



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

June 10, 2011

James Linford  
Sent via E-mail to: [jtlinford@comcast.net](mailto:jtlinford@comcast.net)  
Linford Magnolia Properties  
P.O. Box 210598  
San Francisco, CA 94121

Tommy Chang  
Chang Tommy & Yang Mei ETAL  
1282 24<sup>th</sup> Avenue  
San Francisco, CA 94122-1615

Subject: Fuel Leak Case No. RO0002961 and GeoTracker Global ID T0619700438, Linford Magnolia Property, 2650 Magnolia Street, Oakland, CA 94607

Dear Messrs. Linford and Chang:

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:

- Residual hydrocarbons in soil at concentrations of 1,500 mg/kg TPH-g and 0.80 mg/kg benzene remain at the site.

If you have any questions, please call Paresh Khatri at (510) 777-2478. Thank you.

Sincerely,



Donna L. Drogos, P.E.  
Division Chief

Enclosures: 1. Remedial Action Completion Certificate  
2. Case Closure Summary

cc:

Ms. Cherie McCaulou (w/enc)  
SF- Regional Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
(Sent via E-mail to:  
[CMccaulou@waterboards.ca.gov](mailto:CMccaulou@waterboards.ca.gov))

Closure Unit (w/enc)  
State Water Resources Control Board  
UST Cleanup Fund  
P.O. Box 944212  
Sacramento, CA 94244-2120  
(Sent via E-mail)

Paresh Khatri (w/orig enc), D. Drogos (w/enc), T. Le-Khan (w/enc)  
Hollis Phillips, ARCADIS sent via E-mail to: [hollis.phillips@arcadis-us.com](mailto:hollis.phillips@arcadis-us.com) (w/enc)

ALAMEDA COUNTY  
**HEALTH CARE SERVICES  
AGENCY**

ALEX BRISCOE, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502  
(510) 567-6777  
FAX (510) 337-9135

June 10, 2011

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*Sent via E-mail to: [jtlinford@comcast.net](mailto:jtlinford@comcast.net)*  
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P.O. Box 210598  
San Francisco, CA 94121

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1282 24<sup>th</sup> Avenue  
San Francisco, CA 94122-1615

**REMEDIAL ACTION COMPLETION CERTIFICATE**

Subject: Fuel Leak Case No. RO0002961 and GeoTracker Global ID T0619700438, Linford Magnolia Property, 2650 Magnolia Street, Oakland, CA 94607

Dear Messrs. Linford and Chang:

This letter confirms the completion of a site investigation and remedial action for the 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 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 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,

A handwritten signature in black ink, appearing to read 'Ariu Levi', written over a white background.

Ariu Levi  
Director  
Alameda County Environmental Health

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

**I. AGENCY INFORMATION**

Date: April 4, 2011

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 777-2478
Responsible Staff Person: Paresh Khatri	Title: Hazardous Materials Specialist

**II. CASE INFORMATION**

Site Facility Name: Linford Magnolia Property		
Site Facility Address: 2650 Magnolia Street, Oakland, CA 94607		
RB Case No.: ---	StID No.: ---	LOP Case No.: RO0002961
URF Filing Date: 8/20/2007	Global ID No.: T0619700438	APN: 5-446-7
Responsible Parties	Addresses	Phone Numbers
James Linford Linford Magnolia Properties	P.O. Box 210598 San Francisco, CA 94121	<a href="mailto:jtlinford@comcast.net">jtlinford@comcast.net</a>
Tommy Chang Chang Tommy & Yang Mei ETAL	1282 24 <sup>th</sup> Avenue San Francisco, CA 94122-1615	---
---	---	---

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	1,150-gallon	Gasoline	Removed	6/21/2007
2	1,150-gallon	Gasoline	Removed	6/21/2007
3	---	---	---	---
4	---	---	---	---
Piping			Removed	6/21/2007

**III. RELEASE AND SITE CHARACTERIZATION INFORMATION**

Cause and Type of Release: Holes were observed on the USTs.		
Site characterization complete? Yes	Date Approved By Oversight Agency: ---	
Monitoring wells installed? No	Number: 0	Proper screened interval? ---
Highest GW Depth Below Ground Surface: 11 ft bgs	Lowest Depth: 13 ft bgs	Flow Direction: west to northwest
Most Sensitive Current Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: A ¼-mile well survey was conducted for RO0000365 (2500 Poplar Street) located approximately 350 feet from the subject site. No active water supply wells were identified within a ¼-mile of the site. However, one abandoned well, total depth 135 ft bgs, was identified at 2736 Magnolia Street, approximately 600 feet southwest of the subject site. This well does not appear to be a receptor due to its cross-gradient location and distance from the site.

Are drinking water wells affected? No	Aquifer Name: East Bay Plain Groundwater Basin
Is surface water affected? No	Nearest SW Name: San Francisco Bay located approximately 1 mile to the northwest of the site.
Off-Site Beneficial Use Impacts (Addresses/Locations): Identified	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health & Oakland Fire Prevention Bureau

**TREATMENT AND DISPOSAL OF AFFECTED MATERIAL**

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	Two 1,150-gallon	Disposal, Erickson Facility, Richmond, CA	6/21/2007
Piping	Not reported	Disposal, Erickson Facility, Richmond, CA	6/21/2007
Free Product	Not reported	---	---
Soil	140 cubic yards	Disposal, Keller Canyon Landfill, Pittsburg, CA	08/2007
Groundwater	450-gallons	Disposal, Riverbank Petroleum, Riverbank, CA	06/2007

