

Meeting
Former Bill Cox Cadillac &
Buick Site (R00000148)

Bond CC Oakland, LLC – LFR Inc.
Alameda County Department of
Environmental Health

July 10, 2008

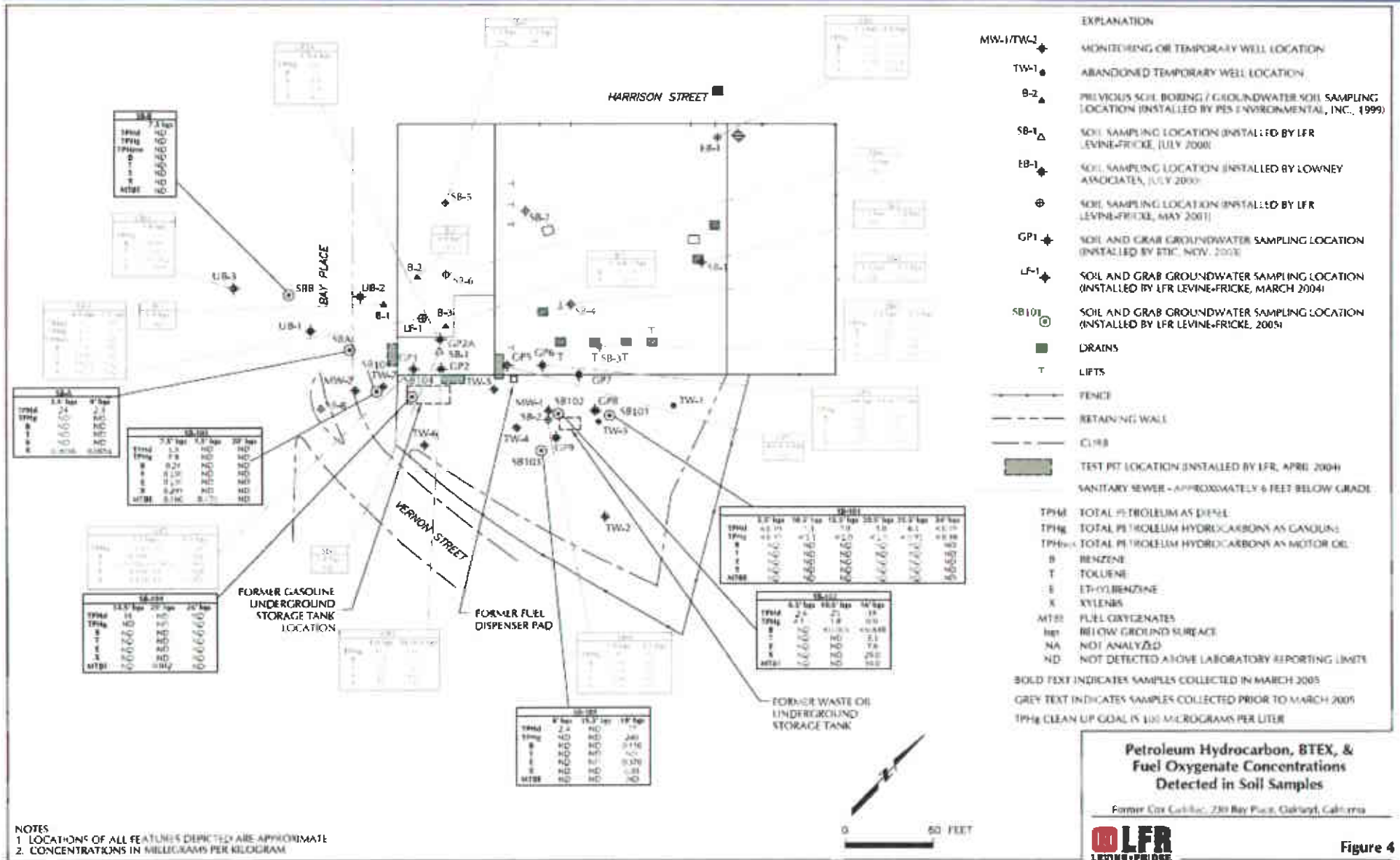
Meeting Agenda

- Summary of remedial activities completed at the site
- Current status of the project
- Propose revising clean up levels from ESLs for commercial/potential drinking water source to ESLs for commercial/not a drinking water source
- Requirements going forward, including the duration of the monitoring program, and outlining a path/tasks to get the site to closure

Previous Soil & Groundwater Investigations

- Several phases of soil & groundwater investigation by others and LFR
- Interim remedial actions
 - UST Removal & Limited Soil Removal (~50 cubic yards) – mid 1990s
 - In-situ groundwater remediation – ORC socks in wells by others – early 2000s

