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**SITE MANAGEMENT PLAN
1093 Calcot Place
(APN 19-55-11)
Oakland, California
ERAS Project Number 16-005**

Prepared for:

**Mr. Bob Winet
East Bay Lofts LLC
36966 Pinto Palm Street
Rancho Mirage, CA 92270**

Prepared by:

ERAS Environmental, Inc.
October 16, 2018

ERAS

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Mr. Bob Winet
East Bay Lofts LLC
36966 Pinto Palm Street
Rancho Mirage, CA 92270

**Subject: Site Management Plan
1093 Calcot Place, Oakland, California
ERAS Project Number 16-005**

Dear Mr. Winet:

ERAS Environmental, Inc. (ERAS) is pleased to present the Site Management Plan for the management of residual subsurface contamination during future potential construction projects at 1093 Calcot Place in Oakland, California, APN 19-55-11 (the "Property").

Concentrations of total petroleum hydrocarbon (TPH) compounds and semi-volatile organic compounds (SVOCs) were found in soil and groundwater underlying the Property. The attached plan provides procedures to utilize at the Property during future construction activities and to ensure the residual contamination is not disturbed during normal business activities. Please call if you have any questions regarding the information presented in this plan.

Sincerely,
ERAS Environmental, Inc.



Curtis Payton, PG 5608
Senior Geologist



Andrew Savage
Project Geologist

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1.0 INTRODUCTION

This site management plan (SMP) has been developed as part of an Environmental Covenant and Deed Restriction which has been placed on the Property to address and manage the risks posed by residual pollutants that remain on the Property in a manner which is protective of human health and the environment.

The Property is located at 1093 Calcot Place in the southern portion of the City of Oakland (**Figure 1**) and consists of Alameda County Assessor's parcel 19-55-11. The site was incorrectly formerly identified as 1091 Calcot Place, which is an adjacent live work building located on APN 19-55-10. The residual pollutants affect the shallow soil and groundwater beneath the Property. The layout of the Property is shown on **Figure 2** along with previous sampling locations. The Property is listed with the Alameda County Department of Environmental Health (ACDEH) as case number RO0003162.

All use of the Property must remain in compliance with this SMP and the associated deed restriction described above. All Property owners and tenants are responsible for this continued compliance. A copy of this SMP must accompany all lease and sale agreements and must be provided to any contractors penetrating through the slab of the existing building or the storage yard pavement.

The ACDEH contact at the time of preparation of this SMP is as follows.

Name: ACDEH
Address: 1131 Harbor Bay Parkway
Alameda, CA 94502
Telephone: Karel Detterman (510) 567-6708
E-mail: Karel.Detterman@acgov.org
Alternative: Chief, Land Water Division (510) 567-6767

The Alameda County Department of Environmental Health (ACDEH) is the lead agency which has overseen environmental investigations/cleanup of the property. Non-compliance with the Deed Restriction and SMP will allow the ACDEH to take enforcement actions against the owners or parties who have violated the terms set forth in those documents. Additional environmental documents for the case (RO0003162) are available electronically on the ACDEH website at <http://www.acgov.org/aceh/lop/ust.htm> and at California State Water Resource Control Board's Geotracker website at: https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000006053

The known contamination does not pose a threat to occupants of the building or storage yard if the existing pavement is not removed or damaged. This SMP prescribes procedures for maintaining the cap at the site. No new building or subsurface work is allowed unless previously approved by ACDEH. Once allowed by ACDEH, construction of structures on the Property will require special soil handling procedures as they are performed. If any structure is constructed on the site, mitigation measures will be required.

2.0 OBJECTIVES

The SMP presents information and instructions to be used during future construction and subsurface activities at the Property. The purpose of the SMP is to protect Property occupants, workers, nearby residents and the surrounding area from potential chemical release to air from and direct contact with soil containing TPH and SVOCs. Procedures to follow for new construction, soil excavation and waste disposal are included in this plan. The primary health concern at this property is direct contact with contaminated soil during construction activities.

The SMP details procedures for the 1) inspection of all visible components of the paving, 2) procedures for reporting of inspections, 3) procedures for disturbance of pavement and soil in the affected area, and 4) procedures for handling and disposal of contaminated soil when it is disturbed.

3.0 BACKGROUND

ERAS conducted a Phase 1 Environmental Site Assessment (ESA) in 2014. A 1911 Sanborn Fire Insurance map reviewed as part of this project showed two oil underground storage tanks (USTs) and four burners (furnaces) located along the northeast edge of the Property along the rail lines that border the Property. These items were not present in 1951 according to the Sanborn map of that date.

Based on the Sanborn maps, the USTs were measured to be approximately 5 feet in diameter by 20 and 25 feet in length. It is estimated the bottoms of these USTs were at depths of approximately 7-8 feet, assuming 2-3 feet of burial depth.

Previous subsurface investigations were conducted by ERAS on the Property in 2015, 2016, and 2017. A total of 17 soil borings have been drilled at the Property as shown on **Figure 2**, one of these was used to install a groundwater extraction well, EW-1. Contaminants detected in soil and groundwater include total petroleum hydrocarbons quantified as diesel and oil (TPH-dro¹ and TPH-oro) near the former fuel oil USTs. Low concentrations of trichloroethene (TCE), naphthalene and various semi-volatile organic compounds (SVOCs) were also detected in soil and groundwater.

