CLASSIC INVESTMENTS, LLC

4145 BROADWAY
OAKLAND, CALIFORNIA 94611

September 20, 2007

Ms. Donna Drogos
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: WORK PLAN CERTIFICATION
ACEH Case # RO 0000509
Downtown Toyota
4145 Broadway
Oakland, CA

Dear Ms. Drogos:

You will find enclosed one copy of the following document prepared by RGA Environmental, Inc.

- Subsurface Investigation Work Plan (B5, B6 and B7) dated July 19, 2007.

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-mentioned work plan for the subject site is true and correct to the best of my knowledge.

Should you have any questions, please do not hesitate to call me at (510) 547-4436 or my representative Patrick Zimski at (510)595-7708.

Cordially,
Classic Investments, LLC

Ralph Fattore
Managing Member

Cc: Mr. LeRoy Griffin, Oakland Fire Department, Emergency Services, 250 Frank Ogawa Plaza, Suite 3341, Oakland, CA 94612 (with enclosure)

RGA
ENVIRONMENTAL

July 19, 2007
Work Plan 0271.W1
RGA Job# PZ13403

Ms. Donna Drogos
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA

RE: SUBSURFACE INVESTIGATION WORK PLAN (B5, B6, AND B7)
RO # 0000509
Downtown Toyota Site
4145 Broadway
Oakland, California

Dear Ms. Drogos:

RGA Environmental, Inc. (RGA) is pleased to present this work plan for the drilling of three soil borings (B5, B6, and B7) at and near the subject site for subsurface characterization of petroleum hydrocarbons in groundwater associated with a historic waste oil tank release at the subject site. In addition, RGA will perform a 2,000 foot radius well survey and perform a preferential pathway survey. Based on the absence of an assigned caseworker for this site and in accordance with California Health and Safety Code section 25296.10 (c) (4), this work plan serves as a 60 day notification of our intent to begin the work set forth in this work plan from the time you receive this document.

Impacted soil and groundwater were detected at the site following removal of a waste oil tank on February 7, 1992. In response to a request from the Alameda County Department of Environmental Health (ACDEH), a total of 14 soil borings (PS01 through PS12, PS01A and PS04A) were drilled at the site on February 2, 1994 to evaluate the extent of impact to soil and groundwater. Following ACDEH review of the investigation findings, a work plan for additional subsurface investigation was submitted to the ACDEH and amended and approved. On October 25, 1999 four soil borings (B1 through B4) were drilled to further evaluate the extent of impacted soil and groundwater. In a letter dated August 28, 2002 (RGA document 271.L2) RGA provided to the ACDEH a summary of an August 22, 2002 meeting with Mr. Amir Gholami of the ACDEH along with a summary of historic site investigations, hand drawn copies of isoconcentration contour maps summarizing the results of the 1994 and 1999 subsurface investigations, and a summary of activities identified during discussions with Mr. Gholami in 2002 as necessary to obtain case closure. RGA also obtained a letter from McCampbell Analytical, Inc. (McCampbell) dated August 28, 2002 which identified the 1999 extractable sample results as consisting of neither gasoline nor diesel fuel. The letter identified the extractable results as consisting most likely of Stoddard solvent. Review of the laboratory reports for the subsurface investigations indicates that the compounds impacting soil and groundwater at the site consist predominantly of Stoddard solvent and oil.

To complete delineation of the horizontal extent of impact to first encountered groundwater, groundwater grab samples will be collected from first encountered groundwater from proposed boreholes B5 and B6. To complete delineation of the vertical extent of impact to groundwater, at proposed drilling location B7 a soil conductivity probe will be pushed to a depth of 70 feet and a borehole will be continuously cored adjacent to

the soil conductivity borehole using dual tube GeoProbe direct push technology to a depth of 70 feet to evaluate stratigraphy. Following completion of the soil conductivity logging and continuous coring at location B7 and identification of a water bearing zone in the 40 to 70 foot depth range, one depth-discrete groundwater grab sample will be collected from adjacent to the soil conductivity probe borehole and the continuously cored borehole at drilling location B7 using a Hydropunch to evaluate the vertical extent of petroleum hydrocarbons in the immediate vicinity of the petroleum hydrocarbon source. A Site Location Map (Figure 1) and a Site Plan showing the proposed drilling locations (Figure 2) are attached with this work plan.

All work will be performed under the direct supervision of an appropriately registered professional. This work plan is prepared in accordance with guidelines set forth in the document "Tri-Regional Board Staff Recommendations for Preliminary Evaluation and Investigation of Underground Tank Sites" dated August 10, 1990 and "Appendix A - Workplan for Initial Subsurface Investigation" dated August 20, 1991 and California Code of Regulations Title 23 Sections 2720-2728.

BACKGROUND

One 500-gallon underground waste oil tank was removed from the site on February 7, 1992. Burlington Environmental, Inc. (Burlington) of Emeryville, California supervised the tank removal. The tank was located inside the building. One soil sample was collected from beneath the tank at a depth of 8 feet below grade (fbg). Analytes were detected beneath the tank at the time of removal as follows: 130 milligrams per kilogram (mg/kg) Total Petroleum Hydrocarbons (TPH) quantified as Stoddard Solvent, 900 mg/kg Total Extractable Hydrocarbons as motor oil (TEH-MO), 630 mg/kg Total Oil and Grease, 0.042 mg/kg ethylbenzene, 0.23 mg/kg total xylenes, 20 mg/kg lead, 27 mg/kg nickel, and 81 mg/kg zinc. The ethylbenzene and total xylenes were detected in an analysis for chlorinated hydrocarbons using EPA Method 8240, and no other compounds were detected with this analysis.

Additional soil excavation and sampling were performed on April 15, 1992. One additional soil sample was collected at a depth of 9 fbg. The soil sample results did not show any compounds detected at concentrations exceeding the method detection limit.

Groundwater was reported in the excavation at a depth of 10 fbg. The results for one groundwater sample collected from the pit were as follows: 5,600 micrograms per liter (ug/L) TEH-MO, 180 ug/L TPH as gasoline (TPH-G), 0.87 ug/L benzene, 0.55 ug/L ethylbenzene, and 4.2 ug/L total xylenes. TPH as Diesel (TPH-D) and toluene were not detected. Documentation of the tank removal, additional soil excavation, and sample results is summarized in a report by Burlington dated May 21, 1992.

In response to a request from the ACDEH, a total of 14 boreholes designated as PS01 through PS12, PS01A and SS04A were drilled at the site on February 2, 1994 by Burlington. Drilling refusal was encountered in borehole PS01A at a depth of 4 fbg and in PS04 at a depth of 10.5 fbg. A total of eight soil samples were collected (five of the eight soil samples were analyzed, with four of the five analyzed samples collected at depths of 4 to 5 fbg, and one of the five analyzed samples collected at a depth of 9 to 10 fbg). In addition, a total of nine groundwater samples were collected from the 14 boreholes. Groundwater samples were not collected from boreholes PS01A and PS04 because of drilling refusal, borehole PS11 was not sampled due to time constraints, and boreholes PS04A and PS10 were drilled to a

depth of 19.5 feet but remained dry. A total of eight of the nine groundwater samples were analyzed. Separate phase hydrocarbons were not present in any of the water samples. All of the samples were analyzed at Western Environmental Science and Technology (WEST) in Davis, California. Groundwater was generally encountered at a depth of approximately 11 fbg in the boreholes, where encountered.

The analytical results of the five analyzed soil sample showed that TEH-D, TEH-MO, Total Recoverable Petroleum Hydrocarbons (TRPH), TPH-G, and benzene, toluene, ethylbenzene and total xylenes (BTEX) were not detected with the exception of two soil samples from the same borehole (borehole PS04, sample PS04-04 collected at a depth of 4 to 5 fbg and sample PS04-09 collected at a depth of 9 to 10 fbg). Sample PS04-04 results showed 32 mg/kg TPH-G, 0.0065 mg/kg toluene, 0.015 mg/kg ethylbenzene, and 0.14 mg/kg xylenes. Sample PS04-09 results showed 11 mg/kg TPH-G, 0.0074 mg/kg toluene, and 0.0096 mg/kg total xylenes. Review of the laboratory reports shows that the results for both samples are identified with the following statement for the TPH-G results, "Product is not typical gasoline."

