



January 15, 2013

Alameda County Environmental Health Department
Attn: Ms. Karel Detterman
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Proposed Parcel Split
1600-1640 Park Street
Alameda, California
AEI Project No. 298931
ACEHD Fuel Leak Case No. RO0000008

Dear Ms. Detterman:

At the request of Foley Street Investments, LLC, (FSI), AEI Consultants (AEI) has prepared this description of the proposed parcel split at the property located at 1600 to 1640 Park Street, Alameda, California. The property currently consists of four (4) parcels which will be reconfigured into two (2) parcels to accommodate the proposed development of the site. A map showing the existing and proposed parcels and a description of the revised property lines is included in Attachment A.

Problem Statement

The portion of the property located at 1630 Park Street is currently undergoing environmental investigation and remediation as the result of releases of primarily gasoline with some hydraulic oil which had occurred at the site prior to 1987. The area affected by the release has been well documented and is contained entirely within proposed Parcel B. Figure 1 shows the area under investigation. The property owner would like to obtain assurance from the Alameda County Environmental Health Department (ACEH) that the environmental impacts at Parcel B will not adversely affect development of Parcel A.

Proposed Solution

The following information demonstrates that the impacts are confined to Parcel B.

Desired Outcome

FSI requests that a 'comfort letter' be issued by ACEH which states that the agency agrees with AEI's conclusion that Parcel A is unaffected by the environmental issues present at Parcel B.

Current Understanding of the Extent of Environmental Impacts

An updated Conceptual Site Model (CSM) was submitted on December 7, 2012, which describes the known extent of impacts, all remaining data gaps and proposed measures to eliminate the data gaps. A copy of the report is included as Attachment B. Figures 2 and 3 show the approximate extent of impacts in groundwater and soil relative to the proposed Parcels A and B.

The lateral and vertical extent of gasoline impacted soil is well defined. As described in the CSM, prior to interim remedial efforts, gasoline impacted soil was centered on the former UST and extended laterally in each direction, primarily to the north-northwest toward Park Street. The zone of impact was thickest at the UST pit and thinned with distance from the pit. Evidence includes observations and analytical data collected from soil borings installed during 2010 and 2011: DPE-1 located adjacent to and down gradient of the pit with approximately 5 feet of impact; AEI-28 located 45 feet west and down/cross gradient of the pit with approximately 2.5 feet of impact; and AEI-24 located 45 south up-cross gradient of the pit with no impacts. To the east, south, and west, impacted soil appears to extend approximately 20 to 50 feet from the former UST hold and approximately 100 feet to the north. It appears that the gasoline constituents travelled vertically from its source (the UST) then spread laterally along the groundwater surface. Based on observations and excavation confirmation samples collected during October 2012 excavation of the former UST-hold and the hydraulic lifts, it appears that the bulk of gasoline impacts to soil have been removed in the core of the plume near the former UST.

The lateral and vertical extent of oil impacted soil is well defined. Oil impacted soil was identified adjacent to several former lifts in the northeastern corner of the existing building. While the lateral extent of oil impacted soil has not been fully defined it is expected to be limited based on the typically low volumes released from such lifts. The vertical extent of oil impacted soil has also been well defined by past investigations. Vertically, the top of the impacted zone begins at approximately 7 to 8 feet bgs and ends between approximately 12 to 14 feet bgs. Figures 3 and 4 of the November 2012 CSM show the approximate extent of vertical impacts. The zone of impact is limited to approximately 4 to 8 feet in thickness, which corresponds to just above the water table (capillary fringe) to several feet below the average water table. Based on observations and excavation confirmation samples collected during October 2012 excavation of the former UST-hold and the hydraulic lifts, it appears that the bulk of oil impacts to soil have been removed in the vicinity of the northeast corner of the former building. Soil impacted with a mixture of oil and gasoline remains in the vicinity of the former lift near DPE-5.

The extent of impacted groundwater is also well understood. The dissolved hydrocarbon plume is centered on the former UST hold and spreads generally toward the northwest in the direction of groundwater flow. The extent of the impacts in groundwater have been well defined to the south and southeast, as demonstrated by grab groundwater samples collected in January 2012, from borings AEI-24, AEI-25 and AEI-26 and to the east of the former tank pit as demonstrated by grab groundwater samples collected from borings GP3 (April 2008) and AEI-27 in (January 2012) (CSM Tables 6 to 8). Groundwater impacts are also well defined to the northwest as demonstrated by analysis of groundwater samples collected from monitoring wells MW-4 and MW-5 (CSM Table 9). No separate phase hydrocarbons are present at the site.

