ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director

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

December 1, 2015

Mr. Anthony Kershaw
Solano Group
P.O. Box 9206
Berkeley, CA 94709
(sent via electronic mail to tkershaw@kershawinvestments.com)

Subject: Closure Transmittal; Site Cleanup Program (SCP) Case RO0002857 and Geotracker Global ID T06019756124, Albany 1-Hour Cleaners, 1187 Solano Avenue, Albany, CA 94706

Dear Mr. Kershaw:

This letter confirms the completion of site investigation and remedial actions 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 with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Site Cleanup Program (SCP) 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).

Land Use Restriction

Case closure is granted for industrial, commercial, or office space land use only. Restrictions on future land use are described in the *Covenant and Environmental Restriction on Property,* dated October 27, 2015 that is included as an attachment to the Case Closure Summary. The restrictions on this site are to be entered into the City Of Albany Permit Tracking System due to the residual contamination on the site, and a site management plan will remain on file with City of Albany and ACEH.

If you have any questions, please call Mark Detterman at (510) 567-6876. Thank you.

Sincerely,

Dilan Roe

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

Enclosures: Case Closure Summary

cc: Cherie McCaulou, San Francisco Bay Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612, (sent via electronic mail to CMacaulou@waterboards.ca.gov)

City of Albany Community Development Planning Division, 1000 San Pablo Avenue, Albany, CA 94706

Bob Clark-Riddell, Pangea Environmental Services, Inc, 1710 Franklin Street, Suite 200, Oakland, CA 94612 (sent via electronic mail to briddell@pangeaenv.com)

Ron Browder, ACEH (sent by electronic mail to ronald.browder@acgov.org)
Mark Detterman, ACEH (sent via electronic mail to mark.detterman@acgov.org)
Electronic File, GeoTracker

Case Closure Summary Form
Site Cleanup Program / Voluntary Remedial Action Program

Agency Information **Date: November 10, 2015**

Agency Name: Alameda County Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Responsible Staff Person: Mark Detterman	Title: Senior Hazardous Materials Specialist

Case Information

Site Facility Name: Albany 1-Hour Cleaners		
Site Facility Address: 1187 Solano Avenue, Albany CA 94706		
RB Case No.: 01S0662	Previous Case STiD No.: ---	LOP Case No.: RO0002857
GeoTracker ID: T06019756124	APN: 66-2801-22-2	
Current Land Use: Commercial		

Responsible Parties	Addresses	Phone Numbers
Solano Group c/o Anthony Kershaw	P.O. Box 9206 Berkeley, CA 94709	510.524.8122
Albany One-Hour Cleaners c/o Mohammed Nematpour	Unknown	----

Groundwater Specific Criteria (Attachment 1, 1 page)

Vapor Specific Criteria (Attachment 2, 1 page)

Direct Contact and Outdoor Air Exposure Criteria (Attachment 3, 1 page)

Site Maps (Attachment 4, 26 pages)

Analytical Data (Attachment 5, 27 pages)

Land Use Covenant (Attachment 6, 12 pages)

Release and Site Characterization Information

Cause and Type of Release: Dry cleaning operation at 1187 Solano Avenue from the former Albany A-1 Cleaner.
Primary constituents of concern: Tetrachloroethene (PCE), Trichloroethene (TCE), and other associated biodegradation degradation products.
Areas of site investigated for this case: All areas of suspected releases and dry cleaning operations, and potentially affected properties in the vicinity.
Remediation attempted or completed: Soil excavation at 1185, 1187, and 1191 Solano Avenue. A ventilation system has been installed as a mitigation measure at 1183, 1185, 1187 and 1191 Solano Avenue.

Number of monitoring wells installed: 8	Number of monitoring wells destroyed: 7	Number of monitoring wells remaining: 1*
Highest Groundwater Depth Below Ground Surface: 7.93 feet bgs onsite; 5.64 offsite	Lowest Depth: 14.00 feet bgs onsite; 8.75 offsite	Flow Direction: west-southwest
Most Sensitive Current Groundwater Use: Non drinking water resource based on site specific evaluation of groundwater with respect to the defined exceptions to the use of groundwater as a drinking water resource contained in the State Water Resource Control Board's (SWRCBs) Resolution 88-63, and incorporated into the *San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan)*, dated June 29, 2013.		

* One groundwater monitoring well installed at 1181 Solano Avenue, was lost during tenant improvement activities. The permitting agency for this well (Alameda County Public Works Agency) has determined that the lost well will not act as a significant conduit for residual contamination at the site, and did not require additional actions to locate and destroy the well.

Summary of Production Wells in Vicinity: Water well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) tool indicates no public water supply wells, no Calif. Dept. of Public Health (CDPH), no Dept. Pesticide Regulation (DPR), and no Dept. of Water Resources (DWR) water wells within a 1,500 foot radius. Water well data available from the Alameda County Public Works Agency (ACPWA) indicates no water supply wells within a 1,500 foot radius.	
Are drinking water wells affected? No	Aquifer Name: East Bay Plain
Is surface water affected? No	Nearest Surface Water Name: Middle Creek (culverted) is 1,760 feet north-northwest from the site. An unculverted section of Cerrito Creek is 2,965 ft north-northwest from the site. Both are cross- to upgradient from the site.

Additional Information

Additional Information:

Releases from historic dry cleaning operations at the Albany A-1 Cleaners at 1187 Solano Avenue contaminated soil, groundwater, and soil gas at, and in the vicinity of, the subject site with tetrachlorethene (PCE), Trichloroethene (TCE), and other associated biodegradation products. The extent of this contamination was defined during environmental activities conducted between 2013 and 2015. On- and off-site buildings and properties identified within the defined limits of residual contamination, where residual contamination could pose a potential human health risk, were investigated and evaluated.

Based on the evaluation, soil excavation, mitigation measures, and engineering controls were installed at appropriate facilities and addresses. Soil contamination was remediated by extensive soil excavation at 1185, 1187, and 1191 Solano Avenue. Concentrations of the Contaminants of Concern (COC) in soil collected from excavation perimeter and bottom confirmation samples are below residential cleanup goals derived from the San Francisco Bay Regional Water Quality Control Boards (RWQCBs) Environmental Screening Levels (ESLs) for shallow soil.

Groundwater contamination has been remediated and/or attenuated to below applicable screening levels, except for one potential area near well MW-3; however, the most recent sampling event conducted in August 2015 indicates substantial decreases in groundwater concentrations to below applicable ESLs for the evaluation of potential vapor intrusion to indoor air.

Except for two locations, soil gas or sub slab has predominately been remediated and/or attenuated to below applicable commercial screening levels for vapor intrusion to indoor air. Indoor air concentrations collected at all addresses investigated for the COCs are below residential and commercial ESL standards.

Mitigation measures and engineering controls, including installation of a passive venting system and a combination of Retro-Coat CAULK™ and / or Retro-Coat™ at 1183, 1185, 1187, and 1191 Solano Avenue, and Retro-Coat™ at 1187 Solano Avenue to provide additional protection.

Institutional controls include a Land Use Covenant (LUC) and a Site Management Plan (SMP) that will remain on file with the County and the City of Albany Building Department to safeguard human health from exposure during any future redevelopment or construction.

Table 1 and Figure 1 provide a summary of findings, remediation, and mitigation measures and engineering controls for potentially affected buildings or properties.

Site Management Requirements:

Case closure is granted for industrial, commercial, or office space land use only. Restrictions on future land use are described in the *Covenant and Environmental Restriction on Property,* dated October 27, 2015 that is included as an attachment to this Case Closure Summary. The restrictions on this site are to be entered into the City Of Albany Permit Tracking System due to the residual contamination on the site, and a site management plan will remain on file with City of Albany and ACEH.

RWQCB Notification

Notification Date: August 19, 2015

RWQCB Staff Name: Cherie McCaulou	Title: Engineering Geologist

Case Closure Summary Form
Site Cleanup Program / Voluntary Remedial Action Program

Local Agency Representative

Prepared by: Mark Detterman	Title: Senior Hazardous Materials Specialist
Signature: Mark E.	Date: November 10, 2015
Approved by: Dilan Roe	Title: LOP and SCP Program Manager
Signature: Dilan Roe	Date: Nov. 10, 2015

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.

