ERLER & KALINOWSKI, INC.

CONSULTING ENGINEERS AND SCIENTISTS

1870 OGDEN DRIVE
BURLINGAME, CA 94010
(650) 292-9100



31 January 2012

Donna Drogos, P.E.
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

Subject: Information and Data Summary
Negherbon Property
Oakland, California
EKI B10088.00

Dear Ms. Drogos:

Erler & Kalinowski, Inc. ("EKI") represents Signature Development Group ("Signature") regarding soil and groundwater environmental issues for the Negherbon property located on Broadway between 23rd and 24th Streets in Oakland, California ("Subject Property"; see Figure 1). The Subject Property consists of five properties with the existing addresses of 2315, 2337, 2343 (including 421 – 24th Street), 2345, and 2333 Broadway (Figure 2). There are two Assessor Parcel Numbers ("APNs") for the Subject Property: 008-0739-007 (Affects Parcel 4 Parcel Map 9872) and 008-0739-006 (Affects Parcel 3 Parcel Map 9872).

Signature is interested in potentially acquiring the Subject Property and redeveloping it. Potential future site uses include commercial and residential. Signature engaged EKI to conduct a Phase I Environmental Site Assessment ("ESA") and Phase II soil and groundwater sampling activities in December 2011. As a result of these studies, EKI has identified the presence of chemicals of concern in soil and groundwater at the Subject Property. Signature authorized EKI to submit the information and data in this document to the Alameda County Environmental Health Department ("ACDEH") to serve as a basis for conversations regarding the soil and groundwater environmental conditions at the Subject Property.

A summary of the key findings regarding the property is presented below.

- The Subject Property was originally developed in the early 1900's for residential purposes.
- Various auto dealerships and furniture companies operated at the Subject Property between the 1940's and the early 2000's.
- The property is currently mostly vacant. A medical supply business operates in the rear of the 2315 buildings (Figure 2).

- There is no significant chemical use or storage associated with the current operations reported by the current owner. During the walk-through of the Subject Property by EKI, EKI did not observe significant chemical use or storage, and did not observe any waste chemical storage areas. Areas of floor surface staining or etching were observed by EKI at the time of the walk-through in the 421-24th Street building (Figure 3).

- Based on a computer search of regulatory agency databases by Environmental Data Resources, Inc. ("EDR"), the Subject Property is listed as a reported UST site that has been closed as regards any ongoing regulatory involvement.

- According to the EDR database search, there are reported chemical release sites located within one-half mile and potentially upgradient of the Subject Property, e.g., northerly.

- Previous sampling on the Subject Property included three soil borings, 2 soil samples for limited laboratory analyses, and one grab groundwater sample for limited laboratory analyses (Figure 3 – the T&R 2003 locations and Table 1).

- On behalf of Signature, EKI installed soil borings at 11 locations and collected 8 soil samples for laboratory analyses and 10 grab groundwater samples (Figure 3 and Table 1).

- The results of laboratory analyses indicate the presence of lead at concentrations up to 1,210 mg/kg in shallow fill soils (Table 1 and Figure 3).

- The results of laboratory analyses indicate the presence of total petroleum hydrocarbons in the gasoline range ("TPHg") at concentrations up to 35.9 mg/L in shallow groundwater.

- The results of laboratory analyses indicate the presence of trichloroethene ("TCE") at concentrations up to 13.6 ug/L; 1,1-dichloroethane (1,1-DCA") at concentrations up to 74 ug/L; and other volatile organic compounds at lesser peak concentrations in shallow groundwater.

- Of the detected chemicals of concern in soil and groundwater, only lead in soil at location G-2 and TPHg in groundwater at locations G-6 and TR-GW5B were above concentrations that EKI has identified as potentially applicable screening goals (Table 1 and Figure 4).

Signature is interested in obtaining closure of soil and groundwater environmental issues relating to these findings to allow commercial, retail, and residential uses on the Subject Property. We would like to meet at your earliest convenience to further discuss these matters once you have had time to review the data and information provided.