Soil and Grab Groundwater Samples



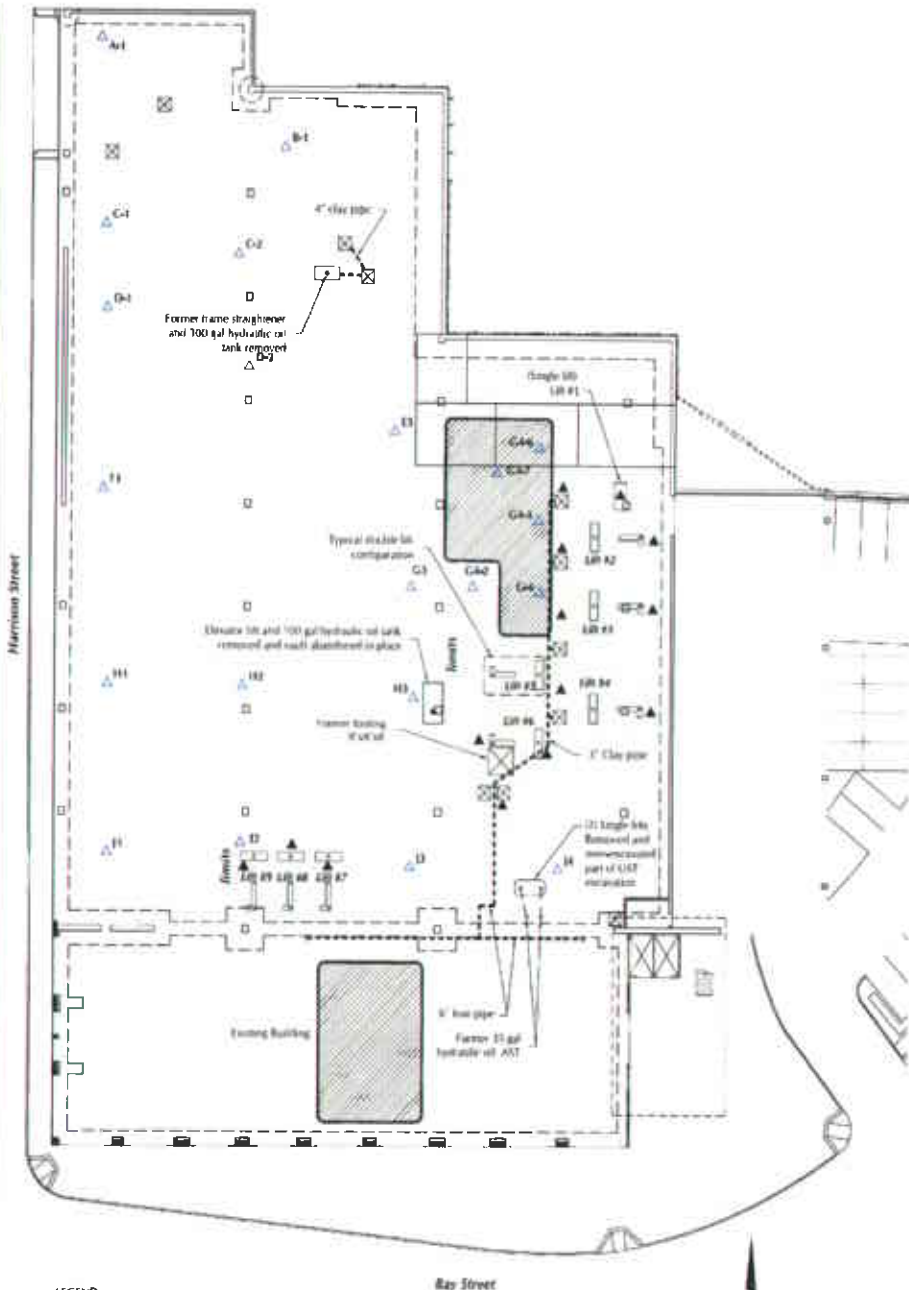
Summary of Recent Remedial Activities

- Removal action-excavation in accordance with the Revised Corrective Action Plan (RCAP), dated June 4, 2004
- Removal of the former lifts and drains in accordance with the Addendum to the Revised Corrective Action Plan" (ARCAP), dated June 17, 2004

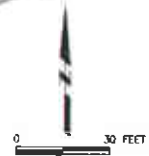
Removal of the Lift & Drains

The following features were removed from the Site during this phase of work:

- Four groundwater monitoring wells
- Eleven hydraulic lifts
- Nine floor drains and associated underground pipes
- Large concrete structures
- One previously unknown well



- LEGEND
- Former Hydraulic Lift
 - Approximate Former Concrete Drain Box
 - Excavated Area for Lift & Drains



Test Pit Locations and Areas of

Off-Site Disposal of Soil Associated with Lifts and Drains

- 1,010 tons of soil was removed and transported to Waste Management's Altamont Landfill
- 285 tons of lead-affected soil was removed and transported as California Hazardous Waste



Off-Site Disposal of Soil Former Indoor Service Area

- 685 tons of lead-affected soil from the was removed and transported as California Hazardous Waste

