

BUTTNER PROPERTIES, INC.

PROPERTY DEVELOPMENT • REAL ESTATE INVESTMENT • PROPERTY MANAGEMENT

600 West Grand Avenue, Oakland, California 94612

Telephone (510) 832-3456 • Facsimile (510) 465-4670

Email: Buttner@value.net

February 26, 2013

Alameda County Environmental Health Services
Local Oversight Program
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RECEIVED

By Alameda County Environmental Health at 3:54 pm, Feb 28, 2013

Attention: Ms. Barbara Jakub, Hazardous Materials Specialist

RE: 2250 Telegraph Avenue
Oakland, California

Dear Ms. Jakub:

The "Remediation Progress Report and Quarterly Groundwater Monitoring Report (4th Quarter 2012), 2250 Telegraph Avenue, Oakland, California dated February 2013" ("Report") was prepared by our consultant, Fugro Consultants, Inc. ("Fugro"), who we believe to be experienced and qualified to advise us in a technical area that requires a high degree of professional expertise. Therefore we have relied upon Fugro's assistance, knowledge and expertise in their preparation of the Report. I am unaware of any material inaccuracy in the information in the Report or of any violation of government guidelines that are applicable to the Report. Accordingly, I am not aware of any reason to question the conclusions and recommendations contained in the Report.

This letter is submitted pursuant to the requirements of California Water Code Section 13267(b)(1).

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge.

Sincerely,

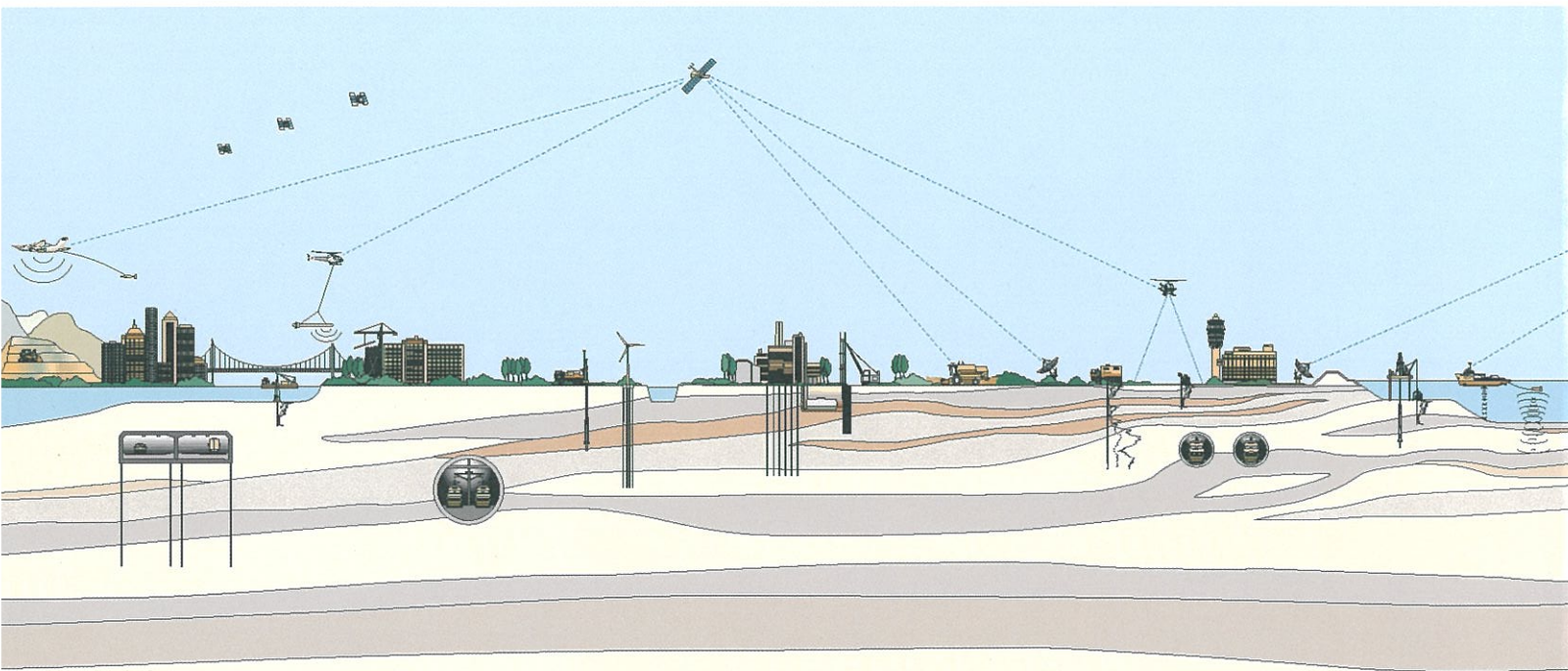
Marianne Robison

Marianne Robison
President

**REMEDIATION PROGRESS REPORT AND
QUARTERLY GROUNDWATER
MONITORING REPORT (4th Qtr 2012)
2250 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA**