We are pleased to have the opportunity to work with you on this project. Please call me directly (415-385-2326) or email me at ejames@ekiconsult.com if you have any questions and to set up a meeting to discuss the status of this project.

Very truly yours,

ERLER & KALINOWSKI, INC.

Earl D. James, P.G.
Vice President

**TABLE 1**
**SUMMARY OF PHASE II SOIL AND GRAB GROUNDWATER ANALYTICAL RESULTS**
Signature Development Group, Oakland, California

| Location | Sample Date | Soil Samples (a) | | Grab Groundwater Samples (b) | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Detected VOCs (ug/L) | | | | | | | | | | | | | TPH (ug/L) | | |
| | | Soil Sample Depth (ft bgs) | Total Lead (mg/kg) (dry weight basis) | Trichloroethene | 1,1-Dichloroethene | cis-1,2-Dichloroethene | trans-1,2-Dichloroethene | 1,1-Dichloroethane | 1,1,2-Trichloroethane | Chlorobenzene | Tert-butylbenzene | Sec-butylbenzene | N-Butylbenzene | Isopropylbenzene | Other VOCs | TPH-Gas | TPH-Diesel | TPH-Motor Oil |
| G-1 | 12/21/2011 | 2.0 | 38.9 | 2.81 | 17.7 | 3.22 | 1.82 | 74.1 | 1.81 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | (c) | <500 | <60 | <60 |
| G-2 | 12/21/2011 | 1.0 | 1,210 | 3.01 | 10.3 | 2.1 | 1.32 | 46.8 | 1.1 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | (d) | 62 | <60 | <60 |
| G-3 | 12/21/2011 | -- | -- | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | 1.9 | <1.0 | 2.22 | 15.5 | 6.85 | 4.39 | (e) | 1,130 | 1,530 | 840 |
| G-4 | 12/21/2011 | 1.0 | 193 | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | 1.01 | <1.0 | 2.91 | <1.0 | <1.0 | ND | 593 | <70 | <70 |
| G-5 | 12/21/2011 | 4.0 | 33 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 6.46 | <0.5 | <0.5 | <0.5 | <0.5 | ND | 259 | <70 | <70 |
| G-6 | 12/21/2011 | 3.0 | 215 | <20 | <20 | <20 | <20 | <20 | <20 | <20 | <20 | 44.9 | 81.9 | 51.7 | ND | 35,900 | 10,200 | 2,540 |
| G-7 | 12/22/2011 | 2.0 | 119 | <1.0 | <1.0 | <1.0 | <1.0 | <1.0 | 6.25 | 1.22 | 5.19 | 9.66 | 4.15 | 1.65 | ND | 1,800 | 613 | <60 |
| G-8 | 12/22/2011 | 4.0 | 76.9 | 13.6 | 15 | 1.68 | 1.6 | 42.2 | 2.84 | 1.44 | 1.75 | 0.83 | <0.5 | <0.5 | (f) | 1,400 | <60 | <70 |
| TR-5B / GW-5B (g) | 6/2/2003 | 3.5 | 32 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | <0.5 | 4.1 | 4.4 | 16 | 11 | 0.7 | -- | 4,500 | -- | -- |
| **Screening Level (h)** | | -- | **260 (i)** | **530** | **6,300** | **6,200** | **6,700** | **1,000** | **350** | -- | -- | -- | -- | -- | -- | **4,500 (j)** | **4,500 (j)** | **4,500 (j)** |

**Abbreviations:**

"--" = not analyzed
<0.5 = Not detected above the stated laboratory reporting limit
ft bgs = feet below ground surface
VOCs = Volatile Organic Compounds
mg/kg = milligrams per kilogram
ug/L = micrograms per liter
ND = Not detected above laboratory reporting limits

**TABLE 1**
**SUMMARY OF PHASE II SOIL AND GRAB GROUNDWATER ANALYTICAL RESULTS**
Signature Development Group, Oakland, California

**Notes:**

(a) Selected soil samples were analyzed for total lead using EPA Method 6020A by K-Prime, Inc., Santa Rosa, California.