**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)	1,500 (NT-N-6, 6/21/2007)	1,500 (NT-N-6, 6/21/2007)	830 (NT-GW-1, 6/22/2007)	68 (NT-GW-2, 7/02/2007)
TPH (Diesel)	NA	NA	NA	NA
TPH (Motor Oil)	NA	NA	NA	NA
TPH (Hydraulic Oil)	96 (H-S-8, 6/21/2007)	96 (H-S-8, 6/21/2007)	NA	NA
Benzene	0.80 (NT-E-5, 6/21/2007)	0.80 (NT-E-5, 6/21/2007)	4.5 (NT-GW-1, 6/22/2007)	1.8 (NT-GW-2, 7/02/2007)
Toluene	0.79 (NT-N-6, 6/21/2007)	0.79 (NT-N-6, 6/21/2007)	7.3 (NT-GW-1, 6/22/2007)	<0.5 (NT-GW-2, 7/02/2007)
Ethylbenzene	9.3 (NT-N-6, 6/21/2007)	9.3 (NT-N-6, 6/21/2007)	43 (NT-GW-1, 6/22/2007)	<0.5 (NT-GW-2, 7/02/2007)
Xylenes	7.8 (NT-N-6, 6/21/2007)	7.8 (NT-N-6, 6/21/2007)	33 (NT-GW-1, 6/22/2007)	<0.5 (NT-GW-2, 7/02/2007)
MTBE	<5.0 <sup>4</sup> (NT-E-5, 6/21/2007)	<5.0 <sup>3</sup> (NT-E-5, 6/21/2007)	<1.0 <sup>2</sup> (NT-GW-1, 6/22/2007)	<0.5 <sup>1</sup> (NT-GW-2, 7/02/2007)
Heavy Metals (Cd, Cr, Pb, Ni, Zn)	9.3 <sup>7</sup> (NT-S-6, 6/21/2007)	9.3 <sup>7</sup> (NT-S-6, 6/21/2007)	260 <sup>6</sup> (NT-GW-1, 6/22/2007)	<0.5 <sup>5</sup> (NT-GW-2, 7/02/2007)
Other 8240/8260	NA	NA	NA	NA

<sup>1</sup> Other VOCs analyzed (groundwater µg/L after cleanup): MTBE, TBA; DIPE, ETBE, TAME, not detected above the laboratory reporting limit; EDB, and 1,2-DCA not analyzed

<sup>2</sup> Other VOCs analyzed (groundwater ppb before cleanup): MTBE, TBA; DIPE, ETBE, TAME, not detected above the laboratory reporting limit; EDB, 1,2-DCA and EtOH not analyzed

<sup>3</sup> Other VOCs (Soil mg/kg after cleanup): MTBE, TBA, DIPE, ETBE, TAME, not detected above analytical reporting limit; EDB, 1,2-DCA not analyzed

<sup>4</sup> Other VOCs analyzed (Soil mg/kg before cleanup): MTBE, TBA, DIPE, ETBE, TAME, not detected above analytical reporting limit; EDB, 1,2-DCA not analyzed.

<sup>5</sup> 6 µg/L Cd, 180 µg/L Cr, 260 µg/L Pb, 240 µg/L Ni, 1400 µg/L Zn in groundwater before cleanup

<sup>6</sup> <0.25 µg/L Cd, <0.5 µg/L Cr, <0.5 µg/L Pb, 9.7 µg/L Ni, 70 µg/L Zn in groundwater after cleanup

<sup>7</sup> <1.5 mg/kg Cd, 44 mg/kg Cr, 9.3 mg/kg Pb, 63 mg/kg Ni, 63 mg/kg Zn in soil

NA - Not Analyzed

**Site History and Description of Corrective Actions:**

The site is located on the east side of Magnolia Street in Oakland between 26th and 28th Streets. The site is a former brake relining and service facility located at 2650 Magnolia Street in Oakland, California (see **Figure 1**). Currently, the site is used for dry storage, and is being vacated for property sale and transfer.

**UST Removals**

Removal of two 1,150 gallon gasoline USTs from beneath the Magnolia Street sidewalk was conducted in June and July 2007 (see **Figures 2, 3 and 4**). The northernmost UST contained a corrosion hole at one end, and there was field evidence of contamination in the excavation sidewalls, at the base of the excavation, and in the excavated soil. The southern tank was structurally sound, and the surrounding soil, although discolored, did not exhibit significant contamination.

Initial soil sampling in the tank excavations consisted of collecting samples from opposite the tank ends and sidewalls at depths of 5 to 6 feet below ground surface (bgs). These samples were collected from just above what was thought to be the soil/groundwater interface, based on the observation that water had collected in the excavations. Subsequent over-excavation of the north tank pit to 13 feet bgs revealed that this was water that had collected in the surrounding backfill, and the actual groundwater depth was 11 to 13 feet bgs. Analytical results are summarized on **Tables 1 through 4**, and sampling locations are illustrated on **Figures 2, 3 and 4**.

Two soil samples collected from the north tank excavation floor at the final excavated depth of about 13 feet bgs did not contain detectable concentrations of total petroleum hydrocarbons (TPH) as gasoline (g). A sidewall soil sample collected from 6 feet bgs at the north end of the excavation (NT-N-6) contained 1,500 milligrams per kilogram (mg/kg)

TPH-g. Access to over-excavate the north wall of the north tank was restricted by underground utilities on that side. The south tank excavation soil samples contained no detectable concentrations of gasoline hydrocarbons. No significant concentrations of gasoline hydrocarbons were found either in the dispenser area or product line soil samples.

Initial grab groundwater sample analytical results from the north tank excavation detected concentrations of TPH-g and benzene at 830 micrograms per liter ( $\mu\text{g/L}$ ) and 4.5  $\mu\text{g/L}$  respectively. A second groundwater sample was collected from the north tank excavation after one volume of collected groundwater had been pumped out and then allowed to re-accumulate. This sample contained concentrations of TPH-g and benzene at 68  $\mu\text{g/L}$  and 1.8  $\mu\text{g/L}$ , respectively. LUFT metals were detected above their respective ESLs in the initial excavation grab sample but were reduced below ESLs in all but the nickel results in the second sample. No other gasoline constituents or fuel oxygenates were detected in the groundwater sample. Both excavations were subsequently backfilled with controlled density fill, and the sidewalk concrete was replaced.