4.0 LOCATION AND EXTENT OF CONTAMINATION

Contamination – Soil

The primary source of contamination was the former fuel oil USTs which had been removed at

¹ TPH-gro, TPH-dro, and TPH-oro are methods that compare analytical results to standards for gasoline, diesel, and motor oil, respectively. Therefore, analytical results are estimates of quantities based on what would be expected for the range of hydrocarbon results for the standard. Gasoline range organics (gro) are those hydrocarbon compounds that are in the range of C6 to C10, diesel range organics (dro) are those hydrocarbon compounds that are in the range of C10 to C23, and oil range organics (oro) are those hydrocarbon compounds that are in the range of C18 to C36. There can be overlap in reporting methods as well as identification of compounds that fall within the standard that may not necessarily be derived from gasoline, diesel, or oil.

an unknown date but were not shown to be present on the 1951 Sanborn Map. Another potential source of contamination were the former furnaces that may have been fueled from the nearby fuel oil USTs. However, the results of soil samples from these areas (Borings B-12 through B-15) did not indicate the presence of concentrations of contaminants above ESLs. The furnaces are not considered a source of contamination.

Petroleum hydrocarbons have been detected at high concentrations in or near the source area of the former fuel oil USTs. The extent of TPH-dro has been characterized to at or near ESLs. The primary exception is at B-7 - northeast of the source - the extent of contamination above the ESL of 100 mg/kg is not known and it is not technically feasible to continue exploration in this direction under the railroad operated by Southern Pacific. The basis for the lack of technical feasibility is twofold: (i) most railroad companies are strongly resistant to covenants requiring access to railroad parcels; and (ii) any lateral extent characterization under railroads would be complicated by potential comingling of contaminants from the railroad use history. TPH-oro has not been detected in soil samples above ESLs.

Shallow soil on the Property appears to have been impacted by naphthalene, 2-methyl naphthalene, phenol and a few other SVOCs at concentrations above Tier 1 ESLs. The widespread distribution of these at similar concentrations with little evidence of attenuation from a potential source indicates the source of these detections is incidental spillage from storage of chemicals or from the historic fill that was placed on the Property and are not associated with a release from the former USTs. This is also supported by the lack of positive SVOC results above the ESLs in the soil samples collected at EW-1 (in the center of the area where the USTs were located).

Direct Contact and Outdoor Air Criteria

Concentrations of SVOC contaminants in soil are above commercial toxicity equivalents and measures will be recommended to maintain a competent paved cap across the Property.

Contamination - Groundwater

Groundwater sampling conducted by ERAS in 2015 in the location of the former USTs indicated high concentrations of TPH-dro and TPH-oro (in Borings B-2, B-3). Approximately 310 gallons of groundwater was extracted from groundwater extraction well EW-1 during well development and sampling in September 2017. Results of groundwater sampling after remediation indicated much lower concentrations of contaminants indicating the secondary source of contamination has been removed.

TPH-dro was detected in B-7 at slightly above the ESL. While the gradient for groundwater is estimated to be westerly, the hydrocarbons detected in B-7 are unlikely to migrate a great distance onto the parcel to the north based on the attenuations observed in the directions to the northwest, west, southwest and south.

The extent of volatile organic compounds (VOCs) in groundwater appears to be limited.

Groundwater from the borings that were sampled and analyzed for SVOCs indicated the presence of several constituents above the Tier 1 ESL, however these detections were scattered over a

wide area at locations away from the former USTs and may represent background concentrations from incidental spillage from storage of chemicals or from the historic fill that was placed on the Property and are not associated with a release from the former USTs. In addition, as discussed above, the groundwater gradient is low, and contaminants are not likely to migrate long distances.

5.0 MAINTENANCE OF EXISTING BUILDING (BUILDING PRESENT AS OF 2018) AND PAVEMENT

The existing building and paved yard area in its current condition appears to be effective in sealing this contamination from contact with the surface or precipitation.

To remain effective the existing slab of the building and the paved yard area must remain intact. No subsurface work is allowed unless approved by ACDEH, including utility installation or repair. Once approved, any breaching of the existing building slab or pavement must be repaired to its current condition. Particular attention should be paid to penetrations through the slab/pavement, such as piping, conduits, footings, etc.

As previously noted, non-compliance with this SMP will lead to enforcement by the ACDEH Non-compliance, when discovered, must be reported to the ACDEH within 10 days. If non-compliant activities are discovered, the owner must take immediate steps to document the non-compliance and document what steps were taken to correct these activities.

6.0 NEW CONSTRUCTION

New construction is not allowed unless previously approved by ACEHD in the Area of Concern.

6.1 Utility Repair Procedures

Utility repair is not allowed unless previously approved by ACEHD. Utility line repair disturbing the pavement or soil must be performed under the requirements of a health and safety plan (HASp) and the requirements for worker personal protection, soil handling and disposal as summarized in this SMP.

7.0 FIELD PRACTICES

The field practices detailed below are designed to protect workers, nearby residents and the surrounding nearby area. In addition, work practices to follow for waste disposal are described.

Once approved by ACDEH, all excavation work will be overseen in the field by a professional environmental consultant trained as a supervisor in hazardous waste operations.

7.1 Worker Protection

The soil underlying the area of the Property could contain TPH and SVOCs. Should excavation be performed, workers suitably trained in hazardous waste operations (HAZWOPER) shall be contracted to perform the excavation. Moreover, workers shall be notified in advance of work on site of the hazards associated with the identified contaminants.

Soil excavated shall be stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Excavated soil shall be

subject to engineering controls at all times to prevent fugitive dust from escaping the site. Engineering controls may include, but are not limited to, wetting, covering, or other appropriate means that comply with local regulatory guidelines.