(b) Grab groundwater samples were analyzed by K-Prime, Inc., Santa Rosa, California, as follows:
VOCs using EPA Method 8260B
TPH as Gasoline Range Organics, Diesel Range Organics, and Heavy Range Organics using EPA Method 8015 (modified)

(c) Other VOCs detected at location G-1: 1,2-Dichloroethane at 2.0 ug/L.

(d) Other VOCs detected at location G-2: 1,2-Dichloroethane at 2.56 ug/L.

(e) Other VOCs detected at location G-3: 1,3-Dichlorobenzene at 18.8 ug/L and 1,4-Dichlorobenzene at 21.4 ug/L.

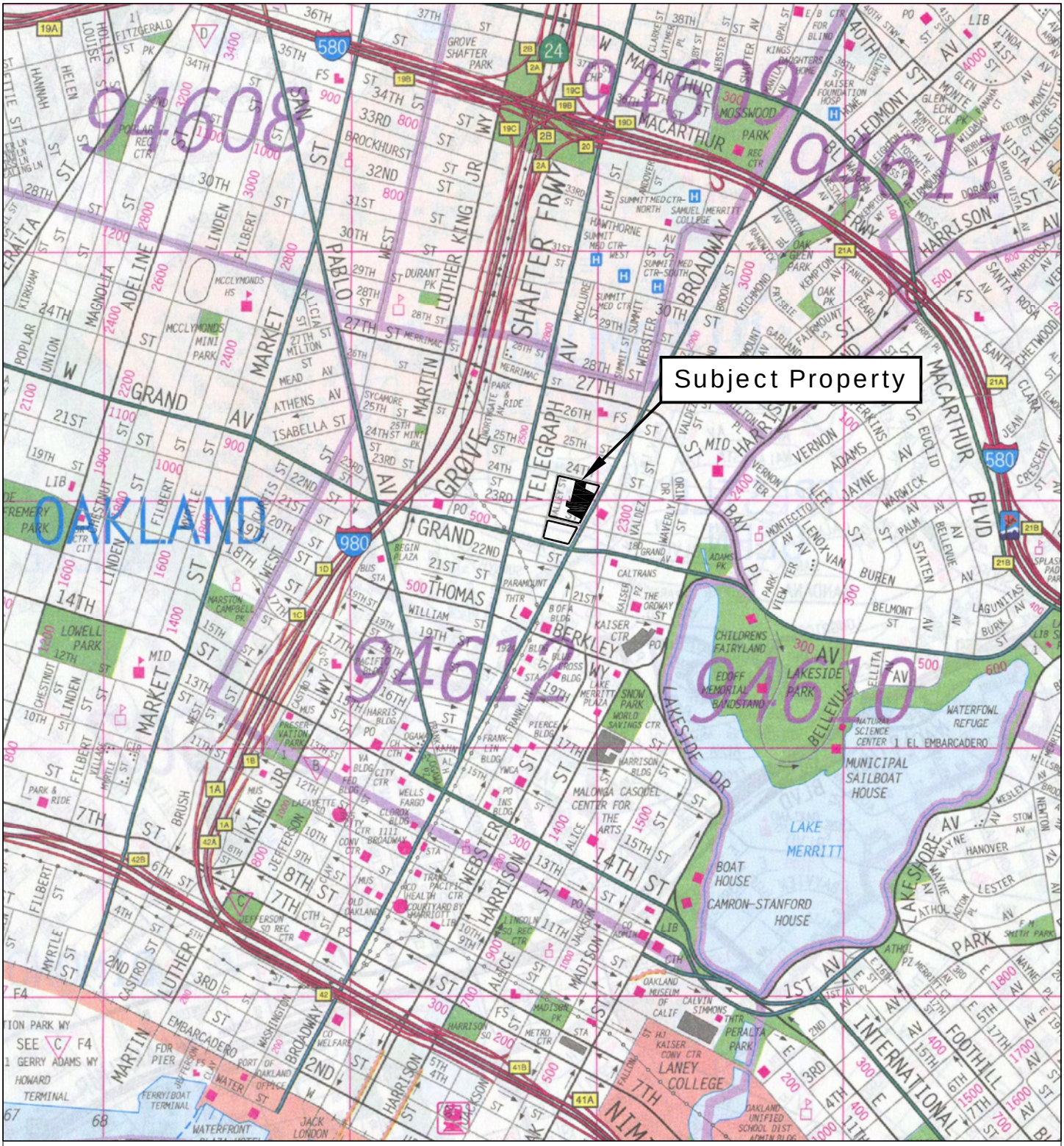
(f) Other VOCs detected at location G-8: 1,2-Dichloroethane at 0.86 ug/L and 1,1,1-Trichloroethane at 0.63 ug/L.

