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By Alameda County Environmental Health 11:54 am, Oct 02, 2017

September 21, 2017

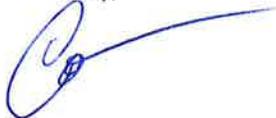
Alameda County Office of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

RE: Case #R0003202

To Whom It May Concern:

I hereby declare, under penalty of perjury, that the information and/or recommendations contained in the attached report is true and correct to the best of my knowledge.

Sincerely,



Colby Northridge
Authorized Representative
Oakland International Housing Partners, L.P.
Responsible Party



Formerly Iris Environmental

SITE MANAGEMENT PLAN

**Acts Cyrene Apartments
9400-9500 International Boulevard
Oakland, California
Case #: RO0003264**

September 7, 2017

Submitted to:

Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

Prepared for:

Oakland International Housing Partners, L.P.
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and

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Project No. 15-1325B

TABLE OF CONTENTS

| | | |
|-------|---|----|
| 1.0 | Introduction..... | 1 |
| 1.1 | Objectives | 1 |
| 2.0 | Background..... | 2 |
| 2.1 | Site Description..... | 2 |
| 2.2 | Historical Site Use | 2 |
| 2.3 | Recent Environmental Investigation..... | 3 |
| 2.4 | Remedial Excavation | 5 |
| 2.5 | Current Conditions..... | 5 |
| 2.5.1 | Soil Conditions..... | 5 |
| 2.5.2 | Groundwater Conditions..... | 6 |
| 2.5.3 | Soil Gas Conditions | 6 |
| 3.0 | Redevelopment Activities..... | 6 |
| 4.0 | Risk Management Measures after Redevelopment Activities | 7 |
| 4.1 | Land Use Covenant Area..... | 7 |
| 4.2 | Notification | 7 |
| 4.3 | Cover Maintenance | 8 |
| 4.4 | Intrusive Work Requirements..... | 8 |
| 4.5 | Soil Management | 9 |
| 4.5.1 | Import Fill Criteria..... | 9 |
| 4.5.2 | Off-Site Soil Disposal..... | 9 |
| 4.5.3 | Dust Control Measures | 9 |
| 4.6 | Site Inspections and Maintenance..... | 10 |
| 5.0 | Administration of the Site Management Plan..... | 10 |
| 5.1 | Responsibilities | 11 |
| 5.2 | Modifications or Termination of Site Management Plan | 11 |
| 5.3 | Documentation | 11 |
| 6.0 | References..... | 12 |

Figures

- Figure 1. Site Location
- Figure 2. Site Layout and Historical Sampling Locations
- Figure 3. Remedial Excavation Depths
- Figure 4. Confirmation Sampling Locations
- Figure 5. Cross Section A-A', B-B', and Arsenic Concentrations in Soil

Tables

Table 1. Field Screening and Confirmation Sampling Results

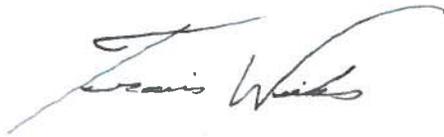
Appendices

Appendix A. Land Use Covenant

Appendix B. Site Cover Design Drawings

PROFESSIONAL CERTIFICATION AND LIMITATIONS

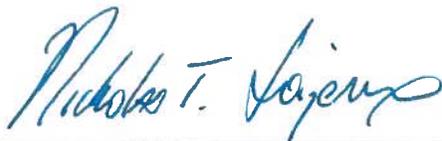
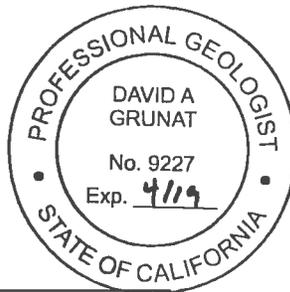
This Site Management Plan (SMP) dated September 7, 2017 for the property located at 9400-9500 International Boulevard in Oakland, California has been prepared under the direct supervision of the undersigned California Professional Geologist and/or California Professional Engineer. This document is based on current Site conditions known by RPS and current laws, policies, and regulations as of the date of this document. The opinions expressed in this document are based upon the information available to RPS and are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by RPS in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.



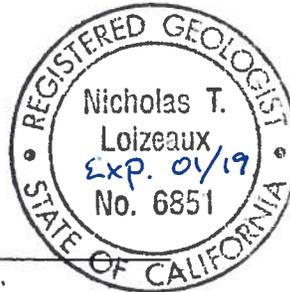
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Vice President



1.0 INTRODUCTION

Iris Environmental dba RPS (RPS), has prepared this Site Management Plan (SMP) on behalf of the Housing Authority of the City of Oakland (Housing Authority), the fee owner of the property situated at 9400-9500 International Boulevard, Assessor's Parcel Numbers 046-5423-23, 046-5423-24, 046-5423-25, in Oakland, California (Site, Figure 1) and Oakland International Housing Partners, L.P. (OIHP), the ground lessee of and owner of the Improvements for the Acts Cyrene Apartments Site located at the Site¹. This SMP provides guidelines for the protection of human health and the environment during potential future handling of and exposure to Site soil. The geographic scope of this SMP is the Site's Covenant and Environmental Restriction on Property or Land Use Covenant (LUC) area (Figure 2 and Appendix A). This SMP was developed to meet the requirements set forth in the June 29, 2017 letter from Alameda County Department of Environmental Health (ACDEH 2017)¹.

Terms used in this SMP include the following:

- Owner – Current property owner or their agent responsible for managing the property at any given time. The property is currently owned by the Housing Authority and operated by Oakland International Housing Partners, L.P, the ground lessee of an owner of the Improvements.
- Tenant – Current party holding a commercial or residential lease or otherwise occupying the Site under agreement with the Owner.
- Contractor – Party conducting on-Site activities as engaged by the Owner or other parties.
- Engineer/Consultant – Current engineer/consultant engaged by the Owner to assist in implementing this SMP.
- Improvements – All buildings, utilities, roads, driveways, paved parking areas, landscaped areas and playgrounds constructed or placed upon any portion of the Site.

Owner's workers and/or Contractor(s) are responsible for adhering to this SMP and maintaining job and Site safety. Each Contractor is also responsible for providing a copy of this SMP to its subcontractors.

1.1 Objectives

The objectives of this SMP are as follows:

- Communicate information to future Site construction and maintenance workers about Site environmental conditions and the presence and location of the Site mitigation system (i.e. clean soil cap).

¹ The Site was formerly associated with the Site Cleanup Program Case No. RO0003202 and GeoTracker Site ID T10000008353.

- Present guidelines for appropriate health and safety precautions for on-Site workers who may access soil beneath the cap that could contain residual chemicals.
- Provide a plan for management of Site soil beneath the cap disturbed during operations, maintenance, or development activities in a manner that protects human health and the environment.
- Present procedures for long-term management (i.e. during ongoing Site operations or maintenance activities) of the residual chemicals present in soil at the Site.

2.0 BACKGROUND

2.1 Site Description

The Site is approximately 1.3 acres composed of six contiguous properties with addresses 9400 through 9500 International Boulevard, Oakland, California. The Site Location and Site Plan are illustrated on Figures 1 and 2, respectively. The Assessor Parcel Numbers (APNs) at this Site include: 046-5423-23, 046-5423-24, and 046-5423-25.

Observations from Sanborn maps dating back to 1896 show the Site and surrounding properties were largely vacant except for Oakland San Leandro & Hayward Electric Railway yard located on the southeast border of the Site. Between 1905 and 1946, the Site buildings were constructed along with increased residential and commercial development in the area. The Oakland San Leandro & Hayward Electric Railway yard was not present by the 1939 Sanborn map. On-Site buildings were demolished and the Site was redeveloped in to a multifamily housing redevelopment beginning in 2016.

2.2 Historical Site Use

Prior to redevelopment, the Site was most recently used as mixed commercial properties including a large church in one building and a methadone clinic in another. Additional on-Site buildings were dilapidated and were no longer in use by 2015. The Site addresses and their respective operational history is as follows:

- 9400 International Boulevard: Prior to redevelopment, the property was most recently occupied by True Fellowship Church. It included a large church building and asphalt parking areas on the southeast corner of International Boulevard and 94th Avenue. The church building included a sanctuary and several offices and meeting rooms. Most of the rooms are either carpeted or tile floored. Historical use of the property included a Bank of America or other bank from 1933 to 1986, Kragen Auto Parts from 1992 to 1996, and Bethlehem Christian Center in 2000.
- 9424 International Boulevard: Prior to redevelopment, the property was unused under its previous owner. Historical use of the property included Key System Works in 1938, locksmith in 1945, office machines in 1950, café in 1967, and residential apartments from 1998 to 2008.

- 9430 International Boulevard: Prior to redevelopment, the property was unused under its previous owner. Historical use of the property included a furniture shop in 1938, attorney's office from 1945 to 1950, tavern from 1967 to 1975, Apostolic Faith Church from 1980 to 1992, and a beauty salon in 2006.
- 9434 International Boulevard: Prior to the redevelopment, the property was unused under its previous owner. Historical use of the property included a fruit market in 1920, creamery in 1925, meat sales in 1933, Pentecostal church in 1943, Gateway Radio Co. and Modern Home, Inc. in 1945, Elmhurst Cleaners & Launderette from 1950 to 1970, a Second Timothy Baptist Church in 1986, and a restaurant from 2000 to 2010.
- 9442 International Boulevard: Prior to redevelopment, the property was most recently occupied by Lifeline Treatment Services from 2003 to 2015. It included half of a large building housing a methadone clinic. This building includes waiting rooms and treatment areas. Historical use of the property includes a Barber & Cigars from 1920 to 1943, credit union from 1955 to 1975, and a beauty salon in 1986.
- 9500 International Boulevard: Prior to redevelopment, the property was most recently occupied by Lifeline Treatment Services from 2003 to 2015. It included half of a large building housing a methadone clinic. This building includes waiting rooms and treatment areas. Historical use of the property includes a billiards hall in 1950 and 1955, furniture and carpet store in 1962 and 1967, credit union in 1970 and 1975, motorcycle club in 1986, and Do Drop Inn in 1992.
- Surrounding Properties: Current land use surrounding the Site includes commercial buildings along International Boulevard to the northwest and residential properties to the northeast. South of the Site is a Hispanic grocery store and restaurant followed by various commercial businesses. East of the Site is residential properties. To the west is International Boulevard, followed by commercial and retail properties.

2.3 Recent Environmental Investigation

From 2015 to 2017, a series of environmental investigations were conducted to assess the potential for contamination from historical Site uses as well as the neighboring former Oakland San Leandro & Hayward Electric Railway yard. The sampling locations are shown on Figure 2.

In 2015, Applied Remedial Services, Inc. (ARS) conducted a Site-wide baseline soil assessment which is detailed in the *Soil Investigation Report*, dated July 26, 2015 (ARS 2015a). Soil samples were collected at depths ranging from 2 to 10 feet below ground surface (bgs). The samples were collected within the future footprint of the new building at the Site and at locations with aberrations in topography, physical signs of spillage, or masses of construction debris that was discarded at the property. Samples were analyzed for:

- Total Petroleum Hydrocarbons Gasoline (TPH-g), Motor Oil (TPH-mo), and Diesel (TPH-d) using United States Environmental Protection Agency (EPA) Method SW 8015B;
- CAM 17 metals using EPA Method 6020 Heavy Metals;

- Lead using EPA Method 6010B;
- Polychlorinated Biphenyls (PCBs) using EPA Method 8082; and
- VOCs using EPA Method 8260;
- Semi-Volatile Organic Compounds (SVOCs) using EPA Method 8270;
- Organochlorine Pesticides using EPA Method 8081;
- Bulk Asbestos Containing Material using EPA Method 600 PLM;
- Toxicity characteristic leaching procedure (TCLP) for lead and mercury using EPA Method 6020; and
- Waste Extraction Test (WET) for lead and chromium using EPA Method 6010B.

In 2015, ARS conducted a Site-wide follow up investigation which is detailed in the *Step-out Soil Investigation Report* (ARS 2015b). to laterally delineate lead at 2 feet bgs where residential screening-level exceedances were identified in the previous investigation. Samples were collected by stepping out 10 to 25 feet in various directions from previous sampling locations. Samples were analyzed for lead using EPA Method 6010B, TCLP for lead using EPA Method 6020, and WET for lead using EPA Method 6010B.

In November 2015, RPS Iris Environmental collected soil, soil gas, and groundwater samples to characterize potential vapor intrusion impacts from a suspected on-Site former dry cleaning operation and the former Oakland San Leandro & Haywards Electric Railway yard historically located off-Site, to the south and east of the Site. As no information was available detailing the former dry cleaner layout at 9434 International Boulevard, sample locations were advanced across the former dry cleaner parcel for geographic coverage, and to identify potential impacts. Soil gas sample locations were also placed downgradient of the former railyard on the eastern corner of the Site to evaluate possible impacts. Soil and groundwater samples were analyzed for VOCs using EPA Method 8260 and soil gas was analyzed for VOCs using EPA method TO-15. The details of this investigation can be found in the *Report of FOIA File Review and Limited Phase II Subsurface Site Investigation*, dated November 4, 2015 (RPS Iris Environmental 2015).

Pursuant to conversations with ACEH in March and April 2016, twenty additional soil samples were collected to further delineate the lateral extent of lead in shallow Site soils. Additionally, at the request of ACEH, two groundwater samples and one soil gas sample were collected on the southern portion of the Site to further assess potential impacts from the former off-Site Oakland San Leandro & Haywards Electric Railway facility. The details of this investigation can be found in the *Remedial Action Plan for Lead Excavation*, dated May 9, 2016 (RPS Iris Environmental 2016a).

