ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

7

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

October 14, 2005

Mr. Jesse Wu
BRIDGE Housing Corporation
345 Spear Street, Suite 700
San Francisco, CA 94105

Dear Mr. Wu:

Subject: SLIC Site Case Closure, #RO0002517, Mandela Gateway Redevelopment, 7th and Mandela, Oakland, CA 94607, (Mandela Gateway Townhomes, Parcel A, 1431 Eighth St., Oakland, CA 94607 and Mandela Gateway Redevelopment Site, 1350-1400 Seventh Street, Oakland, CA 94607)

This letter confirms the completion of site investigation and remedial action for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site. The subject Spill, Leaks, Investigation and Cleanup (SLIC) case is closed, no further action is required for this site.

SITE INVESTIGATION AND CLEANUP SUMMARY

Please be advised the following conditions exist at the site:

1350-1400 Seventh Street, Oakland, CA 94607

- A Soil Management and Removal Plan, has been prepared for the site to protect future workers and site users from risks associated with the presence of residual pollution (excluding Parcel A, 1431 Eighth St.).
- A deed restriction has been recorded for this site (excluding Parcel A, 1431 Eighth Street) to provide for long-term maintenance and prevent future uncontrolled disturbance of those portions of the site that are capped by either building slabs, pavement or clean soil to preclude direct contact with any remaining soil containing chemicals above risk-based screening levels.
- Residual pollution of up to 0.479 ppm TPHg, 0.0042 ppm 4,4-DDT and 0.0027 ppm 4, 4-DDE exist in soil at this site.
- Residual pollution of up to 50 ppb TPHg, 180 ppb TPHd, 1.8 ppb toluene, 1.6 ppb xylene and 2.1 ppb 1,2 DCA exist in groundwater at this site.

1431 Eighth St., Oakland, CA 94607

- No residual concentrations of chemicals exist on site above risk based screening levels and the site meets the requirements for unrestricted use.

If you have any questions, please call Barney Chan at (510) 567-6765. Thank you.

Sincerely,

Donna L. Drogos, P.E.
LOP and Toxics Program Manager

cc: Ms. Cherie McCaulou, SFRWQCB
Mr. Leroy Griffin, OFD, 250 Frank Ogawa Plaza, Suite 3341, Oakland, CA, 94612
Files, (w/original enc), D. Drogos (w/enc), R. Garcia-LaGrille (w/enc)

Alameda County Environmental Health

CASE CLOSURE SUMMARY
TOXICS PROGRAM

I. AGENCY INFORMATION

Date: 9/20/05

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567- 6765
Responsible Staff Person: Barney Chan	Title: Hazardous Materials Specialist

II. CASE INFORMATION

Site Facility Name: Mandel Gateway Redevelopment		
Site Facility Address: 0 7th and Mandela Parkway, Oakland, CA 94607 aka 1431 8th St. and 1350-1400 Seventh St., Oakland, CA 94607		
RB Case No.: ---	Local Case No.: ---	Toxics Case No.: RO0002517
URF Filing Date: ---	SWEEPS No.: ---	APN: 004-0109-001 004-0108-005 004-0109-002 004-0108-006 004-0109-003

Responsible Parties	Addresses	Phone Numbers
Mr. Jesse Wu Bridge Housing Corporation	345 Spear St., Suite 700 San Francisco, CA 94105-3901	415-989-1111

Tank I.D. No	Size in Gallons	Contents	Closed In Place/Removed?	Date
NA	----	---	----	----

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: unknown		
Site characterization complete? Yes	Date Approved By Oversight Agency: -----	
Monitoring wells installed? No	Number: ---	Proper screen interval? NA
Highest GW Depth Below Ground Surface: 4.15' bgs (data from Kelly's Truck Repair site, RO1071).	Lowest Depth: 12' (from soil borings)	Flow Direction: assumed south based on data from 1520 7th St., LOP Case No. RO0001137
Most Sensitive Current Use: Potential drinking water source.		

Summary of Production Wells in Vicinity: No water supply wells were identified within ¼-mile of the subject site.	
Are drinking water wells affected? No	Aquifer Name: Oakland Sub basin East Bay Plain
Is surface water affected? No	Nearest SW Name: Oakland Inner Harbor is ~ 4,000' to the south
Off-Site Beneficial Use Impacts (Addresses/Locations): none identified	
Reports on file? Yes	Where are reports filed? Alameda County Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	----	-----	---
Piping	----	----	----
Free Product	None	----	---
Soil	7500 cy 336 cy 1100 cy 595 cy 1600 cy 130 cy	Disposed at Kettleman City Landfill, CA Disposed at Kettleman City Landfill, CA Disposed at Rep. Services Landfill, Livermore Disposed at Kettleman City Landfill, CA Disposed at Rep. Services Landfill, Livermore Disposed at Rep. Services Landfill, Livermore	7-11/2003 11/2003 11/2003 12/2003 6/2004 9/2004
Groundwater	None	---	----

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONSCBEFORE AND AFTER CLEANUP
(Please see Attachments for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
TPH (Gas)	0.479	0.479	50	50
TPH (Diesel)	1500	NA *	180	180
Oil & Grease/TPH mo	18,000	<50	<640	<640
Benzene	<0.005	<0.005	<0.5	<0.5
Toluene	<0.005	<0.005	1.8	1.8
Ethyl Benzene	<0.005	<0.005	<0.5	<0.5
Xylene	<0.005	<0.005	1.6	1.6
Heavy Metals***, total lead	4100	NS ****	<5.0	<5.0
MTBE (if not analyzed, explain below) **	<0.005	<0.005	<5	<5
Other (8240/8270) –VOCs	ND	ND	2.1 ppb 1,2 DCA	2.1 ppb 1,2 DCA
Pesticides: Aldrin	4.8	<0.002	---	----
Dieldrin	1.9	<0.002	---	----
Endrin	1.3	<0.002	---	---

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONSCBEFORE AND AFTER CLEANUP
(Please see Attachments for additional information on contaminant locations and concentrations)

Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After
4,4-DDT	5.4	0.0042	---	---
4,4-DDE	2.5	0.0027	---	---

* TPHd not run on post-excavation "after" samples, instead, TPH mo was run

**The other oxygenates: EtOH, TAME, ETBE, DIPE and TBA were not analyzed, EDB and EDC were <10 and <5 ppb, respectively in soil.

*** The CAM 17 metals were run on soil samples. All results were below either their respective ESL, (shallow soil/residential), or the 95% UTL for the Background Metals Concentrations for LBNL (June 2002).

****NS (not sampled) A post-excavation "after" sample was not taken, therefore, the residual concentration is uncertain. However, after the sample location was excavated, three feet of clean fill and asphalt was placed above this area, which is now a private driveway.

Site History and Description of Corrective Actions:

The site is located along both sides of Mandela Parkway between Seventh and Eighth Streets in Oakland, California (Attachment 1). The site consists of two areas, referred to herein as the "West Block" and "East Block" (Attachment 2). The West Block, (Assessor's Parcel No. 004-0109-001, 004-0109-002 and 004-0109-003), consists of the block bordered by Seventh Street, Eighth St., Center Street and Mandela Parkway. The East Block, (Assessor's Parcel Nos. 004-0108-005 and 004-0108-006), consists of the partial block bordered by Seventh Street, Mandela Parkway, Eighth Street and Parcel B of Parcel Map 8059, APN 004-0108-07. The parcel bordering the West Block on the north, Parcel No. 004-0109-001, has the address of 1431 8th St.(aka Parcel A) and will be developed with single-family town homes. This parcel, previously impacted with pesticides, was remediated and re-sampled confirming that remaining chemicals of concern (COCs) do not exceed residential cleanup standards and therefore, can be developed without a deed restriction. The other parcels will be developed as mixed commercial/residential, with the residential either above commercial or above soil below residential ESLs. See Attachment 3 for proposed development and Attachments 4 and 5 for "Before" and "After" remediation maps.

The site encompasses an area of approximately 4.6 acres. The site is generally underlain by about 2 to 8 feet of fill. The fill consists of sand with silt and silty sand and varying amounts of debris. On the East Block, the fill also contained materials from the former Cypress Nimitz freeway viaduct and abandoned utilities and foundations. The fill is underlain by native sand, ie Merritt Sand. Groundwater measured in the borings ranged from about 8-12' in depth. Based upon nearby sites, groundwater gradient is inferred to be southwest towards the Oakland Inner Harbor.

The previous use of the site has been residential, commercial and light industrial. Adjacent property uses are residential to the north, residential and commercial to the west, commercial to the east and parking, automotive repair and BART to the south. The West Block was occupied previously by Westwood Gardens apartment. This former apartment complex consisted of four 3-story, multi-unit residential buildings, a centrally partially paved plaza, a driveway and parking area, a paved basketball court and landscaped areas. The East Block consisted of Kelly's Truck Repair (1370 7th St.), J&A Truck Repair, a Cal Trans Park and Ride parking lot and part of the parking lot formerly owned by Armored Transport Systems, (AT Systems). A portion of the Nimitz Freeway was previously located above the Cal Trans lot, but was removed after the 1989 Loma Prieta earthquake. The pile caps associated with the freeway were removed prior to site development. As a result of the site's historical uses, residual chemical were left in soil at the site. Pesticides and lead on the West Block and lead and TPHmo on the East Block were identified as the COCs.

Based upon the future use of the site, residential cleanup levels were adopted using the environmental screening levels (ESLs) in the July 2003 SFRWQCB document, DTSC guidance levels (for lead), or calculated risk-based levels (for pesticides), which were less than the residential ESLs. Background levels for metals were also taken into account using the LBNL study (June 2002).

Total lead was found in a majority of soil samples collected and analyzed from the West Block. Typically, the higher concentrations of lead were detected in the upper two feet (i.e., 0 to 2.0 feet bgs) of soil. Total lead concentrations ranged from 1.6 mg/kg to 320 mg/kg, with one sample at 1,400 mg/kg detected in the southwest comer of the West Block.

Pesticides were also detected in a majority of the soil samples tested. The pesticides were typically detected in the upper foot of soil. On the East Block, similar to the West Block, total lead was found in most samples, with the higher concentrations detected in the top 2 feet. In addition, TPH as diesel and as motor oil was detected at concentrations ranging from 19 mg/kg to 18,000 mg/kg, exceeding the residential ESL of 500 ppm.

Soil management procedures for redevelopment activities were performed in accordance to a SMRP (Soil Management and Removal Plan). As part of the plan, soils containing chemicals exceeding remedial target levels were either removed or capped by building foundations and slabs, pavement or by at least two feet of clean soil. Attachments 4 and 5 indicate the approximate location of soil exceeding their target remedial levels (excluding Parcel A) before and after development, respectively. Attachment 6 indicates the locations of soil and groundwater samples, excluding Parcel A. A deed restriction has been filed on both East and West Blocks, excluding Parcel A. Parcel A sample locations, pesticide exceed locations and excavation area figures are shown on Attachments 7-9. As noted previously, all known concentrations of contaminants exceeding residential cleanup levels have been removed from Parcel A. All soil and groundwater analytical results for the East and West Blocks appear as Attachment 10.

On January 2002, PSI advanced seven borings, PB14-PB20, in the central portion of the East block. Soil and groundwater samples were collected and analyzed for TPHg, d, mo, metals and volatile organics. Total lead and TPH as motor in soils were detected at concentrations exceeding residential ESLs. Soil samples were collected at the depths of 2, 5,8, 10 and 12' bgs. A total of five groundwater samples were collected and analyzed for TPHg, TPHd, TPHmo and VOCs. Only 1ppb toluene and 1 ppb ethyl benzene was detected in the groundwater samples.

On May 2002, fourteen test borings (B-1 through B-14) were advanced on the East and West blocks to collect soil and groundwater samples. Two groundwater samples were collected on each block. On July 2002, trench samples, T-4, T-5 andT-8 were excavated in the Cal Trans parking lot. As previously noted, fill material was found from about 2-8', which consisted of sand with silt and silty sand and groundwater was encountered from 8-12' bgs. The results identified TPHmo, lead and pesticides as contaminants of concern in soil. TPHd up to 180 ppb, toluene at 1.8 ppb, xylenes at 1.6 ppb and EDC at 2.1ppb were detected in groundwater.

On August 2002, eleven borings, (B15 through B25) were advanced on the East and West blocks and soil samples collected to further characterize the contamination. Samples were analyzed for TPHg, TPHd, TPHmo, BTEX, pesticides and lead. Samples were taken at shallow depths (0.5-3.5' bgs).

On February 2003, eighteen borings (WB-1 through WB-18) were advanced on the West block and eleven borings (EB-1 through EB-11) were advanced on the East block and soil samples collected to further characterize the site for contaminants.

Based upon the data from these investigations, a Soil Management and Removal Plan (SMRP) was developed where locations exceeding residential threshold limits (RTLs) were either over-excavated, capped with asphalt or with a minimum of 2 feet of clean fill and a deed restriction filed for the parcel.

Parcel A, APN 004-0109-01, 1431 Eighth St., located on the north side of the West Block was planned for single-family townhouses with unrestricted use. Therefore, all known area exceeds of RTLs were excavated and re-sampling confirmed residual concentrations to be below these limits. Over a period from April to November 2003, numerous focused excavations and excavations for the future site development occurred. A total of over 11,000 cy of impacted soil was disposed of at Kettleman City and Republic Services landfills as hazardous and non-hazardous waste.

On March 31, 2003 J&A Trucking vacated its premises and the building, asphalt lot and foundations were demolished and removed. On April 30, 2003, the City of Oakland Hazardous Materials Program issued a letter stating that the J and A Trucking facility at 1370 7th St. was considered inactive and all hazardous materials and hazardous waste had been removed from the site.

On May 15, 2003, an attempt was made to locate MW-1 reportedly installed adjacent to the J and A Trucking site for the Kelly's Truck Repair investigation. Evidence found indicated that this well was decommissioned, therefore, on August 7, 2003 the Alameda County Public Works Agency issued a letter stating that it appeared that well (MW-1) had been destroyed and a well completion report was issued.

In April 2003, five additional focused excavations were done on the West block and from April through July 2003 twenty focused excavations were done on the East block to address specific hot spots.

Figures (Attachments 3-5) have been produced which clearly show the locations of contaminants exceeding RTLs prior and after excavation and the current property development. These figures, along with a final Soil Management Plan provides for the long-term management of the building slabs, pavement and soil cap and are included in the deed restriction filed on the property.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes No		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes No		
Does corrective action protect public health for current land use? Alameda County Environmental Health staff does not make specific determinations concerning public health risk. However, based upon the information available in our files to date, it does not appear that the release would present a risk to human health based upon current land use and conditions provided that the site management requirements below are met.		
Site Management Requirements: A deed restriction has been filed on this site excluding Parcel A (1431 8th St, APN 004-0109-001). A Final Soil Management Plan has been prepared which provides for the long-term management of the building slabs, pavement and soil cap.		
Should corrective action be reviewed if land use changes? Yes		
Monitoring Wells Decommissioned: NA	Number Decommissioned: --	Number Retained: --
List Enforcement Actions Taken: NA		
List Enforcement Actions Rescinded: NA		

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

1. No monitoring wells were installed during the investigation of the site and groundwater gradient was inferred using data from nearby sites.
2. In the East Block private driveway, soil samples taken at 1' depth detected lead concentrations exceeding the RTL. This area was excavated to depth of 3' and a minimum of three feet of clean fill placed over this area, however, no post-excavation samples were taken, so it is uncertain what levels of lead remain. The "after"figure indicating the remaining soil exceeds of the RTL **do not** reflect this area but it should be noted that no post-excavation samples were taken. This area is included in the recorded deed restriction.
3. Confirmation sampling was done both prior and after excavation. The prior excavation samples delineated the vertical extent of contamination and then excavation proceeded to below this depth.
4. Only MTBE was analyzed, the other oxygenates: EtOH, TAME, ETBE, DIPE and TBA were not.

Conclusion:

With the exception of the parcel, APN 004-0109-001, 1431 8th St., Oakland 94607, residual contaminants exceeding residential cleanup levels remain in soil at the site. These locations are either capped with asphalt, two feet of clean fill or buildings. Those locations are designated in figures in the Final Soil Management Plan and included with the deed restriction filed on this site. Alameda County Environmental Health staff believe that the levels of residual contamination do not appear to pose a significant threat to water resources, public health and safety, and the environment under the proposed commercial/residential land use based upon the information available in our files provided that the site management requirements above are met. Remaining residual contamination exceeding residential cleanup levels have been covered by asphalt or buildings, therefore, eliminating exposure. ACEH staff recommends closure for the site.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Barney Chan	Title: Hazardous Materials Specialist
Signature: Barney Chan	Date: 9/22/05
Approved by: Donna L. Drogos, P.E.	Title: Supervising Hazardous Materials Specialist
Signature:	Date: 09/22/05

This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions.

VII. REGIONAL BOARD NOTIFICATION

Regional Board Staff Name: Cherie McCaulou	Title: Engineering Geologist
RB Response: Concur, based solely upon information contained in this case closure summary.	Date Submitted to RB: 9/30/05
Signature: Cherie McCaulou	Date: 10/11/05

VIII. MONITORING WELL DECOMMISSIONING

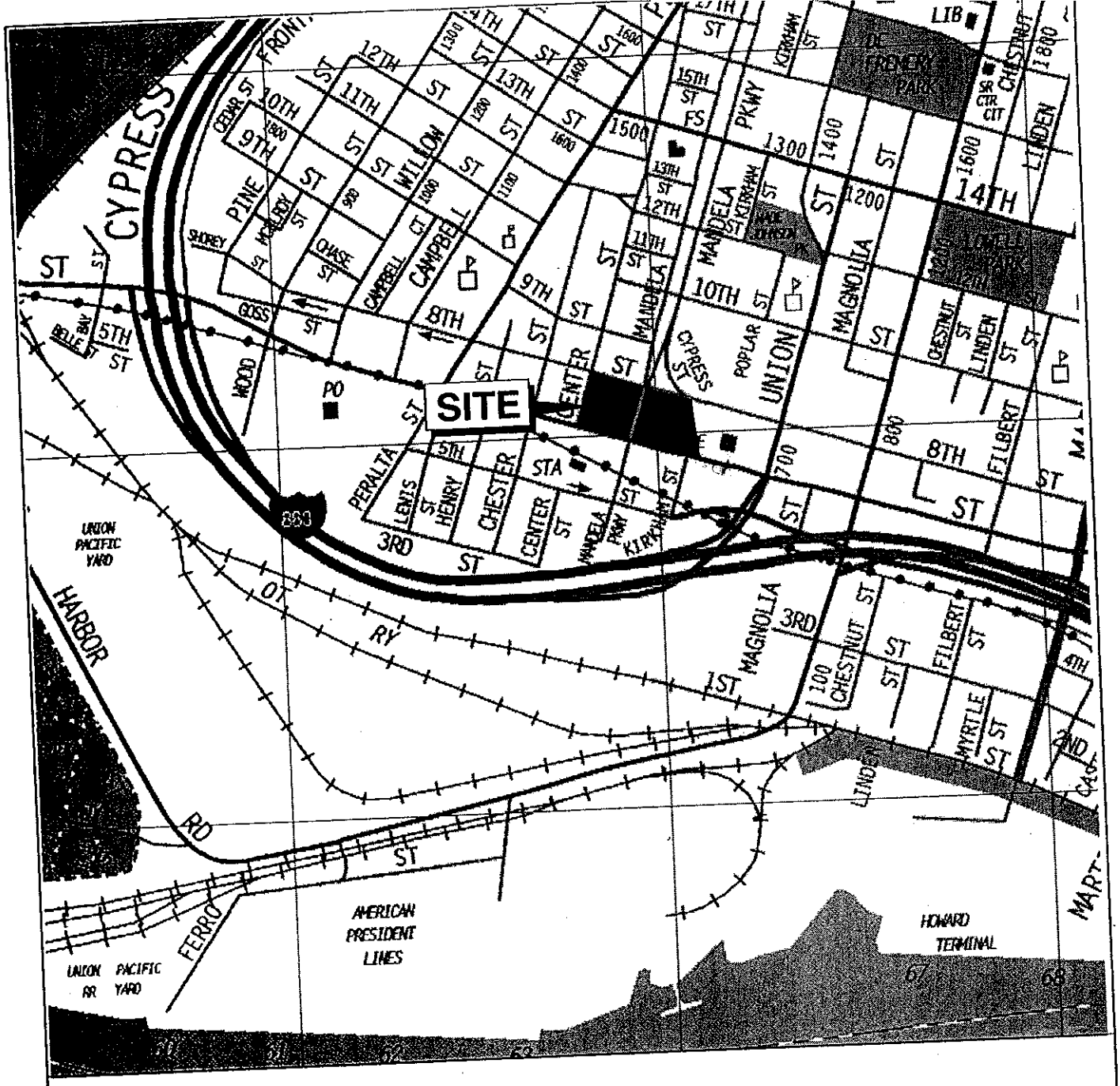
Date Requested by ACEH: NA	Date of Well Decommissioning Report: NA	
All Monitoring Wells Decommissioned: Yes No	Number Decommissioned: NA	Number Retained: NA
Reason Wells Retained: NA		
Additional requirements for submittal of groundwater data from retained wells:		
ACEH Concurrence - Signature: Barney Chan		Date: 9/22/05

Attachments:

1. Site Location Map
2. Site Plan, Original Site Use Before Development
3. Proposed Development
4. "Before" Site Map of Exceeds of Residential ESL
5. "After" Site Map of Exceeds of Residential ESL
6. Site Plan and Sample Locations
7. Sample locations on Parcel A
8. Pesticide Concentrations Before Remediation
9. Excavation Areas on Parcel A
10. Analytical Results
11. Boring Logs
12. Deed Restriction
13. "Final Soil Management Plan", April 13, 2004, Treadwell & Rollo – See Exhibit B of Deed Restriction

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.

