

CIM

June 8, 2016

Keith Nowell, PG, CHG
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

RECEIVED

By Alameda County Environmental Health 11:20 am, Jun 17, 2016

RE: Indoor Air Testing Report
Case RO#2914
988 Broadway (Former 910 Broadway)
Oakland, California 94607

Dear Mr. Nowell:

CIM/Oakland Downtown L.P. is submitting the attached Indoor Air Testing Report prepared by Northgate Environmental Management, Inc., presenting results of the indoor air testing performed at 988 Broadway (formerly identified as 910 Broadway) in Oakland, California, as requested during a meeting between Northgate and Alameda County Environmental Health on May 11, 2016.

I declare, under penalty of perjury, in my capacity only as the Vice President of CIM Urban REIT GP I, LLC, the general partner of CIM/Oakland Downtown L.P., that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

Sincerely,

CIM/Oakland Downtown L.P.
a Delaware limited partnership

By: CIM Urban REIT GP I, LLC,
a Delaware limited liability Company,
its general partner

By: _____

Name: David Thompson
Vice President
and
Title: Chief Financial Officer



June 8, 2016

Mr. Keith Nowell, P.G., C.H.G.
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

RE: Indoor Air Testing Report
Case RO#2914
988 Broadway (Former 910 Broadway)
Oakland, California

Dear Mr. Nowell:

Northgate Environmental Management, Inc. (Northgate) is submitting this report of indoor air testing performed at 988 Broadway (formerly identified as 910 Broadway) in Oakland California (the Site) on behalf of CIM/Oakland Downtown L.P. The testing was requested by Alameda County Environmental Health (the County) at a meeting at your office on May 11, 2016 regarding final regulatory closure of the Site. At that meeting, the County raised a concern about potential intrusion of methane gas into the building related to degradation of the low levels of petroleum hydrocarbon constituents remaining in soil beneath the Site. The investigation described in this report was performed to address this concern. The results of the investigation are presented below.

Investigation Methods

Potential impacts to indoor air at the Courtyard Marriott Hotel building at 988 Broadway in Oakland related to methane generated from degradation of residual petroleum hydrocarbons in soil beneath the site was evaluated by collecting two indoor air samples and one exterior ambient air sample, and analyzing the samples for fixed gasses. One indoor air sample was collected in the vacant first-floor commercial tenant space (Commercial Space #157) located just to the east of the hotel entrance along 9th Street (the approximate location where previous soil sampling along the sidewalk showed residual petroleum hydrocarbon impact). A second indoor air sample was collected in a first-floor meeting room (the Board Room) located inside the hotel, in close proximity to the commercial tenant space. An exterior ambient air sample was collected in an

outdoor garden area adjacent to the pool and parking lot (Exterior Pool). The sample locations are shown on the attached figure.

Indoor and outdoor air samples were collected over an approximate 24-hour period on May 23 and 24, 2016. Samples were collected in general accordance with *Final – Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* prepared by the California EPA on October 2011. Each sample was collected using a 6-liter summa canister fitted with a regulator set to continuously sample air over an approximate 24-hour time period. Canister pressures were recorded at the start and at the end of the sampling period. Sample Commercial Space #157 was collected at a height of approximately two feet above the concrete building slab. The Board Room sample was collected at a height of about five feet above the concrete building-floor slab. The Exterior Pool sample was collected at an approximate height of five feet above the ground surface.

Methane readings were also recorded at each sample location at the start and end of the sampling period using a calibrated hand-held field instrument (Eagle 4-gas LEL meter). Building ventilation systems were operated normally during the sampling period.

Following sample collection, each summa canister was analyzed for methane, oxygen, carbon dioxide, and nitrogen using test method ASTM-D1946 at Torrent Laboratory of Milpitas, California.

INVESTIGATION RESULTS

Chemical test results for air samples collected during the investigation are shown in Table 1. Laboratory analytical reports with chain-of-custody records showing sample collection times and approximate final canister vacuums in inches of mercury, are attached as Appendix A.

