ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Acting Director

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

April 11, 2016

Sears, Roebuck and Co.
c/o Mr. Bruce Kaye
3333 Beverly Road, Dept. 824
Hoffman Estates, IL 60179
(Sent via e-mail to: Bruce.Kaye@searshc.com)

Sears Lofts, LLC, Madison Park Financial
c/o Mr. John Protopappas
155 Grand Avenue, Suite 1025
Oakland, CA 94612
(Sent via e-mail to: john@mpfcorp.com)

Haagen Hollywood Partnership
c/o Haagen Property Management Company
3500 N. Sepulveda Boulevard
Manhattan Beach, CA 90266-3638

Subject: Case Closure for Fuel Leak Case No. RO0002600 and Geotracker Global IDT0600101208, Sears Retail Store, 2633 Telegraph Avenue, Oakland, CA 94612

Ladies and Gentlemen:

This letter transmits the enclosed underground storage tank (UST) case closure letter in accordance with Chapter 6.75 (Article 4, Section 25296.10[g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, the Alameda County Environmental Health (ACEH) is required to use this case closure letter for all UST leak sites. We are also transmitting to you the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (http://geotracker.waterboards.ca.gov) and the Alameda County Environmental Health website (http://www.acgov.org/aceh/index.htm).

Due to residual contamination, the site was closed with Site Management Requirements that require notifying ACEH of a change in land use to any residential, or conservative land use, or if any redevelopment occurs and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities. Site Management Requirements are further described in the *Additional Information* Section of the attached Case Closure Summary. If you have any questions, please call Karel Detterman at (510) 567-6708. Thank you.

Sincerely,

Dilan Roe, P.E.
LOP and SCP Program Manager

Enclosures:
1. Remedial Action Completion Certification
2. Case Closure Summary

cc with enclosure:

Susan Hugo, Alameda County Environmental Health, (Sent via e-mail to: susan.hugo@acgov.org)
Joseph R. Liles, AECOM, (Sent via e-mail to: joe.liles@aecom.com)
Dilan Roe, ACEH (Sent via e-mail to: dilan.roe@acgov.org)
Karel Detterman, ACEH (Sent via e-mail to: karel.detterman@acgov.org)
Case Electronic File, GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Acting Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6777
FAX (510) 337-9135

REMEDIAL ACTION COMPLETION CERTIFICATION

April 11, 2016

Sears, Roebuck and Co.
c/o Mr. Bruce Kaye
3333 Beverly Road, Dept. 824
Hoffman Estates, IL 60179
(Sent via e-mail to: Bruce.Kaye@searshc.com)

Sears Lofts, LLC, Madison Park Financial
c/o Mr. John Protopappas
155 Grand Avenue, Suite 1025
Oakland, CA 94612
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Manhattan Beach, CA 90266-3638

Subject: Case Closure for Fuel Leak Case No. RO0002600 and Geotracker Global IDT0600101208, Sears Retail Store, 2633 Telegraph Avenue, Oakland, CA 94612

Dear Responsible Parties:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Ronald Browder
Acting Director

cc with enclosure:

Susan Hugo, Alameda County Environmental Health, (Sent via e-mail to: susan.hugo@acgov.org)
Joseph R. Liles, AECOM, (Sent via e-mail to: joe.liles@aecom.com)
Dilan Roe, ACEH (Sent via e-mail to: dilan.roe@acgov.org)
Karel Detterman, ACEH (Sent via e-mail to: karel.detterman@acgov.org)
Case Electronic File, GeoTracker

UST Case Closure Summary Form

Agency Information Date: April 11, 2016

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6708
Staff Person: Karel Detterman	Title: Hazardous Materials Specialist

Case Information

Facility Name: Sears Retail Store		
Facility Address: 2633 Telegraph Avenue, Oakland, CA 94612		
RB LUSTIS Case No: 1-1313	Local Case No.: STID 1082	LOP Case No.: RO0002600
URF Filing Date:	GeoTracker Global ID: T0600101208	
APN: 9-682-1-1 and 9-682-1-2	Current Land Use: Ground Floor Commercial with Residential Units above	
Responsible Party(s):	Address:	Phone:
Bruce Kaye Sears, Roebuck and Co.	3333 Beverly Road, Dept. 824 Hoffman Estates, IL 60179	----
Sears Lofts, LLC, Madison Park Financial c/o John Protopappas	155 Grand Avenue, Suite 1025 Oakland, CA 94612	----
Haagen Hollywood Partnership c/o Haagen Property Management Company	3500 N. Sepulveda Boulevard Manhattan Beach, CA 90266-3638	----

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place/ Removed/Active	Date
1	10,000	Heating Fuel Oil	Closed in place in concrete vault	December 1998
Piping	----	----	Closed in place	

Attachment 1, Conceptual Site Model (2 pages)

Attachment 2, Low Threat Closure Policy (LTCP) Checklist (1 page)

Attachment 3, LTCP Groundwater Specific Criteria (1 page)

Attachment 4, LTCP Vapor Specific Criteria (1 page)

Attachment 5, LTCP Direct Contact and Outdoor Air Exposure Criteria (1 page)

Attachment 6, Site Maps (14 pages)

Attachment 7, Analytical Data (20 pages)

Attachment 8, Notice of Responsibility and Assessor Parcel Data (7 pages)

UST Case Closure Summary Form

Additional Information:

Site Management Requirements: This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). The case meets all the general and media-specific criteria of the LTCP. Analyses for polyaromatic hydrocarbons (PAHs) in soil are not required due to the absence of a waste oil UST at the site. No soil samples collected from depths less than five feet below ground surface were analyzed for naphthalene but the maximum soil concentration of diesel found at the site in the vicinity of the "tire and oil shop", an expected source area, was reported to be 1,900 milligrams per kilogram (mg/kg) at a depth of 11 feet below grade surface (bgs). The LUFT manual indicates that naphthalene is present at an average of 0.26% and a maximum of 0.8% in fresh diesel product. This indicates that naphthalene may be present at an average concentration up to 4.94 mg/kg in this sample, which is below the Table 1 criteria for a residential or commercial facility. ACEH has made the determination that there is low potential for direct contact exposure because of the current land use as a mixed commercial/residential building and the entire site is paved.

Due to residual contamination at the site, the site is closed as a commercial site with site management requirements. If there is a proposed change in land use to any residential, or conservative land use, or if any redevelopment occurs, Alameda County Environmental health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the site relative to the proposed redevelopment. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

RWQCB Notification Notification Date: January 26, 2015

RWQCB Staff Name: Cherie McCaulou	Title: Engineering Geologist

Local Agency Representative

Prepared by: Karel Detterman, PG	Title: Hazardous Materials Specialist
Signature: Karel Detterman	Date: April 11, 2016
Approved by: Dilan Roe, PE	Title: LOP and SCP Program Manager
Signature: Dilan Roe	Date: 4/11/2016

This Case Closure Summary along with the Case Closure Transmittal letter and the Remedial Action Completion Certification provides documentation of the case closure. 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. The Conceptual Site Model may not contain all available data. Additional information on the case can be viewed in the online case file. The entire case file can be viewed over the Internet on the Alameda County Environmental Health (ACEH) website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Not all historic documents for the fuel leak case may be available on GeoTracker. A more complete historic case file for this site is located on the ACEH website.

ATTACHMENT 1

SEARS RETAIL STORE (T0600101208) - MAP THIS SITE

COMPLETED - CASE CLOSED

2633 TELEGRAPH AVENUE
OAKLAND , CA 94612
ALAMEDA COUNTY

VIEW PRINTABLE CASE SUMMARY FOR THIS SITE

ACTIVITIES REPORT

PUBLIC WEBPAGE

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0002600*
CASEWORKER: *KAREL DETTERMAN* - ***SUPERVISOR:*** *DILAN ROE*
SAN FRANCISCO BAY RWQCB (REGION 2) - *CASE #: 01-1313*
CASEWORKER: *Regional Water Board* - ***SUPERVISOR:*** *NONE SPECIFIED*

CR Site ID #: N

THIS PROJECT WAS LAST MODIFIED BY ***KAREL DETTERMAN*** ON 4/11/2016 12:55:54 PM - HISTORY

THIS SITE HAS SUBMITTALS. CLICK HERE TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CSM REPORT - VIEW PUBLIC NOTICING VERSION OF THIS REPORT

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIIS)

CLAIM NO	PRIORITY	CLAIMANT	SITE ADDRESS	AMT REIMB TO DATE	AGE OF LOC	IMPACTED WELLS?	FIVE YEAR REVIEW INFORMATION: REVIEW NUM	REVIEWER	FUND RECOMMENDATION	TO OVERSIGHT DATE	TO CLAIMANT DATE

PROJECT INFORMATION (DATA PULLED FROM GEOTRACKER) - MAP THIS SITE

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
SEARS RETAIL STORE (Global ID: T0600101208) 2633 TELEGRAPH AVENUE OAKLAND, CA 94612	Completed - Case Closed	4/9/2016	4/21/1998	18	ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0002600* ***CASEWORKER:*** *KAREL DETTERMAN* - ***SUPERVISOR:*** *DILAN ROE* SAN FRANCISCO BAY RWQCB (REGION 2) - *CASE #: 01-1313* ***CASEWORKER:*** *Regional Water Board* - ***SUPERVISOR:*** *NONE SPECIFIED*

STAFF NOTES (INTERNAL)
<NO STAFF NOTES ENTERED>

SITE HISTORY

Not all historic documents for the fuel leak case may be available on Geotracker. A more complete historic case file for this site is located on the Alameda County Environmental Health website at: http://www.acgov.org/aceh/lop/ust.htm

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.

The subject site is currently in mixed commercial/residential use and is comprised of two parcels, APN 9-682-1-1 and 9-682-1-2. Parcel APN 9-682-1-2 is located at 2633 Telegraph Avenue and is occupied by the three-story former Sears retail center including a basement. The retail center was built in 1930 and an approved December 1940 building permit indicated the possible addition of a "tire and oil shop" on the west side of the retail center. The ground floor is currently in commercial use and the upper floors are in residential use. APN 9-682-1-1 is the site of the former above ground parking structure for the Sears retail center built in the early 1960's and is currently not in use. Lake Merritt, the closest surface water body, is located approximately 2,700 feet southeast of the property. The direction of groundwater flow in the area appears to be towards the south-southeast.

This fuel leak case has been evaluated for closure consistent with the State Water Resource Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). The case meets all the general and media-specific criteria of the LTCP. Analyses for polyaromatic hydrocarbons (PAHs) in soil are not required due to the absence of a waste oil UST at the site. No soil samples collected from depths less than five feet below ground surface were analyzed for naphthalene but the maximum soil concentration of diesel found at the site in the vicinity of the "tire and oil shop", an expected source area, was reported to be 1,900 milligrams per kilogram (mg/kg) at a depth of 11 feet below grade surface (bgs). The LUFT manual indicates that naphthalene is present at an average of 0.26% and a maximum of 0.8% in fresh diesel product. This indicates that naphthalene may be present at an average concentration up to 4.94 mg/kg in this sample, which is below the Table 1 criteria for a residential or commercial facility. ACEH has made the determination that there is low potential for direct contact exposure because of the current land use as a mixed commercial/residential building and the entire site is paved.

Due to residual contamination at the site, the site is closed as a commercial site with site management requirements. If there is a proposed change in land use to any residential, or conservative land use, or if any redevelopment occurs, Alameda County Environmental health (ACEH) must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the site relative to the proposed redevelopment. Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
BRUCE KAYE	SEARS ROEBUCK & CO	3333 BEVERLY ROAD	HOFFMAN ESTATES	
HAAGEN PROPERTY MGMT INC	HAAGEN HOLLYWOOD PARTNERSHIP	UNK	UNK	
J. PROTOPAPPAS, MADISON PARK FINANC	SEARS LOFTS LLC	155 GRAND AVENUE, STE 1025	OAKLAND	

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION VIEW LTCP CHECKLIST VIEW PATH TO CLOSURE PLAN VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Diesel, Gasoline, Stoddard solvent / Mineral Spriits / Distillates	Commercial	GW - Municipal and Domestic Supply		4/21/1998	Other Means	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
NO	NO	EBMUD	6/25/2015	2/12/2016	2/12/2016	1/1/2015	

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
009 068200102	Santa Clara Valley - East Bay Plain (2-9.04)	South Bay - East Bay Cities (204.20)

COUNTY
Alameda

PUBLIC WATER SYSTEM(S)
- **EAST BAY MUD** - 375 ELEVENTH STREET, OAKLAND, CA 94607

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN GROUNDWATER - HIDE VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
EB-27	12/23/2008	OTHER	ND	ND	ND	ND	ND	
FOMW-4	11/14/2008	OTHER	ND	ND	ND	ND	ND	ND
FOMW-5	11/14/2008	OTHER	ND	ND	ND	ND	ND	ND
QCEB	12/23/2008	OTHER	ND	ND	ND	ND	ND	
QCTB	11/14/2008	OTHER	ND	ND	ND	ND	ND	ND

MOST RECENT CONCENTRATIONS OF PETROLEUM CONSTITUENTS IN SOIL - HIDE

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	TPHg	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	MTBE	TBA
EB-25	12/23/2008		ND	ND	ND	ND	ND	
EB-27	12/23/2008		ND	ND	ND	ND	ND	

MOST RECENT GEO_WELL DATA - HIDE

VIEW ESI SUBMITTALS

FIELD PT NAME	DATE	DEPTH TO WATER (FT)	SHEEN	DEPTH TO FREE PRODUCT (FT)
FOMW-1	11/14/2008	7.97	N	
FOMW-2	11/14/2008		N	
FOMW-3	11/14/2008		N	
FOMW-4	11/14/2008	10.46	N	
FOMW-5	11/14/2008	12.53	N	

LOGGED IN AS KDETTERMAN

CONTACT GEOTRACKER HELP

ATTACHMENT 2

SEARS RETAIL STORE

LTCP Checklist Go

SEARS RETAIL STORE (T0600101208) - MAP THIS SITE

COMPLETED - CASE CLOSED

2633 TELEGRAPH AVENUE
OAKLAND , CA 94612
ALAMEDA COUNTY

VIEW PRINTABLE CASE SUMMARY FOR THIS SITE

ACTIVITIES REPORT

PUBLIC WEBPAGE

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0002600*
CASEWORKER: *KAREL DETTERMAN* - ***SUPERVISOR:*** *DILAN ROE*
SAN FRANCISCO BAY RWQCB (REGION 2) - *CASE #: 01-1313*
CASEWORKER: *Regional Water Board* - ***SUPERVISOR:*** *NONE SPECIFIED*

CR Site ID #: N

THIS PROJECT WAS LAST MODIFIED BY ***KAREL DETTERMAN*** ON 4/8/2016 1:11:48 PM - HISTORY

THIS SITE HAS SUBMITTALS. CLICK HERE TO OPEN A NEW WINDOW WITH THE SUBMITTAL APPROVAL PAGE FOR THIS SITE.