After the remedial excavation discussed below in Section 2.3, ten additional shallow soil samples were collected on May 23, 2017 from five borings advanced through the asphalt pavement in the

alleyway connecting the majority of the Site with Holly Street to the northeast. Samples were collected in the top 1.5 feet of soil and analyzed for lead and arsenic by EPA Method 6010B. Arsenic was not detected above the background threshold level for arsenic (11 mg/kg), based upon a Bay Area-wide soil study (Duverge, 2011). A 95% Upper Confidence Limit of the mean calculated for the lead demonstrated the representative lead concentrations in this area was below the Tier 1 Environmental Screening Level (ESL) of 80 mg/kg. The details of this investigation can be found in the *Remedial Action Completion Report Addendum #2*, dated May 26, 2017 (RPS Iris Environmental 2017).

2.4 Remedial Excavation

RPS oversaw and directed a remedial excavation over 14 days between May 16 to July 28, 2016 to remove suspected fill containing primarily elevated lead concentrations. The total depth of the remedial excavation depth was between 2.0 feet bgs and 10.0 feet bgs, as shown in Figure 3. During soil removal, approximately 2,800 tons of soil was disposed of as Class I California hazardous waste at the ECDC Environmental landfill in East Carbon, Utah. Additionally, approximately 3,800 tons of Class II non-hazardous soil were disposed of at the Potrero Hills Landfill. The excavation was backfilled with crushed concrete once it was determined that the fill unit had been removed. The location of confirmation samples relative to the current Site layout are shown in Figure 4. Details of the remedial excavation can be found in the *Remedial Action Completion Report*, dated August 29, 2016 (RPS Iris Environmental 2016b).

2.5 Current Conditions

The current conditions of on-Site soil, groundwater, and soil gas, are described in the sections below.

2.5.1 Soil Conditions

Environmental investigations identified lead, arsenic, cobalt, mercury, TPH-mo, and chlordane as chemicals above residential screening levels and background concentrations in Site soils. Lead was the most commonly identified compound, and was the primary target during the 2016 remedial excavation. During the excavation, based on confirmation soil sampling and visual observations, it was determined that the shallow metals contamination appeared to be associated with the fill present on-Site. For this reason, the fill material and top 6 inches of native clay were removed from the entirety of the Site with the exception of the alleyway leading to Holly Street.

Confirmation sampling results from the excavation indicated that remedial excavation was successful at removing elevated lead, cobalt, mercury, TPH-mo, and chlordane in Site soils. Within the native clays remaining on-Site, arsenic was detected at concentrations of up to 21 mg/kg. This residual arsenic concentration beneath the clean imported fill remains as the sole chemical of concern (COC) to be addressed in this SMP. Results of the confirmation soil sampling are presented in Table 1.

2.5.2 *Groundwater Conditions*

A review of the historical groundwater data indicate ethylbenzene and naphthalene as potential COCs. Protective screening levels are only recommendations based on the most conservative non-Site-specific parameters where exposure to said media is assumed. Additional Site-specific considerations are considered when identifying COCs. Since there are no wells on-Site and shallow groundwater is unlikely to be used in the future, VOC constituents exceeding drinking water/direct exposure protective screening levels are not a health based risk concern. Water for the Site and surrounding areas is provided by the East Bay Municipal Utility District (EBMUD). Therefore, RPS does not characterize VOC constituents identified in groundwater as a concern that would require a mitigation program for the protection of future Site occupants based on-Site-specific conditions. Additionally, RPS considers the human exposure pathway to groundwater through vapor intrusion to be closed due to VOC detections in groundwater below vapor intrusion protection levels.

2.5.3 *Soil Gas Conditions*

A review of historical soil gas data did not identify any soil gas COCs. All VOCs in soil gas were below risk based screening levels that require further action. Further, Site-wide soil sampling, and limited groundwater sampling, failed to identify any other suspected source of VOCs at the Site. RPS concludes vapor intrusion mitigation measures are not warranted for the Site as COCs were not identified.

3.0 REDEVELOPMENT ACTIVITIES

The Site has been redeveloped into a new 59-unit multi-family building with an approximate 20,000-square foot footprint. The building features residential apartments, ground-floor community and retail space(s), surface parking, and landscaped areas. The building fronts International Boulevard, and the rear of the property (east) is surface parking and landscaping as well as a small playground. The majority of the Site is covered by hardscape including the footprint of the new building and parking lot.

As discussed above in Section 2.5.1, existing native soils may contain residual arsenic at concentrations exceeding residential screening levels as well as Bay Area-wide established background levels (Duvergé 2011). The current development has been designed, built, and will be operated such that there will be no exposure between existing (native) Site soils and Site users. The entirety of the Site area, excluding the alley to Holly Street, will be permanently covered with a combination of the following elements:

- The current building slab and underlying engineered fill;
- Asphalt or concrete paved surface on top of base rock;
- Permeable paving on top of base rock;
- Planters on top of permeable paving;
- Rubber safety surfacing on top of concrete pavement; or

- Landscaping soil on top of clean fill;

Enough clean fill underlies the elements above such that there is a minimum of 2.0 feet of clean fill present between the surface and underlying native soils. The locations of each type of cover are shown in Figure 4. Site cover design details are included in Appendix B. Cross-sections showing the cover type and thickness of clean fill relative to known concentrations of arsenic in the underlying native soil are shown in Figure 5.

Because of the lack of contamination present above screening levels (See section 2.3) in the alley leading to Holly Street, no COC mitigation is required in this area, and the current asphalt pavement will remain in place.

4.0 RISK MANAGEMENT MEASURES AFTER REDEVELOPMENT ACTIVITIES

Future precautions or mitigation measures as described below will be necessary for the long-term management of risks to human health and the environment for Site-specific COCs.

4.1 Land Use Covenant Area

Appendix A contains a copy of the LUC placed on the property that requires adherence to this SMP for all intrusive work. The extents of the LUC within the Site are shown on Figure 2.

As described in more detail in Section 4.2, the Property or Improvements Owner must notify ACDEH of planned intrusive work within the boundaries of the LUC area prior to activity commencement. The LUC also requires that the Property and Improvements Owner provide reasonable access to the property for the purposes of inspection, surveillance, maintenance, or monitoring. The access agreement covers ACDEH, other regulatory personnel, and any persons conducting corrective action performance monitoring in accordance with this SMP.

4.2 Notification

ACDEH and the Property Owner must be contacted prior to any intrusive work. The Tenant will also obtain approval in writing from the Property Owner prior to commencing such work. Intrusive work includes, but is not limited to the following:

- Grading, drilling, and/or excavation (inclusive of utility trenching) at planned depths greater than two feet within the boundaries of the LUC area.

Regular Site maintenance activities outside of the Site buildings that would not encounter soil below two feet bgs (e.g., landscaping, paving, utility repairs) would not require the notifications described in this section.

The following ACDEH and the Improvements Owner's personnel are the primary points of contact regarding environmental conditions:

| Contact | Telephone No. |
|---|--------------------------------|
| ACDEH Land Use and Local Oversight Program Manager | Mark Detterman 510-567-6876 |
| Acts Cyrene Apartments Related Management Company | Kevin McKee 949-660-0390 |

4.3 Cover Maintenance

The permanent integrity and effectiveness of the Site cover will be maintained. Any instances where the cover has been breached, or shows visible signs of deterioration, such that the underlying native soils are exposed or may become exposed, shall be addressed. Cap issues that would warrant attention include, but are not limited to the following:

- Missing or broken paving stones;
- Erosion of surface landscaping soil or landscaping ground cover (e.g. mulch) by storm water runoff, irrigation system leaks, overwatering, or other cause;
- Deterioration or damage to the building slab; or
- Any exposure of underlying native Site soils

4.4 Intrusive Work Requirements

Future work activities that require excavation or handling of Site soils from beneath the clean, imported fill material shall be performed in accordance with the following requirements:

- The work shall be conducted in compliance with Cal/OSHA regulations and a Site-specific Environmental Health and Safety Plan, which will incorporate a summary of relevant chemical impacts known to be present.
- The work area shall be secured to prevent members of the public from contacting Site soils.
- Any Site soils or material excavated or taken from below the clean, imported fill material shall be segregated from other materials. These materials from below the clean, imported fill shall be stockpiled on polyethylene plastic sheeting or placed into a closed container (e.g., covered roll-off bin). All stockpiled materials shall be securely covered with polyethylene plastic sheeting when the pile is not active. All stockpiles shall be periodically inspected to confirm the stockpiles are securely covered when not active.
- The work shall be conducted in accordance with the soil management protocols described in Section 4.5.

- At the conclusion of the intrusive work activity, the concrete slab and/or base rock layer shall be replaced or effectively repaired, and documented with photos before the surface cover is restored.

4.5 Soil Management

Soils may be exported from the Site or imported to the Site, subject to the restrictions discussed below. Any export or import of soil pertaining to the removal of native Site soils will be documented and reported to ACDEH with respect to soil volume and destination (for export) or source (for import). Imported soil must be approved by ACDEH prior to import to the site.

4.5.1 Import Fill Criteria

Import soils to be used on-Site shall be evaluated in accordance with Department of Toxic Substances Control (DTSC) guidance for imported fill material (DTSC 2001) to confirm that the soils are appropriate for residential use. Additionally, no imported soils should be visibly stained or odorous.

4.5.2 Off-Site Soil Disposal

Soils excavated from below the clean, imported fill and removed from the Site must be appropriately characterized for off-Site reuse or disposal. Dust control measured including track-out control will be implemented during loading and hauling of materials and soils.

4.5.3 Dust Control Measures

The project will implement the basic construction dust mitigation measures that are recommended for all projects in the Bay Area Air Quality Management District (BAAQMD) California Environmental Quality Act Air Quality Guidelines (BAAQMD 2012):

- All exposed surfaces (*e.g.*, unpaved parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-Site will be covered.
- All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads will be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of the California Code of Regulations [CCR]). Clear signage will be provided for construction workers at all access points.

- All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified visible emissions evaluator.
- A publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints will be posted at the project Site. This person will respond and take corrective action within 48 hours. The Air District's phone number will also be visible to ensure compliance with applicable regulations.

4.6 Site Inspections and Five Year Review

4.6.1 Annual Site Inspections

Annual Site inspections will be arranged by the Improvements Owner and conducted by the Engineer/Consultant to observe and document the integrity and maintenance of the corrective actions, including auditing of on-Site maintenance records, inspection of the cap, and confirming that required on-Site documentation is available and up-to-date (e.g., this SMP).

Following each Site inspection, the Engineer/Consultant will provide ACDEH with a Site inspection report and compliance certificate indicating that all objectives presented within this SMP have been maintained. Should any action inconsistent with SMP be identified during the Site inspection, the Property or Improvements Owner and/or designated inspection entity will notify ACDEH. A written explanation will be submitted to the ACDEH that describes the nature of the specific, inconsistent action, and the efforts or measures that have been or will be taken to correct the action. The associated time frame to correct the inconsistent action also will be provided.

4.6.2 Five Year Reviews

A five year review is required at sites where a no action determination leaves hazardous substances, pollutants, or contaminants on site above levels that allow for unlimited use and unrestricted exposure. Therefore, five year reviews are required at this Site to evaluate the performance of the previously approved and implemented cleanup activities to ensure that they remain protective of human health and the environment.

Five year reviews will be arranged by the Improvements Owner and conducted by the Engineer/Consultant. Following each five year review, the Engineer/Consultant will provide ACDEH with a report documenting the findings.

5.0 ADMINISTRATION OF THE SITE MANAGEMENT PLAN

This section discusses responsibilities for managing this SMP and the circumstances under which this SMP may be modified.

5.1 Responsibilities

The Property and Improvements Owner will oversee implementation of this SMP at the Site. The Property or Improvements Owner's workers and Contractor(s) will be responsible for adhering to this SMP, following project specifications, and maintaining job and Site safety. Each Contractor is also responsible for providing a copy of the SMP to its subcontractors. The Property or Improvements Owner and/or its representative may observe intrusive activities, but are not responsible for directing/supervising the Contractor's operations/work.

5.2 Modifications or Termination of Site Management Plan

This SMP is based on current conditions at the Site. It may be necessary to modify this SMP from time to time for any of several reasons, including:

- Reduction of concentrations of Site COCs below applicable screening levels;
- Change in property use;
- Change in understanding of environmental conditions (e.g., newly identified chemicals);
- Intrusive activity that is not addressed by this SMP; or
- New legal or regulatory requirements.

In the event a modification to the SMP is required, an SMP Addendum will be prepared by the Property or Improvements Owner and submitted to ACDEH. Following ACDEH approval of the Addendum, the Site SMP will then be implemented per the requirements of the SMP and SMP Addendum. Site Management will continue as scheduled while changes to the SMP are coordinated and approved.

The SMP may be terminated following written concurrence by ACDEH that it is no longer required to protect human health and the environment from Site contaminants. The Property Owner may apply to ACDEH to terminate one or more of the provisions outlined in the SMP.

In the event that the Property or Improvements Owner wishes to perform further investigation or remediation activities at the Site in order support termination of part or all of the SMP, the Property or Improvements Owner will submit a work plan detailing the proposed activities for ACDEH review and approval.