Prepared for:
BUTTNER PROPERTIES

February 2013
Fugro Project No. 04.B0609004





1000 Broadway, Suite 440
Oakland, California 94607
Tel: (510) 268-0461
Fax: (510) 268-0545

February 28, 2013
Project No. 04.B0609004

Buttner Properties
600 West Grand Avenue
Oakland, California 94612

Attention: Ms. Marianne Robison

Subject: Remediation Progress Report and Quarterly Monitoring Report (4th Qtr 2012)
Fuel Leak Case No. RO0000359, GeoTracker Global ID T0600100431,
Dave's Station, 2250 Telegraph Avenue, Oakland, California

Dear Ms. Robison:

Fugro Consultants, Inc., (Fugro) was retained by Buttner Properties, as a Responsible Party (RP) to prepare this report, which documents remediation progress and records the results of the 4th Quarter 2012 groundwater monitoring event for the 2250 Telegraph Avenue property (Site). The groundwater monitoring program is currently being implemented in general accordance with Fugro's Technical Comments and Work Plan response letter dated October 12, 2010, and recent requirements of Alameda County Environmental Health (ACEH) as presented in their letters dated September 20 and November 8th, 2012. The Site location is shown on the Vicinity Map - Plate 1, and the Site Plan is presented on Plate 2.

BACKGROUND

Three USTs associated with a former service station were removed from the Site in 1990 under the observation of Fugro staff. Source removal activities conducted in 1990 removed about 500 cubic yards of gasoline impacted soil, and source removal activities conducted in 1994 removed about 70 cubic yards of waste-oil and gasoline impacted soils. Four monitoring wells (MW-1 through MW-4), located onsite, have been monitored since 1994. Two wells (MW-5 and MW-6) located in areas within the West Grand Avenue right-of-way, down and cross-gradient of the former UST improvements, have been monitored since 1997. In 2011, two additional wells (MW-7 and MW-8) were installed, and added to the monitoring program.

A review of soil and groundwater data collected during source removal activities, site characterization studies, and groundwater monitoring events conducted onsite since March 1994, indicates that the Site is impacted by petroleum hydrocarbon releases that occurred onsite and possibly some releases which have occurred from offsite sources. The plumes become commingled onsite. Data further suggests that characteristics of the plume impacting the Site have not changed significantly during the last eighteen years.





REMEDIATION PROGRESS REPORT

Completion of the 30-day public comment period for the Corrective Action Plan and ACEH approval of the plan were documented in an ACEH letter dated November 8, 2012. Site activities conducted since receipt of that letter include the following:

- Active utilities at the Site have been deactivated by utility providers.
- Hazardous building materials present in the old service station building were abated by appropriately licensed professionals under contract to the RP.
- The 4th Quarter 2012 monitoring event was conducted in November 2012 to establish dissolved oxygen (DO) measurements at the Site prior to the start of remediation.
- In December 2012, the RP submitted a Request for Proposal to several environmental consultants for services to implement remedial activity. The RP is still evaluating the proposals received. The RP will notify the ACEH once a selection has been made and will provide the ACEH with at least three days notice of the start of field work as requested.
- In January 2013, the old station building, automotive chemicals and debris were removed from the property in preparation for remediation activities.

GROUNDWATER MONITORING – FOURTH QUARTER 2012

Fugro conducted this monitoring event on November 12, 2012. Wells MW-1, MW-2, MW-3, MW-4, MW-7 and MW-8 were accessible for this event. We were unable to remove the well lid for well MW-5 while conducting the event, and as such that well was not gauged during this event. During the event, accessible wells were checked for the presence of free product and then they were gauged for depth to groundwater, and several groundwater quality measurements were made using a down hole meter. Well gauging and measurement forms are presented in Appendix A.

Groundwater elevation data is summarized in Table 1. The historic groundwater flow directions for this Site are presented in the Rose Diagram on Plate 2. The gradient for this event was 0.01 feet/foot directed towards the south-southeast.

Groundwater quality measurements are summarized in Table 1. DO measurements collected since 2005 have been included in this table as requested by ACEH.

The objectives of Fugro's QA/QC and data validation program for the event included the following:

- **Check that field meter was calibrated prior to arriving at the site.** The meter used for this event was a YSI 600 XL provided to Fugro by Equipco. Fugro staff

confirmed that the instrument calibration form included with the shipment showed that the instrument had been calibrated by Equipco prior to shipment to Fugro.