CLOSURE POLICY

THIS VERSION IS FINAL AS OF 4/8/2016 — *CHECKLIST INITIATED ON 8/11/2013* — CLOSURE POLICY HISTORY

General Criteria - *The site satisfies the policy general criteria* - CLEAR SECTION ANSWERS — YES

a. Is the unauthorized release located within the service area of a public water system?
Name of Water System : EBMUD — ◉ YES ○ NO

b. The unauthorized release consists only of petroleum (info). — ◉ YES ○ NO

c. The unauthorized ("primary") release from the UST system has been stopped. — ◉ YES ○ NO

d. Free product has been removed to the maximum extent practicable (info). — ○ FP Not Encountered ◉ YES ○ NO

e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info). — ◉ YES ○ NO

f. Secondary source has been removed to the extent practicable (info). — ◉ YES ○ NO

g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15. — ○ Not Required ◉ YES ○ NO

h. Does a nuisance exist, as defined by Water Code section 13050. — ○ YES ◉ NO

1. Media-Specific Criteria: Groundwater - *The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below.* - CLEAR SECTION ANSWERS — YES

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info) — ○ YES ◉ NO

Does the site meet any of the Groundwater specific criteria scenarios? — ◉ YES ○ NO

1.3 - The contaminant plume that exceeds water quality objectives is <250 feet in length. Free product has been removed to the maximum extent practicable, may still be present below the site where the release originated, but does not extend off-site. The plume has been stable or decreasing for a minimum of five years. The nearest existing water supply well and/or surface water body is >1,000 feet from the defined plume boundary. The property owner is willing to accept a land use restriction if the regulatory agency requires a land use restriction as a condition for closure. — ◉ YES ○ NO

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c* - CLEAR SECTION ANSWERS — YES

EXEMPTION - Active Commercial Petroleum Fueling Facility — ○ YES ◉ NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios? — ◉ YES ○ NO

2a - Scenario 3 (example): Dissolved Phase Benzene Concentrations Only in Groundwater (Low concentration groundwater scenarios with or without O2 measurements must satisfy one i, ii, or iii): — YES

i. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are <100 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building; and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ◉ YES ○ NO

ii. For bioattenuation zone without oxygen measurements or oxygen <4% and benzene concentration are >100 µg/L but <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ○ YES ○ NO

iii. For bioattenuation zone with oxygen ≥ 4% and benzene concentration are <1,000 µg/L, the bioattenuation zone: Is a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing or potential building, and contain total TPH <100 mg/kg throughout the entire depth of the bioattenuation zone. — ○ YES ○ NO

3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - *The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below.* - CLEAR SECTION ANSWERS — YES

EXEMPTION - The upper 10 feet of soil is free of petroleum contamination — ○ YES ◉ NO

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios? — ◉ YES ○ NO

3.3 - The regulatory agency has determined the concentration of petroleum constituents in soil will have no significant risk or adversely affect human health. — ◉ YES ○ NO

Additional Information

This case should be kept OPEN in spite of meeting policy criteria. — ○ YES ◉ NO

Has this LTCP Checklist been updated for FY 15/16? — ◉ YES ○ NO

SPELL CHECK

Save Form as Partially Completed | Save Form as Complete

ATTACHMENT 3

ATTACHMENT 3
LTCP GROUNDWATER SPECIFIC CRITERIA

LTCP Groundwater Specific Scenario under which case was closed: Scenario 3

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	**LTCP Scenario 3 Criteria**	LTCP Scenario 4 Criteria
Plume Length	100 feet	<100 feet	<250 feet	**<250 feet**	<1,000 feet
Free Product	Removed to maximum extent practicable.	No free product	No free product	**Removed to maximum extent practicable**	No free product
Plume Stable or Decreasing	Stable or Decreasing	Stable or decreasing	Stable or decreasing	**Stable or decreasing for minimum of 5 Years**	Stable or decreasing
Distance to Nearest Water Supply Well	> 2,000 feet	>250 feet	>1,000 feet	**>1,000 feet**	>1,000 feet
Distance to Nearest Surface Water and Direction	Lake Merritt is 2,700 feet cross gradient to the southeast	>250 feet	>1,000 feet	**>1,000 feet**	>1,000 feet
Property Owner Willing to Accept a Land Use Restriction?	----	Not applicable	Not applicable	**Yes**	Not applicable

GROUNDWATER CONCENTRATIONS

Constituent	Historic Site Maximum (µg/L)	Current Site Maximum (µg/L)	LTCP Scenario 1 Criteria (µg/L)	LTCP Scenario 2 Criteria (µg/L)	LTCP Scenario 3 Criteria (µg/L)	LTCP Scenario 4 Criteria (µg/L)
Benzene	4.8	<0.5	No criteria	<3,000	No criteria	<1,000
MTBE	<5.0	<0.5	No criteria	<1,000	No criteria	<1,000
Stoddard Solvent	9,100	<2,000				

Scenario 5: If the site does not meet scenarios 1 through 4, has a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame?	----

Comments: No water supply wells were identified within 2,000 feet of the site.

ATTACHMENT 4

ATTACHMENT 4
LTCP VAPOR SPECIFIC CRITERIA

LTCP Vapor Specific Scenario under which case was closed: Scenario 3A

Active Fueling Station	Active as of: Not applicable

Site Data		LTCP Scenario 1 Criteria	LTCP Scenario 2 Criteria	**LTCP Scenario 3A Criteria**	LTCP Scenario 3B Criteria	LTCP Scenario 3C Criteria	LTCP Scenario 4 Criteria
Unweathered LNAPL	No LNAPL	LNAPL in groundwater	LNAPL in soil	**No LNAPL**	No LNAPL	No LNAPL	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	> 5 feet	≥30 feet	≥30 feet	**≥5 feet**	≥10 feet	≥5 feet	≥5 feet
Total TPH in Soil in Bioattenuation Zone	< 100 mg/kg	<100 mg/kg	<100 mg/kg	**<100 mg/kg**	<100 mg/kg	<100 mg/kg	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	< 0.5 µg/L	No criteria	No criteria	**<100 µg/L**	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria
Oxygen Data within Bioattenuation Zone	No oxygen data	No criteria	No criteria	**No oxygen data or <4%**	No oxygen data or <4%	≥4% at lower end of zone	≥4% at lower end of zone
Depth of soil vapor measurement beneath foundation	----	No criteria	No criteria	**No criteria**	No criteria	No criteria	≥5 feet

SCENARIO 4 DIRECT MEASUREMENT OF SOIL VAPOR CONCENTRATIONS

Site Soil Vapor Data			No Bioattenuation Zone		Bioattenuation Zone	
Constituent	Historic Maximum ($\mu g/m^3$)	Current Maximum ($\mu g/m^3$)	Residential	Commercial	Residential	Commercial
Benzene	----	----	<85	<280	<85,000	<280,000
Ethylbenzene	----	----	<1,100	<3,600	<1,100,000	<3,600,000
Naphthalene	----	----	<93	<310	<93,000	<310,000

If the site does not meet scenarios 1 through 4, does a site-specific risk assessment for the vapor intrusion pathway demonstrate that human health is protected?	----
If the site does not meet scenarios 1 through 4, has a determination been made that petroleum vapors from soil or groundwater will have no significant risk of adversely affecting human health?	----

Comments:

ATTACHMENT 5

ATTACHMENT 5
LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA

LTCP Direct Contact and Outdoor Air Exposure Specific Scenario under which case was closed: This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.

Are maximum concentrations less than those in Table 1 below?		No				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	<0.005	<0.005	<0.005	<0.005	<0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	<0.005	0.044	<0.005	0.044	0.044
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	**Naphthalene**	**Not analyzed**	**<0.22**	**Not analyzed**	**<0.22**	**<0.22**
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	**PAHs**	----	----	----	----	----
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5
If maximum concentrations are greater than those in Table 1, are they less than levels from a site-specific risk assessment?		----				
If maximum concentrations are greater than those in Table 1, has a determination been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls?		----				

Comments: Diesel comprises the primary residual contamination at this paved site. The site does not meet the criteria in Table 1 because no soil samples collected from depths less than five feet below ground surface were analyzed for naphthalene. However, ACEH has determined the naphthalene risk exposure is low because the maximum soil concentration of diesel found at the site in the vicinity of the "tire and oil shop", an expected source area, was reported to be 1,900 milligrams per kilogram (mg/kg) at a depth of 11 feet below grade surface (bgs). The LUFT manual indicates that naphthalene is present at an average of 0.26% and a maximum of 0.8% in fresh diesel product. This indicates that naphthalene may be present at an average concentration up to 4.94 mg/kg in this sample, which is below the Table 1 criteria for a residential or commercial facility. Due to Site Management Requirements, excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during future excavation and construction activities. Analyses for polyaromatic hydrocarbons (PAHs) are not required due to the absence of a waste oil UST at the site.

ATTACHMENT 6

REFERENCE: USGS 7.5 Minute Series Oakland West, CA Quad, 1959, Photorevised 1980

FIGURE 1

VICINITY MAP

FORMER SEARS AUTO CENTER #1058A
2633 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA
For Sears Holdings Managment Corporation

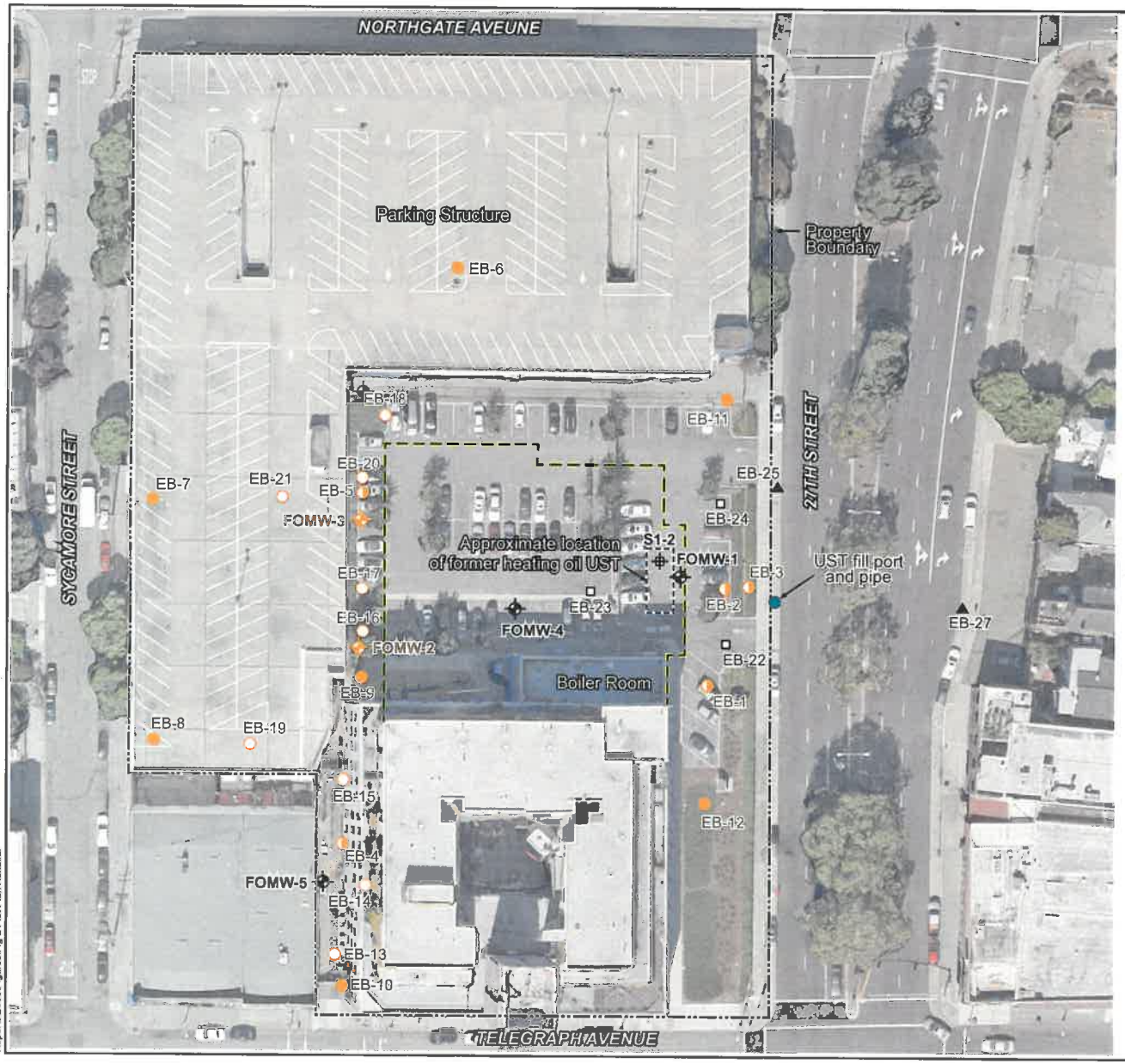
N

0 1/2 1

Scale in Miles

URS

G:\128\Sears_128\Oakland\2633 Telegraph Ave\2008\Q4 2008 Groundwater\Figures\Fig 1 Vicinity Map.FH11



EXPLANATION

- Approximate location of exploratory boring (Lowney, April 1998)
- Approximate location of exploratory boring (Lowney, May 1998)
- Approximate location of exploratory boring (SECOR, November 1998)
- Abandoned groundwater monitoring well locations (URS/Dames & Moore)
- Groundwater monitoring well locations (URS/Dames & Moore)
- Location of exploratory boring (URS 2002)
- UST Vault Soil Sample Location
- Soil boring or soil boring and hydropunch location (URS 2008)
- Former Building Footprint

N

0 60 120

Approximate Scale in Feet

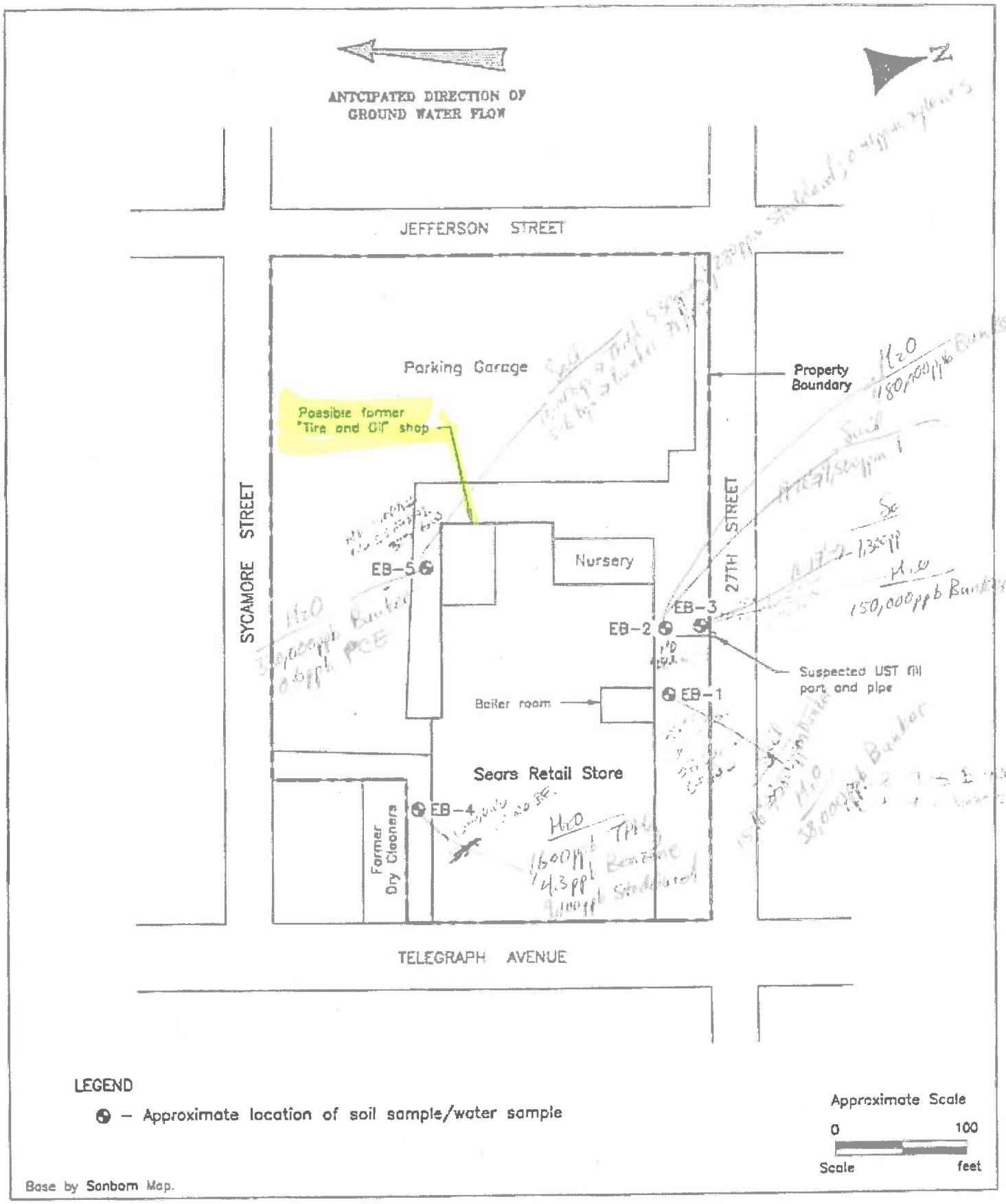
G:\1126\Sears_126\Oakland\2633 Telegraph Ave\Project Reports\2008\Figures\Fig 2 Plot Plan Aerial.ai