5.3 Documentation

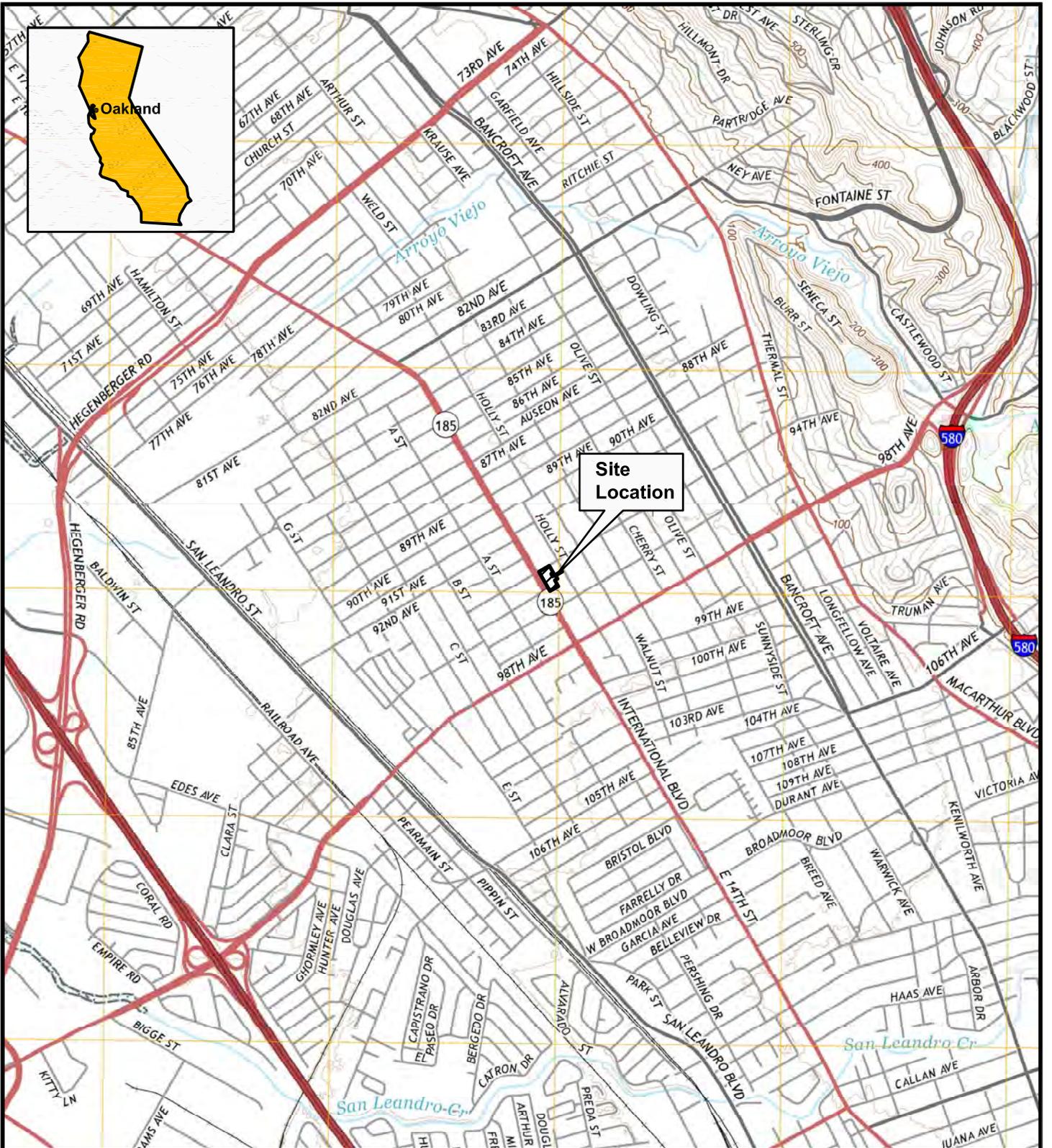
Records will be kept on-Site to document any off-Site removal of soil during intrusive activities. Additionally, any previously unidentified subsurface conditions encountered during intrusive activities will be documented. Copies will be kept of any exposure assessments performed and their supporting analyses to support similar future work activities.

A copy of this SMP will be present at the Site at all times. The on-Site storage area for this plan and other environmental records is located within the leasing office. Additionally, all relevant environmental documents for the Site will be retained in ACDEH's Post-Closure Document Repository No. RO0003264.

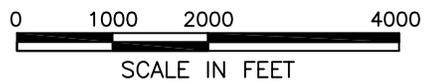
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Figures



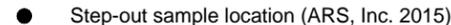
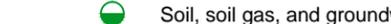
Source: USGS 7.5' Quadrangle, San Leandro/Oakland East, California, 2015



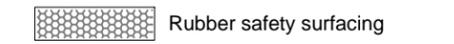
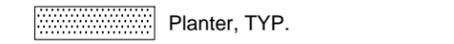
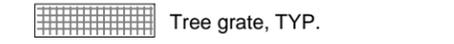
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|---|---|----------------------------------|
|  <p>Formerly Iris Environmental</p> <p>1438 Webster Street, Suite 302, Oakland, California 94612 T +1 510 834-4747 F +1 510 834-4199 W www.rpsgroup.com</p> | <p>Site Location Map 9400-9500 International Boulevard Oakland, California</p> | <p>Figure 1</p> |
| <p>Drafter: EC</p> | <p>Date: 08/07/17</p> | <p>Contract Number: 15-1325B</p> |

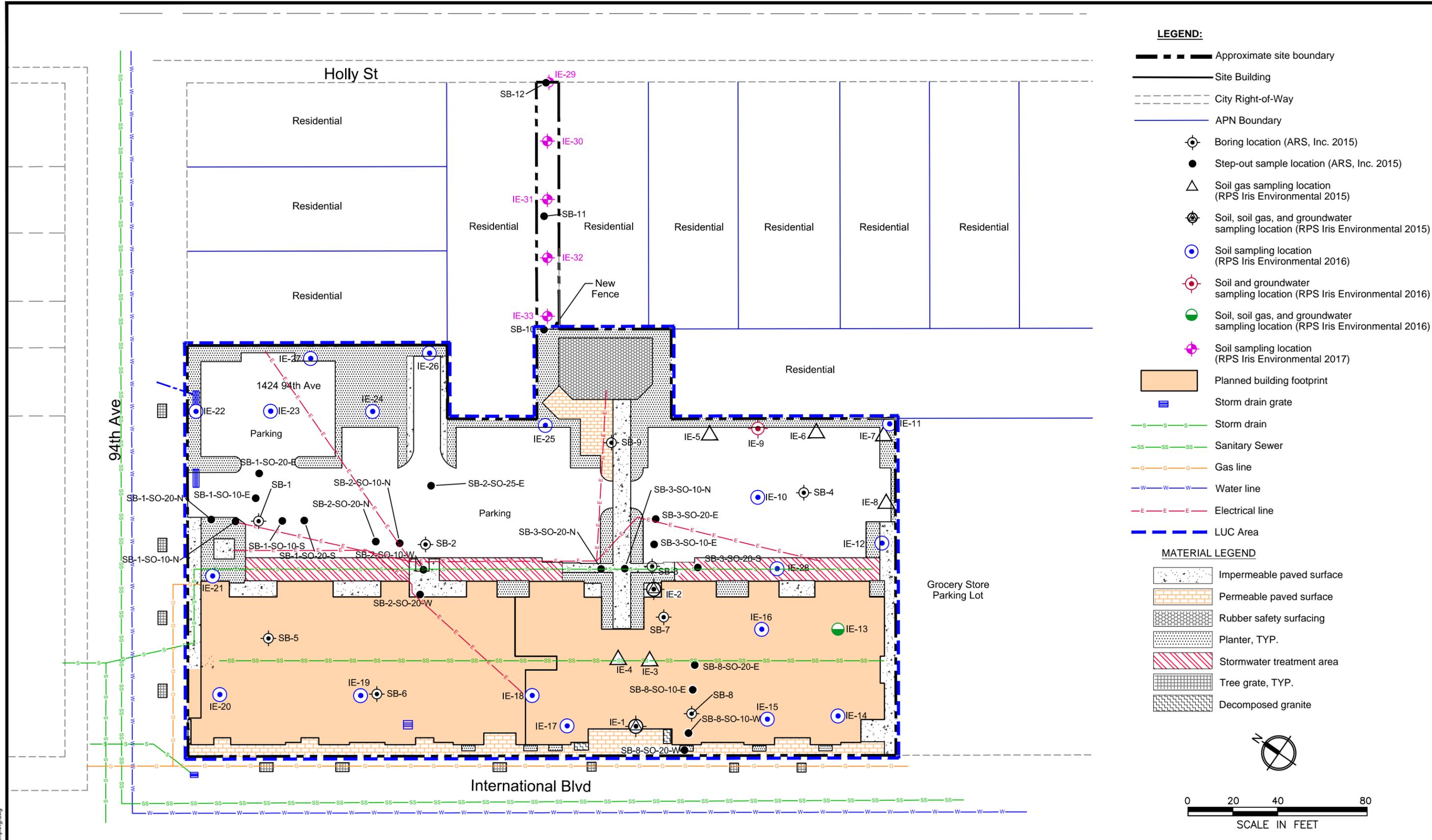
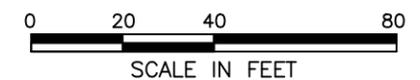
I:\CAD\15115-1325-B\site location.dwg

LEGEND:

-  Approximate site boundary
-  Site Building
-  City Right-of-Way
-  APN Boundary
-  Boring location (ARS, Inc. 2015)
-  Step-out sample location (ARS, Inc. 2015)
-  Soil gas sampling location (RPS Iris Environmental 2015)
-  Soil, soil gas, and groundwater sampling location (RPS Iris Environmental 2015)
-  Soil sampling location (RPS Iris Environmental 2016)
-  Soil and groundwater sampling location (RPS Iris Environmental 2016)
-  Soil, soil gas, and groundwater sampling location (RPS Iris Environmental 2016)
-  Soil sampling location (RPS Iris Environmental 2017)
-  Planned building footprint
-  Storm drain grate
-  Storm drain
-  Sanitary Sewer
-  Gas line
-  Water line
-  Electrical line
-  LUC Area

MATERIAL LEGEND

-  Impermeable paved surface
-  Permeable paved surface
-  Rubber safety surfacing
-  Planter, TYP.
-  Stormwater treatment area
-  Tree grate, TYP.
-  Decomposed granite

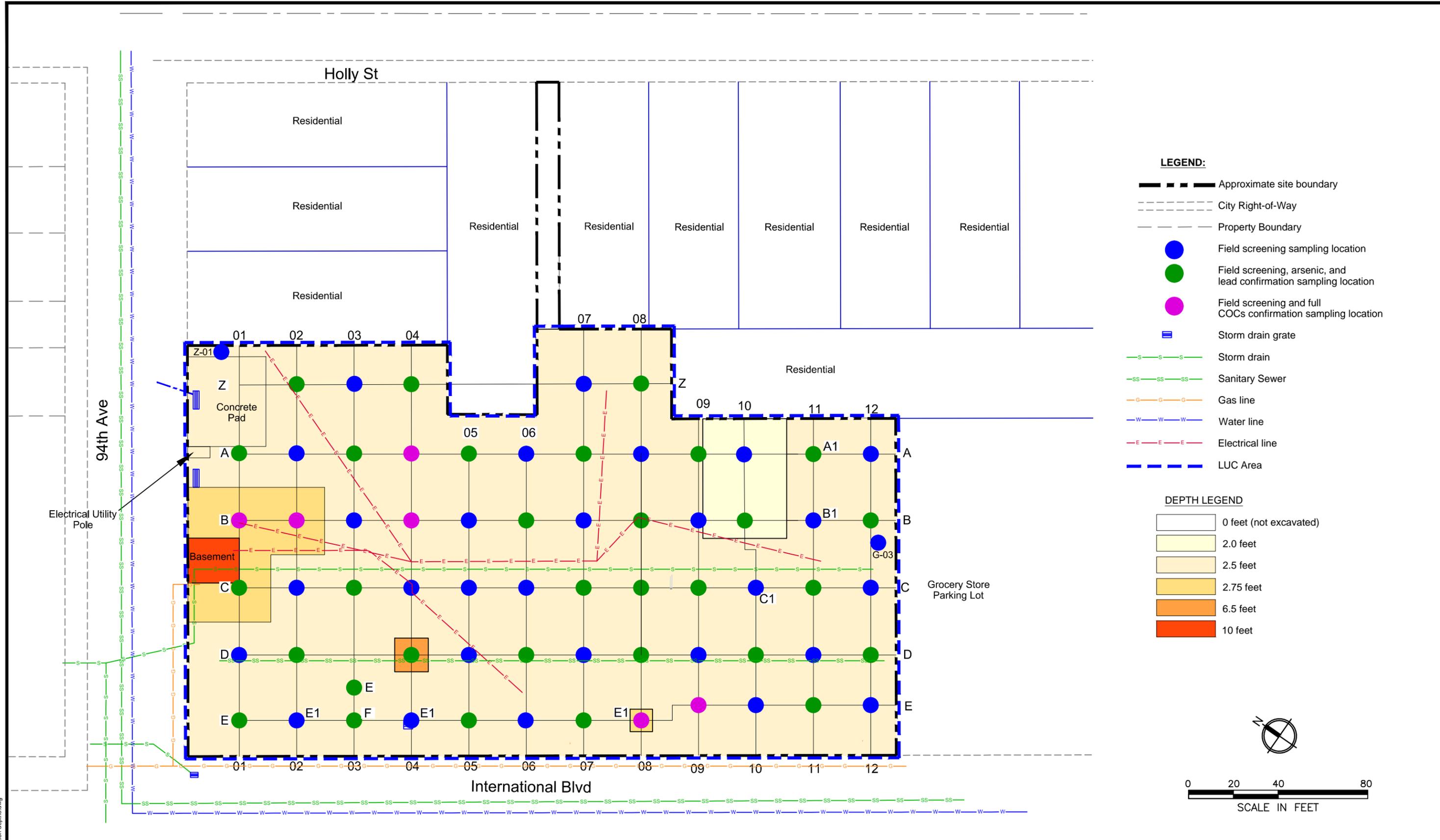


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Site Layout and Historical Sampling Locations
 9400-9500 International Boulevard
 Oakland, California