The results of the water sample analysis showed that TPH-G was detected in six of the samples at concentrations ranging from 65 to 16,000 ug/L. Review of the laboratory reports shows that the results for all but one of the samples are identified with the following statement for the TPH-G results, "Product is not typical gasoline." The one sample result identified as not typical gasoline was from borehole PS01 and was at a concentration of 65 ug/L. Various concentrations of BTEX were detected in all of the analyzed samples at concentrations ranging from 0.30 to 130 ug/L. However, benzene was detected in only one sample at a concentration greater than 1 ug/l, and when detected, BTEX concentrations were less than 5 ug/l with the exception of samples PS07 and PS08.

TEH-D and TEH-MO were detected in five of the eight groundwater samples. TEH-D concentrations ranged from 91 to 50,000 ug/L, and TEH-MO concentrations ranged from 110 to 36,000 mg/L. The laboratory reported that the chromatograms for these samples did not resemble the laboratory diesel or motor oil standards. The laboratory stated that the chromatograms show the petroleum hydrocarbons are not a typical diesel product and resemble synthetic motor oil. TRPH was detected in only two of the water samples, at concentrations of 2,900 and 520,000 ug/L in samples PS07 and PS08, respectively. Documentation of the February 2, 1994 subsurface investigation is provided in Burlington's March 11, 1994 Preliminary Site Assessment Report. Copies of the report summary tables showing the soil and groundwater results are attached with this work plan as Appendix A.

On October 25, 1999 Geo-Logic of Crockett, California drilled four boreholes designated as B1 through B4 at the subject site. The boreholes were drilled in response to a request from the ACDEH and following submittal, amendment and approval of a work plan for additional subsurface investigation. During work plan preparation, review of files for several nearby sites verified a southwesterly groundwater flow direction at the site, consistent with topographic slope and regional flow towards San Francisco Bay.

Subsurface conditions encountered in the boreholes consisted predominantly of clayey silt and clayey silt with gravel. Groundwater was initially encountered in three of the boreholes at depths ranging from 9.5 to 13.8 fbg. In one borehole (B3), groundwater was not initially encountered while drilling. Groundwater subsequently rose in the boreholes to depths ranging from 8.7 to 2.5 fbg.

A total of one soil and one groundwater grab sample were collected from each borehole. The soil samples were collected at depths ranging from 7 to 12.5 fbg. All of the soil and groundwater samples were analyzed for TPH-G, TPH-D, and TPH-MO using modified EPA Method 8015, and for BTEX using EPA Method 8020 at McCampbell Analytical, Inc. (McCampbell) in Pacheco, California. (Please note that the analytical methods used by McCampbell are essentially equivalent to those used by WEST, but the terms used to identify the sample results are slightly different. For example, WEST uses the term TEH-D and McCampbell uses the term TPH-D for diesel-range compounds).

The results of the soil samples showed that TPH-G, TPH-D, TPH-MO, BTEX and MTBE were not detected in any of the samples with the exception of the sample from borehole B2 at a depth of 9 fbg, where TPH-G, TPH-D and TPH-MO were detected at concentrations of 58, 33 and 48 mg/kg, respectively, and toluene and ethylbenzene were detected at concentrations of 0.081 and 0.012 mg/kg, respectively. Review of the laboratory report shows that the TPH-G results are identified as strongly aged gasoline or diesel-range compounds. Similarly, the laboratory report shows that the TPH-D results are oil-range compounds and a medium boiling point pattern that does not match diesel (Stoddard solvent).

The results of the groundwater samples showed that TPH-D was detected in all of the water samples at concentrations ranging from 130 to 8,600 ug/l, and TPH-MO was detected in all of the water samples at concentrations ranging from 340 to 11,000 ug/l. TPH-G was detected in boreholes B2 and B3 at concentrations of 5,200 and 110 ug/l, respectively. BTEX and MTBE were not detected in the groundwater samples with the exception of 7.8 ug/l MTBE in B1, 9.6 ug/l of xylenes in B2, 0.76 ug/l toluene in B3, and 0.60 ug/l toluene in B4. Review of the laboratory reports shows that the TPH-G results are identified as strongly aged gasoline or diesel range compounds. Similarly, the TPH-D results are identified as oil range compounds and diesel range compounds with no recognizable pattern or having a medium boiling point pattern that does not match diesel (Stoddard solvent). Documentation of the October 25, 1999 subsurface investigation is provided in Geo-Logic's November 4, 1999 Further Assessment of Groundwater report. Copies of the report summary tables showing the soil and groundwater results are attached with this work plan as Appendix B.

Following review of the results of the 1994 and 1999 investigations, RGA prepared isoconcentration contour maps for the soil and groundwater results. Following telephone discussions in May 2002 with the ACDEH caseworker Mr. Amir Gholami, RGA met with Mr. Gholami on August 22, 2002 to review county requirements for case closure. As a result of the discussions with Mr. Gholami, RGA obtained a letter from McCampbell dated August 28, 2002 which identified the 1999 extractable sample results as consisting of neither gasoline nor diesel fuel. The letter identified the extractable results as consisting most likely of Stoddard solvent. In a letter dated August 28, 2002 (RGA document 271.L2) a summary of the August 22, 2002 meeting was provided along with a summary of historic site investigations, hand drawn copies of the isoconcentration contour maps, and a summary of activities identified during discussions with Mr. Gholami in 2002 as necessary to obtain case closure. A copy of the August 28, 2002 McCampbell letter was provided to Mr. Gholami separately.

During 2002, in addition to work plan submittal for completion of delineation of the extent of impact to soil and groundwater at the site, Mr. Gholami identified a sensitive receptor survey, a preferential pathway survey, evaluation of risk, and abatement of unacceptable risk where applicable as necessary to obtain case closure.

Figures 3 through 5 attached with this work plan show petroleum concentrations and isoconcentration contours in soil at the site, and figures 6 through 8 attached with this work plan show petroleum concentrations and isoconcentration contours in groundwater at the site.

SCOPE OF WORK

To investigate the extent of petroleum hydrocarbons in soil and groundwater in the vicinity of the former UST, RGA will perform the following tasks:

- Obtain encroachment and drilling permits.
- Mark proposed drilling locations, notify Underground Service Alert, prepare a traffic control plan, and prepare a health and safety plan.
- Observe drilling of borings B5, B6, and B7 for subsurface characterization using soil conductivity logging, continuous borehole coring, and groundwater sample collection.
- Collect soil and groundwater samples.
- Arrange for sample analysis.
- Prepare a sensitive receptor survey.
- Prepare a preferential receptor survey.
- Prepare reports documenting the findings of the subsurface investigation and the two surveys.
- Transmit data to the SWRCB GeoTracker database and Alameda County website server.

Each of these is discussed below in detail.

Permitting

A drilling permit will be obtained from Alameda County Public Works Agency, and encroachment and excavation permits will be obtained from the City of Oakland.

Traffic Control and Health and Safety Plan Preparation

A traffic control plan and a health and safety plan will be prepared for the scope of work identified in this work plan. In addition, the drilling locations will be marked with white paint and Underground Service Alert will be notified for underground utility location prior to drilling.

Soil Boring Observation and Sample Collection

Boreholes B5, B6, and B7 will be drilled at locations shown in Figure 2. To complete delineation of the horizontal extent of impact to first encountered groundwater, groundwater grab samples will be collected from first encountered groundwater from proposed boreholes B5 and B6. Boreholes B5 and B6 will be continuously cored using a 2.5-inch outside diameter GeoProbe Macrocore barrel sampler lined with cellulose acetate sleeves. Based on historic subsurface investigations at the site, first encountered groundwater is anticipated at depths of approximately 10 to 15 fbg. To complete delineation of the vertical

extent of impact to groundwater, at proposed drilling location B7 a soil conductivity probe will be pushed to a depth of 70 feet and a borehole will be continuously cored adjacent to the soil conductivity borehole using dual tube GeoProbe direct push technology to a depth of 70 feet to evaluate stratigraphy. Following completion of the soil conductivity logging and continuous coring at location B7 and identification of a water bearing zone in the 40 to 70 foot depth range, one depth-discrete groundwater grab sample will be collected from adjacent to the soil conductivity probe borehole and the continuously cored borehole at drilling location B7 using a Hydropunch to evaluate the vertical extent of petroleum hydrocarbons in the immediate vicinity of the petroleum hydrocarbon source.