Post-it® Fax Note 7671	Date 10/11/05	# of pages ▶ 1
To Barney Chan	From Cherie McCaulou	
Co./Dept. ACEH	Co. RWQCB	
Phone # 510-567-6765	Phone # 510-622-2342	
Fax # 510-337-9335	Fax # 622 2464	



Base map: The Thomas Guide
Alameda County
1999

N

No scale

MANDELA GATEWAY
Oakland, California

SITE LOCATION MAP

Treadwell&Rollo

Date 07/29/02

ATTACHMENT 1

EXPLANATION

Boundary of subject properties

Planned boundary between Mandela Gateway and AT Security

Residential

Former Gas Station

Residential

MANDELA PARKWAY

Vacant

Residential

EIGHTH STREET

CENTER STREET

Commercial

Apartments

Apartments

Plaza and Landscaping

Apartments

Parking

Driveway

Parking

Landscaping

Paved Court

Apartments

Landscaping

Westwood Gardens

WEST BLOCK

Quonset Hut

Waste and Automotive Product Storage

Truck Wash Pad

Shed

Service Building

Trailer

J&A Truck Repair

Caltrans Parking

MSW Container

Aboveground Diesel Tank

ATI Systems International

EAST BLOCK

SEVENTH STREET

BART Station and Parking

Automotive Repairs and Parking

Parking

N

0 80 Feet

Approximate scale

MANDELA GATEWAY
Oakland, California

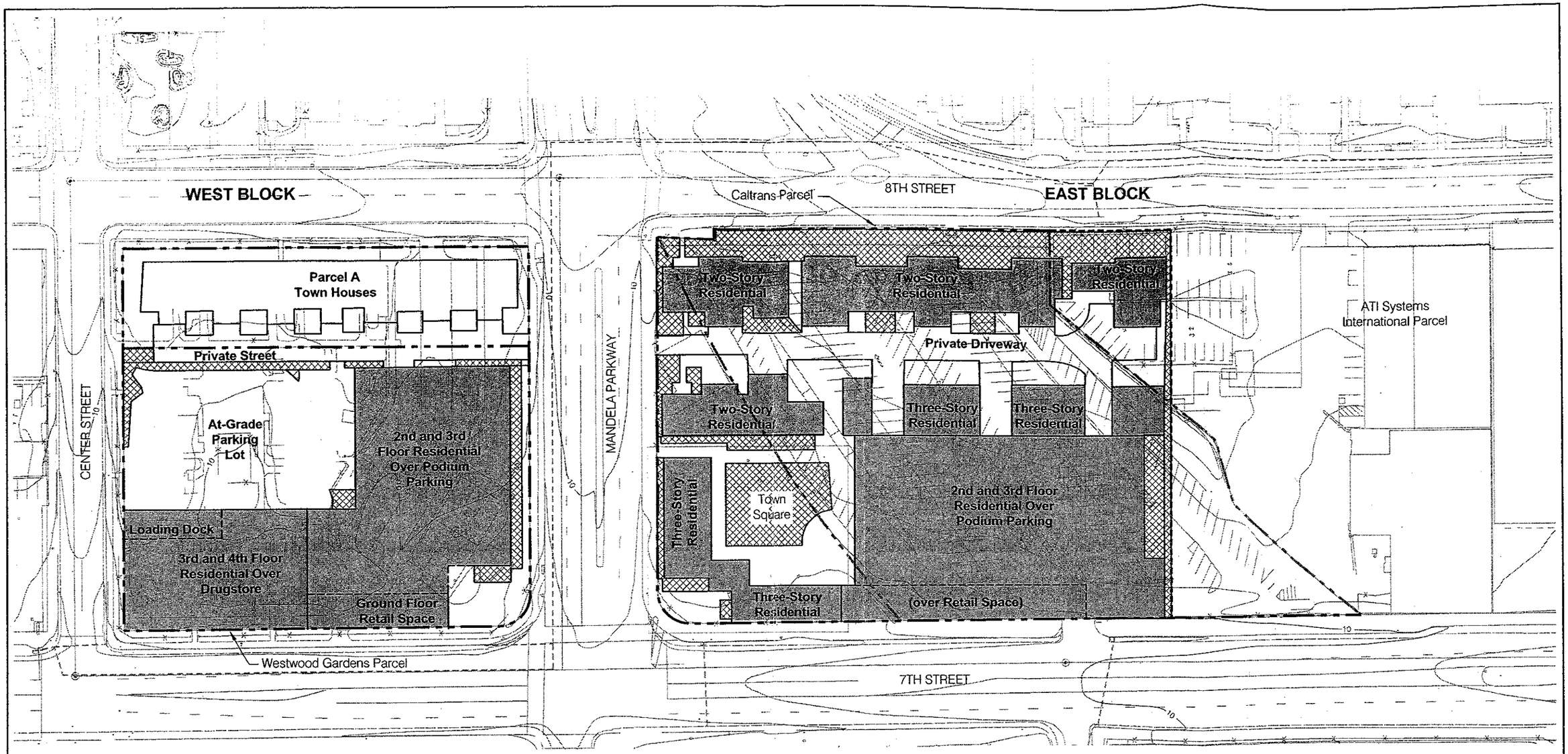
SITE PLAN

Date 08/02/02

ATTACHMENT 2

Treadwell&Rollo

343302_SITE PLAN.DWG



EXPLANATION

- Existing property line
- Proposed lot line adjustment
- Proposed building
- Landscaped Areas or Mixed Landscape and Walkways

N

0 80 Feet

Approximate scale

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

343304_PROPOSED DEVELOPMENT.DGW

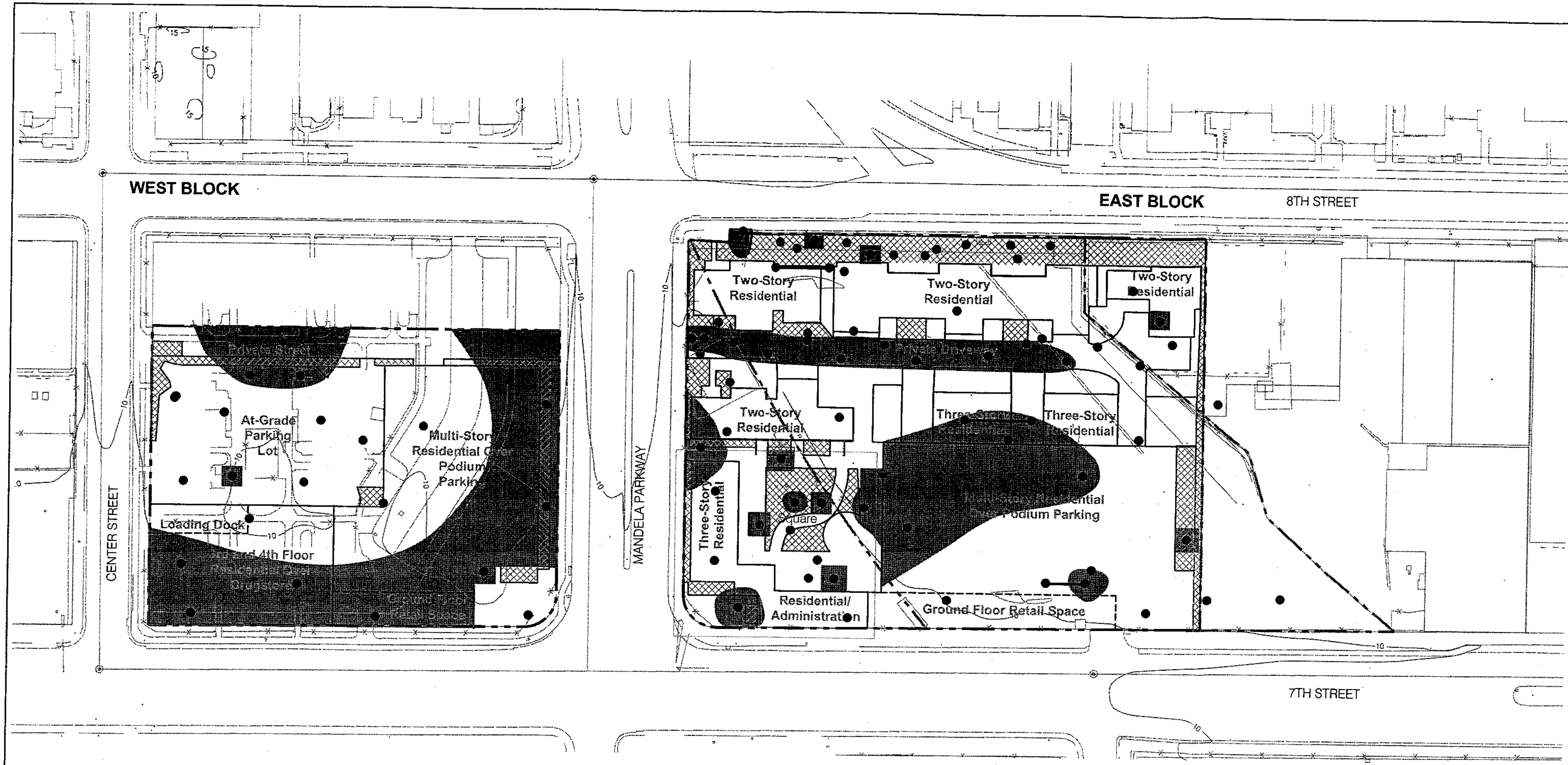
MANDELA GATEWAY
Oakland, California

PROPOSED DEVELOPMENT

Date 02/28/03

ATTACHMENT 3

Treadwell&Rollo



EXPLANATION

Existing site boundary

Former property line

Landscaped Areas or Mixed Landscape and Walkways

Approximate areas where chemicals in soil exceed remedial target levels criteria before development

Approximate locations of soil samples

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

MANDELA GATEWAY
1350 - 1400 Seventh Street
Oakland, California

AREAS WHERE CHEMICALS EXCEEDED REMEDIAL T

Date 01/25/05

ATTACHMENT 4

Treadwell&Rollo

343308_Residual_contaminants.DGW

WEST BLOCK

EAST BLOCK

8TH STREET

Private Street

At-Grade Parking Lot

Four-Story Residential Over Podium Parking

Ground Floor Retail Space

CENTER STREET

MANDELA PARKWAY

Two-Story Residential

Two-Story Residential

Two-Story Residential

Private Driveway

Two-Story Residential

Three-Story Residential

Three-Story Residential

Three-Story Residential

(4.5' - 7')

Square

Multi-Story Residential Over Podium Parking

Residential/ Administration

Ground Floor Retail Space

7TH STREET

EXPLANATION

- Existing site boundary
- Former property line
- Landscaped Areas or Mixed Landscape and Walkways
- Areas where confirmed residual chemicals in soil exceed the remedial target levels.
- (2' - 4') Depth to top and bottom (if known) of soil with residual chemicals exceeding remedial target levels
- Approximate locations of soil samples

Note: Soil containing pesticides exceeding remedial target levels were reused beneath the building slabs and foundations in the West Block podium area

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

0 80 Feet

Approximate scale

MANDELA GATEWAY
1350 - 1400 Seventh Street
Oakland, California

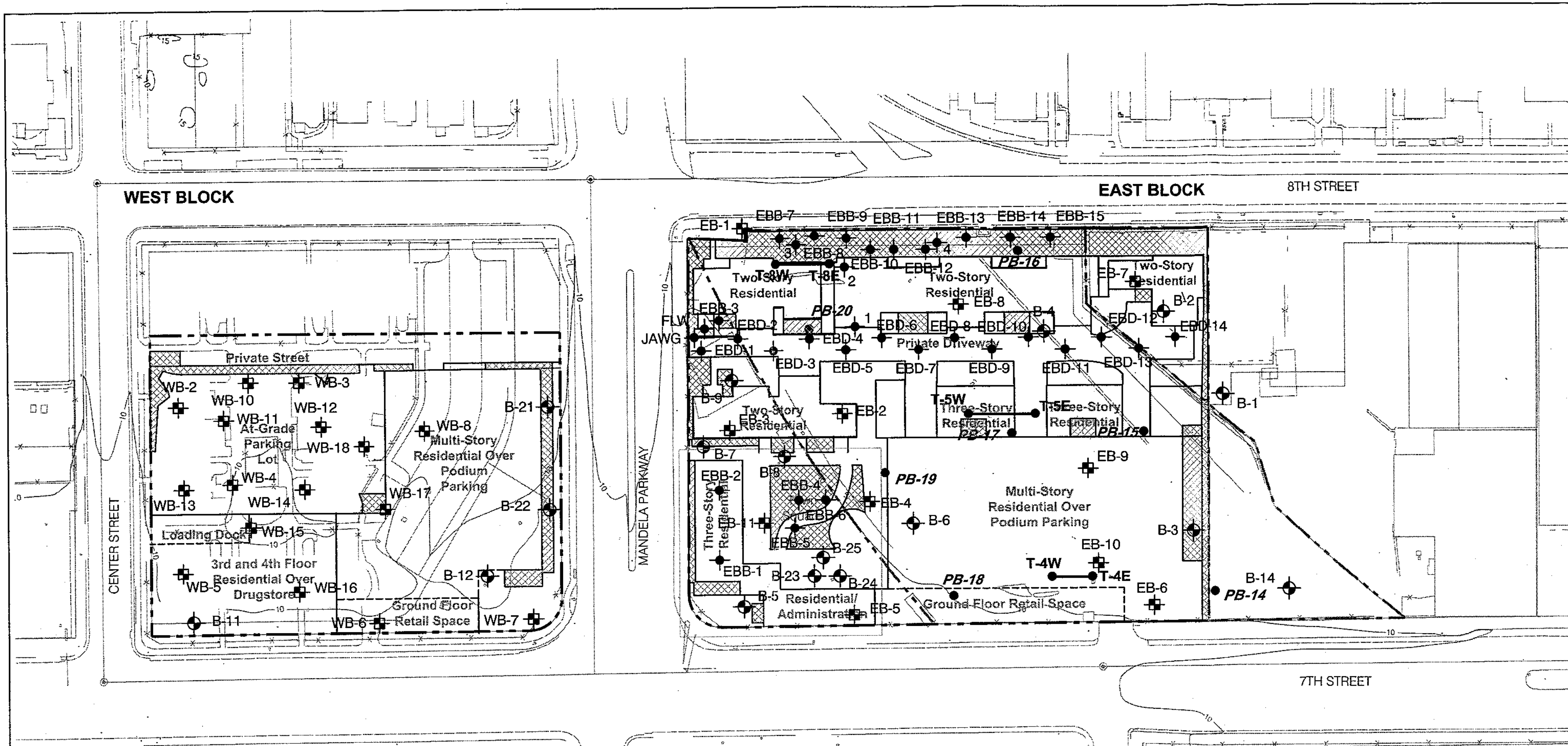
AREAS WHERE RESIDUAL CHEMICALS EXCEED REMEDIAL

Date 03/18/04

ATTACHMENT 5

Treadwell&Rollo

343308_Residual_contaminants.DGW


WEST BLOCK
EAST BLOCK
8TH STREET
7TH STREET
CENTER STREET
MANDELA PARKWAY
Private Street
At-Grade Parking Lot
Multi-Story Residential Over Podium Parking
Loading Dock
3rd and 4th Floor Residential Over Drugstore
Ground Floor Retail Space
Two-Story Residential
Three-Story Residential
Private Driveway
Residential/ Administration
WB-2
WB-3
WB-4
WB-5
WB-6
WB-7
WB-8
WB-10
WB-11
WB-12
WB-13
WB-14
WB-15
WB-16
WB-17
WB-18
B-11
B-12
B-21
B-22
EB-1
EBB-7
EBB-9
EBB-11
EBB-13
EBB-14
EBB-15
EBB-10
EBB-12
PB-16
T-8W
T-8E
EB-7
EB-8
B-2
B-4
PB-20
FLW
JAWG
EBB-3
EBD-2
EBD-4
EBD-6
EBD-8
EBD-10
EBD-12
EBD-14
EBD-1
EBD-3
EBD-5
EBD-7
EBD-9
EBD-11
EBD-13
B-9
EB-2
EB-3
T-5W
T-5E
PB-17
PB-15
B-1
B-7
B-8
EB-9
EBB-2
EBB-4
EBB-6
EBB-5
PB-19
EB-4
B-6
EB-11
B-25
B-3
EB-10
T-4W
T-4E
EBB-1
B-23
B-24
PB-18
B-14
PB-14
EB-6
B-5
EB-5

EXPLANATION

Existing site boundary

Former property line

Landscaped Areas or Mixed Landscape and Walkways

Approximate locations of soil samples during different phases of investigations

0 — 80 Feet

Approximate scale

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

343308_SampleLocationPlan.DGW

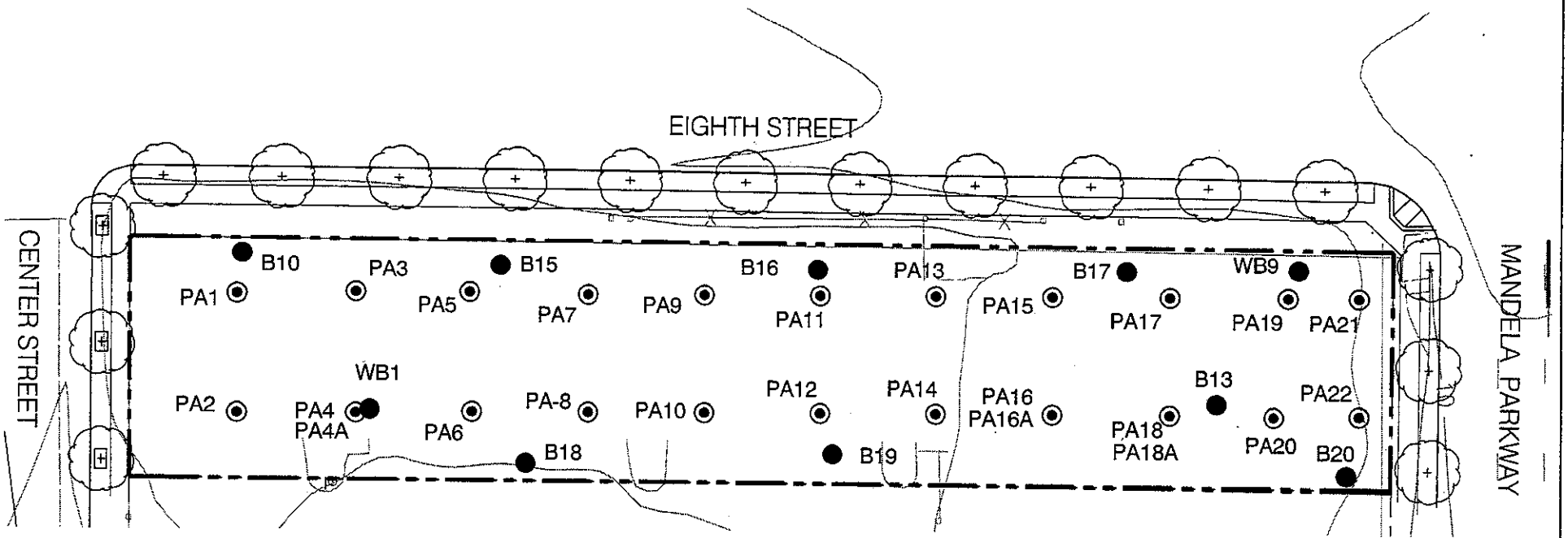
MANDELA GATEWAY
1350 - 1400 Seventh Street
Oakland, California

SAMPLE LOCATION PLAN

Date 01/25/05

ATTACHMENT 6

Treadwell&Rollo



EXPLANATION

Property line

Soil sample location - May/August 2002, February 2003

Soil sample location - July 2003, August 2004

0 40 Feet

Approximate scale

PARCEL A
1431 EIGHTH STREET
Oakland, California

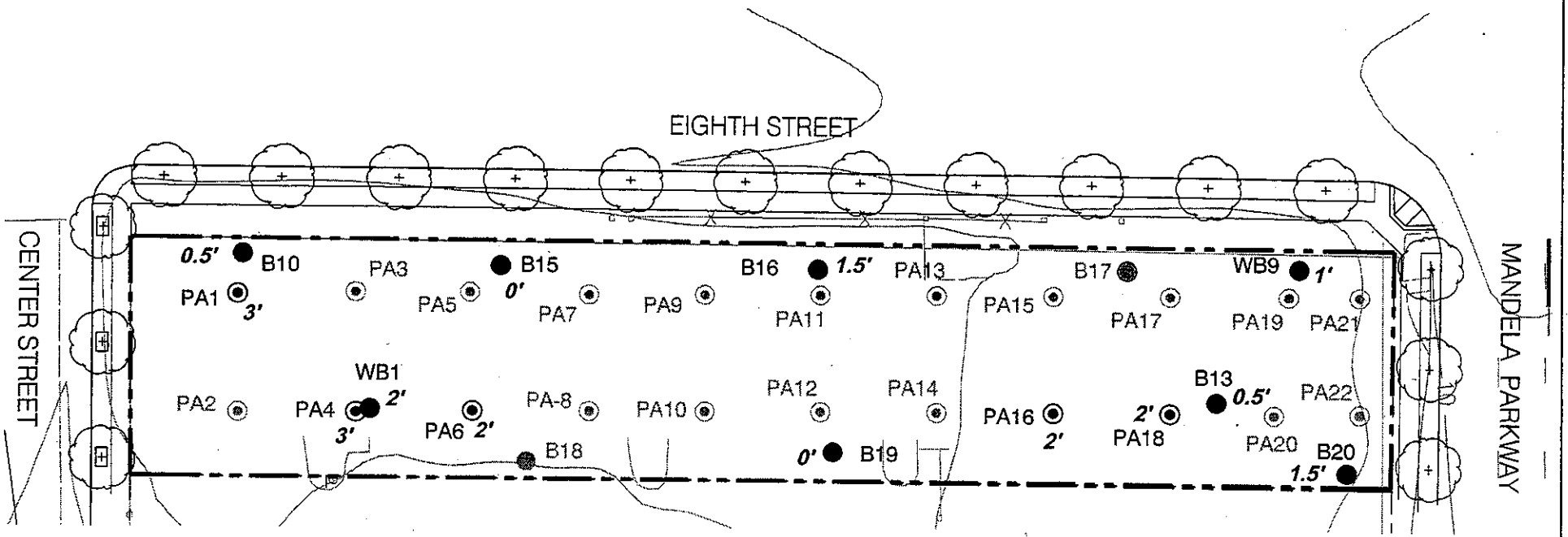
SAMPLE LOCATION PLAN

Date 09/30/0

ATTACHMENT 7

Treadwell&Rollo

343309_SAMPLELOCATIONPLAN.DWG



EXPLANATION

- Property line
- Soil sample locaiton - May/August 2002, February 2003
- Soil sample location - August 2003, August 2004
- 2' Depth (feet) where detected pesticides exceeded remedial target levels (0' = surface sample)
- Sample locations where pesticides not detected above remedial target levels

