Bond CC Oakland, LLC
350 W. Hubbard Street
Suite 450
Chicago, IL 60654

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11:28 am, Jun 09, 2011

Alameda County
Environmental Health

June 6, 2011

Mr. Jerry Wickham
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Response to the Alameda County Department of Environmental Health Former Cox Cadillac Site 230 Bay Place in Oakland, California (ACEH Fuel Leak Case Number RO0000148 and Geotracker Global ID Number T0600100193)

Dear Mr. Wickham:

Enclosed please find the letter from ARCADIS-US (the "ARCADIS Letter") that was prepared on behalf of Bond CC Oakland, LLC ("Bond") in response to the letter from Alameda County Department of Environmental Health (ACEH) dated April 8, 2011 (the "ACEH letter") regarding the Former Cox Cadillac Site located at 230 Bay Place in Oakland, California (the "Site"). We were very disappointed to have received this letter at this point of the project. As presented in the ARCADIS Letter, there is overwhelming evidence to indicate that the source of the affected soil and groundwater detected in samples collected along Harrison Street is NOT associated with the Site. Any concerns raised in the ACEH Letter should be alleviated by the implementation and completion of the corrective action plan (CAP) dated April 8, 2004 and revised corrective action plan (RCAP) dated June 4, 2004. In addition, the extensive earthwork that was conducted during the redevelopment of the Site would have identified additional sources of affected soil and groundwater.

It is frustrating at this stage in the remediation process to receive a letter which presents no new evidence of pollution associated with the Site, but merely speculates as to the existence of an underground storage tank (UST) based on an ancient Sanborn map. The ACEH has had several bites at the apple to raise the public concerns. Now, years later, when the Site has a productive use, a successful Whole Foods Store, it does not seem appropriate for us to interrupt their operations, creating an undue hardship, to hunt for a highly unlikely and improbable UST. We request that the ACEH review the attached letter which provides an assessment of the facts regarding the presence of the 25,000 gallon UST, the distribution of affected groundwater at the Site, the former Shell Station, and the results grab groundwater samples collected along Harrison Street. Following your review of the enclosed letter, should the ACEH still believe that the UST is in place or that the affected groundwater along Harrison Street is associated with the Site we would request that the ACEH provide more recent information showing credible evidence as to why this potential UST is the most likely cause of the pollutants at the adjacent site rather than relying on an 100+ year old Sanborn Map and nothing else. We ask that the ACEH consider the facts and the professional opinions of the professional environmental firms, who have worked on this Site for many years.

As indicated, post-remediation groundwater samples collected from monitoring wells located at the Site indicate that the remedial actions completed at the Site have removed the sources of affected groundwater formerly located at the Site. One groundwater monitoring well (LF-2) is located near the location of the suspected 25,000 UST. Analytical results for the groundwater and soil samples collected following the removal of the UST reported to store mineral spirits indicate that the UST was not a source to affected soil or groundwater at the Site. While a sewer pipe was reported to be present in the excavation for the UST, the analytical results of the soil and groundwater samples collected during the removal of the mineral spirits UST make it highly speculative to link a release from this UST with affected soil or groundwater detected approximately 425 feet from the former UST site, 19 years after the UST was removed.

As for the presence of the 25,000 gallon UST, we request that the ACEH consider the accuracy of the documentation from this time period as a factor in the presence of the tank. Due to the inevitable loss of records and information that can occur in more than one hundred years, it is likely that the UST (if there was one ever present at the Site) was either removed around the turn of the century, with no documentation or the documentation showing the removal has likely been lost over time. Based on the redevelopment work that was conducted near the suspected location of the 25,000 gallon UST, it is clear to us that that the UST does not exist at the location reported on the Sanborn Map.

In addition, based on the groundwater reported flow direction(s) and the analytical groundwater samples collected at the Site, and the former Shell Station, the affected reported to be present along Harrison Street is NOT associated with the Site.

I certify under penalty of law that this document and all attachments are prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Bond and ARCADIS appreciate the opportunity to submit the enclosed letter to the ACEH for your consideration, and we look forward to working with you and your team to bring this project to regulatory case closure. Bond has complied with all of the requirements to clean up the Site having spent considerable resources and time remediating the property and now it is time for other landowners to do the same. Based on the research completed in response to the concerns provided in the ACEH letter, we request that Case File Review for Fuel Leak Case No. RO0000148 and GeoTracker Global ID T0600100193, Cox Cadillac & Buick, 230 Bay Place, Oakland, CA 94612 be closed. If you have any questions or comments, please call me at (312) 853-0700 or Ron Goloubow of ARCADIS at (510) 596-9550.

Sincerely,
BOND CC OAKLAND, LLC

Robert J. Bond
Authorized Signatory

Enclosure – ARCADIS Letter

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Emeryville, CA 94608
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ENVIRONMENT

Mr. Jerry Wickham
Alameda County Environmental Heath Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject:
Response to the Alameda County Department of Environmental Health, Former Cox Cadillac Site, 230 Bay Place, Oakland, California (ACEH Fuel Leak Case Number RO0000148 and Geotracker Global ID Number T0600100193)

Date:
June 7, 2011

Contact:
Ron Goloubow

Phone:
510.652.4500 ext 550

Email:
Ron.Goloubow@arcadis-us.com

Our ref:
EM009171.0017.00002

Dear Jerry:

ARCADIS U.S., Inc. (ARCADIS) has prepared this letter on behalf of Bond CC Oakland, LLC (Bond) for the former Cox Cadillac Site located at 230 Bay Place in Oakland, California (Figure 1; "the Site"). This letter provides the information requested by the Alameda County Environmental Heath Services (ACEH) in a letter dated April 21, 2011 ("the ACEH Letter") requesting additional investigation at the Site. The concerns raised in the ACEH Letter should be alleviated by the corrective action plan (CAP), dated April 8, 2004, and revised corrective action plan (RCAP), dated June 4, 2004, prepared by ARCADIS (formerly LFR Inc.) and completed by Bond. However, the ACEH's comments are provided below followed by the response to each comment.

Responses to ACEH Comment Letter

ACEH Comment #1: Request for Information

We request that you submit copies of any reports you have documenting additional investigation activities or other work that are relevant to the fuel release or other unauthorized releases and not currently ACEH case files. This includes Phase I environmental site assessment reports and site investigations conducted for potential real estate transactions. The additional information is to be submitted no later than June 29, 2011. ACEH case files may be reviewed online using the ACEH website (http://www.acgov.org/aceh).

Response:

In a letter dated August 31, 2004 (included as Attachment 1), the ACEH requested that Bond provide copies of documents that pertained to the subject Site. To comply with this request, the following five reports were transmitted to the ACEH:

- Report on UST closure activities, prepared by EOA, Inc., and dated February 1994
- Report titled *Limited Phase 1 Environmental Site Assessment and Limited Asbestos and Lead-Based Paint Survey, Former Cox Cadillac Site, 230 Bay Place, Oakland, California,* dated September 1, 2000
- Geotechnical investigation for proposed development, prepared by GeoForensics and dated May 2001
- Report titled *Work Plan Monitoring Well Installation and Resumption of Enhanced Bio-Remediation and Resumption of Quarterly Sampling*, prepared by PES and dated August 29, 2001
- Report titled *Geotechnical Investigation Cox Cadillac Site Development*, prepared by Treadwell & Rollo and dated July 6, 2004

It was our understanding that the submittal of these documents completed the ACEH's file of historical reports for the project. Documents prepared by ARCADIS (previously LFR Inc.) since the ACEH's August 31, 2004 request have been uploaded to the ACEH website.

Technical Comments

ACEH Comment #2: Potential for Additional Abandoned UST to Remain In Place

Up until approximately 1903, the site was occupied by the Oakland Transit Consolidated Piedmont Car Shop and Power House and the Piedmont Baths. The southern portion of the site included a machine shop, dynamos, and boiler room. A review of the 1903 Sanborn Map for the site shows an "Underground Oil Tank – 25,000-gallons capacity," directly south of the historic building and boiler room. The boilers remained in place until at least 1911. Review of the 1911 Sanborn map indicates that the boilers were not in use at that time and the Underground Oil Tank

was no longer shown. We found no information to indicate whether the USTs were removed or remained in place. In April 2004, four test pits were excavated to evaluate the building's foundation. Observations made in a test pit at the southern corner of the existing historical building indicated that "an oily substance was present on the groundwater surface," (Levine-Fricke, August 4, 2004). As part of site investigation activities for a fuel leak case at 2350 Harrison Street, petroleum hydrocarbons in the diesel, fuel oil, and motor oil range were detected in soil and grab groundwater samples collected southwest of the former 25,000-gallon UST along Harrison Street. The source of these petroleum hydrocarbons is unknown. We request that you submit a Work Plan that includes a scope of work to determine whether the former 25,000-gallon UST remains in place and whether the petroleum hydrocarbons in the heavier fractions found along Harrison Street may be related to the former 25,000-gallon fuel oil UST.

Response:

Presence of the 25,000-Gallon Underground Oil Tank

We concur that the 1903 Sanborn Map for the Site indicates the presence of an "Underground Oil Tank - 25,000-gallons capacity" at a location directly south of the historic building and boiler room. According to the 1903 Sanborn Map, the underground storage tank (UST) was located approximately 100 feet east of the corner on the southern side of the historic wall located near the intersection of Harrison Street and Bay Place (Figure 2). It is our understanding that this wall was designated as an architectural landmark and listed on the Local Register of Historic Resources by the City of Oakland Landmarks Preservation Advisory Board. Because of this designation, the wall was retained and incorporated into the redevelopment of the Site as the Whole Foods Grocery Store.

Redevelopment activities conducted in this portion of the Site in 2006, and described below, would have encountered the 25,000-gallon UST if it was present at the Site. However, the intrusive activities described below did not identify the presence of the UST. A 25,000-gallon capacity tank equates to a volume of approximately 3,342 cubic feet. Given the size, the location, and the likely means of installing the suspected UST, the practical dimensions of the UST would be approximately 11 feet wide by 7.5 feet tall by 40 feet long. It is not clear how deep the UST would have been installed, but due to the shallow water table, a conservative assumption is that the top of the UST would have been between approximately 2 to 3 feet below the current ground surface.

Redevelopment Activities Conducted near the Suspected Location of the 25,000-Gallon UST

In order to support the architectural landmark's southern wall during the construction activities conducted at the Site, an extensive bracing system was installed to properly brace and support the historic wall. The bracing system was installed at the beginning of the project prior to selective demolition of the original showroom structure. The shoring plan for this bracing system and photographs of the system are included as Attachment 2. The bracing system consisted of "B-12 Pipe Braces" installed approximately every 10 linear feet along the length of the southern wall. At each point where a B-12 pipe brace was located, a 36-inch square "dead man" was installed extending approximately 3 feet below grade. According to Charles Pankow Builders, Ltd. (Pankow), the general contractor in charge of construction of the Whole Foods Grocery Store, the dead man supports were installed by drilling piers approximately 4 to 5 feet below grade, allowing for the placement of concrete that comprised the dead man supports. If the UST was still in place along the historic wall as noted on the 1903 Sanborn Map, installation of these dead man supports would have encountered the suspected 25,000-gallon capacity UST.

In addition, contractors to Pankow removed and replaced the concrete sidewalk outside the southern wall and excavated soil within the footprint of the former showroom floor (the northern side of the southern wall) as part of the redevelopment activities. This intrusive activity took place where the 25,000-gallon UST was shown to be located on the Sanborn map. Redevelopment activities included the removal if the sidewalk and former showroom floor (concrete slab) exposing the "native" soil on both sides of the historic wall. Portions of the soil beneath the former showroom (to the north of the historic wall) were excavated to approximately 4 feet below ground surface (bgs) and recompacted to meet the geotechnical requirements of the Site. In some cases the soil was transported for off-site disposal due its poor geotechnical quality and the presence of soluble lead (see LFR Inc. report titled *Remedial Activities Associated with the Lifts and Drains Area and Construction Activities, Former Cox Cadillac Site, 230 Bay Place, Oakland, California*, dated January 26, 2007).

According to representatives of Pankow, following the removal of the pipe bracing, the upper 1 to 2 feet of native soil beneath the former sidewalk along the southern side of the southern wall was excavated and recompacted prior to installing the new sidewalk. The areas excavated to install the new sidewalk and the areas beneath the former showroom floor coincide with the reported location of the 25,000-gallon UST.

While concrete vaults and other concrete structures were observed during the redevelopment activities conducted in these areas, a 25,000-gallon UST was not observed. Based on observations made by Pankow at the time of redevelopment, the 25,000-gallon UST was not present at the Site.

Test Pits from April 2004

As reported in the LFR Inc. report titled *Soil and Groundwater Investigation Report, Former Cox Cadillac Property, 230 Bay Place, Oakland, California (Fuel Leak Case No. RO0000148),* dated August 6, 2004, test pits were excavated adjacent to the former showroom building. The purpose of the test pits was to assess the foundation of the former showroom building. The locations of these three test pits are illustrated on the figure included as Attachment 3. As shown on this figure, the test pits were not located anywhere near the suspected location of the 25,000-gallon UST. The "oily substance present on the groundwater surface" referred to in the comment was observed in these test pits. Based on the locations of the test pits the "oily substance present on the groundwater surface" was most likely associated with releases from the nearby former waste oil and or gasoline USTs that were the subject of the removal action that took place at the Site, and not the suspected 25,000-gallon UST. In addition, the areas where the three test pits were located were included in the removal action that took place at the Site.

Petroleum Hydrocarbons Along Harrison Street

ARCADIS has reviewed the existing groundwater elevation, flow direction and gradient data, soil quality data, and groundwater quality data for the Site and the former Shell Service Station Site at 2350 (2368) Harrison Street ("the former Shell Station"). Based on these data, specifically the detection of significantly lower concentrations of the various fractions of total petroleum hydrocarbons (TPH) in groundwater samples collected at the Site and at the former Shell Station, it does not appear that the source of the petroleum hydrocarbons detected in grab groundwater or soil samples collected along Harrison Street are related to the Site.

Groundwater Flow Direction

The most recent groundwater elevation contours measured at the Site in April 2010 indicate that the shallow groundwater flow direction is generally toward the south-southwest (see Figure 2). This flow direction is consistent with the historical groundwater gradients and flow directions previously measured at this Site by

ARCADIS and previous consultants. For reference, we have included a figure depicting groundwater elevations in 2004, prior to the excavation activities. This figure (Figure 8 from the December 2, 2004 LFR Inc. report titled *Revised Report of the Results of the March and April 2004 Soil and Groundwater Investigation at the Former Cox Cadillac Property 230 Bay Place Oakland, California*) shows that the direction of groundwater flow is generally to the south-southeast. This groundwater elevation contour map and other groundwater elevation contour maps prepared for the Site are included as Attachment 4.

Review of the groundwater elevation contours measured at the former Shell Station indicates that the groundwater flow direction is variable but generally toward the east-northeast. Groundwater elevations reported for the former Shell Station in May 2010 are illustrated on Figure 2. This flow direction is approximately opposite of the flow direction measured at the Site and is inconsistent with the ground surface topography of the area (there is a significant hill north of the Site). In addition, if an east-northeast flow direction at the former Shell Station is accurate, this would suggest that features of environmental concern at the former Shell Station could have had an adverse impact on groundwater quality at the former Cox Cadillac site. The groundwater elevation contour maps for the former Shell Station are also included as Attachment 4.

Groundwater Quality

As illustrated on Figure 2, groundwater monitoring well LF-2 is located approximately 60 feet from the location of the suspected 25,000-gallon UST, and directly downgradient from this suspected feature. Analytical results for groundwater samples collected from this well in April 2010 did not contain total petroleum hydrocarbons as motor oil (TPHmo) at concentrations above laboratory reporting limits of 300 micrograms per liter (µg/l). Historically, TPHmo was detected in groundwater samples collected from well LF-2 at concentrations of 1,100 µg/l and total petroleum hydrocarbons as diesel (TPHd) was detected at concentrations up to 2,100 µg/l (see Table 3 of the ARCADIS report titled *Groundwater Monitoring Report for the Semiannual Reporting Period from January 1, 2010 through June 30, 2010 and Request for Case Closure*, dated August 13, 2010).

ARCADIS also reviewed the data collected during an investigation that was included in the *Subsurface Investigation Report* prepared by Conestoga Rover and Associates (CRA; “CRA Report”), dated September 29, 2010. As presented in the CRA Report, elevated concentrations of total oil and grease (TOG) were detected in grab

groundwater samples collected from soil borings drilled along Harrison Street (up to 715,000 µg/l; see Figure 2). According to the CRA Report, the grab groundwater sample that contained 715,000 µg/l TOG was collected from soil boring HP-2. This boring was located adjacent to "the Former Lake Merritt Lodge 2232 Harrison Street Former Heating Oil LUST" (see Figure 2). Another grab groundwater sample collected from soil boring HP-1 contained TOG at 110,000 µg/l (Figure 2). One soil sample reportedly collected 5 feet bgs from soil boring B-10 located in Harrison Street contained TOG at 670 mg/kg. This soil boring was located approximately 25 feet north of grab groundwater sample HP-1 (see Figure 2 of the CRA Report included in Attachment 5).