Groundwater beneath the site is assumed to flow approximately in a west-northwest direction based upon groundwater monitoring data from the nearest (within 600 feet) active site at 2836 Union Street (TO600105641) and on the local topographic gradient.

#### Hydraulic Hoist

The hoist consisted of a six foot long hydraulic cylinder/ram assembly with a steel rack, a 50 gallon hydraulic oil above-ground storage tank (AST)/valve mechanism and associated hydraulic oil piping. The hoist was located approximately 10 feet east of the north tank and about 12 feet to the south of the site building wall. The hydraulic oil AST was located against the wall of the building with approximately 12 feet of underground piping connecting to the hoist cylinder. The location of the hoist is located on **Figure 2** and analytical results are summarized on **Table 3**.

#### Soil & Groundwater Investigations

An investigation consisting of three direct push borings to define the extent of potential soil and groundwater contamination down-gradient of the former location of the UST was conducted September 1, 2010. Borehole B1 was drilled to a depth of 14.5 feet bgs and boreholes B2 and B3 were drilled to a depth of 15 feet bgs (see **Figure 5**). Two soil samples from boring B1 were selected for laboratory analyses based on visual inspection and lithology as described above. Temporary wells constructed of  $\frac{3}{4}$ -inch diameter pvc, screened across the bottom 5-feet of each boring, were placed in each boring. Neither of the two soil samples collected from boring B1 contained detectable concentrations of TPH-g or BTEX compounds. None of the groundwater samples collected from the three borings contained detectable concentrations of TPH-g or BTEX compounds. Analytical results are summarized on **Tables 5 and 6**, and sampling locations are illustrated on **Figure 5**.

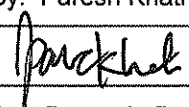
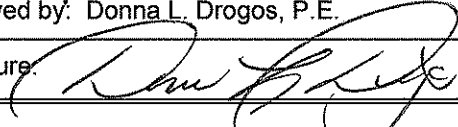
**IV. CLOSURE**

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
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 significant risk to human health based upon current land use and conditions.		
<p>Site Management Requirements: Case closure for this fuel leak site is granted for the current commercial land use only. If a modification to the existing structure(s) or a change in land use to any residential or other conservative land use scenario is proposed at this site, Alameda County Environmental Health (AECH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.</p> <p>Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party (or current property owner/developer) prior to and during excavation and construction activities.</p> <p>This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.</p>		
Should corrective action be reviewed if land use changes? Yes.		
Was a deed restriction or deed notification filed? No	Date Recorded: --	
Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: ---		

**V. ADDITIONAL COMMENTS, DATA, ETC.**

<p>Considerations and/or Variances:</p> <ul style="list-style-type: none"> <li>Residual hydrocarbons in soil at concentrations of 1,500 mg/kg TPH-g and 0.80 mg/kg benzene remain at the site.</li> </ul> <p>Conclusion:</p> <p>Alameda County Environmental Health staff believe that the levels of residual contamination do not pose a significantly threat to water resources, public health and safety, and the environment under the current commercial land use based upon the information available in our files to date. No further investigation or cleanup for the fuel leak case is necessary unless a change in land use to any residential or other conservative land use scenario occurs at the site. ACEH staff recommend closure for the site.</p>
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**VI. LOCAL AGENCY REPRESENTATIVE DATA**

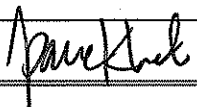
Prepared by: Paresh Khatri	Title: Hazardous Materials Specialist
Signature: 	Date: April 4, 2011
Approved by: Donna L. Drogos, P.E.	Title: Division Chief
Signature: 	Date: 04/07/11

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
Notification Date: 5/5/2010	

**VIII. MONITORING WELL DECOMMISSIONING**

Date Requested by ACEH: ---	Date of Well Decommissioning Report: ---	
All Monitoring Wells Decommissioned: NA	Number Decommissioned: 0	Number Retained: 0
Reason Wells Retained: No Monitoring Wells Installed		
Additional requirements for submittal of groundwater data from retained wells: ---		
ACEH Concurrence - Signature: 	Date: 4/7/11	

Attachments:

1. Site Figures 1 through 5
2. Analytical Tables 1 through 6
3. Boring Logs (3 pp)

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.



## Khatri, Paresh, Env. Health

---

**From:** Cherie McCaulou [CMccaulou@waterboards.ca.gov]  
**Sent:** Thursday, May 05, 2011 5:01 PM  
**To:** Khatri, Paresh, Env. Health  
**Subject:** Re: RO0002961; Closure Summary for Lingford Magnolia Property (T0619700438)

Paresh - The Water Board staff has no objection to ACEH's recommendation for case closure of the subject site. Thank you.

Sincerely,

Cherie McCaulou  
Engineering Geologist  
San Francisco Bay Regional Water Quality Control Board  
[cmccaulou@waterboards.ca.gov](mailto:cmccaulou@waterboards.ca.gov)  
510-622-2342

>>> "Khatri, Paresh, Env. Health" <[paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org)> 5/5/2011 2:18 PM >>>  
Hello Cherie,

Attached is a closure summary for RO0002961; Lingford Magnolia Property located at 2650 Magnolia Street in Oakland to comply with the RWQCB's 30-day review period. If no comments from the RWQCB are received within the 30-day review period, ACEH's will proceed with case closure.

Please contact me should you have any comments or questions regarding the subject site.