The soil from the continuously cored boreholes will be logged in the field in accordance with standard geologic field techniques and the Unified Soil Classification System. All soil from the boreholes will be evaluated with a Photoionization Detector (PID) equipped with a 10.3 eV bulb and calibrated using a 100 ppm isobutylene standard.

A total of two soil samples will be collected from each borehole at depths of 5 and 10 fbg. In addition, samples will be collected from any intervals showing staining, discoloration, or elevated PID readings indicating the presence of fuel contamination. Soil samples will be retained for laboratory analysis in the following manner: a six-inch long soil sample from the continuous core will be retained in the cellulose acetate tube by cutting the core barrel sample liner at the depth corresponding to the desired sample interval. The ends of the selected portion of tube will be sequentially covered with aluminum foil and plastic endcaps, and the tube will then be labeled and stored in a cooler with ice pending delivery to the laboratory. Chain of custody procedures will be observed for all sample handling.

Groundwater samples will be collected from boreholes B5 and B6 by placing new temporary 1-inch diameter slotted PVC pipe into each borehole and collecting the water sample from the temporary PVC pipe with a polyethylene tube and a stainless steel footvalve. At borehole B7, the Hydropunch drill rod interior will be evaluated with an electric water level indicator to verify that the interior of the rods is dry prior to retracting the drill rods to expose the Hydropunch screen. Following exposure of the Hydropunch well screen, the water sample will be collected from the Hydropunch with a polyethylene tube and a stainless steel footvalve.

New tubing will be used for collection of each groundwater sample. The presence of odors, sheen or separate phase layers of petroleum hydrocarbons will be recorded if observed. The samples will be transferred to 40-milliliter glass Volatile Organic Analysis (VOA) vials and 1-liter amber glass bottles that will be sealed with Teflon-lined screw caps. The VOA vials will be overturned and tapped to assure that no air bubbles are present. The VOA vials and bottles will then be transferred to a cooler with ice pending delivery to the laboratory. Chain of custody procedures will be observed for all sample handling.

Following completion of sample collection activities, the boreholes for the soil borings will be filled with neat cement grout. At location B7 each borehole will be filled with neat cement grout immediately after it has been drilled. All drilling and sampling equipment will be cleaned with an Alconox solution followed by a clean water rinse prior to use in each borehole. All soil and water generated during subsurface investigation will be stored in 55-gallon drums at the site and labeled pending characterization and proper disposal.

Sample Analysis

All of the soil and groundwater samples will be analyzed at McCampbell for TPH MultiRange (Gasoline, Diesel and Oil-range petroleum hydrocarbons), using modified EPA Method 8015C, and for BTEX and MTBE using EPA Method 8020B. The oil-range analysis will be performed for bunker oil, which has a detection limit of 50 ug/L and is comparable to the San Francisco Bay Regional Water Quality Control Board Environmental Screening Level for residual fuels.

Sensitive Receptor Survey

A survey will be conducted to locate all active and inactive wells of any type within 2000 feet of the site. Information will be obtained from the Alameda County Public Works Agency and the California Department of Water Resources.

Preferential Pathway Survey

A survey of buried utilities and any other potential preferential pathways for contaminant migration will be performed. The locations and depths of buried utilities including, sewer, storm drain, municipal water, natural gas, and any pipelines, and utility trench construction and backfill details within a 50 foot radius of the former waste oil UST will be identified on a site map. This information will be compared to known depth to groundwater measurements to evaluate potential preferential migration pathways for contaminants.

Report Preparation

Upon receipt of the subsurface investigation laboratory analytical results, a report will be prepared. The report will document drilling and soil and groundwater sample collection procedures and sample results. The report will include a site plan showing the drilling locations, boring logs, tables summarizing the sample results, isoconcentration contour maps, recommendations for any necessary additional investigation or remedial actions based on the sample results, and the stamp of an appropriately registered professional.

A sensitive receptor survey report will be prepared identifying wells within a 2000 foot radius of the site. The report will include a map showing the locations of wells in the survey area, and summary tables with information regarding the wells. The report will include a discussion of the findings, recommendations, and the stamp of an appropriately registered professional.

A preferential pathway survey report will be prepared identifying buried utilities and any potential preferential pathways within a 50 foot radius of the former waste oil UST. The report will include a map showing the locations of buried utilities or potential preferential pathways, and an evaluation of known groundwater levels relative to the bottom of the buried utility trenches or elevations of potential preferential migration pathways. The report will include a discussion of the findings, recommendations, and the stamp of an appropriately registered professional.

July 19, 2007
Work Plan 0271.W1

Data Transmittal to the SWRCB GeoTracker System

In accordance with the California Code of Regulations Sections 2729 and 2729.1, analytical data and an electronic copy of the summary reports in PDF format will be submitted to the State Water Resources Control Board GeoTracker system. In addition, PDF copies of the reports will be uploaded to the Alameda County website server.

Should you have any questions, please do not hesitate to contact us at 510-658-4363.

Sincerely,

RGA Environmental, Inc.

Paul H. King

Paul H. King
Professional Geologist #5901
Expires: 12/31/07

PROFESSIONAL GEOLOGIST
PAUL H. KING
No. 5901
STATE OF CALIFORNIA

for

Karin Schroeter
Project Manager

Attachments:

Figure 1 –Site Location Map
Figure 2 – Site Plan Showing Proposed Drilling Locations
Figure 3 - Site Plan Showing TPH-G in Soil and Isoconcentration Contours
Figure 4 - Site Plan Showing TPH-D in Soil and Isoconcentration Contours
Figure 5 - Site Plan Showing TPH-MO in Soil and Isoconcentration Contours
Figure 6 - Site Plan Showing TPH-G in Groundwater and Isoconcentration Contours
Figure 7 - Site Plan Showing TPH-D in Groundwater and Isoconcentration Contours
Figure 8 - Site Plan Showing TPH-MO in Groundwater and Isoconcentration Contours
Appendix A – Burlington March 11, 1994 Preliminary Site Assessment Report Tables 1 and 2
Appendix B – Geo-Logic Nov. 4, 1999 Further Assessment of Groundwater Report Tables 1 and 2

Cc: Mr. Ralph Fattore, Classic Investments, LLC
Mr. Patrick Zimski, Attorney at Law
Mr. LeRoy Griffin, Oakland Fire Department, Emergency Services, 250 Frank Ogawa Plaza, Suite 3341, Oakland, CA 94612