These elevated concentrations that were detected in soil and grab groundwater samples were collected from soil borings located between approximately 220 and 320 feet from the location of the suspected 25,000-gallon UST. In addition, as presented on Figure 2 and the figures included in the CRA Report, groundwater samples collected from monitoring wells located at the former Shell Station contain TOG at concentrations less than 1,000 µg/l (three samples) and 1,900 µg/l (sample from groundwater monitoring well S-2). These wells are located between the Site and the area where the elevated concentrations of TOG were detected in grab groundwater samples HP-2. The distribution of TOG in groundwater combined with the groundwater flow direction (primarily north to south at the Site) does not support the assertion that the Site is the source of the elevated concentration of TOG detected in grab groundwater samples HP-1 and HP-2. Based on the elevated concentrations of TOG detected in the grab groundwater samples HP-1 and HP-2 and the results of the groundwater samples collected from wells located at the Site and the former Shell Station, it is evident that the samples collected from HP-1 and HP-2 and containing the elevated concentrations of TOG were collected close to the source of the TOG (i.e., the LUST referred to in the CRA reports at 2332 Harrison Street).

Summary

25,000-Gallon UST

A Sanborn map indicated that an "Underground Oil Tank – 25,000-gallons capacity," was located directly south of the historic building and boiler room. This location coincides with the sidewalk along the historic wall of the Whole Foods Grocery Store site approximately 60 feet from existing groundwater monitoring well LF-2. As illustrated on Figure 2, well LF-2 is located directly downgradient from the location of

the suspected 25,000-gallon UST. The UST was not identified during redevelopment activities that took place at the Site, which included the drilling of piers for concrete dead man supports that were installed to support the historic wall that was retained for the building. In addition, the UST was not observed during the replacement of the sidewalk that is located over the area of the suspected UST location. Based on the large size of a 25,000-gallon capacity UST and the area around the UST needed to install it (approximately 11 feet wide by 7.5 feet tall by 40 feet long), it is extremely unlikely that this UST could still be present given the significant amount of subsurface work that was conducted in this area of the Site during construction activities and based on the observations recorded during this work.

Petroleum Hydrocarbons Along Harrison Street

The calculated groundwater flow direction at the Site is towards the southwest and southeast. The calculated groundwater flow direction at the former Shell Station is variable but generally toward the east-northeast. This flow direction is opposite of the flow direction measured at the former Cox Cadillac site and is inconsistent with the ground surface topography of the area.

Historically, groundwater samples collected from well LF-2 located near and directly downgradient from the location of the suspected 25,000-gallon UST contained TPHmo up to 1,100 µg/l and TPHd at concentrations up to 2,100 µg/l (see Table 3 of the ARCADIS August 2010 Groundwater Monitoring Report). Since August 2009, neither TPHmo nor TPHd have been detected above laboratory reporting limits in samples collected from well LF-2.

Grab groundwater samples collected from soil borings HP-1 and HP-2 located between approximately 220 and 320 feet from the location of the suspect 25,000 UST along Harrison Street contained elevated concentrations of TOG (110,000 and 715,000 µg/l). These samples were collected adjacent to the “Former Lake Merritt Lodge 2232 Harrison Street Former Heating Oil LUST”. According to records provided on Geotracker, no additional data were provided regarding the “Former Lake Merritt Lodge 2232 Harrison Street Former Heating Oil LUST” site.

Groundwater samples collected at the Site, south of the Site, and at the former Shell Station contained TOG at concentrations significantly less than the concentrations detected in grab groundwater samples collected at locations HP-1 and HP-2. Given the groundwater flow direction and the distribution of TOG detected in samples collected along Harrison Street, the Site is an extremely unlikely source for the TOG

in groundwater detected at HP-1 or HP-2. It is likely that the elevated concentrations of TOG detected in the groundwater samples collected at these two locations are due to these locations' proximity to the former LUST at the 2332 Harrison Street property.

ACEH Comment #3: Former Mineral Spirits UST

A geophysical survey reportedly conducted in the area of two vent lines attached to the northern portion of the on-site building along Harrison Street discovered a 1,050-gallon UST beneath the sidewalk (Underground Mineral Spirits Tank Closure Report, November 13, 1992, PES Environmental). Based on laboratory analysis of product from the UST, the contents were identified as mineral spirits. During removal of the UST, one hole approximately ½inch in diameter was observed on the sidewall of the tank. The tank was located in close proximity to an abandoned 12-inch terra cotta sewer line. The terra cotta sewer line was broken at a point near the hole in the tank. Two soil samples that were collected from the tank pit excavation did not contain TPH as mineral spirits. No investigation was conducted to assess whether the abandoned sewer line was a pathway for discharges from the tank. We request that you propose a scope of work to identify where the abandoned terra cotta sewer line discharges and conduct sampling along the line to assess whether the sewer line acted as a preferential pathway for releases from the former mineral spirits UST.

Response:

ARCADIS reviewed the 1992 PES Environmental report regarding the removal of the Underground Mineral Spirits Tank. The following information regarding the removal of the UST was presented in the PES Report:

- The UST was removed in September 1992 (nearly 19 years ago).
- Mr. Seto of the ACEH was on site to observe the removal of the UST.
- Groundwater was observed to be present in the bottom of the excavation during the removal of the UST.
- Approximately 150 to 200 gallons of groundwater was removed from the excavation and groundwater was observed recharging into the excavation.

- Neither light non-aqueous phase liquid (LNAPL) nor oil sheen was reported to be present on the groundwater at the excavation.

- Two soil samples were collected from the sidewalls of the excavation from 5.5 and 7.5 feet bgs and submitted for the analysis of TPH as mineral spirits. The analytical results for these samples did not contain TPH as mineral spirits at concentrations greater than the laboratory reporting limit of 10 milligrams per kilogram (mg/kg).

- One groundwater sample was collected from the excavation and analyzed. The analytical results for this sample contained TPH as mineral spirits at a concentration of 100 µg/l.

- A composite soil sample was collected from the soil removed from the excavation and the sample was submitted for the analysis of TPH as mineral spirits. This sample did not contain TPH as mineral spirits at concentrations greater than the laboratory reporting limit of 10 mg/kg.

- An abandoned 12-inch diameter terra cotta sewer line was observed at the excavation for the tank near where a 1-inch diameter hole was observed in the UST. Water was observed flowing from the sewer line into the excavation for the UST.

While a sewer pipe was reported to be present in the excavation for the UST, the analytical results of the soil and groundwater samples collected during the removal of the mineral spirits UST make it highly speculative to link a release from this UST with affected soil or groundwater detected approximately 425 feet from the former mineral spirits UST site 19 years after the UST was removed. Based on the amount of time that has elapsed since the UST has been removed (nearly 19 years) and the analytical results of the soil and groundwater samples collected at the time of the removal of this UST, the potential impact of releases (if any) from this UST would be minimal. Moreover, there is no recent evidence showing the existence of TPH at the Site. During construction between 2003 and 2006, extensive borings were taken and soils were analyzed in the investigation conducted on the concrete vaults. These investigations would have revealed the presence of the higher concentrations of TPH at that time (see *Report of Remedial Activities Associated with the Lifts and Drains Area and Construction Excavation Activities Former Cox Cadillac Site 230 Bay Place Oakland, California,* dated January 26, 2007). Thus, further investigation, with respect to potential or speculative releases from this UST, is not warranted.

ACEH Comment #4: Sensitive Receptors

We request that you include a sensitive receptor survey in the Work Plan requested below to identify any sensitive receptors or water supply wells that currently and potentially could be affected by releases from the former USTs and the petroleum hydrocarbon plumes described in the technical comments above.

Response:

ARCADIS has attached the request for a well survey to the Alameda County Public Works Agency Water Resources Section (ACPWA) for water supply wells located within 0.5 miles of the Site. The request is included as Attachment 6. As indicated, the form is to be signed by a representative of ACEH. ARCADIS will submit the form to the ACPWA when it is signed by a representative of the ACEH and returned to us. Based on our previous experience it can take 3 to 4 weeks for the ACPWA to provide a response. Typically the response will be in the form of a spreadsheet that provides a list of the wells in the requested search area. Once ARCADIS obtains the data we will forward it to the ACEH.

Closing

Bond and ARCADIS appreciate the opportunity to submit this letter to the ACEH for your consideration, and we look forward to working with you and your team to bring this project to regulatory case closure. The CAP and RCAP, both of which were approved by the ACEH were thorough and complete. Bond has complied with all of the requirements to clean up the Site and now it is time for other landowners to do the same. Based on the research completed in response to the concerns provided in the ACEH Letter, we request that Case File Review for Fuel Leak Case No. RO0000148 and GeoTracker Global ID T0600100193, Cox Cadillac & Buick, 230 Bay Place, Oakland, California 94612 be closed.

If you have questions regarding this letter or the project in general, please call me at 510.652.4500.

Sincerely,

ARCADIS U.S., Inc.

Ron Goloubow, PG
Principal Geologist

Attachments:

Figure 1 - Site Vicinity Map
Figure 2 - Site Plan

Attachment 1 - Letter dated August 31, 2004
Attachment 2 - Shoring Plan for Bracing System and Photos of the System
Attachment 3 - Figure Illustrating the Locations of Test Pits from 2004
Attachment 4 - Groundwater Elevation Contour Maps for the Former Shell Station and Cox Cadillac Sites
Attachment 5 - Figures from the CRA Report
Attachment 6 – Request for Well Survey to the Alameda County Public Works Agency

FORMER COX CADILLAC
230 BAY PLACE, OAKLAND, CALIFORNIA

SITE VICINITY MAP

ARCADIS

FIGURE
1

DESIGN\001\09171\SiteVicinity.CDR 091803

CITY:(Reqd) DIV/GROUP:(Reqd) DB:(Reqd) LD:(Opt) PIC:(Opt) PM:(Reqd) TM:(Opt) LYR:(Opt)ON=*:OFF=*REF*
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Fig 4 LEGEND.jpg
Fig 4 O&G -CROPPED-ROTATED.jpg
MAY 2010 GW CONTOURS.jpg

Elevated Parking Area

Approximate Location of 1,000 Gallon Mineral Spirits UST Removed 1992

Suspected Location of 25,000 Gallon UST

New Oakland Whole Foods Grocery Store

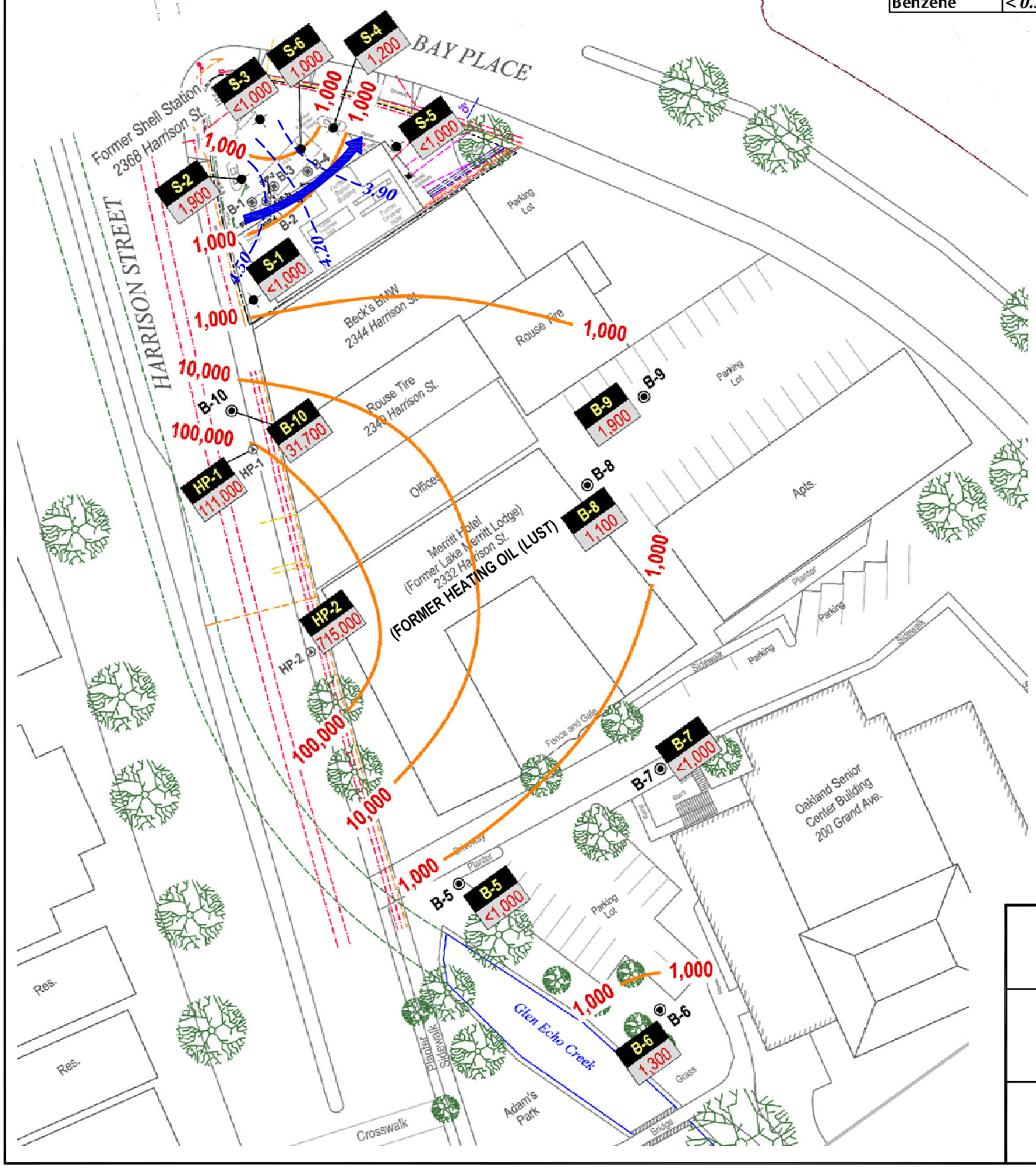
LF-1	
GW Elevation	11.66
MTBE	<0.50
TPHd	<50
TPHg	<50
TPHmo	<300
Total Xylenes	<0.50
Ethylbenzene	<0.50
Toluene	<0.50
Benzene	<0.50

LF-2		
GW Elevation	9.83	
MTBE	69	64
TPHd	58Y	<50
TPHg	<50	<50
TPHmo	<300	<300
Total Xylenes	<0.50	<0.50
Ethylbenzene	<0.50	<0.50
Toluene	<0.50	<0.50
Benzene	<0.50	<0.50

LF-3	
GW Elevation	11.66
MTBE	1,400
TPHd	<50
TPHg	<50
TPHmo	<300
Total Xylenes	<13
Ethylbenzene	<13
Toluene	<13
Benzene	<13

LF-4	
GW Elevation	7.79
MTBE	<0.50
TPHd	<50
TPHg	<50
TPHmo	<300
Total Xylenes	<0.50
Ethylbenzene	<0.50
Toluene	<0.50
Benzene	<0.50

LF-5	
GW Elevation	10.77
MTBE	<0.50
TPHd	<50
TPHg	<50
TPHmo	<300
Total Xylenes	<0.50
Ethylbenzene	<0.50
Toluene	<0.50
Benzene	<0.50



EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- Groundwater Elevation Contour (Feet/MSL) Water Levels Measured on April 29th (Whole Foods) and May 18th 2010 (Former Shell Station)
- Approximate Groundwater Flow Direction

LF-2		
GW Elevation	9.83	
MTBE	69	64
TPHd	58Y	<50
TPHg	<50	<50
TPHmo	<300	<300
Total Xylenes	<0.50	<0.50
Ethylbenzene	<0.50	<0.50
Toluene	<0.50	<0.50
Benzene	<0.50	<0.50

Groundwater Elevation

Sample Data From April 2010

Duplicate Sample

Chemical Concentration in micrograms per liter (µg/L)

MTBE	methyl tertiary-butyl ether
TPHd	Total petroleum hydrocarbons as diesel
TPHg	Total petroleum hydrocarbons as gas
TPHmo	Total petroleum hydrocarbons as motor oil
Y	Sample exhibits chromatographic pattern which does not resemble standard
C	Presence confirmed but relative percent difference between columns exceeds 40%

- SVP-4 Near sub-slab soil vapor probe
- B-5 Soil boring location (2010)
- HP-1 Hydropunch location (2009)
- B-1 Soil boring location (2009)
- Soil boring location, abandoned after 2' due to utility conflict
- SVP-1 Soil vapor probe location
- S-1 Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator
- 1,000 Oil and grease (O&G) isoconcentration contour, in micrograms per liter (µg/l)
- Well designation
- O&G concentrations are in µg/l
  Samples collected in MAY or JUNE 2010

N

0 60 FEET

SOURCES:
CLIFF LOWE ASSOCIATES (OAKLAND WHOLE FOODS)
CONESTOGA-ROVERS & ASSOCIATES;
SUBSURFACE INVISTIGATION REPORT 9/29/10
(FORMER SHELL SERVICE STATION)

FORMER COX CADILLAC
230 BAY PLACE, OAKLAND, CALIFORNIA

SITE PLAN

ARCADIS

FIGURE 2

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

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

August 31, 2004

Mr. Rob Bond
Bond Companies
350 W. Hubbard Street, Suite 4560
Chicago, Illinois 60610

Mr. Bill Cox
Bill Cox Cadillac & Buick
C/o 100 Pine St., Suite 2100
San Francisco, CA 94163

The Greater Bay Trust Company
c/o Lance Shoemaker, Esq.
Trustee for the Robert Shepard Trust, Brian F. Shepard Trust, Douglas C. Shepard Trust, and the Lisa C. Shepard Trust
Hanson, Bridgett, Marcus, Vlahos, Rudy, LLP.
333 Market Street, Suite 2300
San Francisco, California 94105Dear Messrs. Bond, Cox, & Shoemaker:

Subject: Fuel Leak Case No. RO0000148, Cox Cadillac, 230 Bay Place, Oakland, CA

Alameda County Environmental Health (ACEH) staff has recently reviewed "Revised Corrective Action Plan" dated June 25, 2004, prepared by Levine Fricke. We found the proposed CAP to be incomplete and are unable to concur with the proposed CAP. A CAP at this time is premature, as additional investigation is needed at this site. However, we generally concur with the remediation proposal in the CAP of excavating contaminated soil as interim remediation. We request that you address the following technical comments, perform the proposed interim remediation work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1) **Excavation Cleanup Levels and Cleanup Goals** - We concur with implementation of the excavation activities proposed in the CAP, dated June 25, 2004, prepared by Levine Fricke, as an interim remedial action. However, the remediation proposal does not include excavation cleanup levels and cleanup goals in accordance with the San Francisco Regional Water Quality Control Board Basin Plan and appropriate ESL guidance for all COCs and for the appropriate groundwater designation. Please note that soil cleanup levels should ultimately (within a reasonable timeframe) achieve water quality objectives (cleanup goals) for groundwater in accordance with San Francisco Regional Water Quality Control Board Basin Plan. Please submit appropriate cleanup levels; and cleanup goals in accordance with 23 CCR Section 2725, 2726, and 2727 as an Addendum (Interim Remediation) by the date specified below.