- **Check that measurements appeared representative of existing conditions.** Fugro field staff recorded and then double checked all measurements recorded. Once back at the office the data was tabulated and compared to previous measurements and all data appeared representative.

Based on our review of the field measurement QA/QC protocols and findings; Fugro judges that the data recorded and presented herein are valid and representative of site conditions.

REPORTING REQUIREMENTS

In accordance with reporting requirements, Fugro has uploaded a PDF copy of this report to the ACEH ftp website. We have also sent electronic copies of all attached tables in a Microsoft excel format to ACEH. Copies of required report, tables, and site plans have also been uploaded to the Regional Water Quality Control Board's (RWQCB) GeoTracker database.

CLOSURE

If you have any questions regarding the content of this report, please call the undersigned at (510) 267-4401.

Sincerely,
FUGRO CONSULTANTS, INC.



Jeriann Alexander, P.E.
Principal Engineer



JNA:jna

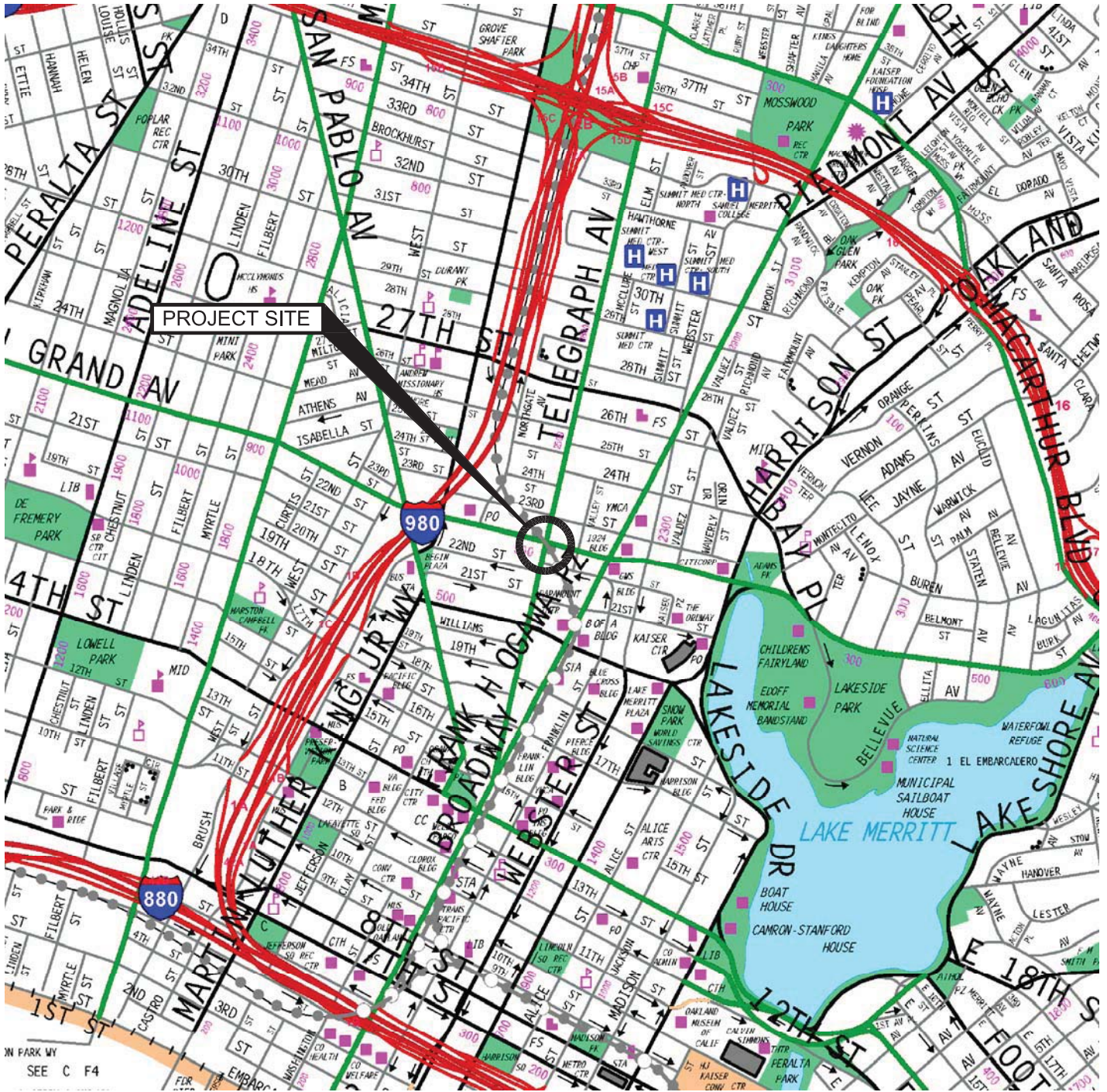
Attachments: Table 1 - Summary of Groundwater Elevation, Water Quality and Chemical Concentration Data
Plate 1 - Vicinity Map
Plate 2 - Site Plan
Appendix A – Well Sampling Forms