As shown in Table 1, methane was not reported above a laboratory method reporting limit (MRL) of 0.03% (equivalent to 300 parts per million by volume or ppmv). Oxygen was reported at 21.1 – 21.2 % in the three samples. Nitrogen was reported at 81.0 % in the three samples. Carbon dioxide was not detected above a laboratory MRL of 0.03 %.

Methane was not detected at a detection limit 1ppmv (0.0001%) using the hand-held field instrument.



CONCLUSIONS

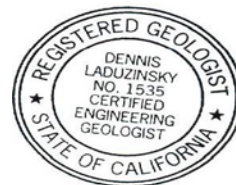
The lower explosive limit (LEL) for methane in air is 5% (50,000 ppmv). Previous DTSC guidance has conservatively recommended 500 ppmv methane (1% of the LEL) in indoor air as a threshold concentration suggesting a need for further evaluation. Guidance documents generally recommend notification to the fire department at indoor air methane concentrations of 25% of the LEL (12,500 ppmv).

Indoor and outdoor ambient air samples collected at 988 Broadway in Oakland did not contain methane above a laboratory MRL of 0.03% (300 ppmv) which is below the DTSC guidance indicating the potential need for further evaluation. Methane was not measured above a detection limit of 1 ppmv (0.0001%) in indoor or outdoor air at the Site using a hand held field methane gas detector. Based on these results it is Northgate's professional opinion that potential intrusion of methane gas into the building related to degradation of the low levels of petroleum hydrocarbon constituents remaining in soil beneath the Site does not represent a significant concern. On behalf of CIM/Oakland Downtown L.P., we request that the site be formally closed.

CLOSING

Please feel welcome to contact me at (510) 839-0688, ext. 202, or via e-mail at dennis.laduzinsky@ngem.com should you have any questions.

Sincerely,
Northgate Environmental Management, Inc.