2) **ORC Placement in Excavation -** Please specify the design parameters for your ORC treatment and indicate how long the ORC is expected to be effective in treating contamination.

REQUEST FOR ADDITONAL INFORMATION

1) **Missing Reports** - ACEH's case file appears to be missing numerous reports, particularly for work implemented without regulatory oversight from our office. We cannot complete our review of your site without these reports. ACEH's case file for the subject site contains the technical reports listed below. You are requested to submit copies of any other reports you may have documenting additional investigation activities or other work related to the UST system and/or your site by September 15, 2004.

Eisenberg, Olivieri, & Associates (EOA). April 1994. Final Report of UST Closure Activities
EOA. September 1994. Report of Soil Excavation and Disposal (sic) Activities
EOA. January 30, 1995. Well Conversion and First Quarterly Monitoring Report
EOA. April 21, 1995. 2nd Quarter Monitoring Report
EOA. July 25, 1995. 3rd Quarter Monitoring Report
EOA. August 25, 1995. "Offsite Groundwater "Hydropunch" Sampling Report
EOA. November 7, 1995. 4th Quarter Monitoring Report
EOA. January 1996. Annual Monitoring Report
EOA. April 1, 1996. Corrective Action Plan Development Report
EOA. April 5, 1996. February 1996 Monitoring Report
EOA. July 25, 1996. Corrective Action Plan, Phase II
EOA. September 1996. Corrective Action Plan Conceptual Remedial Design
ETIC. November 11, 2003. 3rd Quarter 2003 Groundwater Monitoring Report
ETIC. January 23, 2004. Supplemental Site Investigation Report
ETIC March 17, 2004. 1st Quarter 2004 Groundwater Monitoring Report
Levine-Fricke (LFR). June 4, 2004. Revised Corrective Action Plan
LFR. June 17, 2004. Addendum to Revised Corrective Action Plan
LFR. August 4, 2004 Results of the March and April 2004 Soil and Groundwater Investigation
PES Environmental (PES). November 13, 1992. Underground Mineral Spirits, Tank Closure Report
PES. February 4, 1993. Workplan Subsurface Environmental Investigation
PES. December 23, 1993. Report, Soil and Groundwater Investigation
PES. September 12, 1995. "Offsite Groundwater "Hydropunch" Sampling Report
PES. April 18, 1996. Workplan Potential Source Investigation
PES. October 31, 1996. Revised Interim Remedial Action Plan Soil Excavation and Passive In-situ Bioremediation
PES. November 26, 1996. Addendum Revised Interim Remedial Action Plan Soil Excavation and Passive In-situ Bioremediation
PES. December 13, 1996. Letter CA. Letter Underground Storage Tank Cleanup Fund Cost Pre-Approval Request Interim Remedial Actions
PES. September 30, 1999. Report, Site Characterization and Interim Remedial Actions
PES. October 29, 1999. Quarterly Groundwater Monitoring Report and Remediation Progress Report April 1999 Quarterly Event
PES. January 11, 2000. Quarterly Groundwater Monitoring Report and Remediation Progress Report July 1999 Quarterly Event
PES. April 21, 2000. Quarterly Groundwater Monitoring Report and Remediation Progress Report October 1999 Quarterly Event
PES. May 24, 2000. Quarterly Groundwater Monitoring and Year-End Bioremediation Evaluation Report

PES. July 16, 2001. Quarterly Groundwater Monitoring Report April 2001 Quarterly Event
PES. August 29, 2001. Workplan Monitoring Well Installation, Resumption of Enhanced Bioremediation, and Resumption of Quarterly Sampling
PES. September 10, 2001. Quarterly Groundwater Monitoring Report July 2001 Quarterly Event
PES. December 17, 2001. Addendum to Workplan Monitoring Well Installation, Resumption of Enhanced Bioremediation, and Resumption of Quarterly Sampling
PES. April 25, 2002. Quarterly Groundwater Monitoring November 2001 Quarterly Event
PES. September 25, 2002. Quarterly Monitoring Report 1st Quarter 2002
PES. September 25, 2002. Quarterly Monitoring Report 2nd Quarter 2002
PES. September 25, 2002. Quarterly Monitoring Report 3rd Quarter 2002
PES. January 24, 2003. Workplan Supplemental Site Investigation
PES. January 31, 2003. Quarterly Monitoring Report 4th Quarter 2002
PES. March 21, 2003. Quarterly Monitoring Report 1st Quarter 2003
PES. May 21, 2003. Addendum to Supplemental Site Investigation

TECHNICAL REPORT REQUEST

Please submit the following technical reports to Alameda County Environmental Health (Attention: Don Hwang), according to the following schedule:

- September 15, 2004 – Addendum (Interim Remediation), missing reports, and Machado requirements
- September 15, 2004 –2nd Quarter 2004 Groundwater Monitoring Report
- October 31, 2004 - 3rd Quarter 2004 Groundwater Monitoring Report
- December 1, 2004 – Interim Remediation Completion Report
- January 31, 2005 - 4th Quarter 2004 Groundwater Monitoring Report
- April 30, 2005 - 1st Quarter 2005 Groundwater Monitoring Report
- July 31, 2005 – 2nd Quarter 2005 Groundwater Monitoring Report

AB 681 (MACHADO) CHAPTER 255, STATUTES OF 1998

AB 681 (Machado) Chapter 255, Statutes of 1998, made legislative changes to Chapters 6.7 and 6.75 of the Health and Safety Code adding requirements to landowner notification and participation requirements for fuel leak investigations. These legislative changes require the active or primary responsible party for a fuel leak case to ensure that all current property owners of the site are informed of cleanup actions or requests for closure and to forward to ACEH a complete mailing list of all record fee title holders to the site so that we can ensure that they are listed as responsible parties and kept informed about cleanup and closure decisions. Additionally, the primary or active responsible party must certify in writing that the notification requirement of Health and Safety Code, Section 25297.15, has been met and provide a mailing list of all record fee title owners to the local agency. ACEH's July 2, 2004 letter requested this information as well as telephone numbers for all RPs. We have not received a response to our request.

Please provide a list of all record fee titleholders to the site, certification of the notification requirement, and the telephone numbers for the "responsible parties" by **September 15, 2004**.

PERJURY STATEMENT

Please note, all work plans and technical reports submitted to this office must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached proposal or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. A review of our case file indicates that none of your reports contain a perjury statement. **We request that perjury statements be submitted with all future reports for this site.**

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement follow up. Enforcement follow up may include administrative action or monetary penalties of up to $10,000 per day for each day of violation of the California Health and Safety Code, Section 25299.76.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang

Hazardous Materials Specialist
Local Oversight Program

C: Charles Pardini, Levine-Fricke, 1900 Powell St., 12th Floor, Emeryville, CA 94608-1827
Donna Drogos
File

CHP

LFR
LEVINE • FRICKE

LETTER OF TRANSMITTAL
001-09171-11

September 3, 2004

Mr. Don Hwang
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Re: Reports - Former Cox Cadillac Site

The following items are Enclosed via Courier

Description	No. of Copies
Five reports (listed below)	1 of each

The item(s) are transmitted:

- ☒ At your request
- ☒ For your review/comment
- ☐ For your approval
- ☐ For your action
- ☒ For your files
- ☐ For your information

Comments:

Don,

Enclosed are the five reports concerning the former Cox Cadillac site that we have that were not included on the list in your August 31, 2004 letter.

1) Report on a Limited Phase I Environmental Site Assessment and Limited Asbestos and Lead-Based Paint Surveys at the Former Cox Cadillac Property, Oakland, California, prepared by LFR and dated September 1, 2000.

2) Workplan Monitoring Well Installation, Resumption of Enhanced Bio-Remediation, and Resumption of Quarterly Sampling, prepared by PES and dated August 29, 2001.

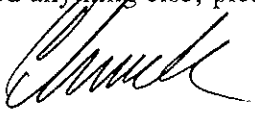
3) Report of UST Closure Activities, prepared by EOA, Inc. and dated February 1994.

4) Geotechnical Investigation Cox Cadillac Site Development, prepared by Treadwell & Rollo and dated July 6, 2004.

5) Geotechnical Investigation for Proposed Development, prepared by GeoForensics and dated May 2001.

If you need anything else, please call me at (510) 596-9536.

Chuck



CHP

LFR
LEVINE • FRICKE

September 15, 2004 001-09171-04

Mr. Don Hwang
Hazardous Materials Specialist
Local Oversight Program
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Response to Alameda County Health Care Services Agency Comments to Revised Corrective Action Plan, dated June 25, 2004, for Cox Cadillac, 230 Bay Place, Oakland, California Fuel Leak Case No. RO0000148

Dear Mr. Hwang:

Alameda County Environmental Health (ACEH) staff recently reviewed the document entitled "Revised Corrective Action Plan" (RCAP), dated June 25, 2004 and prepared by LFR Levine·Fricke (LFR). In a letter dated August 31, 2004, from the Alameda County Health Care Services Agency (ACHCSA) to Bond CC Oakland LLC ("Bond"), Bill Cox Cadillac & Buick, and the Greater Bay Trust Company, ACEH requested a response to two technical comments, submittal of additional reports, and compliance with AB681 (Machado) Chapter 255, Statutes of 1998 requirements. This letter serves as an addendum and a response to the ACHCSA's August 31, 2004 letter.

TECHNICAL COMMENTS

1. **Excavation Cleanup Levels and Cleanup Goals.** The ACEH staff concurs with the implementation of the excavation activities proposed in the RCAP as an interim remedial action. However, the ACEH staff has requested that the soil and groundwater cleanup levels and cleanup goals be modified to be consistent with the San Francisco Regional Water Quality Control Board (RWQCB) Basin Plan and appropriate Environmental Screening Level (ESL) guidance for all chemicals of concern and for the appropriate groundwater designation.

To address the ACEH's request, LFR has modified the soil and groundwater cleanup goals to represent levels that are protective of groundwater as a drinking water source for a property that is to be developed for a commercial use. The proposed soil and groundwater cleanup levels and cleanup goals for the former Cox Cadillac property are presented below and are based on the RWQCB's ESLs (July 2004). These soil and groundwater cleanup levels and cleanup goals will supercede the soil and groundwater cleanup goals presented in the RCAP.

Revised Soil and Groundwater Cleanup Levels and Cleanup Goals

Chemicals of Potential Concern	Soil Cleanup Level and Cleanup Goal (mg/kg)	Groundwater Cleanup Level and Cleanup Goal (µg/l)
TPH as gasoline	100	100
TPH as diesel	100	100
benzene	0.044	1.0
toluene	2.9	40
ethylbenzene	3.3	30
xylenes	1.5	13
methyl tertiary-butyl ether (MTBE)	0.023	5.0
ethylene dibromide (EDB)	0.00033	0.05

Notes: mg/kg = milligrams per kilogram; µg/l = micrograms per liter; TPH = total petroleum hydrocarbons

2. **ORC Placement in Excavation.** ACEH staff requested specification of design parameters for Oxygen Release Compound (ORC) treatment and an estimate for its effectiveness in treating the contamination.

Based on discussions with Mr. Don Hwang and Ms. Donna Drogos of the ACHCSA on September 8, 2004, concerning additional investigation of deeper soil and groundwater proposed in LFR's report entitled "Results of the March and April 2004 Soil and Groundwater Investigation at the Former Cox Cadillac Property," dated August 4, 2004, LFR considers the potential use of ORC as part of the interim remedial plan for the Site premature. If it is determined that ORC can be successfully utilized at the Site as part of the remedial plan, LFR will submit design parameters to the ACHCSA for review and approval prior to implementation.

REQUEST FOR ADDITIONAL INFORMATION

The ACEH staff requested submittal of previously prepared reports that were not located in the ACHCSA files. On September 3, 2004, LFR submitted to the ACHCSA reports in LFR's files that were apparently missing from the ACHCSA files. The list of the reports is attached.

TECHNICAL REPORT REQUEST

The ACEH staff requested submittal of this addendum, missing reports, Machado requirements, quarterly groundwater monitoring reports, and an interim remediation completion report.

This letter serves as the addendum; the missing reports were submitted to the ACHCSA on September 3, 2004. The letter providing the information pursuant to the Machado requirements will be submitted to the ACHCSA on September 17, 2004, as agreed upon by Mr. Hwang of ACHCSA on September 14, 2004 with Ms. Kimberly Brandt of LFR.

Regarding groundwater monitoring for the Site, it is currently the responsibility of the Greater Bay Trust Company to conduct groundwater monitoring for the Site. Bond will contact the Greater Bay Trust Company to assess status of groundwater monitoring activities for the Site. Bond will provide Mr. Hwang with any updated information as it is obtained. Bond anticipates that it will be able to conduct future groundwater monitoring events on behalf of the Greater Bay Trust Company.

ACEH staff has requested that an Interim Remediation Completion report be submitted by December 1, 2004. LFR requests that this date be changed to "60 days following completion of the Interim Remediation activities," as described in the RCAP. LFR will notify the ACEH staff when the interim remediation activities are scheduled to begin.

LFR is currently revising its report entitled "Results of the March and April 2004 Soil and Groundwater Investigation at the Former Cox Cadillac Property," dated August 4, 2004, based on Mr. Hwang's verbal comments received during the September 8, 2004 telephone conversation. This revised report will include additional recommendations to assess the vertical extent of soil and groundwater contamination in the vicinity of the former gasoline underground storage tank (UST) and an investigation in the backfill in the utility corridor nearest the Site, in addition to the vertical extent investigation proposed in the vicinity of the former waste oil UST.

Bond and LFR request that the ACHCSA review and approve this addendum to the June 25, 2004 RCAP.

If you have any questions or comments, please contact the undersigned at (510) 652-4500.