PHK
0271.W1

FIGURES

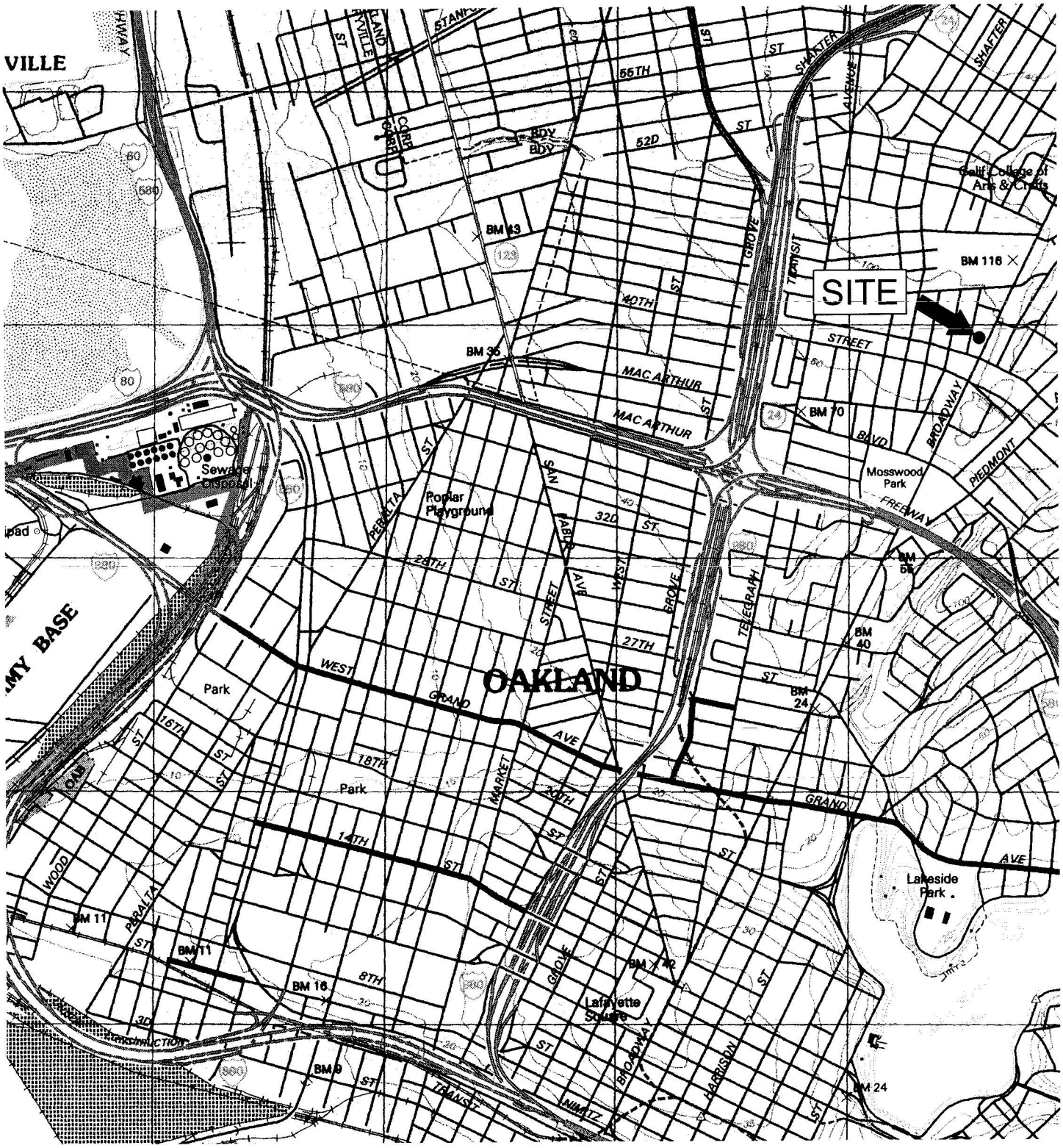


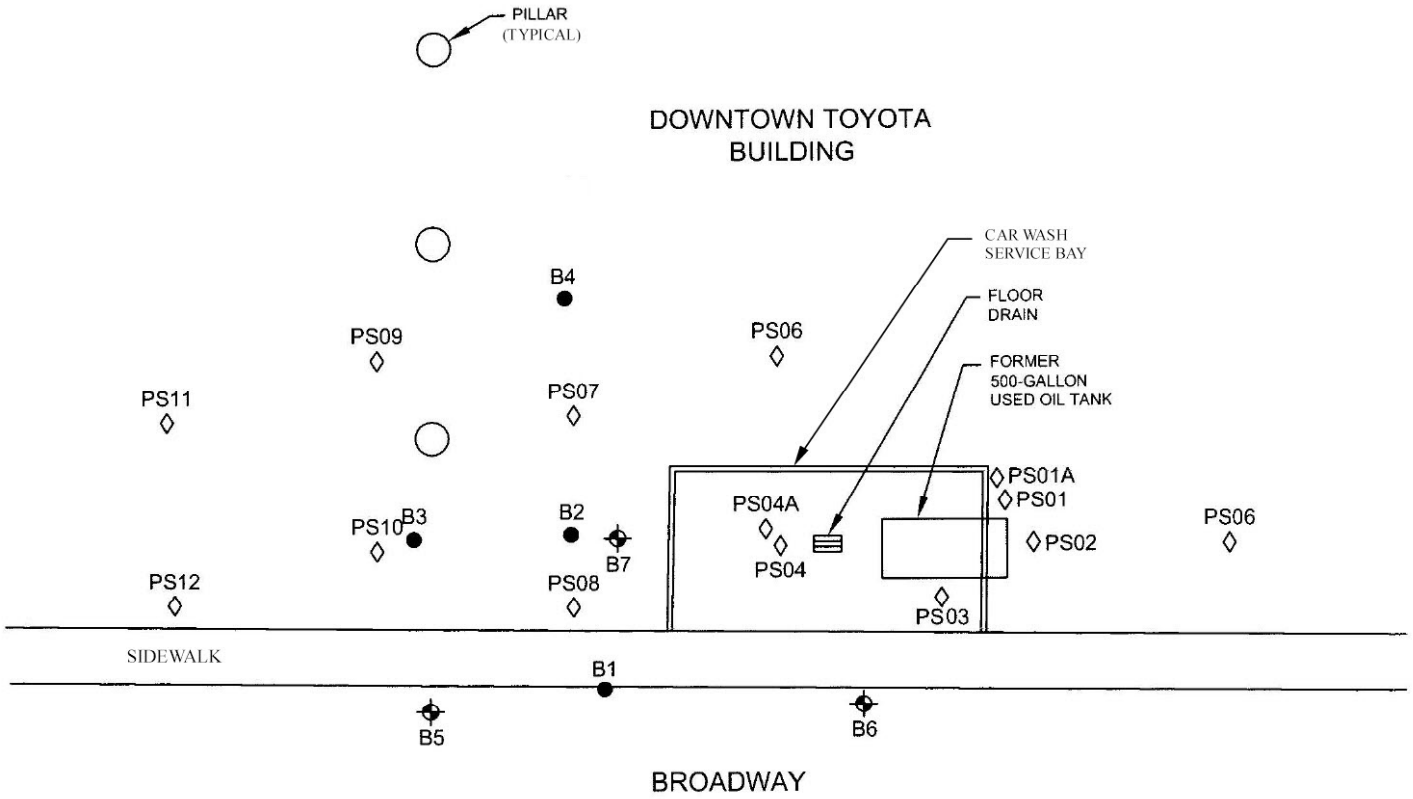
Figure 1
Site Location Map
Classic Investments, LLC
4145 Broadway
Oakland, California

N

Base Map from:
U.S. Geological Survey
Oakland West, California
7.5 Minute Quadrangle
Photorevised 1993

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 1,000 2,000
SCALE IN FEET



LEGEND

◊ PS12 Borehole, Previous Investigation (Burlington, 1994)

● B4 Borehole, Previous Investigation (Geo-Logic, 1999)

⊕ B6 Proposed Borehole

Note: The east side of the car wash service bay is approximately 55 feet from the east side of the building.