Sincerely,

Paresh C. Khatri  
Sr. Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Phone: (510) 777-2478  
Fax: (510) 337-9335

E-mail: [Paresh.Khatri@acgov.org](mailto:Paresh.Khatri@acgov.org)

<http://www.acgov.org/aceh/index.htm>

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PROJECT  
LOCATION

PROPOSED SOIL BORING LOCATIONS

Image © 2007 TerraMetrics



**SITE LOCATION MAP**

2650 Magnolia St.  
Oakland, CA

By: MJC

SEPTEMBER 2010

**Figure 1**



2007-23-01



Groundwater (µg/L)	
TVHg	ND
MBTEX	ND
Cadmium	0.30
Chromium	ND
Lead	ND
Nickel	34
Zinc	45

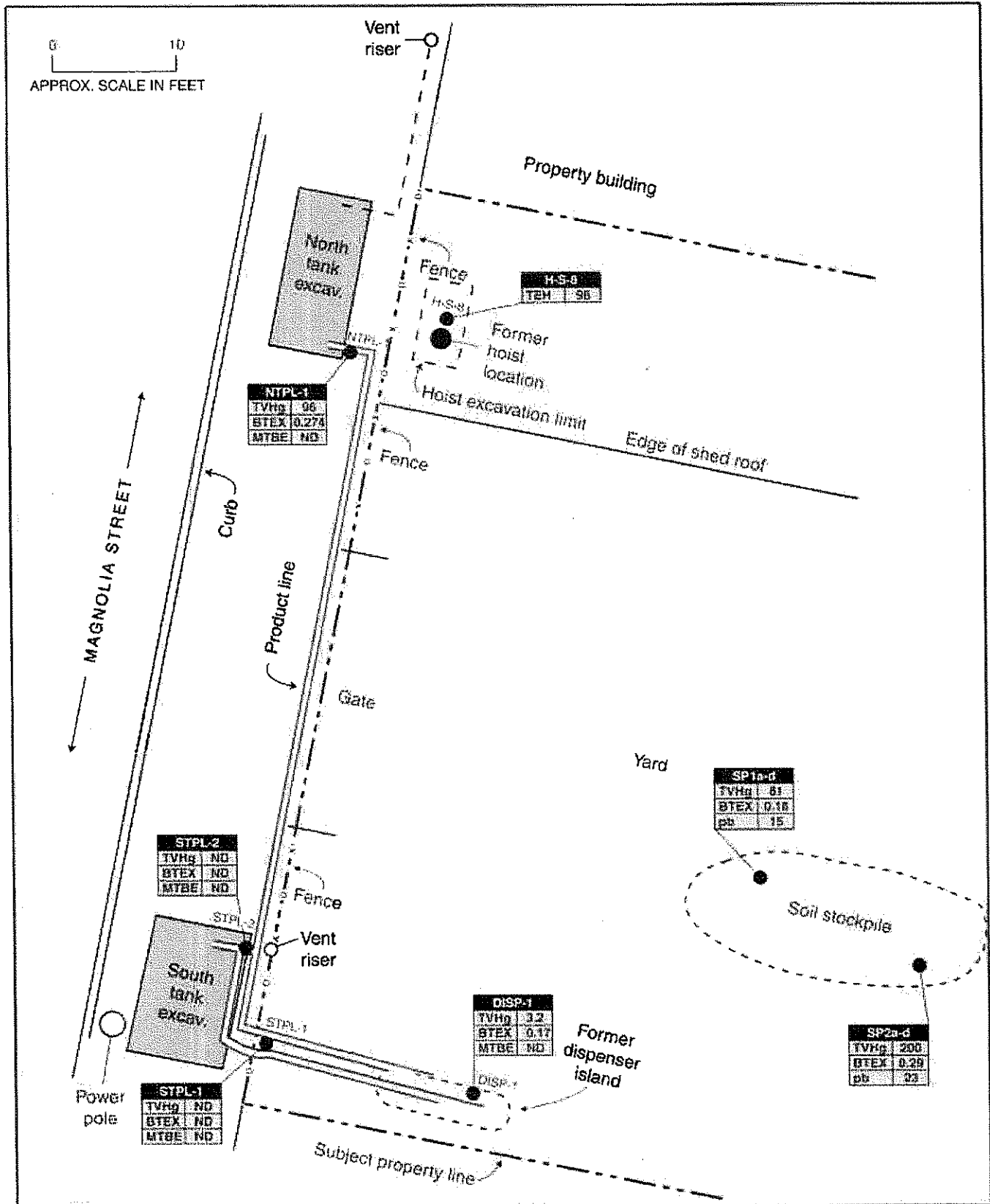
Soil (mg/kg)				Groundwater (µg/L)	
9.5'-10'		14'-14.5'			
TVHg	ND	TVHg	ND	TVHg	ND
MBTEX	ND	MBTEX	ND	MBTEX	ND
				Cadmium	ND
				Chromium	ND
				Lead	ND
				Nickel	7.8
				Zinc	41

Groundwater (µg/L)	
TVHg	ND
MBTEX	ND
Cadmium	ND
Chromium	ND
Lead	ND
Nickel	14
Zinc	53

LEGEND	
	Subject property boundary
	Location of boring SES 2010
ND	Not detected above lab reporting limit
TVHg	Total volatile hydrocarbons as gasoline
MBTEX	MTBE, benzene, toluene, ethylbenzene, total xylenes

2010-24-06

0 10  
APPROX. SCALE IN FEET



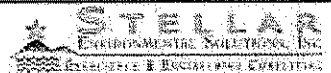
**SITE PLAN WITH HOIST, PRODUCT LINE AND DISPENSER SOIL SAMPLE ANALYTICAL RESULTS**

