Downtown Auto Center

SUBARU 510-547-4424 • **TOYOTA** 510-547-4635 • **SAAB** 510-547-4625
4145 Broadway, Oakland, CA 94611
TEL: 510-547-4436
FAXES: Business Office: 510-653-1025 • Finance Department: 510-653-3181

August 22, 2013

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

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

Dear Ms. Jakub:

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

- Subsurface Investigation Work Plan dated August 19, 2013 (document 0271.W2).

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-mentioned report 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.

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)

0271.L10

August 19, 2013
Work Plan 0271.W2
RGA Job# PZ33580

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

SUBJECT: SUBSURFACE INVESTIGATION WORK PLAN (B8 AND B9)
RO # 0000509
Downtown Toyota Site
4145 Broadway
Oakland, California

Dear Ms. Jakub:

RGA Environmental, Inc. (RGA) has prepared this work plan for the drilling of two soil borings (B8 and B9) at the subject site to obtain information for evaluation of compliance with Low Threat Closure Policy (LTCP) criteria for the site. This work plan is prepared in response to a letter dated July 9, 2013 from the Alameda County Environmental Health Department (ACEH) and in accordance with an August 16, 2013 meeting at ACEH offices to discuss methods for evaluating compliance with the LTCP.

The work scope discussed at the August 16, 2013 meeting includes drilling two soil borings for collection of soil and groundwater samples and the evaluation of free product at the site. The soil samples will be analyzed for evaluation of direct and outdoor air exposure, and the groundwater samples will be analyzed for comparison with historical water quality information. The proposed drilling locations are shown in Figure 1. A detail of a blueprint showing the location of a buried sewer pipe in the vicinity of the proposed drilling locations is attached as Figure 2. During the August 16, 2013 meeting it was discussed that geologic cross sections will not be prepared for the site at this time. All work will be performed under the direct supervision of a California professional geologist.

BACKGROUND

One 500-gallon underground waste oil underground storage tank (UST) was removed from inside the building on February 7, 1992. The results of one soil sample collected from beneath the UST at a depth of 8 feet below the ground surface (bgs) showed that 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, and 0.23 mg/kg total

xylenes were detected in the soil sample (the volatile organic compounds were analyzed using EPA Method 8240). Additional soil excavation and sampling were performed on April 15, 1992, with one soil sample collected at a depth of 9 feet bgs and no analytes detected in the soil sample. Groundwater was reported in the excavation at a depth of 10 fbg. The results for one groundwater sample collected from the pit showed that 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 were detected.

Soil borings were subsequently drilled at the site for the collection of soil and groundwater samples to define the horizontal and vertical extent of petroleum hydrocarbons. A summary of historical subsurface investigations, and the results of a sensitive receptor survey and a utility survey are presented in RGA's Subsurface Investigation Work Plan dated July 19, 2007 (document 0271,W1) and a list of historical reports is provided in RGA's Site Conceptual Model Report dated May 4, 2011 (document 0271.R4).

Historical groundwater concentrations from the investigation performed in the 1990's for TPH-G, Total Petroleum Hydrocarbons as Diesel (TPH-D) and Total Petroleum Hydrocarbons as Motor Oil (TPH-MO) are shown in Figures 3, 4, and 5, respectively. The location of the buried sewer pipe identified on the blueprint is shown on the figures.

No groundwater monitoring wells are at the site to provide historical groundwater level measurements. Groundwater was encountered in the UST pit in 1992 at a depth of 10 feet bgs. Groundwater was reported by others to have been encountered at a depth of 11 feet bgs in 9 of the 14 boreholes associated with the February 1994 subsurface investigation at the site. Groundwater was reported to not have been encountered in the remaining 5 boreholes. No subsequent water levels were reported in the boreholes for the investigation, and only five boring logs were available for review with the report. The report stated that no "phase-separated hydrocarbons" were detected in any of the groundwater samples.