Sincerely,

Charles H. Pardini, R.G.
Principal Geologist
Assistant Operations Manager

Kimberly A. Brandt, R.G., C.HG.
Senior Associate Hydrogeologist

cc: Robert Bond, Bond Companies

Attachment: Transmittal letter to Mr. Don Hwang of ACHCSA, dated September 3, 2004

LFR
LEVINE • FRICKE

LETTER OF TRANSMITTAL
001-09171-11

September 3, 2004

Mr. Don Hwang
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Re: Reports - Former Cox Cadillac Site

The following items are Enclosed via Courier

Description	No. of Copies
Five reports (listed below)	1 of each

The item(s) are transmitted:

- ☒ At your request
- ☒ For your review/comment
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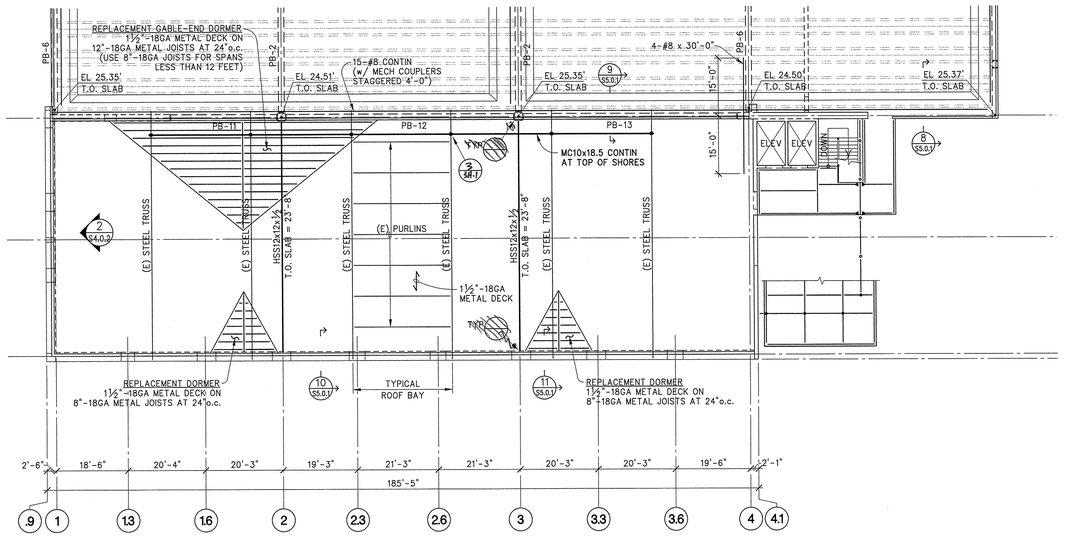
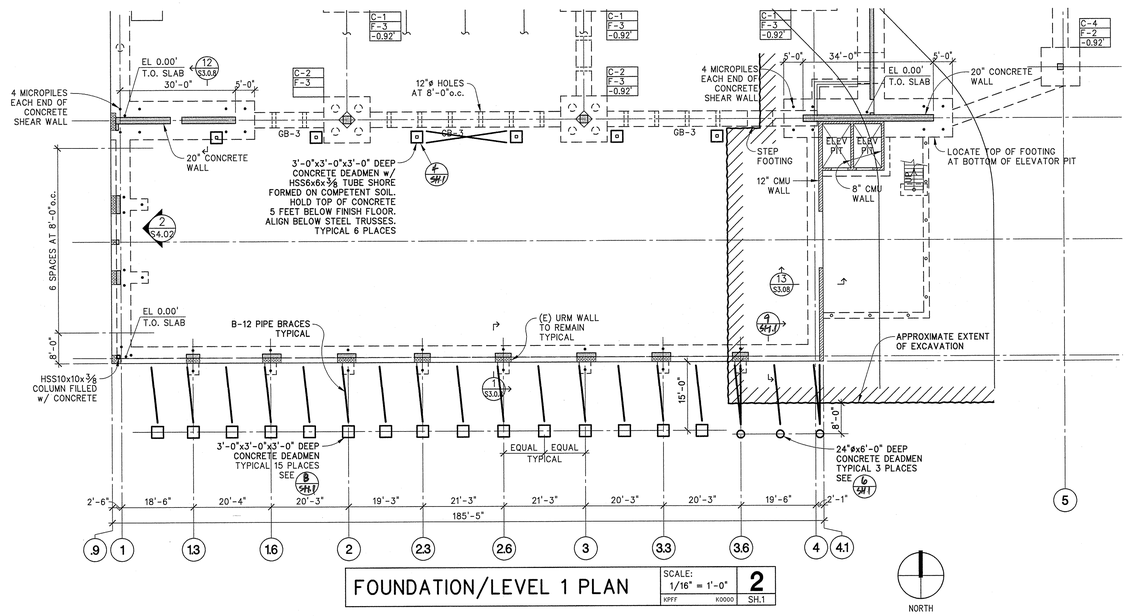
If you need anything else, please call me at (510) 596-9536.

Chuck



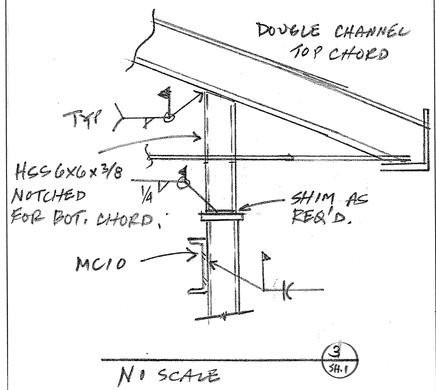
LEVEL 2 FRAMING PLAN — SCALE: 1/16" = 1'-0" — 1 — KPFF K0000 — SH.1

NORTH

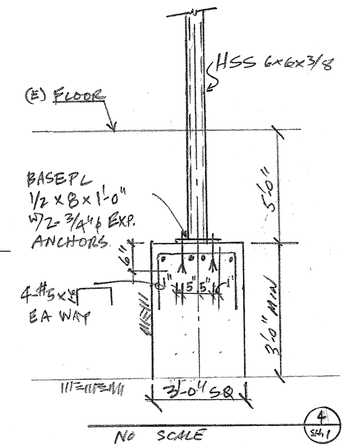


FOUNDATION/LEVEL 1 PLAN — SCALE: 1/16" = 1'-0" — 2 — KPFF K0000 — SH.1

NORTH



NO SCALE — 3 SH.1



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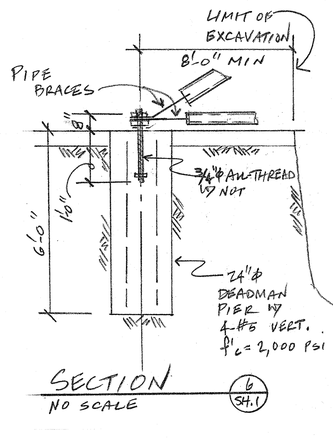
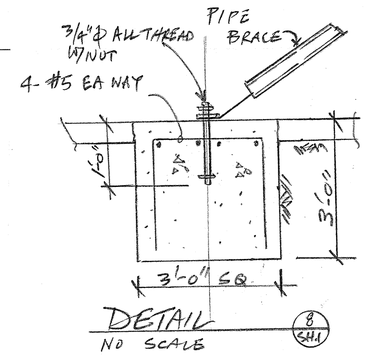


SECTION — NO SCALE — 6 SH.1



DETAIL — NO SCALE — 8 SH.1

NOTES

Dimensions refer to rough concrete surfaces, face of studs, face of concrete block, top of sheathing, or top of slab, unless otherwise indicated. The Contractor shall verify all dimensions prior to the start of construction.

All work shall conform to the minimum standards of the following codes:

2001 California Building Code, which comprises Title 24, Part 2 of the California Code of Regulations, as adapted by the California Building Standards Commission referred to here as "The California Building Code, 2001 Edition" or "the code", and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those additional codes and standards listed in these structural notes and specifications.

Contractor shall investigate the site, during clearing and earthwork operations, for filled excavations or buried structures, such as cesspools, cisterns, foundations, etc. If any such structures are found, the Engineer shall be notified immediately.

EXISTING CONSTRUCTION

Existing construction shown on the structural drawings was obtained from field surveys. The Contractor shall verify all existing conditions and shall notify the Architect of all exceptions before proceeding with the work.

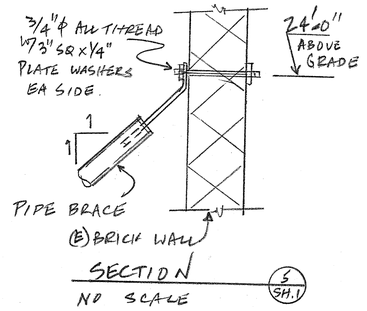
The removal, cutting, drilling, etc. of existing work shall be performed with great care and small tools in order not to jeopardize the structural integrity of the building. If existing structural members, not indicated for removal, interfere with the new work, the Engineer shall be notified immediately, and approval obtained, before removal of the existing members.

MATERIALS

All concrete for deadmen shall be 2,000 psi at 28 days, with 4.5 sacks of cement, minimum.
All steel bolts shall be ASTM A-307.
All Pipe Braces shall be by Dayton-Richmond.

MISCELLANEOUS NOTES

Geotechnical Engineer shall review bottom of excavation for deadmen under steel trusses to verify sound bearing is achieved.
Wood ceiling framing shall be removed prior to installation of truss shores.
Exterior wall braces shall be in place before removal of metal roof deck.



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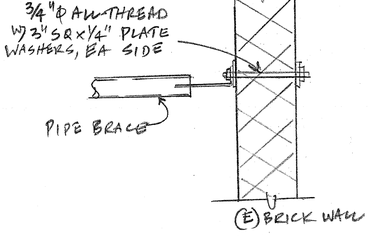

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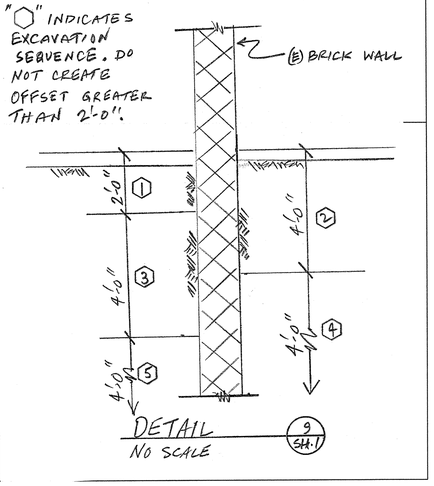


DETAIL — NO SCALE — 9 SH.1

REGISTERED PROFESSIONAL ENGINEER — MARC A. PRESS — No. 3054 — Exp. 3/31/07 — STRUCTURAL — STATE OF CALIFORNIA

kpff
Consulting Engineers
1160 Battery Street, Suite 300
San Francisco, California 94111
T: 415.989.1004 F: 415.989.1552
www.kpff.com ftp.kpff-sf.com

230 BAY PLACE

COX CADILLAC
OAKLAND, CA.

No.	Date	Issue
	5/18/05	PERMIT

Project No. K103226.04
Scale AS NOTED
Drawing Title SHORING PLAN
Drawing No. SH.1

5/18/2005 2:04:49 PM, rim

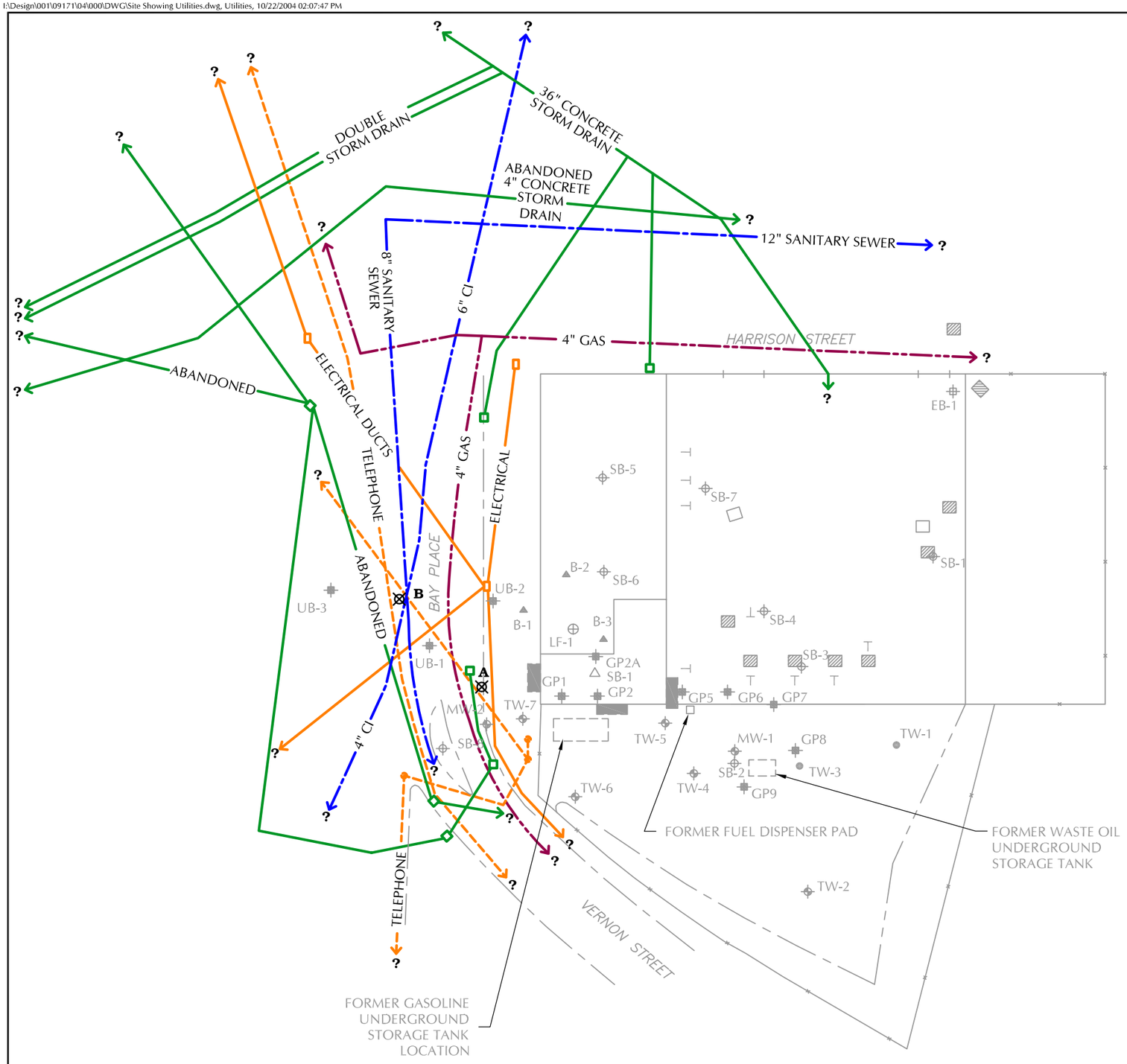
Bracing System for Historical Wall Looking West

Bracing System for Historical Wall - Looking North

Site Development Work Looking Northwest –
(the historical wall is located in the lower left corner of the photo)

Finishing Site Development Work for the Historical Wall
Looking North-Northwest

I:\Design\001\09171\04\000\DWG\Site Showing Utilities.dwg, Utilities, 10/22/2004 02:07:47 PM



EXPLANATION

- A — PROPOSED SOIL BORING LOCATION
- SANITARY SEWER - APPROXIMATELY 6 FEET BELOW GRADE
- STORM DRAIN - APPROXIMATELY 6-8 FEET BELOW GRADE
- GAS LINE - APPROXIMATELY 3 FEET BELOW GRADE
- ELECTRICAL LINE - APPROXIMATELY 3 FEET BELOW GRADE
- TELEPHONE LINE - APPROXIMATELY 3 FEET BELOW GRADE
- MW-1/TW-2 — MONITORING OR TEMPORARY WELL LOCATION
- TW-1 — ABANDONED TEMPORARY WELL LOCATION
- B-2 — PREVIOUS SOIL BORING / GROUNDWATER SOIL SAMPLING LOCATION (INSTALLED BY PES ENVIRONMENTAL, INC., 1999)
- SB-1 — SOIL SAMPLING LOCATION (INSTALLED BY LFR LEVINE•FRICKE, JULY 2000)
- EB-1 — SOIL SAMPLING LOCATION (INSTALLED BY LOWNEY ASSOCIATES, JULY 2000)
- SOIL SAMPLING LOCATION (INSTALLED BY LFR LEVINE•FRICKE, MAY 2001)
- GP1 — SOIL AND GRAB GROUNDWATER SAMPLING LOCATION (INSTALLED BY ETIC, NOV. 2003)
- LF-1 — SOIL AND GRAB GROUNDWATER SAMPLING LOCATION (INSTALLED BY LFR LEVINE•FRICKE, MARCH 2004)
- DRAINS
- LIFTS
- FENCE
- RETAINING WALL
- CURB
- TEST PIT LOCATION (INSTALLED BY LFR, APRIL 2004)

0 60 FEET

SOURCE OF UTILITY LOCATIONS AND DEPTHS: SUBSURFACE CONSULTANTS MAP DATED MARCH 19, 1996. LOCATIONS OF THE UTILITIES ARE APPROXIMATE.

Site Plan Showing Utilities and Soil Boring Locations

Former Cox Cadillac, 230 Bay Place, Oakland, California

LFR LEVINE•FRICKE

Figure 2

07/02/08

Groundwater Contour and Chemical Concentration Map

June 11, 2008

EXPLANATION

- S-1 — Monitoring well location
- Groundwater flow direction and gradient
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)
- Well designation
- ELEV — Groundwater elevation, in feet above msl
- TPHg / Benzene — TPHg and benzene concentrations are in parts per billion

Notes:
ND = Not detected
* = Data anomalous, not used in contouring

Former Shell Station
2368 Harrison St.

7-11 Store Building
2350 Harrison St.

S-1: 2.48 / 1,300 / 46
S-2: 3.57 / 960 / 3.0
S-3: 3.04 / 82 / ND
S-4: -0.36* / ND / ND
S-5: 3.87 / ND / ND
S-6: 3.52 / 6,500 / 180

Former Dispenser Islands
Former Dispenser Island
Former USTs
Former Waste Oil UST
0.02

3.20
2.80
3.60

Commercial Buildings
crosswalk
median
HARRISON STREET
BAY PLACE
driveway
sidewalk
planter
light pole
sign
Street Light (typ.)
lamp post
fenced enclosure

0 10 20 40
Scale (ft)

Basemap modified from Google Earth image

J:\SHELL\OAKLAND 2350 (2368) HARRISON\FIGURES\2QM06.DWG

CONESTOGA-ROVERS & ASSOCIATES

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

FIGURE
4

11/04/08

Groundwater Contour and Chemical Concentration Map

September 17, 2008

EXPLANATION

- S-1 ✦ Monitoring well location
- Storm drain (SD)
- Sanitary sewer line (SS)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- XX.XX Groundwater elevation contour, in feet above mean sea level (msl)

Well
ELEV
TPHg
Benzene

- Well designation
- Groundwater elevation, in feet above msl
- TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

Wheelworks Auto Repair Shop

Median

Underground Culvert & Storm Drain (Approx.)