0 40 Feet

Approximate scale

PARCEL A
1431 EIGHTH STREET
Oakland, California

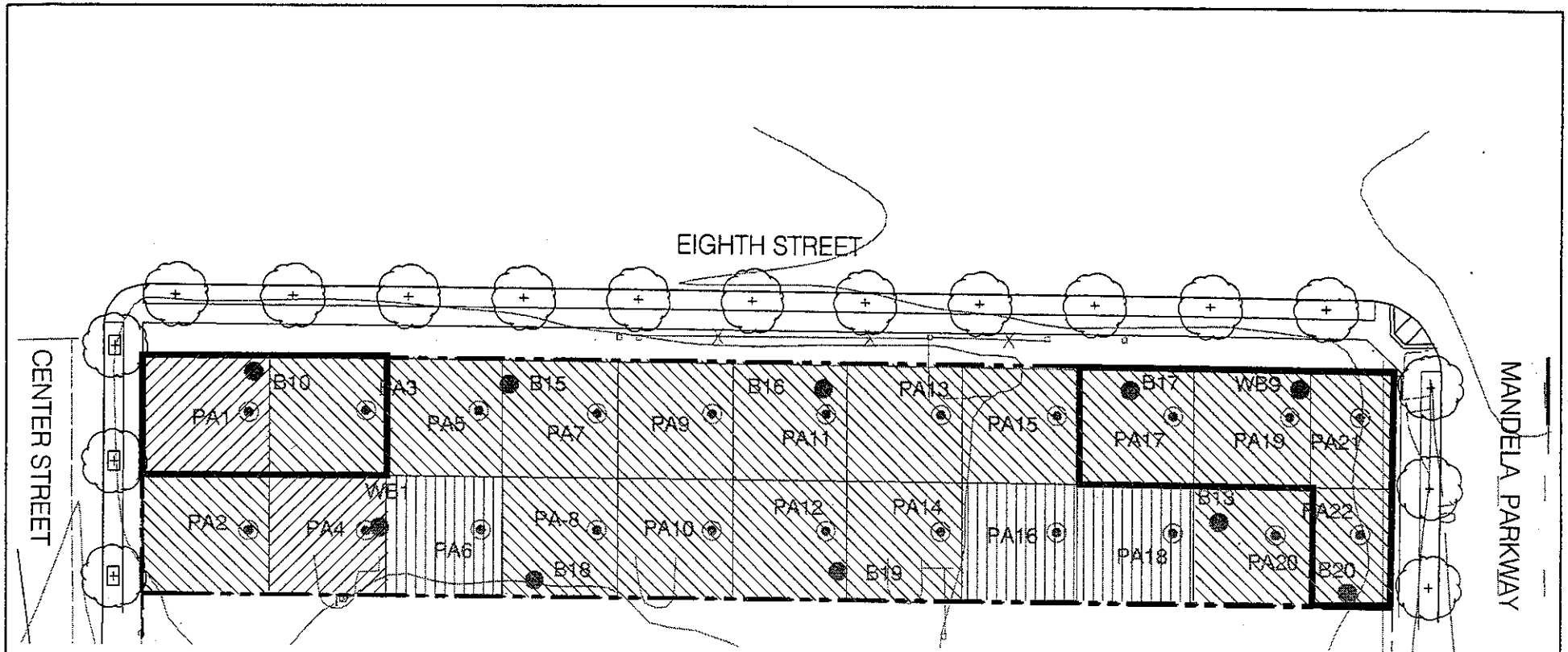
PESTICIDE EXCEEDANCES BEFORE MITIGATION

Date 09/30/04

ATTACHMENT 8

Treadwell&Rollo

343309_RESIDUALPESTICIDES.DWG



EXPLANATION

- Property line
- Soil sample location - May/August 2002, February 2003
- Soil sample location- August 2003, August 2004
- Excavated to 2 feet bgs
- Excavated to 3 feet bgs
- Excavated to 4 feet bgs
- Excavated soil disposed as hazardous waste

0 40 Feet

Approximate scale

PARCEL A
1431 EIGHTH STREET
Oakland, California

EXCAVATION AREAS

Date 09/29/

ATTACHMENT 9

Treadwell&Rollo

343309_EXCAVATIONAREASPLAN.DWG

ATTACHMENT 10

Table B-3. Soil Analytical Results, Organic Compounds
East Block

Sample ID	Sample Date	TPH-g mg/kg	TPH-d mg/kg	TPH-mo mg/kg	BTEX ug/kg	Other VOCs ug/kg	Ethylene Glycol mg/kg	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4 -DDD ug/kg	4,4 -DDT ug/kg	4,4 -DDE ug/kg	alpha-BHC ug/kg
B-1-0.5	5/4/2002	--	49	250	--	--	--	--	--	--	--	--	--	--
B-1-2.5	5/4/2002	--	< 1.0	< 50	--	--	--	--	--	--	--	--	--	--
B-2-3.5	5/4/2002	--	< 1.0	< 50	--	--	--	--	--	--	--	--	--	--
B-3-2.5	5/4/2002	--	40	530	--	--	--	--	--	--	--	--	--	--
B-5-0.5	5/4/2002	--	130	2,300	--	--	--	--	--	--	--	--	--	--
B-5-1.5	5/4/2002	< 1.0	2.6	< 50	--	nd	< 25	--	--	--	--	--	--	--
B-5-3.5	5/4/2002	< 1.0	< 1.0	< 50	--	--	--	--	--	--	--	--	--	--
B-6-0.5	5/4/2002	--	21	380	--	--	--	--	--	--	--	--	--	--
B-7-0.5	5/4/2002	--	16	280	--	--	--	--	--	--	--	--	--	--
B-7-1.5	5/4/2002	< 1.0	7.6	< 50	--	nd	< 25	--	--	--	--	--	--	--
B-8-0.5	5/4/2002	< 1.0	130	530	--	nd	< 25	--	--	--	--	--	--	--
B-8-2.5	5/4/2002	< 1.0	1.1	< 50	--	nd	< 25	--	--	--	--	--	--	--
B-9-0.5	5/4/2002	< 1.0	4.1	< 50	--	nd	< 25	--	--	--	--	--	--	--
B-9-2.5	5/4/2002	< 1.0	< 1.0	< 50	--	nd	< 25	--	--	--	--	--	--	--
B-14-3.5	5/4/2002	--	< 1.0	< 50	--	--	--	--	--	--	--	--	--	--
B-23-1.5	8/13/2002	<1.0	<1.0	< 50	< 5	--	--	--	--	--	--	--	--	--
B-24-1.5	8/13/2002	<1.0	3.4	< 50	< 5	--	--	--	--	--	--	--	--	--
B-25-1.5	8/13/2002	<1.0	<1.0	< 50	<5	--	--	--	--	--	--	--	--	--
EB-1-1.0	2/18/2003	< 1.0	160	800	--	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
EB-1-2.5	2/18/2003	< 1.0	4.5	< 50	--	--	--	--	--	--	--	--	--	--
EB-3-2.5	2/19/2003	< 1.0	1.7	< 50	--	--	--	--	--	--	--	--	--	--
EB-3-5.0	2/19/2003	< 1.0	9.5	89	--	--	--	--	--	--	--	--	--	--
EB-5-2.5	2/19/2003	< 1.0	1.4	< 50	--	--	--	--	--	--	--	--	--	--
EB-5-5.0	2/19/2003	< 1.0	2.7	< 50	--	--	--	--	--	--	--	--	--	--
EB-6-1.0	2/19/2003	< 1.0	5.8	< 50	--	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
EB-7-1.0	2/19/2003	< 1.0	5.2	74	--	--	--	--	--	--	--	--	--	--
EB-7-2.5	2/19/2003	< 1.0	3.1	< 50	--	--	--	--	--	--	--	--	--	--
EB-11-1.0	2/19/2003	< 1.0	280	3,200	--	--	--	--	--	--	--	--	--	--
PB-14-2	1/8/2002	0.125	23	19	--	--	--	--	--	--	--	--	--	--
PB-14-5	1/8/2002	< 0.06	11	< 10	--	--	--	--	--	--	--	--	--	--
PB-14-8	1/8/2002	0.276	11	< 10	--	--	--	--	--	--	--	--	--	--
PB-15-5	1/8/2002	0.479	15	< 10	--	--	--	--	--	--	--	--	--	--
PB-15-8	1/8/2002	< 0.06	< 10	< 10	--	--	--	--	--	--	--	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; ug kg - micrograms per kilogram; > 1.0 - Not detected at detection limit given; nd - not detected, detection limit varies; -- Not analyzed
"B-1-0.5", "EB-1-1.0" - Boring sample collected by Treadwell & Rollo; "T-5E-0.5" - Trench sample collected by Treadwell & Rollo; "PB-14-2" - Boring sample collected by PSI
TPH-g - Total Petroleum Hydrocarbons quantified as gasoline; TPH-d,-mo - Total Petroleum Hydrocarbons quantified as diesel and motor oil, respectively
BTEX - benzene, toluene, ethyl benzene, xylenes; VOCs - volatile organic compounds; * "endrin" includes both endrin and endrin ketone
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC; Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

Table B-3. Soil Analytical Results, Organic Compounds
East Block

Sample ID	Sample Date	TPH-g mg/kg	TPH-d mg/kg	TPH-mo mg/kg	BTEX ug/kg	Other VOCs ug/kg	Ethylene Glycol mg/kg	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4 -DDD ug/kg	4,4 -DDT ug/kg	4,4 -DDE ug/kg	alpha-BHC ug/kg
PB-16-2	1/8/2002	< 0.06	--	--	--	nd	nd	nd	nd	nd	nd	nd	nd	nd
PB-16-3	1/8/2002	< 0.06	< 10	< 10	--	--	--	--	--	--	--	--	--	--
PB-16-10	1/8/2002	< 0.06	27	< 10	--	--	--	--	--	--	--	--	--	--
PB-17-2	1/8/2002	< 0.06	19	62.9	--	nd	nd	nd	nd	nd	nd	nd	nd	nd
PB-17-5	1/8/2002	< 0.06	15	< 10	--	--	--	--	--	--	--	--	--	--
PB-17-8	1/8/2002	< 0.06	23	44	--	--	--	--	--	--	--	--	--	--
PB-18-5	1/8/2002	< 0.06	< 10	< 10	--	--	--	--	--	--	--	--	--	--
PB-18-8	1/8/2002	0.243	51	66	--	--	--	--	--	--	--	--	--	--
PB-19-2	1/8/2002	< 0.06	16	19	--	nd	nd	nd	nd	nd	nd	nd	nd	nd
PB-19-5	1/8/2002	< 0.06	< 10	< 10	--	--	--	--	--	--	--	--	--	--
PB-19-8	1/8/2002	< 0.06	< 10	< 10	--	--	--	--	--	--	--	--	--	--
PB-20-5	1/8/2002	< 0.06	29	< 10	--	--	--	--	--	--	--	--	--	--
PB-20-12	1/8/2002	< 0.06	<10	< 10	--	--	--	--	--	--	--	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; ug kg - micrograms per kilogram; > 1.0 - Not detected at detection limit given; nd - not detected, detection limit varies; -- Not analyzed
"B-1-0.5", "EB-1-1.0" - Boring sample collected by Treadwell & Rollo; "T-5E-0.5" - Trench sample collected by Treadwell & Rollo; "PB-14-2" - Boring sample collected by PSI
TPH-g - Total Petroleum Hydrocarbons quantified as gasoline; TPH-d,-mo - Total Petroleum Hydrocarbons quantified as diesel and motor oil, respectively
BTEX - benzene, toluene, ethyl benzene, xylenes; VOCs - volatile organic compounds; * "endrin" includes both endrin and endrin ketone
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC; Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

Table B-2. Soil Analytical Results, CAM 17* Metals
East Block

Sample ID	Sample Date	Antimony mg/kg	Arsenic mg/kg	Barium mg/kg	Beryllium mg/kg	Cobalt mg/kg	Copper mg/kg	Molybdenum mg/kg	Selenium mg/kg	Silver mg/kg	Thallium mg/kg	Vanadium mg/kg	Mercury mg/kg
EB-1-1.0	2/18/2003	< 2.0	**6.9**	82	< 0.5	6.2	23	< 1.0	< 2.0	< 1.0	< 1.0	26	0.45
EB-2-0.0	2/18/2003	< 2.0	**2.6**	72	< 0.5	5.4	6.3	< 1.0	< 2.0	< 1.0	< 1.0	18	<.05
EB-6-1.0	2/19/2003	< 2.0	**4.8**	65	< 0.5	7.6	150	< 1.0	< 2.0	< 1.0	< 1.0	24	0.19
EB-10-1.0	2/19/2003	< 2.0	**6.5**	77	< 0.5	5.4	13	< 1.0	< 2.0	< 1.0	< 1.0	22	0.17
PB-14-2	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	50.7	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-14-5	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	4.9	< 5.0	< 2.0	< 4.0	< 4.0	22	< 0.3
PB-14-8	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	6	< 5.0	< 2.0	< 4.0	< 4.0	27	< 0.3
PB-15-5	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	4.8	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-15-8	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	5.6	< 5.0	< 2.0	< 4.0	< 4.0	22	< 0.3
PB-16-3	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	5.6	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-16-10	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	7.3	< 5.0	< 2.0	< 4.0	< 4.0	28	< 0.3
PB-17-2	1/8/2002	< 4.0	**4.5**	210	< 2.0	< 10.0	50.2	< 5.0	< 2.0	< 4.0	< 4.0	< 20	0.4
PB-17-5	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	5	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-17-8	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	9.6	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-18-5	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	4.7	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-18-8	1/8/2002	< 4.0	**4.7**	124	< 2.0	< 10.0	46.8	< 5.0	< 2.0	< 4.0	< 4.0	20	0.9
PB-19-2	1/8/2002	< 4.0	**4.6**	744	< 2.0	< 10.0	76.3	< 5.0	< 2.0	< 4.0	< 4.0	32	< 0.3
PB-19-5	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	5.1	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-19-8	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	5.3	< 5.0	< 2.0	< 4.0	< 4.0	20	< 0.3
PB-20-5	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	8.3	< 5.0	< 2.0	< 4.0	< 4.0	< 20	< 0.3
PB-20-12	1/8/2002	< 4.0	< 4.0	< 80	< 2.0	< 10.0	6.2	< 5.0	< 2.0	< 4.0	< 4.0	25	< 0.3

Results in units at top: mg/kg - milligrams per kilogram
> 1.0 - Not detected at detection limit given, -- Not analyzed
"B-1-0.5", "EB-1-1.0" - Boring sample collected by Treadwell & Rollo
"T-5E-0.5" - Trench sample collected by Treadwell & Rollo
"PB-14-2" - Boring sample collected by PSI
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC
Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

* CAM 17 metals exclusive of LUFT 5 metals

Table B-1. Soil Analytical Results, LUFT 5 Metals
East Block

Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l	Cadmium mg/kg	Chromium mg/kg	Chromium (VI) mg/kg	Nickel mg/kg	Zinc mg/kg
EB-6-5.0	2/19/2003	1.6	< 0.50	--	--	--	--	--	--
EB-7-1.0	2/19/2003	*53*	4.5	--	--	--	--	--	--
EB-7-2.5	2/19/2003	*120*	--	--	--	--	--	--	--
EB-7-5.0	2/19/2003	2.2	--	--	--	--	--	--	--
EB-8-1.0	2/18/2003	14	--	--	--	--	--	--	--
EB-8-2.5	2/18/2003	4.0	--	--	--	--	--	--	--
EB-8-5.0	2/18/2003	1.7	--	--	--	--	--	--	--
EB-9-1.0	2/18/2003	*300*	12	< 0.5	--	--	--	--	--
EB-9-2.5	2/18/2003	*350*	12	--	--	--	--	--	--
EB-9-5.0	2/18/2003	1.9	--	--	--	--	--	--	--
EB-10-1.0	2/19/2003	5.3	--	--	**2.6**	2.3	--	5.8	72
EB-10-2.5	2/19/2003	*60*	--	--	--	--	--	--	--
EB-10-5.0	2/19/2003	2.1	--	--	--	--	--	--	--
EB-11-1.0	2/19/2003	24	2.4	--	--	--	--	--	--
EB-11-2.5	2/19/2003	***420***	29	--	--	--	--	--	--
EB-11-5.0	2/19/2003	2.0	--	--	--	--	--	--	--
PB-14-2	1/8/2002	*98*	1.42	--	< 2.0	38.3	--	33.5	179
PB-14-5	1/8/2002	2.0	--	--	< 2.0	27.4	--	18.8	14
PB-14-8	1/8/2002	7.0	--	--	< 2.0	44.4	--	29.4	24
PB-15-5	1/8/2002	< 2.0	--	--	< 2.0	22	--	11.9	11
PB-15-8	1/8/2002	2.0	--	--	< 2.0	26.6	--	27	18
PB-16-3	1/8/2002	6.0	--	--	< 2.0	24	< 10	14.3	16
PB-16-10	1/8/2002	3.0	--	--	< 2.0	54.2	--	32.5	--
PB-17-2	1/8/2002	***485***	38.7	--	< 2.0	21.7	--	14.7	314
PB-17-5	1/8/2002	2.0	--	--	< 2.0	22.9	< 10	13.6	11
PB-17-8	1/8/2002	21	--	--	< 2.0	24.8	--	15.7	35
PB-18-5	1/8/2002	< 2.0	--	--	< 2.0	20.5	--	13.2	11
PB-18-8	1/8/2002	*172*	1.48	--	< 2.0	32.1	< 10	20.4	237
PB-19-2	1/8/2002	***2,280***	--	0.21	2.5	27.6	--	22.1	995
PB-19-5	1/8/2002	3.0	--	--	< 2.0	20.3	--	12	15
PB-19-8	1/8/2002	2.0	--	--	< 2.0	25.7	--	25.4	17
PB-20-5	1/8/2002	3.0	--	--	< 2.0	22.8	--	12.8	14
PB-20-12	1/8/2002	2.0	--	--	< 2.0	31.6	< 10	27.7	20
T-4E-0.5	7/1/2002	*180*	--	--	--	--	--	--	--
T-4E-1.5	7/1/2002	*380*	--	--	--	--	--	--	--
T-4W-0.5	7/1/2002	*220*	--	--	--	--	--	--	--
T-4W-1.5	7/1/2002	*140*	--	--	--	--	--	--	--
T-5E-0.5	7/2/2002	*150*	--	--	--	--	--	--	--
T-5E-1.5	7/3/2002	***570***	--	--	--	--	--	--	--
T-5W-0.5	7/2/2002	*24*	--	--	--	--	--	--	--
T-5W-1.5	7/3/2002	***520***	--	--	--	--	--	--	--
T-8E-0.5	7/1/2002	*130*	--	--	--	--	--	--	--
T-8E-1.5	7/1/2002	*50*	--	--	--	--	--	--	--
T-8W-0.5	7/1/2002	*71*	--	--	--	--	--	--	--
T-8W-1.5	7/1/2002	*160*	--	--	--	--	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; mg/l - milligrams per liter
> 1.0 - Not detected at detection limit given, -- Not analyzed
"B-1-0.5", "EB-1-1.0" - Boring sample collected by Treadwell & Rollo
"T-5E-0.5" - Trench sample collected by Treadwell & Rollo "PB-14-2" - Boring sample collected by PSI
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC
Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

Table B-1. Soil Analytical Results, LUFT 5 Metals
East Block

Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l	Cadmium mg/kg	Chromium mg/kg	Chromium (VI) mg/kg	Nickel mg/kg	Zinc mg/kg
B-1-0.5	5/4/2002	19	--	--	--	--	--	--	--
B-1-2.5	5/4/2002	< 5.0	--	--	--	--	--	--	--
B-2-0.5	5/4/2002	*550*	--	--	--	--	--	--	--
B-2-2.5	5/4/2002	*91*	--	--	--	--	--	--	--
B-3-0.5	5/4/2002	*110*	--	--	--	--	--	--	--
B-3-2.5	5/4/2002	*66*	--	--	--	--	--	--	--
B-4-0.5	5/4/2002	8.5	--	--	--	--	--	--	--
B-4-2.5	5/4/2002	< 5.0	--	--	--	--	--	--	--
B-5-0.5	5/4/2002	*130*	--	--	**3.2**	10	--	12	120
B-5-1.5	5/4/2002	33	--	--	--	--	--	--	--
B-5-3.5	5/4/2002	5.2	--	--	1	21	--	13	16
B-6-0.5	5/4/2002	***830***	--	--	--	--	--	--	--
B-6-2.5	5/4/2002	< 5.0	--	--	--	--	--	--	--
B-7-0.5	5/4/2002	21	--	--	**2.4**	4.7	--	7.4	65
B-7-1.5	5/4/2002	***960***	--	--	1.6	20	--	16	290
B-8-0.5	5/4/2002	*150*	--	--	**2.3**	21	--	19	140
B-8-1.5	5/4/2002	*(1,700)*	--	--	--	--	--	--	--
B-8-2.5	5/4/2002	3.4	--	--	0.91	20	--	13	19
B-9-0.5	5/4/2002	1.5	--	--	1.7	< 1.0	--	1.5	25
B-9-1.5	5/4/2002	*150*	--	--	--	--	--	--	--
B-9-2.5	5/4/2002	2.1	--	--	0.97	22	--	14	13
B-14-0.5	5/4/2002	7.0	--	--	--	--	--	--	--
B-14-2.5	5/4/2002	2.2	--	--	--	--	--	--	--
B-23-0.5	8/13/2002	48	--	--	**3.2**	--	--	--	--
B-23-1.5	8/13/2002	18	--	--	--	--	--	--	--
B-24-0.5	8/13/2002	*520*	--	--	**3**	--	--	--	--
B-24-1.5	8/13/2002	*62*	--	--	--	--	--	--	--
B-25-0.5	8/13/2002	47	--	--	**2.1**	--	--	--	--
B-25-1.5	8/13/2002	49	--	--	--	--	--	--	--
EB-1-1.0	2/18/2003	*73*	--	--	**2.7**	12	--	12	100
EB-1-2.5	2/18/2003	***230***	11	< 0.5	--	--	--	--	--
EB-1-5.0	2/18/2003	2.4	--	--	--	--	--	--	--
EB-2-0.0	2/18/2003	4.9	< 0.5	--	0.86	25	--	17	21
EB-2-1.5	2/18/2003	2.3	--	--	--	--	--	--	--
EB-2-5.0	2/18/2003	3.1	--	--	--	--	--	--	--
EB-3-1.0	2/19/2003	1.6	< 0.5	--	--	--	--	--	--
EB-3-2.5	2/19/2003	37	0.9	--	--	--	--	--	--
EB-3-5.0	2/19/2003	2.6	--	--	--	--	--	--	--
EB-4-0.0	2/18/2003	***280***	22	< 0.5	--	--	--	--	--
EB-4-1.5	2/18/2003	***320***	9.3	< 0.5	--	--	--	--	--
EB-4-5.0	2/18/2003	4.4	< 0.5	--	--	--	--	--	--
EB-5-1.0	2/19/2003	*81*	6.5	--	--	--	--	--	--
EB-5-2.5	2/19/2003	2.0	--	--	--	--	--	--	--
EB-5-5.0	2/19/2003	2.4	--	--	--	--	--	--	--
EB-6-1.0	2/19/2003	*170*	7.3	--	**1.9**	47	--	54	80
EB-6-2.5	2/19/2003	21	1.6	--	--	--	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; mg/l - milligrams per liter
> 1.0 - Not detected at detection limit given, -- Not analyzed
"B-1-0.5", "EB-1-1.0" - Boring sample collected by Treadwell & Rollo "PB-14-2" - Boring sample collected by PSI
"T-5E-0.5" - Trench sample collected by Treadwell & Rollo
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC
Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