2650 Magnolia St.  
Oakland, CA

By: MJC

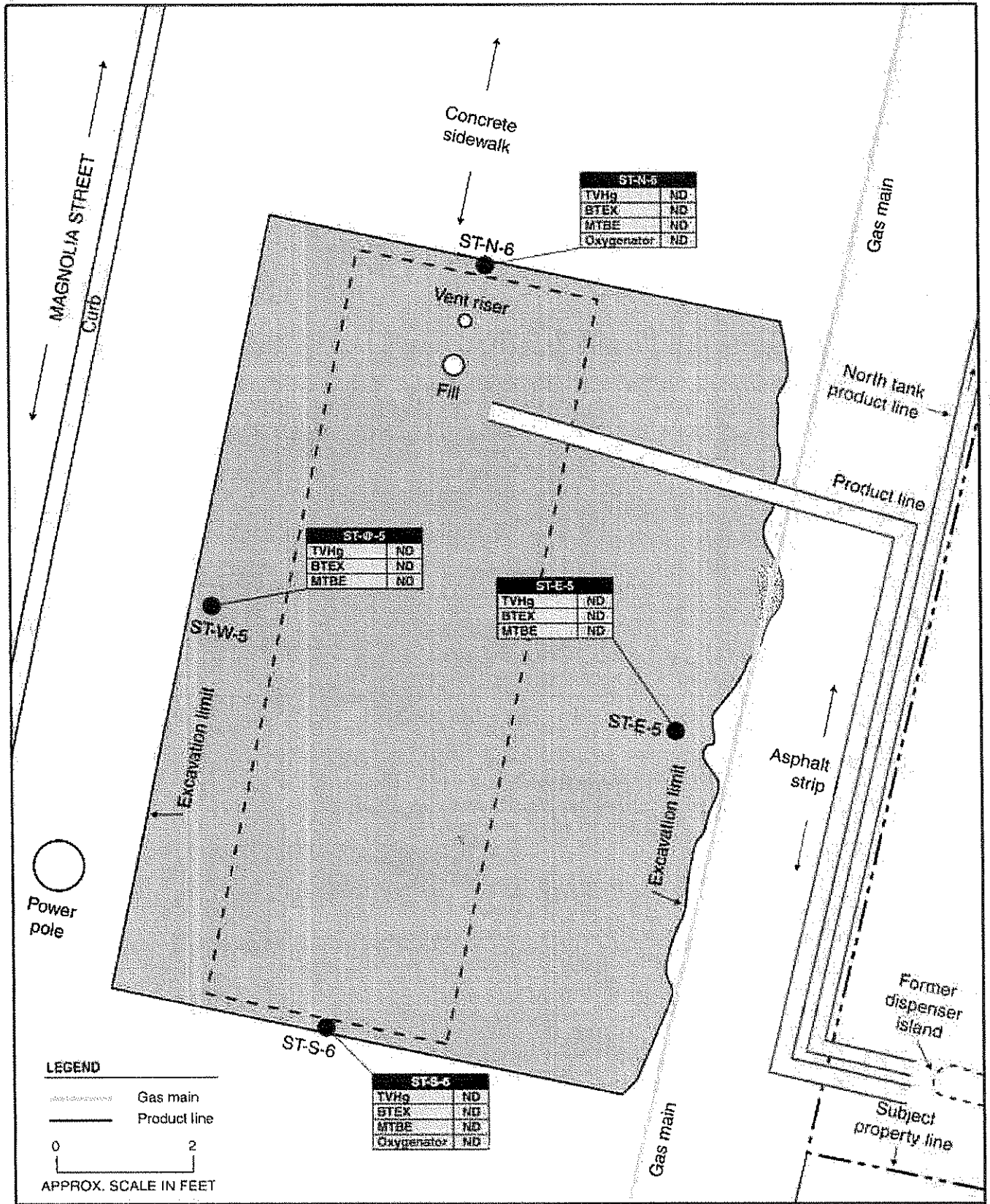
JULY 2007

Figure 2



2007-07-27





**SOUTH TANK EXCAVATION DETAIL WITH SOIL SAMPLE ANALYTICAL RESULTS**

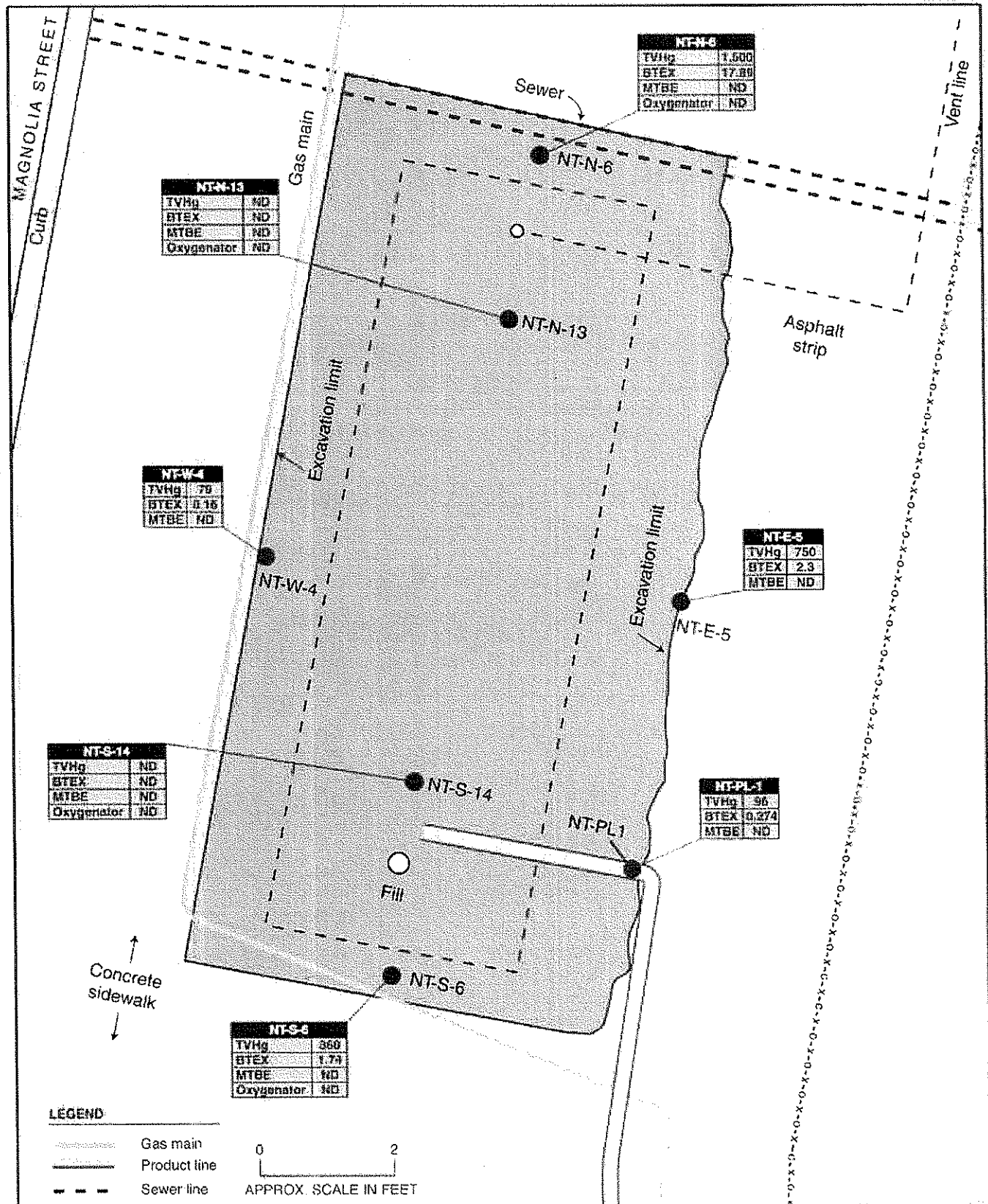
2650 Magnolia St.  
Oakland, CA

By: MJC      JULY 2007

**Figure 3**

**STELLAR**  
ENVIRONMENTAL SOLUTIONS, INC.  
CONSULTING & ENVIRONMENTAL CONTRACTORS

NOI-2007



2007-23-94



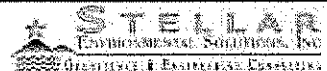
**NORTH TANK EXCAVATION DETAIL WITH SOIL SAMPLE ANALYTICAL RESULTS**

2650 Magnolia St.  
Oakland, CA

By: MJC

JULY 2007

**Figure 4**



**Table 1**  
**Soil Analytical Results**  
**Underground Gasoline Tank Excavations North and South**

Contaminant	North Tank North End NT-N-6 NT-N-13		North Tank South End NT-S-6 NT-S-14		North Tank West Wall NT-W-4	North Tank East Wall NT-E-5	South Tank North End ST-N-6	South Tank South End ST-S-6	South Tank West Wall ST-W-5	South Tank East Wall ST-E-5	ESLs
	(6 feet)	(13 feet)	(6 feet)	(14 feet)	(4 feet)	(5 feet)	(6 feet)	(6 feet)	(5 feet)	(5 feet)	
TVHg	1,500	<1	360	<1	79	750	<1	<1	<1	<1	100
Benzene	<0.33	<0.005	0.080	<0.005	<0.10	0.80	<0.005	<0.005	<0.005	<0.005	0.044
Toluene	0.79	<0.005	0.081	<0.005	<0.10	<0.50	<0.005	<0.005	<0.005	<0.005	2.9
Ethylbenzene	9.3	<0.005	1.3	<0.005	0.16	1.5	<0.005	<0.005	<0.005	<0.005	3.3