Table 1 – Environmental Conditions at Site and Vicinity				
Address (Use) & APN	Residual Chemicals of Concern (COC)	Remediation	Mitigation Measures/ Engineering Controls	Institutional Controls
Properties With Deed Restrictions				
1191 Solano Avenue (Commercial / U.S. Post Office) APN: 66-2801-20	Soil: Residual Chemicals of Concern (COC) in soil are below residential Environmental Screening Levels (ESLs) for shallow soil. Groundwater: Residual COC in groundwater are below ESLs for evaluation of vapor intrusion to indoor air. Soil Gas @ 1.5 ft bgs: Residual COC in soil gas at 1.5 feet bgs are below commercial soil gas ELSs. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are above calculated commercial sub-slab soil gas ESL.* Indoor Air: COC in indoor air samples are below residential indoor air ESLs.	Soil excavation along common wall with former dry cleaner and break room.	Subslab passive ventilation system provides mitigation of potential vapor intrusion from subsurface Chemicals of Concern (COC). Retro-Coat CAULK™ was installed at all slab penetrations.	The site has a deed restriction. The address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.
1187 Solano Avenue **(Subject Site; / Former Dry Cleaner)** **(Commercial/Restaurant)** **APN: 66-2801-22-2**	Soil: Residual COC in soil are below residential ESLs for shallow soil. Groundwater: Residual COC in groundwater are below ESLs for evaluation of vapor intrusion to indoor air. Soil Gas @ 1.5 ft bgs: Except sample SG-1187S, residual COC in soil gas at 1.5 feet bgs are below commercial soil gas ELSs. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are below calculated commercial sub-slab soil gas ESL.* Indoor Air: COC in indoor air samples	Extensive soil excavation was conducted at this address and in the rear parking lot adjacent to the address.	Extensive subslab passive ventilation system and Retro-Coat™ and Retro-Coat CAULK™ vapor barriers provides mitigation of potential vapor intrusion from subsurface residual COC.	The site has a deed restriction. The address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.

Table 1 – Environmental Conditions at Site and Vicinity				
Address (Use) & APN	Residual Chemicals of Concern (COC)	Remediation	Mitigation Measures/ Engineering Controls	Institutional Controls
	are substantially below commercial indoor air ESL goals and below residential indoor air goals in the last sampling event.			
1185 Solano Avenue (Commercial / Realty) APN: 66-2801-22-2	Soil: Residual COC in soil are below residential ESLs for shallow soil. Groundwater: Residual COC in groundwater are below ESLs for evaluation of vapor intrusion to indoor air. Soil Gas @ 1.5 ft bgs: Residual COC in soil gas at 1.5 feet bgs are below commercial soil gas ELSs. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are below calculated commercial sub-slab soil gas ESL.* Indoor Air: COC in indoor air samples are substantially below commercial indoor air ESL goals and below residential indoor air goals in the last sampling event.	Extensive soil excavation was conducted at this address.	Subslab passive ventilation system provides mitigation of potential vapor intrusion from subsurface COC in soil, subslab gas and groundwater. Retro-Coat CAULK™ was installed at all slab penetrations.	The site has a deed restriction. The address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.
1183 Solano Avenue (Commercial / Dental) APN: 66-2801-22-2	Soil: Residual COC in soil are below residential ESLs for shallow soil. Groundwater: Residual COC in groundwater are below ESLs for evaluation of vapor intrusion to indoor air. Soil Gas @ 1.5 ft bgs: No samples collected. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are above calculated commercial	Limited soil excavation to allow installation of passive venting system.	Retro-Coat™ and Retro-Coat CAULK™ was installed at all slab penetrations. Subslab piping connected to the passive subslab ventilation system at 1185 and 1187 Solano Avenue further mitigates potential vapor intrusion from subsurface residual COC.	The site has a deed restriction. The address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.

Table 1 – Environmental Conditions at Site and Vicinity				
Address (Use) & APN	Residual Chemicals of Concern (COC)	Remediation	Mitigation Measures/ Engineering Controls	Institutional Controls
	sub-slab soil gas ESL.* Indoor Air: COC in indoor air samples are substantially below commercial indoor air ESL goals and below residential indoor air goals in the last sampling event.			
Offsite Properties (East to West)				
1181 Solano Avenue (Commercial / Medical) APN: 66-2801-22-2	Soil: Residual COC in soil are below residential ESLs for shallow soil. Groundwater: Residual COC in groundwater are below ESLs for evaluation of vapor intrusion to indoor air. Soil Gas @ 1.5 ft bgs: No samples collected. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are below calculated commercial sub-slab soil gas ESL. Several are below residential ESL. * Indoor Air: No samples collected based on evaluation.	No soil excavation conducted.	Subslab piping and riser pipe beneath the eastern portion of the building provides mitigation from potential vapor intrusion from residual COC.	Address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.
1175 Solano Avenue (Commercial/Restaurant) APN: 66-2801-22-2	Soil: Samples not collected based on site evaluation. Groundwater: COC in initial grab groundwater samples were above ESLs for evaluation of vapor intrusion to indoor air; however, subsequent groundwater concentration declines to below non-drinking water ESLs, as seen in well MW-3, are expected to extend to	No soil excavation conducted.	No mitigation required; however, natural shallow clayey soil overlying the groundwater plume will help control any potential COC migration from groundwater.	Address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.

Table 1 – Environmental Conditions at Site and Vicinity				
Address (Use) & APN	Residual Chemicals of Concern (COC)	Remediation	Mitigation Measures/ Engineering Controls	Institutional Controls
	this address. Soil Gas @ 1.5 ft bgs: No samples collected. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are below calculated commercial sub-slab soil gas ESL; one is below calculated residential ESL.* Indoor Air: No samples collected based on site evaluation.			
845 Stannage Avenue (Residential) APN: 66-2801-24	Soil: Samples not collected based on site evaluation. Groundwater: Initial grab groundwater concentrations were above ESLs for evaluation of vapor intrusion to indoor air; however, subsequent groundwater concentration declines to below non-drinking water ESLs, as seen in well MW-3, are expected to extend to this address. Soil Gas @ 1.5 ft bgs: No samples collected. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are above calculated residential sub-slab soil gas ESL.* Crawl Space / Indoor Air: Crawl space air samples for COCs, as a proxy for indoor air, were non-detect; however, initially at limits of detection above, and subsequently below, residential indoor air ESLs. Decreases observed in groundwater concentrations are expected to translate to additional	. No soil excavation conducted.	No additional mitigation required. Vented crawl spaces under 845 Stannage allow ventilation and mitigation of any subsurface vapors. Natural shallow clayey soil overlying the groundwater plume also helps control potential COC migration from groundwater.	Address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.

Table 1 – Environmental Conditions at Site and Vicinity				
Address (Use) & APN	Residual Chemicals of Concern (COC)	Remediation	Mitigation Measures/ Engineering Controls	Institutional Controls
	protection for indoor air at this address from the mature groundwater plume.			
848-850 Stannage Ave. (Residential) APN: 66-2800-40	Soil: Samples not collected based on site evaluation. Groundwater: Residual COC in groundwater appears to be below ESLs for evaluation of vapor intrusion to indoor air; however, vapor intrusion ESLs are not applicable due to groundwater at a shallower depth that 3 meters. Soil Gas @ 1.5 ft bgs: No samples collected. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are above calculated commercial sub-slab soil gas ESL.* Indoor Air: COC in the initial indoor air sample was slightly above the residential indoor air ESL. After mitigation was undertaken, the COC in the indoor air samples were substantially below the residential indoor air ESL. Indoor air results confirm chemical attenuation across the concrete slab from the mature plume. Decreases observed in groundwater concentrations closer to the release are expected to translate to additional protection for indoor air at this address from the mature groundwater plume.	Limited soil excavation conducted to remove soil and allow installation of concrete in eight historic floor "drip pan" slab openings to soil, previously beneath auto parking spaces.	Mitigation consisted of owner coordinated installation of concrete within eight floor slab openings to increase attenuation of soil gas across the garage slab. Existing ventilation present within the parking garage and a fire wall above the parking garage and beneath the residential units provides additional mitigation for potential vapor intrusion to indoor air. Under current conditions, no further mitigation required at this address.	Address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.

Table 1 – Environmental Conditions at Site and Vicinity				
Address (Use) & APN	Residual Chemicals of Concern (COC)	Remediation	Mitigation Measures/ Engineering Controls	Institutional Controls
1151 Solano Avenue (1st Floor Commercial with Residence on 2nd Floor) APN: 66-2800-16	Soil: Samples not collected based on site evaluation. Groundwater: Residual COC in groundwater appears to be below ESLs for evaluation of vapor intrusion to indoor air; however, vapor intrusion ESLs are not applicable due to groundwater at a shallower depth that 3 meters. Soil Gas @ 1.5 ft bgs: No samples collected. Soil Gas at 0.5 ft bgs: Sub-slab soil gas COC are above calculated commercial sub-slab soil gas ESL.* Decreases observed in groundwater concentrations closer to the release are expected to translate to decreases in subslab soil gas at this address from the mature groundwater plume. Indoor Air: COC in indoor air collected in the first floor commercial space were below the residential indoor air ESL. Indoor air results confirm chemical attenuation across the concrete slab from the mature plume.	No soil excavation conducted.	Under current conditions at this address, no mitigation required.	Address is to be entered into City of Albany permit tracking system to flag applications for future modifications to foundations and ACDEH review.

* = The RWQCB ESLs do not contain screening levels for sub-slab soil gas; however, using Department of Toxic Substances Control (DTSC) guidance and recommended attenuation factors, sub-slab screening levels can be derived from indoor air ESLs.