HARRISON STREET

Former Shell Station
2368 Harrison St.

S-1
4.88
3,100
180

S-2
4.21
1,700
3.4

S-3
3.63
ND
ND

S-4
4.13
ND
ND

S-5
3.81
60
ND

S-6
3.64
8,000
160

7-11 Store Building
2350 Harrison St.

Former Station Building
Former Tire/Wheel Hoist
Former Drive-on Hoist
Former Dispenser Islands
Former Waste Oil UST
Former USTs
Former Dispenser Island
Fenced Enclosure
Lamp Post
Light Pole (typ.)
Street Light (typ.)
Planter
Sign
Driveway
Sidewalk
Median

4.75
4.25
3.75

Beck BMW

Parking Lot

BAY PLACE

0 10 20 40
Scale (ft)

Basemap modified from aerial photo

FIGURE
2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT2-3q08qm\060119 9QM08.DWG

05/01/09

EXPLANATION

- S-1 ● Monitoring well location
- Storm drain (SD)
- Sanitary sewer line (SS)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- XX.XX Groundwater elevation contour, in feet above mean sea level (msl)

Well
ELEV
TPHg
Benzene

- Well designation
- Groundwater elevation, in feet above msl
- TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

Wheelworks Auto Repair Shop

Median

Former Shell Station
2368 Harrison St.

Street Light (typ.)

Driveway

Former Dispenser Islands

Former USTs

Former Dispenser Island

Former Waste Oil UST

Planter

Sidewalk

Lamp Post

7-11 Store Building
2350 Harrison St.

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Fenced Enclosure

Light Pole (typ.)

SS
SD
W

Underground Culvert & Storm Drain (Approx.)

HARRISON STREET

BAY PLACE

Beck BMW

Parking Lot

Well	ELEV	TPHg	Benzene
S-1	5.88	3,300	270
S-2	5.03	2,100	7.7
S-3	4.48	ND	ND
S-4	4.85	ND	ND
S-5	3.89	100	ND
S-6	4.26	6,100	82

4.90
5.60
4.20

N

0 10 20 40
Scale (ft)

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT6-1Q09\060119 1QM09-GW.DWG

Groundwater Contour and Chemical Concentration Map

February 25, 2009

CONESTOGA-ROVERS & ASSOCIATES

Former Shell Service Station

2350 (2368) Harrison Street
Oakland, California

FIGURE
2

07/09/09

Groundwater Contour and Chemical Concentration Map

May 26, 2009

EXPLANATION

- S-1 — Monitoring well location
- B-1 — Soil boring location
- B-5 — Soil boring location, abandoned after 2' due to utility conflict
- SVP-1 — Soil vapor probe location
- HP-3 — Hydropunch location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line, indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)

Well
ELEV
TPHg
Benzene

- Well designation
- Groundwater elevation, in feet above msl
- TPHg and benzene concentrations are in micrograms per liter

Notes:
NA = Not available; well inaccessible
ND = Not detected
NS = Not sampled

S-1 6.59 1,700 230
S-2 4.74 1,200 6.2
S-3 3.91 ND ND
S-4 4.84 ND ND
S-5 NA NS
S-6 3.69 3,400 50

B-1 B-2 B-3 B-4 B-5
SVP-1 SVP-2 SVP-3
HP-1 HP-2

4.00 5.00 6.00

Former Shell Station
2368 Harrison St.

7-11 Store Building
2350 Harrison St.

HARRISON STREET
BAY PLACE

Underground Culvert & Storm Drain (Approx.)
Median
Driveway
Sidewalk
Planter
Former Dispenser Islands
Former Dispenser Island
Former Waste Oil UST
Former USTs
Former Station Building
Former Tire/Wheel Hoist
Former Drive-on Hoist
Fenced Enclosure
Light Pole
Lamp Post
SAN

Beck BMW
Parking Lot
Rouse Tire Store
Rouse Tire Store
Offices
Parking Lot

N

0 10 20 40
Scale (ft)

FIGURE
2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT10-2Q09\060119 2QM09-GW.DWG

01/27/10

Groundwater Contour and Chemical Concentration Map

November 30, 2009

EXPLANATION

- S-1 — Monitoring well location
- STM — Storm drain (STM)
- SAN — Sanitary sewer line (SAN)
- W — Water line (W)
- E — Electrical line (E)
- G — Gas line (G)
- T — Telecommunications line (T)
- Unknown utility line, indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)
- Well — Well designation
- ELEV — Groundwater elevation, in feet above msl
- TPHg / Benzene — TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

HARRISON STREET

HARRISON STREET

Underground Culvert & Storm Drain (Approx.)

Median

BAY PLACE

BAY PLACE

Median

Street Light (typ.)

Planter

Sign

Light Pole

Former Shell Station
2368 Harrison St.

Driveway

Driveway

Driveway

Sidewalk

Former Dispenser Islands

Former Dispenser Island

Former USTs

Former Waste Oil UST

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Planter

Sidewalk

Sidewalk

Lamp Post

Light Pole

Light Pole

Fenced Enclosure

SAN

Planter

7-11 Store Building
2350 Harrison St.

Beck's BMW
2344 Harrison St.

Parking Lot

Rouse Tire
2340 Harrison St.

Rouse Tire

Offices

Well	ELEV	TPHg	Benzene
S-1	6.21	2,200	200
S-2	4.20	1,200	4.7
S-3	3.77	ND	ND
S-4	4.89	ND	ND
S-5	3.63	120	ND
S-6	3.62	2,200	33

4.25

5.00

5.75

N

0 10 20 40

Scale (ft)

FIGURE

2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT12-4Q09\060119 4QM09-GW.DWG

02/07/2011

Groundwater Contour and Chemical Concentration Map

December 9, 2010

EXPLANATION

- S-1 — Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)
- Well — Well designation
- ELEV — Groundwater elevation, in feet above msl
- TPHg / Benzene — TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

HARRISON STREET

HARRISON STREET

Median

Underground Culvert & Storm Drain (Approx.)

BAY PLACE

BAY PLACE

Median

Former Shell Station
2368 Harrison St.

Street Light (typ.)

Light Pole

Driveway

Driveway

Sidewalk

Former Dispenser Island

Former Dispenser Island

Former USTs

Planter

Sidewalk

Planter

Sidewalk

Lamp Post

Former Waste Oil UST

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Fenced Enclosure

Planter

Light Pole

SAN

7-11 Store Building
2350 Harrison St.

Beck's BMW
2344 Harrison St.

Parking Lot

Rouse Tire
2340 Harrison St.

Rouse Tire

Offices

Well	ELEV	TPHg	Benzene
S-1	6.31	2,500	140
S-2	4.04	1,600	7.2
S-3	3.96	ND	ND
S-4	5.15	ND	ND
S-5	3.83	79	ND
S-6	3.85	1,300	28

5.00
4.25
5.75

N

0 10 20 40

Scale (ft)

FIGURE

2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT17-4Q10\060119 4QM10-GW.DWG

08/03/10

Groundwater Contour and Chemical Concentration Map

May 18, 2010

EXPLANATION

- S-1 — Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)
- Well — Well designation
- ELEV — Groundwater elevation, in feet above msl
- TPHg / Benzene — TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

HARRISON STREET

HARRISON STREET

Underground Culvert & Storm Drain (Approx.)

Median

BAY PLACE

Former Shell Station
2368 Harrison St.

Street Light (typ.)

Light Pole

Driveway

Former Dispenser Islands

Former Dispenser Island

Former USTs

Sidewalk

Planter

Lamp Post

Former Waste Oil UST

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Fenced Enclosure

SAN

S-1	4.39	1,600 / 180
S-2	4.76	1,300 / 7,3
S-3	3.98	ND / ND
S-4	3.65	ND / ND
S-5	3.79	77 / ND
S-6	3.83	1,400 / 27

4.50

4.20

3.90

7-11 Store Building
2350 Harrison St.

Beck's BMW
2344 Harrison St.

Parking Lot

Rouse Tire
2340 Harrison St.

Rouse Tire

Offices

N

0 10 20 40

Scale (ft)

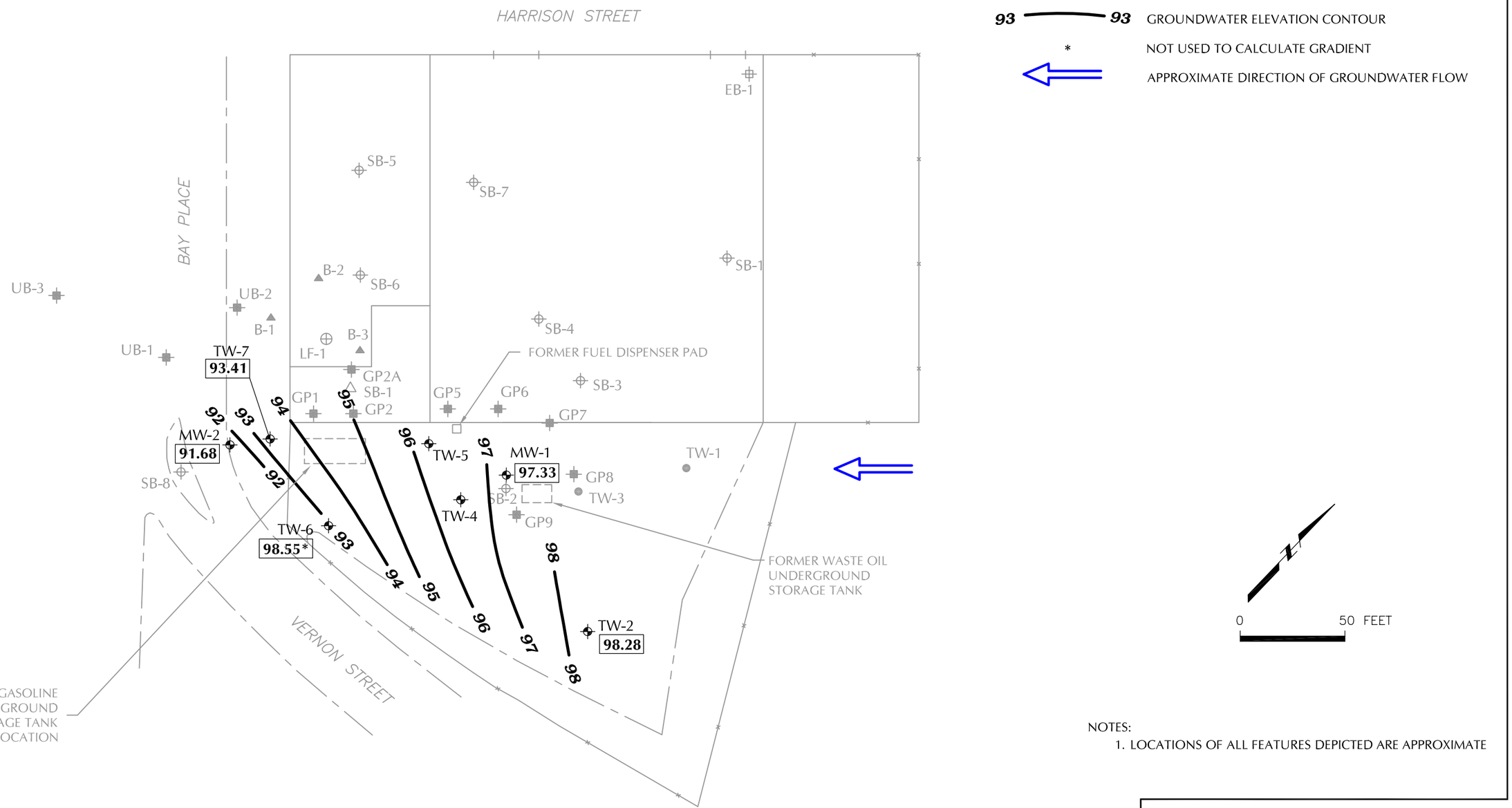
FIGURE

2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT16-2Q10\080119 2QM10-GW.DWG



NOTES:

1. LOCATIONS OF ALL FEATURES DEPICTED ARE APPROXIMATE

SOURCE: ETIC, 2004

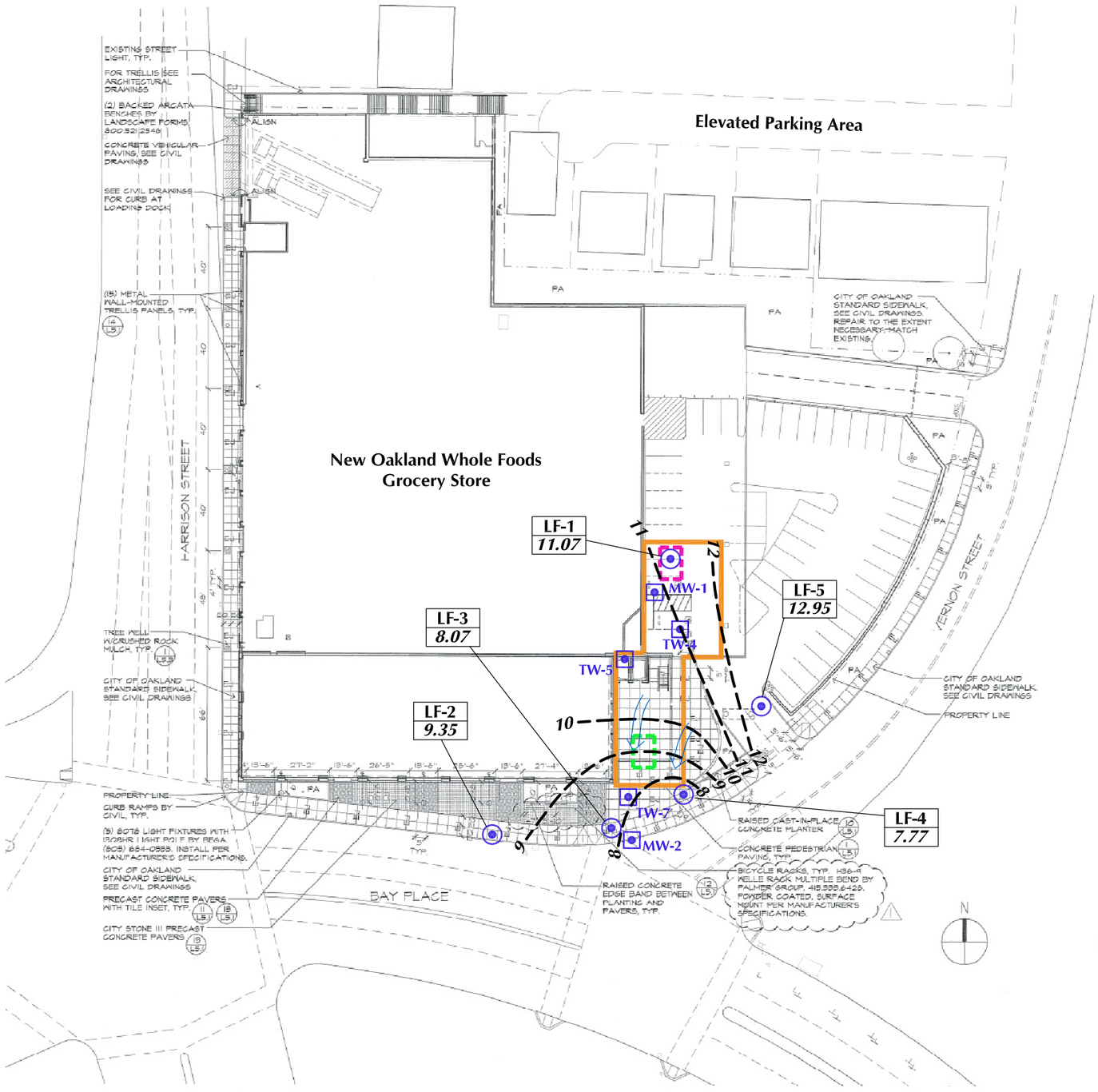
Groundwater Elevation Data
January 2004

Former Cox Cadillac, 230 Bay Place, Oakland, California

LFR LEVINE • FRICKE

Figure 8

I:\Design\001\09171\04\000\DWG\GWE data.dwg, GWE Data, 11/23/2004 03:18:41 PM



LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.

2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.

3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).

4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.

5. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.

6. REFERENCE TO NORTH REFERS TO PROJECT NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

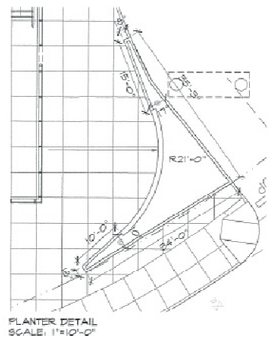
7. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.

8. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

9. SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAYS, CURBS, CURB CUTS AND RAMPS, BUILDING SETBACKS AND BENCH MARKS.

