



R0243

November 13, 2002

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

Mr. Nicholas Loukianoff
Shorenstein Realty Investors Three, L.P.
555 California Street
San Francisco, CA 94104

**Subject: City Center Project – Parcel T9 (SLIC# 6436)
555 12th Street (formerly referred to as 1155 Clay Street)
Oakland, California 94607**

Dear Mr. Loukianoff:

The Alameda County Department of Environmental Health has recently reviewed the case file related to the soil and groundwater investigation at the above referenced site. We are in receipt of the following reports prepared and submitted by URS Greiner Woodward Clyde for the subject property:

- Construction Risk Management Plan dated March 23, 2000
- Post-Excavation Closure Report for Parcel T-9 dated October 31, 2000

The subject site is located in downtown Oakland bounded to the north by 12th Street, 11th Street to the south, Jefferson Street to the west and Clay Street to the east. The formerly vacant property was developed into a commercial high-rise building with twenty-two floors and two levels of underground parking garage. It is my understanding that the development of the subject site was completed in April 2002.

The referenced reports documents the construction risk management measures performed during the development of the site. Post-excavation confirmation soil samples collected from the sidewalls (18 samples - depths from 8 to 16 feet below ground surface [bgs]) showed no detectable concentration of benzene, toluene, ethyl benzene, xylene, methyl tertiary butyl ether (MTBE), Total Petroleum Hydrocarbon (TPH) as gasoline and TPH as diesel. Twelve soil samples collected from the bottom of the excavation at depths ranging from 18 to 26 feet bgs showed non detectable concentration of petroleum hydrocarbons with the exception of three samples – sample #1 collected at 18 feet bgs showed 180 mg/kg of TPH-diesel and 1.6 mg/kg of TPH-gasoline; sample #T9-SS-21 collected at 26 feet bgs showed 1.9 mg/kg TPH-diesel ; and sample #T9-SS-26 collected at 21 feet bgs showed 1.5 mg/kg TPH-diesel.

Low concentrations of hydrocarbon-impacted groundwater was detected at the site , primarily limited to well W-5 (in the southwest corner of the property) with a reported

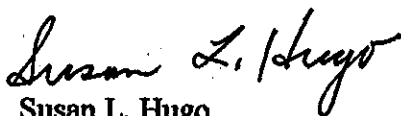
Mr. Nicholas Loukianoff
RE: City Center Project – Parcel T-9
November 13, 2002
Page 2 of 2

TPH-diesel concentration of 240 ug/L. During construction dewatering, it was reported that samples from August 29, September 5, September 28, October 26 and November 28, 2000 indicated non-detect influent concentrations of TPH, benzene, ethyl benzene, toluene, xylenes and MTBE.

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

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

Sincerely,



Susan L. Hugo
Supervising Hazardous Materials Specialist

c: Mee Ling Tung, Director, DEH
Stephen Hill, San Francisco Bay RWQCB
Jay Clare, URS Corp., 500 12th Street, Suite 200, Oakland, CA 94607
SH / files