TABLE 8
Soil Analytical Results - Organic Compounds
East Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	TPH-g mg/kg	TPH-d mg/kg	TPH-mo mg/kg	BTEX ug/kg	Other VOCs ug/kg	Ethylene Glycol mg/kg
2002 T&R Investigation	B-1-0.5	5/4/2002	--	49	250	--	--	--
	B-1-2.5	5/4/2002	--	< 1.0	< 50	--	--	--
	B-2-3.5	5/4/2002	--	< 1.0	< 50	--	--	--
	B-3-2.5	5/4/2002	--	40	530	--	--	--
	B-5-0.5	5/4/2002	--	130	2,300	--	--	--
	B-5-1.5	5/4/2002	< 1.0	2.6	< 50	--	nd	< 25
	B-5-3.5	5/4/2002	< 1.0	< 1.0	< 50	--	--	--
	B-6-0.5	5/4/2002	--	21	380	--	--	--
	B-7-0.5	5/4/2002	--	16	280	--	--	--
	B-7-1.5	5/4/2002	< 1.0	7.6	< 50	--	nd	< 25
	B-8-0.5	5/4/2002	< 1.0	130	530	--	nd	< 25
	B-8-2.5	5/4/2002	< 1.0	1.1	< 50	--	nd	< 25
	B-9-0.5	5/4/2002	< 1.0	4.1	< 50	--	nd	< 25
	B-9-2.5	5/4/2002	< 1.0	< 1.0	< 50	--	nd	< 25
	B-14-3.5	5/4/2002	--	< 1.0	< 50	--	--	--
	B-23-1.5	8/13/2002	<1.0	<1.0	< 50	< 5	--	--
	B-24-1.5	8/13/2002	<1.0	3.4	< 50	< 5	--	--
	B-25-1.5	8/13/2002	<1.0	<1.0	< 50	< 5	--	--
	PB-14-2	1/8/2002	0.125	23	19	--	--	--
	PB-14-5	1/8/2002	< 0.06	11	< 10	--	--	--
	PB-14-8	1/8/2002	0.276	11	< 10	--	--	--
	PB-15-5	1/8/2002	0.479	15	< 10	--	--	--
	PB-15-8	1/8/2002	< 0.06	< 10	< 10	--	--	--
	PB-16-2	1/8/2002	< 0.06	--	--	--	nd	nd
	PB-16-3	1/8/2002	< 0.06	< 10	< 10	--	--	--
	PB-16-10	1/8/2002	< 0.06	27	< 10	--	--	--
	PB-17-2	1/8/2002	< 0.06	19	62.9	--	nd	nd
	PB-17-5	1/8/2002	< 0.06	15	< 10	--	--	--
	PB-17-8	1/8/2002	< 0.06	23	44	--	--	--
	PB-18-5	1/8/2002	< 0.06	< 10	< 10	--	--	--
	PB-18-8	1/8/2002	0.243	51	66	--	--	--
	PB-19-2	1/8/2002	< 0.06	16	19	--	nd	nd
	PB-19-5	1/8/2002	< 0.06	< 10	< 10	--	--	--
	PB-19-8	1/8/2002	< 0.06	< 10	< 10	--	--	--
	PB-20-5	1/8/2002	< 0.06	29	< 10	--	--	--
	PB-20-12	1/8/2002	< 0.06	<10	< 10	--	--	--
2003 T&R Investigation	EB-1-1.0	2/18/2003	< 1.0	160	800	--	< 2.0	< 2.0
	EB-1-2.5	2/18/2003	< 1.0	4.5	< 50	--	--	--
	EB-3-2.5	2/19/2003	< 1.0	1.7	< 50	--	--	--
	EB-3-5.0	2/19/2003	< 1.0	9.5	89	--	--	--
	EB-5-2.5	2/19/2003	< 1.0	1.4	< 50	--	--	--
	EB-5-5.0	2/19/2003	< 1.0	2.7	< 50	--	--	--
	EB-6-1.0	2/19/2003	< 1.0	5.8	< 50	--	< 2.0	< 2.0
	EB-7-1.0	2/19/2003	< 1.0	5.2	74	--	--	--
	EB-7-2.5	2/19/2003	< 1.0	3.1	< 50	--	--	--
	EB-11-1.0	2/19/2003	< 1.0	280	3,200	--	--	--
	EBD-1	6/19/2003	--	4.6	<50	--	--	--
	EBD-2	6/19/2003	--	9.4	<50	--	--	--
	EBD-3	6/19/2003	--	120	350	--	--	--
	EBD-4	6/19/2003	--	14	110	--	--	--
	EBD-5	6/19/2003	--	8.9	120	--	--	--
	EBD-6	6/19/2003	--	3.8	69	--	--	--
	EBD-7	6/19/2003	--	22	290	--	--	--
	EBD-8	6/19/2003	--	7.4	87	--	--	--
	EBD-9	6/19/2003	--	5.9	79	--	--	--
	EBD-10	6/19/2003	--	46	280	--	--	--
	EBD-11	6/19/2003	--	10	91	--	--	--
	EBD-12	6/19/2003	--	15	99	--	--	--
	EBD-13	6/19/2003	--	73	290	--	--	--
	EBD-14	6/19/2003	--	13	130	--	--	--
EB1 Focussed Excavation	EB1CS-N1-1.	4/7/2003	--	--	< 50	--	--	--
	EB1CS-S1-1.	4/7/2003	--	--	160	--	--	--
	EB1CS-E1-1.	4/7/2003	--	--	< 50	--	--	--
	EB1CS-W1-1	4/7/2003	--	--	210	--	--	--
	EB1CS-B-2.0	4/7/2003	--	--	< 50	--	--	--

TABLE 8
Soil Analytical Results - Organic Compounds
East Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	TPH-g mg/kg	TPH-d mg/kg	TPH-mo mg/kg	BTEX ug/kg	Other VOCs ug/kg	Ethylene Glycol mg/kg
B3 Focussed Excavation	B3CS-N1-2.5	4/7/2003	--	--	< 50	--	--	--
	B3CS-S1-2.5	4/7/2003	--	--	< 50	--	--	--
	B3CS-E1-2.5	4/7/2003	--	--	< 50	--	--	--
	B3CS-W1-2.5	4/7/2003	--	--	< 50	--	--	--
	B3CS-B-3.0	4/7/2003	--	--	< 50	--	--	--
FLW Focussed Excavation	JAFLW1-0.0	4/14/2003	ND	**1500**	**18000**	--	--	--
	FLWN1-1.5	4/18/2003	--	--	< 50	--	--	--
	FLWN2-1.5	4/29/2003	--	--	< 50	--	--	--
	FLWS1-1.5	4/18/2003	--	--	< 50	--	--	--
	FLWE1-1.5	4/18/2003	--	--	1500	--	--	--
	FLWE2-1.5	4/29/2003	--	--	< 50	--	--	--
	FLWW1-1.5	4/18/2003	--	--	< 50	--	--	--
	FLWB-2.0	4/18/2003	--	--	< 50	--	--	--
B24 Focussed Excavation	B24N1-1.5	4/18/2003	--	--	< 50	--	--	--
	B24S1-1.5	4/18/2003	--	--	< 50	--	--	--
	B24W1-1.5	4/18/2003	--	--	< 50	--	--	--
	B24E1-1.5	4/18/2003	--	--	< 50	--	--	--
	B24B-2.0	4/18/2003	--	--	< 50	--	--	--
B5 Focussed Excavation	B5N1-1.5	4/18/2003	--	--	< 50	--	--	--
	B5S1-1.5	4/18/2003	--	--	< 50	--	--	--
	B5E1-1.5	4/18/2003	--	--	< 50	--	--	--
	B5W1-1.5	4/18/2003	--	--	71	--	--	--
	B5B-2.0	4/18/2003	--	--	< 50	--	--	--
EB11 Focussed Excavation	EB11N1-2.5	4/18/2003	--	--	160	--	--	--
	EB11N2-2.5	4/29/2003	--	--	< 50	--	--	--
	EB11W1-2.5	4/18/2003	--	--	< 50	--	--	--
	EB11S1-2.5	4/18/2003	--	--	< 50	--	--	--
	EB11E1-2.5	4/18/2003	--	--	< 50	--	--	--
	EB11B-3.0	4/18/2003	--	--	< 50	--	--	--
B7 Focussed Excavation	B7N1-2.5	4/18/2003	--	--	< 50	--	--	--
	B7S1-2.5	4/18/2003	--	--	< 50	--	--	--
	B7W1-2.5	4/18/2003	--	--	< 50	--	--	--
	B7E1-2.5	4/18/2003	--	--	< 50	--	--	--
	B7B-3.0	4/18/2003	--	--	< 50	--	--	--
B8 Focussed Excavation	B8N1-2.5	4/18/2003	--	--	< 50	--	--	--
	B8S1-2.5	4/18/2003	--	--	< 50	--	--	--
	B8W1-2.5	4/18/2003	--	--	< 50	--	--	--
	B8E1-2.5	4/18/2003	--	--	< 50	--	--	--
	B8B-3.0	4/18/2003	--	--	< 50	--	--	--
EBB1 Focussed Excavation	EBB1-0.5	4/21/2003	--		< 50	--	--	--
	EBB1-1.5	4/21/2003	--	6.3	< 50	--	--	--
	EBB2-1.5	4/21/2003	--	2	< 50	--	--	--
	EBB3-1.5	4/21/2003	--	2.7	< 50	--	--	--
EBB4 Focussed Excavation	EBB4-1.5	4/21/2003	--	4	< 50	--	--	--
	EBB4N1-1.0	4/29/2003	--	--	< 50	--	--	--
	EBB4S1-1.0	4/29/2003	--	--	< 50	--	--	--
	EBB4W1-1.0	4/29/2003	--	--	< 50	--	--	--
	EBB4E1-1.0	4/29/2003	--	--	< 50	--	--	--
	EBB4B-1.5	4/29/2003	--	--	< 50	--	--	--
2003 T&R Investigation	EBB5-1.5	4/21/2003	--	1.2	< 50	--	--	--
EBB6 Focussed Excavation	EBB6-1.5	4/21/2003	--	4.5	< 50	--	--	--
	EBB6N1-2.5	4/29/2003	--	--	< 50	--	--	--
	EBB6S1-2.5	4/29/2003	--	--	< 50	--	--	--
	EBB6W1-2.5	4/29/2003	--	--	< 50	--	--	--
	EBB6E1-2.5	4/29/2003	--	--	< 50	--	--	--
	EBB6B-3.0	4/29/2003	--	--	< 50	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; ug kg - micrograms per kilogram;
> 1.0 - Not detected at detection limit given; nd - not detected, detection limit varies; -- Not analyzed
"B-1-0.5", "EB-1-1.0" - Boring sample collected by Treadwell & Rollo; "T-5E-0.5" - Trench sample collected by Treadwell & Rollo; "PB-14-2" - Boring sample collected by PSI; TPH-g - Total Petroleum Hydrocarbons quantified as gasoline;
TPH-d,-mo - Total Petroleum Hydrocarbons quantified as diesel and motor oil, respectively
BTEX - benzene, toluene, ethyl benzene, xylenes; VOCs - volatile organic compounds;
* "endrin" includes both endrin and endrin ketone
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC;
Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

TABLE 6
Soil Analytical Results - Lead
East Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l
2003 T&R Investigation	EBB12-0.5	4/22/2003	84	--	--
	EBB12-2.0	4/21/2003	22	--	--
	EBB13-0.5	4/22/2003	100	--	--
	EBB13-2.0	4/21/2003	1.4	--	--
	EBB15-0.5	4/22/2003	140	--	--
	EBB15-2.0	4/21/2003	130	--	--
T5E Focussed Excavation	T5EN1-1.5	4/29/2003	11	--	--
	T5ES1-1.5	4/29/2003	4.4	--	--
	T5EW1-1.5	4/29/2003	3.4	--	--
	T5EE1-1.5	4/29/2003	28	--	--
	T5EB-2.0	4/29/2003	2.5	--	--
Pile Cap Stockpiles	#4	3/4/2003	430	40	1.1
	#5	3/4/2003	450	27	0.92
	#6	3/4/2003	200	3.5	
	SP-1	3/28/2003	180	--	--
	SP-2	3/28/2003	410	--	--
	SP-3	3/28/2003	9.5	--	--
	SP-4	3/28/2003	110	10	--
	SP-5	3/28/2003	79	9.4	--
	SP-6	3/28/2003	16	--	--
	SP-11	3/28/2003	9.2	--	--
	SP-12	3/28/2003	26	--	--
	SP-13	3/28/2003	150	5	<.50
	SP-14	3/28/2003	770	--	--
	SP-15	3/28/2003	65	--	--
	SP (4,5,11,14)	3/28/2003	230	--	--
	SP (7,8,9,10)	3/28/2003	14	--	--
	SP (1,2,3,6)	3/28/2003	97	--	--
	SP-15A	4/1/2003	28	--	--
	SP-15B	4/1/2003	21	--	--
	SP16	5/1/2003	17	--	--
	SP17	5/1/2003	250	--	--
Stockpile SPEB1	SPEB1-1	5/6/2003	150	10	--
	SPEB1-2	5/6/2003	170.0	9.7	--
	SPEB1-3	5/6/2003	200	--	--
	SPEB1-4	5/6/2003	230	--	--
	SPEB1-5	5/6/2003	230	--	--
	SPEB1-6	5/6/2003	220	--	--
	SPEB1-7	5/6/2003	280	--	--
	SPEB1-8	5/6/2003	330	--	--
	SPEB1-9	5/6/2003	210	--	--
	SPEB1-10	5/6/2003	320	--	--
	SPEB1-11	5/6/2003	260	--	--
	SPEB1-12	5/6/2003	310	--	--
	SPEB1-1,2,3,4	5/6/2003	230	11	--
	SPEB1-5,6,7,8	5/6/2003	520	14	<0.5
	SPEB1-9,10,11,12	5/6/2003	230	17	--
Stockpile SPEB2	SPEB2-1	5/7/2003	17	--	--
	SPEB2-2	5/7/2003	14	--	--
	SPEB2-3	5/7/2003	120	10	--
	SPEB2-4	5/7/2003	70	5.7	--
	SPEB2-5	5/7/2003	230	--	--
	SPEB2-6	5/7/2003	79	4.3	--
	SPEB2-7	5/7/2003	250	--	--
	SPEB2-8	5/7/2003	130.0	7.2	--

TABLE 6
Soil Analytical Results - Lead
East Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l
B8 Focussed Excavation	B8N1-2.5	4/18/2003	1.8	--	--
	B8S1-2.5	4/18/2003	2	--	--
	B8W1-2.5	4/18/2003	1.6	--	--
	B8E1-2.5	4/18/2003	29	--	--
	B8B-3.0	4/18/2003	110	--	--
2003 T&R Investigation	EBB1-0.5	4/21/2003	13	--	--
	EBB1-1.5	4/21/2003	61	--	--
	EBB2-0.5	4/21/2003	90	--	--
	EBB2-1.5	4/21/2003	43	--	--
	EBB3-0.5	4/21/2003	50	--	--
	EBB3-1.5	4/21/2003	2	--	--
	EBB4-0.5	4/21/2003	460	--	--
	EBB4-1.5	4/21/2003	180	--	--
EBB4 Focussed Excavation	EBB4N1-1.0	4/29/2003	220	--	--
	EBB4S1-1.0	4/29/2003	670	--	--
	EBB4W1-1.0	4/29/2003	190	--	--
	EBB4E1-1.0	4/29/2003	170	--	--
	EBB4B-1.5	4/29/2003	3.5	--	--
2003 T&R Investigation	EBB5-0.5	4/21/2003	8.1	--	--
	EBB5-1.5	4/21/2003	2.4	--	--
	EBB6-0.5	4/21/2003	3.7	--	--
	EBB6-1.5	4/21/2003	820	--	--
	EBB6-3.5	4/21/2003	1.7	--	--
EBB6 Focussed Excavation	EBB6N1-2.5	4/29/2003	150	--	--
	EBB6S1-2.5	4/29/2003	1.8	--	--
	EBB6W1-2.5	4/29/2003	1.8	--	--
	EBB6E1-2.5	4/29/2003	2	--	--
	EBB6B-3.0	4/29/2003	1.7	--	--
2003 T&R Investigation	EBB7-0.5	4/22/2003	81	--	--
	EBB7-2.0	4/21/2003	6.6	--	--
	EBB8-0.5	4/22/2003	390	--	--
	EBB8-2.0	4/21/2003	25	--	--
EBB8 Focussed Excavation	EBB8N1-0.5	4/29/2003	370	--	--
	EBB8N2-0.5	6/4/2003	510	--	--
	EBB8S1-0.5	4/29/2003	70	--	--
	EBB8W1-0.5	4/29/2003	130	--	--
	EBB8E1-0.5	4/29/2003	46	--	--
	EBB8B-1.0	4/29/2003	140	--	--
2003 T&R Investigation	EBB9-0.5	4/22/2003	140	--	--
	EBB9-2.0	4/21/2003	180	--	--
	EBB10-0.5	4/22/2003	140	--	--
	EBB10-2.0	4/21/2003	330	--	--
EBB10 Focussed Excavation	EBB10N1-2.5	4/29/2003	4	--	--
	EBB10S1-2.5	4/29/2003	14	--	--
	EBB10W1-2.5	4/29/2003	5	--	--
	EBB10E1-2.5	4/29/2003	7.7	--	--
	EBB10B-3.0	4/29/2003	2	--	--
2003 T&R Investigation	EBB11-0.5	4/22/2003	47	--	--
	EBB11-2.0	4/21/2003	1800	--	--
EBB11 Focussed Excavation	EBB11N1-2.5	4/29/2003	1.7	--	--
	EBB11S1-2.5	4/29/2003	1.5	--	--
	EBB11W1-2.5	4/29/2003	1.8	--	--
	EBB11E1-2.5	4/29/2003	1.7	--	--
	EBB11B-3.0	4/29/2003	1.6	--	--

TABLE 6
Soil Analytical Results - Lead
East Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l
2002 T&R Investigation (continued)	T-8E-0.5	7/1/2002	130	--	--
	T-8E-1.5	7/1/2002	50	--	--
	T-8W-0.5	7/1/2002	71	--	--
	T-8W-1.5	7/1/2002	160	--	--
2003 T&R Investigation	EB-1-1.0	2/18/2003	73	--	--
	EB-1-2.5	2/18/2003	230	11	< 0.5
	EB-1-5.0	2/18/2003	2.4	--	--
	EB-2-0.0	2/18/2003	4.9	< 0.5	--
	EB-2-1.5	2/18/2003	2.3	--	--
	EB-2-5.0	2/18/2003	3.1	--	--
	EB-3-1.0	2/19/2003	1.6	< 0.5	--
	EB-3-2.5	2/19/2003	37	0.9	--
	EB-3-5.0	2/19/2003	2.6	--	--
	EB-4-0.0	2/18/2003	280	22	< 0.5
	EB-4-1.5	2/18/2003	320	9.3	< 0.5
	EB-4-5.0	2/18/2003	4.4	< 0.5	--
	EB-5-1.0	2/19/2003	81	6.5	--
	EB-5-2.5	2/19/2003	2.0	--	--
	EB-5-5.0	2/19/2003	2.4	--	--
	EB-6-1.0	2/19/2003	170	7.3	--
	EB-6-2.5	2/19/2003	21	1.6	--
	EB-6-5.0	2/19/2003	1.6	< 0.50	--
	EB-7-1.0	2/19/2003	53	4.5	--
	EB-7-2.5	2/19/2003	120	--	--
	EB-7-5.0	2/19/2003	2.2	--	--
	EB-8-1.0	2/18/2003	14	--	--
	EB-8-2.5	2/18/2003	4.0	--	--
	EB-8-5.0	2/18/2003	1.7	--	--
	EB-9-1.0	2/18/2003	300	12	< 0.5
	EB-9-2.5	2/18/2003	350	12	--
	EB-9-5.0	2/18/2003	1.9	--	--
	EB-10-1.0	2/19/2003	5.3	--	--
	EB-10-2.5	2/19/2003	60	--	--
	EB-10-5.0	2/19/2003	2.1	--	--
	EB-11-1.0	2/19/2003	24	2.4	--
	EB-11-2.5	2/19/2003	420	29	--
	EB-11-5.0	2/19/2003	2.0	--	--
	FLWE1-1.5	4/18/2003	490	--	--
	FLWE2-1.5	4/29/2003	3.4	--	--
	FLWW1-1.5	4/18/2003	4.2	--	--
	FLWB-2.0	4/18/2003	3.5	--	--
	JAWG1-0.0	4/14/2003	1400	--	--
	JAB-1-1	6/12/2003	4.6	--	--
	JAB-2-1.5	6/12/2003	2.3	--	--
	JAB-3-2.5	6/12/2003	2.5	--	--
	EBB14-0.5	6/4/2003	230	--	--
	EBB14-2.0	6/4/2003	2.3	--	--
	EBD-1	6/19/2003	74	<.50	--
	EBD-2	6/19/2003	570	--	--
	EBD-3	6/19/2003	340	--	--
	EBD-4	6/19/2003	4100	--	9.3
	EBD-5	6/19/2003	1700	--	2.1
	EBD-6	6/19/2003	380	--	--
	EBD-7	6/19/2003	380	--	--
	EBD-8	6/19/2003	440	--	--

TABLE 6
Soil Analytical Results - Lead
East Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l
2003 T&R Investigation (continued)	EBD-9	6/19/2003	2600	--	<.50
	EBD-10	6/19/2003	590	--	--
	EBD-11	6/19/2003	470	--	--
	EBD-12	6/19/2003	47	--	--
	EBD-13	6/19/2003	190	9.2	--
	EBD-14	6/19/2003	61	4.1	--
EB1 Focussed Excavation	EB1CS-N1-1.5	4/7/2003	160	--	--
	EB1CS-S1-1.5	4/7/2003	580	--	--
	EB1CS-S2-1.5	4/10/2003	620	--	--
	EB1S3-1.5	6/4/2003	510	--	--
	EB1S4-1.5	6/6/2003	13	--	--
	EB1CS-E1-1.5	4/7/2003	240	--	--
	EB1CS-E2-1.5	4/10/2003	280	--	--
	EB1E3-1.5	6/4/2003	270	--	--
	EB1E4-1.5	6/6/2003	200	--	--
	EB1CS-W1-1.5	4/7/2003	350	--	--
	EB1CS-W2-1.5	4/10/2003	190	--	--
	EB1CS-B-2.0	4/7/2003	120	--	--
B2 Focussed Excavation	B2S1-2.0	6/6/2003	2.8	--	--
	B2E1-2.0	6/6/2003	2.8	--	--
	B2N1-2.0	6/6/2003	4	--	--
	B2W1-2.0	6/6/2003	2.2	--	--
EBB14 Focussed Excavation	EBB14S1A-1.5	6/10/3003	2.1	--	--
	EBB14E1A-1.5	6/10/3003	3.2	--	--
	EBB14N1A-1.5	6/10/3003	9.7	--	--
	EBB14W1A-1.5	6/10/3003	2.2	--	--
B24 Focussed Excavation	B24N1-1.5	4/18/2003	14	--	--
	B24S1-1.5	4/18/2003	7.5	--	--
	B24W1-1.5	4/18/2003	14	--	--
	B24E1-1.5	4/18/2003	9.5	--	--
	B24B-2.0	4/18/2003	3	--	--
B5 Focussed Excavation	B5N1-1.5	4/18/2003	18	--	--
	B5S1-1.5	4/18/2003	6.4	--	--
	B5E1-1.5	4/18/2003	14	--	--
	B5W1-1.5	4/18/2003	20	--	--
	B5B-2.0	4/18/2003	4.1	--	--
EB11 Focussed Excavation	EB11N1-2.5	4/18/2003	670	--	--
	EB11N2-2.5	4/29/2003	7.7	--	--
	EB11W1-2.5	4/18/2003	110	--	--
	EB11S1-2.5	4/18/2003	7.3	--	--
	EB11E1-2.5	4/18/2003	7.8	--	--
	EB11B-3.0	4/18/2003	1.6	--	--
B7 Focussed Excavation	B7N1-2.5	4/18/2003	2.3	--	--
	B7S1-2.5	4/18/2003	2.5	--	--
	B7W1-2.5	4/18/2003	5.7	--	--
	B7E1-2.5	4/18/2003	1.7	--	--
	B7B-3.0	4/18/2003	1.6	--	--