In borings drilled at the site in October 1999 by others, water was reported to have been encountered during drilling in 3 of the 4 borings at depths ranging from 9.5 to 13.8 feet bgs, and was subsequently reported on the boring logs at depths ranging from 8.7 to 12.8 feet bgs. In September and October 2008 groundwater was encountered at the site during drilling of boreholes B5 and B7 by RGA at depths of 10.5 and 25.0 feet bgs, respectively, while groundwater was not encountered during drilling of borehole B6. Water levels were subsequently measured in boreholes B5 and B6 after completion of drilling at depths of 9.6 and 8.7 feet bgs, respectively. The depth to water was not subsequently measured in continuously cored borehole B7.

At the nearby site at 3943 Broadway, approximately 850 feet south of the subject site, water level measurements reported between November 2001 and June 2008 in 12 groundwater monitoring wells typically ranged between approximately 8 and 11 feet bgs, with most depth to water measurements of between either 8 and 10 feet or 9 and 11 feet.

SCOPE OF WORK

To obtain soil and groundwater samples and evaluate the presence of free product, RGA will perform the following tasks:

- Obtain a drilling permit.
- Mark proposed drilling locations, notify Underground Service Alert, and prepare a health and safety plan.
- Observe drilling of borings B8 and B9, collect soil and groundwater samples, and observe the water surface in the boreholes for the presence of free product.
- Arrange for sample analysis.
- Prepare a report documenting the findings of the subsurface investigation.

Each of these is discussed below in detail.

Permitting

A drilling permit will be obtained from Alameda County Public Works Agency.

Health and Safety Plan Preparation

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 B8 and B9 will each be continuously cored to a depth of 15 feet bgs at locations shown in Figure 1 using Geoprobe direct push technology with a 2.5-inch outside diameter GeoProbe Macrocore barrel sampler lined with cellulose acetate sleeves. Borehole B8 is located adjacent to the former waste oil UST excavation (the historical source area) and B9 is located adjacent to historical borehole PS08 (at the location where the highest historical groundwater contaminant concentration was detected).

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.

The cellulose acetate sleeve will be cut into 6-inch long sections and the soil samples will be selected from the portion of the core exhibiting the highest PID reading. A total of two soil samples will be collected from each borehole with one soil sample collected from each of the intervals of 0 to 5 and 5 to 10 feet bgs in each borehole. If no PID readings are detected, the soil samples will be selected from intervals of staining or discoloration. If no intervals with staining or discoloration are observed, the soil samples will be collected from the central portion of each interval. Soil samples will be retained for laboratory analysis by sequentially covering the ends of the selected portion of tube with Teflon tape 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 is anticipated to be encountered between the depths of approximately 11 and 13 feet bgs based on the historical depth at which groundwater has been encountered in boreholes at the site. The presence of groundwater in the boreholes will initially be evaluated using an electric water level indicator. In the event that groundwater is not encountered in the boreholes during drilling the boreholes will be left open for two days. If water still has not accumulated in the boreholes by the end of the second day the boreholes will be deepened from a depth of 15 feet bgs to a depth of 20 feet bgs and the process of evaluating the presence of fluid in the boreholes repeated.

Once the presence of fluid in the boreholes has been confirmed, a steel tape with petroleum-finding paste and water-finding paste will be inserted into the borehole to determine if any measureable free product is present on the water in the borehole. Following evaluation of the presence of free product with the steel tape, new temporary 1-inch diameter slotted PVC pipe will be inserted into each borehole and a polyethylene tube will be inserted into the temporary PVC pipe. The tube will be connected to a peristaltic pump and the pump will be operated while the bottom of the tube is still above any liquid in the borehole. The tube will then be slowly inserted into the PVC pipe until the surface of the fluid in the borehole is encountered and the surface of the fluid in the borehole is drawn into the tubing. The fluid that is drawn into the tube will be discharged into a container and will also be evaluated for the presence of a separate phase layer, including evidence of a sheen and petroleum hydrocarbon odor.