LAYOUT LEGEND

CL.....CENTER LINE
EJ.....EXPANSION JOINT
EQ.....EQUAL
PA.....PLANTING AREA
TYP.....TYPICAL



EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- Groundwater Elevation Contour (Feet/MSL) Dashed where inferred Contour Interval = one foot
- Approximate Groundwater Flow Direction
- LF-1 / 11.07 — Location ID / Groundwater Elevation (Feet/MSL)
- MSL — Mean Sea Level
- UST — Underground Storage Tank
- * — Water level not contoured because well under pressure at time of measurement

0 60 FEET

Site Map and Shallow Groundwater Elevation Contour Map February 26, 2008

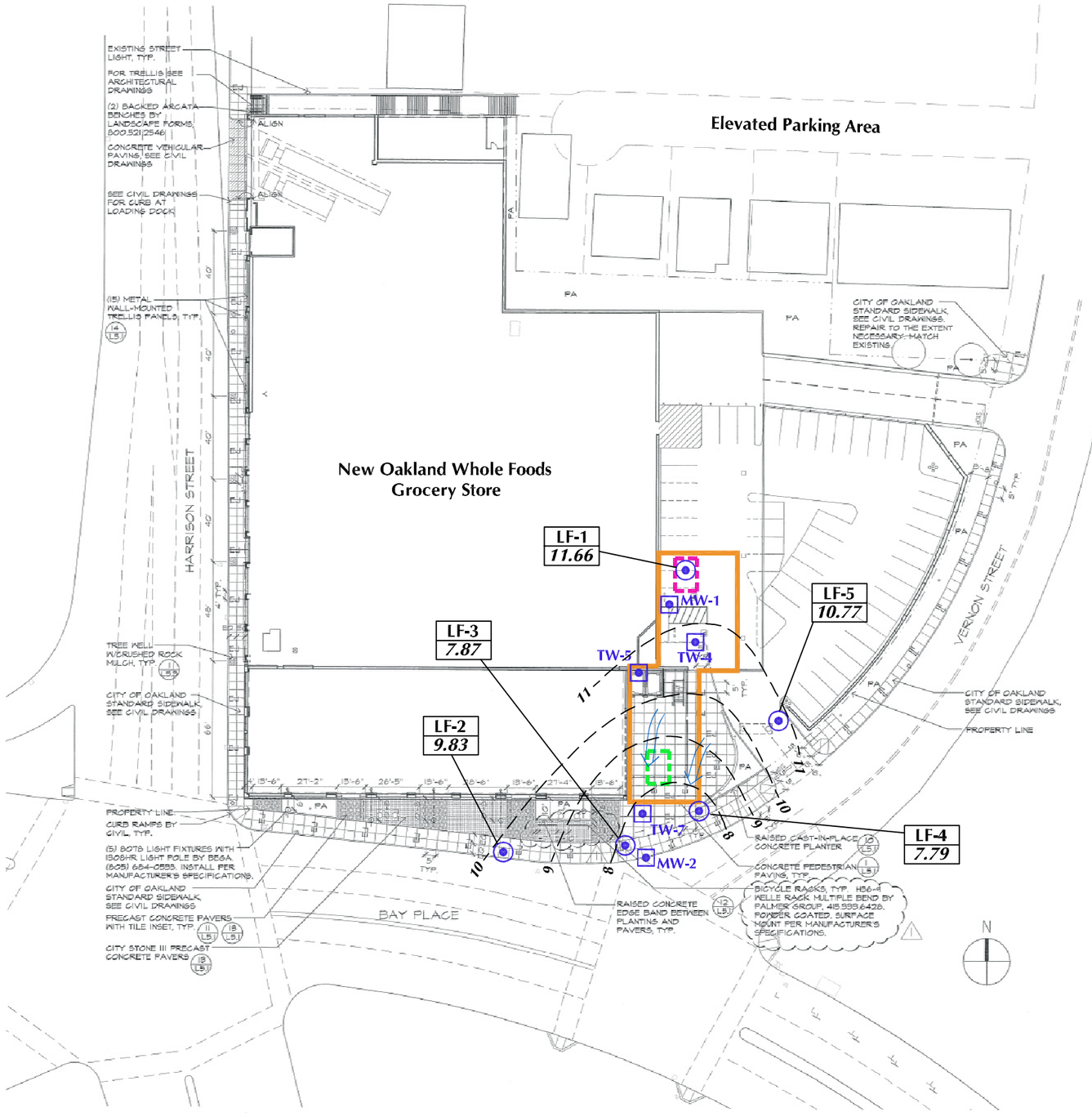
Former Cox Cadillac, 230 Bay Place, Oakland, California

LFR

Figure 2

BASEMAP SOURCE: Cliff Lowe Associates

I:\Design\001\09171\17\003\DWG\Site Plan with GWE and Chem Concentrations February 2008.dwg Mar 11,2008-10:06am



LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.

2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.

3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).

4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.

5. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.

6. REFERENCE TO NORTH REFERS TO PROJECT NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

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8. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

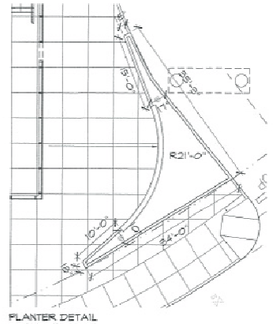
9. SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAYS, CURBS, CURB CUTS AND RAMPS, BUILDING SETBACKS AND BENCH MARKS.

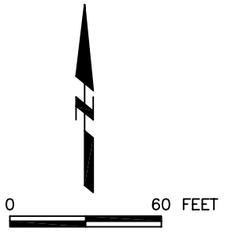
LAYOUT LEGEND

CL.....CENTER LINE
EJ.....EXPANSION JOINT
EQ.....EQUAL
PA.....PLANTING AREA
TYP.....TYPICAL

EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- 8 — Groundwater Elevation Contour (Feet/MSL) Dashed where inferred Contour Interval = one foot
- Approximate Groundwater Flow Direction
- LF-1 / 11.23 — Location ID / Groundwater Elevation (Feet/MSL)
- MSL — Mean Sea Level
- UST — Underground Storage Tank
- * — Water level not contoured because well under pressure at time of measurement





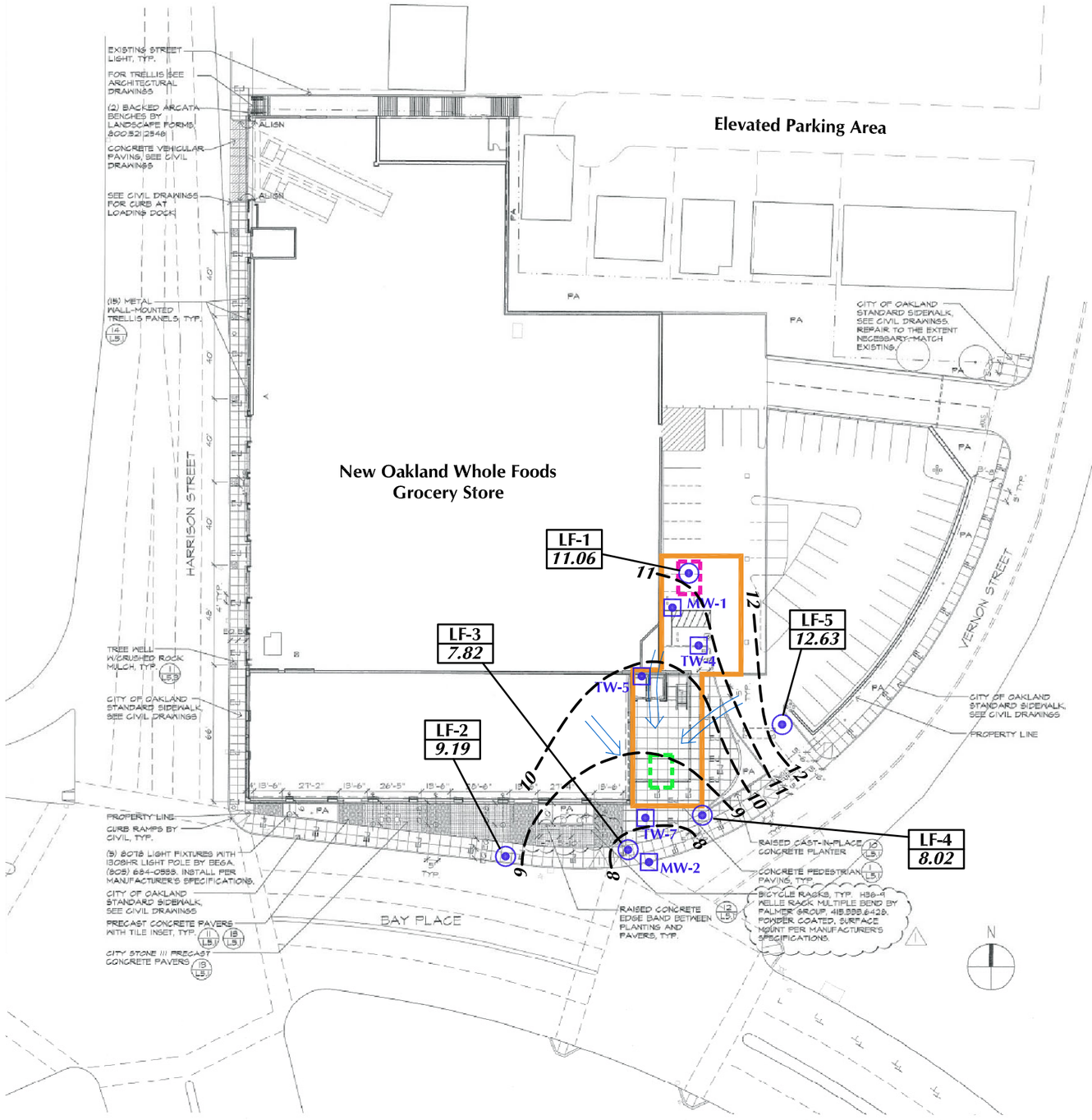
BASEMAP SOURCE: Cliff Lowe Associates

FORMER COX CADILLAC
230 BAY PLACE, OAKLAND, CALIFORNIA

SITE PLAN WITH GROUNDWATER MONITORING WELL LOCATIONS APRIL 29, 2010

ARCADIS

FIGURE 2



LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.

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4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.

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LAYOUT LEGEND

CL.....CENTER LINE
EJ.....EXPANSION JOINT
EQ.....EQUAL
PA.....PLANTING AREA
TYP.....TYPICAL

EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- Groundwater Elevation Contour (Feet/MSL) Dashed where inferred Contour Interval = one foot
- Approximate Groundwater Flow Direction
- LF-1 / 11.06 — Location ID / Groundwater Elevation (Feet/MSL)
- MSL — Mean Sea Level
- UST — Underground Storage Tank

Site Map and Shallow Groundwater Elevation Contour Map January 16, 2009

Former Cox Cadillac, 230 Bay Place, Oakland, California

LFR

Figure 2

BASEMAP SOURCE: Cliff Lowe Associates

I:\Design\001\09171\17\002\dwg\Site Plan with GWE and Chem Concentrations JAN 2009.dwg Jan 27,2009-11:48am

11/04/08

Groundwater Contour and Chemical Concentration Map

September 17, 2008

EXPLANATION

- S-1 ✦ Monitoring well location
- Storm drain (SD)
- Sanitary sewer line (SS)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- XX.XX Groundwater elevation contour, in feet above mean sea level (msl)

Well
ELEV
TPHg
Benzene

- Well designation
- Groundwater elevation, in feet above msl
- TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

Wheelworks Auto Repair Shop

Median

Underground Culvert & Storm Drain (Approx.)

HARRISON STREET

Former Shell Station
2368 Harrison St.

S-1
4.88
3,100
180

S-2
4.21
1,700
3.4

S-3
3.63
ND
ND

S-4
4.13
ND
ND

S-5
3.81
60
ND

S-6
3.64
8,000
160

7-11 Store Building
2350 Harrison St.

Former Station Building
Former Tire/Wheel Hoist
Former Drive-on Hoist
Former Dispenser Islands
Former Waste Oil UST
Former USTs
Former Dispenser Island
Fenced Enclosure
Lamp Post
Light Pole (typ.)
Street Light (typ.)
Planter
Sign
Driveway
Sidewalk
Median

4.75
4.25
3.75

Beck BMW

Parking Lot

BAY PLACE

0 10 20 40
Scale (ft)

Basemap modified from aerial photo

FIGURE
2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT2-3q08qm\060119 9QM08.DWG

05/01/09

EXPLANATION

- S-1 ● Monitoring well location
- Storm drain (SD)
- Sanitary sewer line (SS)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- XX.XX Groundwater elevation contour, in feet above mean sea level (msl)

Well
ELEV
TPHg
Benzene

- Well designation
- Groundwater elevation, in feet above msl
- TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

Wheelworks Auto Repair Shop

Median

Former Shell Station
2368 Harrison St.

Street Light (typ.)

Driveway

Former Dispenser Islands

Former USTs

Former Dispenser Island

Former Waste Oil UST

Planter

Sidewalk

Lamp Post

7-11 Store Building
2350 Harrison St.

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Fenced Enclosure

Light Pole (typ.)

SS
SD
W

Underground Culvert & Storm Drain (Approx.)

HARRISON STREET

BAY PLACE

Beck BMW

Parking Lot

Well	ELEV	TPHg	Benzene
S-1	5.88	3,300	270
S-2	5.03	2,100	7.7
S-3	4.48	ND	ND
S-4	4.85	ND	ND
S-5	3.89	100	ND
S-6	4.26	6,100	82

4.90
5.60
4.20

N

0 10 20 40
Scale (ft)

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT6-1Q09\060119 1QM09-GW.DWG

Groundwater Contour and Chemical Concentration Map

February 25, 2009

CONESTOGA-ROVERS & ASSOCIATES

Former Shell Service Station

2350 (2368) Harrison Street
Oakland, California

FIGURE
2

07/09/09

Groundwater Contour and Chemical Concentration Map

May 26, 2009

EXPLANATION

- S-1 — Monitoring well location
- B-1 — Soil boring location
- B-5 — Soil boring location, abandoned after 2' due to utility conflict
- SVP-1 — Soil vapor probe location
- HP-3 — Hydropunch location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line, indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)

Well
ELEV
TPHg
Benzene

- Well designation
- Groundwater elevation, in feet above msl
- TPHg and benzene concentrations are in micrograms per liter

Notes:
NA = Not available; well inaccessible
ND = Not detected
NS = Not sampled

S-1 6.59 1,700 230
S-2 4.74 1,200 6.2
S-3 3.91 ND ND
S-4 4.84 ND ND
S-5 NA NS
S-6 3.69 3,400 50

B-1 B-2 B-3 B-4 B-5
SVP-1 SVP-2 SVP-3
HP-1 HP-2

4.00 5.00 6.00

Former Shell Station
2368 Harrison St.

7-11 Store Building
2350 Harrison St.

HARRISON STREET
BAY PLACE

Underground Culvert & Storm Drain (Approx.)
Median
Driveway
Sidewalk
Planter
Former Dispenser Islands
Former Dispenser Island
Former Waste Oil UST
Former USTs
Former Station Building
Former Tire/Wheel Hoist
Former Drive-on Hoist
Fenced Enclosure
Light Pole
Lamp Post
SAN

Beck BMW
Parking Lot
Rouse Tire Store
Rouse Tire Store
Offices
Parking Lot

N

0 10 20 40
Scale (ft)

FIGURE
2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT10-2Q09\060119 2QM09-GW.DWG

01/27/10

Groundwater Contour and Chemical Concentration Map

November 30, 2009

EXPLANATION

- S-1 — Monitoring well location
- STM — Storm drain (STM)
- SAN — Sanitary sewer line (SAN)
- W — Water line (W)
- E — Electrical line (E)
- G — Gas line (G)
- T — Telecommunications line (T)
- Unknown utility line, indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)
- Well — Well designation
- ELEV — Groundwater elevation, in feet above msl
- TPHg / Benzene — TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

HARRISON STREET

HARRISON STREET

Underground Culvert & Storm Drain (Approx.)

Median

BAY PLACE

BAY PLACE

Median

Street Light (typ.)

Planter

Sign

Light Pole

Former Shell Station
2368 Harrison St.

Driveway

Driveway

Driveway

Sidewalk

Former Dispenser Islands

Former Dispenser Island

Former USTs

Former Waste Oil UST

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Planter

Sidewalk

Sidewalk

Lamp Post

Light Pole

Light Pole

Fenced Enclosure

SAN

Planter

7-11 Store Building
2350 Harrison St.

Beck's BMW
2344 Harrison St.

Parking Lot

Rouse Tire
2340 Harrison St.

Rouse Tire

Offices

Well	ELEV	TPHg	Benzene
S-1	6.21	2,200	200
S-2	4.20	1,200	4.7
S-3	3.77	ND	ND
S-4	4.89	ND	ND
S-5	3.63	120	ND
S-6	3.62	2,200	33

4.25

5.00

5.75

N

0 10 20 40

Scale (ft)

FIGURE

2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT12-4Q09\060119 4QM09-GW.DWG

02/07/2011

Groundwater Contour and Chemical Concentration Map

December 9, 2010

EXPLANATION

- S-1 — Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)
- Well — Well designation
- ELEV — Groundwater elevation, in feet above msl
- TPHg / Benzene — TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

HARRISON STREET

HARRISON STREET

Median

Underground Culvert & Storm Drain (Approx.)

