1-6'	0.950	ND	0.011	0.020	0.010	0.025	0.060
MW4-2-10'	0.66	ND	0.033	0.028	0.024	0.061	0.065
MW4-3-11'	1.1	ND	0.012	0.013	0.026	0.016	0.080
MW4-4-16'	0.560	ND	0.020	0.005	0.008	0.018	0.028
MW4-5-19'	18	ND	0.065	0.050	0.42	0.84	0.11

Note: ND - Not Detected
Date sampled 9/6/96, Date analyzed 9/12/96

LABORATORY TEST DATA

DEPTH IN FEET	TESTS REPORTED ELSEWHERE (PPB)			P.I.D. METER (PPM)
	H2O		SOIL	
	BENZENE	TPH-GAS	BENZENE	
0.0				
10.0				
15.0		150	ND	2
20.0				

BORING G-1

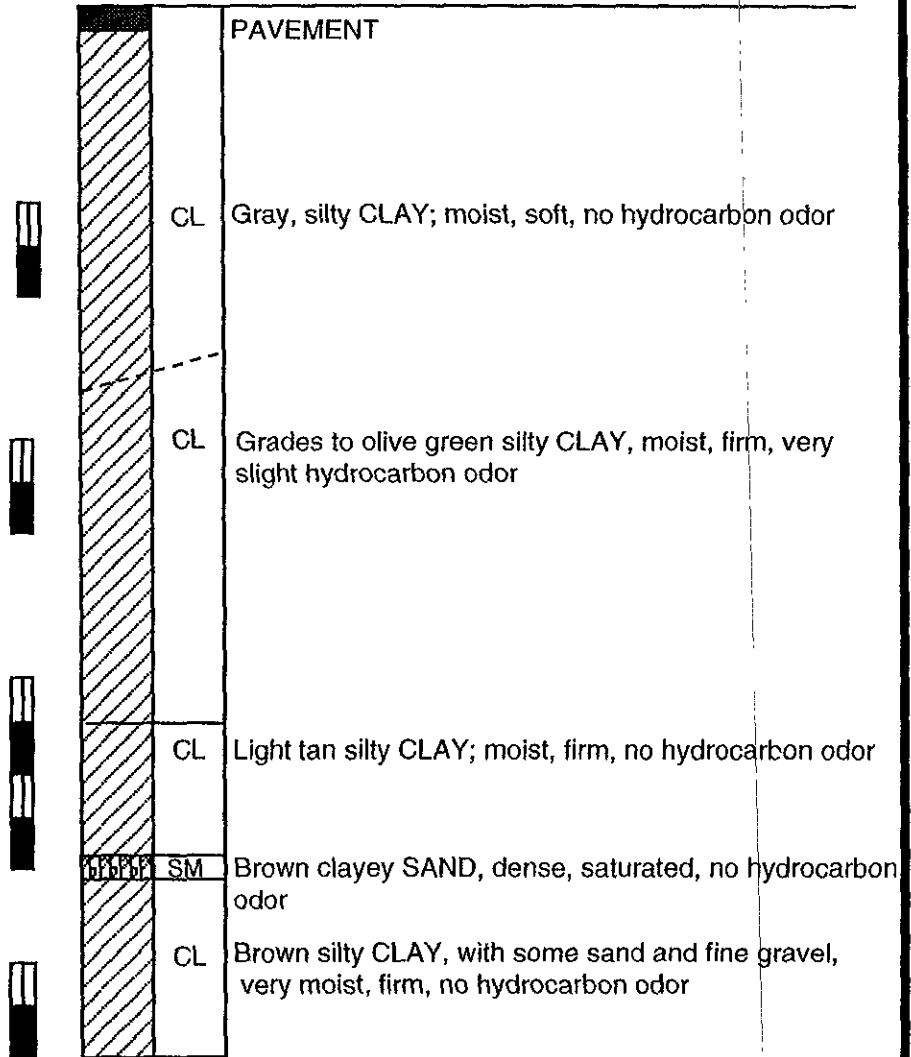
GEOPROBE SAMPLES, 8/14/96

SAMPLE

SYMBOL

USCS

DESCRIPTION



BORING COMPLETED AT A DEPTH OF 22 FEET ON 8/14/96.
 NO GROUNDWATER ENCOUNTERED.
 BACKFILLED WITH HYDRATED BENTONITE.
 LOGGED BY R. WIDEBROOK

CHARACTERIZATION STUDY
 3925 ALAMEDA AVENUE
 OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

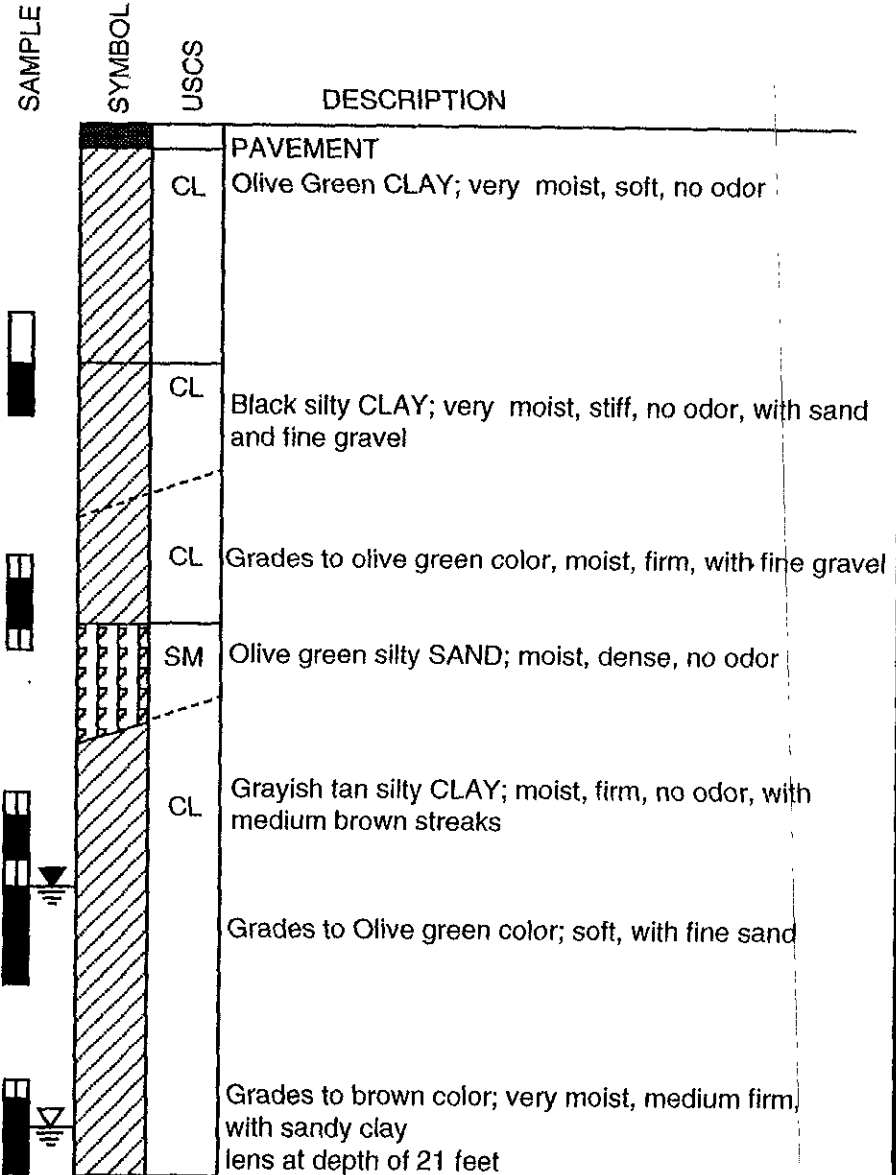
PLATE 1

LABORATORY TEST DATA

TESTS REPORTED ELSEWHERE (PPB)			P.I.D. METER (PPM)	DEPTH IN FEET
H2O		SOIL		
BENZENE	TPH-GAS	BENZENE		
				0.0
				5
				10
				15
ND	ND	ND		20
				22

BORING G-2

GEOPROBE SAMPLES, 8/14/96



BORING COMPLETED AT A DEPTH OF 22 FEET ON 8/14/96.
 GROUNDWATER MEASURED AT A DEPTH OF 15 TO 16 FEET.
 BACKFILLED WITH HYDRATED BENTONITE
 LOGGED BY R. WIDEBROOK

CHARACTERIZATION STUDY
 3925 ALAMEDA AVENUE
 OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

PLATE 4

LABORATORY TEST DATA

TESTS
REPORTED
ELSEWHERE
(PPB)
ND = NOT DETECTED

H2O SOIL

BENZENE
TPH-GAS
BENZENE

P.I.D. METER (PPM)