Remedial Strategy

Remediation of the impacts at 1630 Park is ongoing and is expected to be complete within 2 years. Remedial actions performed to date have included high vacuum dual phase extraction (HVDPE) and focused hot-spot excavation of impacted soil. All of the efforts to date have occurred within the boundaries of Parcel B. Future remediation, if needed, will likely consist of additional HVDPE from existing wells, and/or by in-situ chemical oxidation. Future remedial actions, if any, will focus on the remaining impacts within the boundaries of Parcel B and are not expected to affect Parcel A.

Request for Concurrence

Based on the above information, AEI considers the extent of impacts related to the releases at 1630 Park Street to be confined to the Proposed Parcel B. Further, AEI does not expect that any remedial activities related to Parcel B will adversely affect Parcel A.

In summary:

- No soil impacts from Parcel B impact Parcel A.
- No groundwater impacts from Parcel B impact Parcel A.
- If future active remediation is needed on Parcel B, it will not impact Parcel A.

Therefore, on behalf of FSI, AEI respectfully requests your written concurrence.

Report Limitations

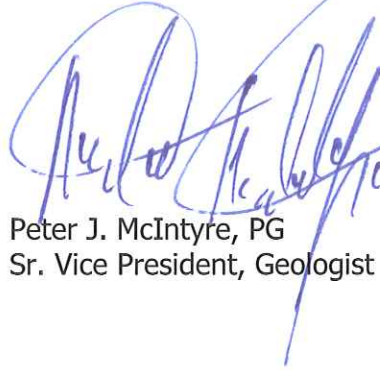
This report has been prepared by AEI Consultants relating to the property located at 1630 Park Street, in the City of Alameda, Alameda County, California. This report includes a summary of site conditions and relies heavily on information obtained from public records and other resources; AEI makes no warranty that the information summarized in this report includes consideration of all possible resources or information available for the site, whether referenced or not. Material samples have been collected and analyzed, and where appropriate conclusions drawn and recommendations made based on these analyses and other observations. This report may not reflect subsurface variations that may exist between sampling points. These variations cannot be fully anticipated, nor could they be entirely accounted for, in spite of exhaustive additional testing. This document should not be regarded as a guarantee that no further contamination, beyond that which could have been detected within the scope of past investigations is present beneath the property or that all contamination present at the site will be identified, treated, or removed. Undocumented, unauthorized releases of hazardous material(s) and petroleum products, the remains of which are not readily identifiable by visual inspection and/or are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation and may or may not become apparent at a later time. This document contains estimates of costs for various activities that could be implemented at the site. These estimates are based on reasonably expected costs for similar activities; however, AEI provides no guarantee implicit or explicit that costs will not be significantly higher or lower than those estimated. All specified work has been performed in accordance with generally accepted practices in environmental engineering, geology, and hydrogeology and performed under the direction of appropriate California registered professionals.

We welcome comments and questions from ACEH staff. Please contact us (925) 746-6000.