BAY PLACE

BAY PLACE

Median

Former Shell Station
2368 Harrison St.

Street Light (typ.)

Light Pole

Driveway

Driveway

Sidewalk

Former Dispenser Island

Former Dispenser Island

Former USTs

Planter

Sidewalk

Planter

Sidewalk

Lamp Post

Former Waste Oil UST

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Fenced Enclosure

Planter

Light Pole

SAN

7-11 Store Building
2350 Harrison St.

Beck's BMW
2344 Harrison St.

Parking Lot

Rouse Tire
2340 Harrison St.

Rouse Tire

Offices

Well	ELEV	TPHg	Benzene
S-1	6.31	2,500	140
S-2	4.04	1,600	7.2
S-3	3.96	ND	ND
S-4	5.15	ND	ND
S-5	3.83	79	ND
S-6	3.85	1,300	28

5.00
4.25
5.75

N

0 10 20 40

Scale (ft)

FIGURE

2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT17-4Q10\060119 4QM10-GW.DWG

08/03/10

Groundwater Contour and Chemical Concentration Map

May 18, 2010

EXPLANATION

- S-1 — Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator
- XX.XX — Groundwater elevation contour, in feet above mean sea level (msl)
- Well — Well designation
- ELEV — Groundwater elevation, in feet above msl
- TPHg / Benzene — TPHg and benzene concentrations are in micrograms per liter

Notes:
ND = Not detected

HARRISON STREET

HARRISON STREET

Underground Culvert & Storm Drain (Approx.)

Median

BAY PLACE

Former Shell Station
2368 Harrison St.

Street Light (typ.)

Light Pole

Driveway

Former Dispenser Islands

Former Dispenser Island

Former USTs

Sidewalk

Planter

Lamp Post

Former Waste Oil UST

Former Station Building

Former Tire/Wheel Hoist

Former Drive-on Hoist

Fenced Enclosure

SAN

S-1	4.39	1,600 / 180
S-2	4.76	1,300 / 7,3
S-3	3.98	ND / ND
S-4	3.65	ND / ND
S-5	3.79	77 / ND
S-6	3.83	1,400 / 27

4.50

4.20

3.90

7-11 Store Building
2350 Harrison St.

Beck's BMW
2344 Harrison St.

Parking Lot

Rouse Tire
2340 Harrison St.

Rouse Tire

Offices

N

0 10 20 40

Scale (ft)

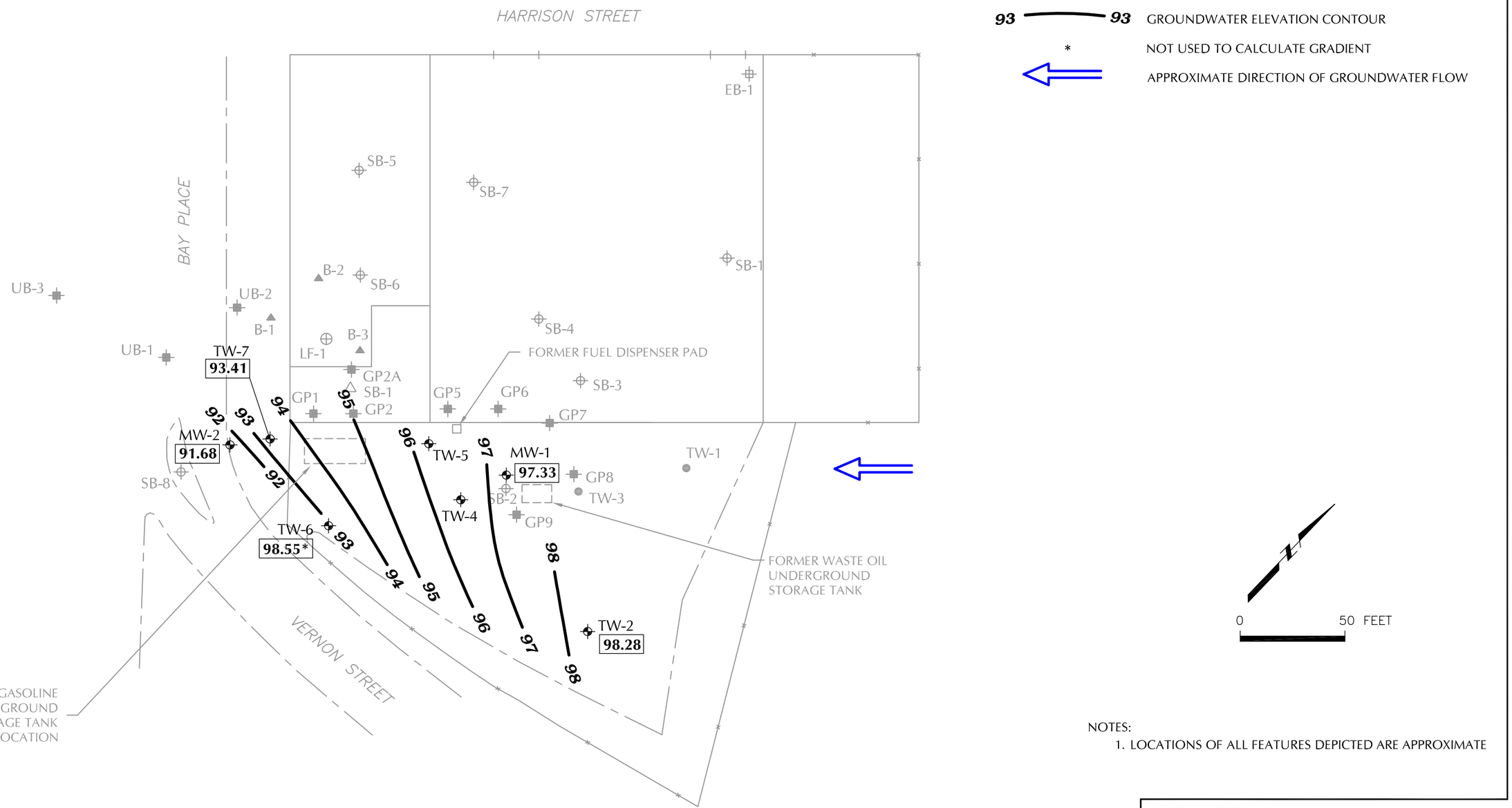
FIGURE

2

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-REPORTS\060119-RPT16-2Q10\080119 2QM10-GW.DWG



NOTES:

1. LOCATIONS OF ALL FEATURES DEPICTED ARE APPROXIMATE

SOURCE: ETIC, 2004

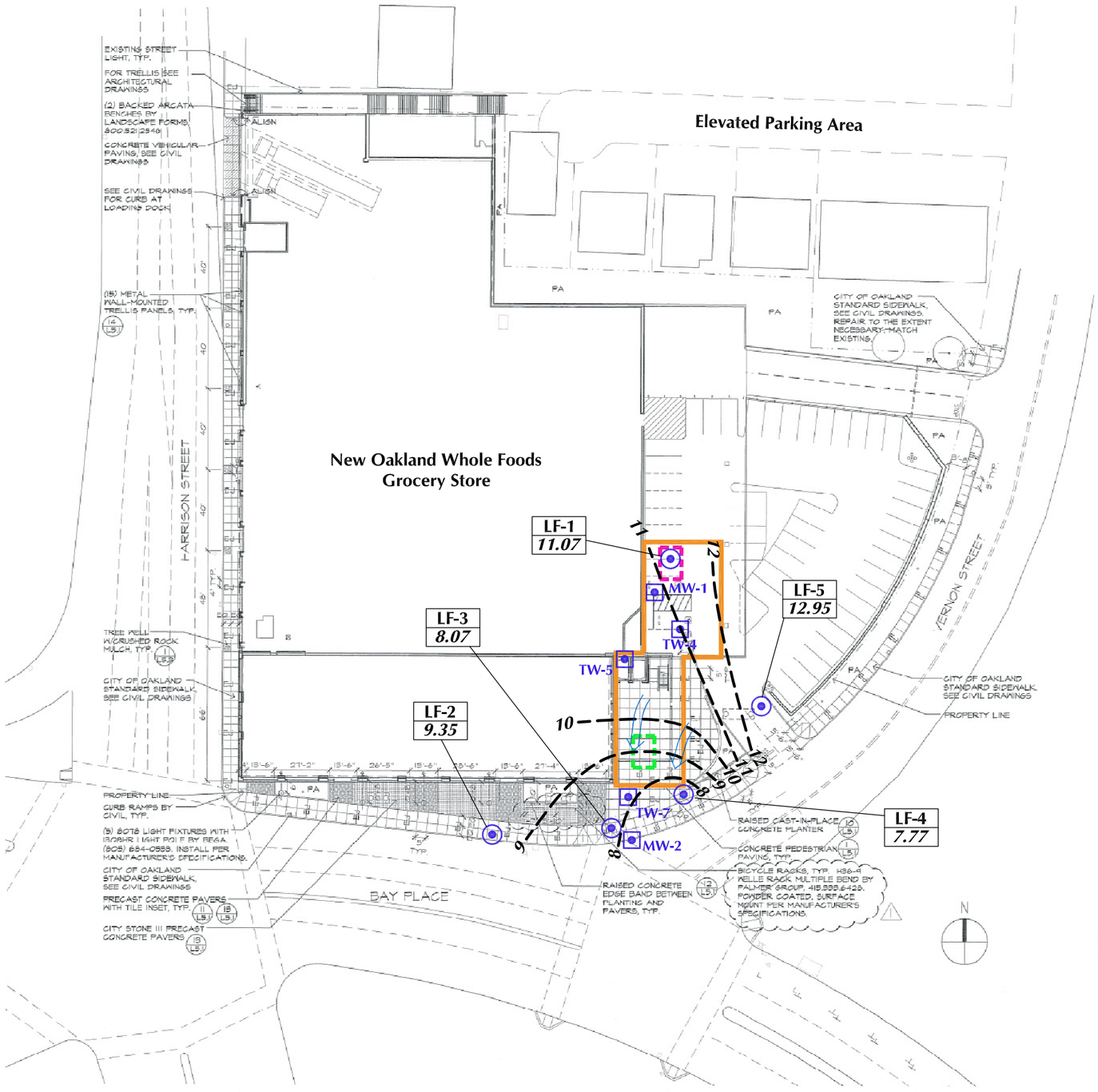
Groundwater Elevation Data
January 2004

Former Cox Cadillac, 230 Bay Place, Oakland, California

LFR LEVINE • FRICKE

Figure 8

I:\Design\001\09171\04\000\DWG\GWE data.dwg, GWE Data, 11/23/2004 03:18:41 PM



LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.

2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.

3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).

4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.

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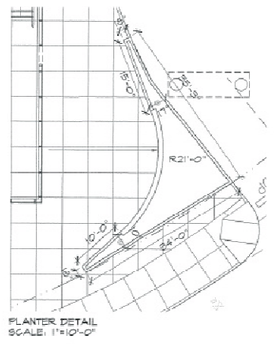
9. SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAYS, CURBS, CURB CUTS AND RAMPS, BUILDING SETBACKS AND BENCH MARKS.

LAYOUT LEGEND

CL.....CENTER LINE
EJ.....EXPANSION JOINT
EQ.....EQUAL
PA.....PLANTING AREA
TYP.....TYPICAL



EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- Groundwater Elevation Contour (Feet/MSL) Dashed where inferred Contour Interval = one foot
- Approximate Groundwater Flow Direction
- LF-1 / 11.07 — Location ID / Groundwater Elevation (Feet/MSL)
- MSL — Mean Sea Level
- UST — Underground Storage Tank
- * — Water level not contoured because well under pressure at time of measurement

0 60 FEET

Site Map and Shallow Groundwater Elevation Contour Map February 26, 2008

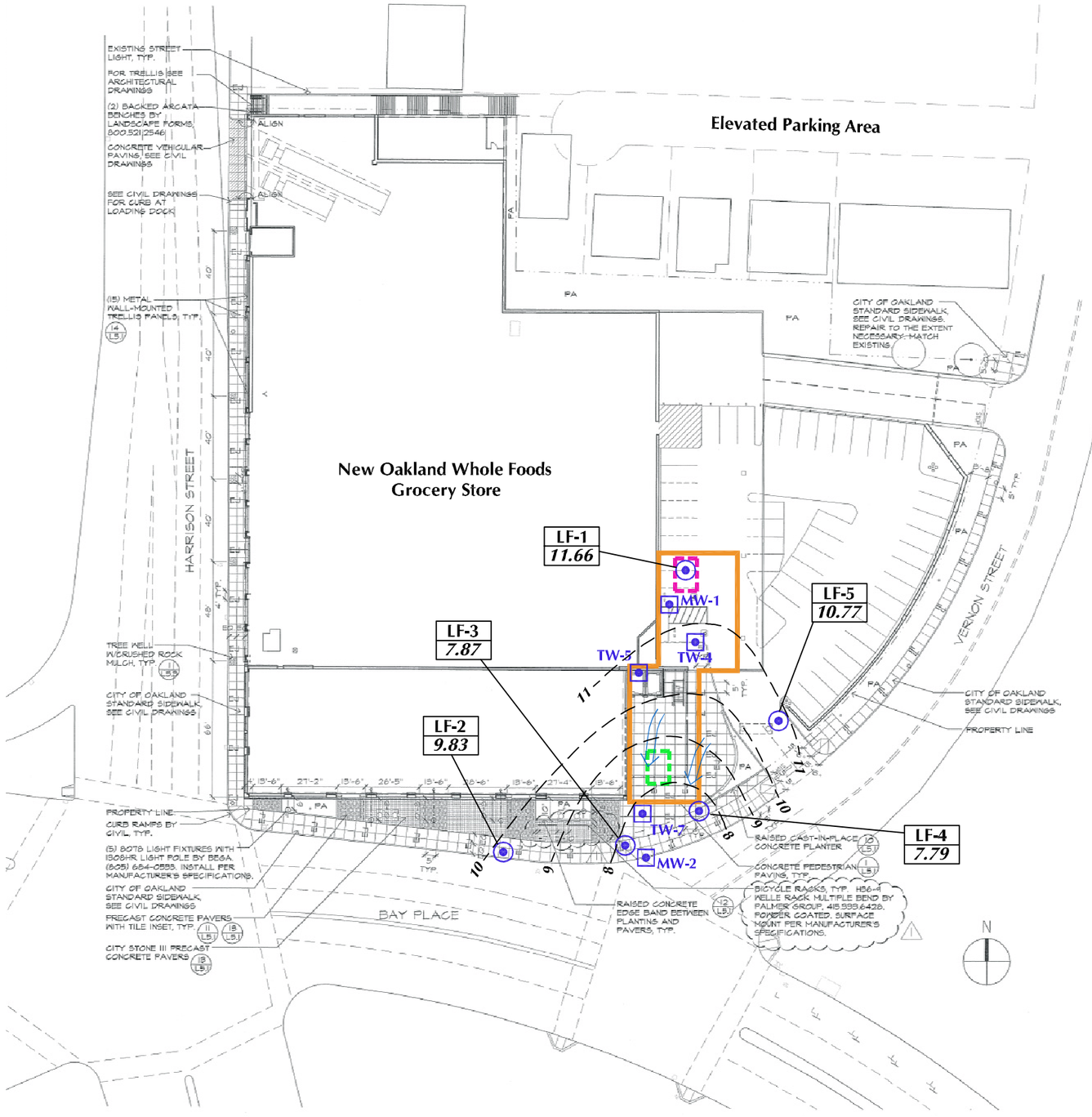
Former Cox Cadillac, 230 Bay Place, Oakland, California

LFR

Figure 2

BASEMAP SOURCE: Cliff Lowe Associates

I:\Design\001\09171\17\003\DWG\Site Plan with GWE and Chem Concentrations February 2008.dwg Mar 11,2008-10:06am



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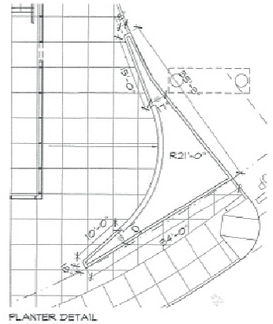
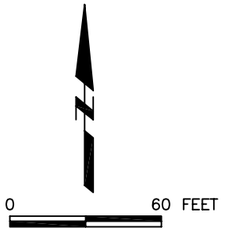
LAYOUT LEGEND

CL.....CENTER LINE
EJ.....EXPANSION JOINT
EQ.....EQUAL
PA.....PLANTING AREA
TYP.....TYPICAL

EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- 8 — Groundwater Elevation Contour (Feet/MSL) Dashed where inferred Contour Interval = one foot
- Approximate Groundwater Flow Direction
- LF-1 / 11.23 — Location ID / Groundwater Elevation (Feet/MSL)
- MSL — Mean Sea Level
- UST — Underground Storage Tank
- * — Water level not contoured because well under pressure at time of measurement