Following evaluation of the surface of the fluid in the boreholes for evidence of free product, groundwater samples will be collected from each borehole by inserting the tubing to below the water surface and discharging the water from the peristaltic pump discharge tubing into 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. New tubing will be used for collection of each groundwater sample.

Following completion of sample collection activities, the boreholes for the soil borings will be filled with neat cement grout. 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 Analytical, Inc. in Pittsburg, California. The soil samples will be analyzed for PAHs (including naphthalene) by EPA Method 8270C and for VOCs by EPA Method 8260B. The groundwater samples will be analyzed for TPH-G using modified EPA Method 8015B, for TPH-D and Total Petroleum Hydrocarbons as Bunker Oil (TPH-BO) using EPA Method 8015B with silica gel cleanup, and for BTEX and MTBE using EPA Method 8260B. The oil-range analysis will be performed for bunker oil (carbon range C10 to C36), which has a detection limit of 100 ug/L and is comparable to the San Francisco Bay Regional Water Quality Control Board groundwater Environmental Screening Level for residual fuels.

August 19, 2013
Work Plan 0271.W2

Report Preparation

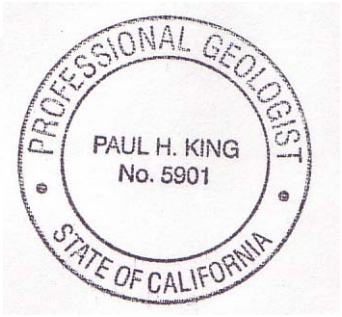
Upon receipt of the subsurface investigation laboratory analytical results, a report will be prepared. The report will document drilling and soil and groundwater sample collection procedures and sample results, and the results of the free product observations. The report will include a site plan showing the drilling locations, boring logs, tables summarizing the sample results, isoconcentration contour maps showing historical water quality results, an evaluation of the results with the LTCP case closure criteria, recommendations, and the stamp of a California professional geologist.

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: 12/31/13

Attachments:

Figure 1 – Site Plan Detail Showing Proposed Borehole Locations
Figure 2 – Blueprint Detail Showing Underground Sewer Pipe Location Inside Building
Figure 3 - Site Plan Detail Showing Historical 1990's TPH-G Concentrations in Groundwater
Figure 4 - Site Plan Detail Showing Historical 1990's TPH-D Concentrations in Groundwater
Figure 5 - Site Plan Detail Showing Historical 1990's TPH-MO Concentrations in Groundwater