Copies Submitted: (PDF) Addressee
(PDF) Mr. Tim Robison, Ph.D.
(PDF) Alameda County Environmental Health FTP website
(PDF) Regional Water Quality Control Board GeoTracker database

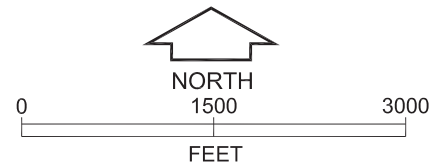
TABLES

PLATES

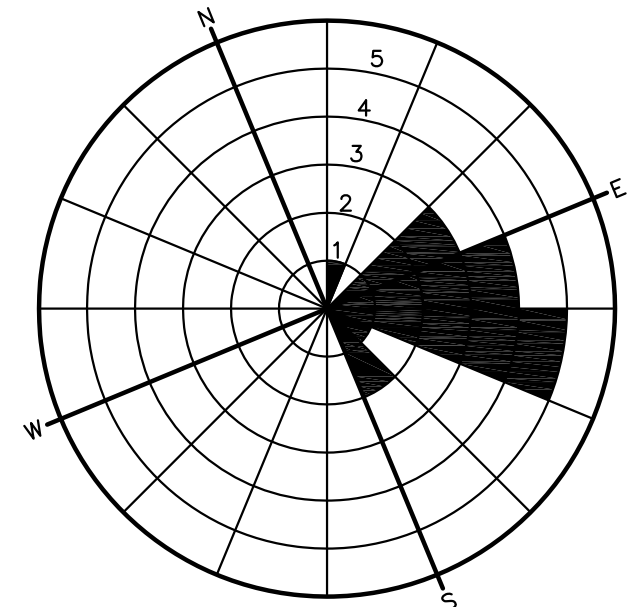
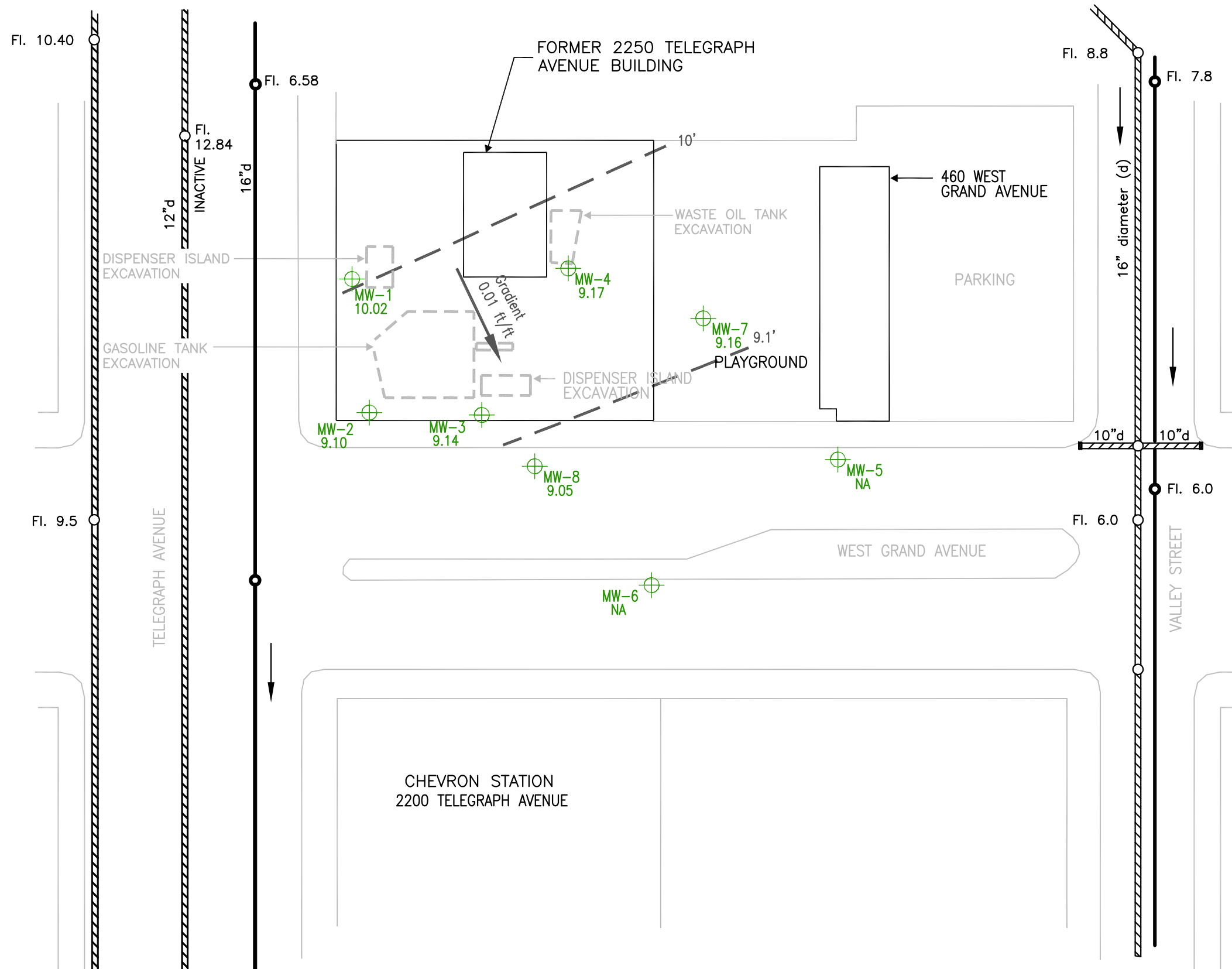
M:\Drafting\JOBFILES\2012\04.B0609004\Drawings\A04.B0609004-01 vicn.dwg 1-09-12 11:16:24 AM began