Off-Site Disposal of Soil Former Showroom Area

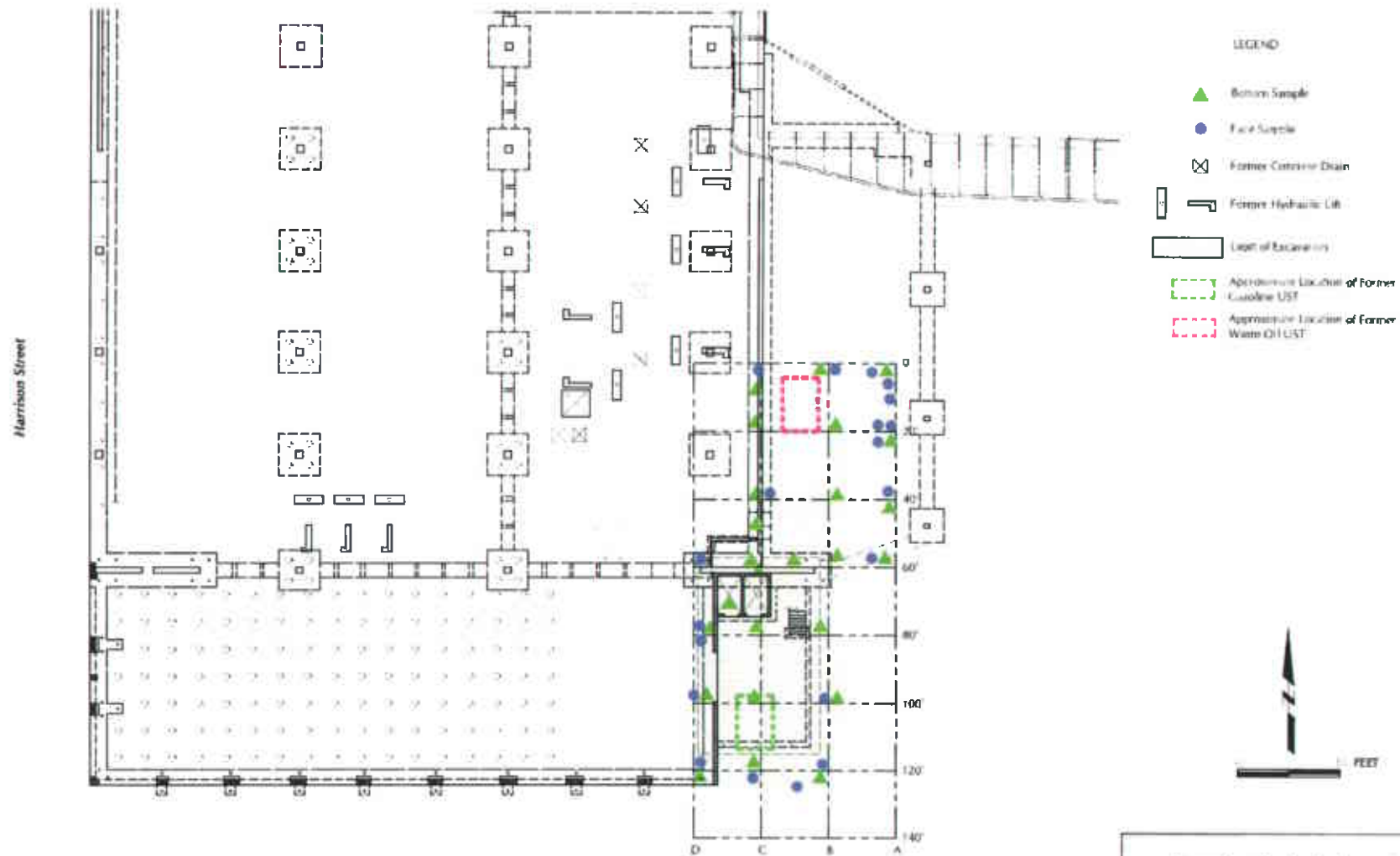
- 415 tons of soil of lead-affected was removed and transported as California Hazardous Waste
- 225 tons of oil-affected soil was transported to Allied Waste's Forward Landfill

Removal of Soil

Associated with the Former USTs

- ~5,000 tons of TPH-affected soil was removed and transported to Allied Waste's Forward Landfill
- ~250 tons of brick and concrete was removed and transported to Allied Waste's Keller Canyon Landfill

Area of Excavation



Excavation Limits for Former USTs and Confirmation Sampling Locations

Former Cox Car/Bus, 250 Bay Place, Oakland, California



Figure 2

Confirmation Soil Samples

- A total of 44 confirmation soil samples were collected and analyzed
- 16 of the 44 confirmation soil samples contained concentrations of COCs above their respective cleanup goals
- Areas where COCs were detected above cleanup goals were over-excavated, except where prohibited by existing structures
- A second set of confirmation samples indicated that COCs were no longer present above their respective COCs
- Confirmation sample locations along the "D" line and the 120-foot line could not be over-excavated due to the presence of existing structures, including a wall of the historical building, the sidewalk, and underground utilities