Total Xylenes	7.8	<0.005	0.28	<0.005	<0.10	<0.50	<0.005	<0.005	<0.005	<0.005	2.3
MTBE	<0.33	<0.05	<0.05	<0.05	<1.0	<5.0	<0.05	<0.05	<0.05	<0.05	0.023
TAME	<0.33	NA	<0.05	NA	NA	NA	<0.05	<0.05	NA	NA	NE
TBA	<3.3	NA	<0.05	NA	NA	NA	<0.05	<0.05	NA	NA	0.073
DIPE	<0.33	NA	<0.05	NA	NA	NA	<0.05	<0.05	NA	NA	NE
Ethanol	<70	NA	<2.5	NA	NA	NA	<0.25	<0.25	NA	NA	45
ETBE	<0.33	NA	<0.50	NA	NA	NA	<0.005	<0.005	NA	NA	NE
Methanol	<170	NA	<25	NA	NA	NA	<2.5	<2.5	NA	NA	NE
Cadmium	<1.5	NA	<1.5	NA	NA	NA	<1.5	<1.5	NA	NA	74
Chromium	37	NA	30	NA	NA	NA	44	42	NA	NA	2,500
Lead	8.7	NA	9.3	NA	NA	NA	9.3	5.6	NA	NA	750
Nickel	51	NA	63	NA	NA	NA	58	33	NA	NA	150
Zinc	56	NA	63	NA	NA	NA	52	48	NA	NA	600

**Notes:**

ESLs = Regional Water Quality Control Board, San Francisco Bay Region "Environmental Screening Levels" for shallow soils at commercial/industrial sites where groundwater is a potential drinking water source.

TVHg = total volatile hydrocarbons, gasoline range; MTBE = methyl tertiary-butyl ether; TAME = tertiary-amyl methyl ether; TBA = tertiary-butyl alcohol; DIPE = diisopropyl ether; ETBE = ethyl tertiary-butyl ether

NA = sample not analyzed for compound listed; NE = concentration not established for the listed compound

All concentrations are reported in milligrams per kilogram (equivalent to parts per million).