Dennis Laduzinsky, C.E. G.
Principal

Enclosures: Table 1
Figure 1
Appendix A

cc: Daniel Ross, CIM Group



TABLE 1
Indoor and Outdoor Air Sample Analytical Results

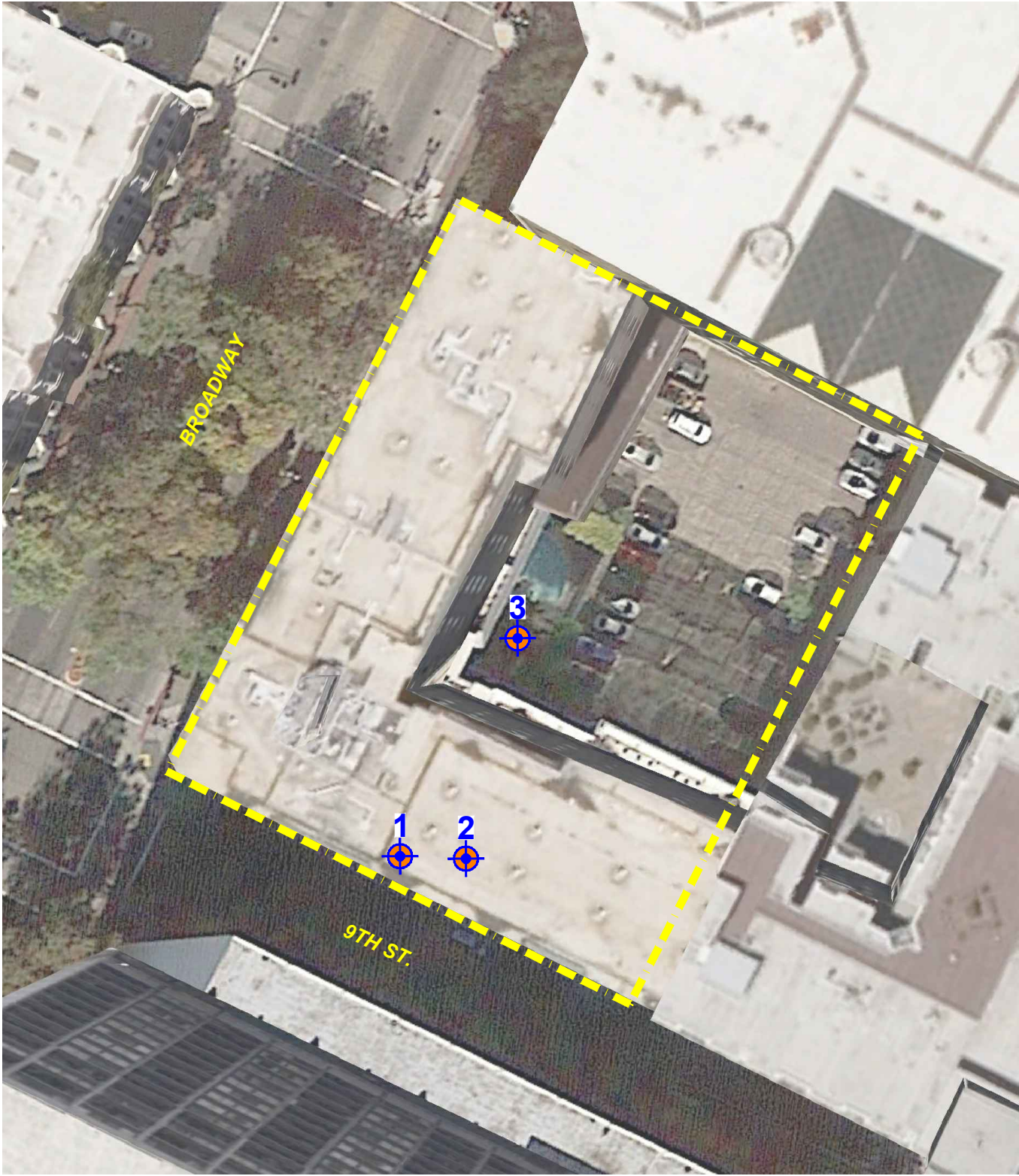
Analyte	Units	Sample Identification			Lower Explosive Limit (LEL)	
		Commercial Space #157	Board Room	Exterior Pool	LEL	1% of LEL
Carbon Dioxide	%	<0.03	<0.03	<0.03	na	na
Oxygen	%	21.2	21.1	21.2	na	na
Nitrogen	%	81.0	81.0	81.0	na	na
Methane	%	<0.03	<0.03	<0.03	5	0.05

NOTES:

Results reported in %. 1% = 10,000 ppmv. 0.03% = 300 ppmv

<: Not detected at or above the indicated laboratory method reporting limit

na: Not applicable



LEGEND:

-  Sample locations
- 1. Commercial Space #157
- 2. Board Room
- 3. Exterior Pool

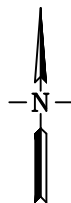
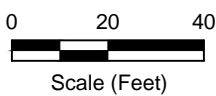


FIGURE 1
Air Quality Sampling Locations

Marriott Courtyard
Oakland, CA 94607



Project No. 1279.05



Northgate Environmental Management Inc.
428 13th Street
4th Floor
Oakland, California 94612
Tel: 5108390688
Fax: (510) 839-4350
RE: Courtyard Marriott

Work Order No.: 1605153 Rev: 1

Dear Dennis Laduzinsky:

Torrent Laboratory, Inc. received 3 sample(s) on May 24, 2016 for the analyses presented in the following Report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.

Torrent Laboratory, Inc. is certified by the State of California, ELAP #1991. If you have any questions regarding these test results, please feel free to contact the Project Management Team at (408)263-5258; ext 204.

Patti Sandrock
QA Officer

May 31, 2016

Date



Date: 5/31/2016

Client: Northgate Environmental Management Inc.

Project: Courtyard Marriott

Work Order: 1605153

CASE NARRATIVE

No issues encountered with the receiving, preparation, analysis or reporting of the results associated with this work order.

Unless otherwise indicated in the following narrative, no results have been method and/or field blank corrected.

Reported results relate only to the items/samples tested by the laboratory.