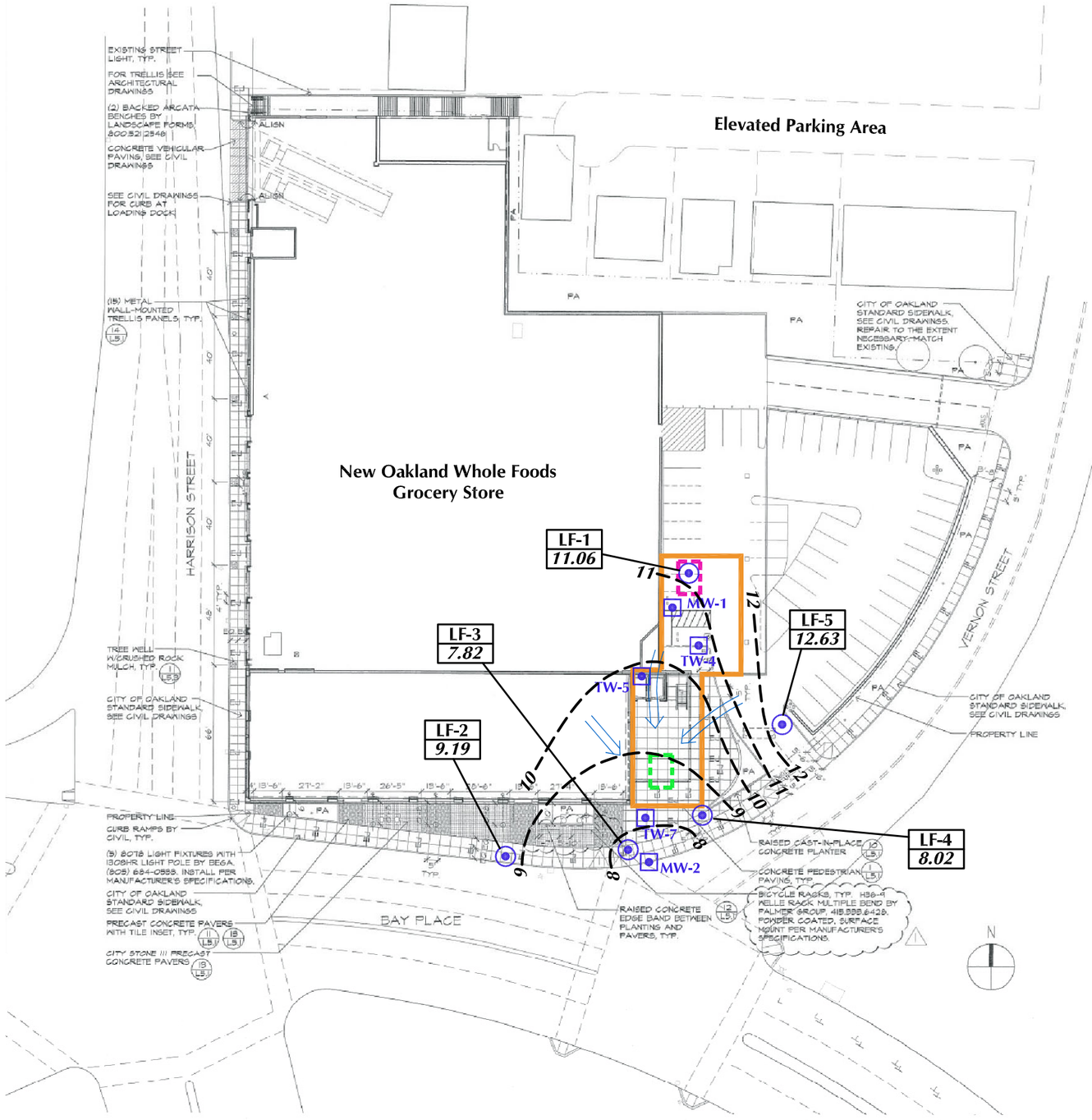
BASEMAP SOURCE: Cliff Lowe Associates

FORMER COX CADILLAC
230 BAY PLACE, OAKLAND, CALIFORNIA

SITE PLAN WITH GROUNDWATER MONITORING WELL LOCATIONS APRIL 29, 2010

ARCADIS

FIGURE 2



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LAYOUT LEGEND

CL.....CENTER LINE
EJ.....EXPANSION JOINT
EQ.....EQUAL
PA.....PLANTING AREA
TYP.....TYPICAL

EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- Groundwater Elevation Contour (Feet/MSL) Dashed where inferred Contour Interval = one foot
- Approximate Groundwater Flow Direction
- LF-1 / 11.06 — Location ID / Groundwater Elevation (Feet/MSL)
- MSL — Mean Sea Level
- UST — Underground Storage Tank

Site Map and Shallow Groundwater Elevation Contour Map January 16, 2009

Former Cox Cadillac, 230 Bay Place, Oakland, California

LFR

Figure 2

BASEMAP SOURCE: Cliff Lowe Associates

I:\Design\001\09171\17\002\dwg\Site Plan with GWE and Chem Concentrations JAN 2009.dwg Jan 27,2009-11:48am

09/23/10

Soil Chemical Concentrations Map

Former Gas Station
251 24th St.

Res.

Wheel Works Tire Shop
2359 Harrison St.
(Former Auto Repair Shop)

Former Shell Station
2368 Harrison St.

HARRISON STREET

BAY PLACE

VERNON STRE

Parking Lot

Res.

Res.

Beck's BMW
2344 Harrison St.

Parking Lot

Former Gas Station
140 Bay Place

Rouse Tire
2340 Harrison St.

Rouse Tire

Offices

MWM Architect's Office
2333 Harrison

Merritt Hotel
(Former Lake Merritt Lodge)
2332 Harrison St.
(Former Heating Oil LUST)

Parking Lot

Res.

Res.

Apts.

Fence and Gate

Driveway

Planter

Sidewalk

Planter

Parking Lot

23th STREE.

Crosswalk

Planter

Sidewalk

Glen Echo Creek

Adam's Park

Grass

Bridge

Sidewalk

Oakland Senior Center Building
200 Grand Ave.

Sidewalk

BAY PLACE

MONTECITO AVENUE

Adam's Park

S-1 S-2 S-3 S-4 S-5 S-6
B-1 B-2 B-3 B-4
SVP-1 SVP-2 SVP-2a SVP-3 SVP-4

B-10 HP-1 HP-2 B-8 B-9 B-5 B-7 B-6

Sample ID	Sample Date	Sample Depth (fbg)	O&G (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)
B-10-5.5 ft	06/25/2010	5	670	17[a]	<0.50
B-10-7 ft	06/25/2010	6.5	120	81[b]	<0.50

Sample ID	Sample Date	Sample Depth (fbg)	O&G (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)
B-9-5.5 ft	06/25/2010	5	12	<5.0	<0.50
B-9-7 ft	06/25/2010	6.5	30	<5.0	<0.50

Sample ID	Sample Date	Sample Depth (fbg)	O&G (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)
B-8-5.5 ft	06/25/2010	5	34	<5.0	<0.50
B-8-7 ft	06/25/2010	6.5	27	<5.0	<0.50

Sample ID	Sample Date	Sample Depth (fbg)	O&G (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)
B-5-5.5 ft	06/29/2010	5	210	29[a]	<0.50
B-5-7 ft	06/29/2010	6.5	49	9.8[a]	<0.50

Sample ID	Sample Date	Sample Depth (fbg)	O&G (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)
B-7-5.5 ft	06/29/2010	5	270	370[a]	<0.50
B-7-7 ft	06/29/2010	6.5	62	18[a]	<0.50

Sample ID	Sample Date	Sample Depth (fbg)	O&G (mg/kg)	TPHd (mg/kg)	TPHg (mg/kg)
B-6-5.5 ft	06/29/2010	5	58	<5.0	<0.50
B-6-7 ft	06/29/2010	6.5	88	20[a]	<0.50

N

0 25 50 100
Scale (ft)

EXPLANATION

- SVP-4 — Near sub-slab soil vapor probe
- B-5 — Soil boring location (2010)
- HP-1 — Hydropunch location (2009)
- B-1 — Soil boring location (2009)
- Soil boring location, abandoned after 2' due to utility conflict
- SVP-1 — Soil vapor probe location
- S-1 — Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator

Notes:
Soil sample ID, date, depth in feet below grade (fbg), and concentrations in milligrams per kilogram (mg/kg)
O&G = Oil and grease as hexane extractable material
TPHd = Total petroleum hydrocarbons as diesel
TPHg = Total petroleum hydrocarbons as gasoline
a = The sample chromatographic pattern for TPHd does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.
b = The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons are also present (or were detected).
<X = Not detected at reporting limit X

CONESTOGA-ROVERS & ASSOCIATES

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

FIGURE
2

I:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-FIGURES\060119 SITE PLAN (50').DWG

09/23/10

Historical Grab Groundwater Chemical Concentrations Map

EXPLANATION

- SVP-4 — Near sub-slab soil vapor probe
- B-5 — Soil boring location (2010)
- HP-1 — Hydropunch location (2009)
- B-1 — Soil boring location (2009)
- Soil boring location, abandoned after 2' due to utility conflict
- SVP-1 — Soil vapor probe location
- S-1 — Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
B-5	06/29/2010	<1,000	410[a]	59

Notes:
Grab groundwater sample ID, date, and concentrations in micrograms per liter (µg/l)
O&G = Oil and grease as hexane extractable material
TPHd = Total petroleum hydrocarbons as diesel
TPHg = Total petroleum hydrocarbons as gasoline
a = The sample chromatographic pattern for TPHd does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.
b = The sample chromatographic pattern for TPH matches the chromatographic pattern of the specified standard but heavier hydrocarbons are also present (or were detected).
<X = Not detected at reporting limit X

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
B-10	06/25/2010	31,700	8,900[b]	6,000

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
HP-1	05/20/2009	111,000	36,000	11,000

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
HP-2	05/20/2009	715,000	58,000	14,000

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
B-9	06/25/2010	1,900	250[a]	1,300

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
B-8	06/25/2010	1,100	570	260

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
B-7	06/29/2010	<1,000	290	<50

Sample ID	Sample Date	O&G (µg/l)	TPHd (µg/l)	TPHg (µg/l)
B-6	06/29/2010	1,300	160[a]	<50

Former Gas Station 251 24th St.
Wheel Works Tire Shop 2359 Harrison St. (Former Auto Repair Shop)
Former Shell Station 2368 Harrison St.
Former Gas Station 140 Bay Place
Beck's BMW 2344 Harrison St.
Rouse Tire 2340 Harrison St.
Merritt Hotel (Former Lake Merritt Lodge) 2332 Harrison St. (Former Heating Oil LUST)
MWM Architect's Office 2333 Harrison
Oakland Senior Center Building 200 Grand Ave.
HARRISON STREET
BAY PLACE
VERNON STRE
23th STREE
MONTECITO AVENUE
Glen Echo Creek
Res.
Parking Lot
Offices
Apts.
Fence and Gate
Driveway
Planter
Sidewalk
Crosswalk
Bridge
Grass
Adam's Park

0 25 50 100
Scale (ft)

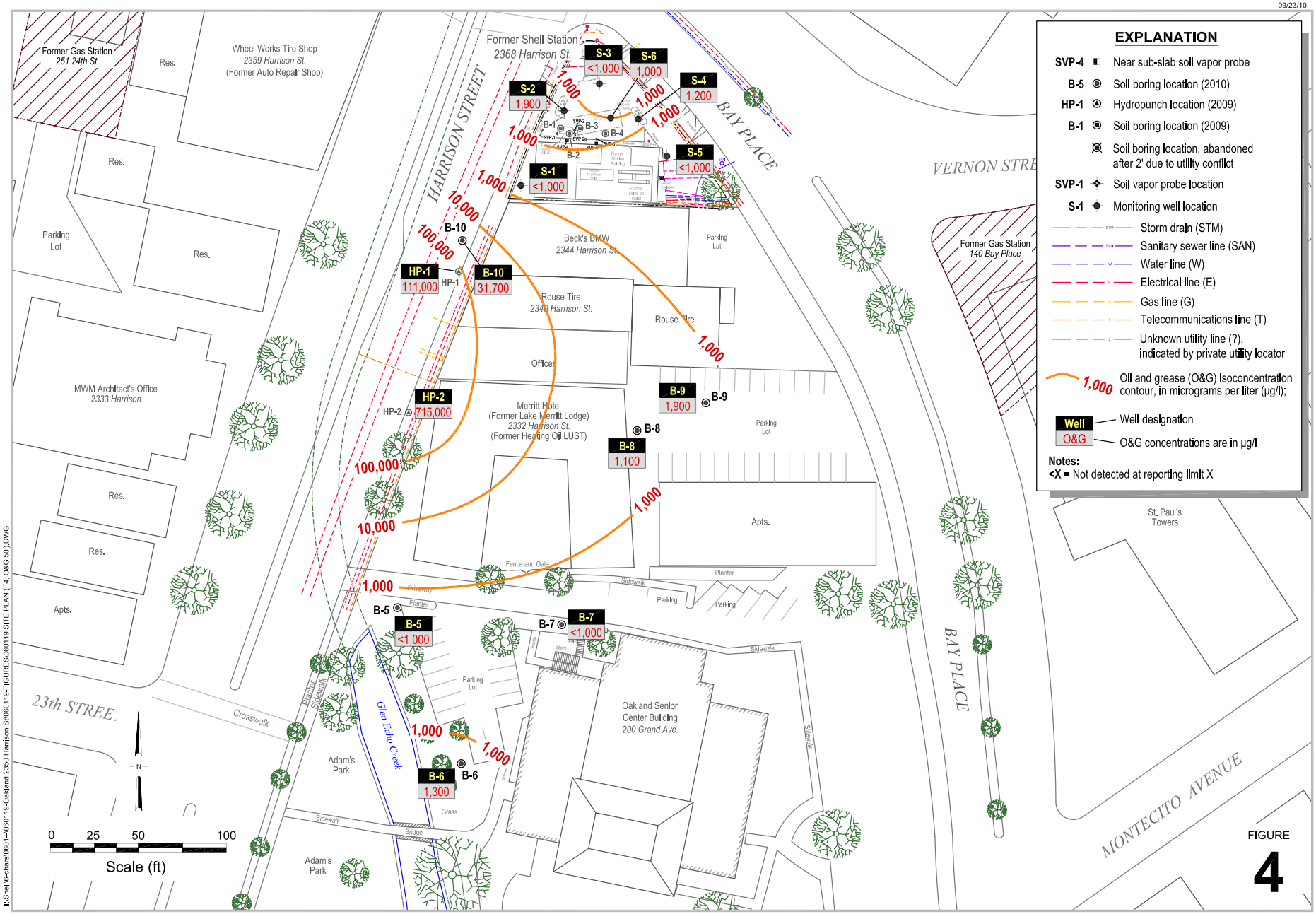
FIGURE 3

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

CONESTOGA-ROVERS & ASSOCIATES

i:\Shell\6-chars\0601--\060119-Oakland 2350 Harrison St\060119-FIGURES\060119 SITE PLAN (50').DWG

09/23/10



EXPLANATION

- SVP-4 — Near sub-slab soil vapor probe
- B-5 — Soil boring location (2010)
- HP-1 — Hydropunch location (2009)
- B-1 — Soil boring location (2009)
- Soil boring location, abandoned after 2' due to utility conflict
- SVP-1 — Soil vapor probe location
- S-1 — Monitoring well location
- Storm drain (STM)
- Sanitary sewer line (SAN)
- Water line (W)
- Electrical line (E)
- Gas line (G)
- Telecommunications line (T)
- Unknown utility line (?), indicated by private utility locator
- 1,000 — Oil and grease (O&G) isoconcentration contour, in micrograms per liter (µg/l);
- Well / O&G — Well designation; O&G concentrations are in µg/l

Notes:
<X = Not detected at reporting limit X

O&G in Groundwater
Isoconcentration Contour Map

CONESTOGA-ROVERS & ASSOCIATES

Former Shell Service Station
2350 (2368) Harrison Street
Oakland, California

FIGURE
4

I:\Shell\6-chars\0601--060119-Oakland 2350 Harrison St\060119-FIGURES\060119 SITE PLAN (F4, O&G 50').DWG

COUNTY OF ALAMEDA
PUBLIC WORKS AGENCY
WATER RESOURCES SECTION
399 Elmhurst Street, Hayward, CA 94544-1395
James Yoo PH: (510) 670-6633 FAX: (510) 782-1939
FOR GENERAL DRILLING PERMIT INFO:
www.acgov.org/pwa/wells

WELL COMPLETION REPORT RELEASE AGREEMENT—AGENCY

(Government and Regulatory Agencies and their Authorized Agents)

Project No/ Site Address. 230 Bay Place City Oakland, CA

Township, Range, and Section _____ Radius 0.5 Miles
(Must include entire study area and a map that shows the area of interest.)

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

☒ Make a study, or,

☐ Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

ARCADIS-US	Alameda County Environmental Heath Services
Authorized Agent	Government or Regulatory Agency
2000 Powell Street #700	1131 Harbor Bay Place #250
Address	Address
Emeryville, CA 94116	Alameda, CA 94502
City, State, and Zip Code	City, State, and Zip Code
Signature	Signature
Principal Geologist	
Title	Title
Telephone (510-596-9550	Telephone (510-567-6700
Fax (510-652-4906	Fax (510-337-9335
May 24, 2011	
Date	Date
ron.goloubow@arcadis-us.com	
E-mail	E-mail