**Table 2**  
**Soil Analytical Results**  
**Product Line/Dispenser Areas**

Contaminant	North Tank Product Line NTPL-1 (2 feet)	South Tank Product Line/Dispenser STPL-1 (2 feet)	South Tank Product Line STPL-2 (2 feet)	Dispenser DISP-1 (2 feet)	ESLs
TVHg	96	<1	<1	3.2	100
Benzene	0.042	<0.005	<0.005	<0.005	0.044
Toluene	0.024	<0.005	<0.005	0.17	2.9
Ethylbenzene	0.038	<0.005	<0.005	<0.005	3.3
Total Xylenes	0.17	<0.005	<0.005	<0.005	2.3
MTBE	<0.10	<0.05	<0.05	<0.05	0.023

**Notes:**

ESLs = Regional Water Quality Control Board, San Francisco Bay Region "Environmental Screening Levels" for shallow soils at commercial/industrial sites where groundwater is a potential drinking water source.

TVHg = total volatile hydrocarbons, gasoline range; MTBE = methyl tertiary-butyl ether

< = less than

All concentrations are reported in milligrams per kilogram (equivalent to parts per million)

**Table 3**  
**Soil Analytical Results**  
**Hydraulic Hoist Excavation**

Contaminant	Hoist Excavation Bottom H-S-8 (8 feet)	ESL
TVH as hydraulic oil	96	1,000

**Notes:**

ESLs = Regional Water Quality Control Board, San Francisco Bay Region "Environmental Screening Levels" for shallow soils at commercial/industrial sites where groundwater is a potential drinking water source.

TVH = total volatile hydrocarbons

< = less than

All concentrations are reported in milligrams per kilogram (equivalent to parts per million)



**Table 4**  
**Groundwater Analytical Results**  
**North Underground Gasoline Tank Excavation**

<b>Contaminant</b>	<b>Initial NT-GW-1 (13 to 14 feet)</b>	<b>After Pump Out/Recharge NT-GW-2 (12 feet)</b>	<b>ESLs</b>
TVHg	830	68	100
Benzene	4.5	1.8	1.0
Toluene	7.3	ND (<0.5)	40
Ethylbenzene	43	ND (<0.5)	30
Total Xylenes	33	ND (<0.5)	20
MTBE	ND (<1.0)	ND (<0.5)	5
TAME	ND (<1.0)	ND (<0.5)	NE
TBA	ND (<10)	ND (<5)	12
DIPE	ND (<1.0)	ND (<0.5)	NE
Ethanol	ND (<100)	ND (<50)	50,000
ETBE	ND (<1.0)	ND (<0.5)	NE
Methanol	ND (<1,000)	ND (<500)	NE
Cadmium	6*	ND (<0.25)	1.1
Chromium	180*	ND (<0.5)	50
Lead	260*	ND (<0.5)	2.5
Nickel	240*	9.7	8.2
Zinc	1400*	70	81

Notes:

\* = Sample analyzed as Total Threshold Limit Concentration, and is not representative of dissolved metals in groundwater.

ESLs = Regional Water Quality Control Board, San Francisco Bay Region "Environmental Screening Levels" for shallow soils at commercial/industrial sites where groundwater is a potential drinking water source.

TVHg = total volatile hydrocarbons, gasoline range; MTBE = methyl tertiary-butyl ether; TAME = tertiary-amyl methyl ether;

DIPE = diisopropyl ether; ETBE = ethyl tertiary-butyl ether

< = less than

NA = sample not analyzed for compound listed; NE = concentration not established for the listed compound

All concentrations are reported in micrograms per liter (equivalent to parts per billion).

**Table 5**  
**Total and Volatile Petroleum Hydrocarbons in Soil and Groundwater**  
**2650 Magnolia Street, Oakland, CA**

Sample ID	TVHg	MTBE	Benzene	Toluene	Ethyl Benzene	Xylenes
B1- 9.5	< 1	<0.05	<0.005	<0.005	<0.005	<0.005
B1- 14	< 1	<0.05	<0.005	<0.005	<0.005	<0.005
ESLs Residential <sup>(a)</sup>	83 / 100	0.23	0.044 / 0.27	2.9 / 9.3	3.3 / 4.7	2.3 / 11
ESLs Industrial <sup>(a)</sup>	83 / 180	0.23	0.044 / 0.12	2.9 / 9.3	2.3 / 2.3	2.3 / 11
B1-W	< 50	<5	<0.5	<0.5	<0.5	<0.5
B2-W	< 50	<5	<0.5	<0.5	<0.5	<0.5
B3-W	< 50	<5	<0.5	<0.5	<0.5	<0.5
ESLs Residential and Industrial <sup>(b)</sup>	100 / 210	5.0/5.0	1.0 / 46	40 / 130	30 / 43	20 / 100

Notes:

ESLs = Environmental Screening Levels

<sup>(a)</sup> Water Board Tier 1 shallow soil Environmental Screening Levels for sites where groundwater is/is not a likely drinking water resource.

<sup>(b)</sup> Water Board Tier 1 groundwater Environmental Screening Levels for both residential and industrial sites where groundwater is/is not a likely drinking water resource.

MTBE = methyl-tertiary-butyl-ether (MTBE).

TEHd = total extractable hydrocarbons as diesel

TVHg = total volatile hydrocarbons as gasoline

**Table 6**  
**LUFT 5 Metals in Groundwater**  
**2650 Magnolia Street, Oakland, CA**

Sample ID	Cadmium	Chromium	Lead	Nickel	Zinc
B1-W	< 0.25	<0.5	<0.5	7.8	41
B2-W	< 0.25	<0.5	<0.5	<b>14</b>	53
B3-W	<b>&lt; 0.3</b>	<0.5	<0.5	<b>34</b>	45
ESLs Residential and Industrial <sup>(b)</sup>	0.25 / 0.25	50/50	2.5/2.5	8.2 / 8.2	81/81

Notes:

ESLs = Environmental Screening Levels

<sup>(b)</sup> Water Board Tier 1 groundwater Environmental Screening Levels for both residential and industrial sites where groundwater is/is not a likely drinking water resource.