(g) Grab groundwater data from Treadwell & Rollo's *Phase II Environmental Site Assessment, Negherbon Mixed-Use Project, 24th Street and West Grand Ave,* Oakland, California, dated 4 December 2003.

(h) RWQCB ESL - California Regional Water Quality Control Board Environmental Screening Level for Groundwater for Evaluation of Potential Vapor Intrusion Concerns (volatile chemicals only) (ESL Table E-1) (RWQCB, 2008).

(i) RWQCB ESL - California Regional Water Quality Control Board Environmental Screening Level for Shallow Soil (Residential Land Use) where potentially impacted groundwater is a current or potential drinking water resource (ESL Table A-1) (RWQCB, 2008).

(j) *Interim Guidance, Evaluating Human Health Risks from Total Petroleum Hydrocarbons (TPH)* , Human and Ecological Risk Division, California Department of Toxic Substances Control, June 16, 2009.




Notes:

1. All locations are approximate.
2. Basemap source: The Thomas Guide Bay Area Metro Street Map, 2007.

**Erler & Kalinowski, Inc.**

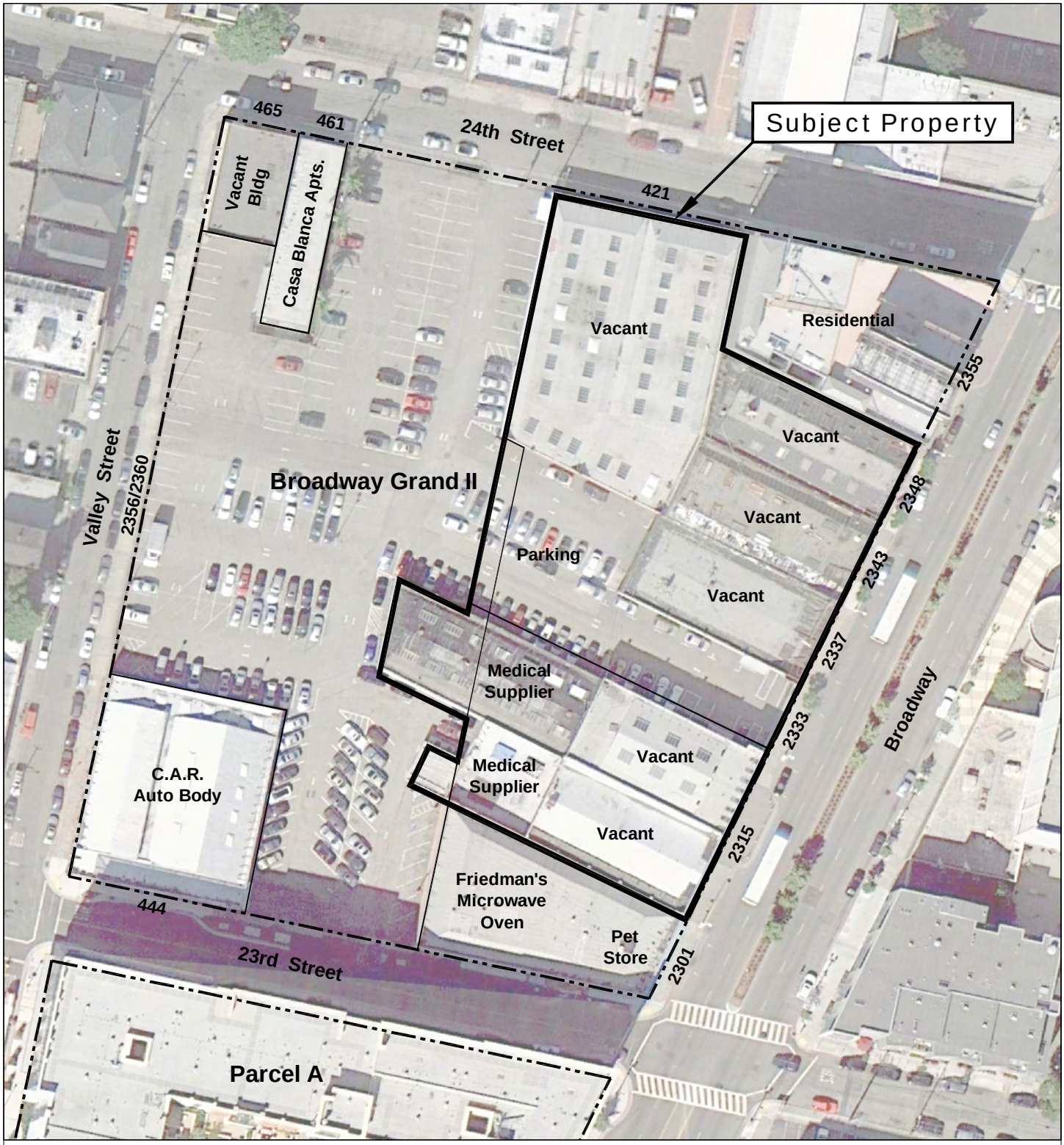
Site Location Map

Signature Development Group
Oakland, CA
January 2012
EKI B10088.00
Figure 1

0 1500 3000
(Approximate Scale in Feet)

N

G:\B10088.00\2012-02\Phase 2\Figure 1.dwg 2-08-12




Legend:

Approximate Boundary of Parcel A/B

**2301** Tenant Address Number

Notes:

1. All locations are approximate.