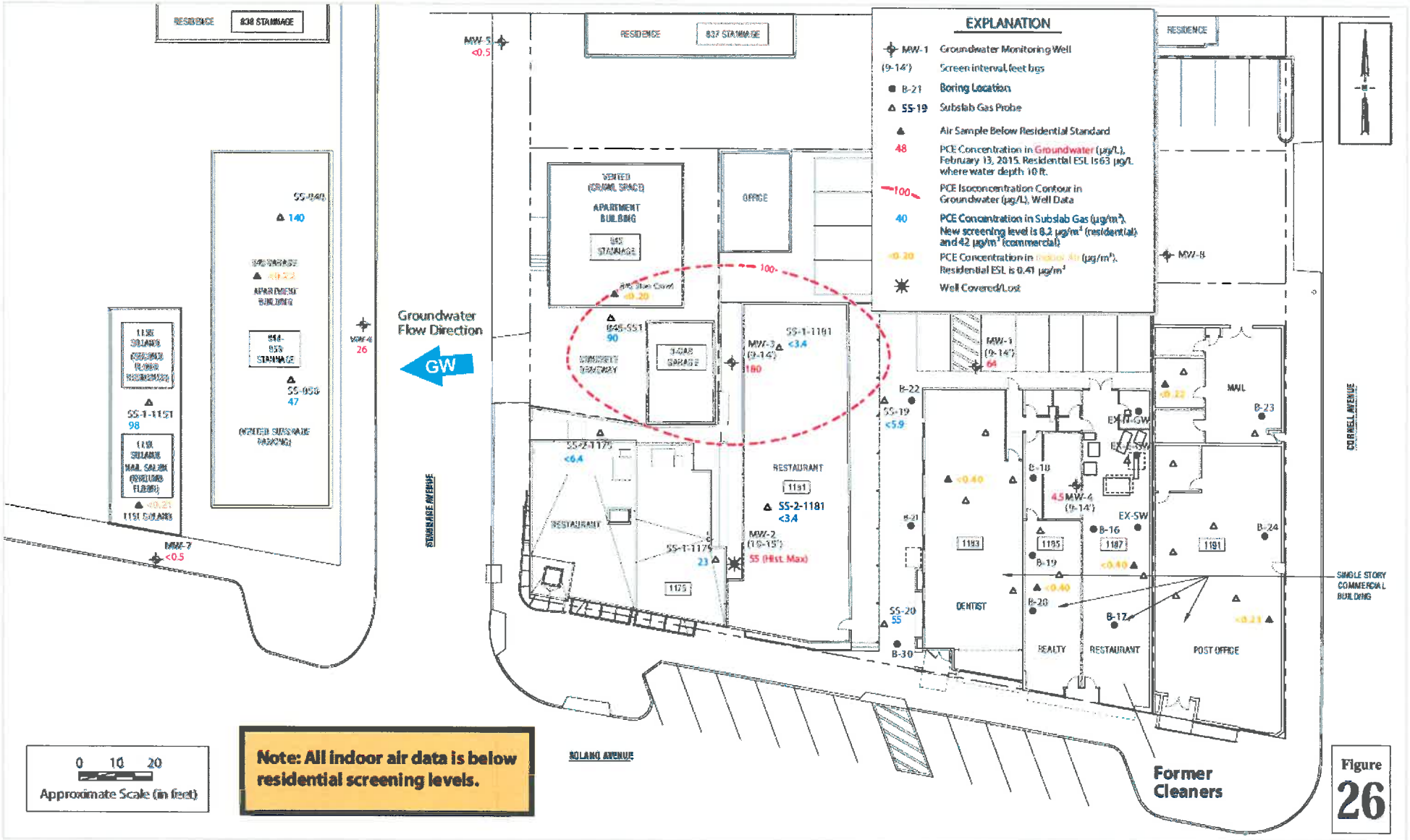

Figure 26

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1187 Solano Avenue
Albany, California

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Vapor Intrusion Screening Data and February 2015 Groundwater Data

FIGURE 1

ATTACHMENT 1

ATTACHMENT 1 GROUNDWATER SPECIFIC CRITERIA – NON-PETROLEUM					
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?			Yes; at both onsite and offsite addresses. See Additional Information and Table 1 and Figure 1.		
Site Data			Comments		
Plume Length	< 200 feet		Downgradient extent defined by wells MW-7 and MW-6.		
Estimated Age of Plume	20 years		Based on era of PCE usage at site.		
Non-Aqueous Phase Liquid (NAPL)	None found.		----		
Plume Stable or Decreasing	Yes		Stable or decreasing based on groundwater monitoring well data.		
Distance to Nearest Water Supply Well	> 1,500 feet		----		
Distance to Nearest Surface Water and Direction	2,965 feet upgradient/crossgradient		Unlined Cerrito Creek is 2,965 ft north-northwest from the site.		
GROUNDWATER CONCENTRATIONS FOR PRIMARY CONSTITUENTS OF CONCERN					
Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)	Constituent	Historic Site Maximum (ppb)	Current Site Maximum (ppb)
Tetrachlorethene	820 (grab)	64	----	----	----
Trichloroethene	50	24	----	----	----
Cis-1,2-Dichloroethene	12	8.2	----	----	----
Additional Comments: ----					

ATTACHMENT 2

ATTACHMENT 2 VAPOR SPECIFIC CRITERIA – NON-PETROLEUM	
Are maximum soil vapor concentrations less than relevant screening criteria?	No, but indoor air sampling is below screening levels at all addresses on and offsite, and onsite vapor mitigation measures are in place. See "Additional Information".
Has a determination been made that the potential for vapor intrusion poses a low threat to human health and safety under the current land use?	Yes
Has a determination been made that the potential for vapor intrusion poses a low threat to human health and safety if land use changes to a residential or other conservative land use in the future?	No, but subject site and adjacent buildings are in a popular highly commercial area suggesting site will remain commercial. Site management plan will remain on file with City and ACEH. Under existing land use the data indicates that offsite residential properties are protected; however, in the event of changes in subgrade structures (foundations, etc.) changes to protectiveness can occur. Therefore, offsite properties are to be entered in to the City of Albany permit tracking system. See "Additional Information" (above) and Additional Comments (below).

Additional Comments:

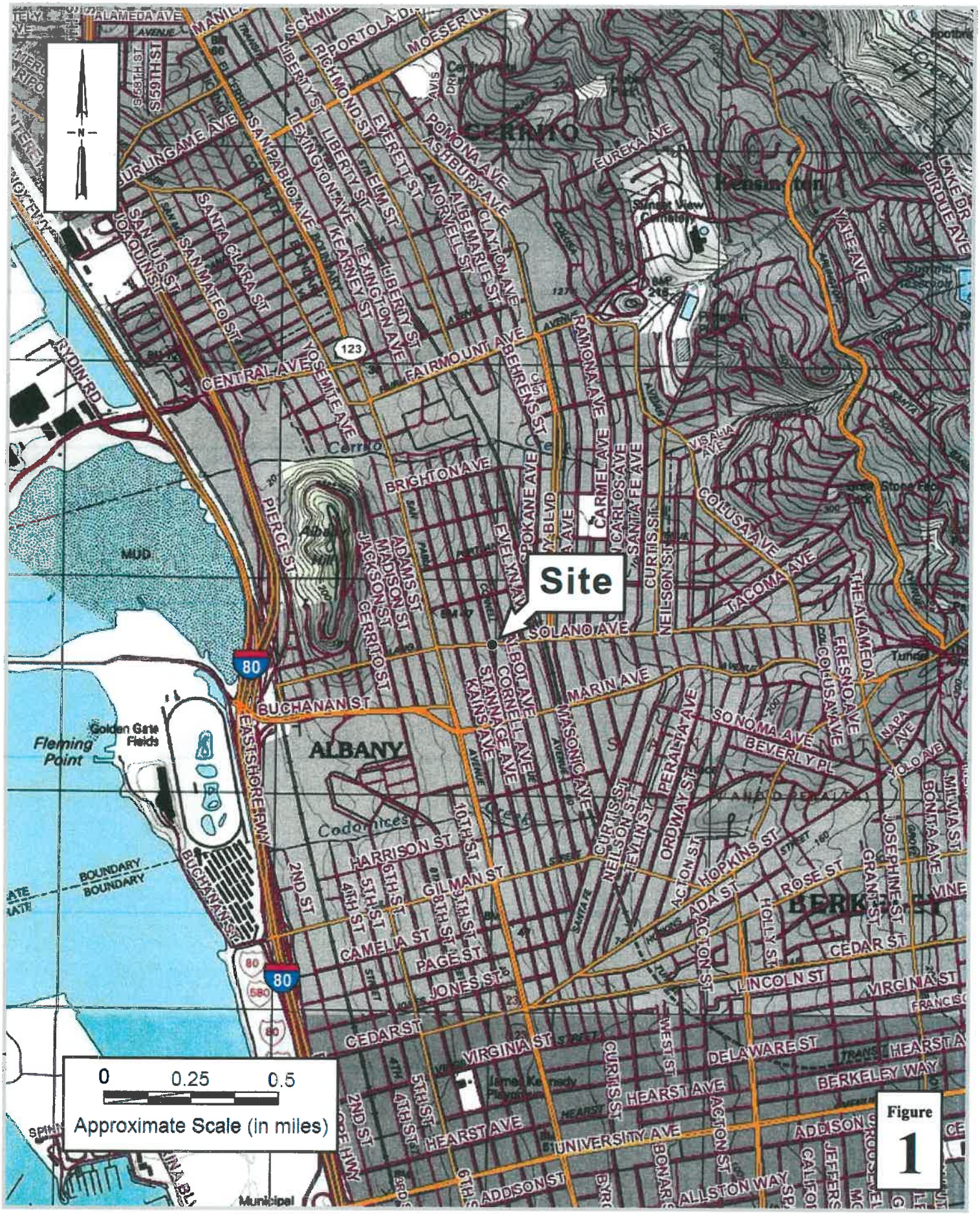
All indoor air sampling results (on- and offsite) are below residential screening levels. Due to subslab soil gas concentrations above conservative screening levels at select locations (calculated using indoor air ESLs and applying a Department of Toxic Substances Control recommended attenuation factor), a passive subslab ventilation system was installed to mitigate potential vapor intrusion. The subslab ventilation systems at 1185, 1187 and 1191 Solano Avenue can be converted to an active system in the future if necessary. A vapor barrier (Retro-Coat) was also installed at the site (1187 Solano) for redundant engineering controls. Other mitigation measures were installed at 848 – 850 Stannage Avenue (see "Additional Information", above). Under current conditions, no additional mitigation appears necessary for other offsite properties based on indoor air samples above a mature solvent plume.