Sincerely,
AEI Consultants



Robert Robitaille
Sr. Project Manager



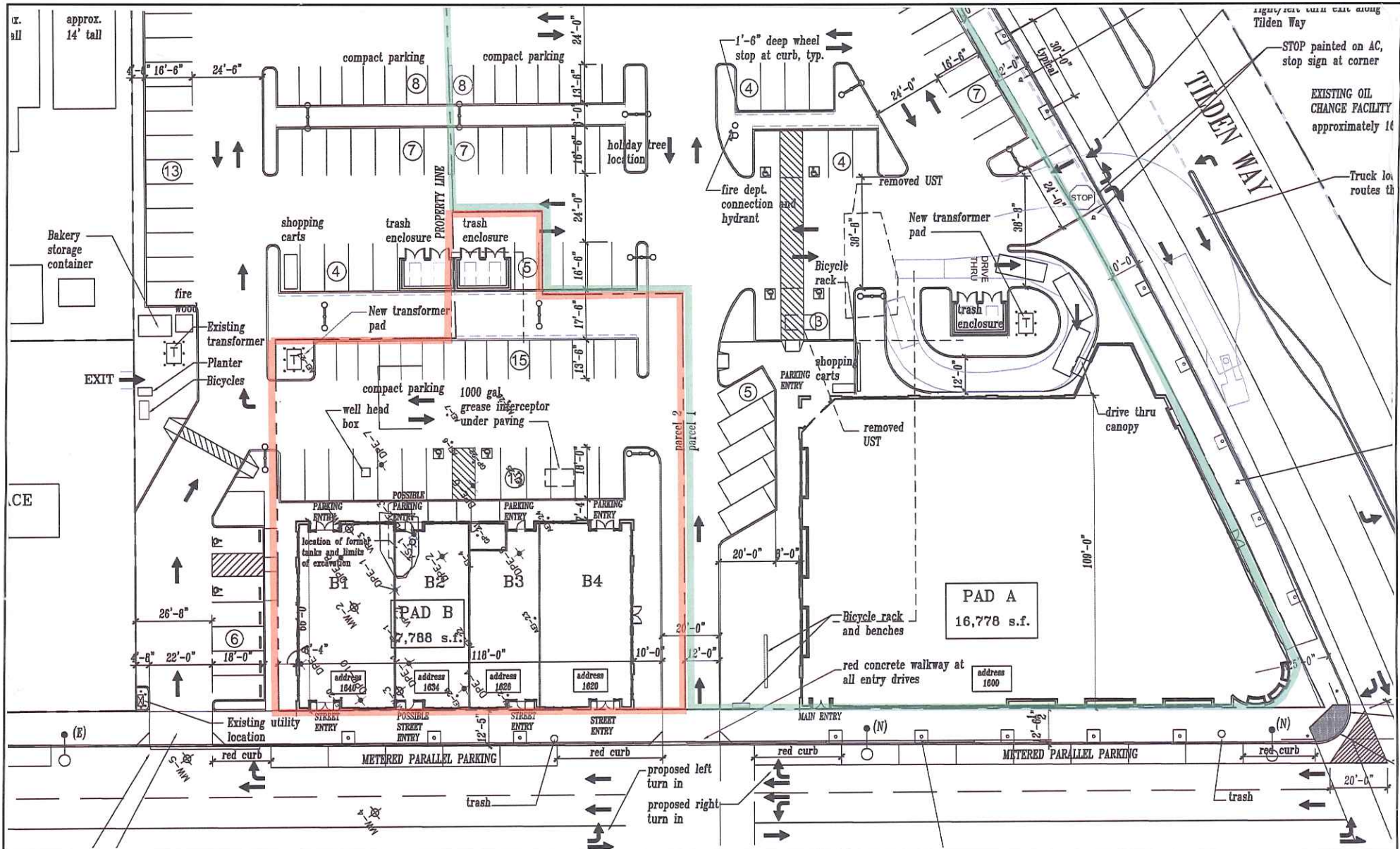
Peter J. McIntyre, PG
Sr. Vice President, Geologist



Distribution:

John Buestad, Foley Street Investments
Karel Detterman, Alameda County Environmental Health Department (FTP Upload)