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

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FIGURES

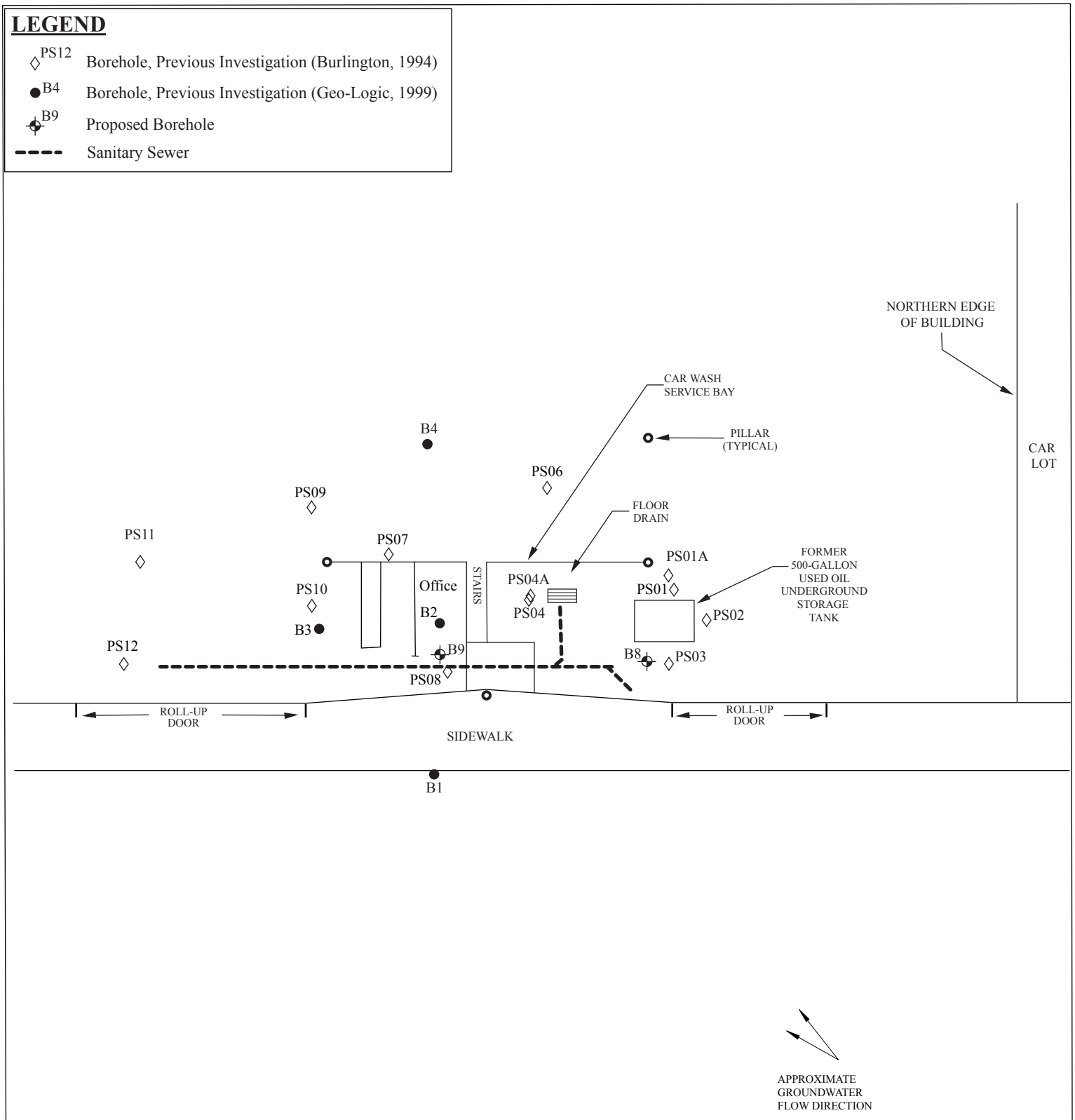

Figure 1
Site Plan Detail Showing Proposed Borehole Locations
Downtown Toyota
4145 Broadway
Oakland, California