2. Basemap source: Google Earth Pro, date of imagery 1 October 2011.

0 80 160

(Approximate Scale in Feet)

N

# Erler & Kalinowski, Inc.

Subject Property and Current Uses

Signature Development Group
Oakland, CA
January 2012
EKI B10088.00

Figure 2

G:\B10088.00\2012-02\Phase 2\Figure 2.dwg 2-08-12


Legend:

- TR-5B / GW5B — Approximate Location of Environmental Boring Performed by Treadwell & Rollo, Inc., June 2003; Denotes Groundwater Sample Collected
- ▲ G-9 — Soil/Grab Groundwater Sampling Location

Notes:

1. All locations are approximate.
2. Basemap source: Google Earth Pro, date of imagery 1 October 2011.

**Erler & Kalinowski, Inc.**

Soil and Grab Groundwater Sample Locations

Signature Development Group
Oakland, CA
January 2012
EKI B10088.00

Figure 3

G:\B10088.00\2012-02\Phase 2\Figure 3.dwg 2-08-12

| GW-1B (2003) | µg/L |
|---|---|
| TCE | 1.2 |
| 1-1 DCA | 7.3 |
| TPHg | <50 |
| MTBE | <0.5 |

| TR-205 (2006) | µg/L |
|---|---|
| TCE | 3.1 |
| 1-1 DCA | 8.8 |
| TPHg | <50 |
| MTBE | <0.5 |

| G-1 (2011) | µg/L |
|---|---|
| TCE | 2.81 |
| 1-1 DCA | 74.1 |
| TPHg | <500 |
| Lead (mg/kg) | 38.9 |

| G-2 (2011) | µg/L |
|---|---|
| TCE | 3.01 |
| 1-1 DCA | 46.8 |
| TPHg | 62 |
| Lead (mg/kg) | 1,210 |

| G-5 (2011) | µg/L |
|---|---|
| TCE | <0.5 |
| 1-1 DCA | <0.5 |
| TPHg | 259 |
| Lead (mg/kg) | 33 |