PLOT PLAN

Project:	FORMER SEARS RETAIL CENTER #1058A 2633 TELEGRAPH AVE., OAKLAND, CA
Project No.:	25363708
Date Wells Sampled:	Novermber 14, 2008

Figure 2

URS



SITE PLAN

TELEGRAPH AVENUE PARCEL

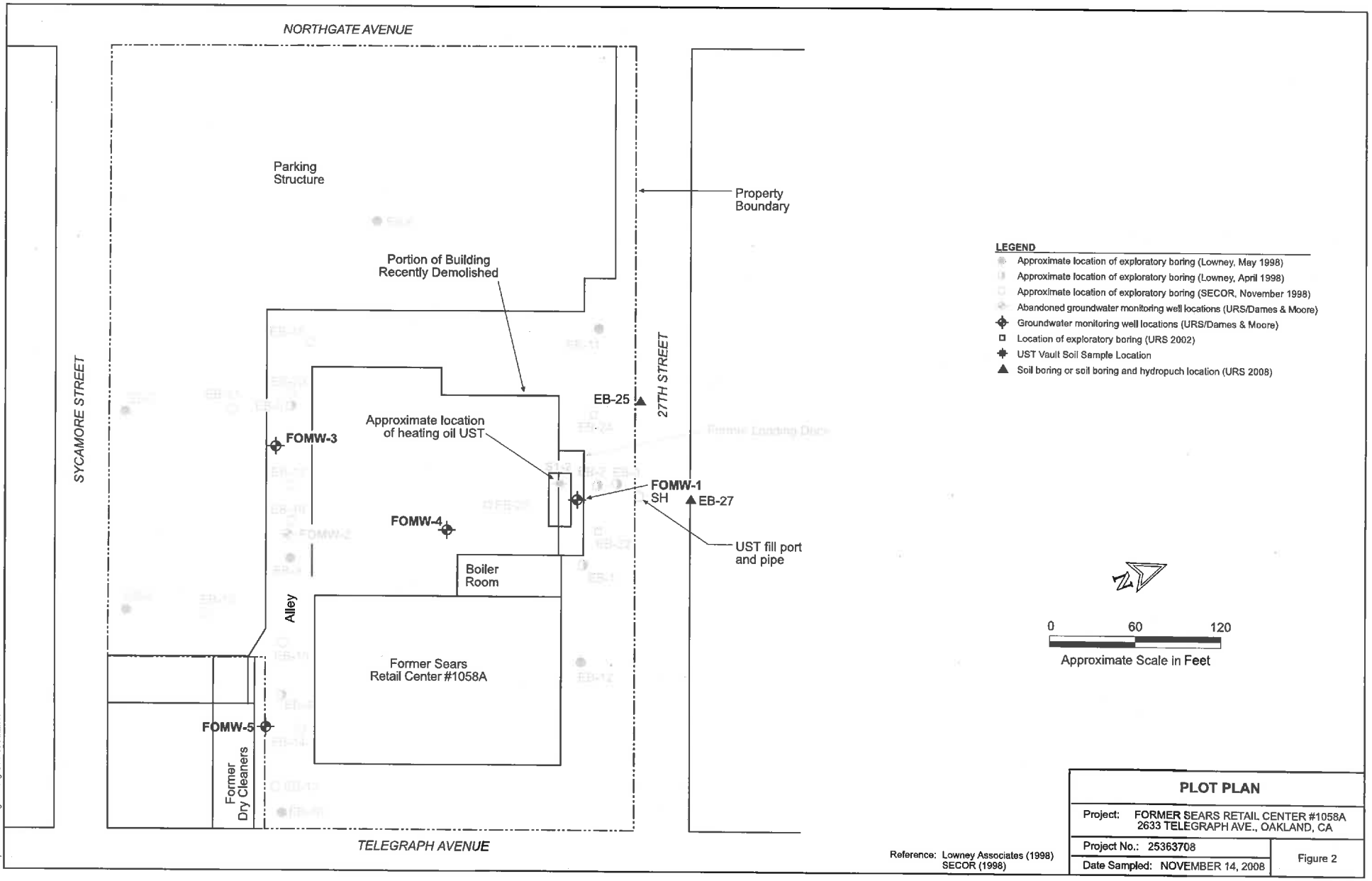
Oakland, California

LOVNEY ASSOCIATES

Environmental/Geotechnical/Engineering Services

FIGURE 2

1328-1



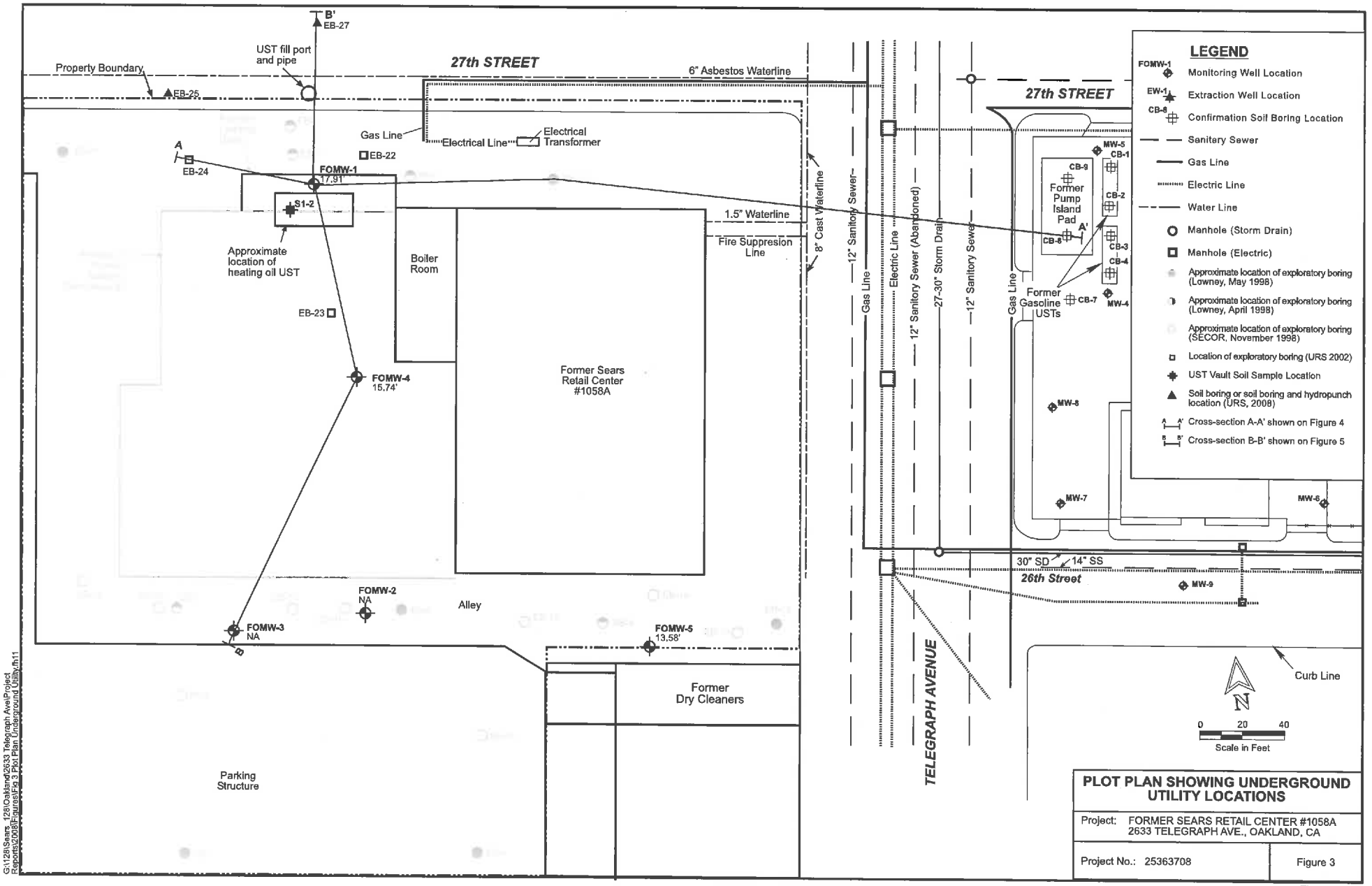
G:\1126\Sears 126\Oakland\2633 Telegraph Ave\Project Reports\2008\Figures\Fig 2 Plot Plan.fh11

Reference: Lowney Associates (1998)
SECOR (1998)

PLOT PLAN

Project: FORMER SEARS RETAIL CENTER #1058A 2633 TELEGRAPH AVE., OAKLAND, CA	
Project No.: 25363708	Figure 2
Date Sampled: NOVEMBER 14, 2008	

URS



PLOT PLAN SHOWING UNDERGROUND UTILITY LOCATIONS

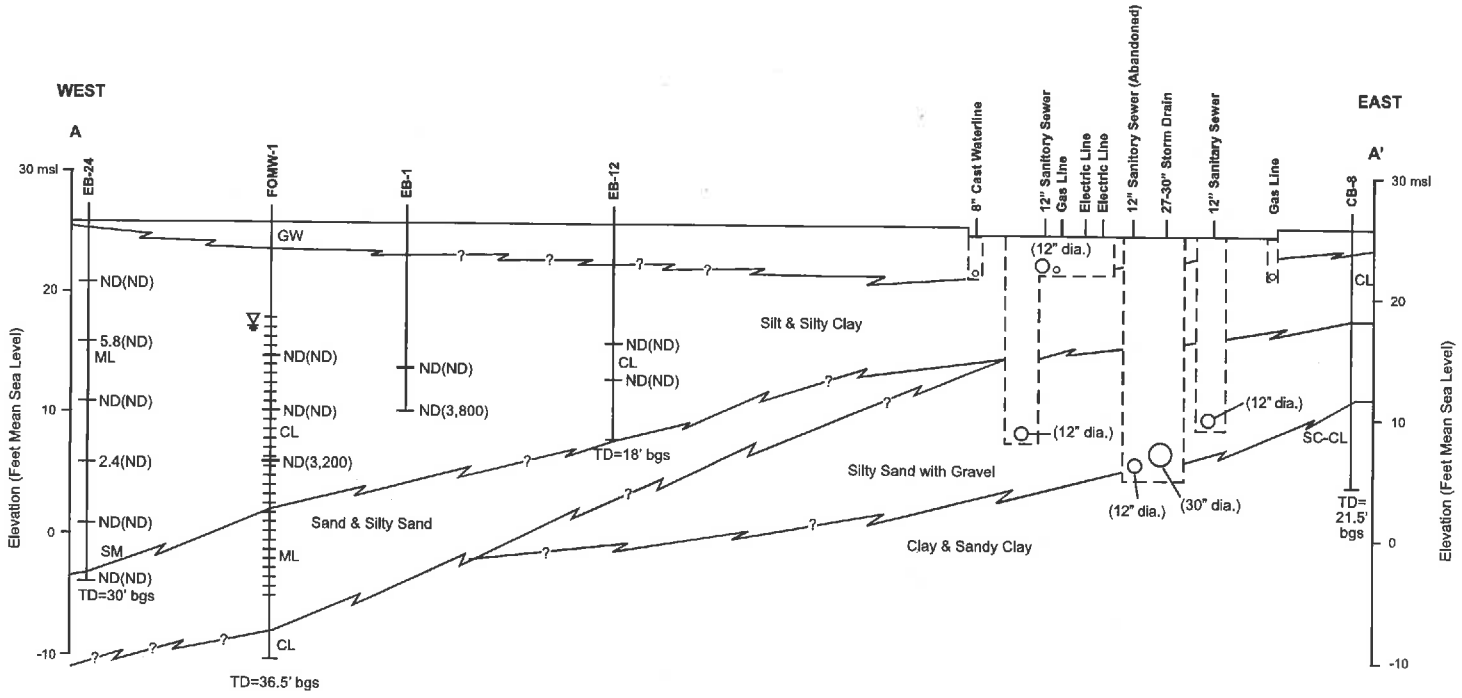
Project: FORMER SEARS RETAIL CENTER #1058A
2633 TELEGRAPH AVE., OAKLAND, CA

Project No.: 25363708

Figure 3

URS

G:\128\Sears_128\Oakland\2633 Telegraph Ave\Project Reports\2008\Figures\Fig 3 Plot Plan Underground Utility.fh11



LEGEND

bgs	Below Ground Surface
TD	Total Depth
⫶	Groundwater Well Screen Interval
SM	USCS Soil Classification
[ ]	Approximate Limits of Trenching
○	Underground Piping
SM	Confirmed Boring with USCS Classification
?	Inferred Contact
▽	Groundwater Potentiometric Surface (measured 3/21/05)

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 10'

GEOLOGIC CROSS SECTION A-A'

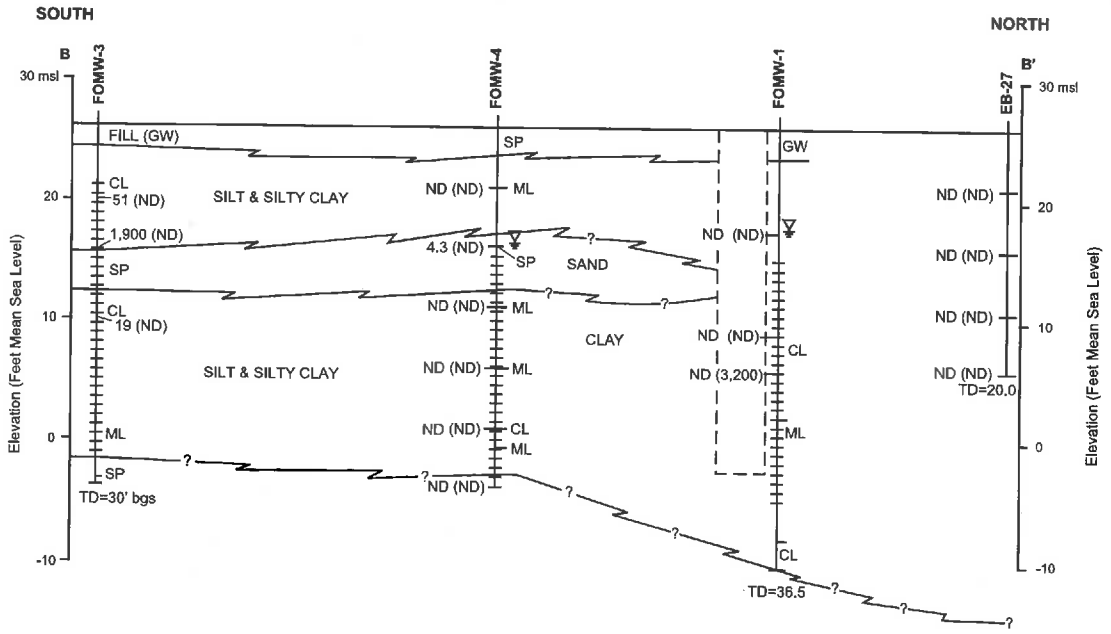
Project: FORMER SEARS AUTO CENTER #1058A
2633 TELEGRAPH AVE., OAKLAND, CA