ATTACHMENT 3

ATTACHMENT 3 DIRECT CONTACT CRITERIA – NON-PETROLEUM - ONSITE	
Are maximum soil concentrations within the upper 10 feet less than relevant screening criteria?	Yes; at both on and offsite properties.
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety under the current land use?	Yes
Has a determination been made that the potential for direct contact with site contamination in shallow soil (upper 10 feet) poses a low threat to human health and safety if land use changes to a residential or other conservative land use in the future?	Yes, under current land use configurations.

Additional Comments: Direct Contact criteria evaluated In accordance with the San Francisco Bay Regional Water Quality Control Board's (RWQCBs) Environmental Screening Level (ESL) Direct Exposure Soil Screening Level (Table K-1) for tetrachloroethene for residential cancer risk greater than 10^{-6} (0.55 milligrams per kilogram [mg/kg]) and for commercial cancer risk greater than 10^{-6} (2.6 mg/kg). All residual concentrations on- and offsite are below these values. Related and associated biodegradation products are similarly below RWQCB ESLs.

ATTACHMENT 4



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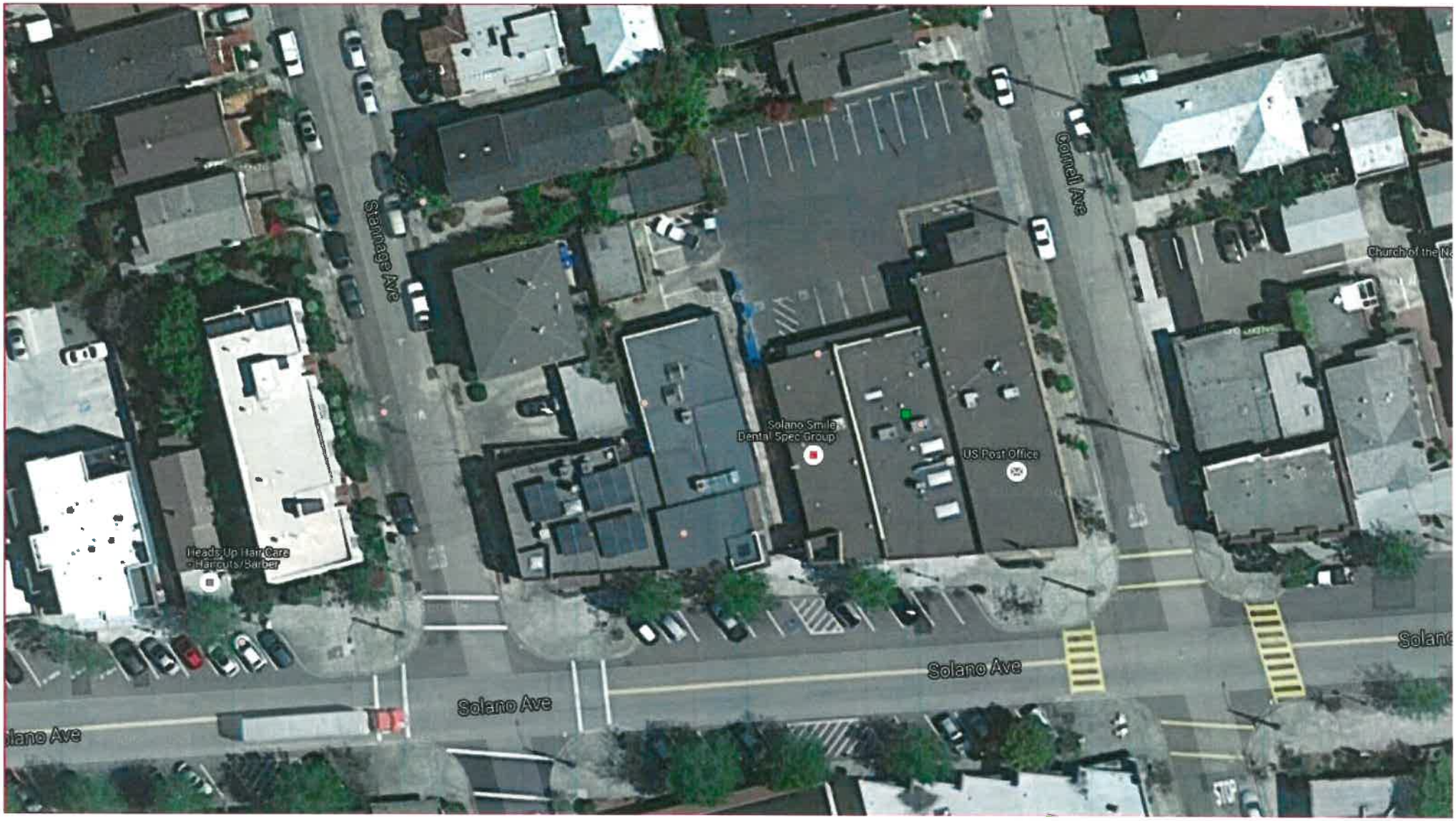
Vicinity Map


Stannage Ave
Connell Ave
Solano Smiles
Dental Spec Group
US Post Office
Heads Up Hair Care
- Haircuts/Barber
Solano Ave
Solano Ave
Solano Ave
Solano Ave
STOP

ASSESSOR'S MAP

Code Area No. 22-000

2801

Page 2

Map No. 6 of
REGENTS PARK (Bk. 22 Pg. 7)

Scale: 1" = 30'