7.2 Nearby Area Protection

During excavation activities in the area, the area shall be secured so that residents and passersby cannot easily access the excavation area.

The boundary of the Property along Calcot Place shall be contained with absorbent socks or other suitable barriers to prevent run-off into the sidewalk, street and storm drainage system. Excavated soil shall be subject to Engineering Controls as described for worker protection above.

7.3 Soil Disposal

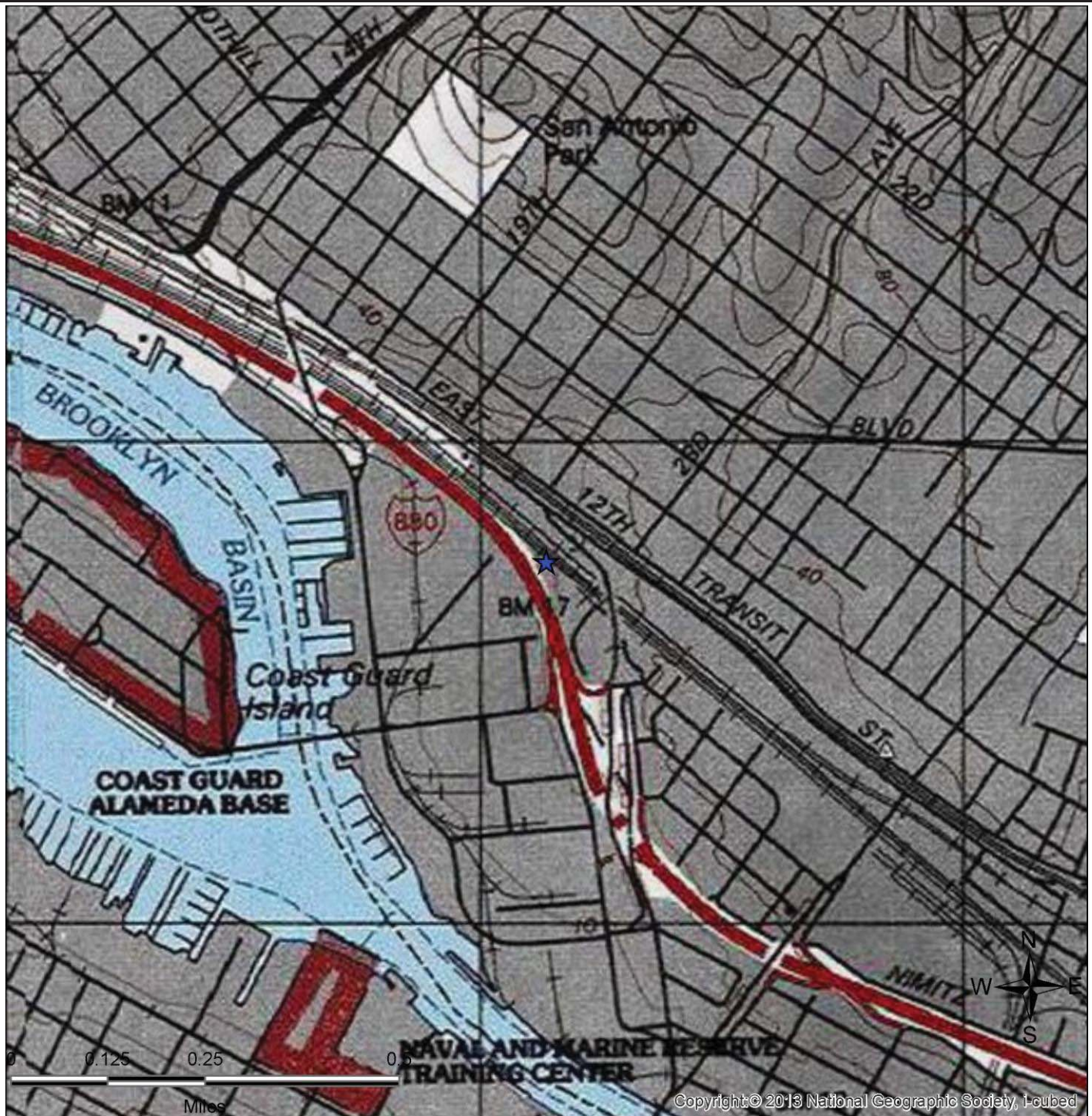
Once work is approved by the ACDEH, excavated soil will be appropriately stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Soil samples will be collected from the stockpile for laboratory analysis. Composite or discrete sampling will be performed in accordance with the waste soil profiling requirements of the disposal facility and all analyses shall be performed by a state-certified laboratory. Analyses performed shall be in accordance with the waste disposal facility permit requirements and shall include the contaminants of concern at this Property. After the soil is accepted by an appropriate disposal facility, the soil will be loaded, transported, and (if necessary) manifested by a suitable licensed carrier to the disposal facility. The soil will be covered appropriately for transport. The soil will be moistened during loading to minimize release of dust.

Equipment used for excavation activities and for waste hauling will be decontaminated on site prior to leaving the Property. The decontamination will consist of washing down the equipment and vehicles with water. The wastewater will be contained and properly disposed as appropriate to the generator knowledge of contaminants (if any). Vehicles leaving the Property will be cleaned to avoid tracking mud and dirt onto the adjacent roadways. Mud and dirt that is spilled onto the sidewalk or roadway will be promptly cleaned.