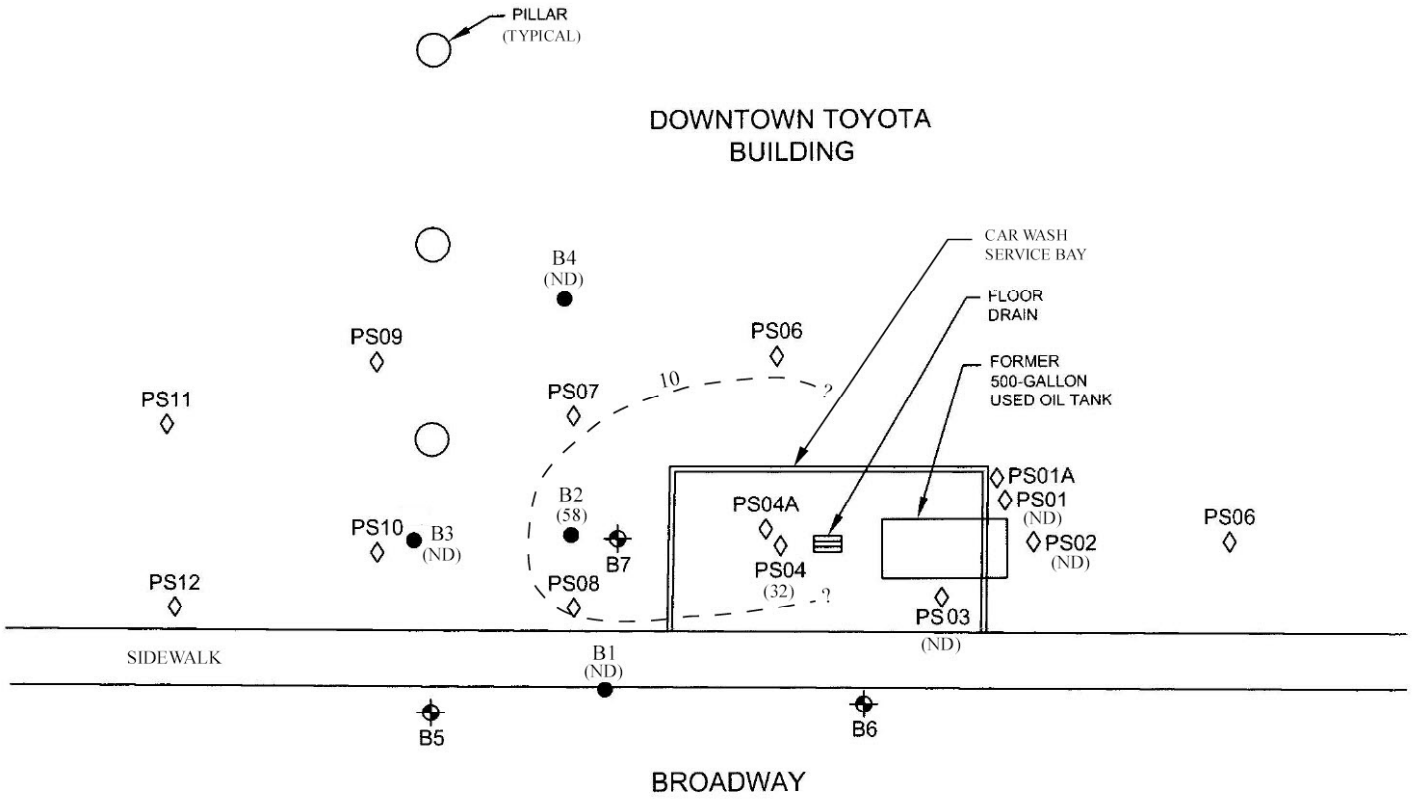
Figure 2
Site Plan Showing Proposed Drilling Locations
Classic Investments, LLC
4145 Broadway
Oakland, California

N

Base Map From:
JG/Geo-Logic, Nov 1999

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
SCALE IN FEET



LEGEND

- ◊ PS12 — Borehole, Previous Investigation (Burlington, 1994)
- ● B4 — Borehole, Previous Investigation (Geo-Logic, 1999)
- ⌖ B6 — Proposed Borehole
- (58) — TPH-G in Soil (mg/Kg)
- – – — TPH-G Isoconcentration Contour (mg/Kg)

Note: Soil samples collected at depths ranging from 4.0 to 12.5 feet below grade.

Note: The east side of the car wash service bay is approximately 55 feet from the east side of the building.

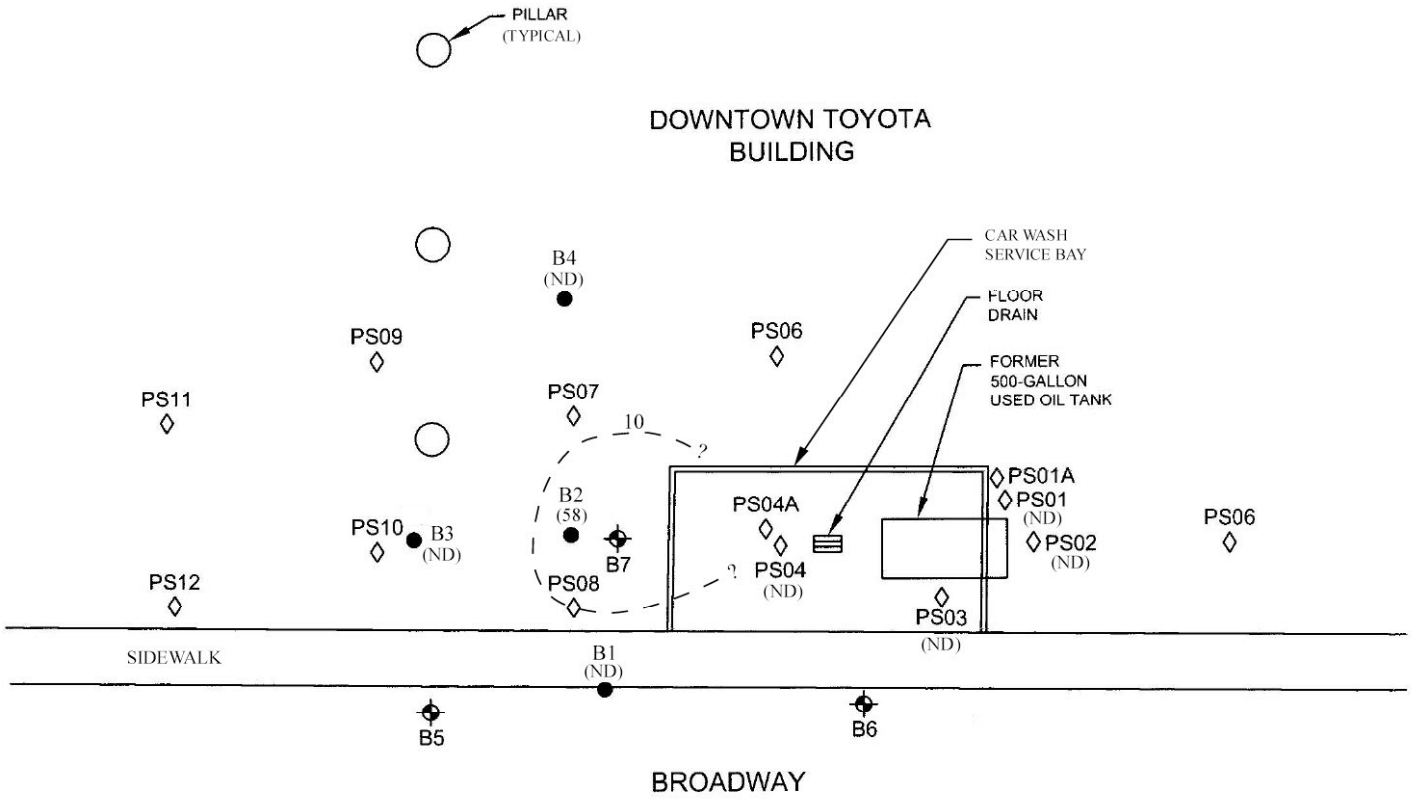
Figure 3
Site Plan Showing TPH-G in Soil and Isoconcentration Contours
Classic Investments, LLC
4145 Broadway
Oakland, California

N

Base Map From:
JG/Geo-Logic, Nov 1999

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
SCALE IN FEET



LEGEND

◊ PS12	Borehole, Previous Investigation (Burlington, 1994)
● B4	Borehole, Previous Investigation (Geo-Logic, 1999)
⌖ B6	Proposed Borehole
(58)	TPH-D in Soil (mg/Kg)
– –	TPH-D Isoconcentration Contour (mg/Kg)

Note: Soil samples collected at depths ranging from 4.0 to 12.5 feet below grade.

Note: The east side of the car wash service bay is approximately 55 feet from the east side of the building.