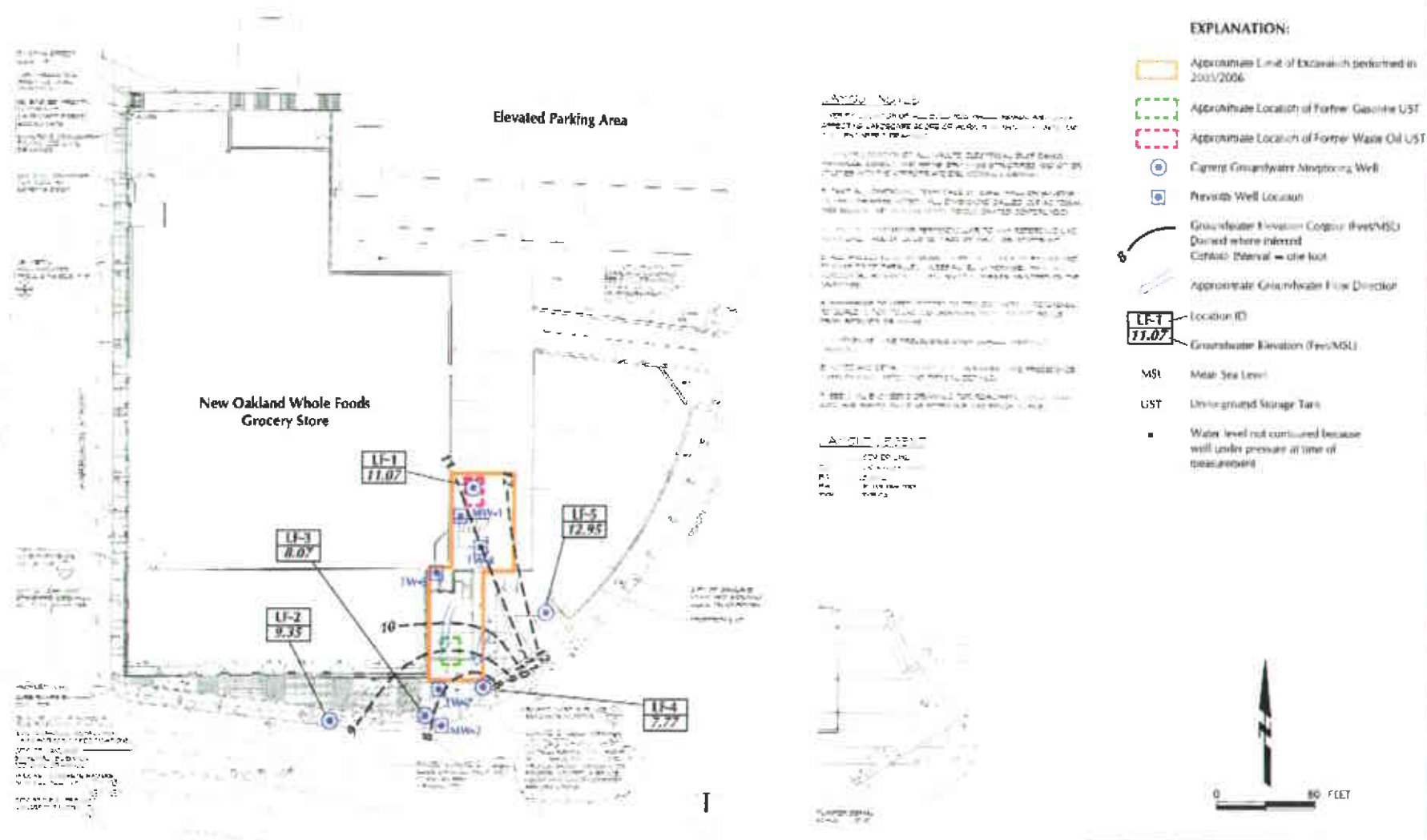
Excavation Dewatering

- Approximately 245,000 gallons of groundwater and surface water were pumped from the excavation area and discharged to EBMUD's POTW under a special discharge permit.

Current Status of the Project

- Quarterly groundwater monitoring and reporting
- Started groundwater monitoring and reporting in October 2007
- Completed 3 rounds of sampling and 2 reports – the third report will be submitted by the end of July

Groundwater Contour Map



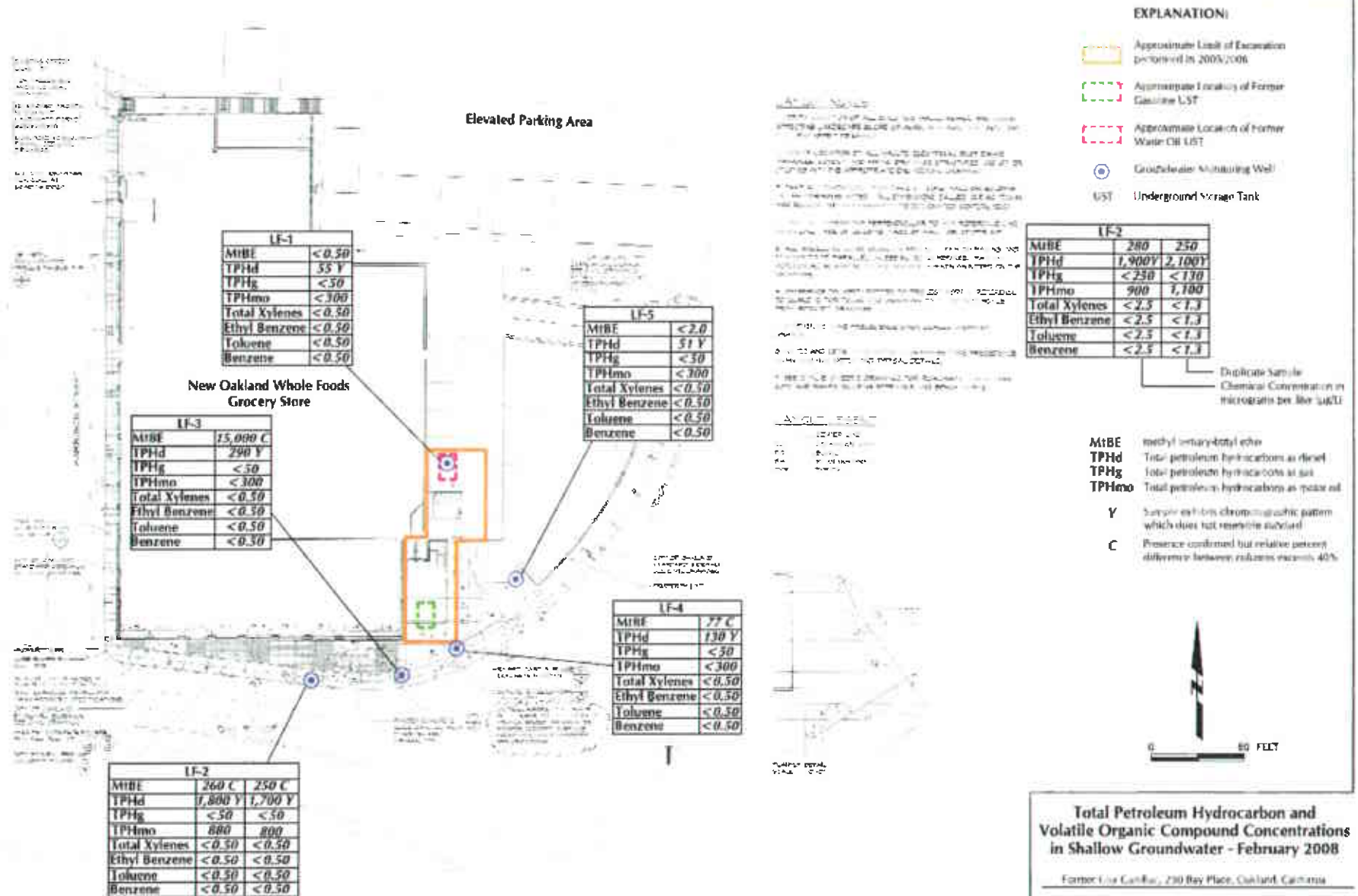
Site Map and Shallow Groundwater Elevation Contour Map
February 26, 2008