Figure
2

I:\CAD\15115-1-325-B\May 2017 sampling.dwg



I:\CAD\15115-1-325-BIRAP excavation depths.dwg

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Remedial Excavation Depths
 9400-9500 International Boulevard
 Oakland, California

Drafter: EC

Date: 09/06/17

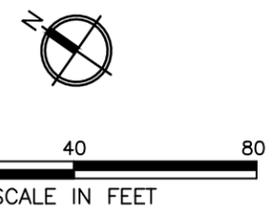
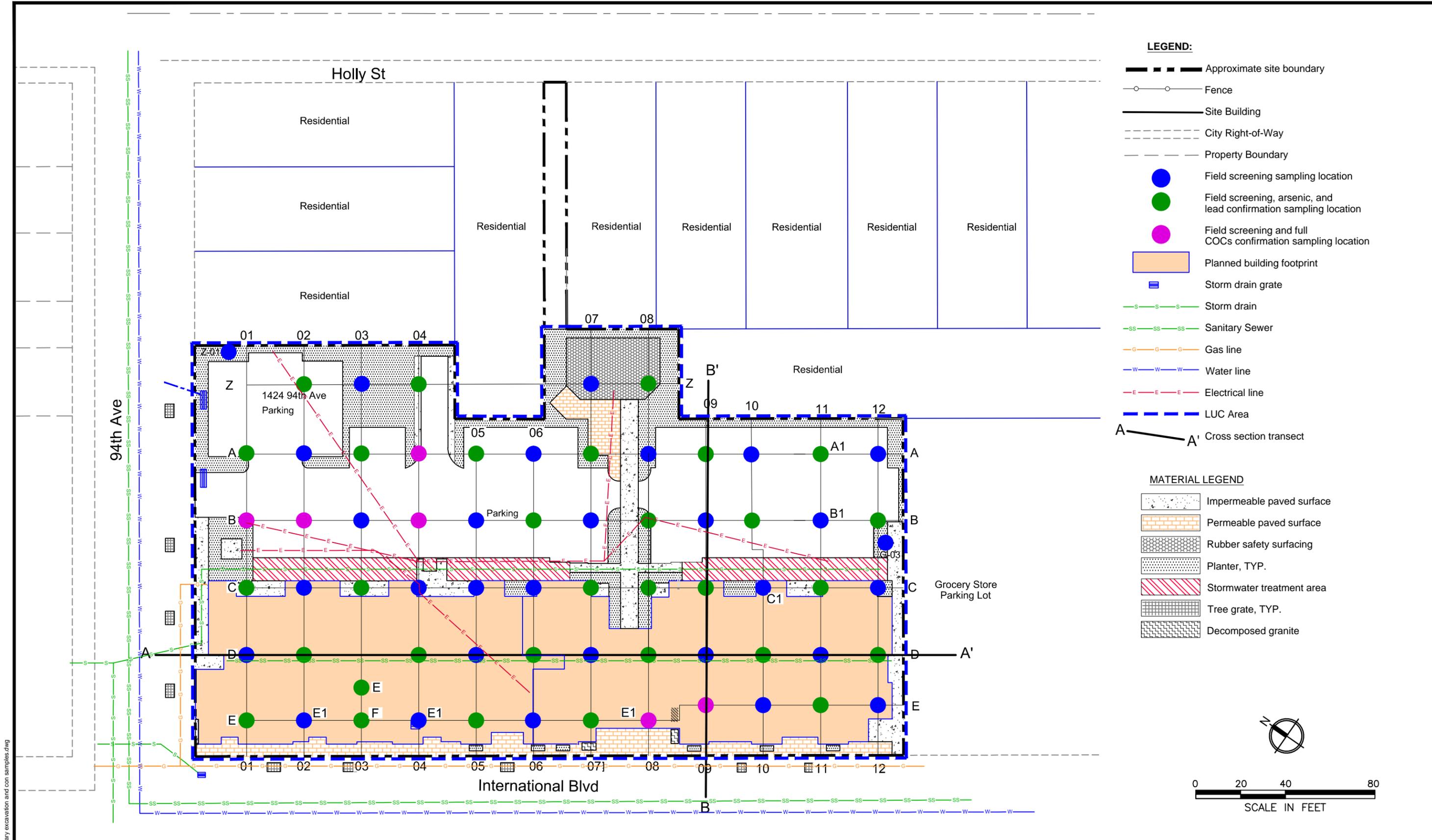


Figure
3

Contract Number: 15-1325B



LEGEND:

- Approximate site boundary
- Fence
- Site Building
- City Right-of-Way
- Property Boundary
- Field screening sampling location
- Field screening, arsenic, and lead confirmation sampling location
- Field screening and full COCs confirmation sampling location
- Planned building footprint
- Storm drain grate
- S-S-S- Storm drain
- SS-SS-SS- Sanitary Sewer
- G-G-G- Gas line
- W-W-W- Water line
- E-E-E- Electrical line
- LUC Area
- A A' Cross section transect

MATERIAL LEGEND

- Impermeable paved surface
- Permeable paved surface
- Rubber safety surfacing
- Planter, TYP.
- Stormwater treatment area
- Tree grate, TYP.
- Decomposed granite

SCALE IN FEET

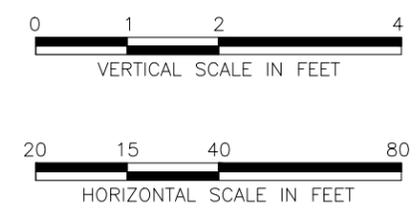
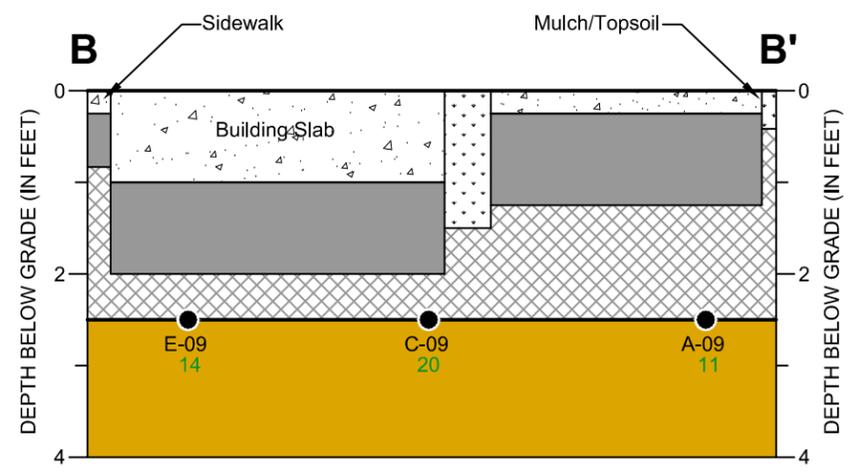
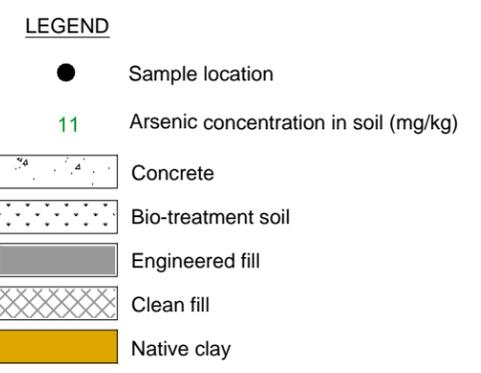
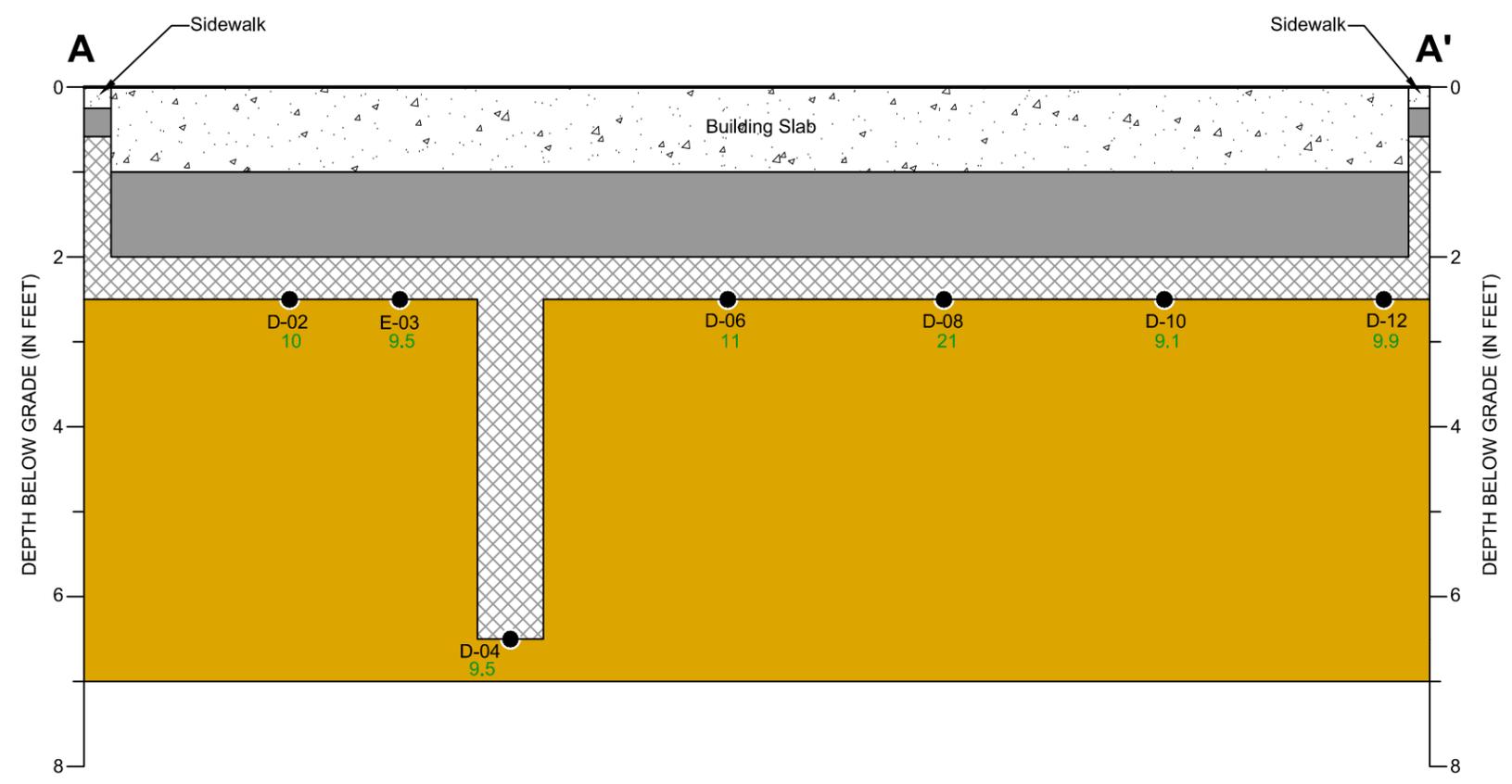
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Confirmation Sampling Locations
 9400-9500 International Boulevard
 Oakland, California

Drafter: EC Date: 09/06/17

Figure **4**

Contract Number: 15-1325B



I:\CAD\1515-1325-B\July 2017 Cross sections.dwg

Tables

Table 1. Site Parcel Summary Table

| Site Address APN | Property History ² | | Historic Borings | | Proposed Borings | |
|--|-------------------------------|-----------------------------|--|---|---------------------------------|------------------------|
| | Related Dates | Description | ID | Rationale | ID | Rationale |
| 9400 International Boulevard 046-5432-002-02 046-5423-02-02 046-5423-01-01 046-5423-001-01 | 2012 | True Fellowship Church | | SB-1 staining observed, within historic trash enclosure | IE-19 / IE-20 / IE-21 / IE-22 / | delineate lead in soil |
| | 2000 | Bethlehem Christian Center | SB-1-SO-10-S / SB-1-SO-10-E / SB-1-SO-20-S / SB-1-SO-20-E / SB-1-SO-10-N / SB-1-SO-20-N / SB-1-F-4.0 | delineate horizontal and lateral extent of lead from SB-1 | IE-23 / IE-24 / IE-26 / IE-27 | |
| | 1992-1996 | Kragen Auto Parts | | SB-5 within future building footprint | | |
| | 1933-1986 | Bank of America/other bank | | SB-2, SB-6 within future building footprint, possible staining observed, historic vehicle storage | | |
| | | | SB-2-SO-10-N / SB-2-SO-10-W / SB-2-SO-25-E / SB-2-SO-20-N / SB-2-SO-20-W | delineate SB-2 lead extent | | |
| 9424 International Boulevard 046-5423-021 | 1998-2008 | Apartments | | | IE-18 and IE-25 | delineate lead in soil |
| | 1967 | Café | | | | |
| | 1950 | Office Machines | | | | |
| | 1945 | Locksmith | | | | |
| | 1938 | Key System Works | | | | |
| 9428 International Boulevard 046-5423-022 | 1998-2008 | Apartments and office space | | | | |
| | | | | | | |
| 9430 International Boulevard 046-5423-020 | 2006 | Beauty Salon | SB-3-SO-20-N | delineate SB-3 lead extent | IE-17 | delineate lead in soil |
| | 1980-1992 | Apostolic Faith Church | | | | |
| | 1967-1975 | Tavern | | | | |
| | 1945-1950 | Attorney's Office | | | | |
| | 1938 | Furniture Shop | | | | |