8.0 LIMITATIONS

This document has been prepared by ERAS according to the State and local agency suggested guidance documents for these investigations and in general accordance with the accepted standard of practice that exists in Northern California at the time the work was performed. The interpretations, conclusions and recommendations made herein are based upon the data and analysis for the soil and water samples collected on-site. ERAS is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study. The purpose of this plan is to provide objectives for management of the Property in the future which are based on and limited by the data collected to date. As such, the evaluation of the geologic and environmental conditions on this site is made with very limited data and cannot predict all future contingencies. Judgments leading to conclusions are generally made with an incomplete knowledge of the conditions present. Additional conditions and materials at the site could exist that were not encountered during this investigation. No warranty or guarantee is expressed or implied herein.

FIGURES



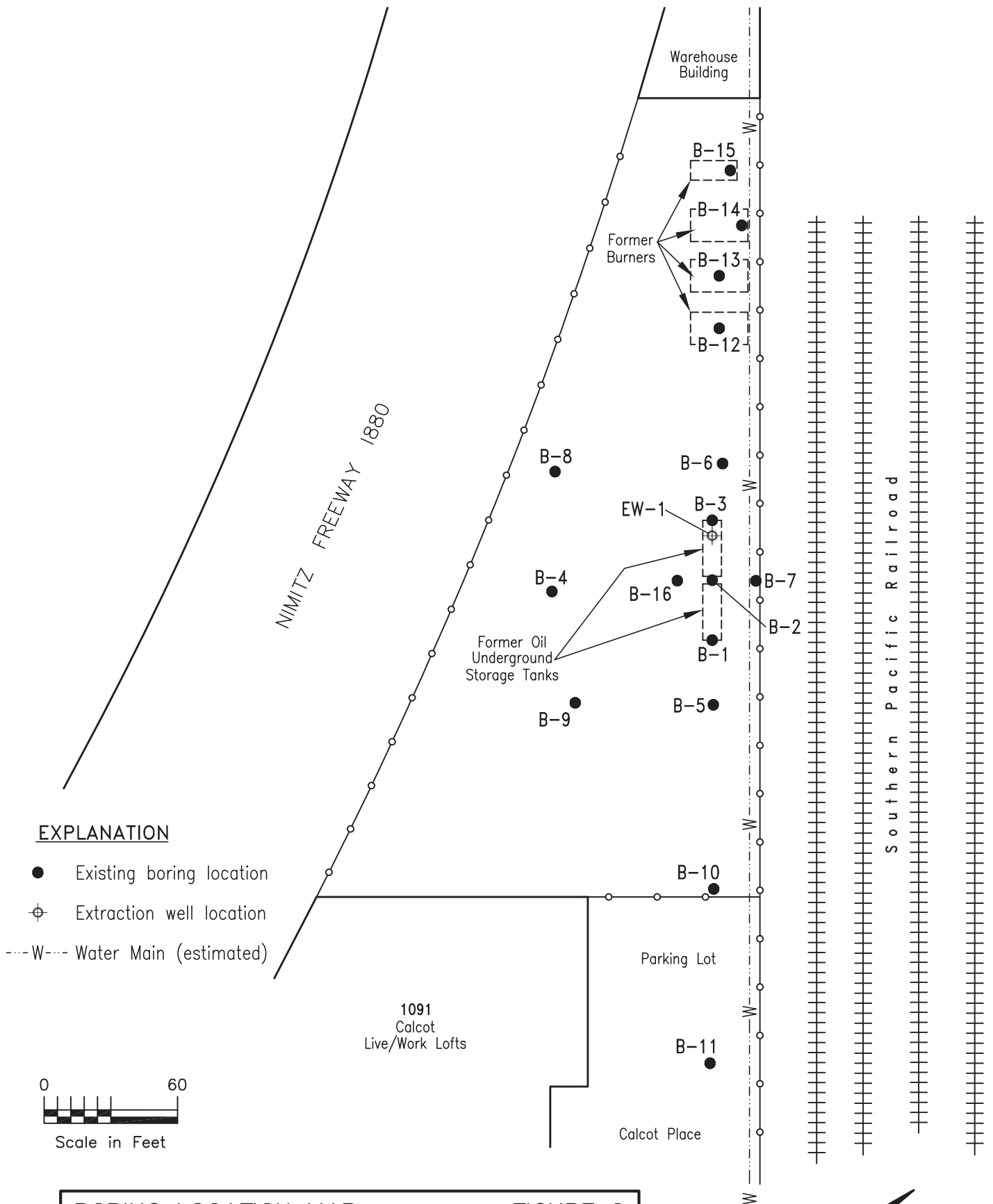
SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey, Oakland East Quadrangle, 7.5 Minute Series

ERAS Environmental, Inc.

1093 Calcot Pl. (APN19-55-11)
Oakland, CA

FIGURE: 1
JOB: 16-005
DATE: 10/20/2014



BORING LOCATION MAP **FIGURE 2**

Project No. 16-005-02
 1093 Calcot Place (APN 19-55-11)
 Oakland, CA

August, 2017
 Scale 1"=60'



TABLES

TABLE 1. ANALYTICAL RESULTS - SOIL (mg /Kg)