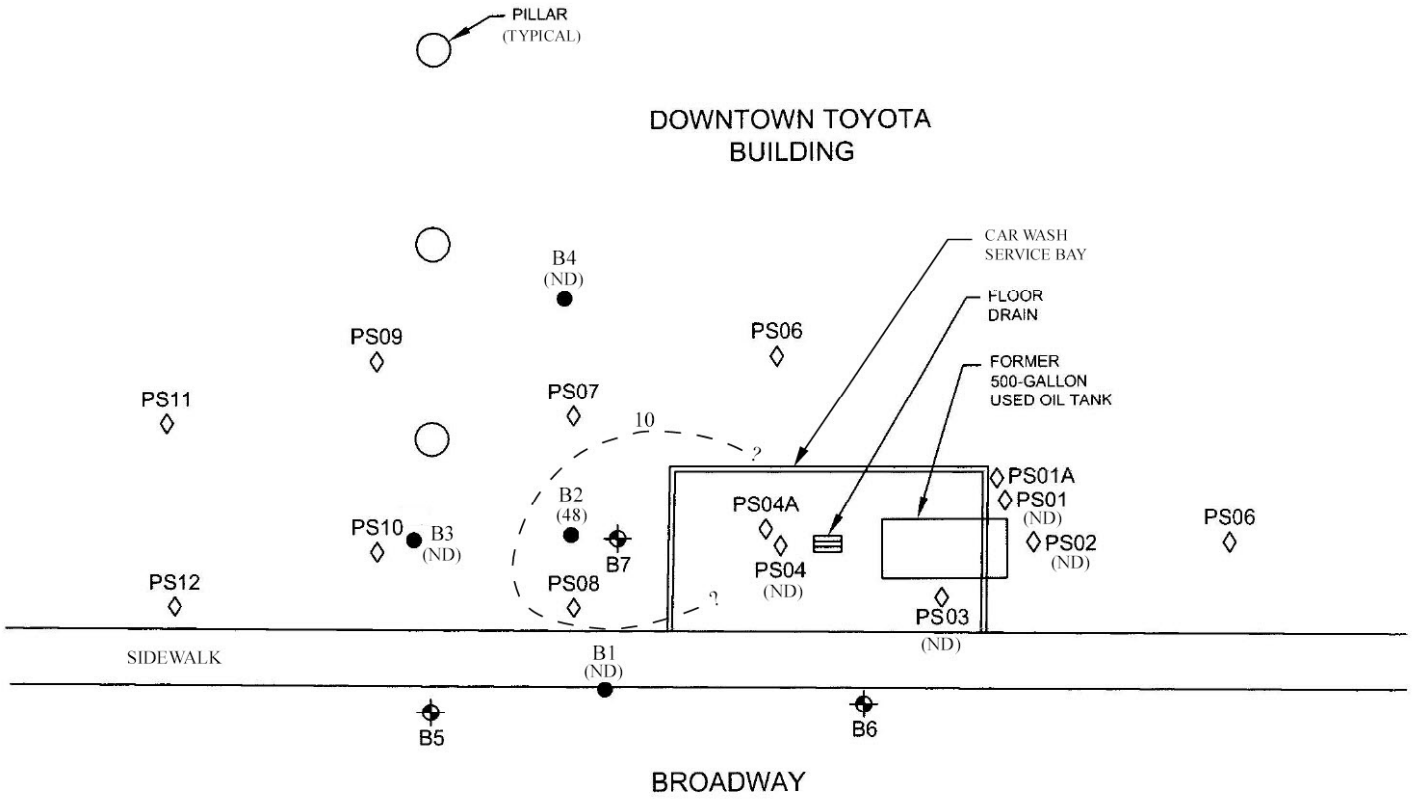
Figure 4
Site Plan Showing TPH-D in Soil and Isoconcentration Contours
Classic Investments, LLC
4145 Broadway
Oakland, California

N

Base Map From:
JG/Geo-Logic, Nov 1999

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
SCALE IN FEET



LEGEND

- ◊ PS12 — Borehole, Previous Investigation (Burlington, 1994)
- ● B4 — Borehole, Previous Investigation (Geo-Logic, 1999)
- ⌖ B6 — Proposed Borehole
- (48) — TPH-MO in Soil (mg/Kg)
- – – — TPH-MO Isoconcentration Contour (mg/Kg)

Note: Soil samples collected at depths ranging from 4.0 to 12.5 feet below grade.

Note: The east side of the car wash service bay is approximately 55 feet from the east side of the building.

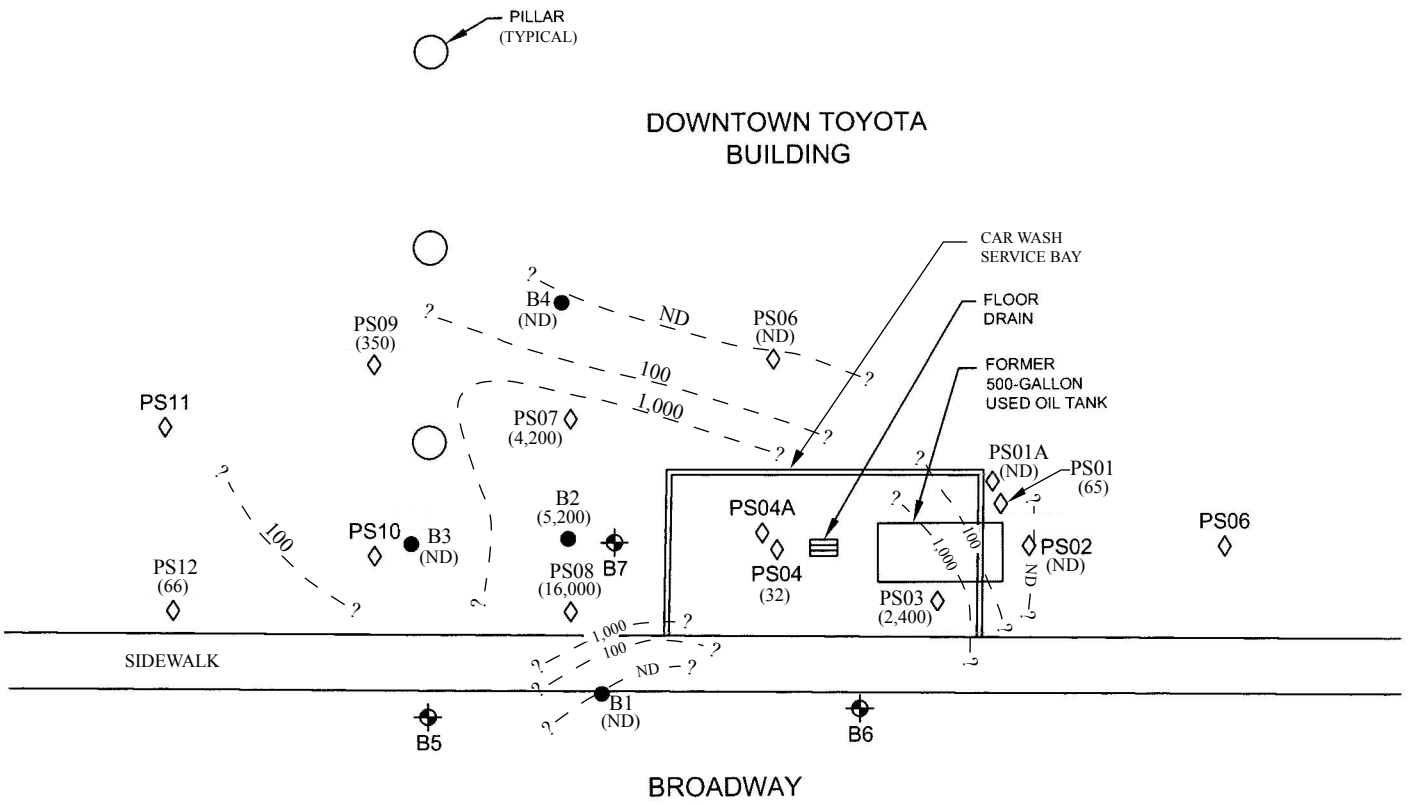
Figure 5
Site Plan Showing TPH-MO in Soil and Isoconcentration Contours
Classic Investments, LLC
4145 Broadway
Oakland, California

N

Base Map From:
JG/Geo-Logic, Nov 1999

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
SCALE IN FEET



LEGEND

- PS12 — Borehole, Previous Investigation (Burlington, 1994)
- B4 — Borehole, Previous Investigation (Geo-Logic, 1999)
- B6 — Proposed Borehole
- (16,000) — TPH-G in Groundwater (ug/L)
- — — TPH-G Isoconcentration Contour (ug/L)

APPROXIMATE GROUNDWATER FLOW DIRECTION

Note: The east side of the car wash service bay is approximately 55 feet from the east side of the building.