This report shall not be reproduced, except in full, without the written approval of Torrent Analytical, Inc.

REVISIONS

Report revised to report data to the MDL.

Rev. 1 (5/31/16)



Sample Result Summary

Report prepared for: Dennis Laduzinsky
Northgate Environmental Management Inc.

Date Received: 05/24/16

Date Reported: 05/31/16

Board Room

1605153-001A

<u>Parameters:</u>	<u>Analysis Method</u>	<u>DF</u>	<u>MDL</u>	<u>PQL</u>	<u>Results %</u>
Oxygen	D1946	1	0.0270	0.0500	21.1
Nitrogen	D1946	1	0.0430	0.0500	81.0

Commercial Space 157

1605153-002A

<u>Parameters:</u>	<u>Analysis Method</u>	<u>DF</u>	<u>MDL</u>	<u>PQL</u>	<u>Results %</u>
Oxygen	D1946	1	0.0270	0.0500	21.2
Nitrogen	D1946	1	0.0430	0.0500	81.0

Exterior Pool

1605153-003A

<u>Parameters:</u>	<u>Analysis Method</u>	<u>DF</u>	<u>MDL</u>	<u>PQL</u>	<u>Results %</u>
Oxygen	D1946	1	0.0270	0.0500	21.2
Nitrogen	D1946	1	0.0430	0.0500	81.0



SAMPLE RESULTS

Report prepared for: Dennis Laduzinsky
Northgate Environmental Management Inc.

Date Received: 05/24/16
Date Reported: 05/31/16

Client Sample ID:	Board Room	Lab Sample ID:	1605153-001A
Project Name/Location:	Courtyard Marriott	Sample Matrix:	Air
Project Number:	1279.05	Certified Clean WO # :	
Date/Time Sampled:	05/24/16 / 15:02	Received PSI :	14.1
Canister/Tube ID:	471	Corrected PSI :	0.0
Collection Volume (L):	0.00		

Parameters:	Analysis Method	Prep Date	Date Analyzed	DF	MDL %	PQL %	Results %	Results ppmv	Lab Qualifier	Analytical Batch	Prep Batch
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The results shown below are reported using their MDL.

Carbon Dioxide	D1946	NA	05/31/16	1	0.030	0.050	ND	ND		430327	NA
Oxygen	D1946	NA	05/31/16	1	0.0270	0.0500	21.1			430327	NA
Nitrogen	D1946	NA	05/31/16	1	0.0430	0.0500	81.0			430327	NA
Methane	D1946	NA	05/31/16	1	0.03	0.05	ND	ND		430327	NA



SAMPLE RESULTS

Report prepared for: Dennis Laduzinsky
Northgate Environmental Management Inc.

Date Received: 05/24/16
Date Reported: 05/31/16

Client Sample ID:	Commercial Space 157	Lab Sample ID:	1605153-002A
Project Name/Location:	Courtyard Marriott	Sample Matrix:	Air
Project Number:	1279.05	Certified Clean WO # :	
Date/Time Sampled:	05/24/16 / 14:25	Received PSI :	13.9
Canister/Tube ID:	463	Corrected PSI :	0.0
Collection Volume (L):	0.00		

Parameters:	Analysis Method	Prep Date	Date Analyzed	DF	MDL %	PQL %	Results %	Results ppmv	Lab Qualifier	Analytical Batch	Prep Batch
-------------	-----------------	-----------	---------------	----	-------	-------	-----------	--------------	---------------	------------------	------------

The results shown below are reported using their MDL.

Carbon Dioxide	D1946	NA	05/31/16	1	0.030	0.050	ND	ND		430327	NA
Oxygen	D1946	NA	05/31/16	1	0.0270	0.0500	21.2			430327	NA
Nitrogen	D1946	NA	05/31/16	1	0.0430	0.0500	81.0			430327	NA
Methane	D1946	NA	05/31/16	1	0.03	0.05	ND	ND		430327	NA



SAMPLE RESULTS

Report prepared for: Dennis Laduzinsky
Northgate Environmental Management Inc.