Project No.: 25363708

Figure 4

URS

G:\128\Sears_128\Oakland\2633 Telegraph Ave\Project Reports\2006\Figures\Fig 3 Cross Sec AA_FH11



LEGEND

bgs	Below Ground Surface
TD	Total Depth
	Groundwater Well Screen Interval
	Approximate Limits of Excavation for Heating Oil UST
CL	Groundwater Monitoring Well with USCS Classification
?	Inferred Contact
4.3 (19) mg/kg	TPHd and (TPH Bunker Oil) Concentrations in Soil During Well Installation *Concentrations in milligrams per kilogram (mg/kg)
	Groundwater Potentiometric Surface (measured 3/21/05)
ND	Non Detect

Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 10'

GEOLOGIC CROSS SECTION B-B'

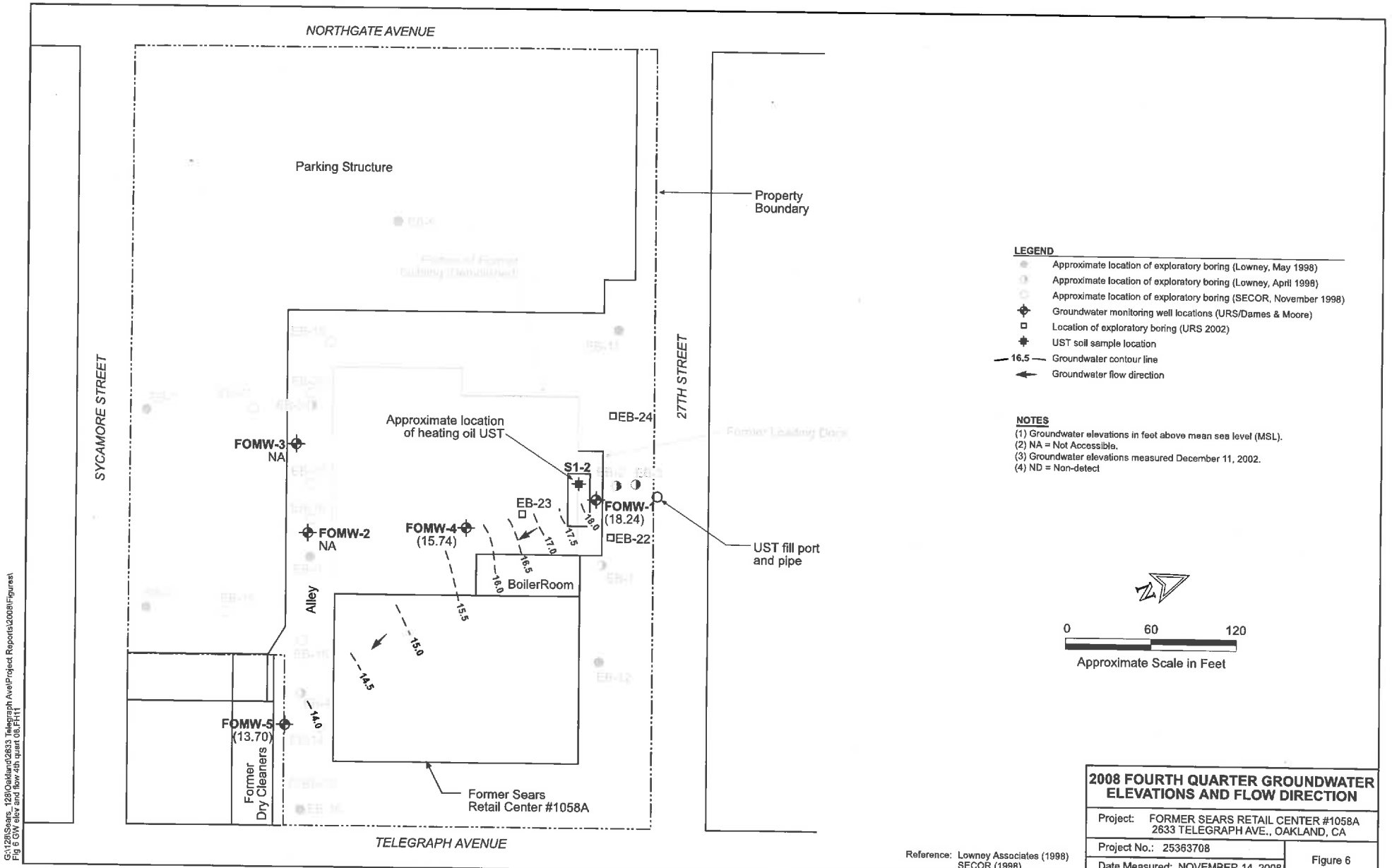
Project: FORMER SEARS AUTO CENTER #1058A
2633 TELEGRAPH AVE., OAKLAND, CA

Project No.: 25363708

Figure 5

URS

G:\128\Sears_128\Oakland\2633 Telegraph Ave\Project Reports\2008\Figures\Fig 5 Cross Sec BB.FH11



Reference: Lowney Associates (1998)
SECOR (1998)

2008 FOURTH QUARTER GROUNDWATER ELEVATIONS AND FLOW DIRECTION

Project: FORMER SEARS RETAIL CENTER #1058A
2633 TELEGRAPH AVE., OAKLAND, CA

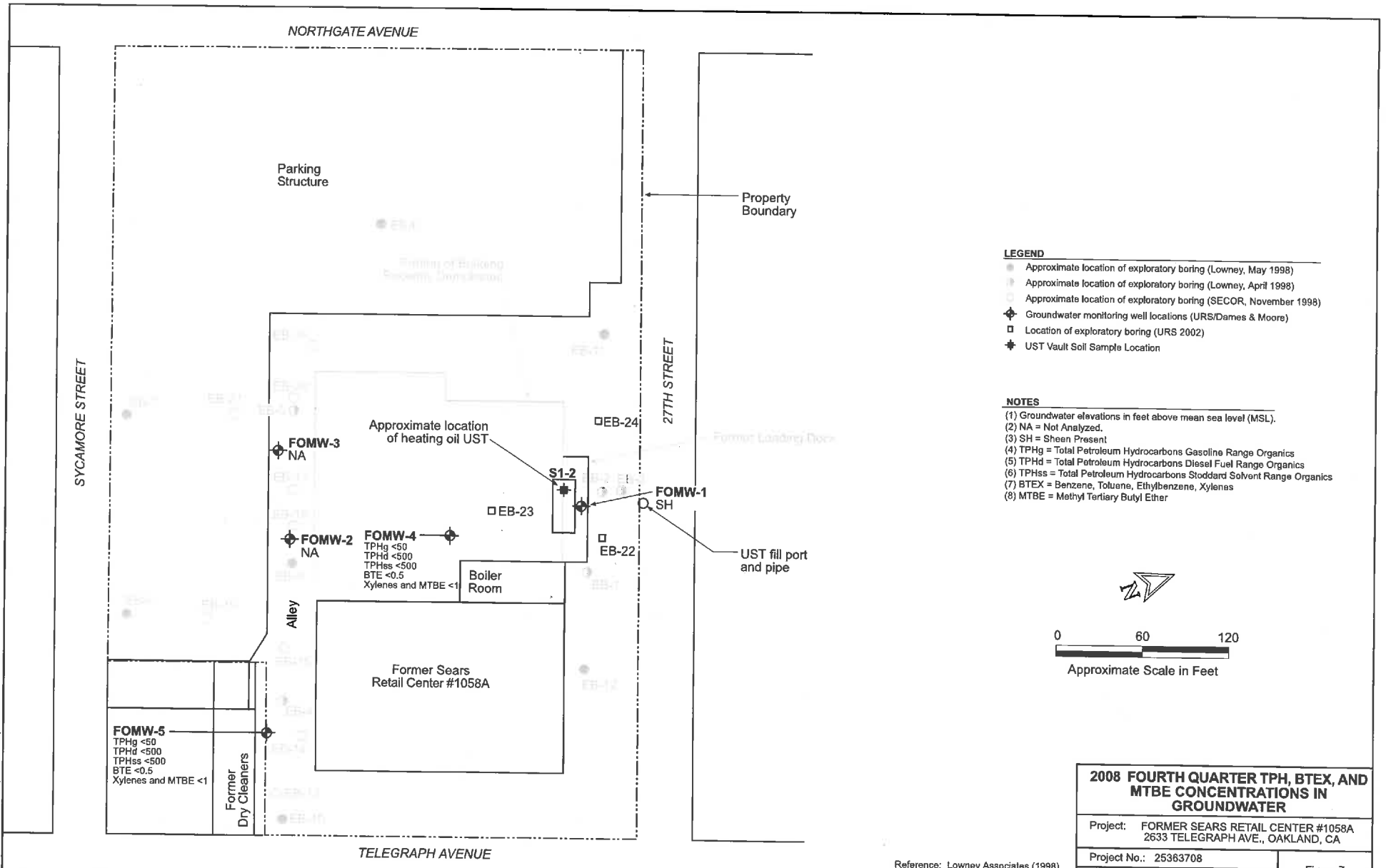
Project No.: 25363708

Date Measured: NOVEMBER 14, 2008

Figure 6

URS

G:\128\Sears_128\Oakland\2633 Telegraph Ave\Project Reports\2008\Figures\
Fig 6 GW elev and flow 4th quart 08.FH11



Reference: Lowney Associates (1998)
SECOR (1998)

2008 FOURTH QUARTER TPH, BTEX, AND MTBE CONCENTRATIONS IN GROUNDWATER

Project: FORMER SEARS RETAIL CENTER #1058A
2633 TELEGRAPH AVE., OAKLAND, CA

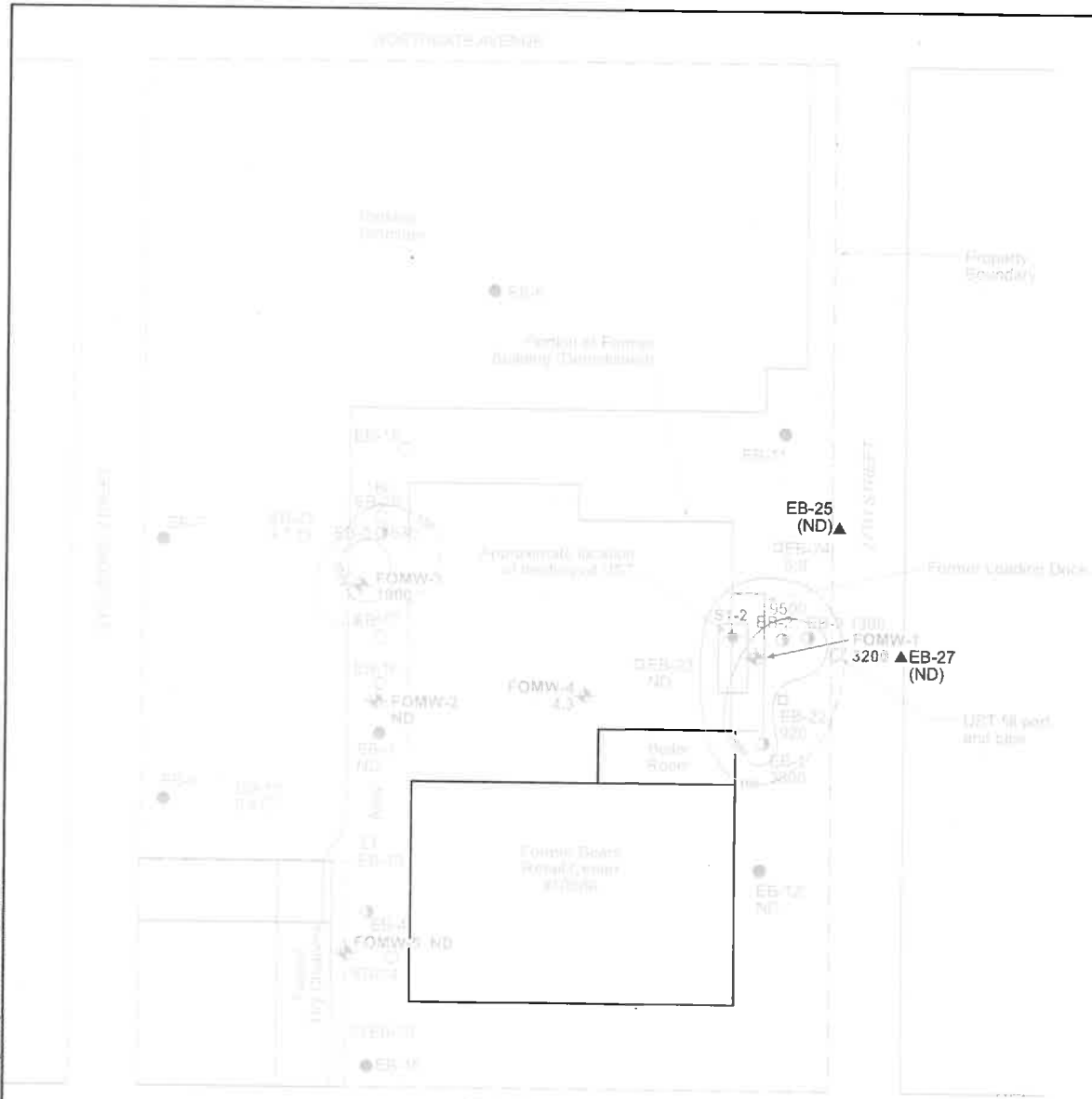
Project No.: 25363708

Date Sampled: NOVEMBER 14, 2008

Figure 7

URS

G:\1126\Sears_1126\Oakland\25633 Telegraph Ave\Project Reports\2008\Figures\Fig 7 TPH 4th quart 08 1058A



LEGEND

- Approximate location of exploratory boring (Lowney, May 1998)
- Approximate location of exploratory boring (Lowney, April 1998)
- Approximate location of exploratory boring (SECOR, November 1998)
- Groundwater monitoring well locations (URS/Dames & Moore)
- Location of exploratory boring (URS 2002)
- UST Vault Soil Sample Location
- TPH Isoconcentration Line
- ▲ Soil boring and hydropunch location (URS 2008)

NOTES

(1) All concentrations in mg/kg.
(2) ND = Non-detect.
(3) Highest TPH concentration per boring listed.