Table A-3. Soil Analytical Results, Organic Compounds
West Block

Sample ID	Sample Date	TPH-g mg/kg	TPH-d mg/kg	TPH-mo mg/kg	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4 -DDD ug/kg	4,4 -DDT ug/kg	4,4 -DDE ug/kg	alpha-BHC ug/kg
B-10-0.5	5/4/2002	--	--	--	< 10	**170**	< 10	< 10	12	< 10	< 10
B-10-2.5	5/4/2002	--	--	--	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
B-10-3.5	5/4/2002	--	< 1.0	< 50	--	--	--	--	--	--	--
B-11-0.5	5/4/2002	--	--	--	< 10	28	< 10	< 10	< 10	< 10	< 10
B-11-2.5	5/4/2002	--	--	--	< 2.5	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.5
B-12-0.5	5/4/2002	--	--	--	< 500	< 500	1,300	< 500	**5,400**	**2,500**	< 500
B-12-1.5	5/4/2002	--	< 1.0	< 50	< 2.0	< 2.0	6.4	2.2	29	24	< 2.0
B-13-0.5	5/4/2002	--	--	--	< 10	< 10	< 10	< 10	19	15	< 10
B15-0.0	8/13/2002	--	--	--	<10	16	<10	< 10	16	<10	<10
B16-0	8/13/2002	--	--	--	<10	18	<10	< 10	<10	<10	<10
B16-1.5	8/13/2002	--	--	--	<10	14	<10	< 10	<10	<10	<10
B17-0	8/13/2002	--	--	--	<10	<10	<10	< 10	<10	<10	<10
B18-0	8/13/2002	--	--	--	<10	<10	<10	< 10	<10	<10	<10
B19-0	8/13/2002	--	--	--	<10	25	<10	< 10	<10	<10	<10
B19-1.5	8/13/2002	--	--	--	<10	<10	<10	< 10	<10	<10	<10
B20-0.0	8/13/2002	--	--	--	<10	<10	<10	< 10	22	<10	<10
B20-1.5	8/13/2002	--	--	--	<10	<10	<10	< 10	21	<10	<10
B21-0	8/13/2002	--	--	--	<10	<10	<10	< 10	150	170	<10
B21-1.5	8/13/2002	--	--	--	<10	<10	<10	< 10	<10	<10	<10
B22-0	8/13/2002	--	--	--	<10	<10	<10	< 10	25	10	<10
B22-1.5	8/13/2002	--	--	--	<10	<10	<10	< 10	10	<10	<10
WB-1-1.0	2/18/2003	< 1.0	22	85	190	**230**	58	< 10	< 10	< 10	< 10
WB-1-2.5	2/18/2003	--	--	--	**4,800**	**1,900**	< 500	< 500	< 500	< 500	< 500
WB-2-1.0	2/18/2003	< 1.0	3.3	< 50	4.0	3.5	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
WB-3-1.0	2/18/2003	< 1.0	2.3	< 50	220	**360**	< 50	< 50	< 50	< 50	< 50
WB-3-2.5	2/18/2003	--	--	--	3.1	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
WB-5-1.0	2/18/2003	< 1.0	14	< 50	**1,700**	**910**	< 100	< 100	< 100	< 100	< 100
WB-5-2.5	2/18/2003	--	--	--	50	15	< 2	< 2	< 2	< 2	< 2
WB-6-1.0	2/18/2003	--	--	--	2.5	11	< 2.0	< 2.0	< 2.0	4.3	< 2.0
WB-7-1.0	2/18/2003	--	--	--	< 10	< 10	< 10	< 10	240	200	< 10
WB-8-0.5	2/18/2003	< 1.0	5.7	< 50	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
WB-8-1.5	2/18/2003	< 1.0	1.9	< 50	--	--	--	--	--	--	--
WB-8-5.0	2/18/2003	< 1.0	1.0	< 50	--	--	--	--	--	--	--
WB-9-1.0	2/18/2003	< 1.0	14	170	< 2.0	3.0	< 2.0	< 2.0	20	2.5	< 2.0
WB-9-2.5	2/18/2003	< 1.0	2.5	< 50	--	--	--	--	--	--	--
WB-9-5.0	2/18/2003	< 1.0	1.3	< 50	--	--	--	--	--	--	--
WB-10-1.0	2/18/2003	--	--	--	27	23	< 2.0	< 2.0	2.3	2.7	2.2
WB-17-0.5	2/18/2003	< 1.0	3.7	< 50	--	--	--	--	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; ug kg - micrograms per kilogram; > 1.0 - Not detected at detection limit given; nd - not detected, detection limit varies; -- Not analyzed
"B-1-0.5", "EB-1-1.0" - Boring sample collected by Treadwell & Rollo; "T-5E-0.5" - Trench sample collected by Treadwell & Rollo; "PB-14-2" - Boring sample collected by PSI

TPH-g - Total Petroleum Hydrocarbons quantified as gasoline; TPH-d,-mo - Total Petroleum Hydrocarbons quantified as diesel and motor oil, respectively
BTEX - benzene, toluene, ethyl benzene, xylenes; VOCs - volatile organic compounds; "endrin*" includes both endrin and endrin ketone
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC; Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

Table A-2. Analytical Results, CAM 17* Metals
West Block

Sample ID	Sample Date	Antimony mg/kg	Arsenic mg/kg	Barium mg/kg	Beryllium mg/kg	Cobalt mg/kg	Copper mg/kg	Molybdenum mg/kg	Selenium mg/kg	Silver mg/kg	Thallium mg/kg	Vanadium mg/kg	Mercury mg/kg
WB-1-1.0	2/18/2003	< 2.0	**3.6**	250	0.72	5.5	14	< 1.0	< 2.0	< 1.0	< 1.0	17	0.97
WB-2-1.0	2/18/2003	< 2.0	**3.4**	300	0.7	9.6	11	< 1.0	< 2.0	< 1.0	< 1.0	15	*2.2*
WB-3-1.0	2/18/2003	< 2.0	**3.6**	180	0.69	9.5	19	< 1.0	< 2.0	< 1.0	< 1.0	19	1.5
WB-4-1.0	2/19/2003	< 2.0	**4.5**	83	< 0.5	4.2	17	< 1.0	< 2.0	< 1.0	< 1.0	19	0.22
WB-5-1.0	2/18/2003	< 2.0	**3.8**	160	0.72	8.7	16	< 1.0	< 2.0	< 1.0	< 1.0	19	0.88
WB-6-1.0	2/18/2003	< 2.0	**2.8**	90	< 0.5	3.9	17	< 1.0	< 2.0	< 1.0	< 1.0	19	0.21
WB-8-0.5	2/18/2003	< 2.0	**3.4**	180	0.65	7.7	12	< 1.0	< 2.0	< 1.0	< 1.0	19	*2.2*
WB-9-1.0	2/18/2003	< 2.0	**3.2**	87	< 0.5	3.8	19	< 1.0	< 2.0	< 1.0	< 1.0	20	0.19

Results in units at top: mg/kg - milligrams per kilogram
> 1.0 - Not detected at detection limit given, -- Not analyzed
"B-1-0.5", "WB-1-1.0" - Boring sample collected by Treadwell & Rollo
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC
Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

* CAM 17 metals exclusive of LUFT 5 metals

Table A-1. Soil Analytical Results, LUFT 5 Metals
West Block

Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l	Cadmium mg/kg	Chromium mg/kg	Nickel mg/kg	Zinc mg/kg
WB-5-1.0	2/18/2003	14	< 0.5	--	1.5	8.8	17	40
WB-5-2.5	2/18/2003	15	0.74	--	--	--	--	--
WB-5-5.0	2/18/2003	2.5	--	--	--	--	--	--
WB-6-1.0	2/18/2003	*65*	3.8	--	1.2	22	16	83
WB-6-2.5	2/18/2003	3.4	--	--	--	--	--	--
WB-6-5.0	2/18/2003	2.9	--	--	--	--	--	--
WB-7-1.0	2/18/2003	***220***	11	< 0.5	--	--	--	--
WB-7-2.5	2/18/2003	3.3	--	--	--	--	--	--
WB-7-5.0	2/18/2003	1.5	--	--	--	--	--	--
WB-8-0.5	2/18/2003	15	0.71	--	1.6	11	19	41
WB-8-1.5	2/18/2003	2.7	--	--	--	--	--	--
WB-8-5.0	2/18/2003	1.7	--	--	--	--	--	--
WB-9-1.0	2/18/2003	***180***	8.5	0.72	1.5	27	18	140
WB-9-2.5	2/18/2003	12	--	--	--	--	--	--
WB-9-5.0	2/18/2003	1.9	--	--	--	--	--	--
WB-10-1.0	2/18/2003	--	--	--	--	--	--	--
WB-10-2.5	2/18/2003	37	--	--	--	--	--	--
WB-10-5.0	2/18/2003	44	--	--	--	--	--	--
WB-11-1.0	2/18/2003	5.7	1.3	--	--	--	--	--
WB-11-2.5	2/18/2003	*150*	10	--	--	--	--	--
WB-11-5.0	2/18/2003	2.3	--	--	--	--	--	--
WB-12-1.0	2/18/2003	*94*	--	--	--	--	--	--
WB-12-5.0	2/18/2003	1.9	--	--	--	--	--	--
WB-13-1.0	2/18/2003	11	--	--	--	--	--	--
WB-13-2.5	2/18/2003	47	--	--	--	--	--	--
WB-13-5.0	2/18/2003	2.7	--	--	--	--	--	--
WB-14-1.0	2/19/2003	*81*	6.2	--	--	--	--	--
WB-14-2.5	2/19/2003	*130*	--	--	--	--	--	--
WB-14-5.0	2/19/2003	1.6	--	--	--	--	--	--
WB-15-1.0	2/19/2003	20	--	--	--	--	--	--
WB-15-2.5	2/19/2003	1.9	--	--	--	--	--	--
WB-15-5.0	2/19/2003	2.3	--	--	--	--	--	--
WB-16-1.0	2/18/2003	11	--	--	--	--	--	--
WB-16-2.5	2/18/2003	24	--	--	--	--	--	--
WB-16-5.0	2/18/2003	1.3	--	--	--	--	--	--
WB-17-0.5	2/18/2003	8.5	--	--	--	--	--	--
WB-17-1.5	2/18/2003	29	--	--	--	--	--	--
WB-17-5.0	2/18/2003	2.8	--	--	--	--	--	--
WB-18-1.0	2/18/2003	45	2	--	--	--	--	--
WB-18-2.5	2/18/2003	*100*	--	--	--	--	--	--
WB-18-5.0	2/18/2003	11	--	--	--	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; mg/l - milligrams per liter
> 1.0 - Not detected at detection limit given, --Not analyzed
"B-1-0.5", "WB-1-1.0" - Boring sample collected by Treadwell & Rollo
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC
Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

Table A-1. Soil Analytical Results, LUFT 5 Metals
West Block

Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l	Cadmium mg/kg	Chromium mg/kg	Nickel mg/kg	Zinc mg/kg
B-10-0.5	5/4/2002	*140*	--	--	--	--	--	--
B-10-1.5	5/4/2002	*99*	--	--	--	--	--	--
B-10-2.5	5/4/2002	< 5.0	--	--	--	--	--	--
B-11-0.5	5/4/2002	*(1,400)*	--	--	--	--	--	--
B-11-1.5	5/4/2002	11	--	--	--	--	--	--
B-11-2.5	5/4/2002	< 5.0	--	--	--	--	--	--
B-12-0.5	5/4/2002	***210***	--	--	--	--	--	--
B-12-1.5	5/4/2002	12	--	--	--	--	--	--
B-13-0.5	5/4/2002	*140*	--	--	--	--	--	--
B-13-1.5	5/4/2002	43	--	--	--	--	--	--
B-13-2.5	5/4/2002	5.6	--	--	--	--	--	--
B15-0.0	8/13/2002	*110*	--	--	--	--	--	--
B15-1.5	8/13/2002	5.9	--	--	--	--	--	--
B16-0	8/13/2002	*150*	--	--	--	--	--	--
B16-1.5	8/13/2002	15	--	--	--	--	--	--
B17-0	8/13/2002	*150*	--	--	--	--	--	--
B17-1.5	8/13/2002	2.4	--	--	--	--	--	--
B18-0	8/13/2002	*120*	--	--	--	--	--	--
B18-1.5	8/13/2002	2.4	--	--	--	--	--	--
B19-0	8/13/2002	*130*	--	--	--	--	--	--
B19-1.5	8/13/2002	*61*	--	--	--	--	--	--
B20-0.0	8/13/2002	***160***	--	--	--	--	--	--
B20-1.5	8/13/2002	*110*	--	--	--	--	--	--
B21-0	8/13/2002	***220***	--	--	--	--	--	--
B21-1.5	8/13/2002	3.5	--	--	--	--	--	--
B22-0	8/13/2002	***220***	--	--	--	--	--	--
B22-1.5	8/13/2002	***190***	--	--	--	--	--	--
WB-1-1.0	2/18/2003	*9.9*	0.56	--	1.5	8.8	17	35
WB-1-2.5	2/18/2003	*49*						
WB-1-5.0	2/18/2003	6.8	--	--	--	--	--	--
WB-2-1.0	2/18/2003	11	< 0.5	--	**1.8**	7.8	22	40
WB-2-2.5	2/18/2003	55	--	--	--	--	--	--
WB-2-5.0	2/18/2003	4.1	--	--	--	--	--	--
WB-3-1.0	2/18/2003	15	< 0.5	--	1.6	10	18	39
WB-3-2.5	2/18/2003	*94*	--	--	--	--	--	--
WB-3-5.0	2/18/2003	8.0	--	--	--	--	--	--
WB-4-1.0	2/19/2003	***320***	63	< 0.5	**1.8**	20	15	110
WB-4-2.5	2/19/2003	2.3	--	--	--	--	--	--
WB-4-5.0	2/19/2003	2.3	--	--	--	--	--	--

Results in units at top: mg/kg - milligrams per kilogram; mg/l - milligrams per liter
> 1.0 - Not detected at detection limit given, -- Not analyzed
"B-1-0.5", "WB-1-1.0" - Boring sample collected by Treadwell & Rollo
Bold - Result exceeds USEPA Residential PRG; *Italics* - Result exceeds 10-times STLC
Underline - Result exceeds STLC; (Parens) - Exceeds TTLC

TABLE 3
Soil Analytical Results - Pesticides
West Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4'-DDD ug/kg	4,4'-DDT ug/kg	4,4'-DDE ug/kg	alpha-BHC ug/kg
WB3 Focussed Excavation	WB3CS-B-1.5	4/7/2003	**3.4**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB3CS-B-2.5	4/10/2003	**19**	10	< 10	< 10	< 10	< 10	< 10
WB10 Focussed Excavation	WB10CS-B-1.5	4/7/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
B11 Focussed Excavation	B11CS-N1-0.5	4/7/2003	< 10	< 10	< 10	< 10	< 10	< 10	< 10
	B11CS-S1-0.5	4/7/2003	< 10	< 10	< 10	< 10	< 10	< 10	< 10
	B11CS-E1-0.5	4/7/2003	< 10	< 10	< 10	< 10	< 10	< 10	< 10
	B11CS-W1-0.5	4/7/2003	< 10	< 10	< 10	< 10	< 10	< 10	< 10
	B11CS-B-1.0	4/7/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
B12 Focussed Excavation	B12CS-W1-1.0	4/10/2003	< 10	< 10	< 10	< 10	< 10	< 10	< 10
	B12CS-N1-1.0	4/10/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	B12CS-E1-1.0	4/10/2003	< 10	< 10	**11**	< 10	**81**	**55**	< 10
	B12CS-S1-1.0	4/10/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	B12CS-B-1.5	4/10/2003	< 2.0	< 2.0	< 2.0	< 2.0	**4.2**	~~2.7~~	< 2.0
Stockpile #1 Profile Sample	SPWB1PS1,2,3,4	4/16/2003	**440**	**290**	< 50	< 50	**55**	< 50	< 50
	SPWB1PS5,6,7,8	4/16/2003	**350**	**220**	< 50	< 50	< 50	< 50	< 50
	SPWB1PS9,10,11,12	4/16/2003	**110**	**96**	< 50	< 50	120	< 50	< 50
Stockpile #2 Profile Sample	SPWB2PS1,2,3,4	4/17/2003	**7.7**	**5.8**	< 2.0	< 2.0	**2.3**	< 2.0	< 2.0
	SPWB2PS5,6,7,8	4/17/2003	**8.2**	**8.9**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS9,10,11,12	4/17/2003	**17**	**18**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS13,14,15,16	4/17/2003	**5**	**7.3**	< 2.0	< 2.0	**3.1**	< 2.0	< 2.0
	SPWB2PS1	4/17/2003	5.1	5.8	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS2	4/17/2003	7.6	5.6	< 2.0	< 2.0	2.3	< 2.0	< 2.0
	SPWB2PS3	4/17/2003	9.3	7.3	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS4	4/17/2003	7.3	6.1	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS5	4/17/2003	**16**	**24**	2.4	< 2.0	2.5	< 2.0	< 2.0
	SPWB2PS6	4/17/2003	2.9	2.2	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS7	4/17/2003	4.1	3.5	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS8	4/17/2003	3.9	3.2	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS9	4/17/2003	**47**	**100**	< 20	< 20	< 20	< 20	< 20
	SPWB2PS10	4/17/2003	**23**	**11**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS11	4/17/2003	5.2	7.3	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS12	4/17/2003	3.8	5.2	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS13	4/17/2003	8.7	**17**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	SPWB2PS14	4/17/2003	**260**	**170**	< 20	< 20	< 20	< 20	< 20
	SPWB2PS15	4/17/2003	ND	2.3	< 2.0	< 2.0	5.6	3	< 2.0
	SPWB2PS16	4/17/2003	ND	2.5	< 2.0	< 2.0	2.2	< 2.0	< 2.0
Focussed Excavations	HSP1,2,3,4 ?	4/17/2003	**1900**	**1100**	< 200	< 200	< 200	< 200	< 200
Stockpile #3a Sample	OBOC-1,2,3,4	4/22/2003	**63**	**35**	< 2.0	< 2.0	**2.3**	< 2.0	< 2.0
Stockpile #3b Profile Sample	OA-1,2,3,4	4/25/2003	**23**	**16**	< 2.0	< 2.0	2.3	< 2.0	< 2.0
	OA-5,6,7,8	4/25/2003	**39**	**34**	< 2.0	< 2.0	5.8	< 2.0	< 2.0
	OA-9,10,11,12	4/25/2003	**160**	**91**	< 20	< 20	< 20	< 20	< 20
	OA-13,14,15,16	4/25/2003	**30**	**22**	< 2.0	< 2.0	2.7	< 2.0	< 2.0
	OA-1	4/25/2003	**31**	**15**	< 2.0	< 2.0	4.3	< 2.0	< 2.0
	OA-2	4/25/2003	**130**	**99**	< 10	< 10	< 10	< 10	< 10
	OA-3	4/25/2003	**26**	**11**	< 2.0	< 2.0	3	< 2.0	< 2.0
	OA-4	4/25/2003	**42**	**37**	< 2.0	< 2.0	4.7	< 2.0	< 2.0
	OA-5	4/25/2003	2	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	OA-6	4/25/2003	**76**	**34**	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
	OA-7	4/25/2003	**54**	**54**	2.8	< 2.0	14	< 2.0	< 2.0
	OA-8	4/25/2003	**78**	**33**	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
	OA-9	4/25/2003	**140**	**140**	< 10	< 10	32	< 10	< 10

TABLE 3
Soil Analytical Results - Pesticides
West Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	Aldrin ug/kg	Dieldrin ug/kg	Endrin* ug/kg	4,4'-DDD ug/kg	4,4'-DDT ug/kg	4,4'-DDE ug/kg	alpha-BHC ug/kg
2002 T&R Investigation	B-10-0.5	5/4/2002	< 10	**170**	< 10	< 10	12	< 10	< 10
	B-10-2.5	5/4/2002	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	B-11-0.5	5/4/2002	< 10	**28**	< 10	< 10	< 10	< 10	< 10
	B-11-2.5	5/4/2002	< 2.5	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.5
	B-12-0.5	5/4/2002	< 500	< 500	1,300	< 500	**5,400**	**2,500**	< 500
	B-12-1.5	5/4/2002	< 2.0	< 2.0	6.4	2.2	29	24	< 2.0
	B-13-0.5	5/4/2002	< 10	< 10	< 10	< 10	**19**	**15**	< 10
	B15-0.0	8/13/2002	<10	**16**	<10	< 10	**16**	<10	<10
	B16-0	8/13/2002	<10	**18**	<10	< 10	<10	<10	<10
	B16-1.5	8/13/2002	<10	**14**	<10	< 10	<10	<10	<10
	B17-0	8/13/2002	<10	<10	<10	< 10	<10	<10	<10
	B18-0	8/13/2002	<10	<10	<10	< 10	<10	<10	<10
	B19-0	8/13/2002	<10	**25**	<10	< 10	<10	<10	<10
	B19-1.5	8/13/2002	<10	<10	<10	< 10	<10	<10	<10
	B20-0.0	8/13/2002	<10	<10	<10	< 10	**22**	<10	<10
	B20-1.5	8/13/2002	<10	<10	<10	< 10	**21**	<10	<10
	B21-0	8/13/2002	<10	<10	<10	< 10	150	170	<10
	B21-1.5	8/13/2002	<10	<10	<10	< 10	<10	<10	<10
	B22-0	8/13/2002	<10	<10	<10	< 10	25	10	<10
	B22-1.5	8/13/2002	<10	<10	<10	< 10	10	<10	<10
2003 T&R Investigation	WB-1-1.0	2/18/2003	**190**	**230**	58	< 10	< 10	< 10	< 10
	WB-1-2.5	2/18/2003	**4,800**	**1,900**	< 500	< 500	< 500	< 500	< 500
	WB-2-1.0	2/18/2003	4.0	3.5	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB-3-1.0	2/18/2003	**220**	**360**	< 50	< 50	< 50	< 50	< 50
	WB-3-2.5	2/18/2003	3.1	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB-5-1.0	2/18/2003	**1,700**	**910**	< 100	< 100	< 100	< 100	< 100
	WB-5-2.5	2/18/2003	**50**	**15**	< 2	< 2	< 2	< 2	< 2
	WB-6-1.0	2/18/2003	2.5	**11**	< 2.0	< 2.0	< 2.0	4.3	< 2.0
	WB-7-1.0	2/18/2003	< 10	< 10	< 10	< 10	240	200	< 10
	WB-8-0.5	2/18/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB-9-1.0	2/18/2003	< 2.0	**3.0**	< 2.0	< 2.0	**20**	2.5	< 2.0
	WB-10-1.0	2/18/2003	**27**	**23**	< 2.0	< 2.0	2.3	2.7	2.2
WB1 Focussed Excavation	WB1CS-N1-2.0	4/7/2003	**19**	**17**	< 10	< 10	< 10	< 10	< 10
	WB1CS-S1-2.0	4/7/2003	< 10	< 10	< 10	< 10	< 10	< 10	< 10
	WB1CS-E1-2.0	4/7/2003	**2.8**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB1CS-W1-2.0	4/7/2003	< 10	< 10	< 10	< 10	**15**	< 10	< 10
	WB1CS-B-3.0	4/7/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB1CS-N2-2.0	4/10/2003	**63**	**75**	< 10	< 10	< 10	< 10	< 10
	WB1CS-W2-2.0	4/10/2003	**13**	**10**	< 10	< 10	< 10	< 10	< 10
	WB1CS-E2-2.0	4/10/2003	**53**	**25**	< 10	< 10	< 10	< 10	< 10
WB5 Focussed Excavation	WB5CS-N1-2.5	4/7/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB5CS-S1-2.5	4/7/2003	**45**	**18**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB5CS-E1-2.5	4/7/2003	**240**	**230**	< 20	< 20	< 20	< 20	< 20
	WB5CS-W1-2.5	4/7/2003	**370**	**160**	< 20	< 20	< 20	< 20	< 20
	WB5CS-B-3.0	4/7/2003	**26**	**13**	< 10	< 10	< 10	< 10	< 10
	WB5CS-E2-2.5	4/10/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB5CS-W2-2.5	4/10/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB5CS-S2-2.5	4/10/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB5CS-B-5.0	4/10/2003	**610**	**230**	< 50	< 50	< 50	< 50	< 50
	WB5CS-B-6.0	4/15/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
			27	2.3	0.65	2,400	1700	1700	49