DEPTH IN FEET

BENZENE	TPH-GAS	BENZENE	P.I.D. METER (PPM)	DEPTH IN FEET
				0-5
17			5	5-10
			0.0	10-15
			0.0	15-18
18	ND	0.0	0.0	

BORING G-3

GEOPROBE SAMPLES, 8/14/96

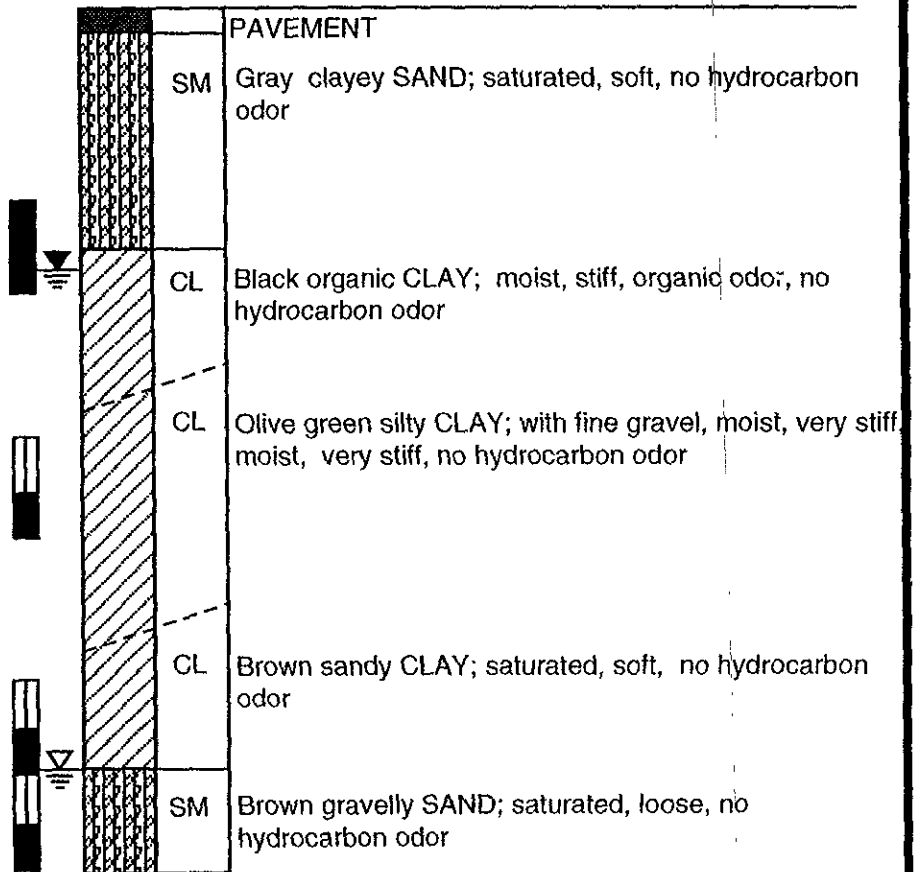
BLOWS/FT

SAMPLE

SYMBOL

USCS

DESCRIPTION



BORING COMPLETED AT A DEPTH OF 18 FEET ON 8/14/96. GROUNDWATER ENCOUNTERED AT A DEPTH OF 16 FEET, STABILIZING TO A DEPTH OF 6 FEET. BACKFILLED WITH HYDRATED BENTONITE.

LOGGED BY R. WIDEBROOK

SMOOKE & SONS INVESTMENT CO.
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

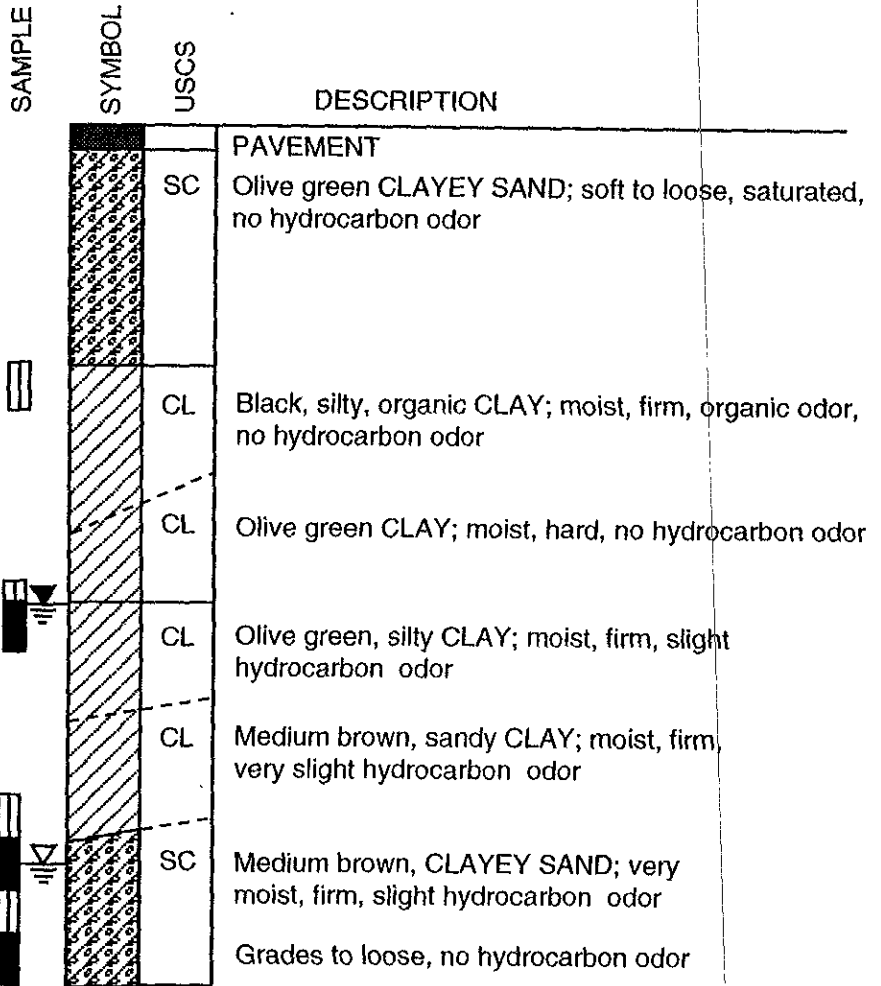
PLATE 1

LABORATORY TEST DATA

TESTS REPORTED ELSEWHERE (PPB) ND = NOT DETECTED			P.I.D. METER (PPM)	DEPTH IN FEET
H2O	SOIL			
BENZENE	TPH-GAS	BENZENE		
				0
			3	5
250			21	10
			0.0	15
	ND	ND		

BORING G-4

GEOPROBE SAMPLES, 8/14/96



BORING COMPLETED AT A DEPTH OF 22 FEET ON 8/14/96.
GROUNDWATER ENCOUNTERED AT A DEPTH OF 15.5 FEET.
BACKFILLED WITH HYDRATED BENTONITE.

LOGGED BY R. WIDEBROOK

CHARACTERIZATION STUDY
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

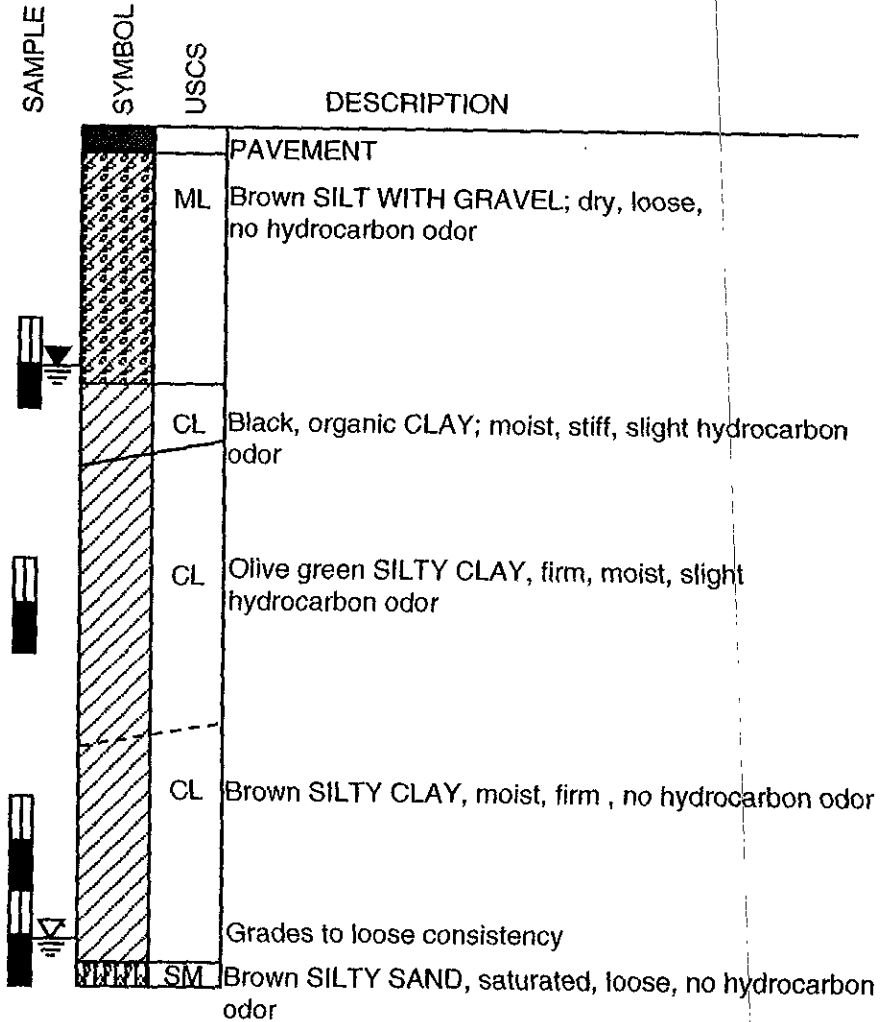
PLATE

LABORATORY TEST DATA

LABORATORY TEST DATA				
TESTS REPORTED ELSEWHERE (PPB)			P.I.D. METER (PPM)	DEPTH IN FEET
NO = NOT DETECTED				
H2O		SOIL		
BENZENE	TPH-GAS	BENZENE		
				0
120			12	5
	46,000	1,300	230	10
				15
	590	ND	0.0	18

BORING G-5

GEOPROBE SAMPLES, 8/14/96



BORING COMPLETED AT A DEPTH OF 18 FEET ON 8/14/96.
 GROUNDWATER ENCOUNTERED AT A DEPTH OF 17 FEET.
 GROUNDWATER STABILIZED AT A DEPTH OF 5 FEET.
 BACKFILLED WITH HYDRATED BENTONITE.