Date Received: 05/24/16
Date Reported: 05/31/16

Client Sample ID:	Exterior Pool	Lab Sample ID:	1605153-003A
Project Name/Location:	Courtyard Marriott	Sample Matrix:	Air
Project Number:	1279.05	Certified Clean WO # :	
Date/Time Sampled:	05/24/16 / 10:06	Received PSI :	14.8
Canister/Tube ID:	854	Corrected PSI :	0.0
Collection Volume (L):	0.00		

Parameters:	Analysis Method	Prep Date	Date Analyzed	DF	MDL %	PQL %	Results %	Results ppmv	Lab Qualifier	Analytical Batch	Prep Batch
-------------	-----------------	-----------	---------------	----	-------	-------	-----------	--------------	---------------	------------------	------------

The results shown below are reported using their MDL.

Carbon Dioxide	D1946	NA	05/31/16	1	0.030	0.050	ND	ND		430327	NA
Oxygen	D1946	NA	05/31/16	1	0.0270	0.0500	21.2			430327	NA
Nitrogen	D1946	NA	05/31/16	1	0.0430	0.0500	81.0			430327	NA
Methane	D1946	NA	05/31/16	1	0.03	0.05	ND	ND		430327	NA



MB Summary Report

Work Order:	1605153	Prep Method:	NA	Prep Date:	NA	Prep Batch:	NA
Matrix:	Air	Analytical Method:	D1946	Analyzed Date:	05/31/16	Analytical Batch:	430327
Units:	%						

Parameters	MDL	PQL	Method Blank Conc.	Lab Qualifier
Carbon Dioxide	0.030	0.050	ND	
Ethene	0.0110	0.025	ND	
Ethane	0.0140	0.025	ND	
Hydrogen	0.00280	0.025	0.0210	
Oxygen	0.0270	0.050	ND	
Nitrogen	0.0430	0.050	ND	
Methane	0.03	0.05	ND	
Carbon Monoxide	0.0350	0.050	ND	



LCS/LCSD Summary Report

Raw values are used in quality control assessment.

Work Order:	1605153	Prep Method:	NA	Prep Date:	NA	Prep Batch:	NA
Matrix:	Air	Analytical Method:	D1946	Analyzed Date:	05/31/16	Analytical Batch:	430327
Units:	%						

Parameters	MDL	PQL	Method Blank Conc.	Spike Conc.	LCS % Recovery	LCSD % Recovery	LCS/LCSD % RPD	% Recovery Limits	% RPD Limits	Lab Qualifier
Carbon Dioxide	0.030	0.0500	ND	1500	106	113	5.58	65 - 135	30	
Ethene	0.0110	0.0250	ND	1500	102	106	4.12	65 - 135	30	
Ethane	0.0140	0.0250	ND	1500	104	110	5.69	65 - 135	30	
Hydrogen	0.00280	0.0250	0.0210	1500	103	110	6.70	65 - 135	30	
Oxygen	0.0270	0.0500	ND	1500	102	125	20.9	65 - 135	30	
Nitrogen	0.0430	0.0500	ND	1500	104	129	21.1	65 - 135	30	
Methane	0.03	0.05	ND	1500	89.6	78.3	13.4	65 - 135	30	
Carbon Monoxide	0.0350	0.0500	ND	1500	80.8	80.6	0.306	65 - 135	30	



Laboratory Qualifiers and Definitions

DEFINITIONS:

Accuracy/Bias (% Recovery) - The closeness of agreement between an observed value and an accepted reference value.
Blank (Method/Preparation Blank) -MB/PB - An analyte-free matrix to which all reagents are added in the same volumes/proportions as used in sample processing. The method blank is used to document contamination resulting from the analytical process.
Duplicate - a field sample and/or laboratory QC sample prepared in duplicate following all of the same processes and procedures used on the original sample (sample duplicate, LCSD, MSD)
Laboratory Control Sample (LCS ad LCSD) - A known matrix spiked with compounds representative of the target analyte(s). This is used to document laboratory performance.
Matrix - the component or substrate that contains the analyte of interest (e.g., - groundwater, sediment, soil, waste water, etc)
Matrix Spike (MS/MSD) - Client sample spiked with identical concentrations of target analyte (s). The spiking occurs prior to the sample preparation and analysis. They are used to document the precision and bias of a method in a given sample matrix.
Method Detection Limit (MDL) - the minimum concentration of a substance that can be measured and reported with a 99% confidence that the analyte concentration is greater than zero
Practical Quantitation Limit (PQL) - a laboratory determined value at 2 to 5 times above the MDL that can be reproduced in a manner that results in a 99% confidence level that the result is both accurate and precise. PQLs reflect all preparation factors and/or dilution factors that have been applied to the sample during the preparation and/or analytical processes.
Precision (%RPD) - The agreement among a set of replicate/duplicate measurements without regard to known value of the replicates
Surrogate (S) or (Surr) - An organic compound which is similar to the target analyte(s) in chemical composition and behavior in the analytical process, but which is not normally found in environmental samples. Surrogates are used in most organic analysis to demonstrate matrix compatibility with the chosen method of analysis
Tentatively Identified Compound (TIC) - A compound not contained within the analytical calibration standards but present in the GCMS library of defined compounds. When the library is searched for an unknown compound, it can frequently give a tentative identification to the compound based on retention time and primary and secondary ion match. TICs are reported as estimates and are candidates for further investigation.
Units: the unit of measure used to express the reported result - mg/L and mg/Kg (equivalent to PPM - parts per million in liquid and solid), ug/L and ug/Kg (equivalent to PPB - parts per billion in liquid and solid), ug/m³ , mg.m³ , ppbv and ppmv (all units of measure for reporting concentrations in air), % (equivalent to 10000 ppm or 1,000,000 ppb), ug/Wipe (concentration found on the surface of a single Wipe usually taken over a 100cm ² surface)

LABORATORY QUALIFIERS:

<p>B - Indicates when the analyte is found in the associated method or preparation blank</p> <p>D - Surrogate is not recoverable due to the necessary dilution of the sample</p> <p>E - Indicates the reportable value is outside of the calibration range of the instrument but within the linear range of the instrument (unless otherwise noted) Values reported with an E qualifier should be considered as estimated.</p> <p>H- Indicates that the recommended holding time for the analyte or compound has been exceeded</p> <p>J- Indicates a value between the method MDL and PQL and that the reported concentration should be considered as estimated rather the quantitative</p> <p>NA - Not Analyzed</p> <p>N/A - Not Applicable</p> <p>NR - Not recoverable - a matrix spike concentration is not recoverable due to a concentration within the original sample that is greater than four times the spike concentration added</p> <p>R- The % RPD between a duplicate set of samples is outside of the absolute values established by laboratory control charts</p> <p>S- Spike recovery is outside of established method and/or laboratory control limits. Further explanation of the use of this qualifier should be included within a case narrative</p> <p>X -Used to indicate that a value based on pattern identification is within the pattern range but not typical of the pattern found in standards. Further explanation may or may not be provided within the sample footnote and/or the case narrative.</p>



Sample Receipt Checklist

Client Name: Northgate Environmental Management Inc.

Date and Time Received: 5/24/2016 17:35

Project Name: Courtyard Marriott

Received By: ke

Work Order No.: 1605153

Physically Logged By: ke

Checklist Completed By: ke

Carrier Name: First Courier

Chain of Custody (COC) Information

Chain of custody present? Yes
Chain of custody signed when relinquished and received? Yes
Chain of custody agrees with sample labels? Yes
Custody seals intact on sample bottles? Not Present


Sample Receipt Information

Custody seals intact on shipping container/cooler? Not Present
Shipping Container/Cooler In Good Condition? Yes
Samples in proper container/bottle? Yes
Samples containers intact? Yes
Sufficient sample volume for indicated test? Yes

Sample Preservation and Hold Time (HT) Information

All samples received within holding time? Yes
Container/Temp Blank temperature in compliance? Temperature: 0 °C
Water-VOA vials have zero headspace? No VOA vials submitted
Water-pH acceptable upon receipt? N/A
pH Checked by: na pH Adjusted by: na