TABLE 2
Mandela Gateway
Soil Analytical Results - Lead
West Block
Mandela Gateway Redevelopment Site
Oakland, California

Phase of Investigation	Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l
WB5 Focussed Excavation	WB5CS-N1-2.5	4/7/2003	10	--	--
	WB5CS-S1-2.5	4/7/2003	11	--	--
	WB5CS-E1-2.5	4/7/2003	22	--	--
	WB5CS-W1-2.5	4/7/2003	23	--	--
	WB5CS-B-3.0	4/7/2003	43	--	--
WB3 Focussed Excavation	WB3CS-B-1.5	4/7/2003	1.6	--	--
WB10 Focussed Excavation	WB10CS-B-1.5	4/7/2003	1.6	--	--
B11 Focussed Excavation	B11CS-N1-0.5	4/7/2003	23	--	--
	B11CS-S1-0.5	4/7/2003	82	--	--
	B11CS-E1-0.5	4/7/2003	4.2	--	--
	B11CS-W1-0.5	4/7/2003	41	--	--
	B11CS-B-1.0	4/7/2003	2.4	--	--
B12 Focussed Excavation	B12CS-W1-1.0	4/10/2003	5.2	--	--
	B12CS-N1-1.0	4/10/2003	40	--	--
	B12CS-E1-1.0	4/10/2003	140	--	--
	B12CS-S1-1.0	4/10/2003	210	--	--
	B12CS-B-1.5	4/10/2003	2	--	--
WB4 Focussed Excavation	WB4CS-N1-1.5	4/15/2003	1.9	--	--
	WB4CS-S1-1.5	4/15/2003	2	--	--
	WB4CS-E1-1.5	4/15/2003	39	--	--
	WB4CS-W1-1.5	4/15/2003	2.1	--	--
	WB4CS-B-2.0	4/15/2003	1.8	--	--
Stockpile #1 Profile Sample	SPWB1PS1,2,3,4	4/16/2003	42	--	--
	SPWB1PS5,6,7,8	4/16/2003	29	--	--
	SPWB1PS9,10,11,12	4/16/2003	120	--	--
Stockpile #2 Profile Sample	SPWB2PS1,2,3,4	4/17/2003	< 1.0	--	--
	SPWB2PS5,6,7,8	4/17/2003	7.7	--	--
	SPWB2PS9,10,11,12	4/17/2003	26	--	--
	SPWB2PS13,14,15,16	4/17/2003	20	--	--
Focussed Excavations Stockpile Sample	HSP1,2,3,4	4/17/2003	32	--	--
Stockpile #3a Sample	OBOC-1,2,3,4	4/22/2003	17	--	--
Private Drive Stockpile	EBU-1	6/18/2003	60	2.3	--
	EBU-2	6/18/2003	52	<.5	--
	EBU-3	6/18/2003	61	<.5	--
	EBU-4	6/18/2003	69	<.5	--
MS	MS1-4	6/24/2003	3.1	--	--
WBA	WBA-1,2,3,4	9/26/2003	110	7.6	--
	WBA-5,6,7,8	9/26/2003	70	5.3	--

Notes:
ug/kg - micrograms per kilogram; > 1.0 - Not detected at detection limit given; nd - not detected,
<1.0 - not detected at or above laboratory reporting limit provided
-- - not analyzed
Bold - Lead concentration greater than 255 mg/kg, risk based level provided by Alameda County Health Services Agency

Table 2
Soil Analytical Results - Lead
Mandela Gateway Townhomes
"Parcel A"
Oakland, California

Phase of Investigation	Sample ID	Sample Date	LEAD (Total) mg/kg	LEAD (STLC) mg/l	LEAD (TCLP) mg/l
May 2002 Investigation	B-10-0.5	5/4/2002	140	--	--
	B-10-1.5	5/4/2002	99	--	--
	B-10-2.5	5/4/2002	< 5.0	--	--
	B-13-0.5	5/4/2002	140	--	--
	B-13-1.5	5/4/2002	43	--	--
	B-13-2.5	5/4/2002	5.6	--	--
August 2002 Investigation	B15-0.0	8/13/2002	110	--	--
	B15-1.5	8/13/2002	5.9	--	--
	B16-0	8/13/2002	150	--	--
	B16-1.5	8/13/2002	15	--	--
	B17-0	8/13/2002	150	--	--
	B17-1.5	8/13/2002	2.4	--	--
	B18-0	8/13/2002	120	--	--
	B18-1.5	8/13/2002	2.4	--	--
	B19-0	8/13/2002	130	--	--
	B19-1.5	8/13/2002	61	--	--
	B20-0.0	8/13/2002	160	--	--
	B20-1.5	8/13/2002	110	--	--
February 2003 Investigation	WB-1-1.0	2/18/2003	9.9	0.56	--
	WB-1-2.5	2/18/2003	49	--	--
	WB-1-5.0	2/18/2003	6.8	--	--
	WB-9-1.0	2/18/2003	180	***8.5***	0.72
	WB-9-2.5	2/18/2003	12	--	--
	WB-9-5.0	2/18/2003	1.9	--	--
April 2003 WB1 Focused Excavation	WB1CS-N1-2.0	4/7/2003	280	--	--
	WB1CS-S1-2.0	4/7/2003	64	--	--
	WB1CS-E1-2.0	4/7/2003	4.6	--	--
	WB1CS-W1-2.0	4/7/2003	160	--	--
	WB1CS-B-3.0	4/7/2003	1.9	--	--
	WB1CS-N2-2.0	4/10/2003	51	--	--
	WB1CS-W2-2.0	4/10/2003	--	--	--
	WB1CS-E2-2.0	4/10/2003	--	--	--
July 2003 Profiling Investigation	PA-1-2.0	7/22/2003	42	--	--
	PA-2-1.0	7/22/2003	--	0.97	--
	PA-2-2.0	7/22/2003	62	--	--
	PA-3-1.0	7/22/2003	--	***9.7***	--
	PA-3-2.0	7/22/2003	4.9	--	--
	PA-4-2.0	7/22/2003	43	--	--
	PA-5-2.0	7/25/2003	2	--	--
	PA-6-1.0	7/22/2003	--	1.9	--
	PA-6-2.0	7/22/2003	61	--	--
	PA-7-1.0	7/25/2003	--	0.67	--
	PA-7-2.0	7/25/2003	2.1	--	--
	PA-8-2.0	7/22/2003	32	--	--
	PA-9-2.0	7/25/2003	1.8	--	--
	PA-10-1.0	7/22/2003	--	1.5	--
	PA-10-2.0	7/22/2003	1.9	--	--
	PA-11-1.0	7/22/2003	--	<.50	--
	PA-11-2.0	7/22/2003	13	--	--
	PA-12-2.0	7/22/2003	1.8	--	--
	PA-13-2.0	7/22/2003	2.8	--	--
	PA-14-1.0	7/22/2003	--	<.50	--
	PA-14-2.0	7/22/2003	1.8	--	--
	PA-15-1.0	7/22/2003	--	<.50	--
	PA-15-2.0	7/22/2003	1.9	--	--
	PA-16-2.0	7/22/2003	24	--	--
	PA-17-2.0	7/22/2003	2	--	--
	PA-18-1.0	7/22/2003	--	1	--
	PA-18-2.0	7/22/2003	4.3	--	--
	PA-19-2.0	7/22/2003	1.8	--	--
	PA-20-2.0	7/22/2003	2.6	--	--
	PA-21-2.0	7/25/2003	1.9	--	--
	PA-22-2.0	7/25/2003	2.4	--	--

Notes:
mg/kg - milligrams per kilogram, mg/l - milligrams per liter
<1.0 - not detected at or above laboratory reporting limit provided, -- = not analyzed
Bold - Lead concentration greater than 255 mg/kg, risk based level provided by Alameda County Health Services Agency
Bold Italics - Soluble lead concentration by Waste Extraction Test greater than 5 mg/l, Soluble Threshold Limit Concentration

Table 1
Soil Analytical Results - Pesticides
Mandela Gateway Townhomes
"Parcel A"
Oakland, California

Phase of Investigation	Sample ID	Sample Date	Aldrin ug/kg	Dieldrin ug/kg	Endrin[1] ug/kg	4,4'-DDT ug/kg	4,4'-DDE ug/kg	Other ug/kg
May 2002 Investigation	B-10-0.5	5/4/2002	< 10	**170**	< 10	12	< 10	< 10
	B-10-2.5	5/4/2002	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	B-13-0.5	5/4/2002	< 10	< 10	< 10	**19**	**15**	< 10
August 2002 Investigation	B15-0.0	8/13/2002	<10	**16**	<10	**16**	<10	<10
	B16-0	8/13/2002	<10	**18**	<10	<10	<10	<10
	B16-1.5	8/13/2002	<10	**14**	<10	<10	<10	<10
	B17-0	8/13/2002	<10	<10	<10	<10	<10	<10
	B18-0	8/13/2002	<10	<10	<10	<10	<10	<10
	B19-0	8/13/2002	<10	**25**	<10	<10	<10	<10
	B19-1.5	8/13/2002	<10	<10	<10	<10	<10	<10
	B20-0.0	8/13/2002	<10	<10	<10	**22**	<10	<10
	B20-1.5	8/13/2002	<10	<10	<10	**21**	<10	<10
February 2003 Investigation	WB-1-1.0	2/18/2003	**190**	**230**	58	< 10	< 10	< 10
	WB-1-2.5	2/18/2003	***4,800***	**1,900**	<500	<500	<500	<500
	WB-9-1.0	2/18/2003	< 2.0	**3.0**	< 2.0	**20**	2.5	< 2.0
April 2003 WB1 Focused Excavation	WB1CS-N1-2.0	4/7/2003	**19**	**17**	< 10	< 10	< 10	< 10
	WB1CS-S1-2.0	4/7/2003	< 10	< 10	< 10	< 10	< 10	< 10
	WB1CS-E1-2.0	4/7/2003	**2.8**	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB1CS-W1-2.0	4/7/2003	< 10	< 10	< 10	**15**	< 10	< 10
	WB1CS-B-3.0	4/7/2003	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
	WB1CS-N2-2.0	4/10/2003	**60**	**76**	< 10	< 10	< 10	< 10
	WB1CS-W2-2.0	4/10/2003	**13**	**11**	< 10	< 10	< 10	< 10
	WB1CS-E2-2.0	4/10/2003	**50**	**26**	< 10	< 10	< 10	< 10
July 2003 Profiling Investigation[2]	PA-1-3.0	7/22/2003	<2.0	**17**	<2.0	<2.0	<2.0	<2.0
	PA-1-4.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-2-2.0	7/22/2003	<20	<20	<20	<20	<20	<20
	PA-3-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-4-2.0	7/22/2003	**100**	**130**	<10	<10	<10	<10
	PA-4-3.0	7/22/2003	<2.0	<2.0	<2.0	**5.3**	3.1	<2.0
	PA-4-2.5[3]	8/31/2004	<20	**59**	<20	<20	<20	<20
	PA-4A-3.5[4]	8/31/2004	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-5-2.0	7/25/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-6-2.0	7/22/2003	**28**	**57**	2.7	2.7	<2.0	<2.0
	PA-6-3.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-7-2.0	7/25/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-8-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-9-2.0	7/25/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-10-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-11-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-12-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-13-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-14-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-15-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-16-2.0	7/22/2003	**5.1**	**7.2**	<2.0	<2.0	<2.0	<2.0
	PA-16A-2.0	8/31/2004	**3.0**	**8.4**	<2.0	<2.0	<2.0	<2.0
	PA-16A-3.0	8/31/2004	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-17-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-18-2.0	7/22/2003	**3.3**	**5.0**	<2.0	<2.0	<2.0	<2.0
	PA-18A-2.0	8/31/2004	**8.8**	**25**	<2.0	<2.0	<2.0	<2.0
	PA-18A-3.0	8/31/2004	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-19-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-20-2.0	7/22/2003	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0
	PA-21-2.0	7/25/2003	<2.0	<2.0	<2.0	2.6	<2.0	<2.0
	PA-22-2.0	7/25/2003	<2.0	<2.0	<2.0	2.6	<2.0	<2.0

Notes:
ug/kg = micrograms per kilogram; < 1.0 - Not detected at detection limit given
1 **Endrin** = includes both endrin and endrin ketone
2 Samples at PA-4A, PA-16A, and PA-18A were collected in August 2004 as a continuation of the July 2003 profiling investigation.
3 Ground surface ~ 0.5 feet below original surface, so sample 3.0 bgs (original)
4 Ground surface ~ 0.5 feet below original surface, so sample 4.0 bgs (original)
Bold - Result exceeds Remedial Target Levels
Bold Italics = Results exceeds TTLC

Table C-2. Groundwater Analytical Results, Organic Compounds
East and West Block

Sample ID	Sample Date	TPH-G mg/l	TPH-D ug/l	TPH-MO mg/l	Toluene ug/l	Ethyl Benzene ug/l	Xylenes ug/l	1,2-DCA ug/l	Other VOCs
B-5-GW	5/4/2002	50	180	< 640	< 0.5	< 0.5	< 1	2.1	nd
B-7-GW	5/4/2002	< 50	94	< 630	< 0.5	< 0.5	< 1	< 0.5	nd
B-10-GW	5/4/2002	< 50	< 60	< 600	1.8	< 0.5	1.6	< 0.5	nd
B-12-GW	5/4/2002	< 50	< 59	< 590	< 0.5	< 0.5	< 1	< 0.5	nd
PB-14-W	1/8/2002	< 0.05	< 0.05	< 0.05	nd	nd	nd	nd	nd
PB-15-W	5/4/2002	< 0.05	< 0.05	< 0.05	nd	nd	nd	nd	nd
PB-16-W	5/4/2002	< 0.05	< 0.05	< 0.05	nd	nd	nd	nd	nd
PB-17-W	5/4/2002	< 0.05	< 0.05	< 0.05	1.0	1.0	nd	nd	nd
PB-18-W	5/4/2002	< 0.05	< 0.05	< 0.05	nd	nd	nd	nd	nd
PB-19-5	1/8/2002	< 0.05	< 0.05	< 0.05	nd	nd	nd	nd	nd
PB-20-8	1/8/2002	< 0.05	< 0.05	< 0.05	nd	nd	nd	nd	nd

Results in units at top: mg/l - milligrams per liter, ug/l - micrograms per liter
> 1.0 - Not detected at detection limit given, nd - Not detected, detection limit varies, -- Not analyzed
"B-5-GW" - Groundwater sample collected by Treadwell & Rollo
"PB-14-W" - Groundwater sample collected by PSI
TPH-G - Total Petroleum Hydrocarbons quantified as gasoline
BTEX - benzene, toluene, ethyl benzene, xylenes
TPH-D and -MO - Total Petroleum Hydrocarbons quantified as diesel and motor oil, respectively
1,2-DCA - 1,2-dichloroethane

Table C-1. Groundwater Analytical Results, Metals
East and West Block

Sample ID	Sample Date	Cadmium ug/l	Chromium ug/l	Lead ug/l	Nickel ug/l	Zinc ug/l	Barium ug/l	Cobalt ug/l	Molybdenum ug/l
B-5-GW	5/4/2002	< 2	< 5	< 5	11	23	--	--	--
B-7-GW	5/4/2002	< 2	< 5	< 5	16	27	--	--	--
B-10-GW	5/4/2002	< 2	< 5	< 5	< 5	26	--	--	--
B-12-GW	5/4/2002	< 2	< 5	< 5	< 5	16	--	--	--
PB-14-W	1/8/2002	nd	nd	nd	17	nd	42	19	16
PB-15-W	5/4/2002	nd	nd	nd	42	nd	105	9	3
PB-16-W	5/4/2002	nd	nd	nd	37	nd	52	31	43
PB-17-W	5/4/2002	nd	nd	nd	58	nd	89	57	50
PB-18-W	5/4/2002	nd	nd	nd	21	nd	46	17	59
PB-19-5	1/8/2002	nd	nd	nd	65	nd	102	76	54
PB-20-8	1/8/2002	nd	nd	nd	35	nd	112	44	15

Results in units at top: ug/l - micrograms per liter
> 1.0 - Not detected at detection limit given, -- Not analyzed
"B-5-GW" - Groundwater sample collected by Treadwell & Rollo
"PB-14-W" - Groundwater sample collected by PSI
The following metals were also analyzed by PSI and were not detected: Antimony, Arsenic, Beryllium, Copper, Mercury, Selenium, Silver, Thallium and Vanadium

UNIFIED SOIL CLASSIFICATION SYSTEM

Major Divisions		Symbols	Typical Names
Coarse-Grained Soils (more than half of soil > no. 200 sieve size	Gravels (More than half of coarse fraction > no. 4 sieve size)	GW	Well-graded gravels or gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines
		GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (More than half of coarse fraction < no. 4 sieve size)	SW	Well-graded sands or gravelly sands, little or no fines
		SP	Poorly-graded sands or gravelly sands, little or no fines
		SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
Fine -Grained Soils (more than half of soil < no. 200 sieve size)	Silts and Clays LL = < 50	ML	Inorganic silts and clayey silts of low plasticity, sandy silts, gravelly silts
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
		OL	Organic silts and organic silt-clays of low plasticity
	Silts and Clays LL = > 50	MH	Inorganic silts of high plasticity
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic silts and clays of high plasticity
Highly Organic Soils		PT	Peat and other highly organic soils

GRAIN SIZE CHART

Classification	Range of Grain Sizes	
	U.S. Standard Sieve Size	Grain Size in Millimeters
Boulders	Above 12"	Above 305
Cobbles	12" to 3"	305 to 76.2
Gravel	3" to No. 4	76.2 to 4.76
coarse	3" to 3/4"	76.2 to 19.1
fine	3/4" to No. 4	19.1 to 4.76
Sand	No. 4 to No. 200	4.76 to 0.074
coarse	No. 4 to No. 10	4.76 to 2.00
medium	No. 10 to No. 40	2.00 to 0.420
fine	No. 40 to No. 200	0.420 to 0.074
Silt and Clay	Below No. 200	Below 0.074

Unstabilized groundwater level

Stabilized groundwater level

SAMPLE DESIGNATIONS/SYMBOLS

Sample taken with Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter. Darkened area indicates soil recovered

Classification sample taken with Standard Penetration Test sampler

Undisturbed sample taken with thin-walled tube

Disturbed sample

Sampling attempted with no recovery

Core sample

Analytical laboratory sample

Sample taken with Direct Push sampler

SAMPLER TYPE

C Core barrel

CA California split-barrel sampler with 2.5-inch outside diameter and a 1.93-inch inside diameter

D&M Dames & Moore piston sampler using 2.5-inch outside diameter, thin-walled tube

O Osterberg piston sampler using 3.0-inch outside diameter, thin-walled Shelby tube

PT Pitcher tube sampler using 3.0-inch outside diameter, thin-walled Shelby tube

S&H Sprague & Henwood split-barrel sampler with a 3.0-inch outside diameter and a 2.43-inch inside diameter

SPT Standard Penetration Test (SPT) split-barrel sampler with a 2.0-inch outside diameter and a 1.5-inch inside diameter

ST Shelby Tube (3.0-inch outside diameter, thin-walled tube) advanced with hydraulic pressure

MANDELA GATEWAY GARDENS
Oakland, California

CLASSIFICATION CHART

Treadwell&Rollo

Date 06/18/02

ATTACHMENT 11

PROJECT:	MANDELA GATEWAY Oakland, California	**Log of Boring B-1**	PAGE 1 OF 1

Boring location: See Site Plan, Figure 2		Logged by: E. Deratzian
Date started: 5/4/02	Date finished: 5/4/02	
Drilling method: Direct Push - Geoprobe		
Hammer weight/drop:	Hammer type:	
Sampler: Continuous Core		

DEPTH (feet)	SAMPLES: Sample Number	SAMPLES: Sample	SAMPLES: Blow Count	SAMPLES: Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-1-0.5					GP	GRAVELLY SAND (GP) brown/gray, dense, dry — FILL
2	B-1-1.5					SP	SAND (SP) brown, loose, moist
3	B-1-2.5						
4	B-1-3.5						
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.:	Figure:
3433.03	A-1

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT:	MANDELA GATEWAY Oakland, California	**Log of Boring B-2**	PAGE 1 OF 1

Boring location: See Site Plan, Figure 2		Logged by: E. Deratzian
Date started: 5/4/02	Date finished: 5/4/02	
Drilling method: Direct Push - Geoprobe		
Hammer weight/drop:	Hammer type:	
Sampler: Continuous Core		

DEPTH (feet)	SAMPLES: Sample Number	SAMPLES: Sample	SAMPLES: Blow Count	SAMPLES: Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-2-0.5					GP	GRAVELLY SAND (SP) brown/gray, dense, dry — FILL
2	B-2-1.5					SP	SAND (SP) brown, loose, moist
3	B-2-2.5						
4	B-2-3.5						
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.:	Figure:
3433.03	A-2

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT:	MANDELA GATEWAY Oakland, California	**Log of Boring B-3**	PAGE 1 OF 1

Boring location: See Site Plan, Figure 2		Logged by: E. Deratzian
Date started: 5/4/02	Date finished: 5/4/02	
Drilling method: Direct Push - Geoprobe		
Hammer weight/drop:	Hammer type:	
Sampler: Continuous Core		

DEPTH (feet)	SAMPLES: Sample Number	SAMPLES: Sample	SAMPLES: Blow Count	SAMPLES: Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-3-0.5	■				SP	SAND (SP) gray, loose, dry, flakes of mica
2	B-3-1.5	■					
3	B-3-2.5	■				SP	SAND (SP) brown, medium dense, moist
4	B-3-3.5	■					
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
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26							
27							
28							
29							
30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.:	Figure:
3433.03	A-3

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT:	**MANDELA GATEWAY** Oakland, California	**Log of Boring B-4**	PAGE 1 OF 1

Boring location: See Site Plan, Figure 2		Logged by: E. Deratzian
Date started: 5/4/02	Date finished: 5/4/02	
Drilling method: Direct Push - Geoprobe		
Hammer weight/drop:	Hammer type:	
Sampler: Continuous Core		

DEPTH (feet)	SAMPLES: Sample Number	SAMPLES: Sample	SAMPLES: Blow Count	SAMPLES: Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-4-0.5					GP	GRAVELLY SAND (GP) brown/gray, dense, dry — FILL
2	B-4-1.5					SP	SAND (SP) brown, loose, moist
3	B-4-2.5						
4	B-4-3.5						
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.: 3433.03 | Figure: A-4

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT:	MANDELA GATEWAY Oakland, California	**Log of Boring B-5**	PAGE 1 OF 1

Boring location: See Site Plan, Figure 2		Logged by: E. Deratzian
Date started: 5/4/02	Date finished: 5/4/02	
Drilling method: Direct Push - Geoprobe		
Hammer weight/drop:	Hammer type:	
Sampler: Continuous Core		

DEPTH (feet)	SAMPLES: Sample Number	SAMPLES: Sample	SAMPLES: Blow Count	SAMPLES: Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-5-0.5					SM	SILTY SAND (SM) dark brown, loose, moist
2	B-5-1.5						
3	B-5-2.5						
4	B-5-3.5						
5						SP	SAND (SP) brown, loose, wet
6							
7	B-5-6.5						
8							
9							
10	B-5-9.5						
11							▽
12						SC	CLAYEY SAND (SC) brown, medium dense, wet
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Boring terminated at 13 feet below ground surface.
Boring backfilled with cement grout. Groundwater encountered at 11.5 feet during drilling.