| G-4 (2011) | µg/L |
|---|---|
| TCE | <1.0 |
| 1-1 DCA | <1.0 |
| TPHg | 593 |
| Lead (mg/kg) | 193 |

| G-3 (2011) | µg/L |
|---|---|
| TCE | <1.0 |
| 1-1 DCA | <1.0 |
| TPHg | 1,130 |
| Lead (mg/kg) | -- |

| TR-204 (2006) | µg/L |
|---|---|
| TCE | <0.5 |
| 1-1 DCA | <0.5 |
| TPHg | <50 |
| MTBE | <0.5 |

| G-6 (2011) | µg/L |
|---|---|
| TCE | <20 |
| 1-1 DCA | <20 |
| TPHg | 35,900 |
| Lead (mg/kg) | 215 |

| TR-203 (2006) | µg/L |
|---|---|
| TCA | 34 |
| 1-1 DCE | 7 |
| TPHg | <50 |
| MTBE | <0.5 |

| GW-9B (2003) | µg/L |
|---|---|
| TCA | <0.5 |
| 1-1 DCE | <0.5 |
| TPHg | <50 |
| MTBE | <0.5 |

| TR-104GW (2006) | µg/L |
|---|---|
| TCE | 3.5 |
| 1-1 DCA | 39 |
| TPHg | <50 |
| MTBE | 0.5 |

| TR-201 (2006) | µg/L |
|---|---|
| TCE | 3.8 |
| 1-1 DCA | 46 |
| TPHg | <0.5 |
| MTBE | <0.5 |

| TR-103GW (2006) | µg/L |
|---|---|
| TCE | <0.5 |
| 1-1 DCA | <0.5 |
| TPHg | <50 |
| MTBE | <0.5 |

| GW-5B (2003) | µg/L |
|---|---|
| TCE | <0.5 |
| 1-1 DCA | <0.5 |
| TPHg | 4,500 |
| MTBE | 1.6 |

| G-7 (2011) | µg/L |
|---|---|
| TCE | <1.0 |
| 1-1 DCA | <1.0 |
| TPHg | 1,800 |
| Lead (mg/kg) | 119 |