1091 Calcutt Place, Oakland

Sample ID	Date	TPH-gro	TPH-drd	TPH-drd ^a	TPH-oro	TPH-oro ^a	1,2-DB-3-CP	Naphthalene ^a	TCE	MTBE	sec-Butyl-benzene	IPB	4-IPT	2-Methyl Naphthalene ^a	Phenol	Fluorene	Benzo (a) anthracene	Benzo (a) pyrene	Benzo (b) fluoranthene	1-Methyl Naphthalene	2-Methyl Naphthalene ^b	Naphthalene ^b	Phenanthrene	Pyrene	Benzene	Toluene	Ethyl benzene	Xylenes
B-4, 3-5	20-Jan-16	<1.0	8.9	NA	78	NA	<0.0040	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.020	<1.0	<1.0	0.57	0.77	0.57	<0.020	<0.020	<0.020	0.36	0.84	<0.0050	<0.0050	<0.0050	<0.0050
B-4, 9.5-10	20-Jan-16	<1.0	<0.74	NA	3.0 J	NA	<0.0040	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.25	<0.25	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.0050	<0.0050	<0.0050	<0.0050
B-5, 3.5-4	20-Jan-16	<1.0	<0.74	NA	5.4	NA	<0.0040	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.25	<0.25	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.0050	<0.0050	<0.0050	<0.0050
B-5, 7.5-8	20-Jan-16	3.1	7.9	NA	180	NA	<0.0040	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<2.0	<2.0	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.029	<0.0050	<0.0050	<0.0050	<0.0050
B-6, 3.5-4	20-Jan-16	<1.0	<0.74	NA	3.6 J	NA	<0.0040	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.25	<0.25	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.0050	<0.0050	<0.0050	<0.0050
B-6, 7.5-8	20-Jan-16	3.9	51	NA	63	NA	<0.0040	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<0.25	<0.25	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.037	<0.0050	<0.0050	<0.0050	<0.0050
B-7, 3.5-4	20-Jan-16	<1.0	<0.74	NA	2.8 J	NA	<0.0040	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.010	<1.2	<1.3	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.0050	<0.0050	<0.0050
B-7, 7.5-8	20-Jan-16	4.50	470	NA	190	NA	<0.0040	2.0	<0.10	<0.10	0.35	0.76	0.12	8.3	<1.2	1.3	0.50	0.50	0.50	3.0	7.5	0.50	0.58	<0.50	<0.10	<0.10	<0.10	<0.10
B-8, 3.5-4	30-Aug-17	<0.70	6.4	12	93	180	<0.0040	0.0093	<0.0047	<0.0036	<0.0095	<0.0061	<0.0087	<1.1	<9.6	<0.60	0.089 J	0.056 J	0.089 J	<0.029	<0.020	<0.016	0.043 J	0.10	<0.0045	<0.0061	<0.0056	<0.0070
B-8, 7.5-8	30-Aug-17	<0.77	6.9	82	430	640	<0.0040	<0.0018	<0.0052	<0.0040	<0.010	<0.0068	<0.0095	<1.1	<9.6	<0.12	0.25	0.091 J	0.15 J	<0.058	<0.040	<0.032	0.27	0.40	<0.0049	<0.0068	<0.0062	<0.0077
B-9, 3.5-4	30-Aug-17	<0.40	<1.0	<0.86	<5.0	<3.5	<0.0040	<0.0097	<0.0028	<0.0021	<0.0055	<0.0036	<0.0070	<0.14	<0.12	<0.0060	0.0058 J	<0.0027	<0.0015	<0.029	<0.020	0.0016 J	<0.0035	<0.0045	<0.0026	<0.0036	<0.0045	<0.0046
B-9, 7.5-8	30-Aug-17	<0.46	76	89	210	330	0.080	0.0064	<0.0031	<0.0024	<0.0063	<0.0041	<0.0057	<5.6	<4.8	<0.05	0.042 J	0.16 J	<0.075	<0.014	<0.010	<0.080	<0.018	<0.022	<0.0030	<0.0041	<0.0037	<0.0046
B-10, 3.5-4	30-Aug-17	<0.41	2.8	6.1	56	100	<0.0020	<0.0098	<0.0028	<0.0021	<0.0056	<0.0036	<0.0051	<5.6	<4.8	<0.030	0.049 J	<0.014	0.093 J	<0.014	<0.010	<0.080	<0.018	<0.022	<0.0026	<0.0036	<0.0033	<0.0041
B-10, 7.5-8	30-Aug-17	<0.42	74	87	82	110	<0.0040	<0.0036	<0.0029	<0.0022	<0.0057	<0.0037	<0.0052	<5.6	<4.8	<0.060	0.043 J	<0.027	<0.015	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0027	<0.0037	<0.0034	<0.0042