FIGURES



LEGEND

- Parcel B
- Parcel A

DRAFTED BY STL 12-19-12
 REVISED BY RJB 12-19-12

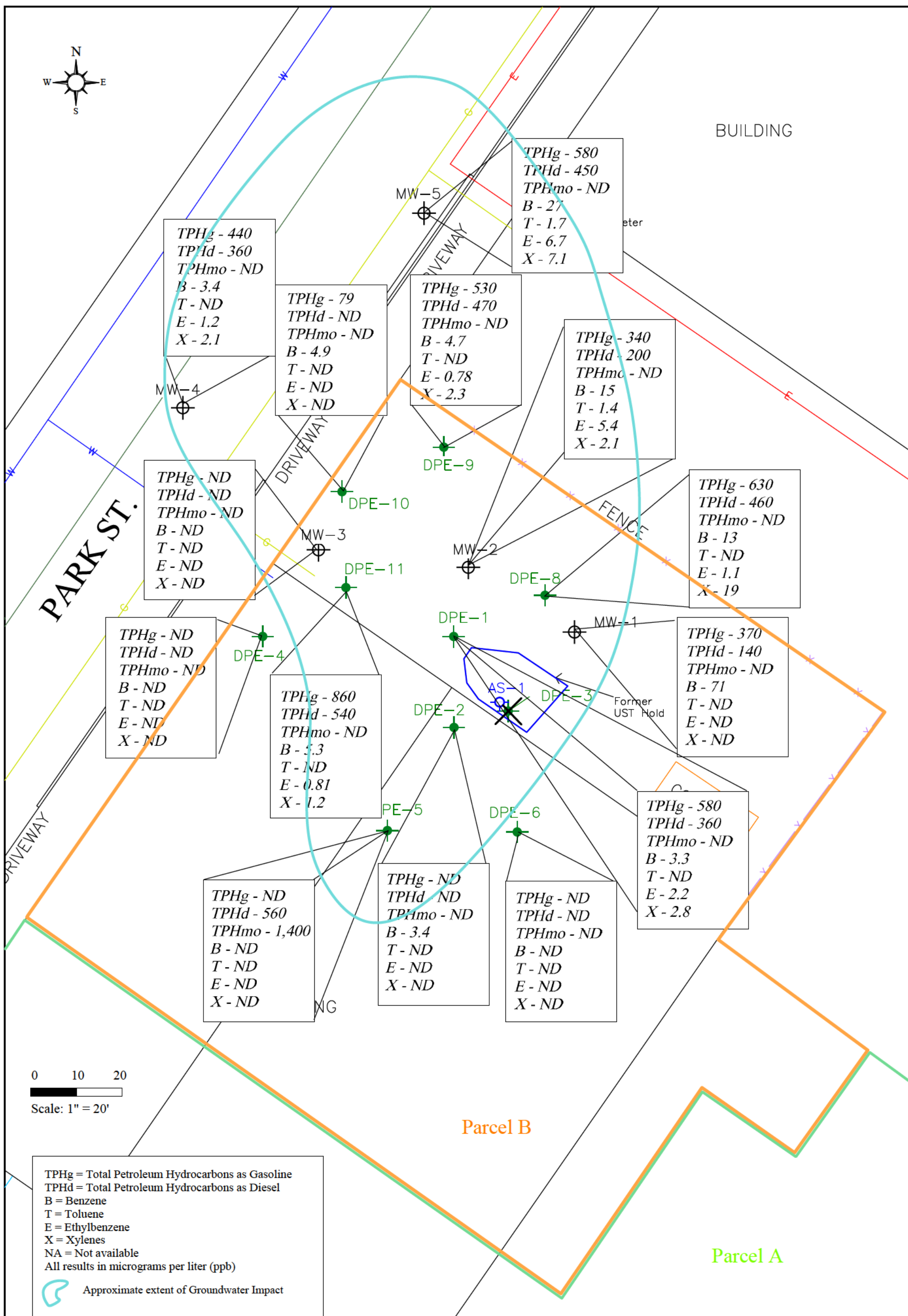
AEI CONSULTANTS

2500 CAMINO DIABLO, SUITE 200, WALNUT CREEK, CA

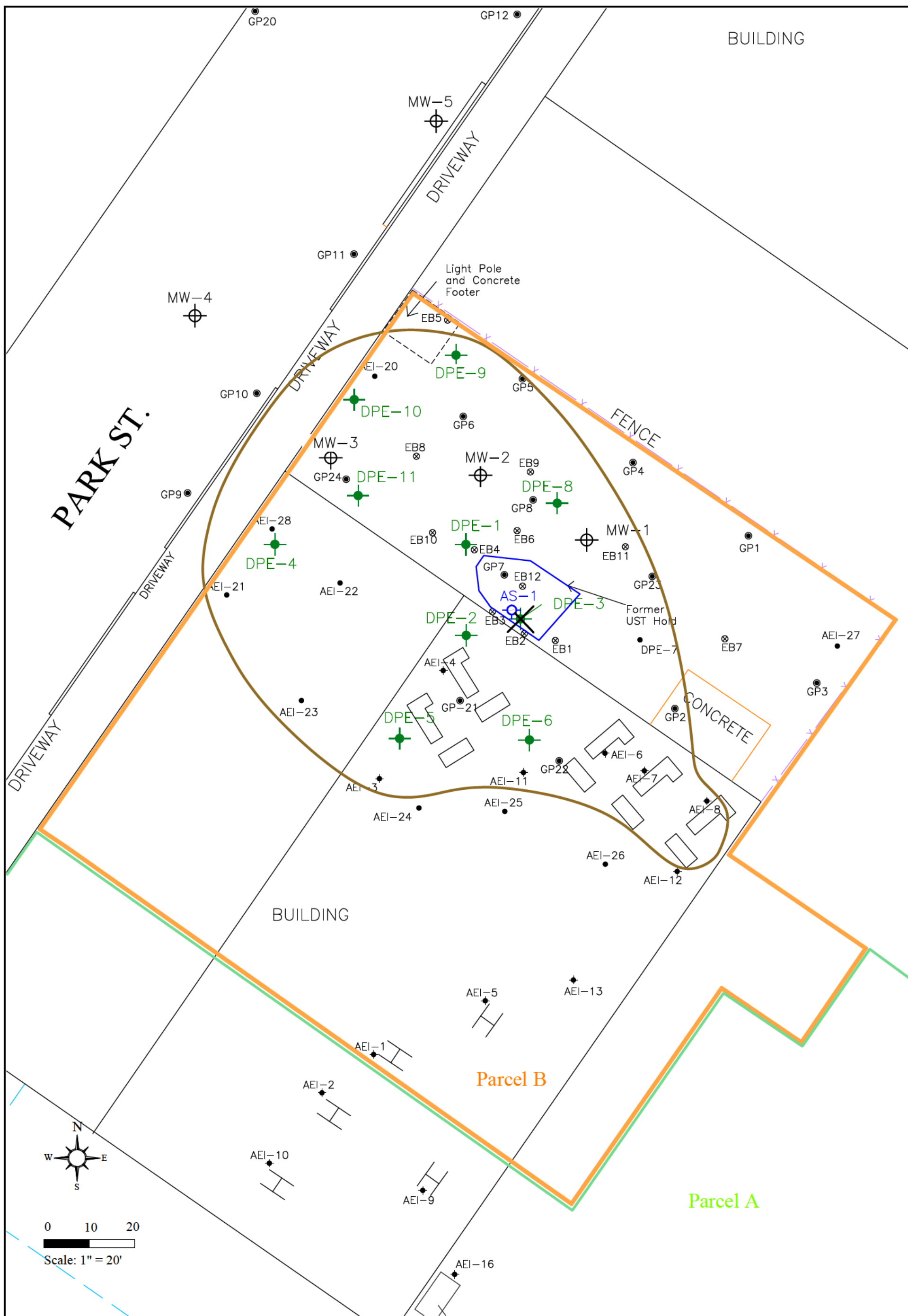
Investigation / Remediation Area

1630 PARK STREET
 ALAMEDA, CALIFORNIA

FIGURE 1
 PROJECT NO. 298931



LEGEND <ul style="list-style-type: none"> Underground Natural Gas Line (3 to 4 feet bgs) Underground Water Line (3 feet bgs) Underground Electric Line (3 feet bgs) Underground Sanitary Sewer Line (10.3 to 11.3 feet bgs) Remediation (DPE) Well Abandoned Well Groundwater Monitoring Well AEI Soil Boring 		AEI CONSULTANTS 2500 CAMINO DIABLO, WALNUT CREEK GROUNDWATER ANALYTICAL DATA - NOV. 2012	
DRAFTED BY JAS 3-9-12 REVISED BY STL 01-11-12		1630 PARK STREET ALAMEDA, CALIFORNIA	
		FIGURE 2 PROJECT NO. 298931	



LEGEND

- + Remediation Well (12/11 and 1/12)
- AEI Soil Boring (1/12)
- Vapor Probe (12/11)
- AEI Soil Boring (7/11)
- Soil Boring (4/08)
- ⊗ Soil Boring (1/97)
- ⊕ Groundwater Monitoring Well
- ⊕ Air Sparge Well
- Approximate Extent of Soil Impact
- H Existing Hydraulic Lift
- H Former Hydraulic Lift

DRAFTED BY JAS 3-2-12
REVISED BY STL 12-10-12

AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK

APPROXIMATE EXTENT OF SOIL IMPACT

1630 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 3
PROJECT NO. 298931

ATTACHMENT A

***PROPOSED PLAT MAP
AND DESCRIPTION***

EXHIBIT A
Legal Description

PARCEL A

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

Portion of the lands described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269364, 2011269366 and 2011269367; and May 13, 2011, as Document 2011144640, Official Records of Alameda County, more particularly described as follows:

Beginning at a point on the southeasterly line of Park Street (80 feet wide) distant thereon North $32^{\circ}32'54''$ East, 9.84 feet from its intersection with the northerly line of Tilden Way (70 feet wide) as said streets are shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records, thence continuing along said southeasterly line of Park Street North $32^{\circ}32'54''$ East, 221.00 feet; thence leaving last line South $57^{\circ}40'08''$ East, 145.11 feet; thence North $32^{\circ}19'52''$ East, 50.25 feet; thence South $57^{\circ}40'08''$ East, 28.89 feet; thence North $32^{\circ}19'52''$ East, 30.16 feet; to a point on the northeasterly exterior of said Foley Street Investment LLC; thence along last line South $58^{\circ}58'39''$ East, 140.03 feet to a point on the northwesterly line of Foley Street (40 feet wide), as said street is shown on the aforementioned map of Alameda Station Homestead Tract; thence along last line South $32^{\circ}11'00''$ West, 164.36 feet to a point distant thereon North $32^{\circ}11'00''$ East, 10.66 feet from the intersection of of the southeasterly line of Park Street with the northerly line of Tilden Way; thence from said point running a distance of 305.26 feet along an arc of a circle having a radius of 1876.00 feet drawn 9.08 feet northerly of and parallel to the northern right-of way line of Tilden Way to the point of beginning:

Containing 51,512 square feet more or less.

Portion of APN: 070-0191-032, 033, 034 and 035-01.

EXHIBIT A
Legal Description

PARCEL B

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

Portion of the lands described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269364, and 2011269367; and May 13, 2011, as Document 2011144640, Official Records of Alameda County, more particularly described as follows:

Beginning at a point on the southeasterly line of Park Street (80 feet wide) distant thereon North $32^{\circ}32'54''$ East, 230.84 feet from its intersection with the northerly line of Tilden Way (70 feet wide) as said streets are shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records, thence continuing along said southeasterly line of Park Street North $32^{\circ}32'54''$ East, 142.22 feet to the most northerly corner of said Foley Street Investment LLC parcel; thence along its exterior boundary lines South $57^{\circ}45'00''$ East, 129.32 feet; thence South $32^{\circ}11'00''$ West, 63.00 feet; thence South $58^{\circ}58'39''$ East, 44.00 feet; thence leaving said exterior boundary lines South $32^{\circ}19'52''$ West, 30.16 feet; thence North $57^{\circ}40'08''$ West, 28.89 feet; thence South $32^{\circ}19'52''$ West, 50.25 feet; thence North $57^{\circ}40'08''$ West, 145.11 feet to the point of beginning.

Containing 20,523 square feet more or less.

Portion of APN: 070-0191-032, 033 and 035-01.

EXHIBIT A
Legal Description

Public Street Dedication

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

Portion of the lands described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269366 and 2011269367, Official Records of Alameda County, more particularly described as follows:

A strip of land 9.08 feet wide lying north of, parallel of and contiguous to the northerly right-of-way line of Tilden Way (70 feet wide) as said street is shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records. The northern side line of said strip shall be lengthened or shortened easterly to terminate at the northwesterly line of Foley Street (40 feet wide), and westerly to terminate at the southeasterly of Park Street (80 feet wide) as said streets are shown on the map of Alameda Station Homestead Tract.

Containing 2,770 square feet more or less.

Portion of APN: 070-0191-034 and 035-01.