Table 1. Site Parcel Summary Table

| Site Address APN | Property History ² | | Historic Borings | | Proposed Borings | | | |
|--|-------------------------------|---|---|---|----------------------------------|--------------------------------------|---|---|
| | Related Dates | Description | ID | Rationale | ID | Rationale | | |
| 9434 International Boulevard 046-5423-020 | 2000-2010 | Resturant | IE-1-S-GW-SG / IE-2-S-GW- SG / IE-3-SG | site-specific soil, groundwater, and soil gas characterization of former dry cleaners | SB-3 | possible observed staining or debris | | |
| | 1986 | Second Timothy Baptist Church | | | | | | |
| | 1950-1970 | Elmhurst Cleaners & Launderette | | | | | | |
| | 1945 | Gateway Radio Co. and Modern Home, Inc. | | | | | SB-3-SO-10-E / SB-3-SO-10- N / SB-3-SO-20-E / SB-3-SO- SB-3 | delineate lateral extent of lead from 20-S |
| | 1943 | Pentecostal church | | | | | SB-7 | within future building footprint, possible staining observed |
| | 1933 | Meat Sales | | | | | SB-9 | observed debris |
| | 1925 | Creamery | | | | | | |
| 1920 | Fruit Market | | | | | | | |
| 9440, 9442 International Boulevard 046-5423-019 | 2003-2015 | Lifeline Treatment Services | IE-5-SG | site-specific soil gas characterization of former former railyard | IE-9 / IE-10 / IE-15 / IE-16 | delineate lead in soil | | |
| | 1986 | Beauty Salon | SB-8 | within future building footprint, possible staining observed | | | | |
| | 1955-1975 1920-1943 | Credit union Barber & cigars | SB-8-SO-10-E / SB-8-SO-20- W / SB-8-SO-20-E / SB-8-SO- SB-8 | delineate lateral extent of lead from | | | | |
| 9500 International Boulevard 046-5423-018-02 | 2003-2015 | Lifeline Treatment Services | SB-4 | possible staining, soil characterization | IE-11 / IE-12 / IE-13 / IE-14 | delineate lead in soil | | |
| | 1992 | Do Drop Inn | IE-6-SG / IE-7-SG / IE-8-SG | site-specific soil gas characterization of former former railyard | | | | |
| | 1986 | Motorcycle Club | | | | | | |
| | 1970-1975 | Credit Union | | | | | | |
| | 1962-1967 | Furniture and Carpet Store | | | | | | |
| 1950-1955 | Billiards Hall | | | | | | | |
| NA / 046-5423-007 | 1950 to current | Access Road / Parking Lot | SB-10 / SB-11 / SB-12 | delineate lead in soil | | | | |

Notes:

¹ All parcels will be redeveloped into a residential apartments and ground-floor community and retail spaces

² Property history pulled from Phase I Environmental Site Assessment, 9400-9500 International Boulevard, Oakland, California and Iris Environmental's FOIA file review request

Table 2. Field Screening and Confirmation Sampling Results

| Location ID | Sample Depth (ft) | Location Type | Date | Field Screening (mg/kg) | | Confirmation Sampling Results (mg/kg) | | | | | | | | |
|---------------|-------------------|---------------|----------|-------------------------|---------|---------------------------------------|---------|--------|---------|--------|-----------|-----------------|-----------------|---------|
| | | | | Lead | Arsenic | Lead | Arsenic | Cobalt | Mercury | TPH-mo | Chlordane | alpha-Chlordane | gamma-Chlordane | |
| | | | | 80 | 21 | 23 | 13 | 5,100 | 0.48 | None | None | | | |
| A-01-SO1-2.75 | 2.75 | Floor | 06/14/16 | - | - | - | 7.2 | - | - | - | - | - | - | - |
| A-02-2.5 | 2.5 | Floor | 06/06/16 | <12.7 | 12±7 | - | - | - | - | - | - | - | - | - |
| A-03-2.5 | 2.5 | Floor | 06/06/16 | 22±9 | <9.9 | 15 | 12 | - | - | - | - | - | - | - |
| A-04-2.5 | 2.5 | Floor | 06/07/16 | 18±8 | 13±6 | 24 | 11 | - | 0.34 | 77 | - | - | - | - |
| A-05-2.5 | 2.5 | Floor | 06/07/16 | 49±10 | <11.6 | 22 | 12 | - | - | - | - | - | - | - |
| A-06-2.5 | 2.5 | Floor | 06/07/16 | <12.1 | 10±6 | - | - | - | - | - | - | - | - | - |
| A-07-2.5 | 2.5 | Floor | 06/06/16 | <13.5 | <9.9 | 19 | 14 | - | - | - | - | - | - | - |
| A-08-2.5 | 2.5 | Floor | 06/06/16 | <16.4 | <12.5 | - | - | - | - | - | - | - | - | - |
| A1-09-2.5 | 2.5 | Floor | 06/06/16 | 31±10 | <10.6 | 24 | 11 | - | - | - | - | - | - | - |
| A-10-2.0 | 2.0 | Floor | 05/19/16 | <15.5 | <11.4 | - | - | - | - | - | - | - | - | - |
| A1-11-2.5 | 2.5 | Floor | 06/01/16 | <12.2 | <9.1 | 12 | 8.3 | - | - | - | - | - | - | - |
| A-12-2.5 | 2.5 | Floor | 06/01/16 | <12.3 | <9.1 | - | - | - | - | - | - | - | - | - |
| B-01-2.5 | 2.5 | Floor | 06/08/16 | <14.0 | <9.8 | 13 | 10 | - | - | <6.5 | <0.039 | <0.0022 | <0.0022 | <0.0022 |
| B-02-SO1-2.75 | 2.75 | Floor | 06/08/16 | <12.3 | <8.8 | 14 | - | - | - | - | - | - | - | - |
| B-03-2.5 | 2.5 | Floor | 05/24/16 | 33±9 | <9.8 | - | - | - | - | - | - | - | - | - |
| B-04-2.5 | 2.5 | Floor | 05/24/16 | <10.1 | 11±5 | 21 | 10 | - | 0.047 | 9.3 | - | - | - | - |
| B-05-2.5 | 2.5 | Floor | 05/16/16 | <11.0 | <7.9 | - | - | - | - | - | - | - | - | - |
| B-06-2.5 | 2.5 | Floor | 05/16/16 | <11.4 | <8.2 | 18 | 10 | - | - | - | - | - | - | - |
| B-07-2.5 | 2.5 | Floor | 05/16/16 | <11.4 | 11±6 | - | - | - | - | - | - | - | - | - |
| B-08-2.5 | 2.5 | Floor | 05/16/16 | <13.0 | 12±7 | 15 | 8.8 | - | - | - | - | - | - | - |
| B-09-3.0 | 3.0 | Floor | 05/16/16 | <11.7 | <8.8 | - | - | - | - | - | - | - | - | - |
| B-10-2.0 | 2.0 | Floor | 05/19/16 | <13.8 | <9.9 | 27 | 9.4 | - | - | - | - | - | - | - |
| B1-11-2.5 | 2.5 | Floor | 06/01/16 | <16.2 | <11.8 | - | - | - | - | - | - | - | - | - |
| B-12-2.5 | 2.5 | Floor | 06/01/16 | <13.5 | 21±8 | 12 | 5.9 | - | - | - | - | - | - | - |
| C-01-SO1-2.75 | 2.75 | Floor | 06/14/16 | - | - | 12 | - | - | - | - | - | - | - | - |
| C-02-2.5 | 2.5 | Floor | 05/17/16 | 27±10 | 11±7 | - | - | - | - | - | - | - | - | - |
| C-03-SO1-2.75 | 2.75 | Floor | 05/24/16 | <11.1 | <8.3 | 14 | 9.7 | - | - | - | - | - | - | - |
| C-04-2.5 | 2.5 | Floor | 05/24/16 | 15±8 | <9.0 | - | - | - | - | - | - | - | - | - |
| C-05-2.5 | 2.5 | Floor | 05/23/16 | 22±10 | <11.1 | - | - | - | - | - | - | - | - | - |
| C-06-2.5 | 2.5 | Floor | 05/23/16 | <13.2 | 10±7 | - | - | - | - | - | - | - | - | - |
| C-07-2.5 | 2.5 | Floor | 05/23/16 | <13.6 | <10.1 | 12 | 13 | - | - | - | - | - | - | - |
| C-08-2.5 | 2.5 | Floor | 05/20/16 | <20.5 | <14.5 | 15 | 9.4 | - | - | - | - | - | - | - |
| C-09-2.5 | 2.5 | Floor | 06/03/16 | 18±9 | <10.3 | 18 | 20 | - | - | - | - | - | - | - |
| C1-10-2.5 | 2.5 | Floor | 06/03/16 | <12.9 | 12±7 | - | - | - | - | - | - | - | - | - |
| C-11-2.5 | 2.5 | Floor | 06/03/16 | <19.8 | <14.1 | 14 | 9.2 | - | - | - | - | - | - | - |
| C-12-2.5 | 2.5 | Floor | 06/01/16 | <15.1 | <11.3 | - | - | - | - | - | - | - | - | - |
| D-01-2.5 | 2.5 | Floor | 06/06/16 | <10.3 | 10±5 | - | - | - | - | - | - | - | - | - |
| D-02-2.5 | 2.5 | Floor | 06/07/16 | <14.9 | <10.6 | 13 | 10 | - | - | - | - | - | - | - |
| D-03-2.5 | 2.5 | Floor | 05/23/16 | 27±9 | <10.0 | - | - | - | - | - | - | - | - | - |
| D-04-6.5 | 6.5 | Floor | 06/07/16 | <10.5 | 11±5 | 11 | 9.5 | - | - | - | - | - | - | - |
| D-05-2.5 | 2.5 | Floor | 06/06/16 | 42±11 | 14±9 | - | - | - | - | - | - | - | - | - |

Table 2. Field Screening and Confirmation Sampling Results

| Location ID | Sample Depth (ft) | Location Type | Date | Field Screening (mg/kg) | | Confirmation Sampling Results (mg/kg) | | | | | | | | |
|--|-------------------|---------------|----------|-------------------------|---------|---------------------------------------|------------|-----------|------------|--------------|----------------|----------------------|----------------------|---|
| | | | | Lead | Arsenic | Lead 80 | Arsenic 21 | Cobalt 23 | Mercury 13 | TPH-mo 5,100 | Chlordane 0.48 | alpha-Chlordane None | gamma-Chlordane None | |
| | | | | | | | | | | | | | | |
| D-06-2.5 | 2.5 | Floor | 06/06/16 | <13.8 | <10.0 | 18 | 11 | - | - | - | - | - | - | - |
| D-07-2.5 | 2.5 | Floor | 06/03/16 | <18.2 | <13.5 | - | - | - | - | - | - | - | - | - |
| D-08-2.5 | 2.5 | Floor | 06/03/16 | <12.2 | 12±6 | 14 | 21 | - | - | - | - | - | - | - |
| D-09-2.5 | 2.5 | Floor | 06/01/16 | <14.3 | 11±7 | - | - | - | - | - | - | - | - | - |
| D-10-2.5 | 2.5 | Floor | 06/01/16 | <12.6 | 12±7 | 19 | 9.1 | - | - | - | - | - | - | - |
| D-11-2.5 | 2.5 | Floor | 06/01/16 | 46±11 | <12.6 | - | - | - | - | - | - | - | - | - |
| D-12-2.5 | 2.5 | Floor | 06/01/16 | 16±9 | <9.6 | 18 | 9.9 | - | - | - | - | - | - | - |
| E-01-2.5 | 2.5 | Floor | 06/06/16 | <13.3 | 11±7 | 15 | 12 | - | - | - | - | - | - | - |
| E1-02-2.5 | 2.5 | Floor | 06/06/16 | <10.8 | <7.7 | - | - | - | - | - | - | - | - | - |
| E-03-2.5 | 2.5 | Floor | 05/23/16 | <10.6 | <7.9 | 6.7 | 9.5 | - | - | - | - | - | - | - |
| E1-04-2.5 | 2.5 | Floor | 06/07/16 | <11.0 | <7.7 | - | - | - | - | - | - | - | - | - |
| E-05-2.5 | 2.5 | Floor | 06/06/16 | <11.5 | 11±6 | 15 | 8.8 | - | - | - | - | - | - | - |
| E-06-2.5 | 2.5 | Floor | 06/02/16 | <13.2 | <9.9 | - | - | - | - | - | - | - | - | - |
| E-07-2.5 | 2.5 | Floor | 06/02/16 | <15.1 | <11.1 | 15 | 14 | - | - | - | - | - | - | - |
| E1-08-SO1-2.75 | 2.75 | Floor | 06/08/16 | <12.0 | 12±6 | - | 16 | - | - | - | - | - | - | - |
| E-09-2.5 | 2.5 | Floor | 05/17/16 | <12.2 | <9.1 | 15 | 14 | 21 | - | - | - | - | - | - |
| E-10-2.5 | 2.5 | Floor | 05/17/16 | <10.5 | 12±6 | - | - | - | - | - | - | - | - | - |
| E-11-2.5 | 2.5 | Floor | 05/17/16 | <9.2 | 10±6 | 25 | 13 | - | - | - | - | - | - | - |
| E-12-2.5 | 2.5 | Floor | 05/17/16 | <11.2 | 14±6 | - | - | - | - | - | - | - | - | - |
| F-03-2.5 | 2.5 | Floor | 06/08/16 | <14.2 | <10.5 | 12 | 9.0 | - | - | - | - | - | - | - |
| G-03-2.5 | 2.5 | Floor | 05/20/16 | 32±9 | <10.3 | - | - | - | - | - | - | - | - | - |
| Z-01-2.5 | 2.5 | Floor | 06/07/16 | 18±9 | 12±7 | - | - | - | - | - | - | - | - | - |
| Z-02-2.5 | 2.5 | Floor | 06/06/16 | <11.1 | 13±6 | 14 | 7.4 | - | - | - | - | - | - | - |
| Z-03-2.5 | 2.5 | Floor | 06/06/16 | 13±8 | <8.3 | - | - | - | - | - | - | - | - | - |
| Z-04-2.5 | 2.5 | Floor | 06/06/16 | <11.7 | 11±6 | 22 | 15 | - | - | - | - | - | - | - |
| Z-07-2.5 | 2.5 | Floor | 06/06/16 | 26±11 | <11.6 | - | - | - | - | - | - | - | - | - |
| Z-08-2.5 | 2.5 | Floor | 06/06/16 | <15.2 | <11.5 | 42 | 9.4 | - | - | - | - | - | - | - |
| <i>Excavated Confirmation Sampling Results</i> | | | | | | | | | | | | | | |
| A-01-2.5 | 2.5 | Floor | 06/06/16 | <13.6 | 12±7 | 13 | 24 | - | - | - | - | - | - | - |
| A-02-1.25 | 0.3 | Sidewall | 05/23/16 | 32±13 | <15.7 | - | - | - | - | - | - | - | - | - |
| A-03-1.25 | 1.25 | Sidewall | 05/23/16 | 629±31 | <33.1 | 190 | 5.4 | - | - | - | - | - | - | - |
| A-04-1.25 | 1.25 | Sidewall | 05/24/16 | 177±15 | 29±12 | 360 | 24 | - | 0.73 | 840 | - | - | - | - |
| A-05-1.5 | 1.5 | Sidewall | 05/16/16 | 50±14 | <15.4 | 36 | 10 | - | - | - | - | - | - | - |
| A-06-1.5 | 1.5 | Sidewall | 05/16/16 | <12.0 | 10±6 | - | - | - | - | - | - | - | - | - |
| A-07-1.5 | 1.5 | Sidewall | 05/16/16 | 15±9 | <9.6 | 45 | 7.7 | - | - | - | - | - | - | - |
| A-08-1.5 | 1.5 | Sidewall | 05/16/16 | 49±11 | 15±8 | - | - | - | - | - | - | - | - | - |
| A-09-1.0 | 1.0 | Sidewall | 05/19/16 | 394±33 | <35.5 | 24 | 9.8 | - | - | - | - | - | - | - |
| A-10-1.5 | 1.5 | Floor | 05/19/16 | 90±12 | 18±9 | - | - | - | - | - | - | - | - | - |
| A-11-1.0 | 1.0 | Sidewall | 05/19/16 | 4166±68 | 229±51 | 7,300 | 31 | - | - | - | - | - | - | - |
| A-11-SO1-1.25 | 1.25 | Sidewall | 05/20/16 | 484±24 | 38±18 | 770 | 9.2 | - | - | - | - | - | - | - |
| A-11-SO1-1.5 | 1.5 | Sidewall | 05/20/16 | 19±9 | <10.3 | - | - | - | - | - | - | - | - | - |