B-11, 3.5-4	30-Aug-17	0.70	230	270	3,130	4,670	0.0076 J	<0.0015	<0.0041	<0.0032	<0.0083	<0.0053	<0.0075	<1.1	<9.6	<0.30	0.2 J	0.43 J	0.2 J	<0.15	<0.10	<0.080	<0.18	<0.23	<0.0039	<0.0053	<0.0049	<0.0061
B-11, 7.5-8	30-Aug-17	<0.41	2.8	6.1	56	100	<0.0020	<0.0098	<0.0028	<0.0021	<0.0056	<0.0036	<0.0051	<5.6	<4.8	<0.030	0.049 J	<0.014	0.093 J	<0.014	<0.010	<0.080	<0.018	<0.022	<0.0026	<0.0036	<0.0033	<0.0041
B-12, 3.5-4	31-Aug-17	<0.45	2.3	1	6	5.5	<0.0022	<0.0011	<0.0031	<0.0023	<0.0061	<0.0040	<0.0056	<1.1	<9.6	<0.060	<0.017	<0.027	<0.020	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0029	<0.0040	<0.0036	<0.0045
B-12, 7.5-8	31-Aug-17	<0.42	27	37	140	250	<0.0020	<0.0010	<0.0029	<0.0022	<0.0057	<0.0037	<0.0052	<5.6	<4.8	<0.060	0.043 J	<0.027	<0.015	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0027	<0.0037	<0.0034	<0.0042
B-13, 3.5-4	31-Aug-17	<0.41	<1.0	0.86	<5.0	6.5	<0.0019	<0.0097	<0.0028	<0.0021	<0.0055	<0.0036	<0.0051	<1.1	<9.6	<0.060	<0.017	<0.027	<0.020	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0029	<0.0040	<0.0036	<0.0045
B-13, 7.5-8	31-Aug-17	<0.43	<1.0	<1.0	<5.0	<5.0	<0.0021	<0.0010	<0.0030	<0.0023	<0.0059	<0.0038	<0.0054	<1.1	<9.6	<0.060	<0.017	<0.027	<0.015	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0028	<0.0038	<0.0045	<0.0043
B-14, 3.5-4	31-Aug-17	<0.45	<1.0	<1.0	<5.0	<5.0	<0.0022	<0.0011	<0.0031	<0.0024	<0.0062	<0.0040	<0.0056	<1.1	<9.6	<0.060	<0.017	<0.027	<0.015	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0029	<0.0040	<0.0036	<0.0045
B-14, 7.5-8	31-Aug-17	<0.52	1.1	1.5	7	9.1	<0.0025	<0.0012	<0.0035	<0.0027	<0.0070	<0.0048	<0.0064	<1.1	<9.6	<0.060	0.054 J	<0.027	0.025 J	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0029	<0.0040	<0.0036	<0.0045
B-15, 3.5-4	31-Aug-17	<0.54	1	1.2	8.7	14	<0.0026	<0.0013	<0.0037	<0.0028	<0.0074	<0.0048	<0.0068	<1.1	<9.6	<0.060	<0.017	<0.027	<0.015	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0035	<0.0048	<0.0044	<0.0054
B-15, 7.5-8	31-Aug-17	<0.49	<1.0	<1.0	<5.0	5.2	<0.0023	<0.0012	<0.0033	<0.0025	<0.0066	<0.0043	<0.0060	<1.1	<9.6	<0.060	<0.017	<0.027	<0.015	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0031	<0.0043	<0.0039	<0.0049
B-16, 3.5-4	31-Aug-17	<0.42	61	74	330	644	<0.0020	<0.0010	<0.0029	<0.0022	<0.0057	<0.0037	<0.0052	<1.1	<9.6	<0.060	0.23	0.19	0.19	<0.029	<0.020	<0.016	<0.068 J	0.37	<0.0027	<0.0037	<0.0034	<0.0042
B-16, 7.5-8	31-Aug-17	<0.41	0.93	<1.0	4.1	5.4	<0.0020	<0.0098	<0.0028	<0.0021	<0.0056	<0.0036	<0.0051	<1.1	<9.6	<0.060	0.10	0.051 J	0.072 J	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0026	<0.0036	<0.0033	<0.0041
EW-1, 3.5-4	31-Aug-17	<0.72	5.9	7.9	58	110	0.0034	0.0019 J	<0.0049	<0.0037	<0.0097	<0.0063	<0.0089	<5.6	<4.8	<0.060	0.10	0.051 J	0.072 J	<0.029	<0.020	<0.016	<0.035	<0.0045	<0.0026	<0.0036	<0.0033	<0.0041
EW-1, 7.5-8	31-Aug-17	<0.47	14	12	100	160	<0.0022	<0.0011	<0.0032	<0.0024	<0.0063	<0.0041	<0.0058	<2.2	<1.9	<0.012	0.015 J	0.075 J	0.096 J	<0.058	<0.040	<0.032	<0.070	<0.0090	<0.0030	<0.0041	<0.0037	<0.0047
Direct Contact ESL	2800	880	32000	32000	1,3000	37000.0	23.0	350.0	0.46	0.023	np	np	np	670	98,000	6700	16	1.6	16	np	670	350	np	5000	24	4100	480	2400
Tier 1 ESL	100	230	230	5100	0.0045	0.033	0.46	0.023	np	np	np	np	np	0.25	0.76	8.9	0.16	0.16	0.16	np	0.25	0.33	11	85	0.0044	2.9	1.4	2.3