Former Cox CellFac, 730 Bay Plaza, Oakland, California



Figure 2

Analytical Data February 2008



Total Petroleum Hydrocarbon and Volatile Organic Compound Concentrations in Shallow Groundwater - February 2008

Former Live Center, 230 Bay Place, Oakland, California



Figure 3

Clean Up Goals

- Currently, soil and groundwater clean-up goals are the RWCB's ESLs - February 2005 - for a commercial land use where groundwater is a source of drinking water
- Request revising soil and groundwater clean-up goals to the current RWQCB ESLs - November 2007 - for a commercial land use where groundwater is not a source of drinking water source

Soil and Groundwater Clean Up Goals

Chemicals of Potential Concern	Current Soil Clean Up Goal (mg/kg)	Proposed Soil Clean Up Goal (mg/kg)	Current Groundwater Clean Up Goal ($\mu\text{g/l}$)	Proposed Groundwater Clean Up Goal ($\mu\text{g/l}$)
TPH as gasoline	100	450	100	5,000
TPH as diesel	100	150	100	2,500
Benzene	0.044	0.26	1	540
Toluene	2.9	29	40	400
Ethylbenzene	3.3	33	30	300
Total Xylenes	1.5	100	13	5,300
Methyl-Tertiary-Butyl Ether (MTBE)	0.023	8.4	5	1,800

Proposed clean-up goals are from the
RWQCB Environmental Screening Levels
where groundwater is not a source of drinking water
published November 2007

Notes:

mg/kg = milligrams per kilogram

$\mu\text{g/l}$ = micrograms per liter;

TPH = total petroleum hydrocarbons

Project Requirements Going Forward

- Continue quarterly groundwater monitoring and reporting through the end of 2008
- Conduct periodic groundwater monitoring and reporting on a semi-annual basis (twice a year) starting in 2009 to 2010
- Assess Site for case closure at the end of 2010