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

0 10 20
Approximate Scale in Feet

N

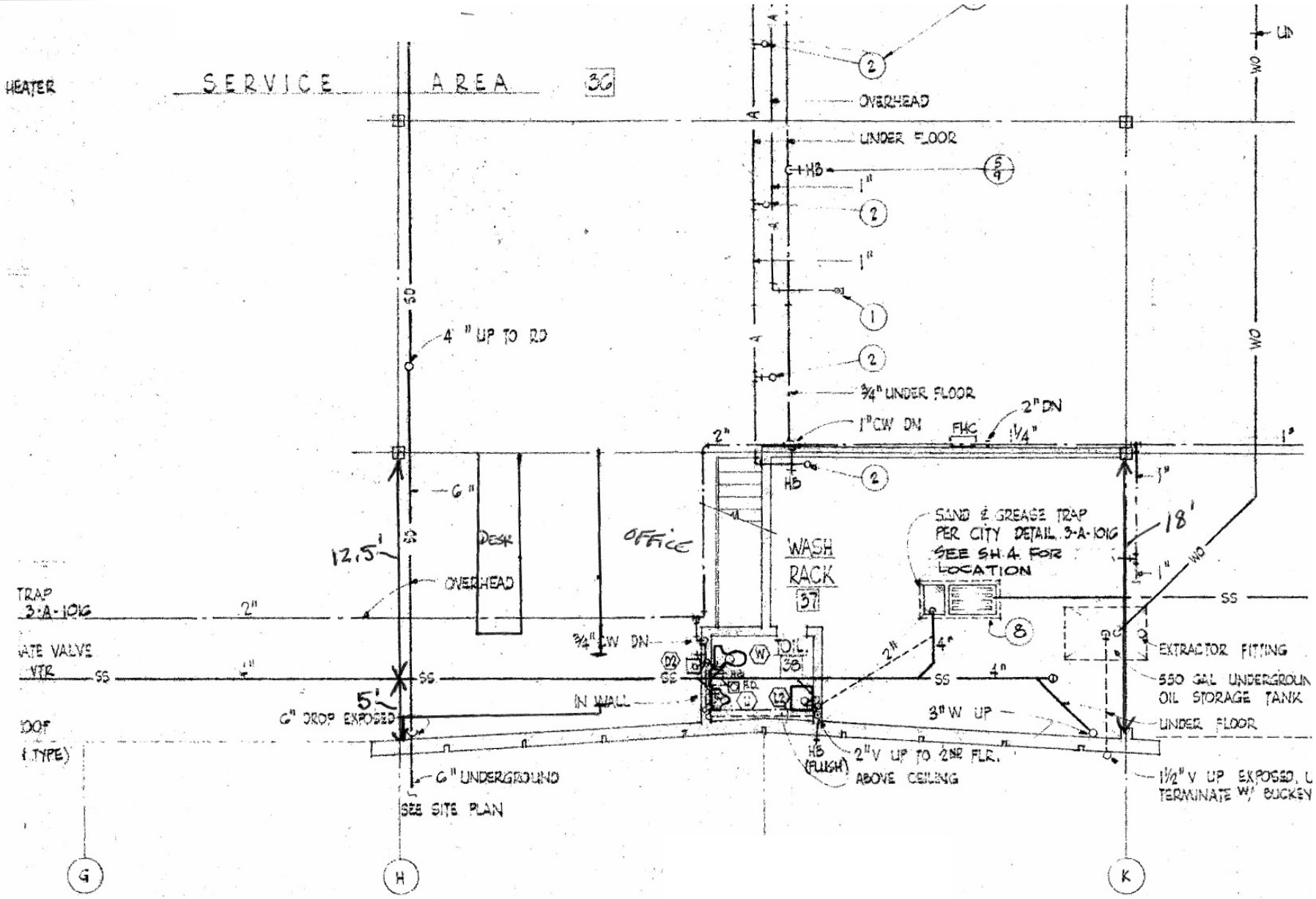

Figure 2
Blueprint Detail Showing Underground Sewer-Pipe Location Inside Building
Downtown Toyota
4145 Broadway
Oakland, California

Base Map from: 1st Floor Plumbing Plan, Andrew P. Anderson, Architect, June 1, 1966	RGA Environmental, Inc. 1466 66th Street Emeryville, CA 94608	No Scale N