0 60 120

Approximate Scale in Feet

Reference: Lowney Associates (1998)
SECOR (1998)

RESIDUAL TPH CONCENTRATIONS IN SOIL

Project: FORMER SEARS AUTO CENTER #1058A
2633 TELEGRAPH AVE., OAKLAND, CA

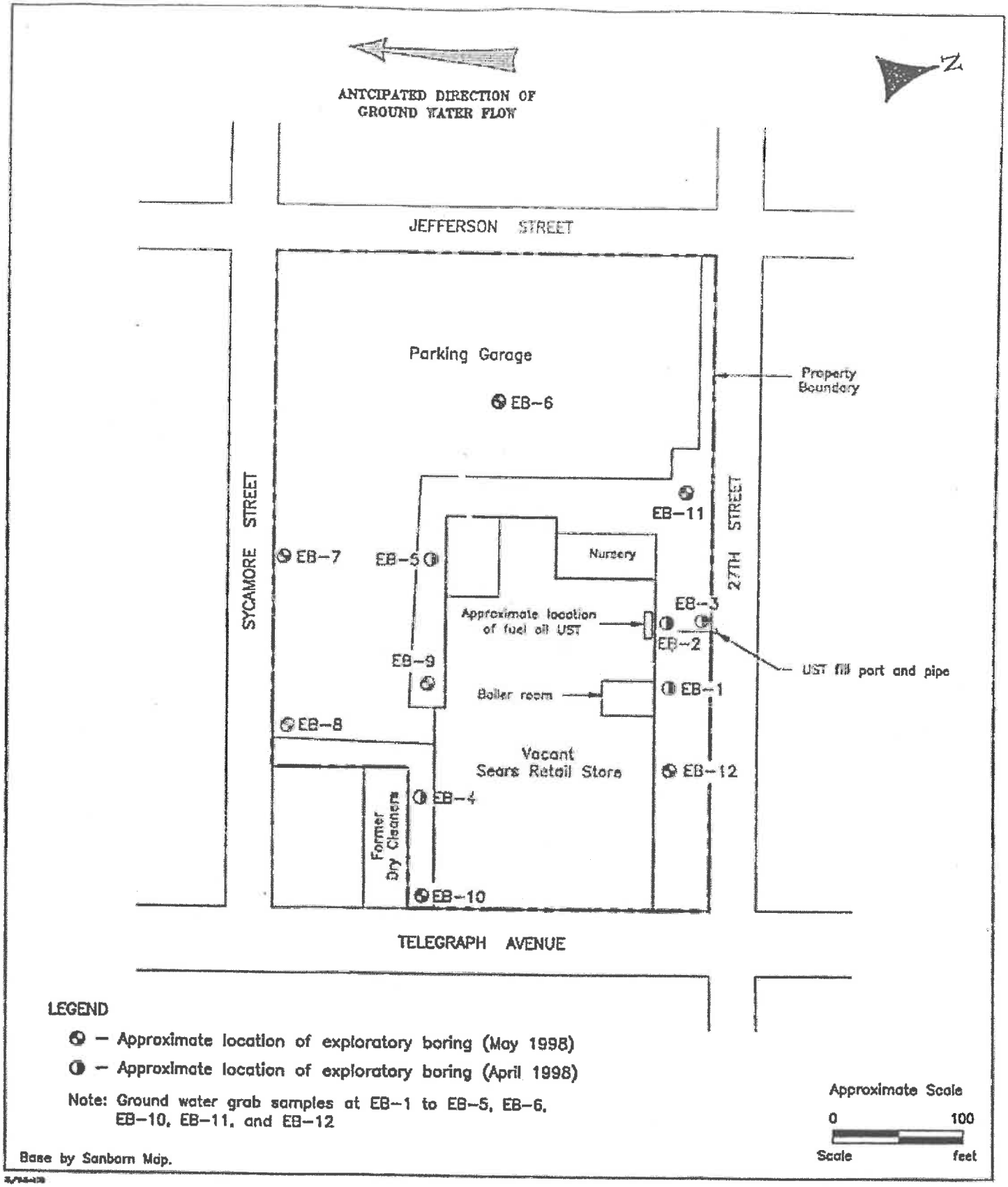
Project No.: 25363708

Date: October 2008

Figure 8

URS

G:\128\Sears, 128\Oakland\2633 Telegraph Ave\Project Reports\2008\Figures\Fig 8 Residual TPH Conc.FH11



SITE PLAN

TELEGRAPH AVENUE PARCEL

Oakland, California

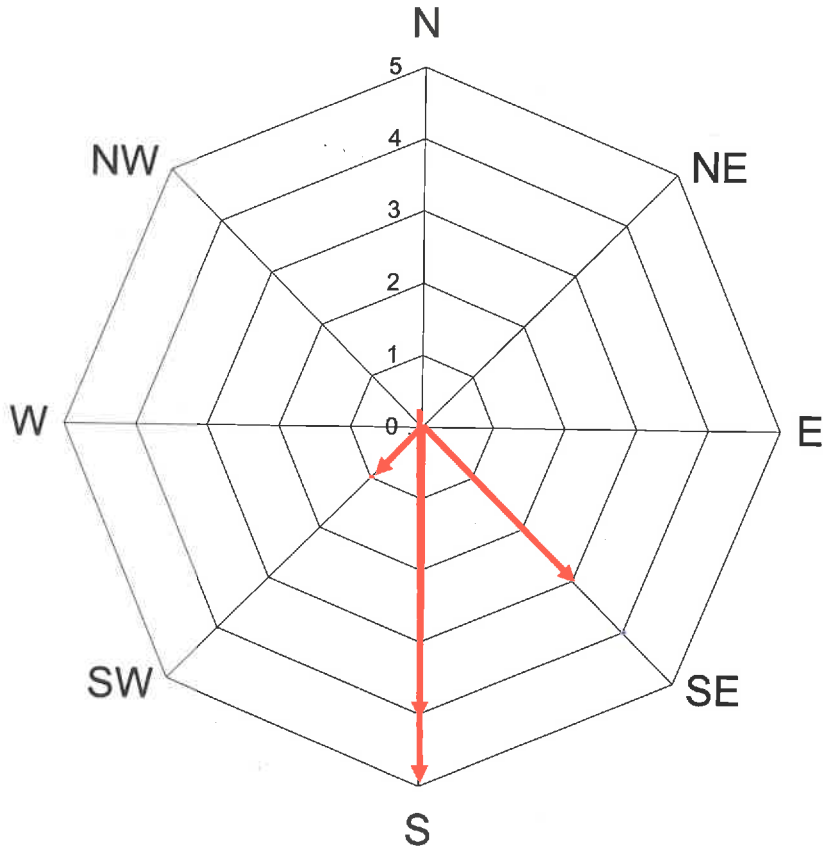
LOVNEY ASSOCIATES

Environmental/Geotechnical/Engineering Services

FIGURE 2

1328-1

Appendix J
Historic Hydraulic Flow Direction Diagram
Sears Auto Center #1058A
2633 Telegraph Avenue, Oakland, CA
December 15, 2000 - November 14, 2008

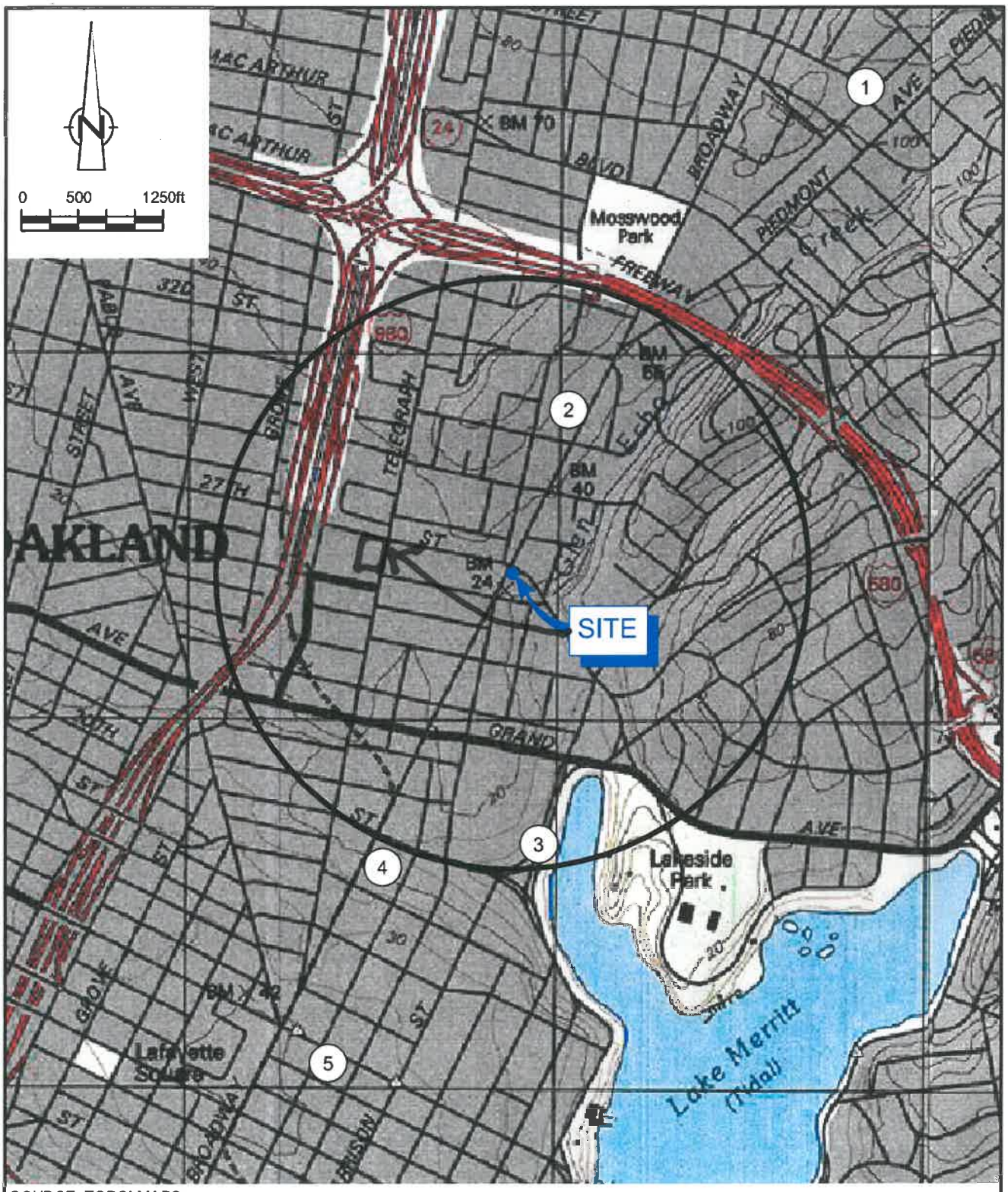


Legend

S Groundwater Flow Direction

4 Frequency

URS



SOURCE: TOPO! MAPS.

WELL SURVEY MAP
FORMER CHEVRON STATION 92506
2630 BROADWAY
Oakland, California

611962-400(008)GN-WA009 NOV 29/2012

WELL SURVEY RESULTS
FORMER CHEVRON STATION 92506
2630 BROADWAY
OAKLAND, CALIFORNIA

Well No./ Figure ID	*Well Owner*	*Well Address Street*	*City*	*Total Well Depth (ft)*	*Date Installed*	*Distance/Direction from Site (ft) (approx)*	*Well Use*
1	John Bond	4101 Howe Street	Oakland	184	1979	5,950 NE	Unknown
2	Providence Hospital	30th and Webster Street	Oakland	365	Unknown	2,000 N-NE	Unknown
3	Kaiser Center, Inc.	300 Lakeside Drive	Oakland	120	1991	2,300 S-SE	Irrigation
4	Oakland Lodge #171	20th and Broadway	Oakland	153	Unknown	2,650 S-SW	Unknown
5	Providence Hospital	1409 Webster Street	Oakland	150	Unknown	4,600 S-SW	Unknown

ATTACHMENT 7

APPENDIX B
HISTORICAL SOIL SAMPLE ANALYTICAL RESULTS
FORMER SEARS RETAIL CENTER #1058A
2633 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA

Sample Number and Depth	Sample Date	TPH-Diesel	TPH-Bunker C	TPH-Fuel Oil	TPH-Motor Oil	TPH-Gasoline	TPH- Stoddard Solvent	TPH C_6–C_{10}	TPH C_{10}–C_{20}	TPH C_{20}–C_{30}	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	VOCs
Sampling performed by Lowney, 1998																
EB-1-12'	4/7/1998	ND	ND	ND	-	-	-	-	-	-	ND	ND	ND	ND	-	-
EB-1-16'	4/7/1998	ND	3,800	ND	-	-	-	-	-	-	ND	ND	ND	ND	-	-
EB-2-16'	4/7/1998	ND	ND	ND	-	-	-	-	-	-	ND	ND	ND	ND	-	-
EB-2-20'	4/7/1998	ND	9,500	ND	-	-	-	-	-	-	ND	ND	ND	ND	-	-
EB-3-13'	4/7/1998	ND	ND	ND	-	-	-	-	-	-	ND	ND	ND	ND	-	-
EB-3-17'	4/7/1998	ND	1,300	ND	-	-	-	-	-	-	ND	ND	ND	ND	-	-
EB-4-8'	4/7/1998	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ND
EB-4-12'	4/7/1998	ND	ND	ND	ND	ND	ND	-	-	-	ND	ND	ND	ND	-	ND
EB-5-6'	4/7/1998	ND	79	ND	ND	2.5	ND	-	-	-	ND	ND	ND	ND	-	ND
EB-5-14'	4/7/1998	530	ND	ND	ND	240*	280	-	-	-	ND	ND	ND	0.41	-	ND
EB-6-11'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-6-17'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-7-10'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-7-14'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-8-9'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-8-11'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-9-11'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-9-15'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-10-11'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-10-16'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-11-9'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-11-13'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-12-9'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-12-13'	5/12/1998	ND	ND	ND	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
Sampling performed by Secor, 1998																
EB-13-7'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	0.019 (1)
EB-13-16'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-14-4'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-14-7'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-15-6'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-15-13'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-16-7'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-16-13'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-18-4'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-18-16'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-18-22'	11/9/1998	-	-	-	-	-	ND	-	-	-	ND	ND	ND	ND	-	-
EB-19-22'	11/10/1998	5.8	ND	-	ND	-	ND	-	-	-	ND	ND	ND	ND	-	ND
EB-20-7'	11/10/1998	160	ND	-	70	-	ND	-	-	-	ND	ND	0.044	ND	-	0.045 (2)
EB-20-13'	11/10/1998	140	ND	-	ND	-	ND	-	-	-	ND	ND	ND	ND	-	ND
EB-20-22'	11/10/1998	4	ND	-	ND	-	ND	-	-	-	ND	ND	ND	ND	-	ND
EB-21-22'	11/10/1998	4.7	ND	-	ND	-	ND	-	-	-	ND	ND	ND	ND	-	ND
Sampling performed by URS, 2000																
FOMW-1-11'	5/18/2000	ND	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-1-16'	5/18/2000	ND	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-1-20'	5/18/2000	ND	3200	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-2-6'	5/19/2000	ND	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-2-11'	5/19/2000	ND	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-2-16'	5/19/2000	ND	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-3-6'	5/19/2000	51	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-3-11'	5/19/2000	1900	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
FOMW-3-16'	5/19/2000	19	ND	-	-	-	-	-	-	-	ND	ND	ND	ND	ND	-
Sampling performed by URS, 2002																
FOMW 4 @5'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
FOMW 4 @10'	2/13/2002	4.3*	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
FOMW 4 @15'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
FOMW 4 @20'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
FOMW 4 @25'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
FOMW 4 @30'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
FOMW5 @ 5'	2/12/2002	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	--
FOMW 5 @ 10'	2/12/2002	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	--
FOMW 5 @ 15'	2/12/2002	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	--
FOMW 5 @ 20'	2/12/2002	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	--
FOMW 5 @ 25'	2/12/2002	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	--
FOMW 5 @ 30'	2/12/2002	ND	ND	-	-	-	-	-	-	-	-	-	-	-	-	--
EB-22-6'-8'	2/13/2002	NA	NA	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	--
EB-22-10'-12'	2/13/2002	NA	NA	--	--	--	--	0.45	340	580	ND	ND	ND	0.017	ND	--
EB-22-14'-16'	2/13/2002	NA	NA	--	--	--	--	2.3	130	260	ND	0.020	ND	0.071	ND	--
EB-22-18'-20'	2/13/2002	NA	NA	--	--	--	--	0.84	ND	ND	ND	ND	ND	ND	ND	--
EB-22-22'-24'	2/13/2002	NA	NA	--	--	--	--	0.18	ND	ND	ND	ND	ND	ND	ND	--
EB-22-26'-28'	2/13/2002	NA	NA	--	--	--	--	0.12	ND	ND	ND	ND	ND	ND	ND	--
EB-23-10'-12'	2/13/2002	NA	NA	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	--
EB-23-16'-18'	2/13/2002	NA	NA	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	--
EB-23-20'-22'	2/13/2002	NA	NA	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	--
EB-23-24'-26'	2/13/2002	NA	NA	-	-	-	-	ND	ND	ND	ND	ND	ND	ND	ND	--
EB 24 @5'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
EB 24 @ 10'	2/13/2002	5.8*	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
EB 24 @ 15'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
EB 24 @ 20'	2/13/2002	2.4*	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
EB 24 @ 25'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
EB 24 @ 30'	2/13/2002	ND	ND	--	--	--	--	-	-	-	ND	ND	ND	ND	ND	--
Sampling performed by URS, 2008																
EB-25-5	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
DUP-1	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
EB-25-10	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
EB-25-15	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
EB-25-20	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
EB-27-5	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
EB-27-10	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
EB-27-15	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-
EB-27-20	12/23/2008	ND	ND	-	-	ND	-	ND	ND	ND	ND	ND	ND	ND	ND	-