Notes
 Analytes displayed are those that were detected above the the ESL (and above the reporting limit or were estimated below the RL) in one or more samples. Samples detected but not above the ESL are not presented herein - see lab report for full analytical presentation
 NA = Not Analyzed
 (mg/Kg) = Milligrams per kilogram
 < numeric value = not reported above the laboratory reporting limit indicated
 J indicates an estimated value above the MDL and below the RL
 MDL = method detection limit RL = Reporting Limit
 TPH-gro = Total petroleum hydrocarbons quantified as gasoline range organics
 TPH-dro = Total petroleum hydrocarbons quantified as diesel range organics
 TPH-oro = Total petroleum hydrocarbons quantified as oil range organics
 SGC = analysis performed using silica gel cleanup
 1,2-DB-3-CP = 1,2-dibromo-3-chloropropane
 IPB = Isopropylbenzene 4-IPT = 4-Isopropyl toluene
 TCE = Trichloroethene MTBE = methyl tertiary butyl ether
 a = analysis by method 8260 b = analysis by Method 8270
Bold face type indicates Reported Value Above the ESL.

TABLE 2. ANALYTICAL RESULTS - GROUNDWATER (µg/L)

1091 Calcot Place, Oakland

Sample ID	Date	TPH-gro		TPH-dro		TPH-oro		Benzene	Toluene	Ethylbenzene	Xylenes	Methyl tert-butyl ether	Naphthalene	TCE	Other VOCs	2,4-Dinitrotoluene	1,2-dichloroethane	pentachlorophenol	benzo(a)anthracene	benzo(a)pyrene	benz(b)fluoranthene	benzo(g,h,i)perylene	chrysene
		SGC	NA	SGC	NA	SGC	NA																
B-1	23-Dec-14	NA	79	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-2	23-Dec-14	NA	6,100	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-3	23-Dec-14	NA	15,000	20,000	86,000	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-4	20-Jan-16	<50	<50	NA	<65	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	BESL	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-5	20-Jan-16	<50	6,000	NA	6,600	NA	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	BESL	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-6	20-Jan-16	<50	180	NA	85 J	NA	<0.5	<0.5	<0.5	<0.5	<0.5	1.4	<0.5	BESL	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-7	20-Jan-16	<50	140	NA	86 J	NA	<0.5	<0.5	<0.5	<0.5	<0.5	1.4	<0.5	BESL	NA	NA	NA	NA	NA	NA	NA	NA	NA
B-8	30-Aug-17	<50	110	160	710	1,500	0.15 J	0.087 J	<0.05	<0.25	<0.25	<0.16	1.4	BESL	0.54	0.5	<17(0.83)	0.97	<3.3(0.28)	0.56	0.49	0.69	0.69
B-9	30-Aug-17	<50	62	<100	<250(150)	<500(310)	<0.05	0.067 J	<0.05	<0.25	2.6 J	<0.16	<0.5	BESL	0.44#	0.6	0.83 J	0.49	0.22	0.33	0.24	0.32	0.32
B-11	30-Aug-17	<50	<50	1,700	200	1,900	0.12 J	0.071 J	<0.05	<0.25	<0.1	<0.16	0.097	BESL	0.24	<2.4 (0.34)	1.2	0.30	<2.4(0.21)	<2.4(0.19)	<2.4(0.22)	<2.4(0.22)	<2.4(0.22)
EW-1	31-Aug-17	<50	NA	180	NA	350	<0.05	0.052 J	<0.05	<0.25	<0.46 J	<0.16	0.31	BESL	<0.16	<1.9(0.27)	<9.5 (0.48)	0.25	<1.9(0.16)	<1.9(0.15)	<1.9(0.17)	<1.9(0.17)	
ESL		100	100	100	100	100	1.0	40	30	20	20	5	0.17	5	0.24	0.36	1.0	0.027	0.014	0.012	0.10	0.049	0.049

Notes

NA = Not analyzed ND = Below laboratory detection limits
 VOCs = Volatile organic compounds BESL = All concentrations detected were below the ESL
 (µg/L) = micrograms per liter
 TPH-gro = Total petroleum hydrocarbons quantified as gasoline range organics
 TPH-dro = Total petroleum hydrocarbons quantified as diesel range organics
 TPH-oro = Total petroleum hydrocarbons quantified as oil range organics
 TCE = Trichloroethene
 SGC = analysis performed using silica gel cleanup
 MDL = Laboratory method detection limit RL = Reporting Limit
 # Sample contained hexachloroethane at 0.44 µg/L (ESL 0.33 µg/L)
 ESL = Tier 1 Environmental Screening Limit (2016)
Bold face type indicates reported value above the ESL
 < symbol indicates analyte was not detected above the reporting limit for the analyte
 J indicates an estimated value reported above the method detection limit and below the reporting limit
 1.9/(0.2) Where (parenthetic) value appears after < RL this indicates the MDL when the RL was above the ESL