LOGGED BY R. WIDEBROOK

CHARACTERIZATION STUDY
 3925 ALAMEDA AVENUE
 OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

PLATE

LABORATORY TEST DATA

TESTS REPORTED ELSEWHERE (PPB)				P.I.D. METER (PPM)	DEPTH IN FEET
H2O		SOIL			
BENZENE	TPH-GAS	BENZENE			
				23	5
				3	10
15,000	ND	ND		15	15

ND = NOT DETECTED

BORING G-6

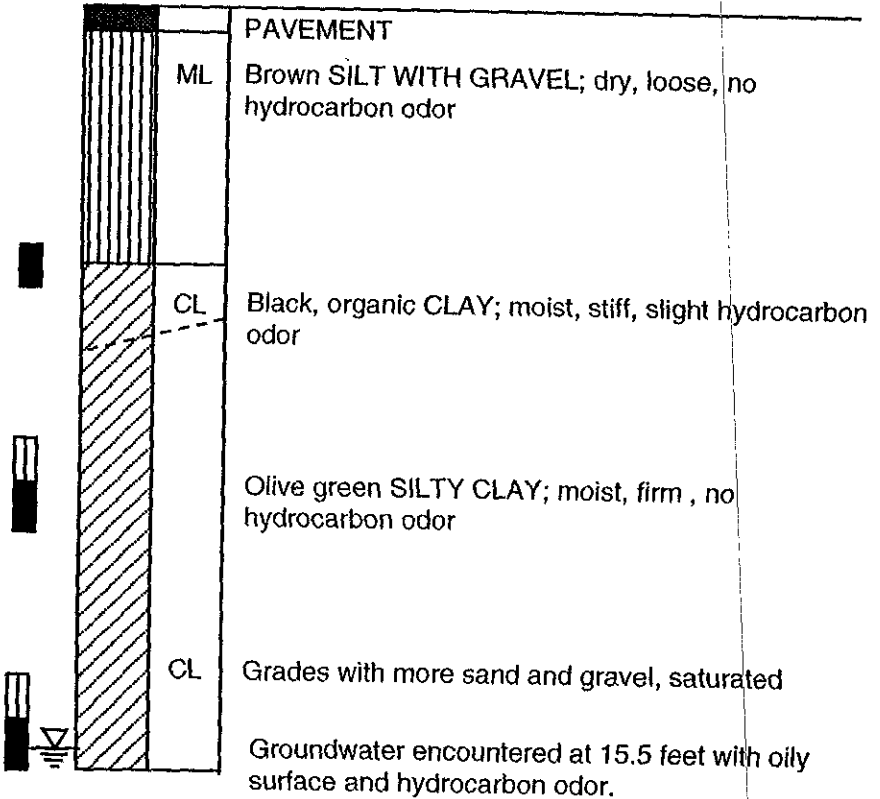
GEOPROBE SAMPLES, 8/14/96

SAMPLE

SYMBOL

USCS

DESCRIPTION



BORING COMPLETED AT A DEPTH OF 16 FEET ON 8/14/96.
GROUNDWATER ENCOUNTERED AT A DEPTH OF 15.5 FEET.
BACKFILLED WITH HYDRATED BENTONITE.

LOGGED BY R. WIDEBROOK

CHARACTERIZATION STUDY
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

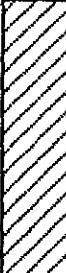
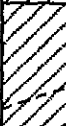
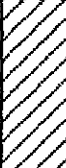

PLATE

LABORATORY TEST DATA

TESTS REPORTED ELSEWHERE (PPB) NO = NOT DETECTED			P.I.D. METER (PPM)	DEPTH IN FEET
H2O	SOIL			
				0
				5
			20	10
			11	15
290	ND	ND	0.0	15

BORING G-7

GEOPROBE SAMPLES, 8/14/96

SAMPLE	SYMBOL	USCS	DESCRIPTION
	CL		Olive green SILTY CLAY; moist, firm, slight hydrocarbon odor
	CL		Black, organic CLAY; moist, stiff, slight hydrocarbon odor
	CL		Olive green SILTY CLAY; moist, stiff, no hydrocarbon odor
	CL		Brown SILTY CLAY; soft, moist, no hydrocarbon odor

BORING COMPLETED AT A DEPTH OF 16 FEET ON 8/14/96.
GROUNDWATER ENCOUNTERED AT A DEPTH OF 15 FEET.
BACKFILLED WITH HYDRATED BENTONITE.

LOGGED BY R. WIDEBROOK

CHARACTERIZATION STUDY
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

PLATE 

LABORATORY TEST DATA

TESTS REPORTED ELSEWHERE (PPB) ND = NOT DETECTED				P.I.D. METER (PPM)	DEPTH IN FEET
H2O		SOIL			
BENZENE	TPH-GAS	BENZENE			
				0.0	5
					10
5	ND	ND		0.0	15

BORING G-8

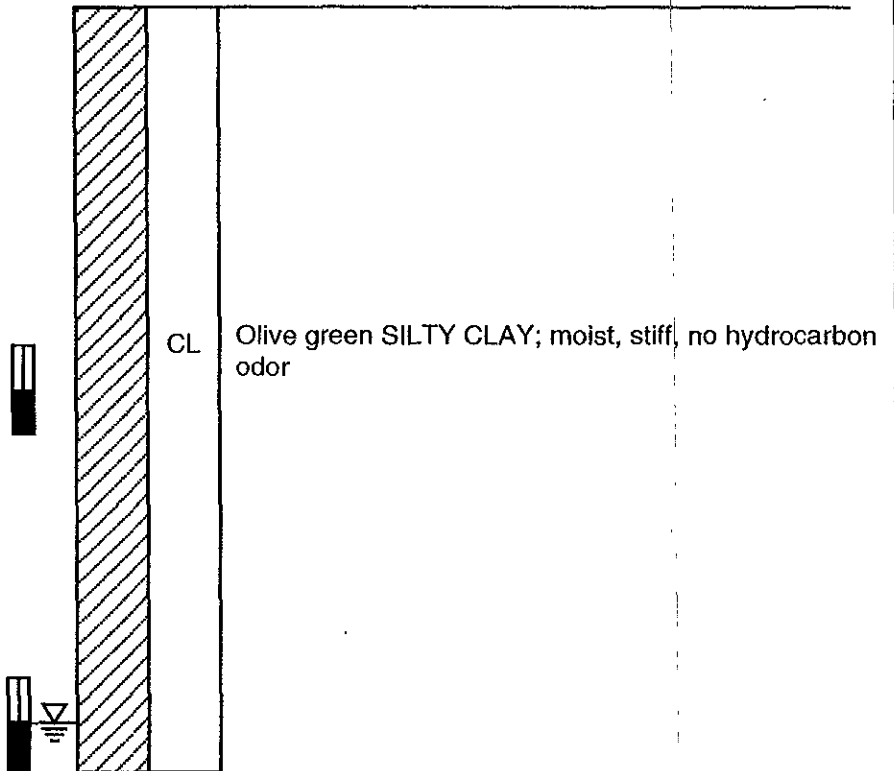
GEOPROBE SAMPLES, 8/14/96

SAMPLE

SYMBOL

USCS

DESCRIPTION



BORING COMPLETED AT A DEPTH OF 16 FEET ON 8/14/96.
GROUNDWATER ENCOUNTERED AT A DEPTH OF 15 FEET.
BACKFILLED WITH HYDRATED BENTONITE.

LOGGED BY R. WIDEBROOK

CHARACTERIZATION STUDY
3925 ALAMEDA AVENUE
OAKLAND, CALIFORNIA

LOG OF BORING

SMITH-EMERY GEOSERVICES

SEG Job No. 90404

PLATE 

WELL INFORMATION

REFERENCE: MEAN SEA LEVEL

TOP OF CASING ELEVATION (ft): +8.44 FT

WELL SCREEN ELEVATION - TOP (ft): +3.4 FT

WELL SCREEN ELEVATION - BOTTOM (ft): -11.1 FT

WELL MW-4

TOP OF CASING ELEVATION: 8.44 FEET

DATUM: MSL, CITY MONUMENT BM 19NW24

ELEVATION IN FEET	DEPTH IN FEET	LAB TESTS	FIELD TESTS	WELL COMPLETION		SAMPLE TYPE	BLOWS/FT	GRAPHIC LOG	U.S.C.S. CLASSIFICATION	SOIL DESCRIPTION
				SYMBOL	WELL DETAILS					
0					CONCRETE BACKFILL AND SURFACE SEAL: 0' TO 3'				GP	Asphalt concrete (3 in.)
					BENTONITE SEALANT: 3' TO 4'				CL	Brown SANDY GRAVEL (2" gravel); slightly moist, very dense (railroad ballast), no odor (FILL)
5					SAND PACK: 4' TO 20'		9			Black SILTY CLAY; moist, stiff, no odor, organic content
					SCREENED INTERVAL: 5' TO 20' 10" DIAMETER		44		SP- SM	Olive green SAND WITH SILT; wet, very dense, slight hydrocarbon odor
10										Groundwater encountered at 11.5 feet with a strong gasoline odor
15							12		CL	Olive green silty CLAY; wet, stiff, moderate hydrocarbon odor
									SC	Light olive brown CLAYEY SAND; wet, moderate hydrocarbon odor.
20					BOTTOM CAP		35		SW	Brown SAND; medium to very coarse, wet, dense, moderate hydrocarbon odor
25										

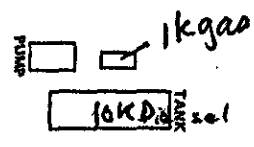
WELL TERMINATED @ 20.0 FEET ON 9/9/96.
 WELL INSTALLED ON 9/9/96.
 GROUNDWATER ENCOUNTERED AT A DEPTH OF 11.5 FEET