MTBE in Groundwater March-April 2005

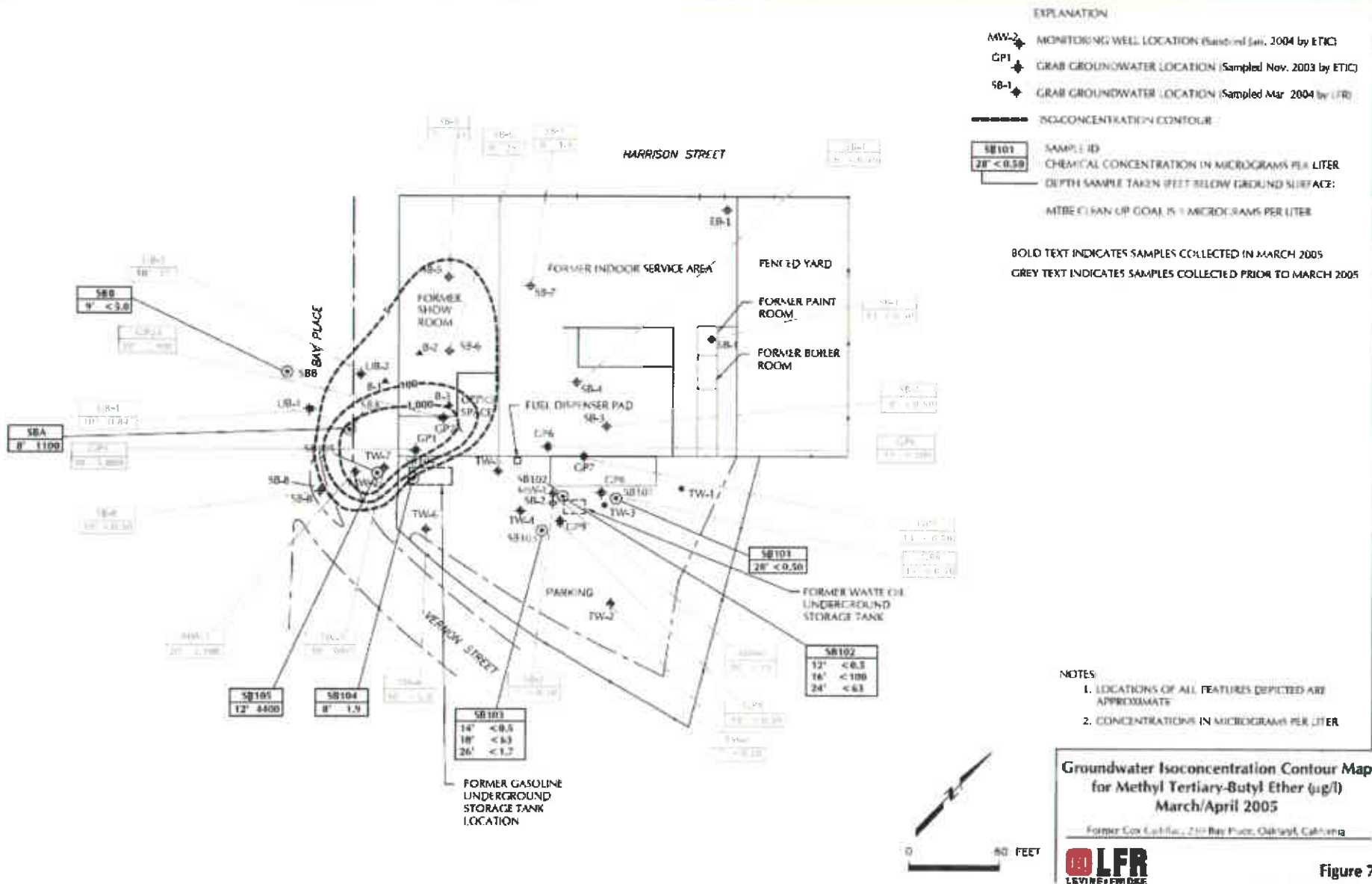


Table 1
Analytical Results for Confirmation Soil Samples
Collected During Excavation Activities
at the Former Cox Cadillac Site
Located at 230 Bay Place Oakland, California
concentrations in milligrams per kilogram (mg/kg)

Sample ID	Date	Benzene	Toluene	Ethylbenzene	Total Xylenes	TPHg	TPHd	MtBE
Bottom (A.0)-11'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (A.20)-14'	9/21/2005	14	55	61	240	2,700	8.0	<2.5
Bottom (A.20)-14'	9/27/2005	0.0051	0.0068	<0.005	0.019	0.230	<2.5	<0.005
Bottom (A.40)-9'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (A.60)-10'	9/21/2005	<0.005	0.014	0.016	0.065	<1.0	<1.0	<0.005
Bottom (B.0)-11'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	4.4	<0.005
Bottom (B.20)-10'	9/21/2005	<0.5	<0.5	<0.5	1.2	<50	37	<0.5
Bottom (B.40)-9'	9/21/2005	<0.005	0.0083	0.0053	0.026	<1.0	<1.0	<0.005
Bottom (B.60)-10'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (B+10.60)-15'	10/10/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<5.0	<0.005
Bottom (B.80)-7'	10/12/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<2.5	<0.005
Bottom (B.100)-8'	10/14/2005	0.049	0.0068	0.0092	0.030	0.180	<2.5	0.014
Bottom (B120)-14'	10/17/2006	<0.005	<0.005	<0.005	<0.010	0.063	<2.5	0.069
Bottom (C.0)-12'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<1.0	1.7	<0.005
Bottom (C.20)-10.5'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
Bottom (C.40)-8'	9/29/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<2.5	<0.005
Bottom (C.50)-15'	10/10/2005	<0.005	<0.005	<0.010	<0.005	<0.05	<5.0	<0.005
Bottom (C.60)-10'	9/29/2005	<0.250	0.410	0.560	3.6	52	<2.5	<0.250
Bottom (C.80)-13'	10/12/2005	<0.250	0.350	0.370	2.6	31.0	<2.5	<0.250
Bottom (C.100)-10'	10/14/2005	0.064	<0.005	<0.005	<0.10	0.290	<2.5	0.150
Bottom (C.120)-9'	10/18/2005	<0.010	<0.010	<0.010	<0.020	0.38	<2.5	0.081
Bottom (D.50)-16'	10/10/2005	<0.005	<0.005	<0.010	<0.005	<0.05	<5.0	<0.005
Bottom (D.80) 13'	10/12/2005	0.32	<0.250	<0.250	<0.250	9.7	<2.5	<0.250