2801-Pg. 1

Revised: 5-69 DK
1-31-01 EB

15

42

2800

Stannage Avenue

2802

Cornell Avenue

2802

Solano Avenue

BOOK 2657 55

BOOK 2660 55

BOOK 2656 55

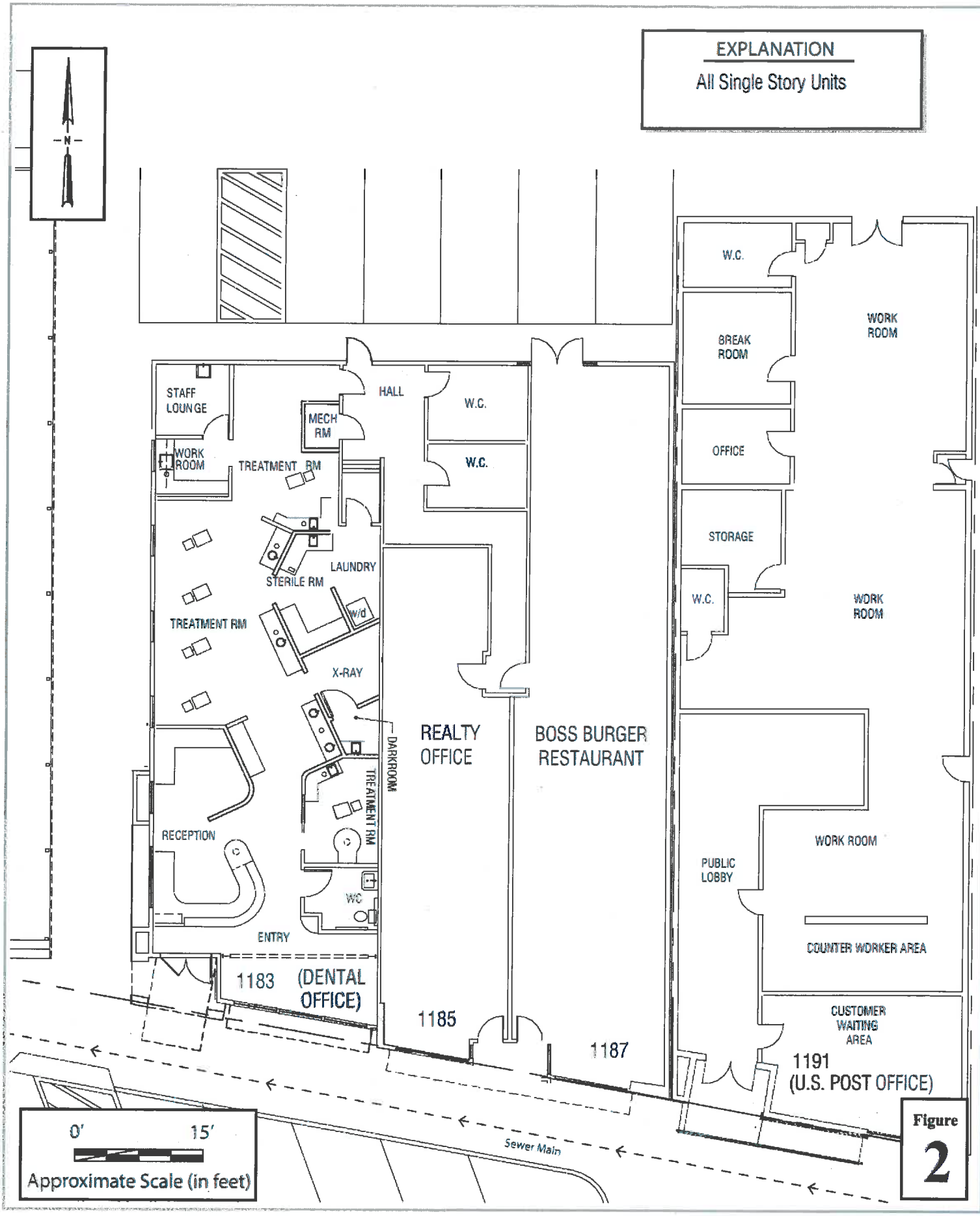


Figure 2

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1187 Solano Avenue
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Current Site Configuration and Occupancy

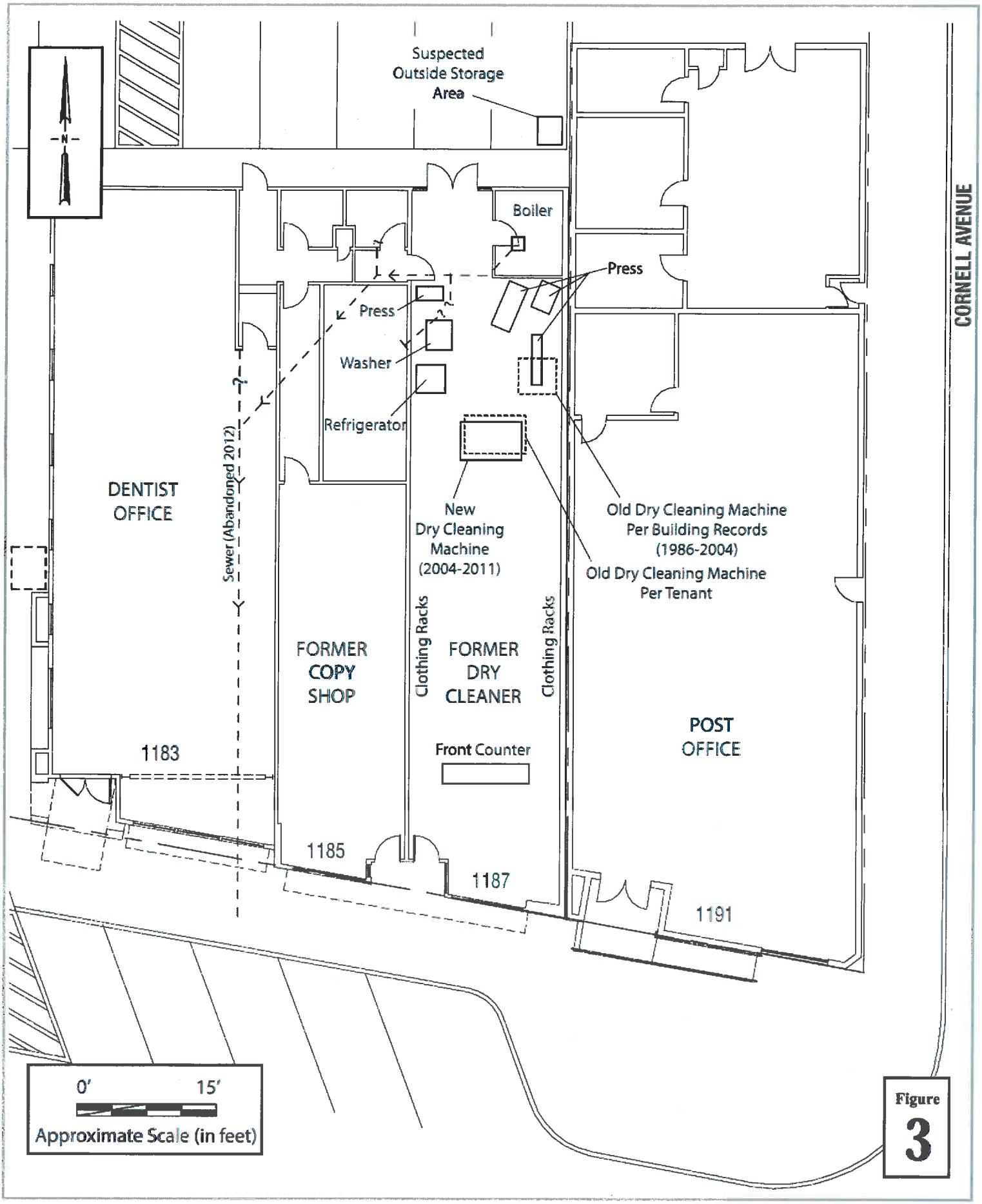

Figure 3

Solano Group
1187 Solano Avenue
Albany, California

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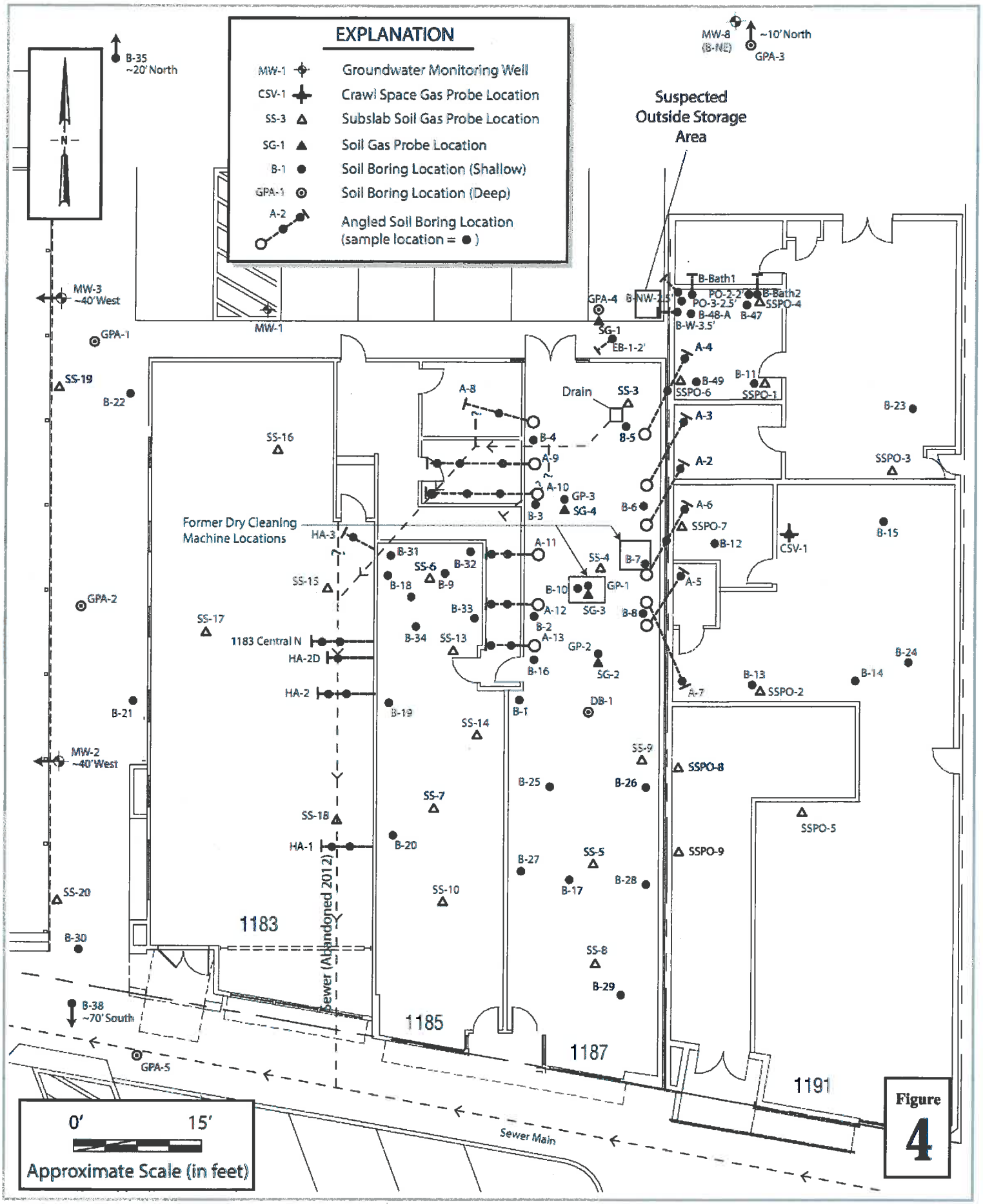
Former Dry Cleaner Equipment Map