LOG OF WELL

SMOOKE & SONS INVESTMENT COMPANY
 FILE NO. 90404 LOGGED BY M.G.
 SMITH-EMERY GEOSERVICES PLATE 4

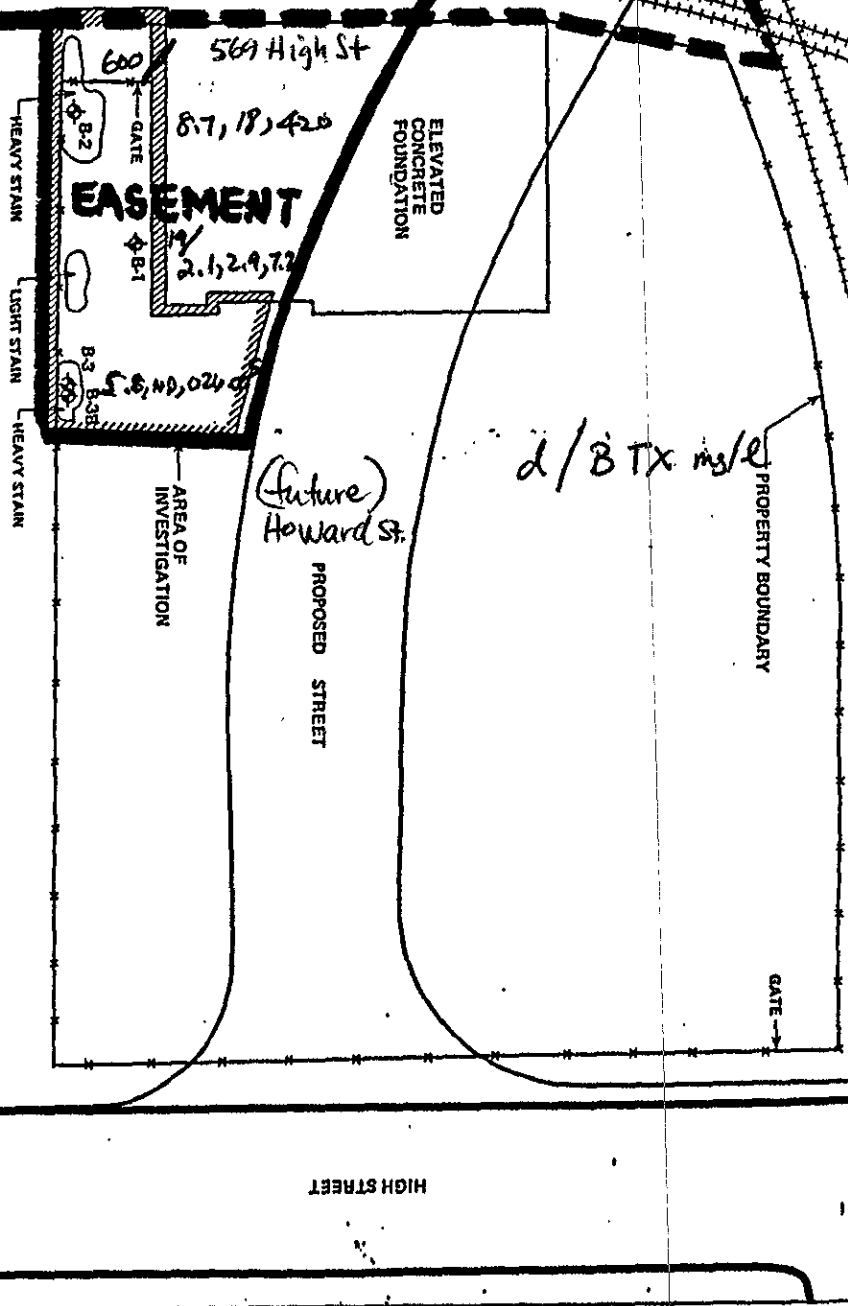
3925 ALAMEDA

ALAMEDA AVENUE



S.P. Railroad Tracks

CITY (STREET)



Drawing: JAS
 Checked: JAS
 Date: 7/87
 Approved: [Signature]
 Date: [Blank]
 Project: [Blank]



Handling License Association
 Engineers, Geologists
 & Geographers

Site Plan
 High Street and Alameda Avenue
 City of Oakland, California

WESCO Job#: HLA 8747-L

Site: High St. & Alameda Ave, Oakland

Page 2 of 4

ATTACHMENT 13

Lab No.	Client ID	Diesel mg/l	Motor Oil mg/l	Total Oil & Grease mg/l
7-8978	B-1 water	19	NA	NA
7-8979	B-2 water	600	NA	NA
7-8980	B-3 water	5.8	NA	NA
7-8981	diesel duplicate	20	NA	NA
		mg/kg	mg/kg	mg/kg
7-8982	B-1 9.25-9.75ft	< 20	NA	NA
7-8983	B-2 5.25-5.75ft	< 20	< 20	< 10
7-8984	B-2 10.25-10.75ft	< 20	NA	NA
7-8985	B-3 10.5-11.0ft	< 20	NA	NA
METHOD(S)	Note 2	Note 2	Note 3	

NOTES: Note 2: EPA Methods 3550/8015 (SFRWQCB Methods II)
Note 3: EPA Methods 3550/APHA Method 503E
NA - Not Analyzed

Mitchell Will
Analytical supervisor

Date: July 22, 1987

Client Job/P.O. #: 9382.006.01

Client: Harding Lawson Associates

Date Collected: July 1, 1987

Submitted by: Wayne Haden

Date Submitted: July 1, 1987

Report to: Pete Mote

& Type of Samples: 14 Water 4 Soil

WESCO Job#: HLA 8747-L
Edited Report

Site: High St. & Alameda Ave, Oakland

Page 1 of 4

ATTACHMENT 14

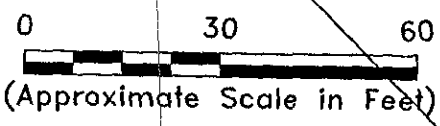
Lab No.	Client ID*	Benzene mg/l	Toluene mg/l	Xylene mg/l
7-8964	B-1 Water	2.1	2.9	7.2
7-8966	B-2 Water	8.7	18	420
7-8968	B-3 Water	< 0.001	0.021	0.005
7-8970	BLANK	< 0.001	< 0.001	< 0.001

METHOD(S) Note 1 Note 1 Note 1

NOTES: Note 1: EPA Methods 5020/8020 (SFRWQCB Method I)

Michael W. B.

Analytical supervisor



Existing Building

Alameda Avenue

Howard Street

555 High Street

569 High Street

MW-1	1/20/2000
B	1.88
T	0.041
E	<0.04
X	0.053
MTBE	<0.04
TPHG	5.5
TPHD	1.0

MW-2	1/20/2000
B	0.275
T	0.007
E	0.055
X	0.039
MTBE	0.017
TPHG	0.51
TPHD	0.36

MW-3	1/20/2000
B	<0.002
T	<0.002
E	<0.002
X	<0.002
MTBE	<0.002
TPHG	0.063
TPHD	0.204

MW-4	1/20/2000
B	0.036
T	0.006
E	0.067
X	0.019
MTBE	0.006
TPHG	0.77
TPHD	0.050

SB-3	2/2/2000
B	2.58
T	0.113
E	2.870
X	0.241
MTBE	<0.0557
TPHG	67.4
TPHD	145
TPHM	<25

SB-2	2/2/2000
B	1.2
T	0.25
E	3.08
X	2.2
MTBE	<0.0667
TPHG	44.2
TPHD	114
TPHM	<25

- B = Benzene
- T = Toluene
- E = Ethylbenzene
- X = Xylenes (total)
- MTBE = Methyl Tert Butyl Ether
- TPHG = Gasoline
- TPHD = Diesel
- TPHM = Motor Oil

Notes:

1. All locations are approximate.
2. Basemap source Smith-Emerly Geoservices Plot Plan Plate 2. (Smith-Emerly, 1996)
3. [REDACTED]

LEGEND

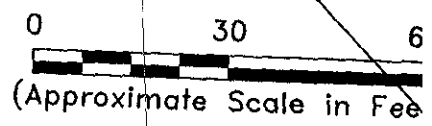
- Approximate Site Boundary
- Railroad Tracks
- On-Site Monitoring Well Location
- On-Site Geoprobe Location
- On-Site Soil Boring Location Collected at Former USTs in 1994
- Off-Site Soil Boring/Grab Groundwater Location
- On-Site Soil Boring/Grab Groundwater Location February 2000

Erler & Kalinowski, Inc.

Groundwater Sampling Results
 for 20 January and
 2 February 2000
 3925 Alameda Ave.
 Oakland, CA
 March 2000

Existing Building

Alameda Avenue



SB-2-3.5-4	2/2/2000
B	<0.1
T	<0.1
E	<0.1
X	<0.1
MTBE	<0.1
TPHG	4.37
TPHD	<1
TPHM	<10

SB-1-3.5-4	2/2/2000
B	<0.1
T	<0.1
E	<0.1
X	<0.1
MTBE	<0.1
TPHG	1.65
TPHD	<1
TPHM	<10

SB-3-3.5-4	2/2/2000
B	<0.1
T	<0.1
E	<0.1
X	<0.1
MTBE	<0.1
TPHG	3.15
TPHD	<1
TPHM	<10

SB-4-3.5-4	2/2/2000
B	<0.1
T	<0.1
E	<0.1
X	<0.1
MTBE	<0.1
TPHG	2.18
TPHD	<1
TPHM	<10

- B = Benzene
- T = Toluene
- E = Ethylbenzene
- X = Xylenes (total)
- MTBE = Methyl Tert Butyl Ether
- TPHG = Gasoline
- TPHD = Diesel
- TPHM = Motor Oil

Notes:

1. All locations are approximate.
2. Basemap source Smith-Emerly Geoservices Plot Plan Plate 2/ (Smith-Emerly, 1996)
3. All concentrations are (mg/kg)

LEGEND

- Approximate Site Boundary
- Railroad Tracks
- On-Site Monitoring Well Location
- On-Site Geoprobe Location
- On-Site Soil Boring Location Collected at Former USTs in 1994
- Off-Site Soil Boring/Grab Groundwater Location
- On-Site Soil Boring/Grab Groundwater Location February 2000

Erler & Kalinowski, Inc.

Soil Sampling Results
2 February 2000

3925 Alameda Ave.
Oakland, CA
March 2000

ATTACHMENT 17

Physical Parameter Assumptions (a)

3925 Alameda Avenue

Oakland, California

Variable	Value	Units	Description
Site Specific Parameters:			
θ_{AS}	0.26	cm ³ air / cm ³ tot	Volumetric air content in vadose zone soil
θ_{WS}	0.12	cm ³ water / cm ³ tot	Volumetric water content in vadose zone soil
θ_T	0.38	cm ³ void / cm ³ tot	Total soil porosity (in vadose zone)
ρ_S	1.70	g soil / cm ³ tot	Soil dry bulk density (in vadose zone)
L_S	274	cm	Depth to subsurface soil sources (9')
U_{AIR}	225	cm / sec	Wind speed above ground surface in ambient mixing zone
δ_{AIR}	200	cm	Ambient air mixing zone height
W	1500	cm	Width of source area parallel to prevailing wind direction (49')
f_{OC}	0.01	g C / g soil	Fraction of organic carbon in soil
Chemical Specific Parameters:			
D^{air}	0.093	cm ² /sec	Diffusion coefficient in air
D^{water}	1.1E-05	cm ² /sec	Diffusion coefficient in water
H	0.22	L-H ₂ O/L-air	Henry's law constant
k_{OC}	38	cm ³ water/g soil	Organic carbon partition coefficient

✓ this
G-5-2-9
(1.3 ppmB)

Notes:

(a) With the exception of L_S , the physical parameters listed above are default parameters presented in ASTM, 1995, *Standard Guide for Risk-Based Corrective Action Applied at Petroleum Release Sites*. American Society for Testing and Materials, Designation E 1739-95, 10 September 1995. Based on site-specific information, 9 feet rather than the default value of 3 feet was used to represent the depth to subsurface soil sources (L_S).