Treadwell&Rollo

Project No.:	Figure:
3433.03	A-5

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT: **MANDELA GATEWAY**
Oakland, California

Log of Boring B-6

Boring location: See Site Plan, Figure 2 | Logged by: E. Deratzian

Date started: 5/4/02 | Date finished: 5/4/02

Drilling method: Direct Push - Geoprobe

Hammer weight/drop: | Hammer type:

Sampler: Continuous Core

DEPTH (feet)	SAMPLES: Sample Number	Sample	Blow Count	Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-6-0.5	■				GP	GRAVELLY SAND (GP) brown/gray, dense, dry
2	B-6-1.5	■					FILL
3	B-6-2.5	■				SP	SAND (SP) brown, loose, moist
4	B-6-3.5	■					
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.: 3433.03 | Figure: A-6

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT: **MANDELA GATEWAY**
Oakland, California

Log of Boring B-7

Boring location: See Site Plan, Figure 2 | Logged by: E. Deratzian

Date started: 5/4/02 | Date finished: 5/4/02

Drilling method: Direct Push - Geoprobe

Hammer weight/drop: | Hammer type:

Sampler: Continuous Core

DEPTH (feet)	SAMPLES: Sample Number	Sample	Blow Count	Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-7-0.5					GP	GRAVELLY SAND (GP) brown/gray, dense, moist — FILL
2	B-7-1.5					SM	SILTY SAND (SM) dark brown, loose, moist
3							No Recovery
4							
5							SAND (SP) light brown, loose, wet
6							
7	B-7-2.5					SP	
8							
9							
10	B-7-3.5						
11							▽
12							
13							
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29							
30							

Boring terminated at 13 feet below ground surface.
Boring backfilled with cement grout. Groundwater encountered at 11.5 feet during drilling.

Treadwell&Rollo

Project No.: 3433.03 | Figure: A-7

PROJECT:	MANDELA GATEWAY Oakland, California	**Log of Boring B-8**	PAGE 1 OF 1

Boring location: See Site Plan, Figure 2		Logged by: E. Deratzian
Date started: 5/4/02	Date finished: 5/4/02	
Drilling method: Direct Push - Geoprobe		
Hammer weight/drop:	Hammer type:	
Sampler: Continuous Core		

DEPTH (feet)	SAMPLES: Sample Number	SAMPLES: Sample	SAMPLES: Blow Count	SAMPLES: Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-8-0.5	■				SM	SILTY SAND (SM) dark brown, loose, moist
2	B-8-1.5	■					
3	B-8-2.5	■				SP	SAND (SP) light brown, loose, moist
4	B-8-3.5	■					
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.:	Figure:
3433.03	A-8

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT:	MANDELA GATEWAY Oakland, California	**Log of Boring B-9**	PAGE 1 OF 1

Boring location: See Site Plan, Figure 2		Logged by: E. Deratzian
Date started: 5/4/02	Date finished: 5/4/02	
Drilling method: Direct Push - Geoprobe		
Hammer weight/drop:	Hammer type:	
Sampler: Continuous Core		

DEPTH (feet)	SAMPLES: Sample Number	SAMPLES: Sample	SAMPLES: Blow Count	SAMPLES: Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-9-0.5	■				GP	GRAVELLY SAND (GP) brown/gray, dense, dry (FILL)
2	B-9-1.5	■				SM	SILTY SAND (SM) dark brown, loose, moist
3	B-9-2.5	■				SP	SAND (SP) brown, loose, moist
4	B-9-3.5	■					
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.:	Figure:
3433.03	A-9

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT: **MANDELA GATEWAY**
Oakland, California

Log of Boring B-10

Boring location: See Site Plan, Figure 2 | Logged by: E. Deratzian

Date started: 5/4/02 | Date finished: 5/4/02

Drilling method: Direct Push - Geoprobe

Hammer weight/drop: | Hammer type:

Sampler: Continuous Core

DEPTH (feet)	SAMPLES: Sample Number	Sample	Blow Count	Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Grass
1	B-10-0.5					SM	SILTY SAND (SM) brown, loose, moist
2	B-10-1.5					GP	GRAVELLY SAND (GP) light brown, loose, moist
3	B-10-2.5					SM	SILTY SAND (SM) dark brown, loose, moist
4	B-10-3.5						
5							
6						CL	SILTY CLAY (CL) gray, soft, wet
7	B-10-6.5						CLAYEY SAND (SC) light brown, loose, wet
8							
9							
10	B-10-9.5					SC	
11							
12						SC	CLAYEY SAND (SC) light brown, loose, saturated
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
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27							
28							
29							
30							

Boring terminated at 12.5 feet below ground surface.
Boring backfilled with cement grout. Groundwater encountered at 12 feet during drilling.

Treadwell&Rollo

Project No.: 3433.03 | Figure: A-10

PROJECT: **MANDELA GATEWAY**
Oakland, California

Log of Boring B-11

Boring location: See Site Plan, Figure 2
Logged by: E. Deratzian
Date started: 5/4/02
Date finished: 5/4/02
Drilling method: Hand Auger
Hammer weight/drop:
Hammer type:
Sampler: Slide Hammer

DEPTH (feet)	SAMPLES: Sample Number	Sample	Blow Count	Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Grass
1	B-11-0.5					SM	SILTY SAND (SM) brown, dry, loose
2	B-11-1.5						
3	B-11-2.5					SP	SAND (SP) light brown, moist, loose
4	B-11-3.5						
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.: 3433.03
Figure: A-11

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT: **MANDELA GATEWAY**
Oakland, California

Log of Boring B-12

Boring location: See Site Plan, Figure 2

Logged by: E. Deratzian

Date started: 5/4/02 | Date finished: 5/4/02

Drilling method: Direct Push - Geoprobe

Hammer weight/drop: | Hammer type:

Sampler: Continuous Core

DEPTH (feet)	SAMPLES: Sample Number	Sample	Blow Count	Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Grass
1	B-12-0.5					SM	SILTY SAND (SM) brown, loose, dry, roots
2	B-12-1.5					SM	SILTY SAND (SM) brown, loose, moist, roots
3							No Recovery
4	B-12-3.5					SM	SILTY SAND (SM) brown, loose, moist
5							SAND (SP) light brown, loose, moist
6							
7	B-12-6.5						
8							
9							
10	B-12-9.5					SP	
11							
12							▽
13							
14							
15							
16							
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26							
27							
28							
29							
30							

Boring terminated at 16 feet below ground surface.
Boring backfilled with cement grout. Groundwater encountered at 12 feet during drilling.

Treadwell&Rollo

Project No.: 3433.03 | Figure: A-12

PROJECT: **MANDELA GATEWAY**
Oakland, California

Log of Boring B-13

Boring location: See Site Plan, Figure 2
Logged by: E. Deratzian
Date started: 5/4/02
Date finished: 5/4/02
Drilling method: Hand Auger
Hammer weight/drop:
Hammer type:
Sampler: Slide Hammer

DEPTH (feet)	SAMPLES: Sample Number	Sample	Blow Count	Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Grass
1	B-13-0.5					SM	SILTY SAND (SM) brown, loose, dry, roots
2	B-13-1.5						
3	B-13-2.5					SP	SAND (SP) light brown, loose, moist
4	B-13-3.5						
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.: 3433.03
Figure: A-13

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

PROJECT: **MANDELA GATEWAY**
Oakland, California

Log of Boring B-14

Boring location: See Site Plan, Figure 2 | Logged by: E. Deratzian

Date started: 5/4/02 | Date finished: 5/4/02

Drilling method: Direct Push - Geoprobe

Hammer weight/drop: | Hammer type:

Sampler: Continuous Core

DEPTH (feet)	SAMPLES: Sample Number	Sample	Blow Count	Recovery (inches)	OVM (ppm)	LITHOLOGY	MATERIAL DESCRIPTION
							Surface Conditions: Asphalt
1	B-14-0.5					GP	GRAVELLY SAND (GP) brown/gray, dense, dry — FILL
2	B-14-1.5					SP	SAND (SP) brown, loose, moist
3	B-14-2.5						
4	B-14-3.5						
5–30							

Boring terminated at 3.5 feet below ground surface.
Boring backfilled with cement grout. No groundwater encountered at during drilling.

Treadwell&Rollo

Project No.: 3433.03 | Figure: A-14

TEST ENVIRONMENTAL 343303.GPJ T&R.GDT 6/18/02

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

Mee Ling Tung, Director
Alameda County Environmental
Health Services
1131 Harbor Bay Parkway
Alameda, CA 94502

10-5-05
2005-433091

13

Escrow No. 914038 - LE - OAK
Order No. 914038 - SDC
4-109-2, 4-109-3, 4-108-5, 4-108-6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY

THIS ORIGINAL DOCUMENT RECORDED ON 09/19/2005 AS SERIES NO. 2005400785. THIS CERTIFIED COPY IS BEING RE-RECORDED TO INCLUDE THE EXHIBIT "B" AND TO CORRECT THE DATE ON PAGE 7 FROM 9/5/2005 TO 9/15/2005.

Alameda County
OCT 10 2005
Environmental Health

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

CPFR3 -11/13/96bk

ATTACHMENT 12

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

Recording Requested By:

Oakland Housing Authority
1619 Harrison Street
Oakland, CA 94612

2005400785 09/19/2005 08:30 AM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 59.00

16 PGS

When Recorded, Mail To:
Mee Ling Tung, Director
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, California 94502

Alameda County
OCT 16 2005
Environmental Health

COVENANT AND ENVIRONMENTAL RESTRICTION
ON PROPERTY

MANDELA GATEWAY PROPERTY
1350- 1400 7th St.,
OAKLAND, CALIFORNIA 94607

(Re: Assessor Parcel Numbers: 004-0109-002, 004-0109-003, 004-0108-005, 004-0108-006)

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 14th day of Sept., 2005 by the Housing Authority of the City of Oakland, California ("Covenantor"), who is the Owner of record of that certain property situated at 1350 and 1400 Seventh Street, in the City of Oakland, County of Alameda, State of California, which is more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "Burdened Property"), for the benefit of the Alameda County Environmental Health Services (the "County"), with reference to the following facts:

A. The underlying Burdened Property contains hazardous materials.

B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by prior uses including the Westwood Gardens public housing complex and the former J&A Truck Repair. These operations resulted in contamination of soil with chemicals, including pesticides, lead and total petroleum hydrocarbon as motor oil which constitute hazardous materials

as that term is defined in Health & Safety Code Section 25260. The Burdened Property consists of a "West Block" parcel and an "East Block" parcel. The West Block parcel is located in the area now generally bounded by Seventh Street, Center Street, Eighth Street and Mandela Parkway. The East Block parcel is located in the area now generally bounded by Seventh Street, Mandela Parkway, Eighth Street and property boundary with AT Systems International, Inc. The West Block was previously occupied by the Covenantor's Westwood Gardens public housing apartment complex, which has been demolished. The western part of the East Block was occupied by the former J&A Truck Repair site. The rest of the site was formerly owned by Caltrans and used as a commuter park and ride lot. The lot was previously a part of the right-of-way located beneath a portion of the elevated Nimitz Freeway. The freeway, which was damaged during the Loma Prieta earthquake in 1989, was subsequently demolished and re-routed. Investigations of the Burdened Property have revealed the presence of lead, pesticides, and Total Petroleum Hydrocarbons, quantified as motor oil ("TPH-mo") in shallow soil at various locations. These contaminants constitute hazardous materials, as that term is defined in Health & Safety Code Section 25260.

To mitigate potential adverse health risks associated with exposure to soil containing lead, pesticides and TPH-mo at concentrations greater than risk-based levels, a Soil Management and Removal Plan ("SMRP") was prepared to manage and/or remove such impacted soil in connection with the development of the Burdened Property. In accordance with the SMRP, soil with residual chemicals has been removed to risk-based levels in several areas of the Burdened Property. In addition, the SMRP requires that the Burdened Property be capped by either building slabs, pavement or clean soil to preclude direct contact with any remaining soil containing chemicals above risk-based remedial levels. The County approved the SMRP, as set forth in its letters dated May 23 and June 6, 2003. It also determined that the implementation of the measures in the SMRP (subject to the restrictions of this Covenant and conditions in its approval letters of May 23 and June 6, 2003), would render the Burdened Property appropriate for high density residential use as described in the SMRP. As part of its approval of the SMRP, the County requires that a post-development Soil Management Plan be prepared and a deed restriction be recorded to provide for long-term maintenance and to prevent future uncontrolled disturbance of capped areas. A post-development Soil Management Plan, which was prepared by Treadwell & Rollo and dated 13 April 2004, is

attached hereto as Exhibit B and is incorporated herein by this reference.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil on the Burdened Property. Without the mitigation measures which have been performed on the Burdened Property, exposure of site occupants to residual contaminants in the soil could take place via in-place contact, resulting in inhalation, ingestion, or dermal contact by humans. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for residential and commercial purposes and is adjacent to other residential, commercial and industrial land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

ARTICLE I
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the

presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated by reference in each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

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ARTICLE II

DEFINITIONS

2.1 County. "County" shall mean the Alameda County Environmental Health Services, and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

ARTICLE III

DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

a. Development of the Burdened Property shall be restricted to high density residential, commercial or office space.

b. No single family residences shall be permitted on the property.

c. No hospitals shall be permitted on the Burdened Property, unless site conditions are re-evaluated and expressly permitted in writing from the County.

d. No Owners or Occupants of the Burdened Property or any portion thereof shall conduct any excavation work on the Burdened Property, unless in compliance with the post-development Soil Management Plan (Exhibit B). Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in

accordance with all applicable provisions of local, state and federal law.

e. All uses and development of the Burdened Property shall be consistent with the Site Management and Soil Management Plans, each of which is hereby incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of any cap, any remedial measures taken or remedial equipment installed on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

f. No Owners or Occupants of the Burdened Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

g. The Owner shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to any cap, any remedial measures taken or remedial equipment installed, and of the groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, which could affect the ability of such cap or remedial measures, remedial equipment, or monitoring system to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs.

h. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

i. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the Burdened Property. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soils under the property, and is subject to a deed restriction dated as of 9/5, 2005, and recorded on Sept 19, 2005, in the Official Records of Alameda County, California, as Document No. 2005400785 whose Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV
VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V
MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To "Covenantor":

Housing Authority of the City of Oakland, California
1619 Harrison Street
Oakland, CA 94612
Attention: Executive Director

With copies to:

Goldfarb & Lipman
1300 Clay Street, 9th Floor
Oakland, CA 94612
Attention: Michelle Brewer

Mandela Gateway Associates
c/o BRIDGE Housing Corporation
345 Spear Street, Suite 700
San Francisco, CA 94105-1673
Attention: President

If To The "County":

Alameda County Environmental Health Services
Attention: Director
1131 Harbor Bay Parkway
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are

solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

5.8 Effect on Mortgage. Neither this Covenant, nor any enforcement action taken as a result of a breach of this Covenant, shall affect the status or priority of any lien and/or security interest encumbering the property. In addition, Civil Code Section 1471 and other applicable laws shall apply to any mortgage on the property.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: Oakland Housing Authority

By: JON GRESLEY

Title: Executive Director

Date: September 13, 2005

Agency: Alameda County Environmental Health Services

By: _____

Mee Ling Tung

Title: Director

Date: 9/14/05

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)
)
COUNTY OF Alameda)

On September 13, 2005 before me, Fernando P. Vital,
personally appeared Jon Gresley
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

FERNANDO P. VITAL
Commission # 1336074
Notary Public - California
Alameda County
My Comm. Expires Dec 22, 2005

Fernando P. Vital
(Signature of Notary Public)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

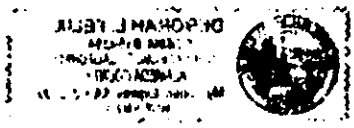
STATE OF CALIFORNIA)
)
COUNTY OF ALAMEDA)

On September 14, 2005 before me, DEBORAH L. FELIX, personally appeared **MEE LING TUNG** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Deborah L Felix

(Signature of Notary Public)



ILLEGIBLE NOTARY SEAL DECLARATION
(Government Code 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC: Fernando P. Vital

COMMISSION NUMBER: 1336074

NOTARY PUBLIC STATE: CA

COUNTY: Alameda

MY COMM. EXPIRES: Dec. 22, 2005
(DATE)

SIGNATURE OF DECLARANT: B Zabrowski

PRINT NAME OF DECLARANT: B. Zabrowski

CITY & STATE OF EXECUTION: Oakland, CA

DATE SIGNED: September 14, 2005

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

EAST BLOCK

Parcel A, as said parcel is shown on Parcel Map No. 8059, filed February 11, 2003, in Book 270, of Parcel Maps, Pages 12 through 13, inclusive, Alameda County Records.

WEST BLOCK

Parcel B and Parcel C of Parcel Map No. 8058, as said parcels are shown on Parcel Map No. 8058, filed February 11, 2003, in Book 270, of Parcel Maps, Pages 14 Through 17, inclusive, Alameda County Records.

EXHIBIT B

POST-DEVELOPMENT SOIL MANAGEMENT PLAN

solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

5.8 Effect on Mortgage. Neither this Covenant, nor any enforcement action taken as a result of a breach of this Covenant, shall affect the status or priority of any lien and/or security interest encumbering the property. In addition, Civil Code Section 1471 and other applicable laws shall apply to any mortgage on the property.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: Oakland Housing Authority

By: _____

Title: Executive Director

Date: 9/30/05

Agency: Alameda County Environmental Health Services

By: _____
MEE LING TUNG

Title: Director

Date: 10/4/05

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)
)
COUNTY OF Alameda)

On Sept. 30, 2005 before me, Fernando P. Vital,
personally appeared Jon Gresley
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

FERNANDO P. VITAL
Commission # 1336074
Notary Public - California
Alameda County
My Comm. Expires Dec 22, 2005

Fernando P. Vital
(Signature of Notary Public)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF CALIFORNIA)
)
COUNTY OF Alameda)

On Oct 4, 2005 before me, Deborah L Felix,
personally appeared MEE LING TUNG
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.

Deborah L Felix
(Signature of Notary Public)

DEBORAH L. FELIX
COMM. #1562147
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires JULY 2, 2009

ILLEGIBLE NOTARY SEAL DECLARATION
(Government Code 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC:Fernando P. Vital

COMMISSION NUMBER:1336074

NOTARY PUBLIC STATE:CA

COUNTY:Alameda

MY COMM. EXPIRES:Dec. 22, 2005

(DATE)

SIGNATURE OF DECLARANT: _____

PRINT NAME OF DECLARANT:B. Zabrowski

CITY & STATE OF EXECUTION:Oakland, CA

DATE SIGNED:October 4, 2005

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

ILLEGIBLE NOTARY SEAL DECLARATION
(Government Code 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC: Deborah L. Felix

COMMISSION NUMBER: 1592147

NOTARY PUBLIC STATE: CA

COUNTY: Alameda

MY COMM. EXPIRES: July 2, 2009

(DATE)

SIGNATURE OF DECLARANT: _____

PRINT NAME OF DECLARANT: B. Zabrowski

CITY & STATE OF EXECUTION: Oakland, CA

DATE SIGNED: October 4, 2005

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

EXHIBIT B

POST-DEVELOPMENT SOIL MANAGEMENT PLAN

FINAL SOIL MANAGEMENT PLAN
MANDELA GATEWAY
1350 - 1400 SEVENTH STREET
Oakland, California

Prepared For:
Mandela Gateway Associates
San Francisco, California

Submitted to:
Alameda Health Care Services Agency
Alameda, California

13 April 2004
Project No. 3433.08

Treadwell&Rollo
Environmental and Geotechnical Consultants

Treadwell&Rollo

13 April 2004
Project No. 3433.08

Mr. Barney Chan
Alameda Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502

Subject: Final Soil Management Plan
Mandela Gateway
1350-1400 Seventh Street
Oakland, California

Dear Mr. Chan:

Enclosed is our revised *Final Soil Management Plan* (FSMP) for post-development activities at the Mandela Gateway site in Oakland, California. We appreciate the opportunity to work with you on this project. If you have any questions, please call.

Sincerely yours,
TREADWELL & ROLLO, INC.

Grover Buhr, R.G.
Senior Geologist

Michael P. McGuire, P.E..
Principal Engineer

34330821.OAK

Attachment

FINAL SOIL MANAGEMENT PLAN
MANDELA GATEWAY
1350 - 1400 SEVENTH STREET
Oakland, California

Prepared For:
Mandela Gateway Associates
San Francisco, California

Submitted to:
Alameda Health Care Services Agency
Alameda, California

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Project No. 3433.08

Treadwell&Rollo
Environmental and Geotechnical Consultants

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FINAL SOIL MANAGEMENT PLAN
MANDELA GATEWAY
1350-1400 SEVENTH STREET
Oakland, California

1.0 INTRODUCTION

This Final Soil Management Plan (FSMP) presents the post-development measures to protect future workers and site users from risks associated with the presence of residual chemical compounds and metals in the soil at the Mandela Gateway property located at 1350-1400 Seventh Street in Oakland, California (Figure 1). This FSMP was prepared by Treadwell & Rollo for Mandela Gateway Associates. A separate Soil Management and Removal Documentation Report (SMRDR) dated 13 April 2004 (Treadwell & Rollo, 2004) documents the implementation of measures recommended by Treadwell & Rollo to protect construction workers and future site users from risks associated with the presence of chemical compounds and metals in the soil at the site. As reported in the SMRDR, considerable mitigation activities were performed during redevelopment of the site. As a result, soil containing residual chemicals at concentrations greater than site-specific remedial target levels remain in certain discrete, localized areas of the site. This FSMP is intended to ensure that capping of soils in these areas by means of either building slabs, pavement or clean fill soil (for landscaped areas) will remain undisturbed during the site's use and occupancy period. Section 2 of this FSMP summarizes the background information at the site and states the rationale for the FSMP. Section 3.0 describes the maintenance, inspection, and repair measures recommended to maintain the cap at the site and soil handling procedures for future activities.