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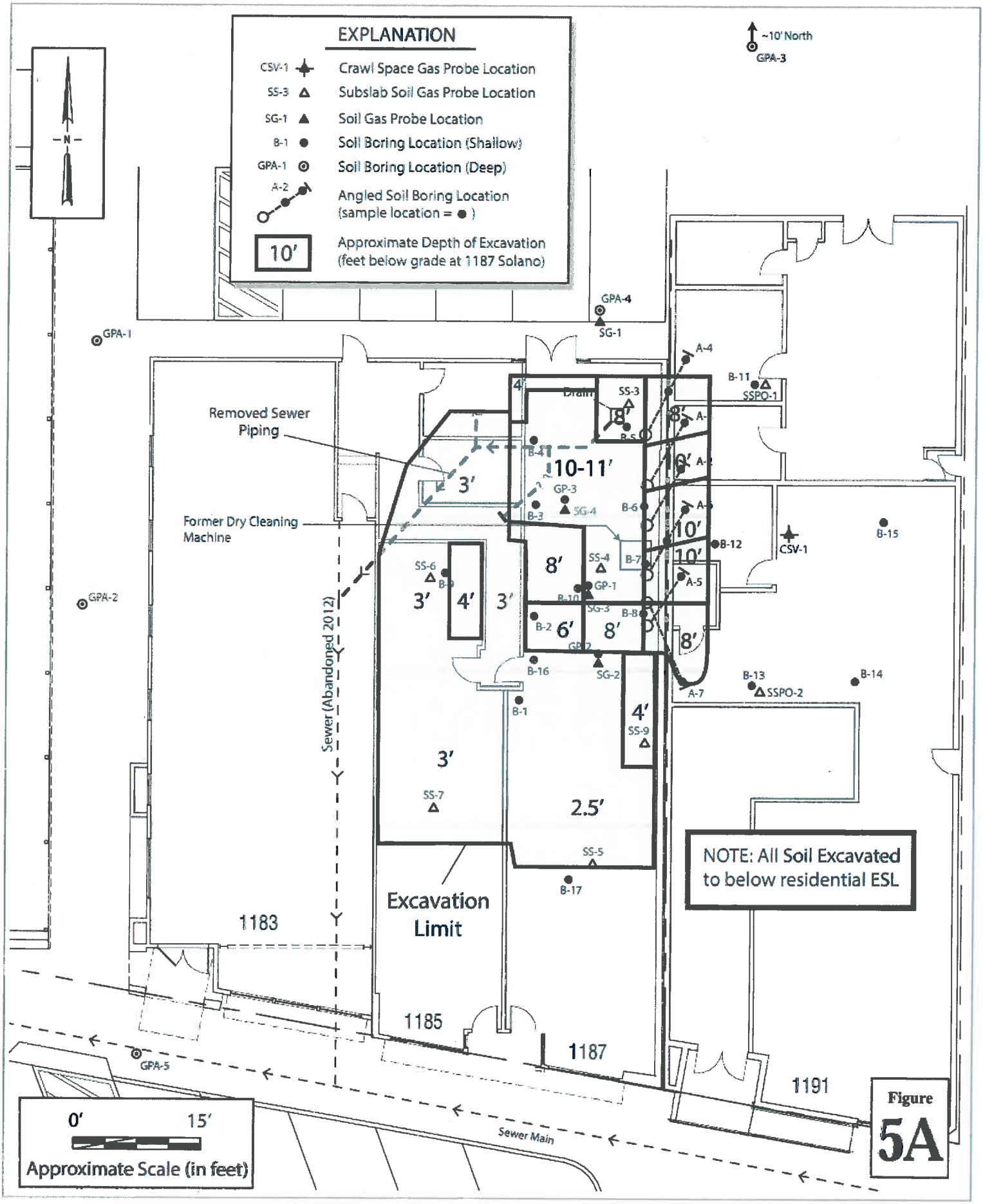
Sampling Location Map



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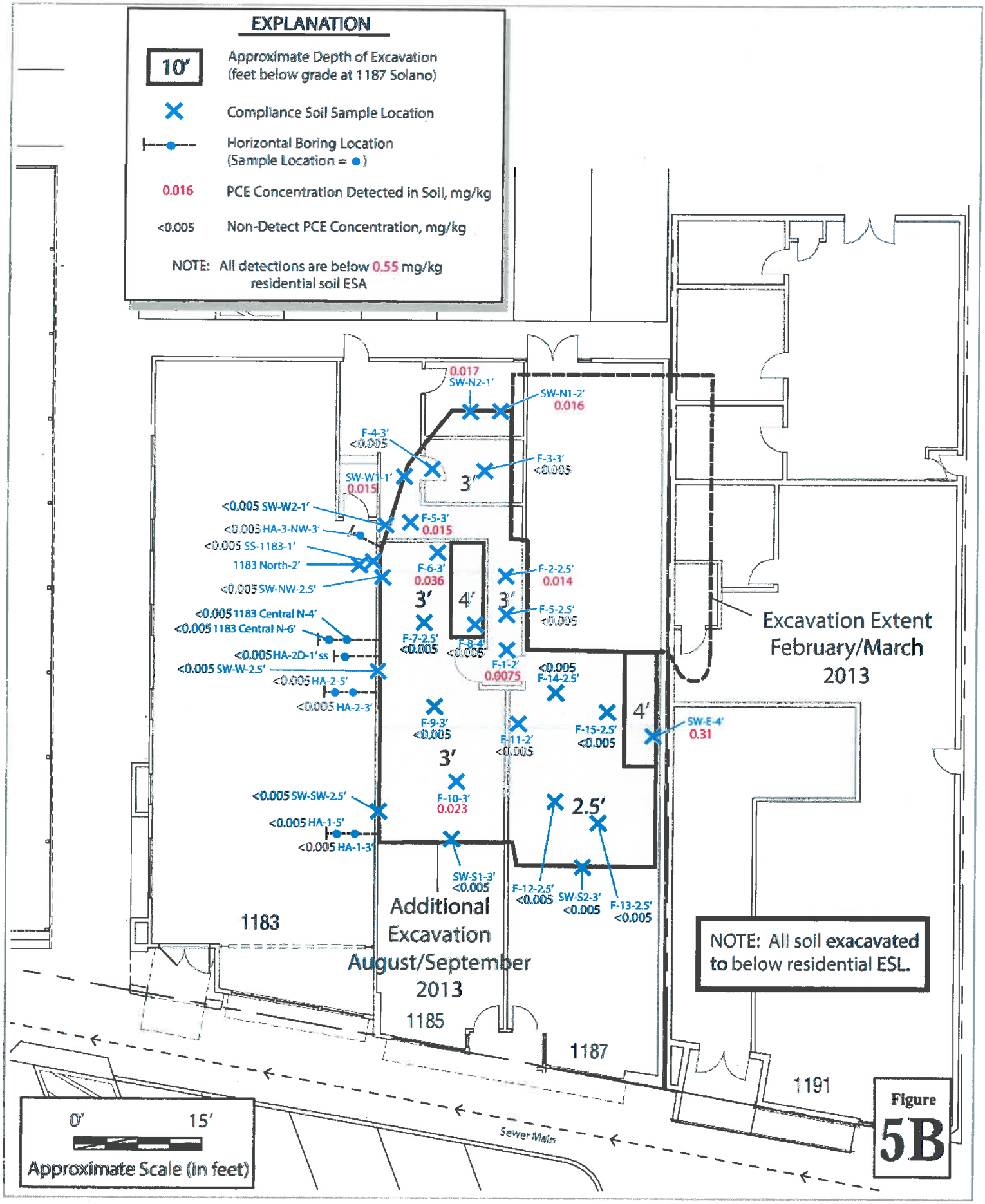
Interim Excavation Extent and Depth
(September 2013)



