

CIM

May 23, 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 11:19 am, Jun 17, 2016

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

Dear Mr. Nowell:

CIM/Oakland Downtown L.P. is submitting the attached work plan prepared by Northgate Environmental Management, Inc., presenting details of a proposed indoor air testing program 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 document or 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: Eric Rubinfeld

Title: Vice President



May 23, 2016

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

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

Dear Mr. Nowell:

Northgate Environmental Management, Inc. (Northgate) is submitting this work plan for indoor air testing at 988 Broadway (formerly identified as 910 Broadway) in Oakland California (the Site) on behalf of CIM/Oakland Downtown L.P. The work plan 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. Northgate proposes to evaluate this potential concern by collecting indoor air samples inside the building near 9th Street and analyzing the samples for fixed gasses. The work plan is presented below.

Work Plan

In order to evaluate 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, two indoor air samples, and one exterior ambient air sample, will be collected and analyzed for fixed gasses. One indoor air sample will be collected in the vacant first-floor commercial tenant space 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 sample will be collected in a first-floor meeting room located inside the hotel, in close proximity to the commercial tenant space. The exterior ambient air sample will be collected in an outdoor garden area adjacent to the pool and parking lot. Proposed sample locations are shown on the attached figure.

Samples will be 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 will be 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 will be recorded at the start and at the end of the sampling period. Methane readings will also be recorded at the start and end of the sampling period at each sample location using a calibrated hand-held field instrument. Building ventilation systems will be operated normally during the sampling period.

Following sample collection, each summa canister will be analyzed for methane, oxygen, carbon dioxide, and nitrogen using test method ASTM-D1946 at Torrent Laboratory of Milpitas, California. The method produces reporting limits of 0.001% (10 parts per million by volume, or ppmv) for methane, and 0.025% (250 ppmv) for oxygen, carbon dioxide, and nitrogen.

Test results for methane will be compared to generally accepted screening standards. 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). Results of the testing program will be summarized in a written report showing sample locations and indoor air sample test results.

CLOSING

We appreciate your prompt attention to this matter. 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.

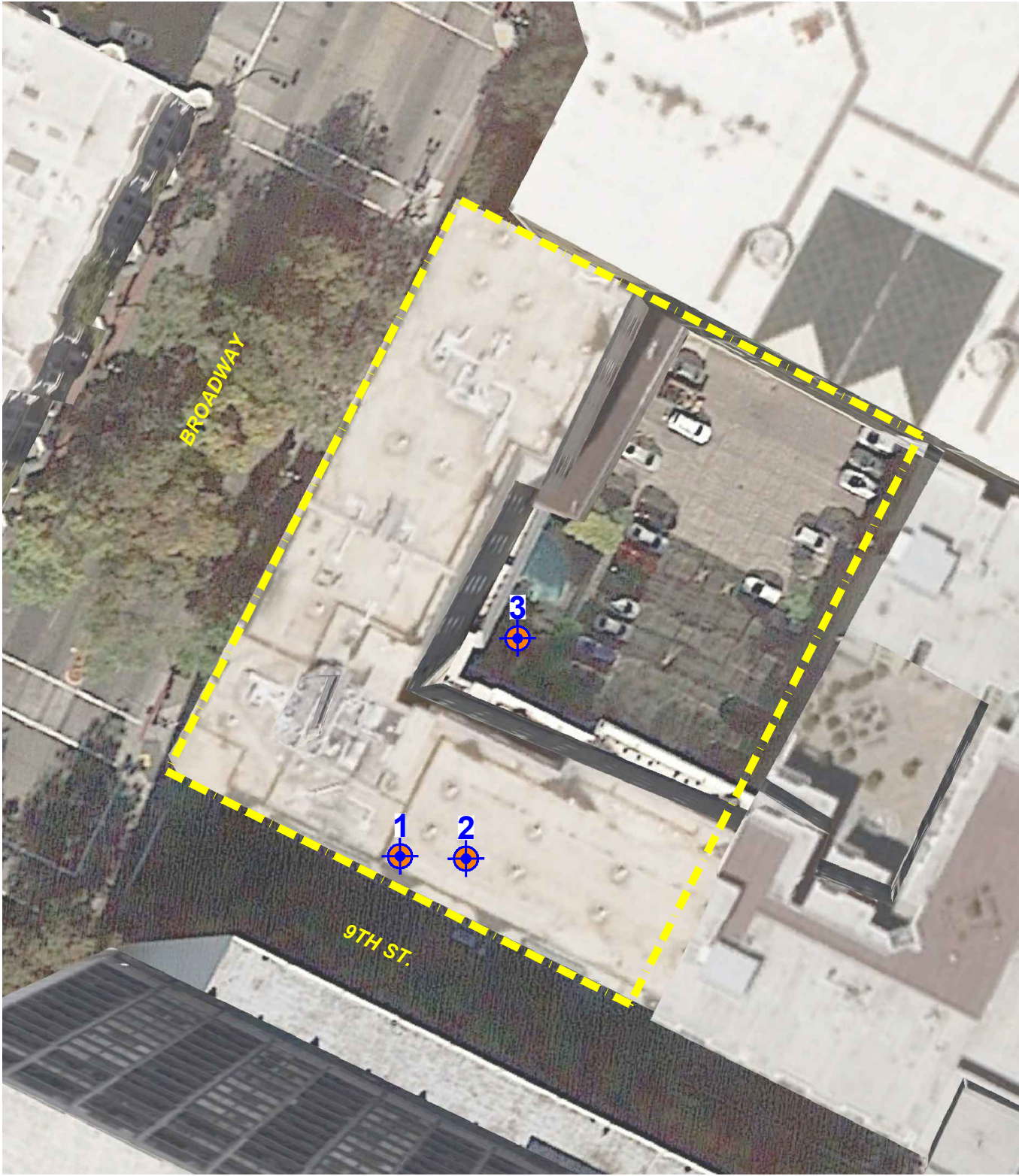


Dennis Laduzinsky,
C.E.Principal


Enclosures: Figure 1

cc: Daniel Ross, CIM Group





LEGEND:

-  Sample locations
- 1. Vacant Shop
- 2. Interior Meeting Room
- 3. Exterior Ambient

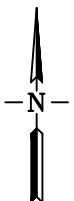
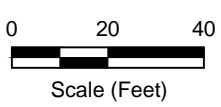


FIGURE 1
Proposed Air Quality
Sampling Locations

Marriott Courtyard
Oakland, CA 94607



Project No. 1279.05