Table 2. Field Screening and Confirmation Sampling Results

| Location ID | Sample Depth (ft) | Location Type | Date | Field Screening (mg/kg) | | Confirmation Sampling Results (mg/kg) | | | | | | | | |
|---------------|-------------------|---------------|----------|-------------------------|---------|---------------------------------------|------------|-----------|------------|--------------|----------------|----------------------|----------------------|---------|
| | | | | Lead | Arsenic | Lead 80 | Arsenic 21 | Cobalt 23 | Mercury 13 | TPH-mo 5,100 | Chlordane 0.48 | alpha-Chlordane None | gamma-Chlordane None | |
| | | | | | | | | | | | | | | |
| A-11-SO2-1.0 | 1.0 | Sidewall | 05/24/16 | 518±31 | 42±24 | 1,200 | 10 | – | – | – | – | – | – | – |
| B-01-1.25 | 1.25 | Sidewall | 05/23/16 | 20±9 | 11±7 | 96 | 7.4 | – | – | 11 | <0.039 | <0.0022 | <0.0022 | <0.0022 |
| B-02-2.5 | 2.5 | Floor | 05/24/16 | 35±9 | 13±7 | 90 | 13 | – | – | 8.1 | <0.039 | <0.0022 | <0.0022 | <0.0022 |
| B-09-2.0 | 2.0 | Sidewall | 05/16/16 | <13.6 | 12±7 | – | – | – | – | – | – | – | – | – |
| B-11-1.0 | 1.0 | Sidewall | 05/19/16 | 144±15 | 21±11 | – | – | – | – | – | – | – | – | – |
| B-11-1.25 | 1.25 | Sidewall | 05/19/16 | 52±12 | 16±9 | – | – | – | – | – | – | – | – | – |
| B-11-SO1-1.25 | 1.25 | Sidewall | 05/20/16 | 161±16 | 31±12 | 170 | 32 | – | – | – | – | – | – | – |
| B-11-SO1-2.0 | 2.0 | Sidewall | 05/20/16 | <12.8 | <9.4 | – | – | – | – | – | – | – | – | – |
| B-11-SO2-1.0 | 1.0 | Sidewall | 05/24/16 | 251±23 | 36±17 | 300 | 7.8 | – | – | – | – | – | – | – |
| C-01-1.25 | 1.25 | Sidewall | 05/17/16 | 26±8 | 10±6 | 12 | 9.7 | – | – | – | – | – | – | – |
| C-01-2.5 | 2.5 | Floor | 06/06/16 | 16±11 | <12.1 | 95 | 8.5 | – | – | – | – | – | – | – |
| C-03-2.5 | 2.5 | Floor | 05/19/16 | <14.9 | <11.0 | 370 | 14 | – | – | – | – | – | – | – |
| C-09-1.25 | 1.25 | Sidewall | 05/20/16 | 179±18 | <19.7 | 120 | 8.4 | – | – | – | – | – | – | – |
| C-10-1.0 | 1.0 | Sidewall | 05/19/16 | 1651±55 | <60.6 | – | – | – | – | – | – | – | – | – |
| C-10-1.25 | 1.25 | Sidewall | 05/19/16 | 16±9 | <9.4 | – | – | – | – | – | – | – | – | – |
| C-10-SO1-0.75 | 0.75 | Sidewall | 05/20/16 | 500±30 | <35.1 | 320 | 8.9 | – | – | – | – | – | – | – |
| C-10-SO1-1.25 | 1.25 | Sidewall | 05/20/16 | 26±10 | 17±8 | – | – | – | – | – | – | – | – | – |
| C-10-SO2-1.0 | 1.0 | Sidewall | 05/24/16 | 244±26 | <28.8 | 240 | 9.8 | – | – | – | – | – | – | – |
| D-02-1.25 | 1.25 | Sidewall | 05/17/16 | <10.3 | 11±5 | 14 | 12 | – | – | – | – | – | – | – |
| D-04-1.25 | 1.25 | Sidewall | 05/24/16 | 23±14 | <14.2 | 60 | 7.2 | – | – | – | – | – | – | – |
| D-05-1.25 | 1.25 | Sidewall | 05/23/16 | 124±15 | 18±12 | 49 | 4.2 | – | – | – | – | – | – | – |
| D-06-1.25 | 1.25 | Sidewall | 05/20/16 | 40±10 | <11.6 | 54 | 6.4 | – | – | – | – | – | – | – |
| D-07-1.25 | 1.25 | Sidewall | 05/20/16 | 90±12 | 32±10 | – | – | – | – | – | – | – | – | – |
| D-08-1.25 | 1.25 | Sidewall | 05/20/16 | 262±22 | <25.2 | 240 | 44 | – | – | – | – | – | – | – |
| D-09-1.25 | 1.25 | Sidewall | 05/17/16 | 90±17 | <19.3 | – | – | – | – | – | – | – | – | – |
| D-10-1.25 | 1.25 | Sidewall | 05/17/16 | 89±16 | <11.6 | 10 | 13 | – | – | – | – | – | – | – |
| D-11-1.25 | 1.25 | Sidewall | 05/17/16 | 577±30 | 57±23 | – | – | – | – | – | – | – | – | – |
| D-11-SO1-1.25 | 1.25 | Sidewall | 05/24/16 | 493±29 | 43±22 | – | – | – | – | – | – | – | – | – |
| D-12-1.25 | 1.25 | Sidewall | 05/17/16 | <15.7 | <11.7 | 9.3 | 6.1 | 0.10 | – | – | – | – | – | – |
| E-02-0.75 | 0.75 | Sidewall | 05/23/16 | 561±37 | <36.2 | 67 | 7.6 | – | – | – | – | – | – | – |
| E-02-1.25 | 1.25 | Sidewall | 05/23/16 | 99±16 | <17.7 | 150 | 8.0 | – | – | – | – | – | – | – |
| E-04-1.25 | 1.25 | Sidewall | 05/23/16 | <14.5 | <9.8 | – | – | – | – | – | – | – | – | – |
| E-08-2.0 | 2.0 | Sidewall | 05/17/16 | 44±10 | 37±9 | 19 | 17 | 36 | – | – | – | – | – | – |
| E1-08-2.5 | 2.5 | Floor | 06/02/16 | <12.0 | 20±7 | 14 | 220 | 13 | – | – | – | – | – | – |
| F-03-1.25 | 1.25 | Sidewall | 05/23/16 | 26±12 | <13.9 | 110 | 5.1 | – | – | – | – | – | – | – |
| G-01-1.25 | 1.25 | Sidewall | 05/20/16 | 479±33 | 51±25 | 97 | 7.6 | – | – | – | – | – | – | – |
| G-01-SO1-1.25 | 1.25 | Sidewall | 05/24/16 | 65±14 | 19±11 | 400 | 7.7 | – | – | – | – | – | – | – |
| G-02-1.25 | 1.25 | Sidewall | 05/20/16 | 307±20 | <21.7 | – | – | – | – | – | – | – | – | – |
| G-02-SO1-1.25 | 1.25 | Sidewall | 05/24/16 | 88±15 | <16.7 | – | – | – | – | – | – | – | – | – |
| G-04-1.25 | 1.25 | Sidewall | 05/20/16 | 508±26 | 42±20 | 150 | 9.3 | – | – | – | – | – | – | – |
| G-04-SO1-1.25 | 1.25 | Sidewall | 05/24/16 | 531±27 | 43±20 | 430 | 7.5 | – | – | – | – | – | – | – |

Table 2. Field Screening and Confirmation Sampling Results

Notes:

(1) Definitions are as follows:

TPH-mo = Total Petroleum Hydrocarbons in the motor oil range

<5.0 = Not detected at or above the laboratory reporting limit of 5.0 mg/kg.

– = Not analyzed

(2) Units are defined as follows:

Depths are reported in feet below ground surface (ft bgs).

Results are reported in milligrams per kilogram (mg/kg).

(3) Soil sampling results are reported on a dry-weight basis for comparison to San Francisco Bay Regional Water Quality Control Board (RWQCB) Tier-1 ESLs and direct contact residential ESLs (Cal/EPA 2016). The Tier-1 ESLs are protective of: direct exposures (i.e., human health) and nuisance (e.g., odor) concerns. The direct contact ESLs are protective of: direct exposures (i.e., human health).

(4) Arsenic soil sampling results are compared to background values established for east bay Holocene alluvium (Duverge 2011).

(5) **Bold** font indicates a detection above the Tier-1 ESL.

(6) Samples were collected between May 16 and June 14, 2016.

(7) Gray rows represent confirmation samples that were collected and subsequently excavated. Soils represented by these samples are no longer located on-Site.

Appendix A
Land Use Covenant

Recorded at the Request of
Old Republic Title Company
Oakland

117017385

Recording Requested By:

Housing Authority of the City of Oakland
1619 Harrison Street
Oakland, CA 94612



2017214499

09/28/2017 12:37 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE:

0.00



13 PGS

When Recorded, Mail To:

Mark Detterman
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

NO FEE RECORDING PURSUANT
TO GOVT. CODE SECTION 27383

COVENANT AND ENVIRONMENTAL RESTRICTION
ON PROPERTY

ACTS CYRENE APARTMENTS

9400-9500 International Boulevard, Oakland, California

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 20th day of ~~SEPTEMBER~~ 2017, by the Housing Authority of the City of Oakland (the "Housing Authority"), the fee owner of record of that certain real property situated at 9400-9500 International Boulevard, Assessor's Parcel Numbers 046-5423-01-01, 046-5423-023, 046-5423-024, and 046-5423-025, in the City of Oakland, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Burdened Property"), and Oakland International Housing Partners, L.P., a California limited partnership (the "Partnership"), the ground lessee of and owner of the Improvements on the Burdened Property (the Housing Authority and the Partnership are collectively referred to herein as the "Covenantor"), for the benefit of the Alameda County Department of Environmental Health (the "County"), with reference to the following facts:

A. Contamination of the Burdened Property. The Burdened Property and soil underlying the property contains hazardous materials. Soil at the Burdened Property was contaminated by historical fill imported by unknown persons. These operations resulted in contamination of soil with inorganic chemicals including metals and pesticides. Remediation activities have been implemented under County oversight to mitigate the risk of exposure of future Occupants, maintenance workers, and construction workers to contamination in shallow soil. The remediation activities conducted at the Burdened Property included excavation and removal of impacted soil. Some hazardous materials, including residual arsenic, remain in the soil at the Burdened Property at a depth of approximately two (2.0) feet below grade of the ground surface, specifically below the housing structures, landscaping and hardscape improvements. Arsenic is a hazardous material as defined in Health & Safety Code Section 25260.