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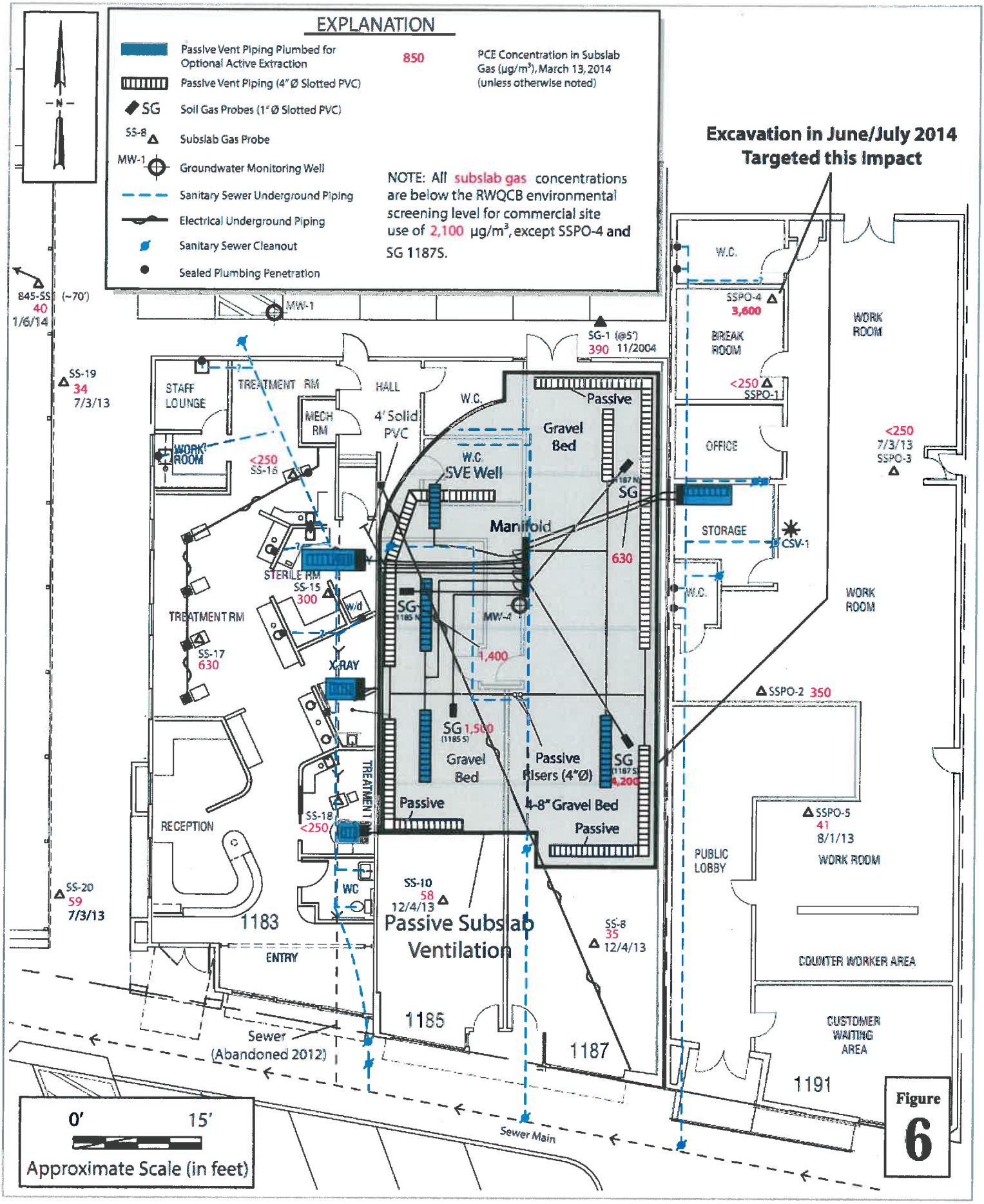
Albany, California

PANGEA

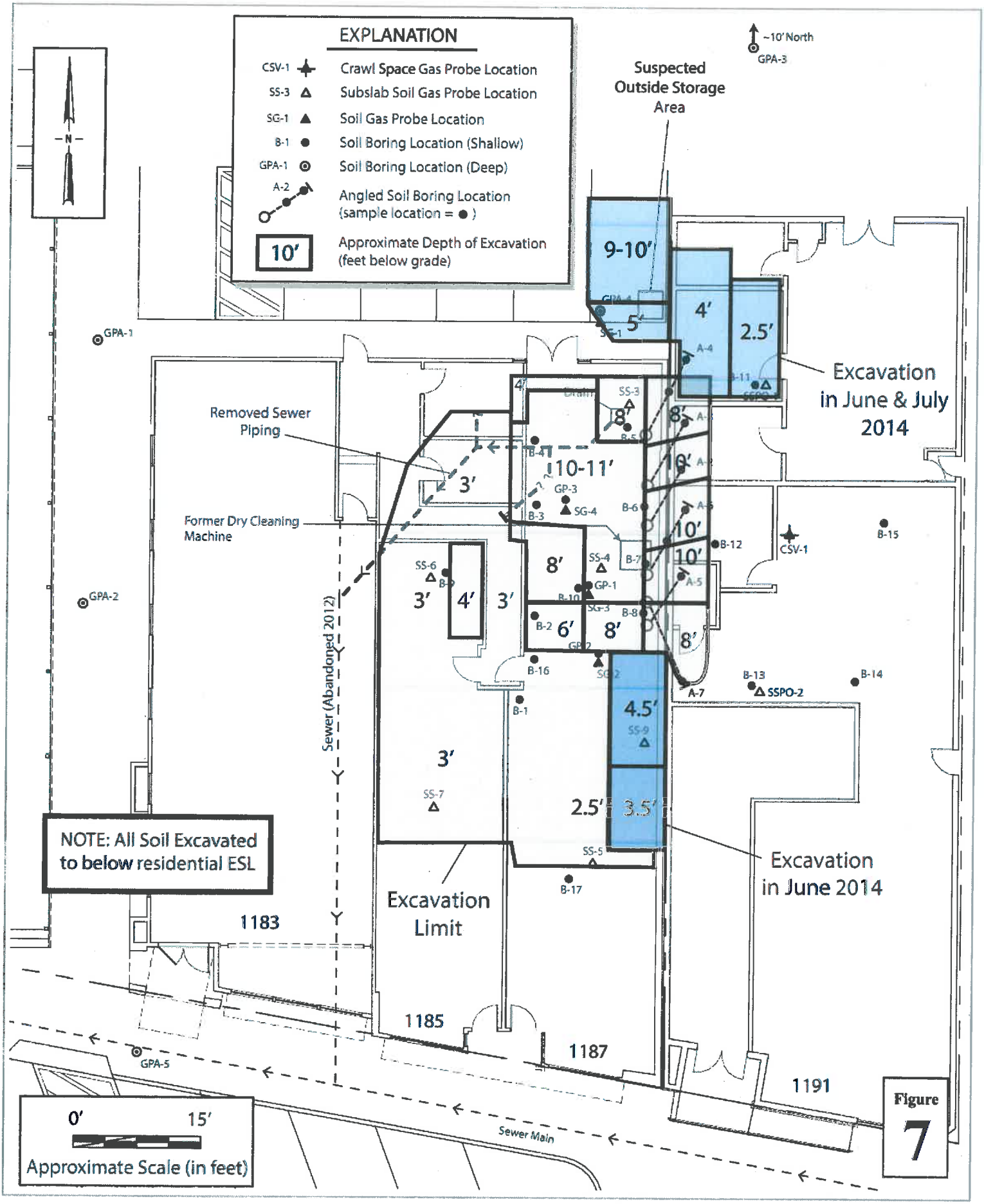
PCE in Soil Compliance Samples After Interim Excavation (August/September 2013)



Solano Group
1187 Solano Avenue
Albany, California

PANGEA

Subslab Gas Data
March 13, 2014



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Additional & Final Excavation Extent and Depth
(July 2014)

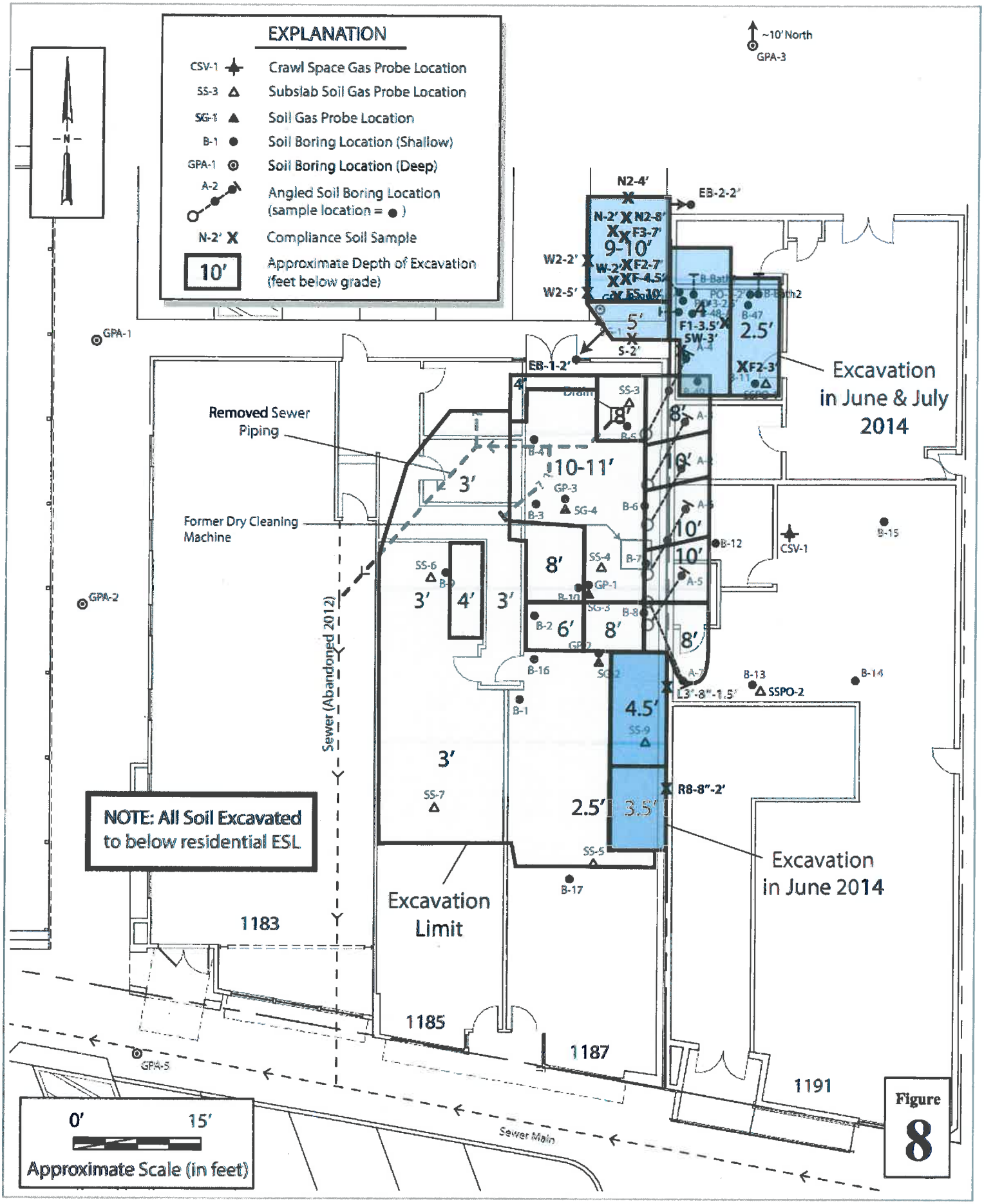

Figure 8

Solano Group
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Albany, California