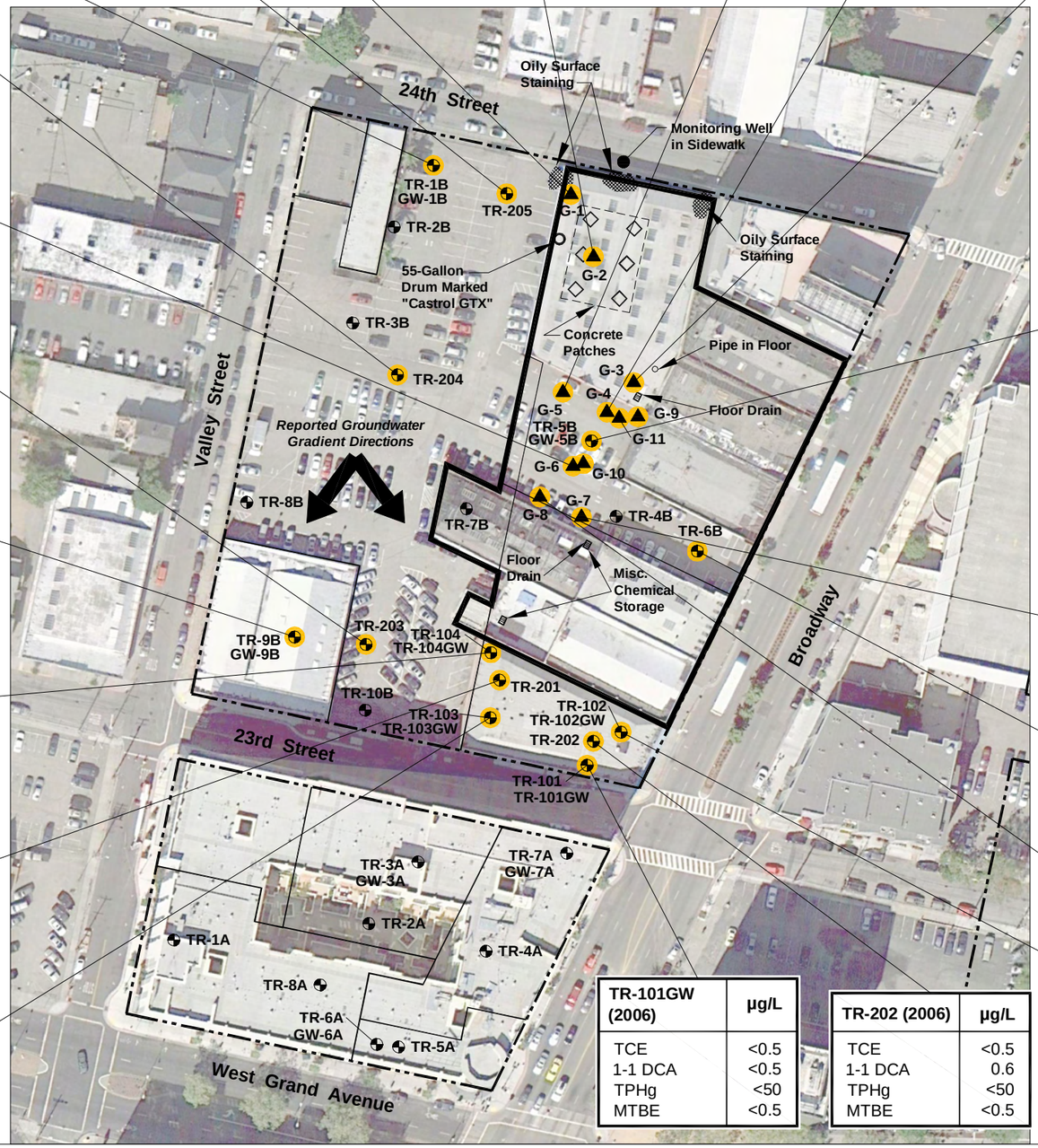
| TR-6B-3.5 (2003) | µg/L |
|---|---|
| Lead | 160 |

| G-8 (2011) | µg/L |
|---|---|
| TCE | 13.6 |
| 1-1 DCA | 42.2 |
| TPHg | 1,400 |
| Lead (mg/kg) | 76.9 |

| TR-102GW (2006) | µg/L |
|---|---|
| TCE | <0.5 |
| 1-1 DCA | <0.5 |
| TPHg | <50 |
| MTBE | <0.5 |

| TR-101GW (2006) | µg/L |
|---|---|
| TCE | <0.5 |
| 1-1 DCA | <0.5 |
| TPHg | <50 |
| MTBE | <0.5 |

| TR-202 (2006) | µg/L |
|---|---|
| TCE | <0.5 |
| 1-1 DCA | 0.6 |
| TPHg | <50 |
| MTBE | <0.5 |




N

0 100 200

(Approximate Scale in Feet)

## Legend:

- Subject Property
- Approximate Boundary of Parcel A/B
- TR-5B / GW-5B — Approximate Location of Environmental Boring Performed by Treadwell & Rollo, Inc., June 2003; Denotes Groundwater Sample Collected
- G-3 — Soil and/or Groundwater Sampling Location

## Abbreviations:

| | |
|---|---|
| µg/L | = micrograms per liter (groundwater) |
| mg/kg | = milligrams per kilogram (soil) |
| TCE | = trichloroethene |
| 1-1 DCA | = 1,1-dichloroethane |
| TPHg | = total petroleum hydrocarbons as gasoline |
| MTBE | = methyl tertiary butyl ether |

## Notes:

1. All locations are approximate.
2. Basemap source: Google Earth Pro, date of imagery 1 October 2011.

**Erler & Kalinowski, Inc.**

Selected Soil and Groundwater Data

Signature Development Group
Oakland, CA
January 2012
EKI B10088.00
Figure 4

G:\B10088.00\2012-02\Phase 2\Figure 4.dwg 2-08-12