SIGNED IN QUANTER PART

B. Mitigation of the Hazardous Material. The presence of arsenic may pose a threat to human health if the soil below 2 feet is disturbed. To protect future occupants of the Burdened Property, the residual impacts have been capped by 2 feet of imported clean fill, buildings, and hardscape. The Covenantor shall hire a qualified environmental consultant to inspect the integrity of any cap at the burdened property, as specified in the Site Management Plan prepared by RPS dated September 7, 2017, which is hereby incorporated by reference, including future amendments thereto, and submit a report annually to the County (Record ID: RO0003264) and the State Water Board's GeoTracker website (GeoTracker Global ID: T10000010946) for the life of the Improvements at the Burdened Property. Covenantor accepts on going annual County fees for oversight and review of annual reports by the County, as provided by Health and Safety Code §101480 and maintenance of a deposit/refund account as authorized in Alameda County Ordinance Code § 6.92.040L.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil on the Burdened Property. Without the mitigation measures described in B. above, exposure to these contaminants could take place via dermal contact, inhalation, or ingestion by humans. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for residential and commercial land uses and is adjacent to residential and commercial land uses.

E. Disclosure. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Use Restrictions. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in a manner that conforms to the restrictions set forth herein, to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

ARTICLE I GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants of the Burdened Property. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code and are enforceable by

the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property, and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

ARTICLE II DEFINITIONS

2.1 County. "County" shall mean the Alameda County Department of Environmental Health and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, utilities, roads, driveways, regradings, paved parking areas, landscaped areas, and playgrounds constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold (e.g., the Partnership), or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean, respectively, the Housing Authority, the Partnership and/or their successors in interest, who hold title to all or any portion of the Burdened Property.

ARTICLE III
DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

a. No Owners or Occupants of the Burdened Property or any portion thereof shall conduct any excavation work on the Property, with the exception of routine maintenance activities outside the site buildings that would not encounter soil below 2 feet below ground surface (e.g., landscaping, paving, utility repairs), unless expressly permitted in writing by the County. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with the Site Management Plan and all applicable provisions of local, state and federal law;

b. All uses and development of the Burdened Property shall be consistent with Site Management Plan. All uses and development shall preserve the integrity of any cap, and any other remedial measures taken on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

c. No Owners or Occupants of the Burdened Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

d. The Owner or Occupant shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to any cap, or any other remedial measures taken, which could affect the ability of such cap or remedial measures to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs and shall be included in the annual report;

e. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

f. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

g. No Owner or User of the Burdened Property shall grow fruits or vegetables for consumption using site soils. Gardening on the Burdened Property shall only be permitted using imported soil within raised beds that do not allow direct contact between plant roots and the underlying site soil.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as

set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the Burdened Property. Any such instrument shall contain the following statement:

The land described herein contains hazardous materials in soils under the property, and is subject to a deed restriction dated as of _____, 20__, and recorded on _____, 20__, in the Official Records of Alameda County, California, as Document No. _____, which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To: "Covenantor"

Housing Authority of the City of Oakland
1619 Harrison Street
Oakland, California 94612

and to:

Oakland International Housing Partners, L.P.
18201 Von Karman Avenue, #900
Irvine, California 92612

If To: "County"

Alameda County Department of Environmental Health
Attention: Director
1131 Harbor Bay Parkway
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of the Alameda County Department of Environmental Health. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

{Covenant Continues on Following Page}

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: The Housing Authority of the City of Oakland, a public body corporate and politic

By: _____

Title: Executive Director

Date: _____

Oakland International Housing Partners, L.P.,
a California limited partnership,

By: Related/Oakland International Development Co., LLC
a California limited liability company
Administrative General Partner

By: Frank Cardone

Title: President FRANK CARDONE

Date: 9/27/17

STATE OF CALIFORNIA, COUNTY OF _____

On _____, before me _____, Notary Public,
personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public in and for said
County and State

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

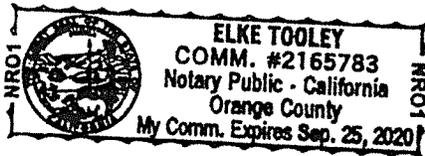
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On Sept. 27, 2017 before me, Elke Tooley, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Frank Cardone
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Elke Tooley
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

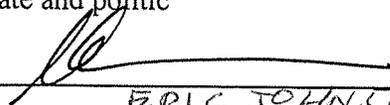
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: The Housing Authority of the City of Oakland, a public body corporate and politic

By: 
ERIC JOHNSON

Title: Executive Director

Date: 9/26/2017

Oakland International Housing Partners, L.P.,
a California limited partnership,

By: Related/Oakland International Development Co., LLC
a California limited liability company
Administrative General Partner

By: _____

Title: _____

Date: _____

STATE OF CALIFORNIA, COUNTY OF _____

On _____, before me _____, Notary Public,
personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public in and for said
County and State

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

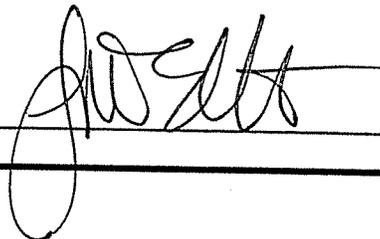
On Sept. 26, 2017 before me, Julie E. Christiansen, Notary Public
(insert name and title of the officer)

personally appeared Eric Johnson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their authorized capacity(ies)), and that by (his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

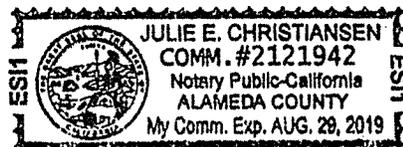
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Agency:

Alameda County Department of
Environmental Health

By: *Ronald Browder*

RONALD BROWDER
Title: Director

Date: SEPTEMBER 13, 2017

STATE OF CALIFORNIA, COUNTY OF _____

On _____, before me _____, Notary Public,
personally appeared

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is /are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public in and for said
County and State

See Attached

A notary public or other officer completing this certificate verifies only the identity
of the individual who signed the document to which this certificate is attached, and
not the truthfulness, accuracy, or validity of that document.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On September 13, 2017, before me, J. Scott,

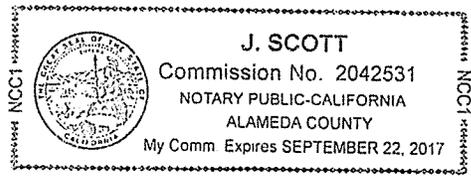
NOTARY PUBLIC, personally appeared Ronald Beowder

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature J. Scott _____ (Seal)



ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document: _____

Document Date: 09/13/2017

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Real property in the City of Oakland, County of Alameda State of California, described as follows:

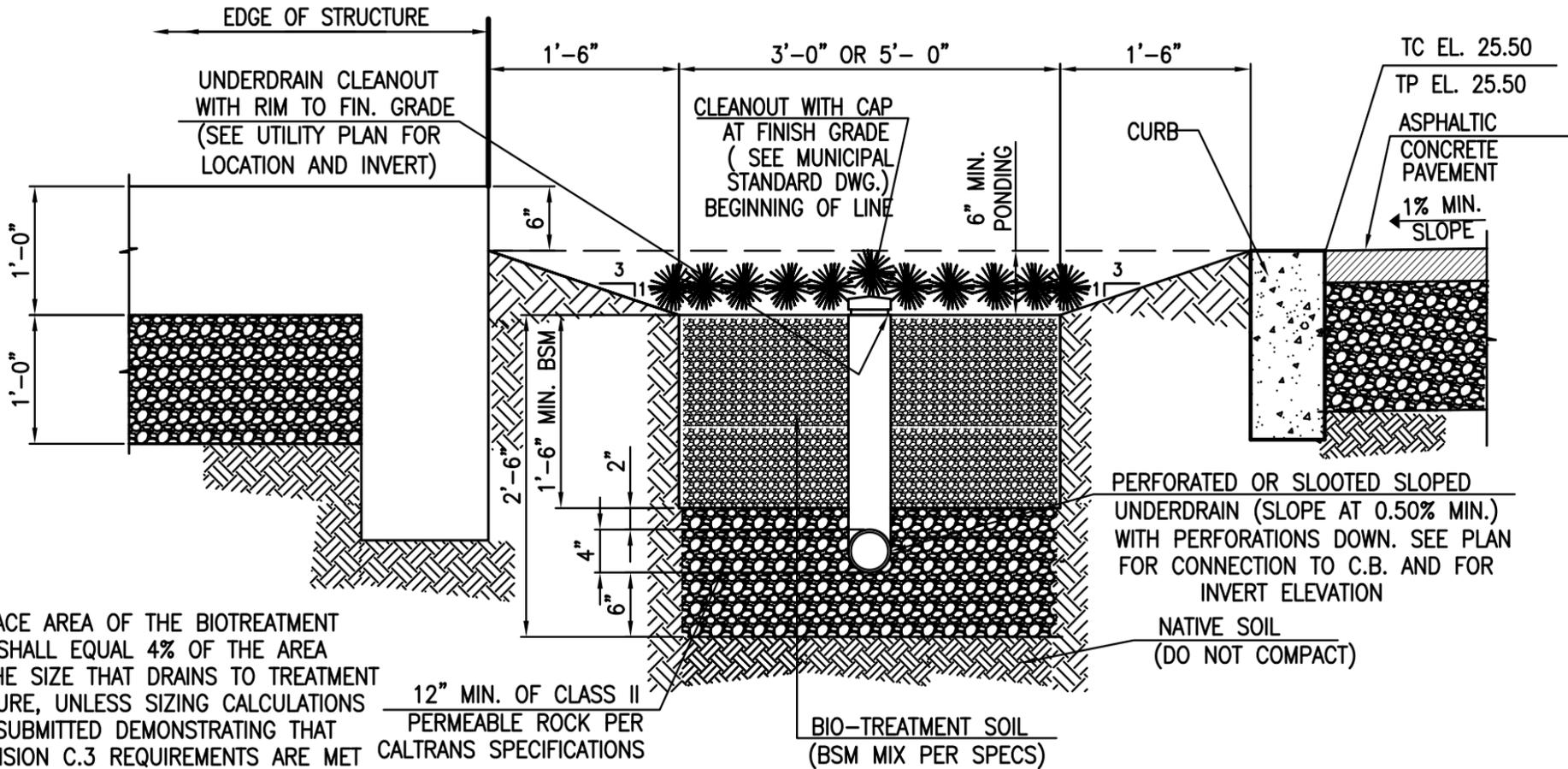
The land referred to is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

Leasehold estate as created by that certain lease dated November 1, 2015, made by and between Housing Authority of the City of Oakland, California, a public body corporate and politic, as lessor, and Oakland International Housing Partners, L.P., a California limited partnership, as lessee, for the term of 75 years and upon the terms and conditions contained in said lease and subject to provisions contained in the lease which limit the right of possession, a memorandum, thereof recorded November 25, 2015, Instrument No. 2015-313790 in and to the following:

Parcel 1, as shown on the Parcel Map No. 10018, Filed November 23, 2015 in Book 330 of Parcel Maps, at pages 80 through 82, Alameda County Records.

APNS: 046-5423-23, 24 and 25

Appendix B
Site Cover Design Drawings

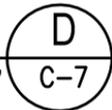


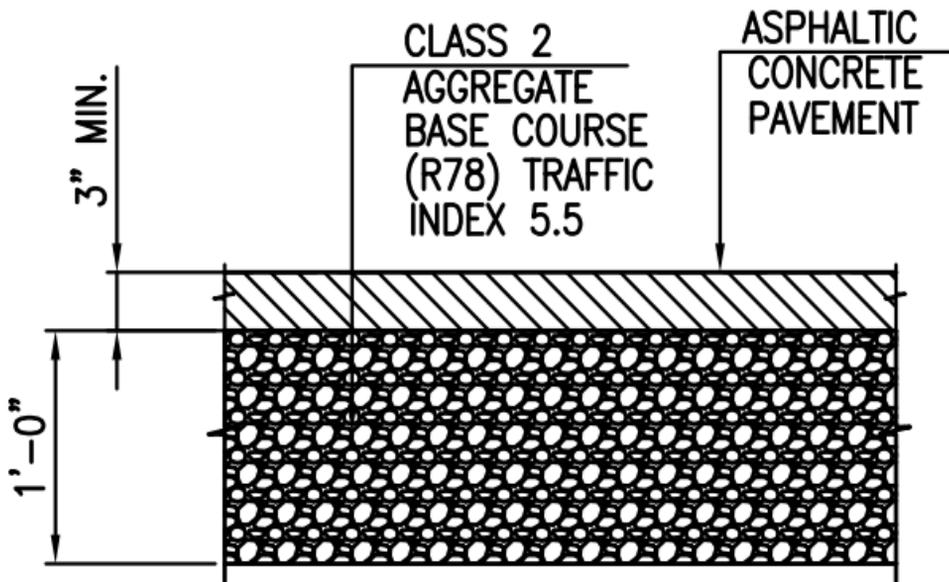
NOTE:
 SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SIZE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA

TYP. BIOSWALE DETAIL

SCALE

3/4" = 1'-0"