SOURCE: This Site Vicinity Map is based on The Thomas Guide Digital Edition 2003, Bay Area Metro, Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Santa Clara Counties.



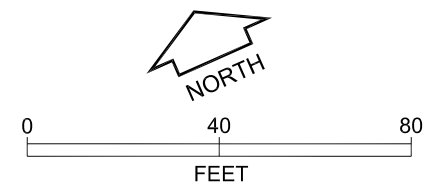
VICINITY MAP
2250 Telegraph Avenue
Oakland, California



ROSE DIAGRAM SHOWING
GROUNDWATER FLOW DIRECTION
(2004-2012)

LEGEND

- STRUCTURE
- LIMITS OF EXCAVATION
- MONITORING WELL LOCATION
- NOT ACCESSIBLE



SITE PLAN
GROUNDWATER ELEVATIONS - NOVEMBER 2012
2250 Telegraph Avenue
Oakland, California

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APPENDIX A
WELL GAUGING AND MONITORING FORMS



ES-F50 WELL SAMPLING FORM

PROJECT NAME: 2250 Telegraph Ave.
PROJECT NO.: 009004
SAMPLED BY: Kameny
DATE: 11/12/12
WEATHER: Sunny 60's

WELL NO: MW-1
WELL CASING DIAMETER: 2"
TOC ELEVATION: 2032.03

TOTAL DEPTH OF CASING (BTCC): 18.31 FEET
DEPTH TO GROUNDWATER (BTCC): 11.01 FEET
FEET OF WATER IN WELL: 7.30 FEET

CALCULATED PURGE VOLUME: N/A gallons
(feet of water * casing dia² * .0408 * # of Volumes)
FREE PRODUCT: N/A
PURGE METHOD: N/A

MEASUREMENT METHOD: ELECTRONIC SOUNDER or OTHER

FIELD MEASUREMENTS

GALLONS REMOVED	TIME	Temp	pH	CONDUCTIVITY (µMHOS/CM)	TDS (g/L)	ORP (mV)	DO (mg/l)	COMMENTS (odor, color, ...)
Downhole (Pre-Purge)	10:28	71.80	6.75	580	—	-416	1.50	

CALCULATED DEPTH TO WATER @ 80% RECHARGE
(Total depth of casing - (feet of water in well * 0.80))

DEPTH TO GROUNDWATER BEFORE SAMPLING (BTCC):
DTW GREATER THAN 80%? (circle) YES NO OKAY TO SAMPLE? (circle) YES NO

No sampling performed

SAMPLING METHOD: TIME SAMPLED:

CONTAINERS / PRESERVATIVE: 40 ML LITER
Poly OTHER

ANALYSES: (Note if any samples are field filtered)
TPHd, TPHmo (8015 w/ Silica gel) Pesticides (8080)
TPHg, BTEX, MTBE (8015/8020) PCBs (8080)
VOCs (8260) Sulfate (300.0)
HVOCs (8260) Nitrate (300.0)
Title 22/CAM 17 Metals (6010/7000) Fe²⁺ - Field Filtered

MISC FIELD OBSERVATION:

Equipment	Serial No.	Calibration
Conductivity	YSI 1000 XL	
pH		
Turbidity		
Temperature	Equipco	