(b) The volatilization factor from soil to outdoor air ($VF_{s,amb}$) was calculated using the parameters listed above and the following equation (ASTM, 1995).

$$VF_{s,amb} = \frac{H \times \rho_S \times 10^3 \frac{cm^3 \cdot kg}{m^3 \cdot g}}{[\theta_{WS} + (k_{OC} \times f_{OC} \times \rho_S) + (H \times \theta_{AS})] \times \left(1 + \frac{U_{AIR} \times \delta_{AIR} \times L_S}{D_S^{eff} \times W} \right)}$$

where:

$$D_S^{eff} = \left[D^{air} \times \frac{(\theta_{AS})^{1/2}}{(\theta_T)^2} \right] + \left[D^{water} \times \frac{(\theta_{WS})^{1/2}}{H \times (\theta_T)^2} \right]$$

Application of RBCA Using Modified Depth to Subsurface Benzene Concentrations

3925 Alameda Avenue
Oakland, California

Chemical of Concern	Hypothetical Representative Concentration of COC in Soil, RC (mg/kg)	VF _{samb} ; (a) (L/m ³)	Outdoor Air Exposure Point Concentration; (b) (mg/m ³)	Non-Carcinogen Chronic Daily Intake; (c) (mg/kg-day)	Carcinogen Chronic Daily Intake; (c) (mg/kg-day)	Non-Carcinogenic Inhalation Reference Dose; (d) (mg/kg-day)	Carcinogenic Inhalation Slope Factor; (d) (mg/kg-day) ⁻¹	Non-Carcinogenic Hazard Index; (e)	Estimated Lifetime Incremental Cancer Risk; (f)
Benzene	12.50	4.0E-04	5.0E-03	9.8E-04	3.5E-04 ✓	0.0017	0.029	5.8E-01	1.0E-05
Total Estimated Risks due to Outdoor Inhalation of COCs Volatilized from Soil:								5.8E-01	1.0E-05

Notes:

- (a) Chemical-specific volatilization factors from soil to outdoor air were calculated using the Risk-Based Corrective Action ("RBCA") model (ASTM, 1995). With the exception of the parameter value for depth to subsurface soil sources, default parameters presented in ASTM (1995) were used in the volatilization model.
- (b) The COC exposure point concentration in outdoor air ("EPC") is calculated using the following equation: $EPC = RC * VF_{samb}$. RC is the hypothetical representative concentration in soil.
- (c) Chronic daily intakes ("CDIs") were estimated using methodologies recommended by U.S. EPA and Cal-EPA. The equation used to calculate the CDI is the following:
 $CDI_{mh} = EPC * InhR * EF * ED / (BW * AT)$ (Default values presented by ASTM (1995) were used to calculate CDIs)
 where InhR = inhalation rate - 20 m³/d
 EF = exposure frequency - 250 d/yr
 ED = exposure duration - 25 years
 BW = body weight - 70 kg
 AT = averaging time - 70 yrs (carcinogen), 25 years (non-carcinogen)
- (d) Chronic inhalation reference dose and slope factor were obtained from RBCA (1995).
- (e) Non-carcinogenic hazard index ("HI") for compound i is defined as the CDI_i / RfD_i .
- (f) Estimated lifetime incremental cancer risk for chemical i is defined as $CDI_i * SF_i$.

$$Carc \text{ CDI} = (12.5 \frac{mg}{kg}) (4 \times 10^{-4} \frac{L}{m^3}) \times 20 \frac{m^3}{d} \times \frac{250 \frac{d}{yr} \times 25 \text{ yr}}{70 \text{ kg} \times 70 \text{ yr}} \times \frac{1 \text{ day}}{365 \text{ yr}} = 3.5 \times 10^{-4} \checkmark$$

$$1 \times 10^{-5} = CDI_c \times SF_c = 3.5 \times 10^{-4} \times .029 \quad , \text{ but benzene } SF = 0.1$$

$$\therefore 10^{-5} = 12.5 \left(\frac{.029}{11} \right) = 3.6 \text{ ppm}$$

$$\frac{12.5}{3.5} = 3.6 \text{ ppm}$$

ATTACHMENT 18

**Results of the Mann-Kendall Test for Evaluating Trends
Utilizing All Groundwater Monitoring Data (a)**
3925 Alameda Avenue, Oakland, California

Year	Analytical Data from MW-1 (mg/L)		
	TPHg	Diesel	Benzene
1995	33	5.0	4.5
1996	7.3	1.4	1.6
1997	11	NA (b)	2.8
1998	6	2.5	2.2
2000	8.5	1.4	3.0
2001	16	1.9	4.8
S	-1	-2	5
a	0.50	0.41	0.24
Result	no upward trend	no upward trend	no upward trend

Year	Analytical Data from MW-2 (mg/L)		
	TPHg	Diesel	Benzene
1995	7.6	3.2	0.98
1996	6.8	1	1.6
1997	10	NA	3.30
1998	3.7	1.3	0.90
2000	1.2	0.65	0.8
2001	3	1.01	1.3
S	-9	-4	-3
a	0.07	0.24	0.36
Result	no upward trend	no upward trend	no upward trend

Year	Analytical Data from MW-3 (mg/L)		
	TPHg	Diesel	Benzene
1995	0.11	1.3	0.00068
1996	0.37	0.067	0.0033
1997	0.26	NA	0.0020
1998	0.15	1.1	0.00071
2000	0.11	0.40	0.00017
2001	0.076	0.86	0.0005
S	-8	-2	-8
a	0.12	0.41	0.12
Result	no upward trend	no upward trend	no upward trend

Summary of Analytical Data for Groundwater Samples from Monitoring Wells

3925 Alameda Avenue, Oakland, California

Date	Elevation (ft msl)	Analytical Data from MW-1 (mg/L)							
		TPHg	Diesel	Kerosene	Benzene	Toluene	Ethylbenzene	Xylene	MTBE
6/21/95 (a)	-0.57	81	9.8	8.2	11	0.72	1.8	3.9	NA (b)
9/22/95 (Q3 '95) (c)	-1.78	11.0	5	3	2.3	0.081	0.390	0.560	NA
12/7/95 (Q4 '95)	-1.59	6	<0.5	<0.5	0.343	0.032	0.133	0.184	NA
3/29/96 (Q1 '96)	-0.85	12	<0.05	4	0.730	0.089	0.300	0.180	0.270
6/26/96 (Q2 '96)	-1.23	7	<0.05	3	2.3	0.062	0.230	0.160	0.093
9/20/96 (Q3 '96)	-0.95	2.2	NA	NA	0.570	0.030	0.110	0.800	0.070
12/11/96 (Q4 '96)	-0.63	8.1	4.0	NA	2.60	0.073	0.300	0.200	0.340
3/24/97 (Q1 '97)	-0.66	11	NA	NA	2.8	0.055	0.34	0.16	0.029
12/17/98	-1.50	6	2.5	NA	2.2	0.046	0.31	<0.04	<0.04
1/20/00	-1.71	5.5	1.00	NA	1.88	0.041	<0.04	0.053	<0.04
3/28/00	-1.03	11.5	1.77	NA	4.09	0.0758	0.44	0.1	<0.05
3/13/01	-0.62	16	1.85	NA	4.78	<0.25	0.38	<0.25	<2.5

Date	Elevation (ft msl)	Analytical Data from MW-2 (mg/L)							
		TPHg	Diesel	Kerosene	Benzene	Toluene	Ethylbenzene	Xylene	MTBE
6/21/95 (a)	-0.47	7.6	5.9	4.9	1.5	0.18	0.072	1.1	NA
9/22/95 (Q3 '95)	-1.27	7.2	3.5	2	1.2	0.560	0.250	1.0	NA
12/7/95 (Q4 '95)	-1.41	8	<0.5	<0.5	0.240	0.200	0.108	0.402	NA
3/29/96 (Q1 '96)	-0.78	6	<0.05	2	0.640	0.300	0.190	0.490	0.078
6/26/96 (Q2 '96)	-1.15	5	<0.05	1	1.0	0.170	0.150	0.290	0.120
9/20/96 (Q3 '96)	-0.92	11.0	NA	NA	2.7	0.600	0.500	1.500	0.370
12/11/96 (Q4 '96)	-0.58	5.2	3.0	NA	2.1	0.340	0.400	1.500	0.170
3/24/97 (Q1 '97)	-0.65	10	NA	NA	3.3	0.44	0.8	2	0.015
12/17/98	-1.43	3.7	1.3	NA	0.9	0.053	0.19	0.46	0.08
1/20/00	-1.61	0.51	0.36	NA	0.275	0.007	0.055	0.039	0.017
3/28/00	-0.98	1.94	0.94	NA	1.28	0.0392	0.155	0.167	0.0441
3/13/01	-0.67	2.79	1.01	NA	1.28	<0.05	0.089	<0.05	<0.5