Notes:
All concentrations in mg/kg
ND = Not Detected at or above the state laboratory reporting limit
- = Not Analyzed
* TPH-Gasoline or TPH-diesel reported does not match typical standard.
[1] Tetrachloroethene
[2] Isopropyl-benzene
MTBE = methyl tertiary butyl ether
VOCs = volatile organic compounds other than BTEX or MTBE

Table C-1. Analytical Results of Selected Soil Samples
(concentrations in parts per million)

Boring Number	Depth (feet)	Date of Sample	TPH-Diesel	TPH-Bunker Oil	TPH-Fuel Oil	TPH-Motor Oil	TPH-Gasoline	Benzene	Toluene	Ethyl-benzene	Xylenes	Stoddard Solvent	VOCs (8010)
EB-1	11½ - 12	4/7/98	ND	ND	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-1	15½ - 16	4/7/98	ND	3,800	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-2	15½ - 16	4/7/98	ND	ND	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-2	19½ - 20	4/7/98	ND	9,500	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-3	13 - 13½	4/7/98	ND	ND	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-3	16½ - 17	4/7/98	ND	1,300	ND	NA	NA	ND	ND	ND	ND	NA	NA
EB-4	7½ - 8	4/7/98	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	ND
EB-4	11½ - 12	4/7/98	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
EB-5	5½ - 6	4/7/98	ND	79	ND	ND	2.5	ND	ND	ND	ND	ND	ND
EB-5	13½ - 14	4/7/98	530	ND	ND	ND	240*	ND	ND	ND	0.41	280	ND

Results in parts per million (ppm)
ND= Not Detected at or above the stated laboratory reporting limit
NA= Not Analyzed
* TPH-Gas chromatogram, although within reporting limits, does not match typical Gas pattern

TABLE 3
SOIL SAMPLE ANALYTICAL RESULTS - SUPPLEMENTAL SOIL BORINGS
FORMER SEARS RETAIL CENTER #1058A
OAKLAND, CALIFORNIA

Sample Number and Depth	Sample Date	TPH Diesel (mg/kg)	TPH Bunker C (mg/kg)	TPHg C4-C12 (mg/kg)	TPH C10-C20 (mg/kg)	TPH C21-C30 (mg/kg)	TPH C31 & Above (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylenes (µg/kg)	MTBE (µg/kg)
EB-25-5	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
DUP-1	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
EB-25-10	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
EB-25-15	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
EB-25-20	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
EB-27-5	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
EB-27-10	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
EB-27-15	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2
EB-27-20	12/23/2008	< 5	< 25	< 0.2	< 5	< 5	< 25	< 1	< 1	< 1	< 2	< 2

Notes:
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram
< = Not Detected at or above indicated detection limit
TPH = Total Petroleum Hydrocarbons
MTBE = methyl tertiary butyl ether

2.2 Soil Quality

Two soil samples collected from each boring were submitted to a state-certified analytical laboratory. One soil sample from each boring was collected from approximately one foot from the top of the water bearing zone. Because of a limited amount of ground water produced from the shallow water bearing zone, one soil sample collected from the water bearing zone from each boring was also submitted for laboratory analysis. No suspect odors or discoloration were note on the soil samples observed.

2.2.1 Laboratory Analyses and Results

The soil samples were analyzed for total petroleum hydrocarbons in the diesel range (TPHd), stoddard range (TPHs), bunker oil range (TPHbo), fuel oil range (TPHfo), plus benzene, toluene, ethylbenzene, and xylene (BTEX) (EPA Test Method 8015M/8020). Analytical results are presented in Table 1. Copies of the analytical reports and chain of custody documentation are presented in Appendix B.

TABLE 1. Analytical Results of Selected Soil Samples
(concentrations in parts per million)

Boring	Depth (feet)	TPH Stoddard	TPH Diesel	TPH Bunker Oil	TPH Fuel Oil	BTEX
EB-6	11 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-6	17 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-7	10 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-7	14 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-8	9	<1.0	<1.0	<1.0	<1.0	<0.005
EB-8	11	<1.0	<1.0	<1.0	<1.0	<0.005
EB-9	11	<1.0	<1.0	<1.0	<1.0	<0.005
EB-9	15	<1.0	<1.0	<1.0	<1.0	<0.005
EB-10	11 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-10	16 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-11	9 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-11	13 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-12	9 ½	<1.0	<1.0	<1.0	<1.0	<0.005
EB-12	13 ½	<1.0	<1.0	<1.0	<1.0	<0.005

TABLE 1
SOIL ANALYTICAL RESULTS
Petroleum Hydrocarbons
(EPA Methods 5030, 8015 Modified, and 8260)
2633 Telegraph Ave.
Oakland, CA.

Sample Number and Depth	Date	TPHs[1] (mg/kg)[2]	TPHb[3] (mg/kg)	TPHo[4] (mg/kg)	TPHd[5] (mg/kg)
EB-13-7	11/9/98	N.D.[a]	N.A.[b]	N.A.	N.A.
EB-13-16	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-14-4	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-14-7	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-15-6	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-15-13	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-16-7	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-16-13	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-18-4	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-18-16	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-18-22	11/9/98	N.D.	N.A.	N.A.	N.A.
EB-19-22	11/10/98	N.D.	N.D.	N.D.	5.8
EB-20-7	11/10/98	N.D.	N.D.	70	160
EB-20-13	11/10/98	N.D.	N.D.	N.D.	140
EB-20-22	11/10/98	N.D.	N.D.	N.D.	4.0
EB-21-22	11/10/98	N.D.	N.D.	N.D.	4.7

1. Total Petroleum Hydrocarbons as Stoddard Solvent.

2. Milligrams per kilogram.

3. Total Petroleum Hydrocarbons as bunker oil.

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[a] N.D.: not detected above specified laboratory reporting limits.

[b] N.A.: not analyzed.

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4. Total Petroleum Hydrocarbons as motor oil.

5. Total Petroleum Hydrocarbons as diesel.

TABLE 2
SOIL ANALYTICAL RESULTS
Volatile Organic Compounds
(EPA Methods 8020 and 8260)
2633 Telegraph Ave.
Oakland, CA.

Sample Number and Depth	Date	Benzene (µg/kg)[1]	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Total Xylenes (µg/kg)	Isopropyl-benzene (µg/kg)	PCE[2] (µg/kg)
EB-13-7	11/9/98	N.D.[1]	N.D.	N.D.	N.D.	N.D.	19
EB-13-16	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-14-4	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-14-7	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-15-6	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-15-13	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-16-7	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-16-13	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-18-4	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-18-16	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-18-22	11/9/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-19-22	11/10/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-20-7	11/10/98	N.D.	N.D.	44	N.D.	45	N.D.
EB-20-13	11/10/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-20-22	11/10/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.
EB-21-22	11/10/98	N.D.	N.D.	N.D.	N.D.	N.D.	N.D.

1. Micrograms per kilogram.

2. Tetrachloroethene.

[1] N.D.: Not detected above specified laboratory reporting limits of 5.0 µg/kg.

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Table 4
Results of Soil Analysis
Sears Retail Center Store No. 1058
Oakland, California

Monitoring Well No.	Notes	Sample Date	LABORATORY ANALYTICAL RESULTS						
			Volatile Organics by GC/MS 8260A					TEPH	
			B	T	E	X	MTBE	Diesel	Bunker-C
			(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(ug/kg)	(mg/kg)	(mg/kg)
FOMW-1-11	--	5/18/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	< 1.0	< 50.0
FOMW-1-16	--	5/18/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	< 1.0	< 50.0
FOMW-1-20	1	5/18/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	< 1.0	3200
FOMW-2-6	--	5/19/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	< 1.0	< 50.0
FOMW-2-11	--	5/19/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	< 1.0	< 50.0
FOMW-2-16	--	5/19/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	< 1.0	< 50.0
FOMW-3-6	--	5/19/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	51	< 50.0
FOMW-3-11	--	5/19/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	1900	< 50.0
FOMW-3-16	--	5/19/00	< 5.0	< 5.0	< 5.0	< 10.0	< 5.0	19	< 50.0

Notes:

TEPH - Total extractable petroleum hydrocarbons

B T E X - Benzene, Toluene, Ethylbenzene, Total Xylenes

MTBE - Methyl t-butyl ether

< - Analyte not detected above indicated method detection limit

-- - Not analyzed/Not available.

1 Free phase product observed on sample

TABLE 5
SEPARATE PHASE PRODUCT ANALYTICAL RESULTS
FORMER SEARS PROPERTY #1058
OAKLAND, CALIFORNIA

Monitoring Well No.	Sample Date	Notes	LABORATORY ANALYTICAL RESULTS							
			Volatile Organics by GC/MS 8021B					TPH by 8015M		
			B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)	MTBE (mg/kg)	C8-C12 (mg/kg)	C13-C23 (mg/kg)	C24-C40 (mg/kg)
FOMW-1	9/26/01	SP	< 0.002	< 0.002	< 0.002	< 0.004	< 0.005	46,000	393,000	385,000

Notes:
TPH - Total Petroleum Hydrocarbons
B T E X - Benzene, Toluene, Ethylbenzene, Total Xylenes
MTBE - Methyl tertiary-butyl ether
< - Analyte not detected above indicated method detection limit
mg/kg : milligram per kilogram
SP: Separate Phase Product

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS
FORMER SEARS PROPERTY #1058
OAKLAND, CALIFORNIA

Sample Number and Depth	Date of Sample	TPH Diesel (mg/kg)	TPH Bunker C (mg/kg)	TPH C5-C10 (mg/kg)	TPH C10-C20 (mg/kg)	TPH C20-C30 (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylenes (µg/kg)	MTBE (µg/kg)
FOMW 4 @ 5'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 4 @ 10'	2/13/02	4.3*	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 4 @ 15'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 4 @ 20'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 4 @ 25'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 4 @ 30'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW5 @ 5'	2/12/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 5 @ 10'	2/12/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 5 @ 15'	2/12/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 5 @ 20'	2/12/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 5 @ 25'	2/12/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
FOMW 5 @ 30'	2/12/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
EB-22-6'-8'	2/13/02	NA	NA	< 0.1	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB-22-10'-12'	2/13/02	NA	NA	0.45	340	580	< 5	< 5	< 5	17	< 5
EB-22-14'-16'	2/13/02	NA	NA	2.3	130	260	< 20	20	< 20	71	< 20
EB-22-18'-20'	2/13/02	NA	NA	0.84	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB-22-22'-24'	2/13/02	NA	NA	0.18	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB-22-26'-28'	2/13/02	NA	NA	0.12	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB-23-10'-12'	2/13/02	NA	NA	< 0.1	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB-23-16'-18'	2/13/02	NA	NA	< 0.1	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB-23-20'-22'	2/13/02	NA	NA	< 0.1	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB-23-24'-26'	2/13/02	NA	NA	< 0.1	< 10	< 100	< 5	< 5	< 5	< 15	< 5
EB 24 @ 5'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
EB 24 @ 10'	2/13/02	5.8*	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
EB 24 @ 15'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
EB 24 @ 20'	2/13/02	2.4*	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
EB 24 @ 25'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5
EB 24 @ 30'	2/13/02	< 1	< 50	NA	NA	NA	< 5	< 5	< 5	< 5	< 5

Notes:
* Hydrocarbon reported does not match Diesel standard
µg/kg = micrograms per kilogram
mg/kg = milligrams per kilogram
< = Not Detected at or above indicated detection limit
TPH = Total Petroleum Hydrocarbons
MTBE = Methyl tertiary-butyl ether

Table C-2. Analytical Results of Selected Ground Water Samples

(concentrations in parts per billion)

Sample	Date	TPH-Gasoline	TPH-Diesel	TPH-Bunker Oil	TPH-Fuel Oil	TPH-Motor Oil	Benzene	Toluene	Ethyl-benzene	Xylenes	Stoddard Solvent	VOCs (8010)
EB-1	4/7/98	NA	ND	38,000	ND	NA	ND	ND	ND	ND	NA	NA
EB-2	4/7/98	NA	ND	480,000	ND	NA	4.8	1.8	1.4	5.2	NA	NA
EB-3	4/7/98	NA	ND	150,000	ND	NA	ND	ND	ND	ND	NA	NA
EB-4	4/7/98	1,600	ND	ND	ND	ND	4.3	3.7	ND	ND	9,100	ND
EB-5	4/7/98	100**	ND	330,000	ND	ND	ND	ND	ND	ND	ND	0.6*

* Individual target compound (Tetrachloroethene) detected by EPA Method 8010

** TPH-Gas chromatogram, although within reporting limits, does not match typical Gas pattern; see laboratory results

NE= Not Established NA= Not Analyzed ND= Not Detected at or above laboratory reporting limits

Results in parts per billion (ppb)

2.3 Ground Water Quality

To evaluate ground water quality at the site, ground water grab samples were collected from borings EB-6, EB-10, EB-11, and EB-12. A sufficient volume of ground water was not present in borings EB-7, EB-8, and EB-9 to collect samples. A discussion of sampling protocol is included in Appendix A.

2.3.1 Laboratory Analyses and Results

The ground water samples were analyzed for TPHd, TPHs, TPHbo, TPHfo, plus BTEX (EPA Test Method 8015M/8020). Because of the limited volume of ground water sampled from boring EB-11, the laboratory performed the extractable range analyses in the EB-11 sample with increased detection limits. Analytical results are shown in Table 2. Copies of the laboratory reports are attached in Appendix B.

TABLE 2. Analytical Results of Selected Ground Water Samples
(concentrations in parts per billion)

Boring	TPH Stoddard	TPH Diesel	TPH Bunker Oil	TPH Fuel Oil	BTEX
EB-6	<50	<50	<50	<50	<0.50
EB-10	<50	<50	<50	<50	<0.50
EB-11	<1,000*	<1,000*	<1,000*	<1,000*	<0.50
EB-12	<50	<50	<50	<50	<0.50

* Detection limit increased due to limited sample volume

3.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the field and analytical data and the anticipated ground water flow direction, the bunker oil impacted ground water generally appears to be confined to the site. As presented in the April 21, 1998, report, ground water in the vicinity of the boiler room and UST is impacted with bunker oil range hydrocarbons. In addition, oil was previously observed on ground water in the boiler room/UST area. Bunker oil impacted soil was also previously encountered in borings drilled in this area (Lowney Associates, April 1998).