ES-F50 WELL SAMPLING FORM

PROJECT NAME: 2250 Telegraph Ave
 PROJECT NO.: 1009004
 SAMPLED BY: K. Meny
 DATE: 11-12-12
 WEATHER: Sunny, 60's

WELL NO.: MW-2
 WELL CASING DIAMETER: _____
 TOC ELEVATION: 2003.20.53

TOTAL DEPTH OF CASING (BTCC): 16.85 FEET
 CALCULATED PURGE VOLUME: N/A gallons
(feet of water * casing dia² * .0408 * # of Volumes)
 DEPTH TO GROUNDWATER (BTCC): 11.43 FEET
 FEET OF WATER IN WELL: 5.42 FEET
 FREE PRODUCT: N/A
 PURGE METHOD: N/A

MEASUREMENT METHOD: ELECTRONIC SOUNDER or OTHER _____

FIELD MEASUREMENTS

GALLONS REMOVED	TIME	Temp	pH	CONDUCTIVITY (µMHOS/CM)	TDS (g/L)	ORP (mV)	DO (mg/l)	COMMENTS (odor, color, ...)
Downhole (Pre-Purge)	<u>10:45</u>	<u>69.63</u>	<u>7.0</u>	<u>582</u>	<u>-</u>	<u>13.2</u>	<u>0.09</u>	

CALCULATED DEPTH TO WATER @ 80% RECHARGE _____
(Total depth of casing - (feet of water in well * 0.80))

No sampling performed

DEPTH TO GROUNDWATER BEFORE SAMPLING (BTCC): _____
 DTW GREATER THAN 80%? (circle) YES NO OKAY TO SAMPLE? (circle) YES NO

SAMPLING METHOD: _____ TIME SAMPLED: _____

CONTAINERS / PRESERVATIVE: 40 ML LITER
Poly OTHER

ANALYSES: (Note if any samples are field filtered)

<input type="checkbox"/> TPHd, TPHmo (8015 w/ Silica gel)	<input type="checkbox"/> Pesticides (8080)
<input type="checkbox"/> TPHg, BTEX, MTBE (8015/8020)	<input type="checkbox"/> PCBs (8080)
<input type="checkbox"/> VOCs (8260)	<input type="checkbox"/> Sulfate (300.0)
<input type="checkbox"/> HVOCs (8260)	<input type="checkbox"/> Nitrate (300.0)
<input type="checkbox"/> Title 22/CAM 17 Metals (6010/7000)	<input type="checkbox"/> Fe ²⁺ - Field Filtered

MISC FIELD OBSERVATION: _____

Equipment	Serial No.	Calibration
Conductivity	<u>VSI</u>	<u>600XL</u>
pH		
Turbidity		
Temperature		

Equipco



ES-F50 WELL SAMPLING FORM

PROJECT NAME: 2250 Telegraph Ave
PROJECT NO: 609004
SAMPLED BY: Penny
DATE: 11-12-12
WEATHER: Sunny, 60's

WELL NO: MW-3
WELL CASING DIAMETER: 2"
TOC ELEVATION: 18.49 19.44

TOTAL DEPTH OF CASING (BTOC): 16.3 FEET
DEPTH TO GROUNDWATER (BTOC): 10.3 FEET
FEET OF WATER IN WELL: 6.0 FEET
CALCULATED PURGE VOLUME: N/A gallons
FREE PRODUCT: N/A
PURGE METHOD: N/A
MEASUREMENT METHOD: ELECTRONIC SOUNDER or OTHER

FIELD MEASUREMENTS

Table with 8 columns: GALLONS REMOVED, TIME, Temp, pH, CONDUCTIVITY, TDS, ORP, DO, COMMENTS. Row 1: Downhole (Pre-Purge), 10:49, 71.13, 6.57, 1038, -, 57.5, 1.64.

CALCULATED DEPTH TO WATER @ 80% RECHARGE
(Total depth of casing - (feet of water in well * 0.80))

No sampling performed

DEPTH TO GROUNDWATER BEFORE SAMPLING (BTOC):
DTW GREATER THAN 80%? (circle) YES NO OKAY TO SAMPLE? (circle) YES NO

SAMPLING METHOD: TIME SAMPLED:

CONTAINERS / PRESERVATIVE: 40 ML, LITER, Poly, OTHER

ANALYSES: (Note if any samples are field filtered)
TPHd, TPHmo (8015 w/ Silica gel)
TPHg, BTEX, MTBE (8015/8020)
VOCs (8260)
HVOCs (8260)
Title 22/CAM 17 Metals (6010/7000)
Pesticides (8080)
PCBs (8080)
Sulfate (300.0)
Nitrate (300.0)
Fe2+ - Field Filtered