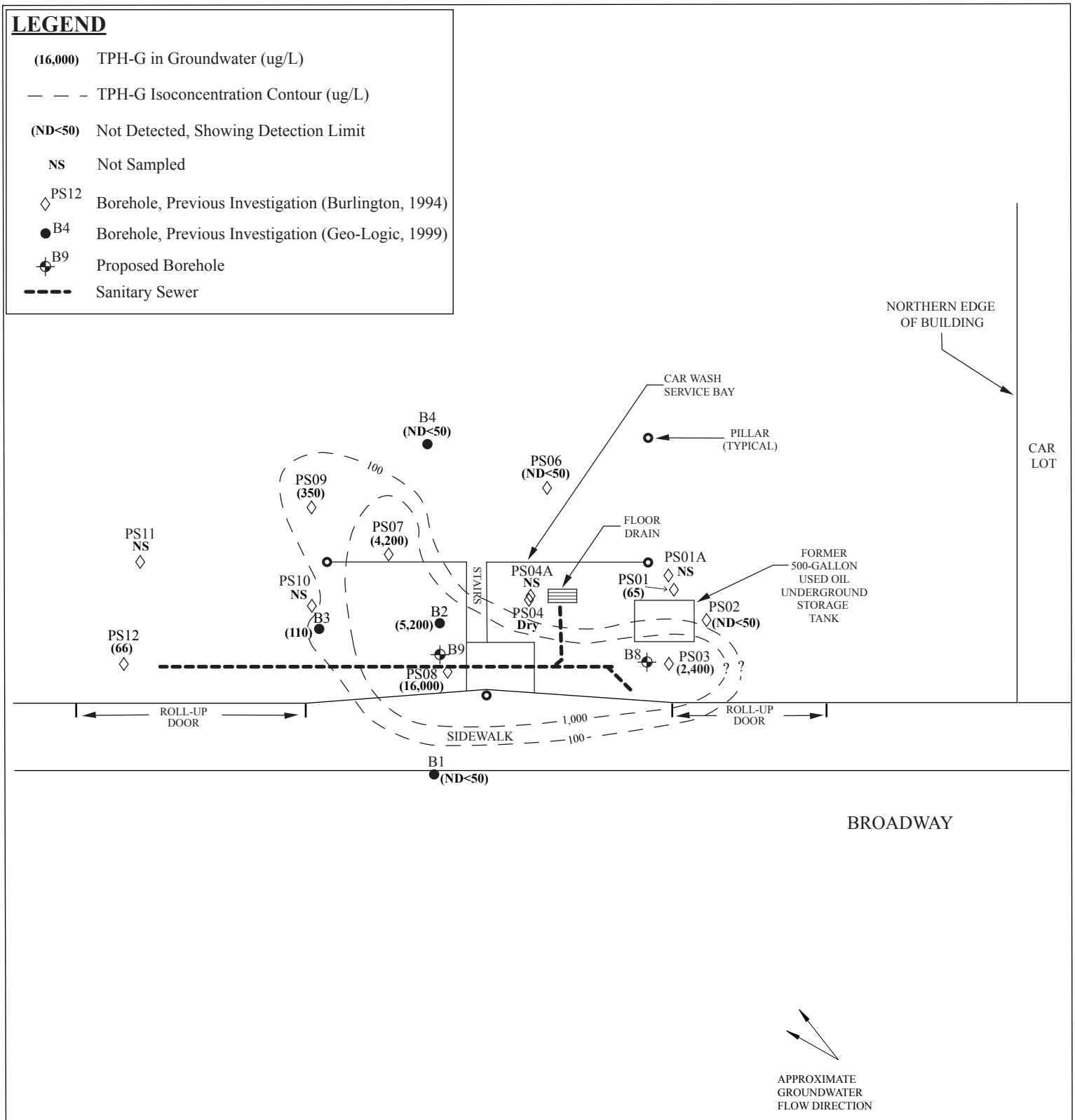

Figure 3
Site Plan Detail Showing Historical 1990's TPH-G Concentrations in Groundwater
Downtown Toyota
4145 Broadway
Oakland, California