Date	Elevation (ft msl)	Analytical Data from MW-3 (mg/L)							
		TPHg	Diesel	Kerosene	Benzene	Toluene	Ethylbenzene	Xylene	MTBE
6/21/95 (a)	-0.49	0.14	1.9	<0.5	0.00054	0.00052	0.0017	0.005	NA
9/22/95 (Q3 '95)	-0.62	0.130	1.9	<0.5	0.001	0.001	0.012	0.013	NA
12/7/95 (Q4 '95)	-1.38	<1	<0.5	<0.5	<0.005	<0.005	0.013	0.013	NA
3/29/96 (Q1 '96)	-0.69	0.3	<0.05	0.2	0.002	0.002	0.015	0.009	0.006
6/26/96 (Q2 '96)	-1.59	0.4	<0.05	0.6	0.004	0.004	0.025	0.012	0.009
9/20/96 (Q3 '96)	-0.67	0.37	NA	NA	0.004	<0.0005	0.026	0.013	0.006
12/11/96 (Q4 '96)	-0.40	0.39	0.1	NA	0.003	0.002	0.020	0.012	0.005
3/24/97 (Q1 '97)	-0.62	0.26	NA	NA	0.002	0.0007	0.016	0.008	<0.0005
12/17/98	-1.35	0.15	1.1	NA	0.00071	<0.0005	0.0074	0.0031	<0.0025
1/20/00	-1.52	<0.05	0.22	NA	<0.002	<0.002	<0.002	<0.002	<0.002
1/20/00 (dup)	-1.52	0.063	0.20	NA	<0.002	<0.002	<0.002	<0.002	<0.002
3/28/00	-0.92	0.221	0.79	NA	<0.002	<0.002	0.011	0.0028	<0.002
3/13/01	-0.55	0.076	0.86	NA	<0.0005	<0.0005	0.0013	<0.0005	<0.005

TABLE 4
CALCULATED HUMAN HEALTH RISK FOR HYPOTHETICAL RESIDENTIAL SCENARIO
 3925 Alameda Ave.
 Oakland, California

Calculated Risk Based on the Mean Benzene Concentration

Exposed Population	Groundwater ^(a)			Soil ^(b)			Estimated Cumulative	
	Mean Benzene Concentration ^(d) (ug/l)	Hazard Index	Risk	Mean Benzene Concentration ^(e) (ug/kg)	Hazard Index	Risk	Hazard Index	Risk
Adult	1,500	0.013	9.9x10 ⁻⁶	240	0.010	7.5x10 ⁻⁶	0.023	2 x10 ⁻⁵
Child ^(c)	1,500	0.040	2.3x10 ⁻⁵	240	0.020	1.1x10 ⁻⁵	0.060	3 x10 ⁻⁵

Calculated Risk Based on the Maximum Benzene Concentration

Exposed Population	Groundwater ^(a)			Soil ^(b)			Estimated Cumulative	
	Max. Benzene Concentration ^(f) (ug/l)	Hazard Index	Risk	Max. Benzene Concentration ^(g) (ug/kg)	Hazard Index	Risk	Hazard Index	Risk
Child ^(c)	4,780	0.13	7.1x10 ⁻⁵	1,300	0.11	6.1x10 ⁻⁵	0.24	1 x10 ⁻⁴

Notes:

- (a) See Appendices A and C for inputs to the Johnson & Ettinger Model (EPA, 2000) and the results.
- (b) See Appendices B and D for inputs to the Johnson & Ettinger Model and the results.
- (c) The risk to the child was estimated by summing the results calculated for exposure from years 0-6 and 6-24.
- (d) The mean concentration for benzene is the arithmetic average of the four groundwater well samples collected on 13 March 2001.
- (e) The mean soil concentration for benzene is the arithmetic average as reported by Smith-Emery GeoServices (SEG,1997).
- (f) The maximum benzene concentration is the maximum detected concentration from the sampling of four groundwater wells on 13 March 2001.
- (g) The maximum soil concentration for benzene is the maximum concentration as reported by Smith-Emery GeoServices (SEG, 1997).

ATTACHMENT 19

This instrument is filed for record by Chicago Title Company as an Accommodation only. It has not been examined as to its execution or as to its effect on the Title.



2005232708

06/08/2005 08:30 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 62.00

Recording Requested By:

RIF I - ALAMEDA, LLC



17 PGS

When Recorded, Mail To:

Mee Ling Tung, Director
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, California 94502

A91
A34
17
EOR

**COVENANT AND ENVIRONMENTAL RESTRICTION
ON PROPERTY**

3925 ALAMEDA AVENUE, OAKLAND, CALIFORNIA

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 11th day of April, 2005 by RIF I - ALAMEDA LLC ("Covenantor") who is the Owner of record of that certain property situated at 3925 Alameda Avenue, in the City of Oakland, 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 petroleum hydrocarbons from underground storage tanks formerly located on the burdened property. These operations resulted in contamination of soil and groundwater with organic chemicals including petroleum gasoline, diesel, benzene, toluene, ethyl benzene and xylene, which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. Subsequent to the removal of the two underground storage tanks in 1988, approximately 700 gallons of petroleum impacted groundwater was removed and disposed from the tank pit. The site is covered with an asphalt cap. Multiple phases of investigation were performed, on and off-site. Two additional sources of petroleum releases were identified. An environmental and human health risk assessment was performed evaluating industrial use exposure at the site. Site is limited to industrial use by this deed restriction. The City of Oakland will include this site in its Permit Tracking System and has been notified of the other two identified

nearby release sites. A summary of residual soil and groundwater sampling results are provided in Exhibit B.

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 direct contact, inhalation and/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 industrial uses and is adjacent to industrial and 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;
- 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 _____, 20__, and recorded on _____, 20__, 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"

RIF I – ALAMEDA, LLC
11601 Wilshire Blvd., Suite 650
Los Angeles, CA 90025

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:

RIF I - Alameda, LLC, a California
limited liability company
By: REXFORD INDUSTRIAL, LLC, a
California limited liability company,
Its Manager

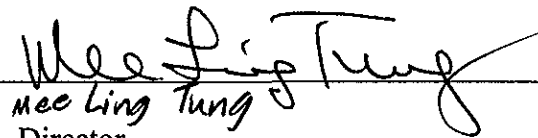
By: 
Howard Schwimmer

Title: Managing Member

Date: 4-11-05

Agency:

Alameda County
Environmental Health Services

By: 
Mee Ling Tung

Title: Director

Date: 5/10/05

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On April 11, 2005 before me, Sharyl Witte, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Howard Schwimmer
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Sharyl Witte
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document Covenant & Environmental Restriction on Property
Title or Type of Document: Letter of Transmittal

Document Date: April 11, 2005 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Howard Schwimmer

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

ILLEGIBLE NOTARY SEAL DECLARATION

(GOVERNMENT CODE 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC: Sharyl White
COMMISSION NUMBER: 150 7165
NOTARY PUBLIC STATE: California
COUNTY: Los Angeles
MY COMM. EXPIRES: 8-10-08
(DATE)
SIGNATURE OF DECLARANT: Debbie Martinez
PRINT NAME OF DECLARANT: Debbie Martinez
CITY & STATE OF EXECUTION: Concord, California
DATE SIGNED: 6-7-05

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

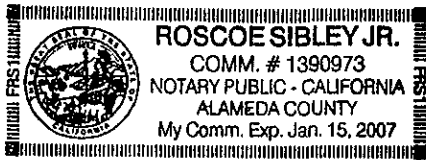
State of California }
County of ALAMEDA } ss.

On MAY 10, 2005 before me, ROSCOE SIBLEY, JR
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mee Ling Tung
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY

Title or Type of Document: LETTER OF TRANSMITTAL

Document Date: MAY 9, 2005 Number of Pages: 15

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: Mee Ling Tung

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: ALAMEDA COUNTY ENVIRONMENTAL HEALTH SERVICES



ILLEGIBLE NOTARY SEAL DECLARATION

(GOVERNMENT CODE 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC: Roscoe Sibley Jr.
COMMISSION NUMBER: 1390923
NOTARY PUBLIC STATE: California
COUNTY: Alameda
MY COMM. EXPIRES: 1-15-07
(DATE)
SIGNATURE OF DECLARANT: Debbie Martinez
PRINT NAME OF DECLARANT: Debbie Martinez
CITY & STATE OF EXECUTION: Concord, California
DATE SIGNED: 6-7-05

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

**LEGAL DESCRIPTION
EXHIBIT / SCHEDULE "A"**

LEGAL DESCRIPTION

CITY OF OAKLAND

PARCEL ONE:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF HIGH STREET, DISTANT THEREON SOUTH 46° 05' WEST 875.98 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF LLOYD AVENUE, AS SAID AVENUE IS DELINEATED AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED, "MAP OF SUBDIVISION OF THE NORTHEAST PORTION OF THE SATHER TRACT," FILED DECEMBER 6, 1902 IN BOOK 19 OF MAPS AT PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT BEING THE MOST SOUTHERN CORNER OF THAT CERTAIN PARCEL OF LAND CONTAINING 11,506 SQUARE FEET, MORE OR LESS, CONVEYED BY PASQUALE BISCEGLIA, ET AL, TO CENTRAL PACIFIC RAILWAY COMPANY, A CORPORATION, BY DEED DATED MAY 27, 1929 AND RECORDED JUNE 6, 1929 IN BOOK 2141 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 262 AND THENCE RUNNING NORTH 44° WEST 110 FEET; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID PARCEL CONTAINING 11,506 SQUARE FEET, MORE OR LESS, CONVEYED TO CENTRAL PACIFIC RAILWAY COMPANY BY PASQUALE BISCEGLIA, ET AL., BY SAID DEED DATED MAY 27, 1929, NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 348.39 FEET, AN ARC DISTANCE OF 142 FEET TO THE TRUE POINT OF BEGINNING FOR THE PROPERTY CONVEYED HEREBY; THENCE ALONG SAID ARC OF SAID CURVE AND ALONG THE SOUTHERN BOUNDARY LINE OF SAID PARCEL CONTAINING 11,506 SQUARE FEET CONVEYED TO CENTRAL PACIFIC RAILWAY COMPANY, AN ARC DISTANCE OF 74.33 FEET TO A POINT; THENCE NORTH 89° 03' 30" WEST 237.71 FEET ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF THE CENTRAL PACIFIC RAILWAY COMPANY, AS SAID RIGHT-OF-WAY LINE WAS ESTABLISHED BY THAT CERTAIN DECREE OF CONDEMNATION ENTITLED, "THE SAN FRANCISCO AND ALAMEDA RAILROAD COMPANY VS. PEDER SATHER, ET AL.," FILED NOVEMBER 23, 1874, IN CASE NO. 1578 OF THE THIRD JUDICIAL COURT OF ALAMEDA COUNTY, CALIFORNIA, THENCE SOUTH 46° 05' WEST 366.02 FEET TO A POINT; THENCE SOUTH 43° 55' EAST 222.27 FEET; THENCE AT A RIGHT ANGLE NORTHEAST 522 FEET TO A POINT; THENCE NORTHEASTERLY APPROXIMATELY 52 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THE BUILDING AND IMPROVEMENTS SITUATED THEREON, AND