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Bottom (D,100)-10'	10/14/2005	<0.050	<0.050	<0.050	<0.10	1.1	<2.5	1.6
Bottom (D, 120)-8.5'	10/18/2005	<0.250	<0.250	<0.250	<0.50	<2.5	<2.5	0.47
E. Face (A,0)-9'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
E. Face (A,20)-12'	9/21/2005	<1.0	9.9	24	94	980	16	<1.0
E. Face (A,20)-10'	9/27/2005	<0.005	<0.005	<0.005	<0.010	<0.050	<2.5	<0.005
E. Face (A,40)-8'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
E. Face (A,60)-8'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	<1.0	<0.005
E. Face (B-100)-6'	10/14/2005	<0.005	<0.005	<0.005	<0.010	<0.050	<2.5	<0.010
E. Face (B,120)-10'	10/17/2005	0.890	0.850	<0.500	<0.500	<1.0	<1.0	<0.250
E. Face (B100)-7'	1/31/2006	<i>0.011</i>	<0.005	<0.005	<0.010	<i>3.8LY</i>	<i>18HY</i>	<i>NA</i>
N. Face (B,0)-8.5'	9/21/2005	<0.005	<0.005	<0.005	<0.005	<1.0	3.4	<0.005
N. Face (C,0)-8.5'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<0.05	<1.0	<0.005
S. Face (B+10', 125)-10'	10/17/2005	0.017	0.0087	0.020	0.084	0.47	<2.5	0.0073
S. Face (C,120)-6'	10/18/2005	<0.005	<0.005	<0.005	<0.010	0.16	<2.5	0.034
W. Face (C,0)-8'	9/27/2005	<0.005	<0.005	<0.005	<0.005	<0.05	50	<0.005
W. Face (C,40)-8.5'	9/29/2005	<0.005	<0.005	<0.005	<0.010	<0.05	<5.0	<0.005
Bottom (D,50)-16'	10/10/2005	<0.005	<0.005	<0.010	<0.005	<0.05	<5.0	<0.005
W Face (D,80)-8'	10/12/2005	2.6	11.0	11.0	57.0	400.0	<2.5	<0.250
W. Face (D, 80)-6'	10/18/2005	<0.005	<0.005	<0.005	<0.010	<i>0.11</i>	<2.5	<i>0.12</i>
W. Face (D,100)-8'	10/14/2005	<0.025	<0.025	<0.025	<0.050	0.470	<2.5	0.630
W. Face (D, 120)-6'	10/18/2005	0.036	<0.005	<0.005	<0.010	0.3	<2.5	0.11

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REGULATORY CONCENTRATIONS								
Soil Cleanup Goal		0.044	2.9	3.3	1.5	100	100	0.023

Notes:

Soil cleanup goals are based on San Francisco Regional Water Quality Control Board Environmental Screening Level protective of groundwater as a drinking water source for a property that is to be developed for a commercial use.

TPHg = total petroleum hydrocarbons as gasoline

TPHd = total petroleum hydrocarbons as diesel

MtBE = methyl tertiary-butyl ether

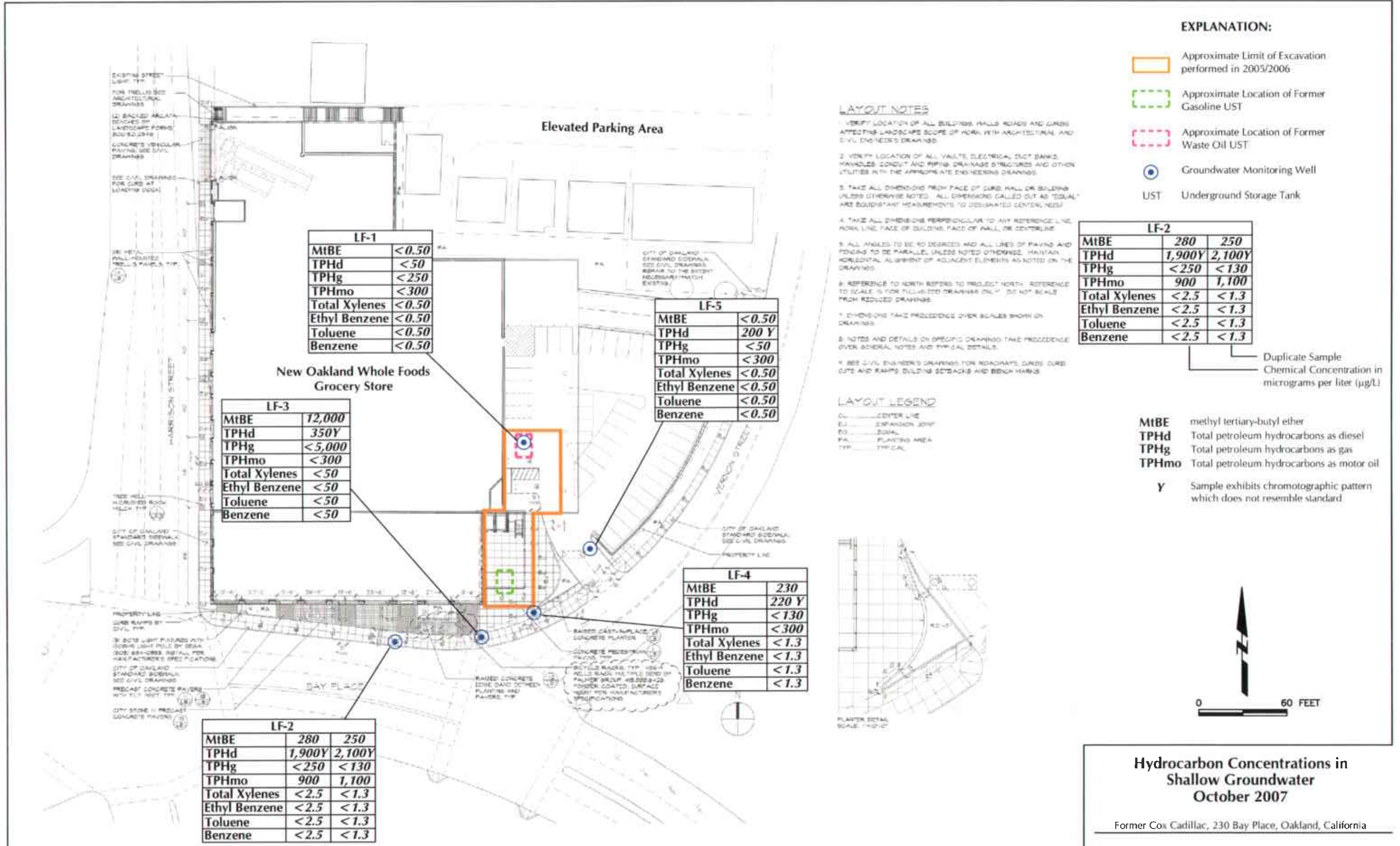
Samples analyzed by: Severn Trent STL Laboratories, Curtis & Tompkins, Ltd., and Entech Analytical Labs, Inc.