**TABLE 3 - CONCEPTUAL SITE MODEL
1091 Calcoot Place, Oakland**

CSM Element	CSM Sub-Element	Description	Potential Data Gap(s)
Geology and Hydrogeology	Regional	The Property is in the southern part of the City of Oakland in the San Francisco Bay area. The San Francisco Bay area occupies a broad alluvial valley that slopes gently northward and is flanked by alluvial fans deposited at the foot of the Diablo Range to the east and the Santa Cruz Mountains to the west. Surface topography in the immediate vicinity of the Property is gently sloping down to the northwest towards Airport Channel. The Property is at an elevation of approximately 15 feet above Mean Sea Level according to the United States Geological Survey (USGS) Oakland East Quadrangle California 7.5 Minute Series topographic map. Materials underlying the site are unconsolidated deposits of near shore and beach sediments, deposited in Oakland Bay at higher sea level stands. At shallow depths beneath these sediments are chert, greywacke, serpentine and shale bedrock that are a part of the Cretaceous to Jurassic-aged Franciscan Formation. Bedrock is exposed to the east-northeast on the upland surfaces. The subject site is located on the San Francisco Bay Plain in the northernmost part of the Santa Clara Valley Groundwater Basin, (DWR, 1967), the surface of which slopes gently down toward west. The regional groundwater flow follows the topography, moving from areas of higher elevation to areas of lower elevation. The regional groundwater flow direction in the area of the Property is estimated to be toward the Brooklyn Basin.	None
	Site	Geology: The subsurface of the Property contains approximately 1-8 feet of fill that includes brick and rubble. Native sediment beneath the fill consists of silty clay underlain by the water bearing zone which consisted of silt and silty sand in a layer approximately 1-2 feet thick. Silty clay extends to a depth of at least 24 feet.	None
	--	Hydrogeology: Groundwater at the Property is likely contained in thin sand stringers within the silty clay. Groundwater has been encountered at depths of approximately 3-11 feet in the former UST area and may comprise perched groundwater. The shallow groundwater zone is located at depths of approximately 11-18 feet. The zone appears to be somewhat discontinuous as it was missing in B-10 and B-16.	None
Surface Water Bodies	--	The closest surface water bodies are the Brooklyn Basin, a portion of San Francisco Bay which was located approximately 1/4 of a mile to the west of the Property.	None
Nearby Wells	--	A well survey was performed that identified a single water supply well located approximately 3,200 feet to the southeast.	None
CSM Element	CSM Sub-Element	Description	Potential Data Gap(s)
Constituents of Concern	--	Constituents of concern include petroleum hydrocarbons quantified as diesel and oil range organics (TPH-dto, and TPH-oro). The highest concentrations of petroleum hydrocarbons were within or close to the former fuel oil UST area.	None
Potential Sources	On-site	The Property formerly contained two UST's used to store fuel oil that were previously investigated. Sanborn Fire Insurance Maps showed 4 furnaces located close to the northwest end of the Property.	None
	--	There is no record of the removal of the UST's but a geophysical survey in the area of the former UST's indicated their absence. A total of four soil borings have been drilled within the area of the former UST's.	None
CSM Element	CSM Sub-Element	Description	Potential Data Gap(s)
Nature and Extent of Environmental Impacts	Extent in Soil, TPH-dro	TPH-dro has been detected at concentrations at or above the ESL of 230 milligrams per kilogram (mg/kg) only in two locations, in Boring B-7 close to the former UST's and rail line and in B-11, toward the southeast end of the Property.	None
	Extent in Soil, TOG/TPRH	TPH-oro was not detected in concentrations above the ESL in any of the samples collected at the Property.	None
	Extent in Soil, VOCs	VOCs appear to be minimal in magnitude and extent. Naphthalene and 2-methylnaphthalene were detected in deeper soil (5-10 feet depth interval) in Boring B-7.	None
	Extent in Soil, SVOCs	SVOCs were detected in shallow soil (0-5 foot depth interval) in borings near the former UST's (B-5, B-6 and B-7) at concentrations above the ESLs. The SVOCs included phenol, benzo(a) anthroence, benzo (a) pyrene and benzo (b) fluoranthene. SVOCs also were detected in the widely spaced borings B-4, B-10, B-11 and B-16 indicate the presence of SVOCs in shallow soil that may be the result of widespread surface spillage or from fill materials and are not likely associated with a release from the former UST's.	None
	--		None

**TABLE 3 - CONCEPTUAL SITE MODEL
1091 Calcoot Place, Oakland**

	Extent in Soil, Metals	Metals detected to be present on the Property have included cadmium, chromium, lead, nickel, and zinc. None of the concentrations detected were found to be above the ESL for commercial areas where groundwater is considered a potential source of drinking water.	None
Nature and Extent of Environmental Impacts	Extent in Groundwater, TPH-dro	Concentrations of TPH-dro from 6,100 to 15,000 micrograms per liter (µg/L) were detected in borings in or near the former USTs (B-2, B-3 and B-5). Concentrations outside of the general UST area were much lower and ranged from 110-180 µg/L, above the ESL of 100 µg/L.	None
	Extent in Groundwater, TOG/TRPH	Concentrations of TPH-dro from 180 to 23,000 micrograms per liter were detected in borings in or near the former USTs (B-2, B-3, B-5 and EW-1). Concentrations outside of the general UST area were much lower and ranged from 110-180 µg/L, above the ESL of 100 µg/L, except in B-11 that contained 1,700 µg/L.	None
Nature and Extent of Environmental Impacts	Extent in Groundwater, VOCs and SVOCs	Groundwater sampling has indicated the presence of naphthalene in groundwater in one boring along the northeastern Property boundary. Concentrations of SVOCs for the borings for which groundwater results are available indicate concentrations of SVOCs to the southeast and southwest of the former USTs. The similar and widespread concentrations of some of the SVOCs indicate a possible regional presence of background concentrations and are not likely associated with a release from the former USTs.	None
		The extent of petroleum hydrocarbons in groundwater appears to be in the area of the former USTs and has been defined except to the southeast past B-11.	None
Migration Pathways	Potential / Conduits	Based on the drilling of 16 borings on the Property, no underground sanitary sewer, water, gas, or electrical lines are located on the Property. A fire suppression line is located along the entire northeast edge of the Property.	None
Potential Receptors/Risk	On-site	Potable water at the site currently is provided via municipal supply and will continue to be in the foreseeable future. As such, direct contact to groundwater is not contemplated.	None
Potential Receptors/Risk	Off-site	A well survey indicates only one water production well is located within 3,200 feet of the Property.	None

Notes

1. ERAS Environmental, Inc. Phase I Environmental Site Assessment, APN 19-55-11, Oakland, California, November 6, 2014.
2. ERAS Environmental, Inc. Limited Soil and Groundwater Investigation, APN 19-55-11 on Calcoot Place, Oakland, California, January 9, 2015.
3. ERAS Environmental, Inc. Limited Soil and Groundwater Investigation, 1091 Calcoot Place, Oakland, California, November 7, 2017.

Abbreviations

- bg = below ground surface
- VOCs = volatile organic compounds
- SVOCs = semi-volatile organic compounds
- TPH-dro = total petroleum hydrocarbons quantified as diesel range organics
- TOG = total oil and grease
- TRPH = total residual petroleum hydrocarbons
- µg/L = micrograms per liter

APPENDIX 1
Yearly Cap Inspection Record