2.0 BACKGROUND

The site consists of approximately 4.7 acres of relatively flat land in two areas: the West Block bordered by Seventh Street, Center Street, Parcel A of Parcel Map 8058 and Mandela Parkway; and the East Block bordered by Seventh Street, Mandela Parkway, Eighth Street, and Parcel B of

Parcel Map 8059. The site was previously a combination of vacant and commercial properties and parking lots located in a mixed commercial and residential area in west Oakland, and is being redeveloped with multi-story at-grade structures that include parking garages, retail space, and residential units. A total of 55 and 113 residential units are planned for the West and East Blocks, respectively, with common areas, commercial buildings, and parking structures (see Figure 2).

The West Block was previously occupied by the Westwood Gardens apartment complex (owned by the Oakland Housing Authority), which has been demolished. The former apartment complex consisted of four 3-story, multi-unit residential buildings, a central partially-paved plaza area, a driveway/parking area, a paved basketball court and landscaped areas. The East Block was occupied in the western part by J&A Truck Repair (J&A). The rest of the site was formerly occupied by a CalTrans Park and Ride parking lot (CalTrans lot) and a portion of a parking lot owned by Armored Transport Systems, Inc. located on Parcel B of Parcel Map 8059. A portion of the Nimitz Freeway viaduct previously ran above the CalTrans lot, but was removed after the 1989 Loma Prieta earthquake. All subsurface structures associated with former site uses and pile caps associated with the former freeway that impacted the current building's foundation system have been substantially removed.

Sampling and analysis of soil in the West Block prior to site redevelopment indicated that lead and pesticides were present in the shallow soils. In samples collected prior to redevelopment in the East Block, lead and Total Petroleum Hydrocarbons quantified as motor oil (TPH-mo), were detected in shallow soils.

Site-specific, carcinogenic-based and noncancer-hazard-based soil remedial target levels were calculated for lead and pesticides in a site-specific risk assessment titled *Human Health Risk Assessment (HHRA), Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California,* prepared by Treadwell & Rollo, Inc. and dated 24 March 2003 (Treadwell & Rollo 2003a). Potentially exposed populations considered in the HHRA included

construction workers, residents, and commercial/industrial workers. Exposure pathways included inhalation, ingestion, and direct contact. The HHRA indicated that pesticides in soil in the West Block and lead in both the West and East Blocks were the primary contributors to risk for the residential receptors evaluated.

Lead and pesticides were found in some soil samples collected prior to redevelopment in the West Block at concentrations exceeding remedial target levels for future residential and commercial receptors calculated in the HHRA. Lead was detected in some soil samples collected prior to redevelopment in the East Block at concentrations exceeding the HHRA remedial target level. TPH-mo were also detected in several locations in the East Block at concentrations greater than the Shallow Soil Environmental Screening Level (ESL), where groundwater is not a current or potential source of drinking water, developed by the Regional Water Quality Control Board (RWQCB), San Francisco Bay Region (RWQCB, 2003).

Based on the occurrence of these residual chemicals and on the risk-based values calculated in the HHRA, remedial target levels were proposed in the Treadwell & Rollo *Soil Management and Removal Plan* (SMRP), *Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California*, dated 5 May 2003 (Treadwell & Rollo, 2003b). The SMRP proposed specific remedial target levels of 0.010, 0.5, and 0.011 milligrams per kilogram (mg/kg) for the pesticides Aldrin, DDT, and Dieldrin, respectively, and 255 mg/kg for lead. The remedial target levels for all other pesticides and for TPH-mo proposed in the SMRP were the respective ESLs for the respective chemicals (500 mg/kg in the case of TPH-mo). These remedial target levels were approved by the Alameda County Health Care Services Agency – Environmental Health (ACEH) in their letter dated 23 May 2003 (ACEH, 2003).

In addition, some chemical concentrations detected in soils in some areas of the West and East Blocks prior to site redevelopment indicated that if such soils were to be excavated, they would need to be managed as a California hazardous waste, as defined in the California Code of Regulations Title 22, Section 66261.24 and the California Health and Safety Code, Section

25157.8. These statutory chemical levels are not related to those associated with protection of human health or the environment at residential sites.

Soil management procedures for redevelopment activities were documented in the SMRP, which was approved by the ACEH in their 23 May 2003 letter (ACEH, 2003). The SMRP included soil management procedures that were to be conducted whenever soil was disturbed or exposed, such as during excavation and construction. As part of the redevelopment of the site, soil containing residual chemicals above remedial target levels was either removed, or alternatively, capped by building foundations and slabs, pavement, or by at least two feet of clean soil. These procedures were implemented to preclude direct contact of site occupants with subsurface soils that may contain residual chemicals. Excavated soil determined to contain residual chemicals above risk-based remedial target levels, but below hazardous waste criteria, was reused at the site only if such soil was capped beneath building foundations, paved areas, or at least two feet of clean soil.

The SMRDR (Treadwell & Rollo, 2004) documents the implementation of mitigation measures during site redevelopment. As a result of the mitigation measures, soil containing residual chemicals at concentrations exceeding the remedial target levels remains on site in four localized areas, which are shown in Figure 3. In the West Block, soil containing pesticides at concentrations greater than the remedial target levels was left in place in the northwest and north parts of the parking lot and in the area of excavation for the site buildings, which included the narrow landscaped area adjacent to Mandela Parkway. These areas were capped with building foundations, slabs, pavement, or more than two feet of clean fill (in landscaped areas). In the East Block, soil with lead exceeding the remedial target level was left in place only in one localized area: the central part of the Town Square. This area has also been capped with more than four feet of clean fill.

3.0 CAP MAINTENANCE AND MANAGEMENT PROCEDURES

As a result of the redevelopment of the property, some areas at the site contain soil with residual chemicals above remedial target levels. As noted above, soil with pesticides or lead exceeding the remedial target levels was left on site only in areas that have been capped by pavement, building foundations and slabs, or by at least two feet of clean fill. These areas include three areas in the West Block and one area in the East Block, as shown in Figure 3. As the cap in these areas must be maintained indefinitely during the property's operation to prevent potential uncontrolled human contact, a cap maintenance plan specifying long-term maintenance protocols and soil management procedures must be defined.

3.1 Cap Maintenance Requirements

The objective of these maintenance requirements is to ensure the cap's integrity during the site's use and occupancy period in those areas where underlying soil containing residual contamination exceeds remedial target levels. The site owner, or its designee, will maintain copies of this FSMP, the deed restriction, the SMRDR, maintenance work plans (Section 3.4), and maintenance records in a readily accessible on-site location and shall be responsible for informing any employee or contractor who will perform sub-cap construction work in these affected areas of the environmental conditions, soil management concerns, and health and safety requirements stipulated in the SMRP (Treadwell & Rollo, 2003b) and this FSMP.

3.2 Cap Maintenance and Inspection Schedule

Visual cap inspection will be performed on an annual basis in readily-accessible areas where soil contains residual chemicals that exceed remedial target levels. The cap in these areas will be inspected for concrete or pavement cracks and holes, erosion of soil, and any other deterioration in these areas that may cause subsurface soil with residual concentrations of chemicals above remedial target levels to come in contact with site workers and users. Inspection logs will be kept, including written descriptions, photographs (if appropriate), and location plans, together

with the other site documents in a readily accessible on-site location. Appendix A includes a cap maintenance inspection form.

3.3 Minor Cap Repair

Breeches of the cap will be repaired in a timely manner by applying new concrete, asphalt, sealant, clean fill (for landscaped areas) or other appropriate material. Such repairs will be logged, described, and records kept on site.

3.4 Soil Cap Maintenance and Soil Management Procedures During Future Construction Activities

Cap maintenance measures will also be implemented during any post-development construction activities such as utility line repair, building expansion, and other activities that may disturb the underlying soil in those designated areas where residual chemical concentrations exceed remedial target levels. To maintain the integrity of the cap and to protect future site workers who may disturb the cap in these areas, the following procedures will be adhered to by the owner and/or operator of the site:

- Require the preparation of a specific work plan that includes a description of the proposed construction activities, soil management and removal plan, and health and safety plan.
- Direct any contractor or employee who disturbs the encapsulating layer (i.e., building foundations, slabs, pavement or clean fill) and is engaged in any excavation or earth movement in those designated areas where underlying soils contain residual contaminants exceeding remedial target levels to comply with the appropriate local, State, and Federal regulations.
- Direct any contractor or employee engaged in any activities that involve penetrating the encapsulating layer in these areas to repair the disturbed area to its original capped condition as soon as is practical.

- Control dust by wetting and protect exposed or excavated soil from stormwater run-on and run-off during the period of excavation, soil movement, or exposure.
- Consistent with standard construction practice, determine by appropriate analytical testing whether any excess material removed from these areas is a hazardous waste pursuant to State or Federal hazardous waste criteria. This material must be managed in accordance with all appropriate regulations.
- Prepare a report that summarizes the maintenance activities implemented, including details regarding repair of the cap, excavation of soil, and disposal of soil, as necessary.

REFERENCES

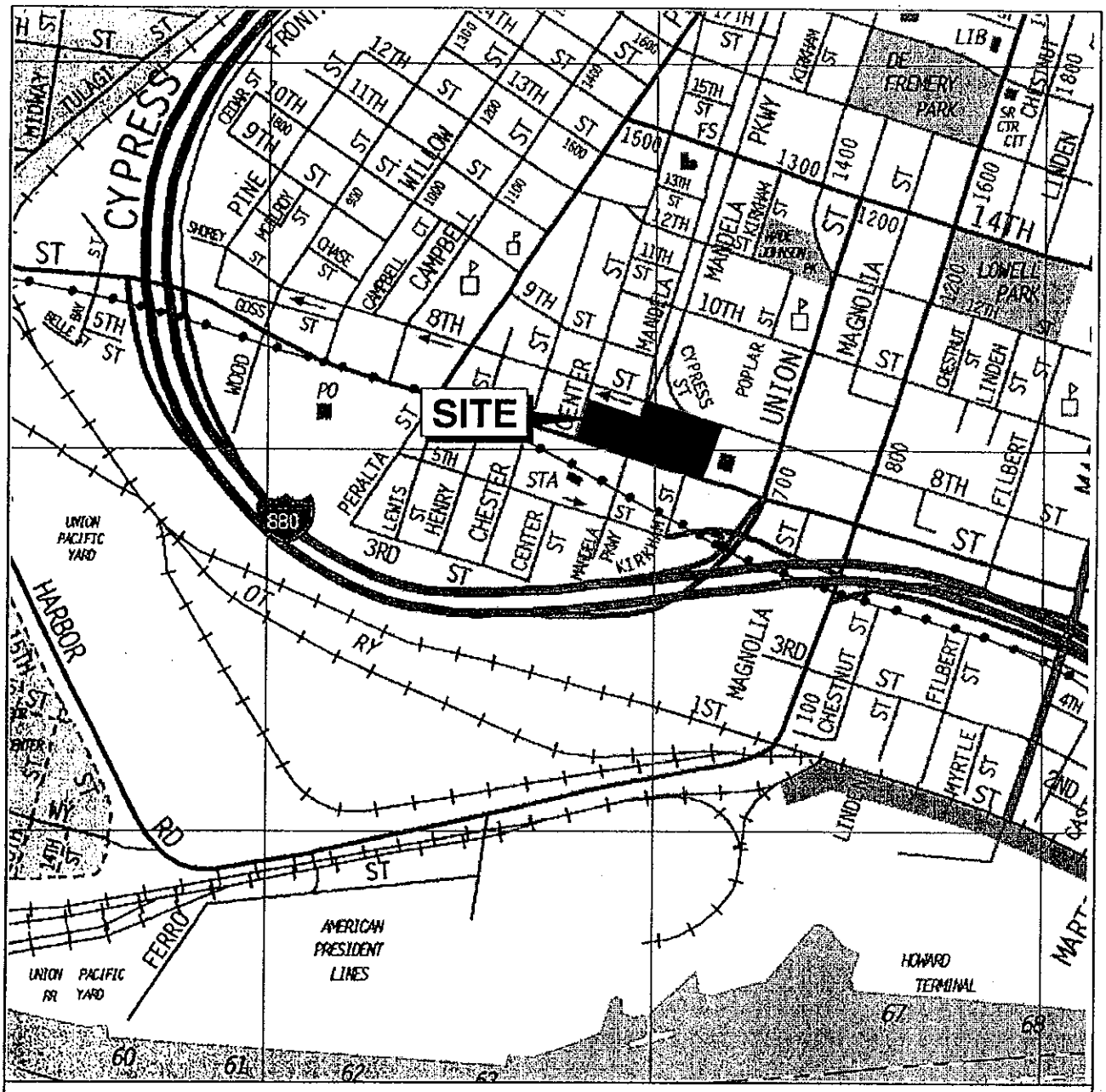
Alameda County Health Care Services Agency (ACEH), 2003, Letter to Mandela Gateway Associates from Barney Chan, Hazardous Materials Specialist, *Subject: Regarding Site #R00002517, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California 94607.* 23 May 2003.

Treadwell & Rollo, 2003a, *Human Health Risk Assessment, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California*, 24 March 2003

Treadwell & Rollo, 2003b, *Soil Management and Removal Plan, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California*, 5 May 2003

Treadwell & Rollo, 2004, *Soil Management and Removal Documentation and Closure Report, Mandela Gateway Redevelopment Site, Seventh Street and Mandela Parkway, Oakland, California,* 12 April 2004.

FIGURES



Base map: The Thomas Guide
Alameda County
1999

N

No scale

MANDELA GATEWAY
1350 - 1400 Seventh Street
Oakland, California

SITE LOCATION MAP

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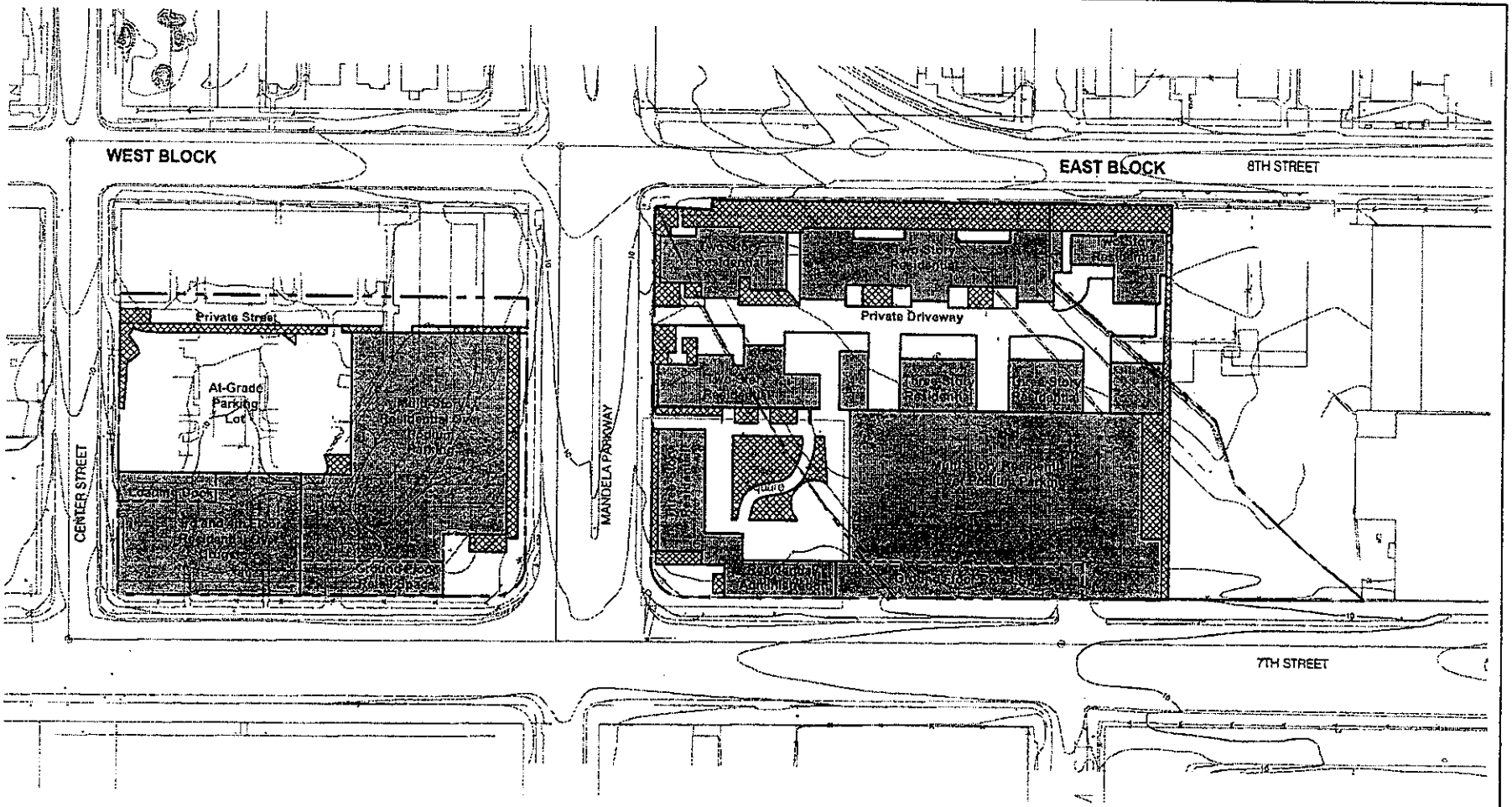
Date 03/16/04	Project No. 3433.08	Figure 1



EXPLANATION

- Existing site boundary
- Former property line
- Proposed building
- Landscaped Areas or Mixed Landscape and Walkways

0 120 Feet

Approximate scale

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

MANDELA GATEWAY
1350-1400 Seventh Street
Oakland, California

REDEVELOPMENT PLAN

Date 4/01/04	Project No. 3433.08	Figure 2

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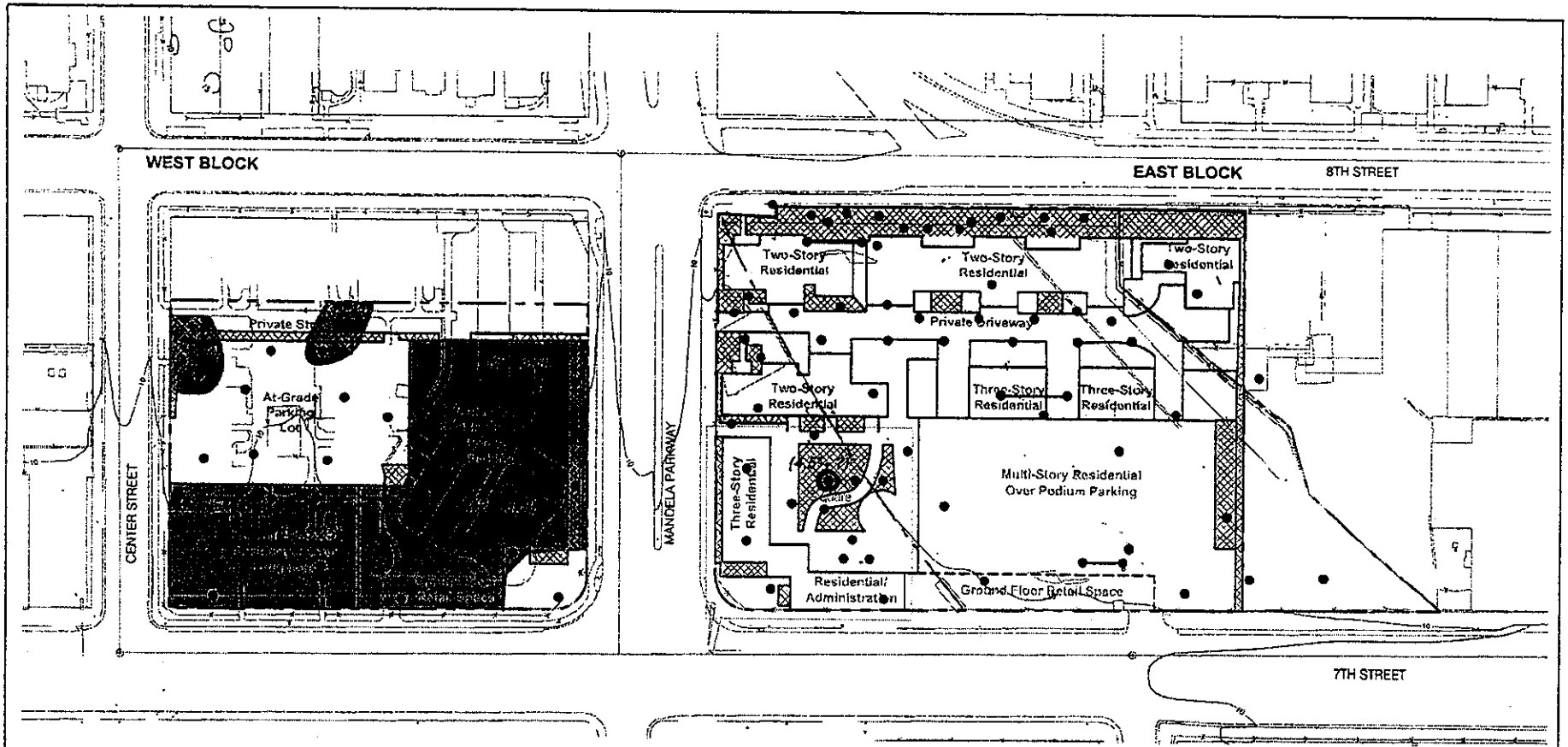
3433.08_REDEVELOPEMENT_PLAN.DWG



EXPLANATION

- Existing site boundary
- Former property line
- Landscaped Areas or Mixed Landscape and Walkways
- Areas where confirmed residual chemicals in soil exceed the remedial target levels.
- *(2' - 4')* Depth to top and bottom (if known) of soil with residual contaminants exceeding remedial target levels
- Approximate locations of soil samples

Note: Soil containing pesticides exceeding remedial target levels were reused beneath the building slabs and foundations in the West Block podium area

Reference: 1. DK Associates, "Topographic Survey - Mandela Gateway", May 30, 2002.
2. Site plan prepared by Michael Willis Architects, dated 11 July 2002.

0 120 Feet
Approximate scale

MANDELA GATEWAY
1350 - 1400 Seventh Street
Oakland, California

AREAS WHERE RESIDUAL CHEMICALS EXCEED REMEDIAL TARGET LEVELS AFTER DEVELOPMENT

Date 04/01/04	Project No. 3433.08	Figure 3

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3433.08.08–ResidualContaminant.dwg

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APPENDIX A

CAP INSPECTION FORM

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the Burdened Property. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soils under the property, and is subject to a deed restriction dated as of 9/5, 2005, and recorded on Sept 19, 2005, in the Official Records of Alameda County, California, as Document No. 2005400785, whose Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV
VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V
MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

MANDELA GATEWAY REDEVELOPMENT SITE Sheet 1 of 1

Subject: **CAP INSPECTION** Date: _____
Field Inspector: _____ Time: _____
Weather: _____
Reviewed by: _____

____ Evidence of cracks in concrete or pavement? Please describe.

____ Evidence of holes in concrete or pavement? Please describe.

____ Evidence of cap deterioration (concrete, pavement or landscape soil)? Please describe.

____ Subsurface soil exposed for potential uncontrolled human contact? Please describe.

Insert sketch of subject area and locations of potential cap issues.

Attachments: _____
_____ Initials _____