Volatile organic compounds not reported on this summary table were not detected above the analytical reporting limits.

Bold font denotes results above soil clean-up goal.

Italic font denotes results of sample collected at the location of "over-excavation" at the location where analytical results were above cleanup goals.



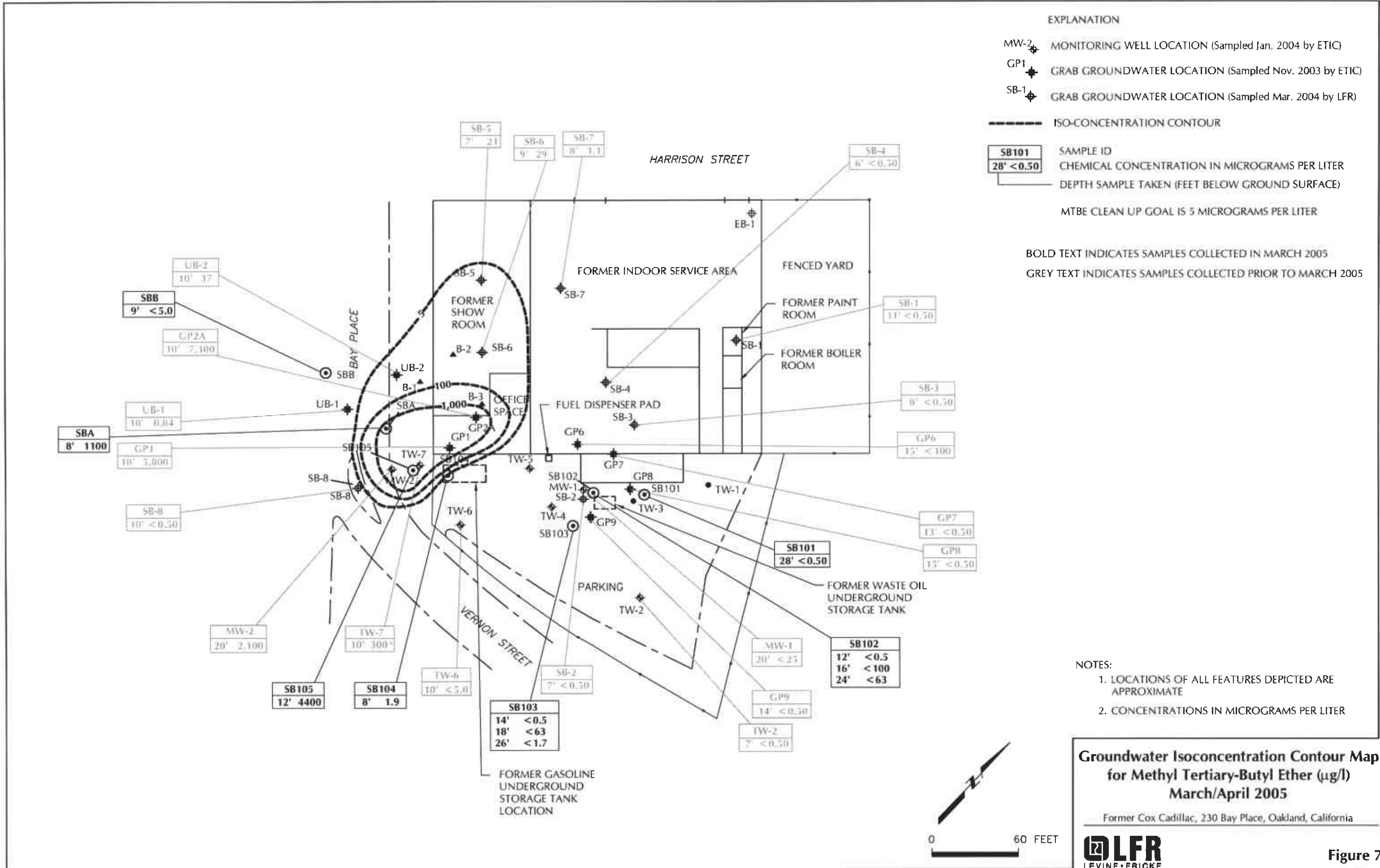


Hydrocarbon Concentrations in Shallow Groundwater October 2007

Former Cox Cadillac, 230 Bay Place, Oakland, California



Figure 3



Groundwater Isoconcentration Contour Map for Methyl Tertiary-Butyl Ether (µg/l) March/April 2005

Figure 7