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

0 10 20
Approximate Scale in Feet

N

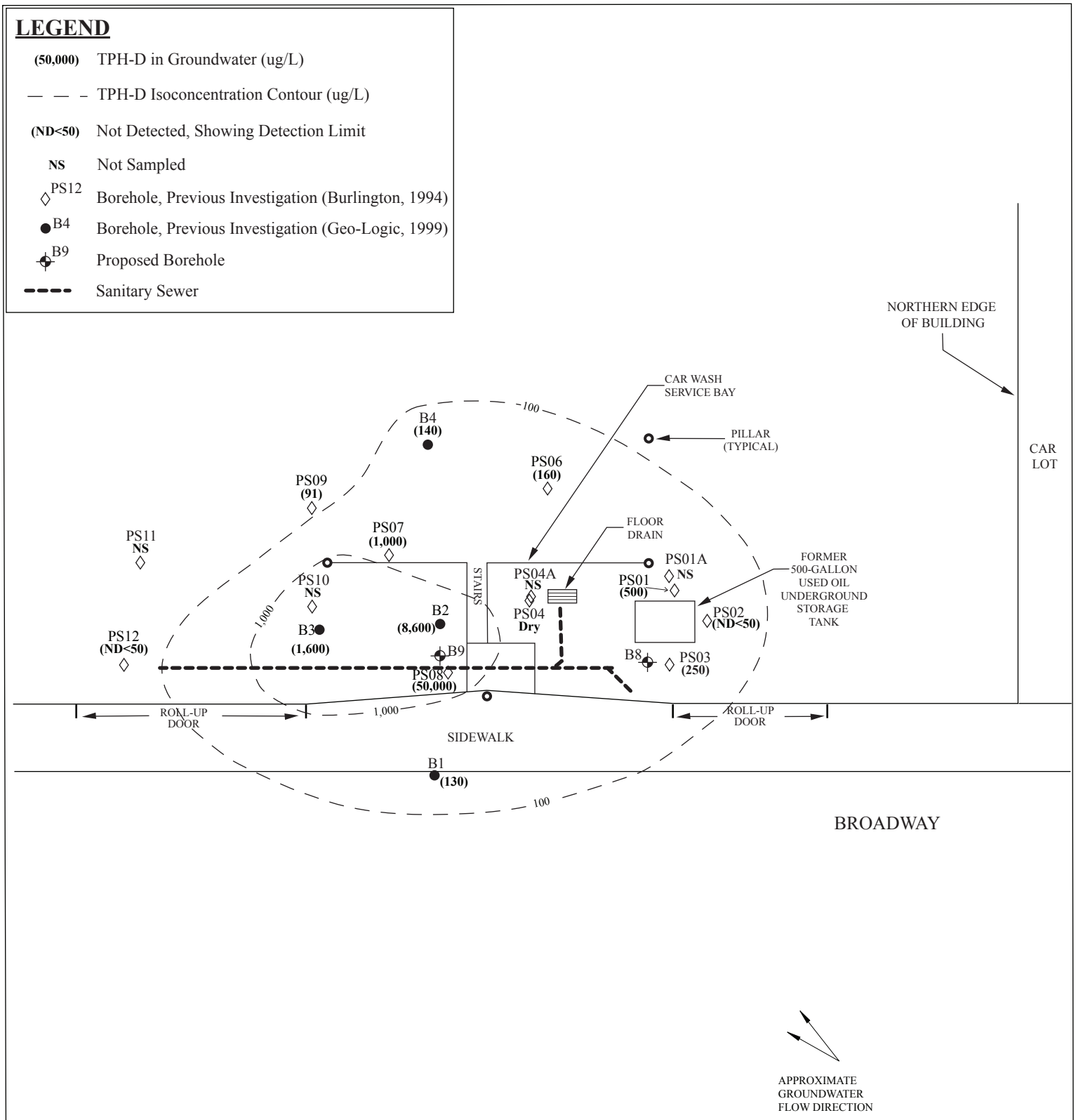

Figure 4
Site Plan Detail Showing Historical 1990's TPH-D Concentrations in Groundwater
DowntownToyota
4145 Broadway
Oakland, California