1605153

		CHAIN OF CUSTODY/ANALYSIS REQUEST FORM				№ 4319					
Project No.: 1279.05		Project Location: Broadway		Date: 5/23/16 - 5/24/16		Serial No.:					
Project Name: Courtyard Marriott		Field Logbook No.:									
Sampler (Signature): <i>[Signature]</i>		ANALYSES					Samplers: S. Acker & D. Laduzinsky				
Samples											
Sample No.	Date	Time	Lab Sample No.	No. of Containers	Sample Type	ASTM-D1946	HOLD	RUSH	Final Volume (Includes this)	REMARKS	
Board Room	5/23		001A	1	AV	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2.5	Time: 1351 - 1502	4/23 - 4/24	
Commercial space 157	5/23		002A	1	↓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	Time: 1359 - 1425		
Exterior pool	5/23		003A	1	↓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2.5	Time: 1411 - 1006		
		See "Remarks"								<div style="border: 1px solid blue; border-radius: 50%; padding: 10px; display: inline-block;"> 48-hour RUSH </div>	
RUSH 2 DAYS											
Relinquished by: <i>[Signature]</i>		Date: 5/24/16	Time: 3:23 P	Received By: <i>[Signature]</i>		Date: 5-24-16	Time: 3:29				
Relinquished by: <i>[Signature]</i>		Date: 5-24-16	Time: 17:35	Received By: <i>[Signature]</i>		Date: 5-24-16	Time: 17:35				
Method of Shipment:		Date:	Time:	Comments: results to: dennis.laduzinsky@ngem.com							
Sample Collector: Northgate Environmental Management, Inc. 300 Frank H Ogawa Plaza, Suite 510 Oakland, California 94612 ph - (510) 839 0688 / fax - (510) 839-4350				Analytical Laboratory: TORRENT							

FCS
Amb Temp



Rush Turnaround Services REQUEST FORM



Date | 5/24/16
 Company | Northgate Environmental Mgmt
 Ordered By | Dennis Laduzinsky
 Email | _____
 (for Rush report)

Confirmation Number | _____

For Torrent Lab Use Only

Project Name | _____
 Project Number | _____
 Order ID | 1605153
 Order Taken By | _____
 Accounting | _____

Project Details

TAT Requested
 (please check one)

- Same Day (2-8 Hours)
 One Day → Noon
 2 Day → Noon
 3 Day → Noon
 4 Day → Noon

Number of Samples | 2

Matrix | Air
 (i.e., sample type: Is your sample soil, water, etc?)

Analysis | Oxygen, Methane, CO2, Nitrogen

Weekend work required (refer to chart below for respective surcharge)

This request form may be a courtesy notice which reflects the rush services requested on the chain-of-custody. Please contact *Torrent Express*™ project management immediately at pm@torrentlab.com with the subject line "Rush TAT Cancellation" if you do not want the analysis(es) to proceed. Cancellation of a *Torrent Express*™ service may be subject to a cancellation fee.

In order to facilitate processing and scheduling, please notify Torrent Laboratory at least 24 hours in advance for any *Torrent Express*™ service. Sample(s) must be received or scheduled for pick-up before 5:00 pm in order to be processed that day; all samples received after 5:00 pm will be processed the following day.

All *Torrent Express*™ Same Day and Next Day rush services will be charged a \$250.00 minimum (excluding certain fees) plus the respective surcharge(s); all other *Torrent Express*™ rush services will be charged a \$150.00 minimum (excluding certain fees) plus the respective surcharge(s).

The following table briefly describes Torrent Laboratory's *Torrent Express*™ surcharge pricing structure, please refer to your company specific price list for the precise surcharges.

	Same Day	Next Day*	2 Day*	3 Day*	4 Day*
Regular Rush	300%	150%	75%	50%	37.5%
Noon	–	200%	100%	62.5%	50%
Weekend	300%	300%	–	–	–

*business day(s)