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF HIGH STREET, DISTANT THEREON SOUTH 46° 5' WEST 1075.98 FEET FROM THE SOUTHWESTERN LINE OF EAST EIGHTH STREET, FORMERLY LLOYD AVENUE, AS SAID AVENUE IS SHOWN ON THE "MAP OF SUBDIVISIONS OF THE NORTHEAST PORTION OF THE SATHER"--FILED DECEMBER 6, 1902, IN BOOK 19 OF MAPS, AT PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT OF BEGINNING BEING DISTANT ALONG SAID LINE OF HIGH STREET SOUTH 46° 5' WEST 200 FEET FROM THE MOST SOUTHERN CORNER OF THE PARCEL OF LAND CONTAINING 11,506 SQUARE FEET, MORE OR LESS, CONVEYED BY PASQUALE BISCEGLIA, ET AL., TO CENTRAL PACIFIC RAILWAY COMPANY, BY DEED DATED MAY 27, 1929 AND RECORDED JUNE 6, 1929, IN BOOK 2141 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 262; RUNNING THENCE ALONG SAID LINE OF HIGH STREET SOUTH 46° 5' WEST 400 FEET; THENCE NORTH 43° 55' WEST 258 FEET TO THE TRUE PLACE OF BEGINNING OF THE PROPERTY DEMISED HEREBY; THENCE FROM SAID TRUE PLACE OF BEGINNING NORTHEASTERLY IN A DIRECT LINE 400 FEET TO A POINT DISTANT NORTH 43° 55' WEST 258 FEET FROM THE NORTHEASTERLY LINE OF HIGH STREET; THENCE SOUTH 43° 55'

CONTINUED ON ATTACHED EXHIBIT

Description Continued

EAST ONE FOOT; THENCE AT RIGHT ANGLES, PARALLEL WITH THE NORTHWESTERLY LINE OF HIGH STREET, A DISTANCE OF 400 FEET; THENCE NORTH 43° 55' WEST, ONE FOOT TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM: THAT PORTION GRANTED TO THE CITY OF OAKLAND, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 10, 1992, SERIES NO. 92-109586, OFFICIAL RECORDS.

PARCEL TWO:

AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PARKING, FENCING, SECURITY, LIGHTING AND LANDSCAPING, AND RELATED PURPOSES, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF HIGH STREET, DISTANT THEREON SOUTH 45° 40' 00" WEST (THE BEARING OF SOUTH 45° 40' 00" WEST BEING ASSUMED FOR THE PURPOSE OF THIS DESCRIPTION), 875.98 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF EAST 8TH STREET, FORMERLY LLOYD AVENUE, AS SAID AVENUE IS SHOWN ON THE "MAP OF SUBDIVISION OF THE NORTHEAST PORTION OF THE SATHER TRACT", FILED DECEMBER 6, 1902, IN BOOK 19 OF MAPS, PAGE 1, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, SAID POINT BEING THE MOST SOUTHERN CORNER OF THAT CERTAIN PARCEL OF LAND CONTAINING 11,506 SQUARE FEET, MORE OR LESS, CONVEYED BY PASQUALE BISCEGLIA, ET AL, TO CENTRAL PACIFIC RAILWAY COMPANY, A CORPORATION, BY DEED DATED MAY 27, 1929, RECORDED JUNE 6, 1929, IN BOOK 2141 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 262; THENCE RUNNING ALONG SAID LINE OF HIGH STREET, SOUTH 45° 40' 00" WEST, 183 FEET; THENCE RUNNING ALONG SAID LINE OF HIGH STREET, SOUTH 45° 40' 00" WEST, 17 FEET; THENCE LEAVING SAID LINE OF HIGH STREET, NORTH 44° 20' 00" WEST, 163 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LINE, NORTH 44° 20' 00" WEST, 95 FEET TO THE SOUTHEASTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED BY SAFEWAY STORES, INC., TO BRIDGE INVESTMENT CO., DATED AUGUST 20, 1941, RECORDED AUGUST 28, 1941, IN BOOK 4122 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 73; THENCE NORTH 45° 40' 00" EAST, 82.50 FEET, PARALLEL WITH THE NORTHWESTERLY LINE OF HIGH STREET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 352 FEET, AN ARC DISTANCE OF 101.56 FEET TO A POINT; THENCE SOUTH 45° 40' 00" WEST, 47.58 FEET, PARALLEL WITH THE NORTHWESTERLY LINE OF HIGH STREET, TO THE TRUE POINT OF BEGINNING.

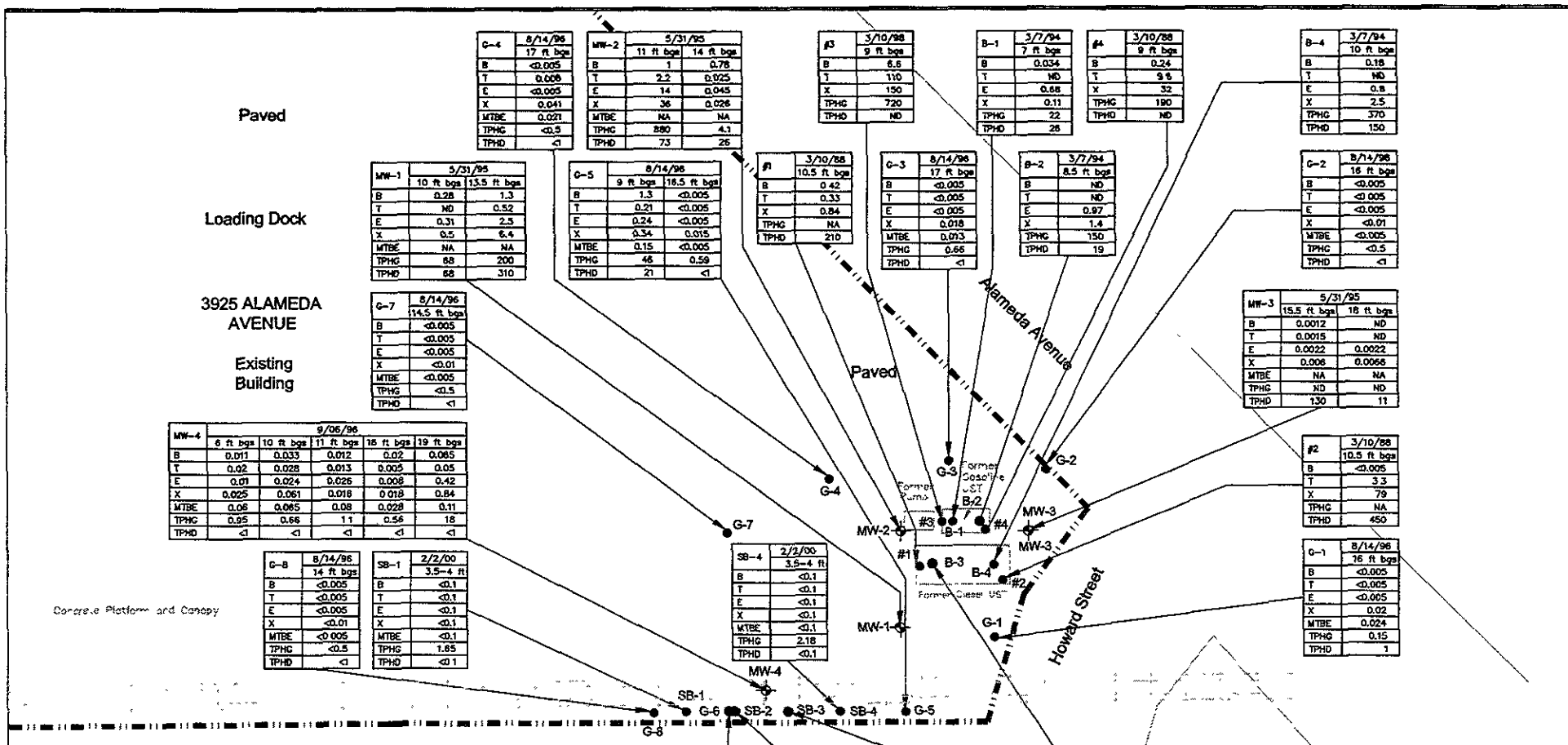
ASSESSOR'S PARCEL NO. 033-2250-009-02

EXHIBIT B

FIGURE B1 – SOIL SAMPLING LOCATIONS AND RESULTS

AND

FIGURE B2 – GROUNDWATER SAMPLING LOCATIONS AND RESULTS



Paved

Loading Dock

3925 ALAMEDA AVENUE

Existing Building

Concrete Platform and Canopy

Reference: Smith - Emery Geoservices Plot Plan Plate 2A, 1996.