The Alameda County Department of Environmental Health (ACDEH) and the Oakland Fire Department (OFD) will likely require further evaluation of ground water quality. We recommend installing three ground water monitoring wells to monitor ground water quality

TABLE 3
GROUNDWATER ANALYTICAL RESULTS
Petroleum Hydrocarbons / Volatile Organic Compounds
(EPA Methods 5030, 8015 Modified, and 8020)
2633 Telegraph Ave.
Oakland, CA.

Sample Number	Date	TPHs[1] (μg/L)[2]	TPHo[3] (μg/L)	TPHb[4] (μg/L)	TPHd[5] (μg/L)	Benzene (μg/L)	Toluene (μg/L)	Ethyl-benzene (μg/L)	Total Xylenes (μg/L)
EB-13	11/9/98	N.D.[a]	N.A.[b]	N.A.	N.A.	N.D.	N.D.	N.D.	N.D.
EB-14	11/9/98	**2,300**	N.A.	N.A.	N.A.	N.D.	N.D.	**3.2**	**6.1**
EB-15	11/9/98	N.D.	N.A.	N.A.	N.A.	N.D.	N.D.	N.D.	N.D.
EB-18	11/9/98	N.D.	N.A.	N.A.	N.A.	N.D.	N.D.	N.D.	N.D.

1. Total Petroleum Hydrocarbons as Stoddard Solvent.

2. Micrograms per liter.

3. Total Petroleum Hydrocarbons as motor oil.

4. Total Petroleum Hydrocarbons as bunker oil.

5. Total Petroleum Hydrocarbons as diesel.

Note: water not encountered in borings EB-16, EB-17, EB-19, EB-20, and EB-21.

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[a] N.D.: not detected above specified laboratory reporting limits.

[b] N.A.: not analyzed.

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TABLE 2
GROUNDWATER GRAB SAMPLE ANALYTICAL RESULTS
FORMER SEARS PROPERTY #1058
OAKLAND, CALIFORNIA

Sample Number	Date of Sample	TPH-Diesel (µg/L)	TPH-Bunker C (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
EB 22	2/12/02	4600	< 79	< 1.0	< 1.0	< 1.0	< 1.0	< 5.0
DUP-1	2/12/02	4200	< 76	< 1.0	< 1.0	< 1.0	< 1.0	< 5.0
EB 23	2/12/02	150	< 88	< 1.0	< 1.0	< 1.0	< 1.0	< 5.0
EB 1	2/12/02	86	< 50	< 1.0	< 1.0	< 1.0	< 1.0	< 5.0

Notes:
µg/L = micrograms per liter
< = Not Detected at or above indicated detection limit
TPH = Total Petroleum Hydrocarbons
MTBE = Methyl tertiary-butyl ether

APPENDIX C
HISTORICAL GROUNDWATER GRAB SAMPLE ANALYTICAL RESULTS
FORMER SEARS RETAIL CENTER #1058A
2633 TELEGRAPH AVENUE
OAKLAND, CALIFORNIA

Sample Number	Sample Date	TPH-Diesel	TPH-Bunker Oil	TPH-Fuel Oil	TPH-Motor Oil	TPH-Gasoline	Benzene	Toluene	Ethylbenzene	Xylenes	TPH-Stoddard Solvent	VOCs
Sampling performed by Lowney, 1998												
EB-1	4/7/1998	ND	**38,000**	ND	-	-	ND	ND	ND	ND	-	-
EB-2	4/7/1998	ND	**480,000**	ND	-	-	**4.8**	**1.8**	**1.4**	**5.2**	-	-
EB-3	4/7/1998	ND	**150,000**	ND	-	-	ND	ND	ND	ND	-	-
EB-4	4/7/1998	ND	ND	ND	ND	**1,600**	**4.3**	**3.7**	ND	ND	**9,100**	ND
EB-5	4/7/1998	ND	**330,000**	ND	ND	**100***	ND	ND	ND	ND	ND	**(1)**
EB-6	5/12/1998	ND	ND	-	-	-	ND	ND	ND	ND	ND	-
EB-10	5/12/1998	ND	ND	-	-	-	ND	ND	ND	ND	ND	-
EB-11	5/12/1998	ND	ND	-	-	-	ND	ND	ND	ND	ND	-
EB-12	5/12/1998	ND	ND	-	-	-	ND	ND	ND	ND	ND	-
Sampling performed by Secor, 1998												
EB-13	11/9/1998	-	-	-	-	-	ND	ND	ND	ND	ND	-
EB-14	11/9/1998	-	-	-	-	-	ND	ND	**3.2**	**6.1**	**2,300**	**(2,3,4)**
EB-15	11/9/1998	-	-	-	-	-	ND	ND	ND	ND	ND	-
EB-18	11/9/1998	-	-	-	-	-	ND	ND	ND	ND	ND	-
Sampling performed by URS, 2002												
EB-22	2/12/2002	**4600***	ND	-	-	-	ND	ND	ND	ND	-	-
EB-23	2/12/2002	**150***	ND	-	-	-	ND	ND	ND	ND	-	-
Sampling performed by URS, 2008												
EB-27W-10-20	12/23/2008	ND	-	-	ND	ND	ND	ND	ND	ND	-	-
EB-EB-25	12/23/2008	-	-	-	-	ND	ND	ND	ND	ND	-	-

Notes:
Results in µg/L
ND = Not Detected at or above laboratory reporting limits
- = Not Analyzed
* TPH-Gasoline chromatogram, although within reporting limits, does not match gasoline/diesel standard.
[1] Tetrachloroethene detected at 0.6 µg/L.
[2] Naphthalene detected at 11 µg/L.
[3] Trichloroethene detected at 5.7 µg/L.
[4] Isopropylbenzene detected at 62 µg/L.
VOCs = volatile organic compounds other than benzene, toluene, ethylbenzene, or xylenes

TABLE 4
GROUNDWATER GRAB SAMPLE ANALYTICAL RESULTS - SUPPLEMENTAL SOIL BORINGS
FORMER SEARS RETAIL CENTER #1058A
OAKLAND, CALIFORNIA

Sample Number	Sample Date	TPH-Gasoline (µg/L)	TPH-Diesel (µg/L)	TPH-Motor Oil (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	MTBE (µg/L)
EB-27W-10-20	12/23/2008	< 50	< 500	< 2500	< 0.5	< 0.5	< 0.5	< 1	< 1
EB-EB-25	12/23/2008	< 50	NA	NA	< 0.5	< 0.5	< 0.5	< 1	< 1

Notes:
µg/L = micrograms per liter
< = Not Detected at or above indicated detection limit
TPH = Total Petroleum Hydrocarbons
MTBE = methyl tertiary butyl ether
NA = Not analyzed

APPENDIX D-1
HISTORICAL GROUNDWATER LEVELS AND FIELD PARAMETERS
FORMER SEARS RETAIL CENTER #1058A
OAKLAND, CALIFORNIA

			GROUNDWATER LEVELS				GROUNDWATER SAMPLING FIELD PARAMETERS						
Monitoring Well ID	Date Collected	Notes	Product Thickness (feet)	Depth to Groundwater (feet bgs)	Casing Elevation (MSL)	Groundwater Elevation (MSL)	Temp. (Celsius)	pH (Units)	Cond (µS/cm)	Turbidity (NTU)	ORP (mV)	Dissolved Oxygen (mg/L)	Ferrous Iron (mg/L)
FOMW-1	6/8/2000	1,2	0.00	9.59	27.81	18.22	18.3	6.72	659	NA	13.0	0.28	NA
	10/10/2000	SP	0.01	9.91	27.81	17.90	NA	NA	NA	NA	NA	NA	NA
	12/15/2000	SP	0.01	9.44	27.81	18.37	NA	NA	NA	NA	NA	NA	NA
	3/27/2001	SP	0.01	9.00	27.81	18.81	NA	NA	NA	NA	NA	NA	NA
	6/22/2001	SP	NA	NA	27.81	NA	NA	NA	NA	NA	NA	NA	NA
	9/26/2001	SP	0.01	10.85	27.81	16.96	NA	NA	NA	NA	NA	NA	NA
	12/7/2001	3	NA	NA	27.81	NA	NA	NA	NA	NA	NA	NA	NA
	3/6/2002	SP,6	0.01	8.70	26.21	17.51	NA	NA	NA	NA	NA	NA	NA
	6/6/2002	SP,7	--	8.10	26.21	18.11	NA	NA	NA	NA	NA	NA	NA
	9/6/2002	SP,7	NA	9.00	26.21	17.21	NA	NA	NA	NA	NA	NA	NA
	12/11/2002	SP,7	0.01	8.30	26.21	17.91	NA	NA	NA	NA	NA	NA	NA
	3/21/2005	SP,7	0.23	8.83	26.21	17.38	NA	NA	NA	NA	NA	NA	NA
	11/14/2008	1,2	0.00	7.97	26.21	18.24	NA	NA	NA	NA	NA	NA	NA
FOMW-2	6/8/2000	--	0.00	11.14	26.65	15.51	14.7	7.00	673	NA	10.0	2.92	NA
	10/10/2000	--	0.00	12.34	26.65	14.31	15.8	7.58	420	NA	0.0	NA	NA
	12/15/2000	--	0.00	11.05	26.65	15.60	14.0	7.09	1210	NA	NA	0.15	NA
	3/27/2001	--	0.00	10.91	26.65	15.74	15.4	7.62	305	NA	92.0	0.61	NA
	6/22/2001	--	0.00	11.30	26.65	15.35	15.3	5.33	340	NA	0.2	0.25	NA
	9/26/2001	3	NA	NA	26.65	NA	NA	NA	NA	NA	NA	NA	NA
	12/7/2001	4	NA	NA	26.65	NA	NA	NA	NA	NA	NA	NA	NA
	3/6/2002	4,5	NA	11.25	26.65	15.40	NA	NA	NA	NA	NA	NA	NA
	6/6/2002	4,5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/6/2002	4,5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/11/2002	3,4,5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/21/2005	8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11/14/2008	8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-3	6/8/2000	2	0.00	10.48	26.80	16.32	15.0	6.87	689	NA	23.0	0.22	NA
	10/10/2000	--	0.00	11.15	26.80	15.65	15.6	7.66	430	NA	39.0	NA	NA
	12/15/2000	--	0.00	10.36	26.80	16.44	14.1	7.31	1400	NA	45.0	0.15	NA
	3/27/2001	--	0.00	10.12	26.80	16.68	NA	NA	NA	NA	NA	NA	NA
	6/22/2001	--	0.00	10.65	26.80	16.15	15.7	5.11	330	NA	0.1	0.50	NA
	9/26/2001	--	0.00	11.74	26.80	15.06	17.5	6.81	528	NA	23.8	0.78	NA
	12/7/2001	--	0.00	9.59	26.80	17.21	16.8	6.71	432	228.9	34.2	0.18	0.32
	3/6/2002	6	0.00	10.59	26.70	16.11	16.3	6.76	471	NA	45.6	0.3	0.11
	6/6/2002	--	0.00	10.78	26.70	15.92	15.91	6.63	538	2.1	NA	NA	NA
	9/6/2002	--	0.00	11.19	26.70	15.51	18.75	6.56	495	77.7	NA	NA	0.0
	12/11/2002	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/21/2005	8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11/14/2008	8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-4	3/6/2002	5,6	0.00	10.08	26.20	16.12	15.90	6.75	376	NA	78.2	0.18	0.47
	6/6/2002	6	0.00	10.23	26.20	15.97	15.91	6.63	538	18.1	NA	NA	NA
	9/6/2002	--	0.00	10.58	26.20	15.62	19.88	6.47	454	1099.9	NA	NA	0.0
	12/11/2002	--	0.00	10.46	26.20	15.74	19.36	6.26	249	31.2	115.2	0.12	0.0
	3/21/2005	--	0.00	9.44	26.20	16.76	18.99	6.45	401	4.1	90.5	0.00	NA
	11/14/2008	--	0.00	10.46	26.20	15.74	22.68	6.35	506	68.6	105.9	0.55	NA
FOMW-5	3/6/2002	5,6	0.00	12.91	26.23	13.32	16.63	6.62	386	NA	77.9	0.09	0.3
	6/6/2002	6	0.00	12.60	26.23	13.63	16.54	6.02	464	43.5	NA	NA	NA
	9/6/2002	--	0.00	12.55	26.23	13.68	18.62	6.38	409	71.4	NA	NA	0.0
	12/11/2002	--	0.00	12.65	26.23	13.58	18.87	6.21	179	127.8	58.6	0.31	0.0
	3/21/2005	--	0.00	12.43	26.23	13.80	19.25	6.35	432	34.8	106.0	0.00	NA
	11/14/2008	--	0.00	12.53	26.23	13.70	19.99	6.25	449	59.3	117.6	0.45	NA

Notes: 1. Sheen observed on water surface.
2. Petroleum odor in groundwater.
3. Well covered by recent construction. Could not be accessed.
4. Well casing damaged.
5. Reference point for DTW measurement has not been surveyed.
6. Well resurveyed by Mariscal and Associates on May 13, 2002 .
7. Product too viscous to obtain accurate measurement.
8. Well damaged/inaccessible/not found
MSL - Mean Sea Level
bgs - Below ground surface
NA - Not analyzed/Not available.

Groundwater Elevation reference to MSL
Groundwater Elevation = Top of Casing Elevation - Depth to Water.
SP - Separate phase product in well
Cond - electrical conductivity
NTU - nephelometric turbidity units
µS/cm - microSiemens per centimeter
mV - millivolt
mg/L - milligrams per liter
Temp. - temperature

APPENDIX D-2
HISTORICAL SUMMARY OF GROUNDWATER MONITORING RESULTS
FORMER SEARS RETAIL CENTER #1058A
OAKLAND, CALIFORNIA

Monitoring Well ID	Sample Date	Notes	LABORATORY ANALYTICAL RESULTS									PHYSICAL PARAMETERS						
			TPH by 8015M				Volatile Organics by GC/MS 8021A/8260B											
			TPHg (µg/L)	TPHd (µg/L)	TPHo (µg/L)	TPHss (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	Nitrate (mg/L)	Sulfate (mg/L)	TDS (mg/L)	Total Alkalinity (mg/L)	Dissolved Methane (µg/L)	Hydrocarbon Degraders (CFU/ML)	Heterotrophic Plate Count (CFU/ML)
FOMW-1	6/8/2000		NA	< 50	J 1200	NA	< 0.5	< 0.5	< 0.5	< 1	< 5	NA	NA	360	230	< 0.01	390	4,000
	10/10/2000	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/15/2000	SP	NA	260	< 50	NA	< 0.5	< 0.5	< 0.5	< 1	< 5	NA	NA	NA	NA	NA	NA	NA
	12/15/2000	1	NA	370	< 50	NA	< 0.5	< 0.5	< 0.5	< 1	< 5	NA	NA	NA	NA	NA	NA	NA
	3/27/2001	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/22/2001	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/26/2001	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/7/2001	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/6/2002	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/6/2002	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/6/2002	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/11/2002	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/21/2005	SP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11/14/2008	SH	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-2	6/8/2000		NA	< 50	< 50	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	NA	NA	250	150	< 0.01	1	110
	10/10/2000		NA	< 50	< 50	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	NA	NA	260	140	< 0.01	170	1600
	12/15/2000		NA	< 50	< 50	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	7.8	30	210	190	< 0.01	550	1000
	3/27/2001		NA	< 50	NA	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	8.4	47	290	130	< 0.01	30	170
	3/27/2001	1	NA	< 50	NA	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	9.1	47	320	130	< 0.01	40	70
	6/22/2001		NA	< 250	< 250	NA	< 1	< 1	< 1	< 1	< 5.0	NA	NA	220	110	< 0.01	4,000	400,000
	9/26/2001	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/7/2001	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/6/2002	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	6/6/2002	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	9/6/2002	3	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	12/11/2002	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/21/2005	4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11/14/2008	4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-3	6/8/2000		NA	< 50	J 1200	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	NA	NA	330	190	< 0.01	440	110,000
	6/8/2000	1	NA	< 50	J 1100	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	NA	NA	330	180	< 0.01	50	8,000
	10/10/2000		NA	230	< 50	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	NA	NA	300	170	< 0.01	800	4,000
	12/15/2000		NA	100	< 50	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	3.2	30	290	190	< 0.01	1,200	1,800
	3/27/2001		NA	170	NA	NA	< 0.5	< 0.5	< 0.5	< 1	< 5.0	3.3	51	420	130	< 0.01	400	300
	6/22/2001		NA	260	< 250	NA	< 1	< 1	< 1	< 1	< 5.0	NA	NA	250	150	< 0.01	4,000	350,000
	9/26/2001		NA	95	< 500	NA	0.72	1	< 0.5	< 0.5	< 5.0	5.0	55	NA	150	0.011	30	170
	12/7/2001		NA	110	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0	7.1	66	NA	130	NA	260	1,000
	3/6/2002		< 50	53	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0	6.8	84	NA	140	NA	--	--
	6/6/2002		< 50	302 J	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	9.08	39.3	NA	160	NA	200	400