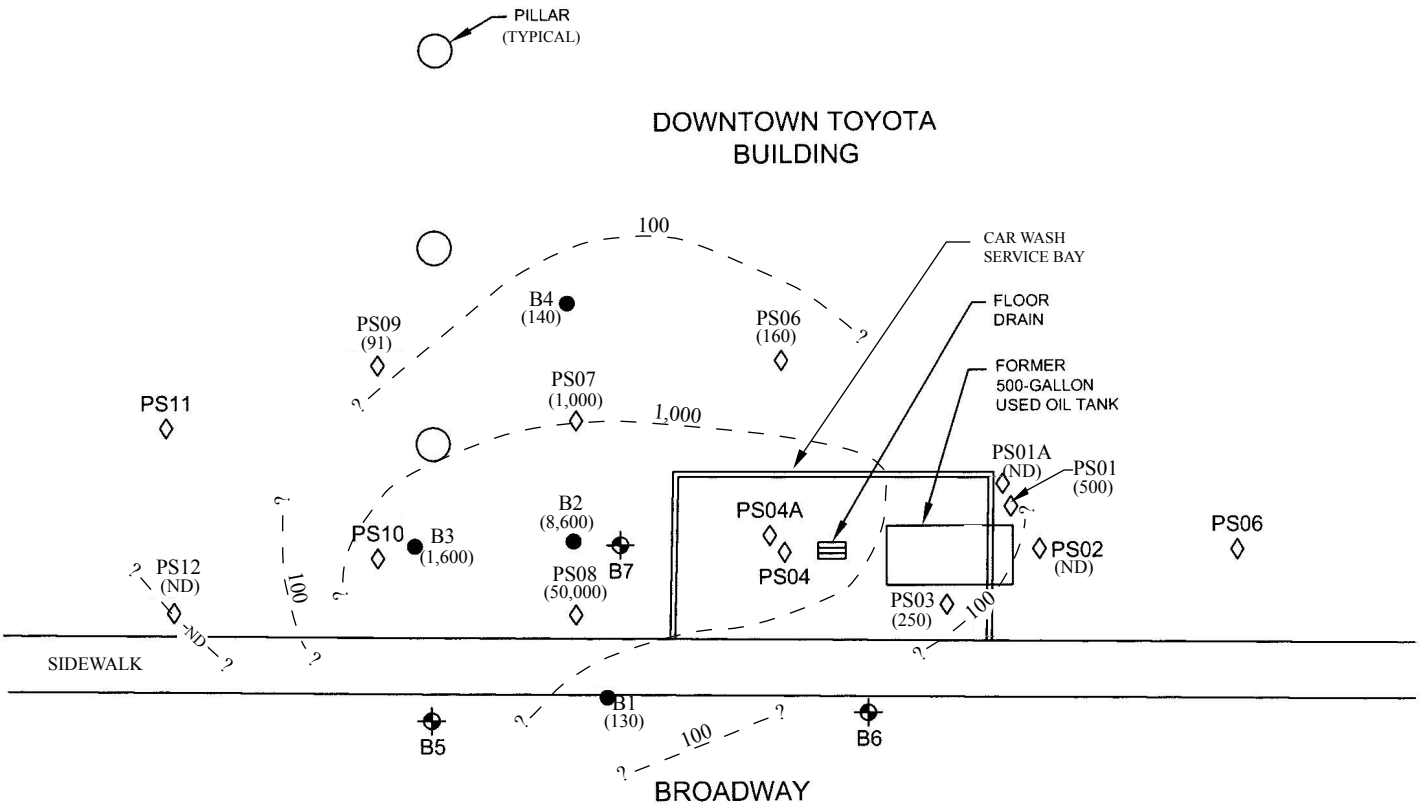
Figure 6
Site Plan Showing TPH-G in Groundwater and Isoconcentration Contours
Classic Investments, LLC
4145 Broadway
Oakland, California

N

Base Map From:
JG/Geo-Logic, Nov 1999

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20
SCALE IN FEET



LEGEND

- PS12 — Borehole, Previous Investigation (Burlington, 1994)
- B4 — Borehole, Previous Investigation (Geo-Logic, 1999)
- B6 — Proposed Borehole
- (50,000) — TPH-D in Groundwater (ug/L)
- — — TPH-D Isoconcentration Contour (ug/L)

APPROXIMATE GROUNDWATER FLOW DIRECTION

Note: The east side of the car wash service bay is approximately 55 feet from the east side of the building.

Figure 7
Site Plan Showing TPH-D in Groundwater and Isoconcentration Contours
Classic Investments, LLC
4145 Broadway
Oakland, California