MISC FIELD OBSERVATION:

Table with 3 columns: Equipment, Serial No., Calibration. Rows for Conductivity, pH, Turbidity, Temperature. Equipment: YSI 600XL, Calibration: Equipped



ES-F50 WELL SAMPLING FORM

PROJECT NAME: 2250 Telegraph Ave
PROJECT NO.: 609324
SAMPLED BY: J. Mery
DATE: 11-12-12
WEATHER: Sunny 100's

WELL NO.: MW-4
WELL CASING DIAMETER: 2"
TOC ELEVATION: 19.88 20.35

TOTAL DEPTH OF CASING (BTCC): 18.3 FEET
DEPTH TO GROUNDWATER (BTCC): 11.18 FEET
FEET OF WATER IN WELL: 7.12 FEET
CALCULATED PURGE VOLUME: N/A gallons
FREE PRODUCT: N/A
PURGE METHOD: N/A
MEASUREMENT METHOD: ELECTRONIC SOUNDER or OTHER

FIELD MEASUREMENTS

Table with 8 columns: GALLONS REMOVED, TIME, Temp (°F), pH, CONDUCTIVITY (µMHOS/CM), TDS (g/L), ORP (mV), DO (mg/l), COMMENTS. Row 1: Downhole (Pre-Purge), 10:53, 70.65, 6.82, 1063, -, -75.0, 1.34.

CALCULATED DEPTH TO WATER @ 80% RECHARGE
(Total depth of casing - (feet of water in well * 0.80))

NO Sampling Performed

DEPTH TO GROUNDWATER BEFORE SAMPLING (BTCC):
DTW GREATER THAN 80%? (circle) YES NO OKAY TO SAMPLE? (circle) YES NO

SAMPLING METHOD: TIME SAMPLED:

CONTAINERS / PRESERVATIVE: 40 ML, LITER, Poly, OTHER

ANALYSES: (Note if any samples are field filtered)
TPHd, TPHmo (8015 w/ Silica gel)
TPHg, BTEX, MTBE (8015/8020)
VOCs (8260)
HVOCS (8260)
Title 22/CAM 17 Metals (6010/7000)
Pesticides (8080)
PCBs (8080)
Sulfate (300.0)
Nitrate (300.0)
Fe 2+ - Field Filtered

MISC FIELD OBSERVATION:

Table with 3 columns: Equipment, Serial No., Calibration. Rows: Conductivity, pH, Turbidity, Temperature. Values: VSI 600XL, Sumpco



ES-F50 WELL SAMPLING FORM

PROJECT NAME: 2250 Telegraph Ave
PROJECT NO.: 609004
SAMPLED BY: J. Mery
DATE: 11-12-12
WEATHER:

WELL NO.: MW-5
WELL CASING DIAMETER: 2"
TOC ELEVATION: 16.49

TOTAL DEPTH OF CASING (BTCC): 17.40 FEET
DEPTH TO GROUNDWATER (BTCC): * FEET
FEET OF WATER IN WELL: FEET
CALCULATED PURGE VOLUME: N/A gallons
FREE PRODUCT: N/A
PURGE METHOD: N/A
MEASUREMENT METHOD: ELECTRONIC SOUNDER or OTHER

FIELD MEASUREMENTS

Table with 9 columns: GALLONS REMOVED, TIME, Temp, pH, CONDUCTIVITY (µMHOS/CM), TDS (g/L), ORP (mV), DO (mg/l), COMMENTS (odor, color, ...). The first row is labeled 'Downhole (Pre-Purge)' and has a large diagonal slash through it.

CALCULATED DEPTH TO WATER @ 80% RECHARGE
(Total depth of casing - (feet of water in well * 0.80))

No Sampling Performed

DEPTH TO GROUNDWATER BEFORE SAMPLING (BTCC):
DTW GREATER THAN 80%? (circle) YES NO OKAY TO SAMPLE? (circle) YES NO

SAMPLING METHOD: TIME SAMPLED:

CONTAINERS / PRESERVATIVE: 40 ML, LITER, Poly, OTHER

- ANALYSES: (Note if any samples are field filtered)
TPHd, TPHmo (8015 w/ Silica gel)
TPHg, BTEX, MTBE (8015/8020)
VOCs (8260)
HVOCS (8260)
Title 22/CAM 17 Metals (6010/7000)
Pesticides (8080)
PCBs (8080)
Sulfate (300.0)
Nitrate (300.0)
Fe 2+ - Field Filtered

MISC FIELD OBSERVATION: * Bolt on well lid were stripped, unable to remove well lid to obtain measurements

Table with 3 columns: Equipment, Serial No., Calibration. Rows include Conductivity, pH, Turbidity, Temperature. Handwritten entries: YSI 600XL, Equipo.