APPENDIX D-2
HISTORICAL SUMMARY OF GROUNDWATER MONITORING RESULTS
FORMER SEARS RETAIL CENTER #1058A
OAKLAND, CALIFORNIA

Monitoring Well ID	Sample Date	Notes	LABORATORY ANALYTICAL RESULTS									PHYSICAL PARAMETERS						
			TPH by 8015M				Volatile Organics by GC/MS 8021A/8260B											
			TPHg (µg/L)	TPHd (µg/L)	TPHo (µg/L)	TPHss (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	Nitrate (mg/L)	Sulfate (mg/L)	TDS (mg/L)	Total Alkalinity (mg/L)	Dissolved Methane (µg/L)	Hydrocarbon Degraders (CFU/ML)	Heterotrophic Plate Count (CFU/ML)
	9/6/2002		< 50	< 500	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 1.0	1.54	26.9	NA	165	NA	20	100
	12/11/2002	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	3/21/2005	4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	11/14/2008	4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-4	3/6/2002		< 50	< 50	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0	9.7	53	--	100	--	--	--
	3/6/2002	1	< 50	52	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0	9.7	53	--	110	--	--	--
	6/6/2002		< 50	120 J	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	12.7	25.6	NA	146	NA	1,000	4,000
	6/6/2002	1	< 50	< 500	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	--	--	NA	--	NA	--	--
	9/6/2002		< 50	< 500	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 1.0	7.64	21.2	NA	144	NA	40	5,000
	9/6/2002	1	< 50	< 500	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 1.0	7.48	11.8	NA	126	NA	--	--
	12/11/2002		< 50	< 500	< 2000	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 1.0	17.3	35.1	NA	125	NA	10	400
	12/11/2002	1	< 50	< 500	< 2000	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 1.0	NA	NA	NA	NA	NA	NA	NA
	3/21/2005		< 50	< 500	NA	< 2000	< 1	< 1	< 1	< 2	< 2	NA	NA	NA	NA	NA	NA	NA
	11/14/2008		< 50	< 500	NA	< 500	< 0.5	< 0.5	< 0.5	< 1	< 1	NA	NA	NA	NA	NA	NA	NA
FOMW-5	3/6/2002		< 50	< 50	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 5.0	15	41	--	120	--	--	--
	6/6/2002		< 50	< 500	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	11.4	25.9	NA	130	NA	200	1,600
	9/6/2002		< 50	< 500	< 500	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 1.0	7.48	11.8	NA	124	NA	30	100
	12/11/2002		< 50	< 500	< 2000	NA	< 0.5	< 0.5	< 0.5	< 0.5	< 1.0	14.4	29.6	NA	121	NA	10	600
	3/21/2005		< 50	< 500	NA	< 2000	< 1	< 1	< 1	< 2	< 2	NA	NA	NA	NA	NA	NA	NA
	11/14/2008		< 50	< 500	NA	< 500	< 0.5	< 0.5	< 0.5	< 1	< 1	NA	NA	NA	NA	NA	NA	NA

Notes: 1: Duplicate sample
2: Well covered by recent construction. Could not be accessed.
3: Well casing is damaged.
4: Well damaged/inaccessible/not found.
J - Bunker-C detections were quantitated against the diesel standard and flagged as estimated concentrations
< - Analyte not detected above indicated method detection limit
NA or --: Not analyzed/Not available.
SP: Separate Phase Product
SH: Sheen Present

TPH - Total petroleum hydrocarbons
B T E X - Benzene, Toluene, Ethylbenzene, Total Xylenes
MTBE - methyl tertiary butyl ether
TDS = Total Dissolved Solids
TPHg = Total Petroleum Hydrocarbons as gasoline range hydrocarbons by EPA Method 8015 (modified)
TPHd = Total Petroleum Hydrocarbons as diesel range hydrocarbons by EPA Method 8015 (modified)
TPHo = Total Petroleum Hydrocarbons as oil range by EPA Method 8015 (modified)
TPHss = Total Petroleum Hydrocarbons as stoddard solvent range by EPA Method 8015 (modified)
µg/L - micrograms per liter
mg/L - milligrams per liter
(CFU/ML)- colony forming unit per millliliter

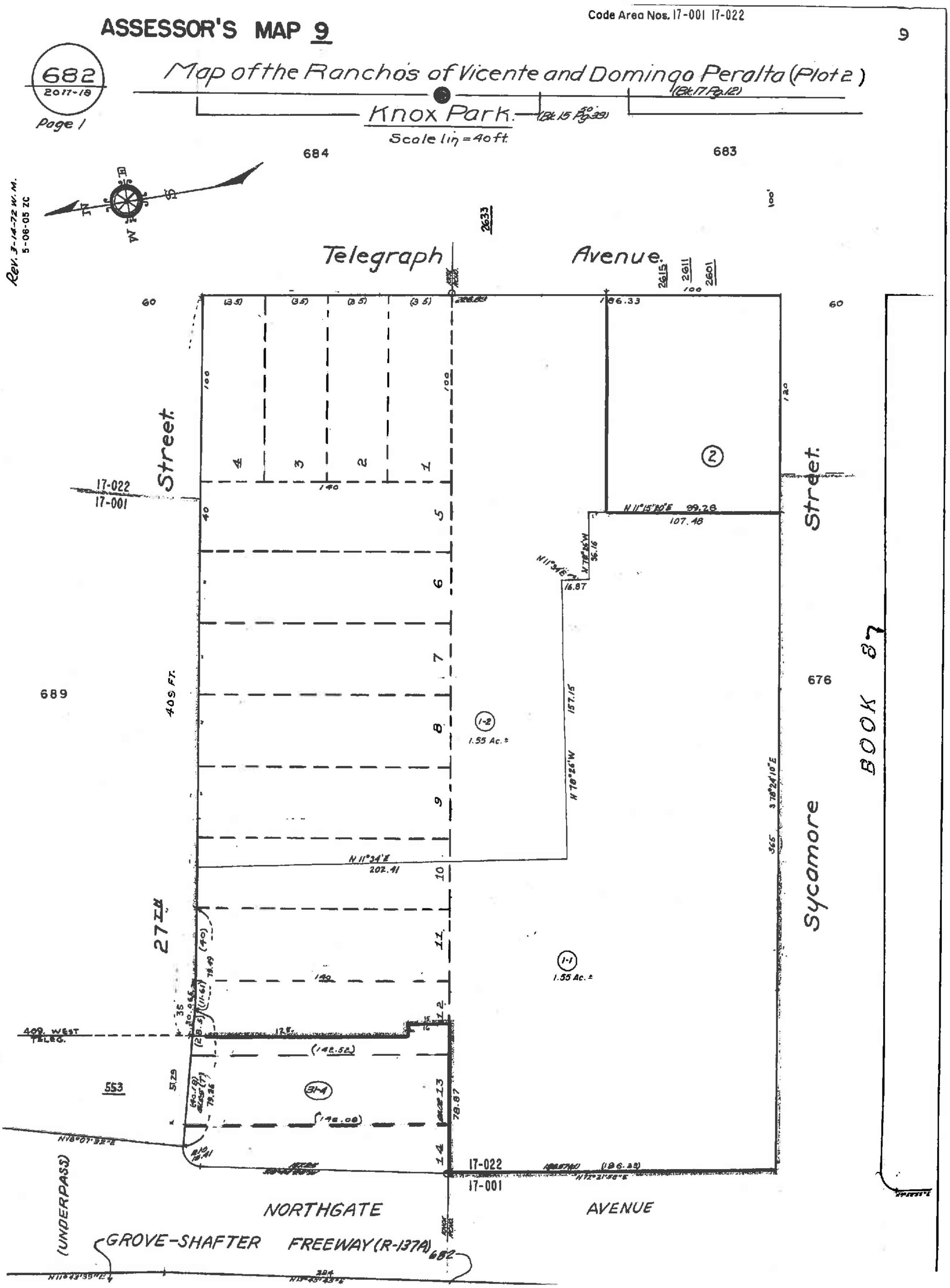
Table 2
Groundwater Analytical Results - 2008 Annual Groundwater Monitoring
Former Sears Retail Center #1058A
Oakland, California

Monitoring Well ID	Sample Date	Notes	LABORATORY ANALYTICAL RESULTS														
			TPH by 8015M			Volatile Organics by 8260B											
			TPHg (µg/L)	TPHd (µg/L)	TPHss (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)	MTBE (µg/L)	ETBE (µg/L)	DIPE (µg/L)	TAME (µg/L)	TBA (µg/L)	EDB (µg/L)	EDC (µg/L)	Naphthalene (µg/L)
FOMW-1	11/14/2008	SH	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-2	11/14/2008	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-3	11/14/2008	1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
FOMW-4	11/14/2008		< 50	< 500	< 500	< 0.5	< 0.5	< 0.5	< 1	< 1	< 1	< 1	< 1	< 10	< 1	< 0.5	< 1
FOMW-5	11/14/2008		< 50	< 500	< 500	< 0.5	< 0.5	< 0.5	< 1	< 1	< 1	< 1	< 1	< 10	< 1	< 0.5	< 1

Notes: 1: Well not accessible/not found
< - Analyte not detected above indicated method detection limit
NA: Not analyzed/Not available
SH: Sheen present
µg/L - micrograms per liter
TPH = Total Petroleum Hydrocarbons
TPHg = Total Petroleum Hydrocarbons as gasoline range organics by EPA Method 8015 (modified)
TPHd = Total Petroleum Hydrocarbons as diesel range organics by EPA Method 8015 (modified)
TPHss = Total Petroleum Hydrocarbons as stoddard solvent range organics by EPA Method 8015 (modified)

B T E X - Benzene, Toluene, Ethylbenzene, Total Xylenes
MTBE - Methyl tertiary butyl ether
ETBE - Ethyl Tertiary Butyl Ether
DIPE - Di-isopropyl Ether
TAME - Tertiary Amyl Methyl Ether
TBA - Tertiary Butyl Alcohol
EDB - 1,2-Dibromoethane
EDC- 1,2-Dichloroethane

ATTACHMENT 8


ASSESSOR'S MAP 9
Code Area Nos. 17-001 17-022
9
682
2017-18
Page 1
Map of the Ranchos of Vicente and Domingo Peralta (Plot 2)
(Bk.17 Pg.12)
Knox Park
(Bk 15 Pg 39)
Scale 1 in = 40 ft.
684
683
Rev. 3-14-72 W. M.
5-08-05 ZC
Telegraph
Avenue
2633
2615
2611
2601
Street
Street
27th
Sycamore
BOOK 87
17-022
17-001
689
676
553
409 FT.
1-2
1.55 Ac.±
1-1
1.55 Ac.±
2
3-4
N 11°34' E
202.41
N 11°15'20" E 99.28
107.48
N 78°26' W
157.15
S 78°24'10" E
365
186.33
409 WEST TELEG.
NORTHGATE
AVENUE
(UNDERPASS)
GROVE-SHAFTER FREEWAY (R-137A)
682

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

Certified Mail #: 7002 2030 0006 9574 2362

September 19, 2008

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

NOTICE OF RESPONSIBILITY

Site Name & Address:
SEARS RETAIL STORE
2633 TELEGRAPH AVE
OAKLAND, CA 94612

Local ID: RO0002600
Related ID: NA
RWQCB ID: 01-1313
Global ID: T0600101208

Responsible Party:

C/O HAAGEN PPTY MGMT INC
HAAGEN HOLLYWOOD PARTNERSHIP
3500 N SEPULVEDA BLVD
MANHATTAN BEACH CA 90266-3638

Date First Reported: 4/21/1998

Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded

Funding for Oversight: LOPS - LOP State Fund

Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified SEARS as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5650.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker KHATRI, PARESH, at this office at (510)777-2478 if you have questions regarding your site.

Date: 9/30/08

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD RP

Attachment A: Responsible Parties Data Sheet
cc: Jenniffer Jordan, SWRCB, D. Drogos, File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

September 19, 2008

Site Name & Address:
SEARS RETAIL STORE
2633 TELEGRAPH AVE
OAKLAND, CA 94612

Local ID:	**RO0002600**
Related ID:	**NA**
RWQCB ID:	**01-1313**
Global ID:	**T0600101208**

All Responsible Parties

RP has been named a Primary RP - BRUCE KAYE
SEARS
3333 BEVERLY RD DEP 824 | HOFFMAN ESTATES, IL 60179 | Phone No Phone Number Listed

RP has been named a Primary RP - C/O HAAGEN PPTY MGMT INC
HAAGEN HOLLYWOOD PARTNERSHIP
3500 N SEPULVEDA BLVD | MANHATTAN BEACH, CA 90266-3638 | Phone No Phone Number Listed

RP has been named a Primary RP - C/O MADISON PARK PROP
SEARS LOFTS LLC
409 13TH STREET | OAKLAND, CA 94612-2607 | Phone No Phone Number Listed

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ACEH has named the responsible parties for this site as detailed below.

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

September 19, 2008

Responsible Party Identification

Existence of Unauthorized Release
On April 7, 1998, five soil borings were installed at the site. Soil and groundwater samples detected diesel and bunker oil range hydrocarbons indicating that a release had occurred. In October 1998, one 10,000-gallon UST was closed in place at the site. Following UST closure activities, an additional Site Investigation verified soil and groundwater contamination at the site. Free product has been observed in groundwater monitoring well FOMW-1.

Responsible Party Identification
Sears, Roebuck and Co. operated a retail store at the subject property from the 1930's. Haagen Hollywood Partnership owned the property from circa 1989 until January 2000 when Madison Park Real Estate Investment Trust etal (now Sears Lofts, LLC.) acquired the property. Sears is a responsible party because it owned the USTs (definition 1), operated the USTs for storage of hazardous substances (definition 2), and had control over the USTs at the time of or following an unauthorized release of a hazardous substance (definition 4).

Haagen Hollywood Partnership owned the property circa 1989 to January 2000. Haagen Hollywood Partnership is a responsible party because it owns the property where an unauthorized release of a hazardous substance occurred (definition 3).

Sears Lofts, LLC purchased the property in January 2000. Sears Lofts, LLC is a responsible party because it owns the property where an unauthorized release of a hazardous substance occurred (definition 3).

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

Certified Mail #: 7002 2030 0006 9574 2379

September 19, 2008

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
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NOTICE OF RESPONSIBILITY

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Local ID: RO0002600
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C/O MADISON PARK PROP
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Date: 10/1/08

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: ADD RP

Attachment A: Responsible Parties Data Sheet
cc: Jenniffer Jordan, SWRCB, D. Drogos, File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

September 19, 2008

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