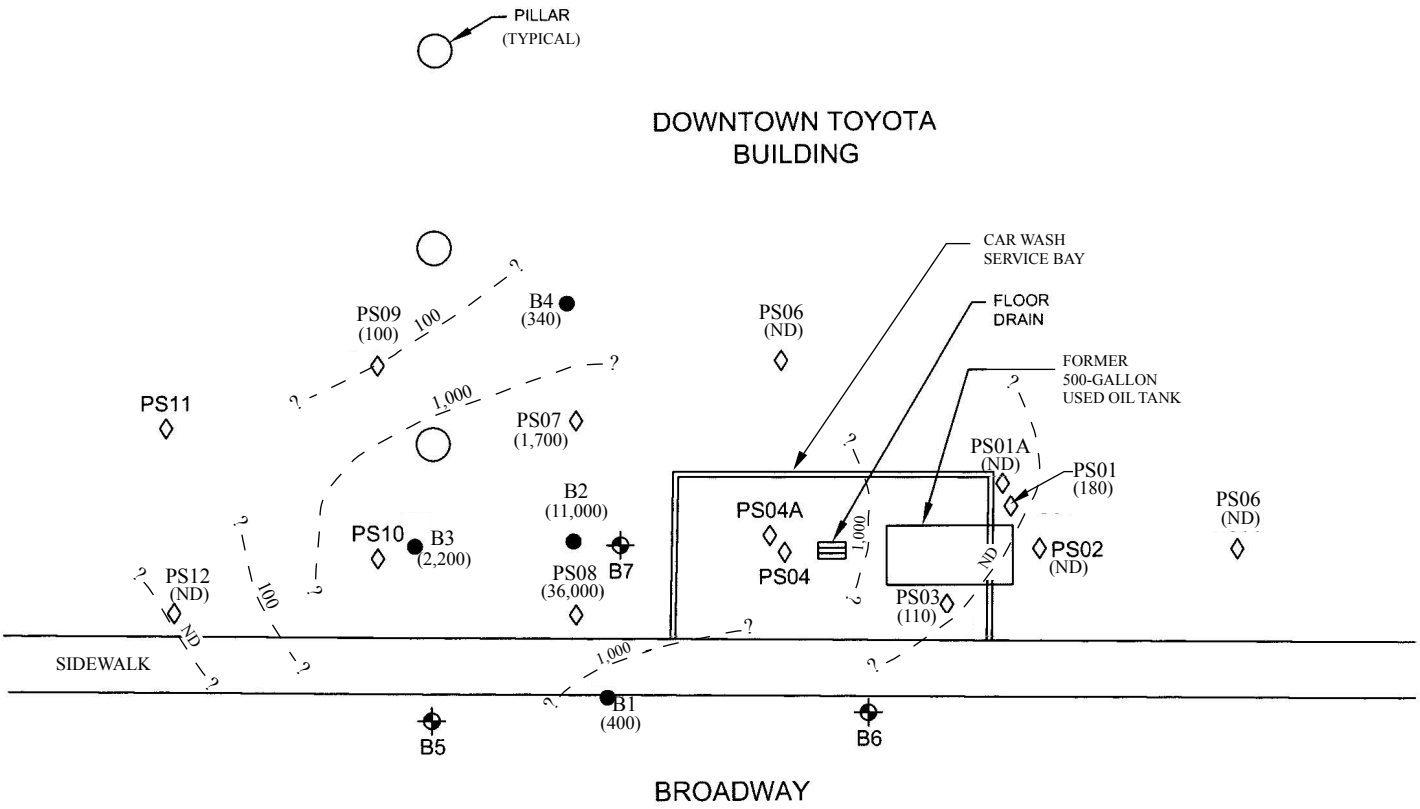
N

Base Map From:
JG/Geo-Logic, Nov 1999

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20

SCALE IN FEET



LEGEND

- PS12 — Borehole, Previous Investigation (Burlington, 1994)
- B4 — Borehole, Previous Investigation (Geo-Logic, 1999)
- B6 — Proposed Borehole
- (36,000) — TPH-MO in Groundwater (ug/L)
- — — TPH-MO Isoconcentration Contour (ug/L)

APPROXIMATE
GROUNDWATER
FLOW DIRECTION

Note: The east side of the car wash service bay is approximately 55 feet from the east side of the building.

Figure 8
Site Plan Showing TPH-MO in Groundwater and Isoconcentration Contours
Classic Investments, LLC
4145 Broadway
Oakland, California

N

Base Map From:
JG/Geo-Logic, Nov 1999

RGA Environmental, Inc.
1466 66th Street
Emeryville, CA 94608

0 10 20

SCALE IN FEET

APPENDIX A

Burlington Environmental, Inc. March 11, 1994
Preliminary Site Assessment Report
Table 1 – Soil Analytical Results
Table 2 – Groundwater Analytical Results

Table 1
SOIL ANALYTICAL RESULTS

Downtown Toyota
Oakland, California

Soil Boring	Sample Depth (ft)	Date Sampled	Sample No.	TPH Gasoline	TEH Diesel	TEH Motor Oil	TRPH	Benzene	Toluene	Ethyl-Benzene	Total Xylenes
			EPA Analysis Method	M8015	M8015	M8015	418.1	8020	8020	8020	8020
			Method Detection Limit (mg/kg)	0.5mg/kg	10.0mg/kg	10.0mg/kg	30mg/kg	0.0050mg/kg	0.0050mg/kg	0.0050mg/kg	0.0050mg/kg
PS01	4 - 5	2/2/94	PS01-04	ND<0.50	ND<10	ND<10	ND<30	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050
PS02	4 - 5	2/2/94	PS02-04	ND<0.50	ND<10	ND<10	ND<30	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050
PS03	4 - 5	2/2/94	PS03-04	ND<0.50	ND<10	ND<10	ND<30	ND<0.0050	ND<0.0050	ND<0.0050	ND<0.0050
PS04	4 - 5	2/2/94	PS04-04	32 *	ND<10	ND<10	ND<30	ND<0.0050	0.0065	0.015	0.14
	9 - 10	2/2/94	PS04-09	11 *	NA	NA	NA	ND<0.0050	0.0074	ND<0.0050	0.0096

*	Product is not typical gasoline as indicated by Certified Analytical Results
NA	Not analyzed
ND	Not detected above method detection limit
ft	Feet
mg/kg	Milligrams per kilogram
TEH	Total extractable hydrocarbons
TPH	Total petroleum hydrocarbons
TRPH	Total recoverable petroleum hydrocarbons

Table 2
GROUNDWATER ANALYTICAL RESULTS

Downtown Toyota
Oakland, California

Soil Boring Designation	Sample Date	Sample Number	TRPH	TPH Gasoline	TEH Diesel	TEH Motor Oil	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Comments
	EPA Analytical Method		418.1	M8015	M8015	M8015	8020	8020	8020	8020	
	Detection Limit (ug/l)		1000ug/l	50ug/l	50ug/l	100ug/l	0.30ug/l	0.30ug/l	0.30ug/l	0.50ug/l	
PS01	2/2/94	PW01-020294	ND<1000	65	500	180 ***	ND<0.30	ND<0.30	ND<0.30	1.0	
PS02	2/2/94	PW02-020294	ND<1000	ND<50	ND<50	ND<100	ND<0.30	0.37	0.30	1.2	
PS03	2/2/94	PW03-020294	ND<1000	2400 *	250 **	110 ***	0.57	0.89	1.4	3.0	
PS04	2/2/94	-	NS	NS	NS	NS	NS	NS	NS	NS	Dry borehole
PS05	2/2/94	PW05-020294	NA	NA	NA	NA	NA	NA	NA	NA	
PS06	2/2/94	PW06-020294	ND<1000	ND<50	160	ND<100	0.49	0.57	ND<0.30	1.5	
PS07	2/2/94	PW07-020294	2900	4200 *	1000 **	1700	1.6	5.6	ND<1.5	18	
PS08	2/2/94	PW08-020294	520000	16000 *	50000 **	36000	ND<15	45	ND<15	130	
PS09	2/2/94	PW09-020294	ND<1000	350 *	91 **	100	ND<0.30	ND<0.30	0.66	3.2	
PS10	2/2/94	-	NS	NS	NS	NS	NS	NS	NS	NS	Dry borehole
PS11	2/2/94	-	NS	NS	NS	NS	NS	NS	NS	NS	Not drilled
PS12	2/2/94	PW12-020294	ND<1000	66 *	ND<50	ND<100	0.62	ND<0.30	ND<0.30	2.2	
DRINKING WATER STANDARDS											
California Maximum Contaminant Levels (ug/l)				-	-	-	1	-	680	1750	

Groundwater chemistry values presented in micrograms per liter (ug/l).

* Product is not typical gasoline (see Certified Analytical Results).

** Not typical diesel (see Certified Analytical Results).

*** Oil range product similar to synthetic motor oil (see Certified Analytical Results).

NA Not analyzed

NS Not sampled

TPH Total petroleum hydrocarbons as gasoline

TEH Total extractable hydrocarbons

TRPH Total recoverable petroleum hydrocarbons

BTEX Benzene, toluene, ethylbenzene, and total xylenes

APPENDIX B

Geo-Logic November 4, 1999
Further Assessment of Groundwater Report
Table 1 – Summary of Laboratory Analyses - Soil
Table 2 – Summary of Laboratory Analyses - Water

TABLE 1

SUMMARY OF LABORATORY ANALYSES- SOIL

Sample/depth	TPH Gas	TPH Diesel	TPH M.O.	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
(Collected on October 25, 1999)								
B-1 (7')	<1.0	<1.0	<5.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-2 (9')	58	33	48	<0.005	0.081	0.012	<0.005	<0.05
B-3 (8.5')	<1.0	<1.0	<5.0	<0.005	<0.005	<0.005	<0.005	<0.05
B-4 (12.5'	<1.0	<1.0	<5.0	<0.005	<0.005	<0.005	<0.005	<0.05
Detection Limit	1.0	1.0	5.0	0.005	0.005	0.005	0.005	0.05

Results are in parts per million (ppm).

TABLE 2

SUMMARY OF LABORATORY ANALYSES - WATER

Sample/depth	TPH Gas	TPH Diesel	TPH M.O.	Benzene	Toluene	Ethyl-benzene	Xylenes	MTBE
(Collected on October 25, 1999)								
B-1 (8.7')	<50	130	400	<0.5	<0.5	<0.5	<0.5	7.8
B-2 (9.5')	5200	8600	11,000	<0.5	<0.5	<0.5	9.6	<5.0
B-3 (8.9')	110	1600	2200	<0.5	0.76	<0.5	<0.5	<5.0
B-4 (12.8')	<50	140	340	<0.5	0.60	<0.5	<0.5	<5.0
Detection Limit	50	50	250	0.5	0.5	0.5	0.5	5.0

Results are in parts per billion (ppb).