EXHIBIT A
Legal Description

Utility & Drainage
Easement

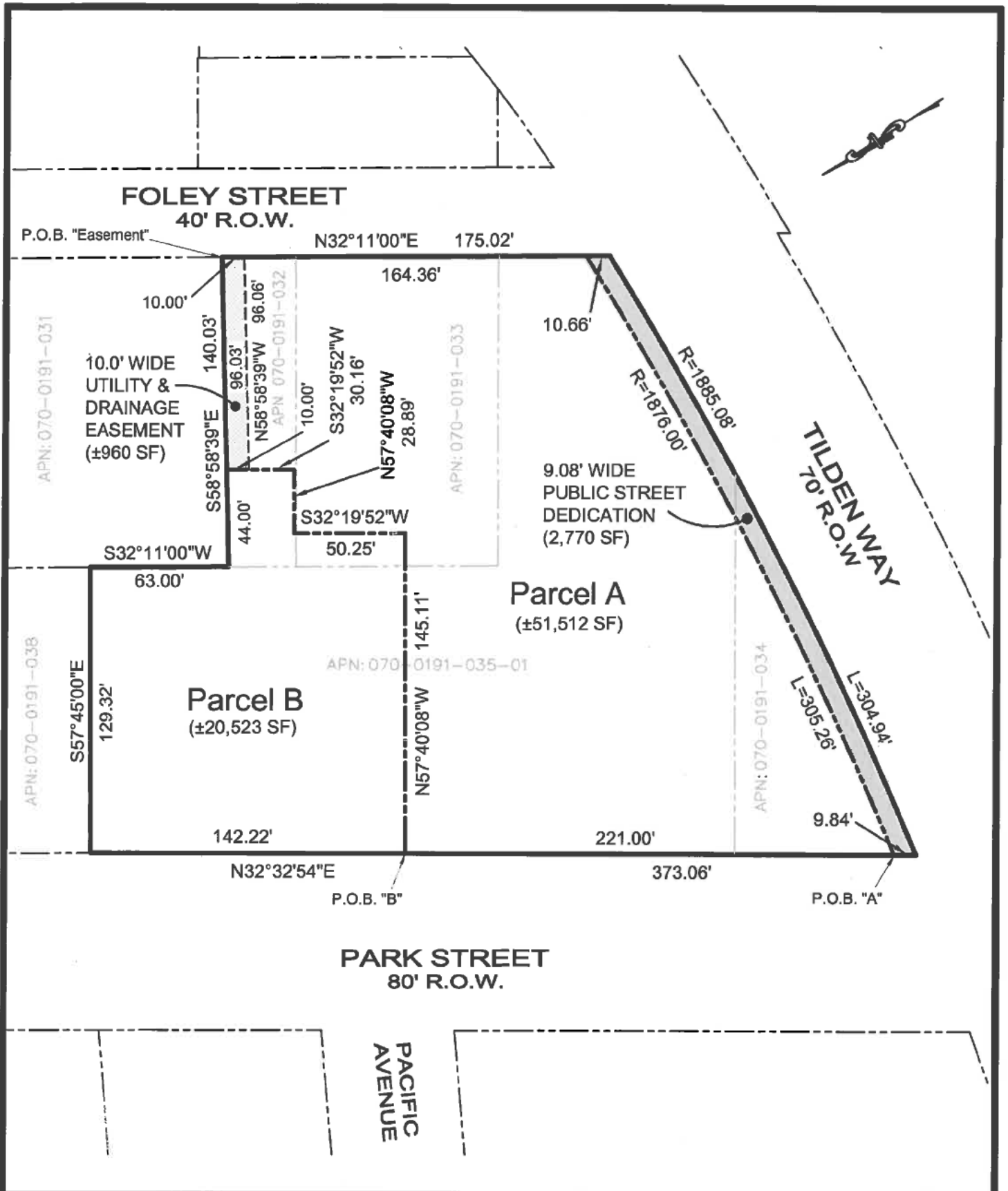
The land referred to is situated in the City of Alameda, County of Alameda, State of California, and is described as follows:

Portion of the parcel of land described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269364, Official Records of Alameda County, being a strip of land 10.00 feet wide more particularly described as follows:

Beginning at the northeasterly corner of the aforementioned Foley parcel, said point also being on the northwesterly right-of-way line of Foley Street (40 feet wide) as said street is shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records; thence along last line South $32^{\circ}11'00''$ West, 10.00 feet; thence leaving last line North $58^{\circ}58'39''$ West, 96.06 feet; thence North $32^{\circ}19'52''$ East, 10.00 feet to a point on the northeasterly line of Foley Parcel; thence along last line South $58^{\circ}58'39''$ East, 96.03 feet to the point of beginning.

Containing 960 square feet more or less.

Portion of APN: 070-0191-032.




HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

EXHIBIT "B"
PLAT MAP
CITY OF ALAMEDA, CALIFORNIA

SCALE	1" = 60'
DATE	12/10/12
BY	H.N.
JOB NO.	11064