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

0 10 20
Approximate Scale in Feet

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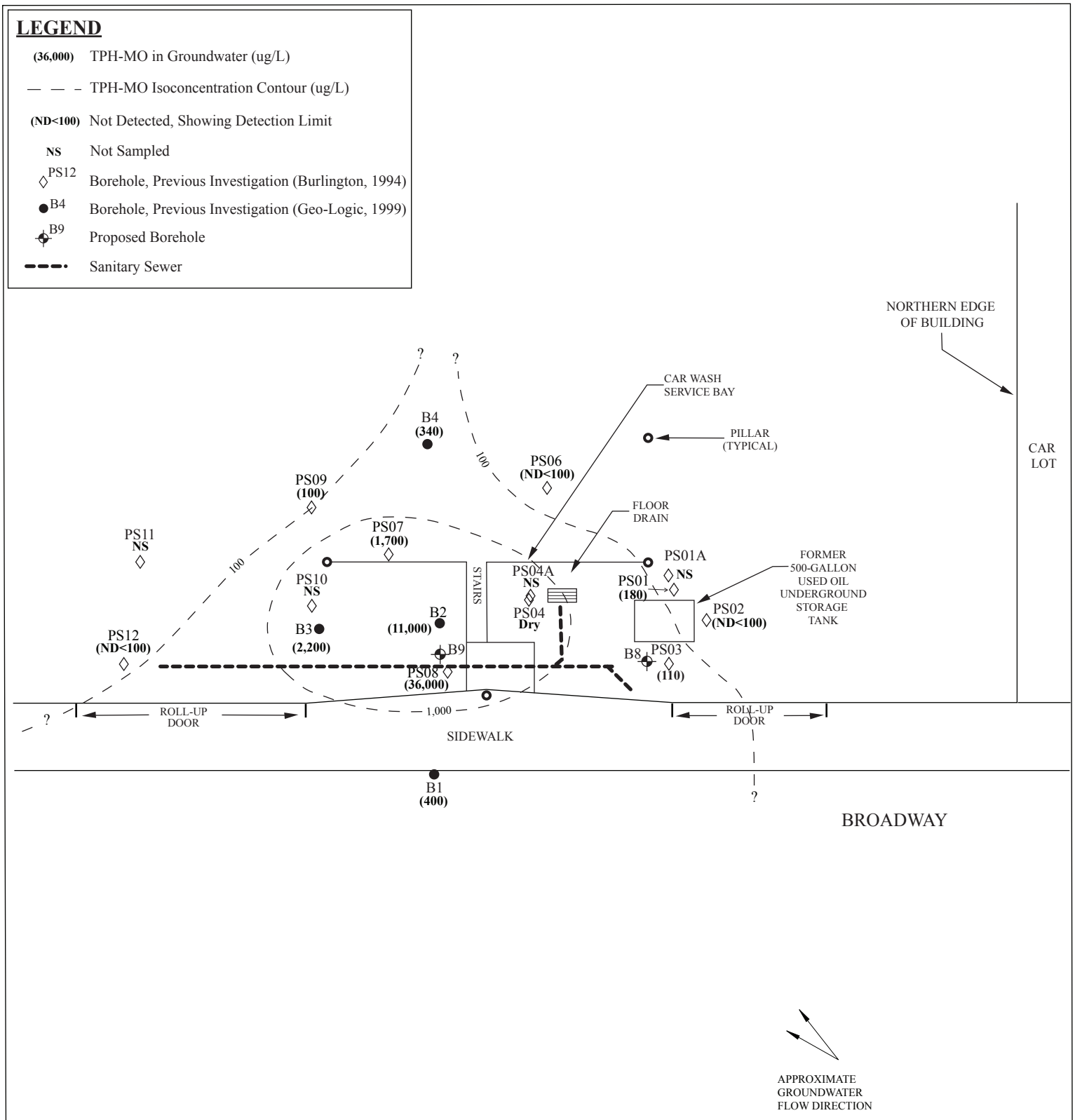

Figure 5
Site Plan Detail Showing Historical 1990's TPH-MO Concentrations in Groundwater
Downtown Toyota
4145 Broadway
Oakland, California

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

0 10 20
Approximate Scale in Feet

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