Legend:

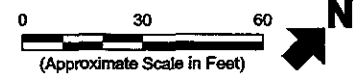
- Groundwater Monitoring Well Location
- Soil Sample Location
- Approximate Site Boundary
- Railroad Tracks

Abbreviations:

- B = Benzene
- T = Toluene
- E = Ethylbenzene
- X = Total xylenes
- MTBE = Methyl tertiary-butyl ether
- TPHG = Total petroleum hydrocarbons as gasoline
- TPHD = Total petroleum hydrocarbon diesel
- NA = Not Analyzed
- ND = Not Detected (Reporting limit not Available)
- ft bgs = feet below ground surface

Notes:

1. Concentrations in milligrams/Kilograms.
2. All locations are approximate.



G-6		8/14/96	
		15 ft bgs	
B	<0.005		
T	<0.005		
E	<0.005		
X	<0.01		
MTBE	<0.005		
TPHG	<0.5		
TPHD	<1		

SB-2		2/2/00	
		3.5-4 ft	
B	<0.1		
T	<0.1		
E	<0.1		
X	<0.1		
MTBE	<0.1		
TPHG	4.37		
TPHD	<0.1		

SB-3		2/2/00	
		3.5-4 ft bgs	
B	<0.1		
T	<0.1		
E	<0.1		
X	<0.1		
MTBE	<0.1		
TPHG	3.15		
TPHD	<0.1		

B-3		3/7/94	
		2.5 ft bgs	
B	0.29		
T	ND		
E	ND		
X	0.007		
TPHG	ND		
TPHD	ND		

G-4		8/14/96	
		17 ft bgs	
B	<0.005		
T	0.008		
E	<0.005		
X	0.041		
MTBE	0.021		
TPHG	<0.5		
TPHD	<1		

MW-2		5/31/95	
		11 ft bgs	
		14 ft bgs	
B	1	0.78	
T	2.2	0.025	
E	1.4	0.045	
X	36	0.026	
MTBE	NA	NA	
TPHG	880	4.1	
TPHD	73	26	

#3		3/10/98	
		9 ft bgs	
B	6.6		
T	110		
E	0.48		
X	150		
TPHG	720		
TPHD	ND		

B-1		3/7/94	
		7 ft bgs	
B	0.034		
T	ND		
E	0.48		
X	0.11		
TPHG	22		
TPHD	28		

#4		3/10/98	
		9 ft bgs	
B	0.24		
T	9.8		
E	32		
X	190		
TPHG	ND		
TPHD	ND		

B-4		3/7/94	
		10 ft bgs	
B	0.18		
T	ND		
E	0.8		
X	2.5		
TPHG	370		
TPHD	150		

MW-1		5/31/95	
		10 ft bgs	
		13.5 ft bgs	
B	0.28	1.3	
T	ND	0.52	
E	0.31	2.3	
X	0.5	6.4	
MTBE	NA	NA	
TPHG	88	200	
TPHD	88	310	

G-5		8/14/96	
		9 ft bgs	
		16.5 ft bgs	
B	1.3	<0.005	
T	0.21	<0.005	
E	0.24	<0.005	
X	0.34	0.015	
MTBE	0.15	<0.005	
TPHG	46	0.59	
TPHD	21	<1	

#1		3/10/98	
		10.5 ft bgs	
B	0.42		
T	0.33		
E	0.84		
X	<0.005		
TPHG	NA		
TPHD	210		

G-3		8/14/96	
		17 ft bgs	
B	<0.005		
T	<0.005		
E	<0.005		
X	<0.005		
MTBE	0.013		
TPHG	0.66		
TPHD	<1		

B-2		3/7/94	
		8.5 ft bgs	
B	ND		
T	ND		
E	0.97		
X	1.4		
TPHG	150		
TPHD	19		

G-2		8/14/96	
		16 ft bgs	
B	<0.005		
T	<0.005		
E	<0.005		
X	<0.01		
MTBE	<0.005		
TPHG	<0.5		
TPHD	<1		

G-7		8/14/96	
		14.5 ft bgs	
B	<0.005		
T	<0.005		
E	<0.005		
X	<0.01		
MTBE	<0.005		
TPHG	<0.5		
TPHD	<1		

MW-4		9/06/96				
		6 ft bgs	10 ft bgs	11 ft bgs	16 ft bgs	19 ft bgs
B	0.011	0.033	0.012	0.02	0.065	
T	0.02	0.028	0.013	0.003	0.05	
E	0.01	0.024	0.026	0.008	0.42	
X	0.025	0.061	0.018	0.018	0.84	
MTBE	0.06	0.065	0.08	0.028	0.11	
TPHG	0.95	0.66	1.1	0.56	18	
TPHD	<1	<1	<1	<1	<1	

G-8		8/14/96	
		14 ft bgs	
B	<0.005		
T	<0.005		
E	<0.005		
X	<0.01		
MTBE	<0.005		
TPHG	<0.5		
TPHD	<1		

SB-1		2/2/00	
		3.5-4 ft	
B	<0.1		
T	<0.1		
E	<0.1		
X	<0.1		
MTBE	<0.1		
TPHG	1.65		
TPHD	<0.1		

SB-4		2/2/00	
		3.5-4 ft	
B	<0.1		
T	<0.1		
E	<0.1		
X	<0.1		
MTBE	<0.1		
TPHG	2.18		
TPHD	<0.1		

MW-3		5/31/95	
		15.5 ft bgs	
		18 ft bgs	
B	0.0012	ND	
T	0.0015	ND	
E	0.0022	0.0022	
X	0.008	0.0066	
MTBE	NA	NA	
TPHG	ND	ND	
TPHD	130	11	

#2		3/10/98	
		10.5 ft bgs	
B	<0.005		
T	3.3		
E	79		
TPHG	NA		
TPHD	450		

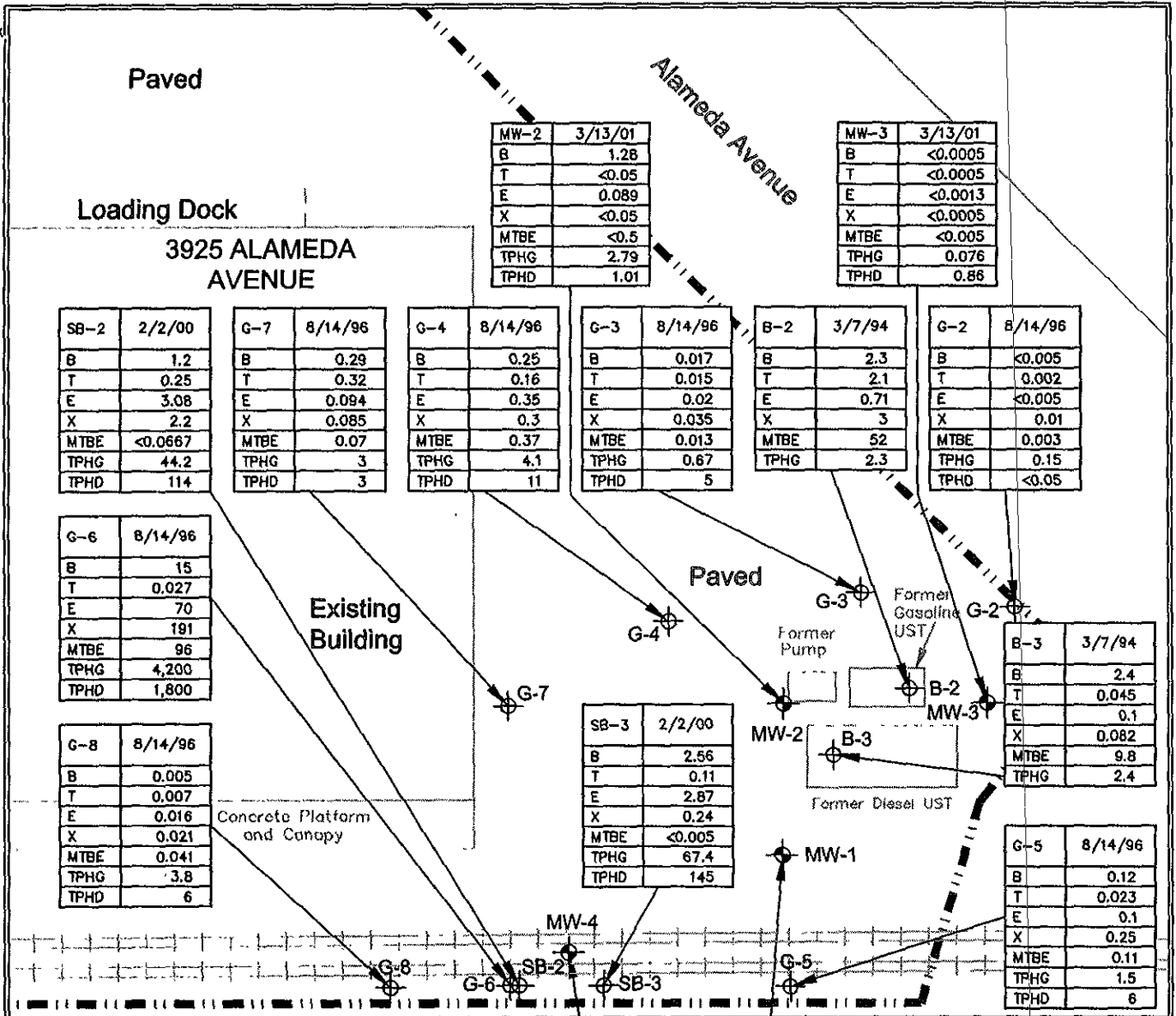
G-1		8/14/96	
		16 ft bgs	
B	<0.005		
T	<0.005		
E	<0.005		
X	0.02		
MTBE	0.024		
TPHG	0.15		
TPHD	1		

Erler & Kalinowski, Inc.

Soil Sampling Locations and Results

3925 Alameda Avenue
Oakland, CA
August 2003
EKI 980074.02

Figure B1



Reference: Smith - Emery Geoservices Plot Plan Plate 2A. 1996.

Legend:

- Groundwater Monitoring Well Location
- Grab Groundwater Sampling Location
- Approximate Site Boundary
- Railroad Tracks

MW-4	3/13/01
B	0.012
T	0.0023
E	0.04
X	0.0069
MTBE	0.0073
TPHG	2.37
TPHD	0.67

MW-1	3/13/01
B	4.78
T	<0.25
E	0.38
X	<0.25
MTBE	<2.5
TPHG	16
TPHD	1.85

Abbreviations:

- B = Benzene
- T = Toluene
- E = Ethylbenzene
- X = Total xylenes
- MTBE = Methyl tertiary-butyl ether
- TPHG = Total petroleum hydrocarbons as gasoline
- TPHD = Total petroleum hydrocarbon diesel
- NA = Not Analyzed
- ND = Not Detected (Reporting Limit not Available)

Notes:

1. Concentrations in milligrams/Liter.
2. All locations are approximate.

Erler & Kalinowski, Inc.

Groundwater Sampling Locations and Results

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Oakland, CA
August 2003
EKI 980074.02

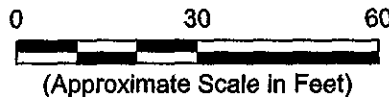


Figure B2