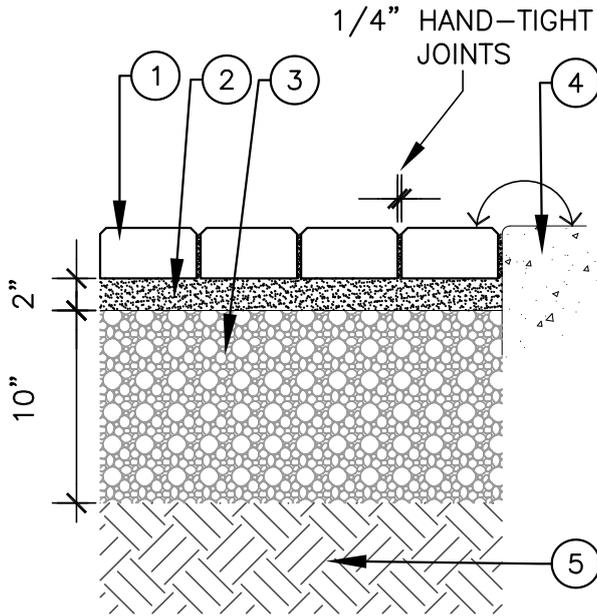
TYP. AC PAVEMENT DETAIL

A

SCALE

$3/4" = 1' - 0"$

C-7

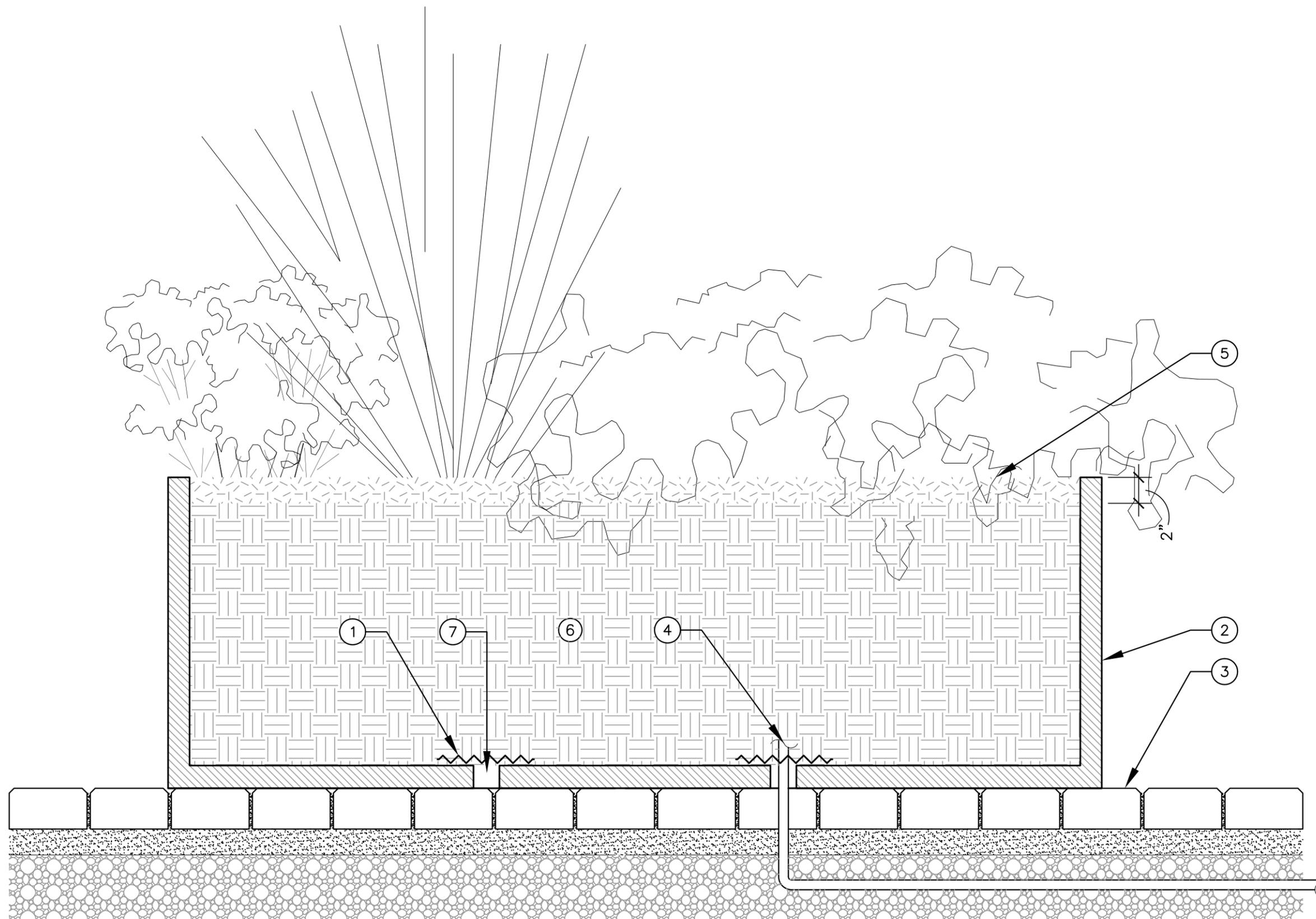


- ① PERMEABLE PAVER, SET FLUSH, FILL JOINTS WITH NO. 8 AGGREGATE
- ② DRAINAGE AGGREGATE BEDDING, NO. 8
- ③ PERMEABLE BASE AGGREGATE, NO. 57
- ④ FINISH SURFACE ADJACENT CONCRETE SIDEWALK / CURB / BAND
- ⑤ PERMEABLE NATIVE SUBGRADE

1 PERMEABLE PAVERS

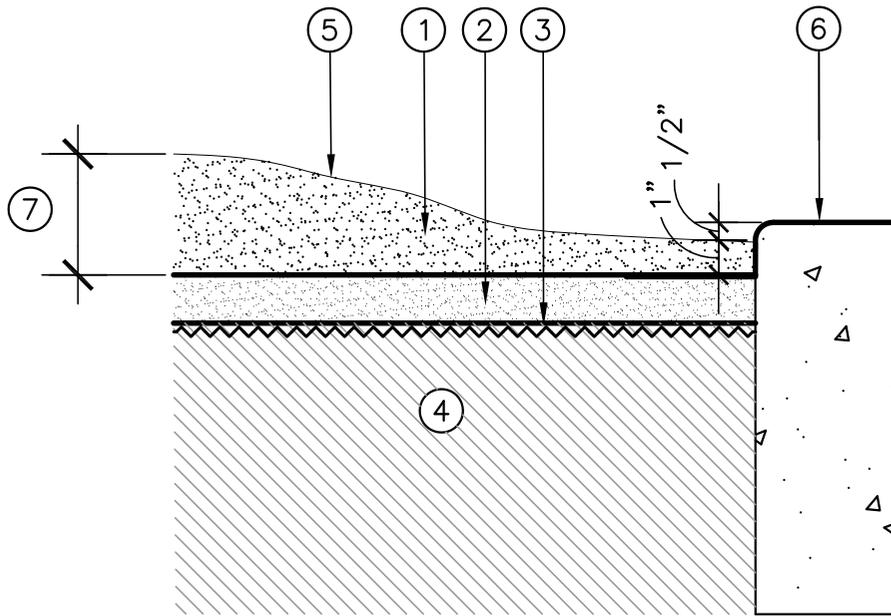
L5.0

SCALE: 1"=1'-0"



- ① FILTER FABRIC, TYP.
- ② PLANTER, TYP.
- ③ PAVERS, SEE $\frac{1}{L5.0}$
- ④ IRRIGATION STUB OUT, TYP.
- ⑤ 2" OF WOOD MULCH
- ⑥ PLANTER SOIL
- ⑦ TWO 2" DRAINAGE HOLE, TYP.

1 DRAINAGE & IRRIGATION AT PLANTER, TYP.
 L5.1 SCALE: 1-1/2"=1'-0"

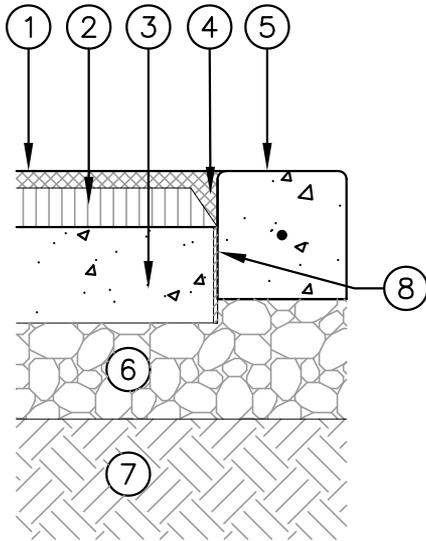


- ① 3" THICK MULCH
- ② 2" THICK ORGANIC COMPOST,
HOLD 2" FROM TRUNK
- ③ 2 LAYERS OF CARDBOARD
- ④ PLANTING AREA
- ⑤ FINISH GRADE
- ⑥ PAVING/EDGE
- ⑦ FULL MULCH DEPTH

5 MULCH AT EDGE OF PLANTING AREA

L5.2

SCALE: 1-1/2"=1'-0"



- ① RESILIENT RUBBER SAFETY SURFACING WEAR COURSE, 1/2" THICK
- ② BASE COURSE OF RESILIENT RUBBER SAFETY SURFACING, SEE NOTES FOR THICKNESS
- ③ 4" THICK PERVIOUS CONCRETE BASE
- ④ EXTEND WEAR COURSE AT EDGES TO FULL DEPTH OF RUBBER SURFACING
- ⑤ CONCRETE BAND, SEE

| |
|------|
| 3 |
| L5.0 |
- ⑥ BASE, S.C.D. FOR DEPTH AND COMPACTION
- ⑦ COMPACTED SUBGRADE, 95%
- ⑧ EXPANSION JOINT AT EDGES, TYP.

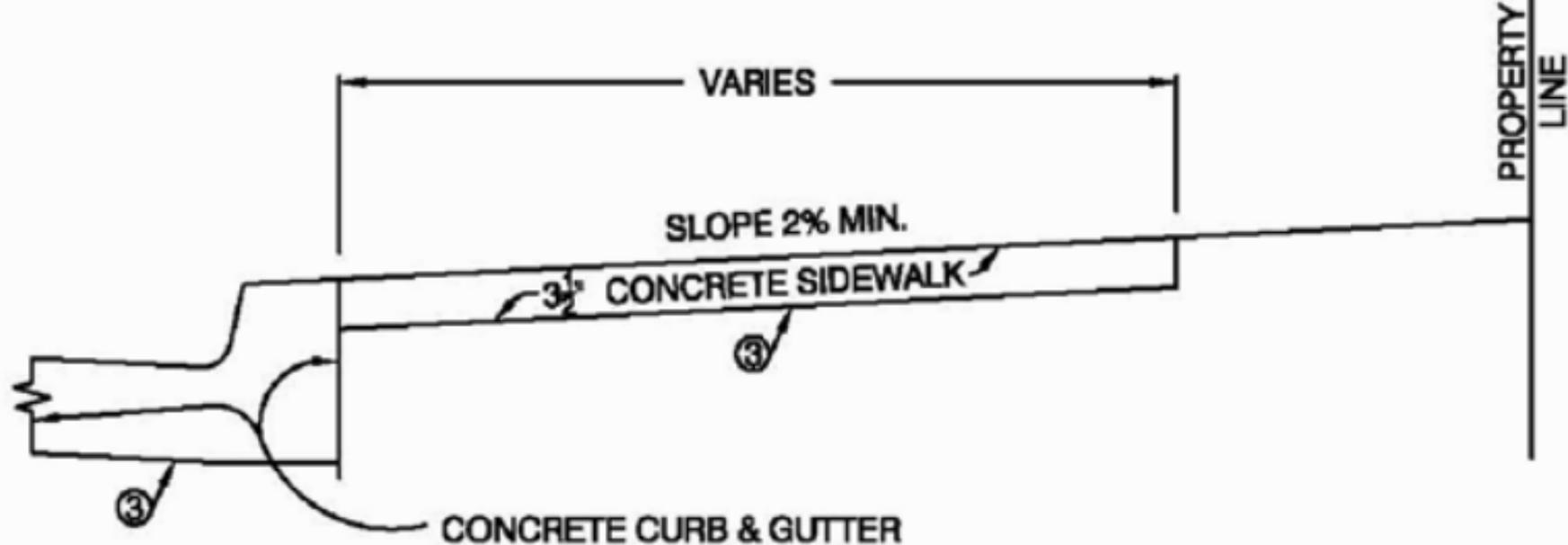
NOTES:

1. TOTAL DEPTH OF WEAR AND BASE COURSE IS ESTIMATED TO BE 4" FOR COST PURPOSES ONLY. CONTRACTOR TO CONFIRM MAXIMUM FALL HEIGHT OF PLAY EQUIPMENT AND TO PROVIDE DEPTH OF RUBBER SAFETY SURFACING TO COMPLY WITH ASTM 1292-99 IMPACT ATTENUATION OF SURFACE SYSTEMS UNDER AND AROUND PLAY EQUIPMENT AND CALIFORNIA TITLE 22. CONTRACTOR WILL BE REIMBURSED IF MORE THEN 4" REQUIRED, CITY WILL BE CREDITED IF LESS THEN 4" THICK.
2. S.C.D. FOR GRADES AND DRAINAGE.

2
L5.0

RESILIENT RUBBER SAFETY SURFACING

SCALE: 1"=1'-0"



PROFILE

NOTES

1. OMIT THIS PORTION OF CURB AT DRIVEWAYS.
2. STANDARD SLOPE EXCEPT AS SHOWN ON PLANS.
3. PLACE 4" OF PROCESSED MISCELLANEOUS BASE UNDER CURB, GUTTER AND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE ENGINEER.