ES-F50 WELL SAMPLING FORM

PROJECT NAME: 2250 Telegraph Ave
 PROJECT NO.: 609004
 SAMPLED BY: Simon
 DATE: 11-12-12
 WEATHER: Sunny, 60's

WELL NO.: MW-7
 WELL CASING DIAMETER: 2"
 TOC ELEVATION: 18.67

TOTAL DEPTH OF CASING (BTCC): 19.87 FEET
 DEPTH TO GROUNDWATER (BTCC): 9.51 FEET
 FEET OF WATER IN WELL: 10.36 FEET

CALCULATED PURGE VOLUME: N/A gallons
 (feet of water * casing dia² * .0408 * # of Volumes)
 FREE PRODUCT: N/A
 PURGE METHOD: N/A

MEASUREMENT METHOD: ELECTRONIC SOUNDER or OTHER

FIELD MEASUREMENTS

GALLONS REMOVED	TIME	Temp	pH	CONDUCTIVITY (µMHOS/CM)	TDS (g/L)	ORP (mV)	DO (mg/l)	COMMENTS (odor, color, ...)
Downhole (Pre-Purge)	9:20	70.57	6.44	0.824		279	0.23	

CALCULATED DEPTH TO WATER @ 80% RECHARGE _____
 (Total depth of casing - (feet of water in well * 0.80))

No sampling performed

DEPTH TO GROUNDWATER BEFORE SAMPLING (BTCC): _____
 DTW GREATER THAN 80%? (circle) YES NO OKAY TO SAMPLE? (circle) YES NO

SAMPLING METHOD: _____ TIME SAMPLED: _____

CONTAINERS / PRESERVATIVE: 40 ML LITER
Poly OTHER

ANALYSES: (Note if any samples are field filtered)
 _____ TPHd, TPHmo (8015 w/ Silica gel) _____ Pesticides (8080)
 _____ TPHg, BTEX, MTBE (8015/8020) _____ PCBs (8080)
 _____ VOCs (8260) _____ Sulfate (300.0)
 _____ HVOCs (8260) _____ Nitrate (300.0)
 _____ Title 22/CAM 17 Metals (6010/7000) _____ Fe²⁺ - Field Filtered

MISC FIELD OBSERVATION: _____

Equipment	Serial No.	Calibration
Conductivity	<u>VST</u>	<u>6007A</u>
pH		
Turbidity		
Temperature	<u>EquiPCO</u>	



ES-F50 WELL SAMPLING FORM

PROJECT NAME: 2250 Telegraph Ave
PROJECT NO.: 009070
SAMPLED BY: KEMERY
DATE: 11-12-12
WEATHER: Sunny, 60s

WELL NO.: MW-8
WELL CASING DIAMETER: 2"
TOC ELEVATION: 18.95

TOTAL DEPTH OF CASING (BTCC): 20.27 FEET
DEPTH TO GROUNDWATER (BTCC): 9.90 FEET
FEET OF WATER IN WELL: 10.37 FEET
CALCULATED PURGE VOLUME: N/A gallons
FREE PRODUCT: N/A
PURGE METHOD: N/A
MEASUREMENT METHOD: ELECTRONIC SOUNDER or OTHER

FIELD MEASUREMENTS

Table with 8 columns: GALLONS REMOVED, TIME, Temp, pH, CONDUCTIVITY (µMHOS/CM), TDS (g/L), ORP (mV), DO (mg/l), COMMENTS (odor, color, ...). Row 1: Downhole (Pre-Purge), 9:53, 72.73, 6.01, 960, -, -16, 2.03.

CALCULATED DEPTH TO WATER @ 80% RECHARGE
(Total depth of casing - (feet of water in well * 0.80))

No sampling performed

DEPTH TO GROUNDWATER BEFORE SAMPLING (BTCC):
DTW GREATER THAN 80%? (circle) YES NO OKAY TO SAMPLE? (circle) YES NO

SAMPLING METHOD: TIME SAMPLED:

CONTAINERS / PRESERVATIVE: 40 ML, LITER, Poly, OTHER

ANALYSES: (Note if any samples are field filtered)
TPHd, TPHmo (8015 w/ Silica gel)
TPHg, BTEX, MTBE (8015/8020)
VOCs (8260)
HVOCs (8260)
Title 22/CAM 17 Metals (6010/7000)
Pesticides (8080)
PCBs (8080)
Sulfate (300.0)
Nitrate (300.0)
Fe 2+ - Field Filtered

MISC FIELD OBSERVATION:

Table with 3 columns: Equipment, Serial No., Calibration. Rows: Conductivity, pH, Turbidity, Temperature. Values: YSI 600 VL, Equipco