Concentrations of contaminants exceeding their appropriate ESL are indicated in **BOLD** type.

BORING NUMBER B-1 Page 1 of 1

PROJECT Linford-Magnolia OWNER \_\_\_\_\_

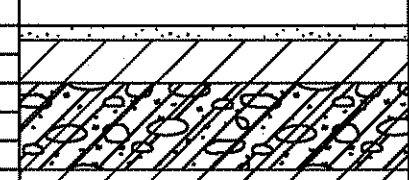
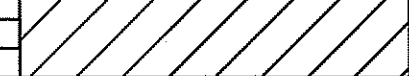
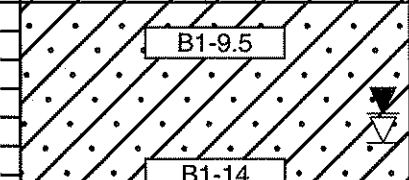

LOCATION 2650 Magnolia St., Oakland, CA PROJECT NUMBER 2010-24

TOTAL DEPTH 14.5 feet bgs BOREHOLE DIA. 2.25"

SURFACE ELEV. Approx. 14 feet WATER ENCOUNTERED 13 feet

DRILLING COMPANY VTS DRILLING METHOD Direct Push

DRILLER Glenn GEOLOGIST S. Bittman DATE DRILLED 9/1/2010

DEPTH (feet)	GRAPHIC LOG	DESCRIPTION/SOIL CLASSIFICATION	REMARKS
0		Asphalt 2", Base rock 6"	
0-5		CL, silty clay, black, damp, stiff	
5-9.5		CL/GC, silty clay to gravelly clay, brown, damp, stiff (fill)	
9.5-14		CL, silty clay, blue-grey-brown, damp, medium plasticity, stiff	
14-14.5		SC/CL, clayey sand to sandy clay, olive brown, moist to wet, low plasticity, stiff	
14.5		Bottom of bore = 14.5 feet	
20			
25			
30			
35			
40			

Notes:  
Continuous core sampling—100% recovery unless specified otherwise

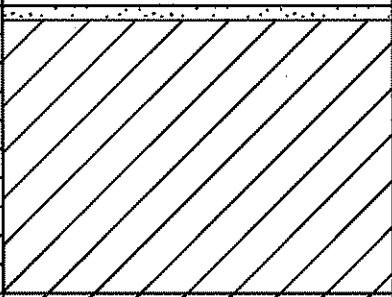
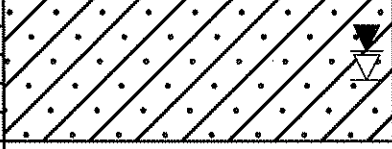
Grab groundwater samples collected within temporary PVC casing

**B1-14**  
Soil sample collected for analysis

2010-24-03

BORING NUMBER B-2 Page 1 of 1

PROJECT Linford-Magnolia OWNER \_\_\_\_\_  
 LOCATION 2650 Magnolia St., Oakland, CA PROJECT NUMBER 2010-24  
 TOTAL DEPTH 15 feet bgs BOREHOLE DIA. 2.25"  
 SURFACE ELEV. Approx. 14 feet WATER ENCOUNTERED 13 feet  
 DRILLING COMPANY VTS DRILLING METHOD Direct Push  
 DRILLER Glenn GEOLOGIST S. Bittman DATE DRILLED 9/1/2010

DEPTH (feet)	GRAPHIC LOG	DESCRIPTION/SOIL CLASSIFICATION	REMARKS
0		Asphalt 2", Base rock 6"	
0-10		CL, silty clay, grey brown, damp, medium plasticity, stiff	
10-15		SC/CL, clayey sand to sandy clay, olive brown, moist to wet, soft	
15		Bottom of bore = 15 feet	
20			
25			
30			
35			
40			

Notes:  
 Continuous core sampling—100% recovery unless specified otherwise  
 Grab groundwater samples collected within temporary PVC casing

2010-24-04

BORING NUMBER B-3 Page 1 of 1

PROJECT Linford-Magnolia OWNER \_\_\_\_\_


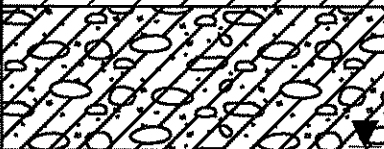

LOCATION 2650 Magnolia St., Oakland, CA PROJECT NUMBER 2010-24

TOTAL DEPTH 15 feet bgs BOREHOLE DIA. 2.25"

SURFACE ELEV. Approx. 14 feet WATER ENCOUNTERED 13 feet

DRILLING COMPANY VTS DRILLING METHOD Direct Push

DRILLER Glenn GEOLOGIST S. Bittman DATE DRILLED 9/1/2010

DEPTH (feet)	GRAPHIC LOG	DESCRIPTION/SOIL CLASSIFICATION	REMARKS
0		Asphalt 2", Base rock 6"	
5		CL, silty clay, grey to olive brown, damp, low plasticity, stiff	
10		GC, gravelly clay, brown with red oxidation, moist, stiff	
15		SC/CL, clayey sand to sandy clay, olive brown, moist to wet, soft	
15		Bottom of bore = 15 feet	
20			
25			
30			Notes: Continuous core sampling—100% recovery unless specified otherwise
35			Grab groundwater samples collected within temporary PVC casing
40			

2010-24-05

▽ First encountered groundwater

▼ Equilibrated groundwater level