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By Alameda County Environmental Health 9:41 am, Aug 18, 2016

JAY-PHARES CORPORATION

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General Contractor's License No. 841307

[www.jayphares.com](http://www.jayphares.com)

August 17, 2016

Ms. Kit Soo  
Alameda County Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502

**Subject: Perjury Statement and Report Transmittal  
Indoor Air Sampling Work Plan**

10700 MacArthur Blvd.  
Oakland, California  
AEI Project # 261829  
Toxics Case No. RO0002580

Dear Ms. Soo:

I declare under penalty of perjury, that the information and/or recommendations contained in the attached report for the above-referenced site are true and correct to the best of my knowledge.

If you have any questions or need additional information, please do not hesitate to call me at (510) 562-9500, or Mr. Peter McIntyre at AEI Consultants, (925) 746-6004.

Sincerely,

MACARTHUR BOULEVARD ASSOCIATES  
(a California limited partnership)

BY: JAY-PHARES CORPORATION  
(Its Management Agent)

\_\_\_\_\_  
By:  
John Jay, President

cc: Mr. Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597

10700 MacArthur Blvd., Suite 200, Oakland, CA 94605-5260  
Telephone: (510) 562-9500/Fax: (510) 562-9505



August 17, 2016

Ms. Kit Soo  
Alameda County Health Care Services Agency  
1131 Harbor Bay Parkway, Suite 250  
Alameda, California 94502

**Subject: Indoor Air Sampling Work Plan**  
10700 MacArthur Boulevard  
Oakland, California 94605  
AEI Project No. 261829  
Toxics Case No. RO0002580

Dear Ms. Soo:

On behalf of Jay-Phares Corporation, AEI Consultants (AEI) has prepared this *Indoor Air Sampling Work Plan* for the property located at 10700 MacArthur Boulevard in the City of Oakland, Alameda County, California ("the Site"). During a meeting with the Alameda County Health Care Services Agency (ACHCSA) on August 17, 2016, indoor air samples were requested by ACHCSA staff to assess indoor air quality in the former Anna's Linens tenant space. As described in AEI's *Interim Remediation Status Report* dated June 10, 2015, a soil vapor extraction and treatment (SVET) system and a sub-slab depressurization (SSD) system are operating at the Site to remediate volatile organic compounds (VOCs), including tetrachloroethylene (PCE) and its daughter products, observed in soil and soil vapor at the Site.

The former Anna's Linens property is currently not occupied, and during the meeting it was discussed that it may be prudent to collect indoor air samples during system operation to assess indoor air quality prior to a new tenant occupying the tenant space. Below are the details for the proposed indoor air sampling event.

## 1.0 PROPOSED INDOOR AIR SAMPLING EVENT

Two indoor air samples and one ambient air sample are proposed to be collected to assess the current indoor air quality. The samples will be collected using Summa™ canisters equipped with a flow controller calibrated to collect samples over an 8-hour period. Sample equipment will be provided by McCampbell Analytical, Inc. (McCampbell) of Pittsburg, California (DOHS Certification Number 1644). Prior to sampling, the initial vacuum for each sample canister will be measured and recorded. The indoor air samples will be collected in the breathing zone which is approximately 3 to 5 feet above slab surface, and the outdoor ambient sample will be collected at a height of approximately 6 feet in general accordance with the DTSC Advisory.

Following the 8-hour sample collection, sample canisters will be sealed and submitted for analysis of PCE, trichloroethene (TCE), *cis and trans*-1,2-dichloroethene, and vinyl chloride using USEPA

Method TO-15. Indoor air sample locations will be evenly spaced throughout the tenant suite as shown on attached figure. One ambient sample is proposed to be collected outside to assess background concentrations. The location of ambient sample is tentatively shown on the attached figure but will be determined on the day of sampling. It will be located in the up-wind direction from the building.

It is anticipated that the sampling activities will be completed on Friday August 19, 2016 and a report of the findings will be issued to the ACHCSA within 30-days of receipt of the laboratory analytical.

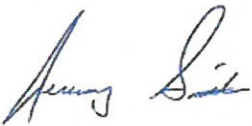
## 2.0 Report Limitations and Signatures

This report has been prepared by AEI Consultants relating to the environmental release at the property located at 10700 MacArthur Boulevard, Oakland, Alameda County, California. Material samples have been collected and analyzed, and where appropriate conclusions drawn and recommendations made based on these analyses and other observations. This report may not reflect subsurface variations that may exist between sampling points. These variations cannot be fully anticipated, nor could they be entirely accounted for, in spite of exhaustive additional testing. This document should not be regarded as a guarantee that no further contamination, beyond that which could have been detected within the scope of past investigations is present beneath the property or that all contamination present at the site will be identified, treated, or removed. Undocumented, unauthorized releases of hazardous material(s) and petroleum products, the remains of which are not readily identifiable by visual inspection and/or are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation and may or may not become apparent at a later time. All specified work has been performed in accordance with generally accepted practices in environmental engineering, geology, and hydrogeology and performed under the direction of appropriate California registered professionals.

Please contact either of the undersigned at (925) 746-6000 if you have any questions or need any additional information.

Sincerely,

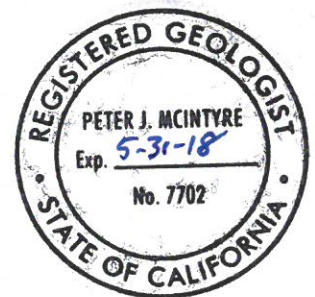
### **AEI Consultants**



Jeremy Smith  
Senior Project Manager



Peter McIntyre, PG  
Executive Vice President

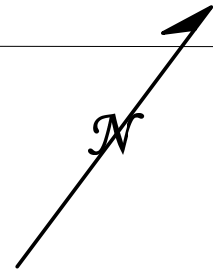


Distribution :

Jay-Phares Corporation, Attn; John Jay, 10700 MacArthur Blvd., Oakland, California 94605  
Geotracker electronic upload

**Attachments:** Figure 1: Site Plan

106 th AVENUE



ARCO Station

Residential

CONC. RETAINING WALL

RETAINING WALL

LOADING DOCK

MACARTHUR BOULEVARD

MYERS STREET

Ross

Hawaiian Arts

Hall, Elevator, & Upstairs Offices

Bingo

Rainbow Apparel

Coin Laundry

Cell Phone

Chinese Restaurant

Dry Cleaner

Wells Fargo

Beauty Supply

B-6

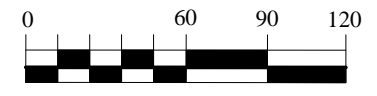
B-7

B-4

B-5

- KEY**
- EB-1 ● Soil Boring - Kaldveer 1988
  - B-1 ● Soil Boring - Augeas 1994
  - HP-8 ◊ CPT Boring/HydroPunch Sample - PES 1997
  - MW4 ● Groundwater Monitoring Well
  - MW4 ○ Abandoned Groundwater Monitoring Well
  - ⊕ Soil Vapor Sample
  - ⊙ Soil Boring - AEI 2006

- Permanent Vapor Probes
- Proposed Air Sample Location
- ◻ Former Dry Cleaner Location
- ◻ Former Anna's Linens



**AEI CONSULTANTS**  
2500 CAMINO DIABLO, WALNUT CREEK, CA

**SITE PLAN**

10700 MACARTHUR BLVD.  
OAKLAND, CALIFORNIA

**FIGURE 1**  
PROJECT NO. 261829

Drafted 6/30/05 - RFF on Dirk Slooten base  
Revised 05/15 by J.SMITH