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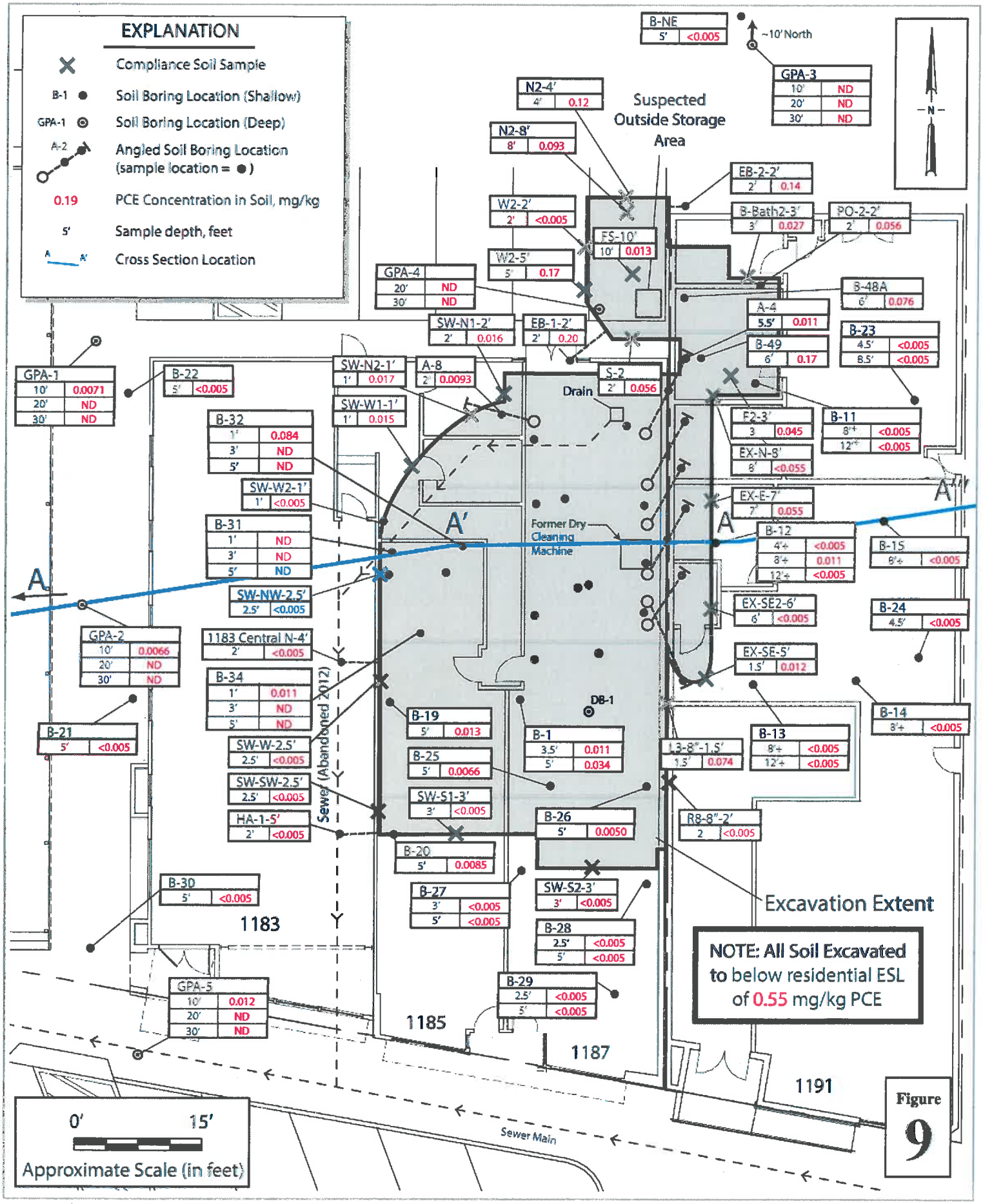
Soil Sample Locations for Additional Excavation
(June & July 2014)



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PCE in Soil After Final Excavation (June and July 2014)

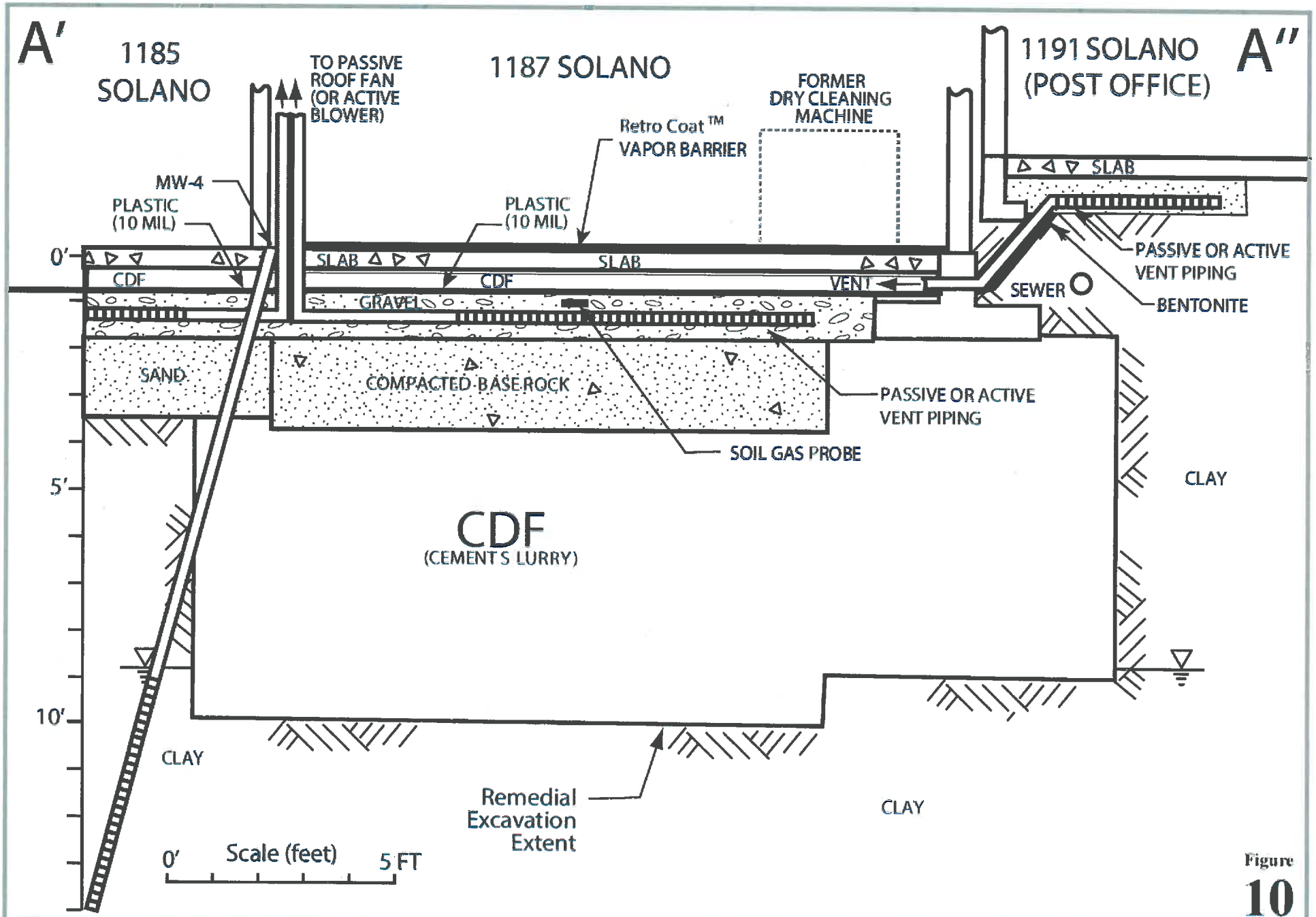

Figure
10

Solano Group
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Albany, California

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Excavation Cross Section Detail

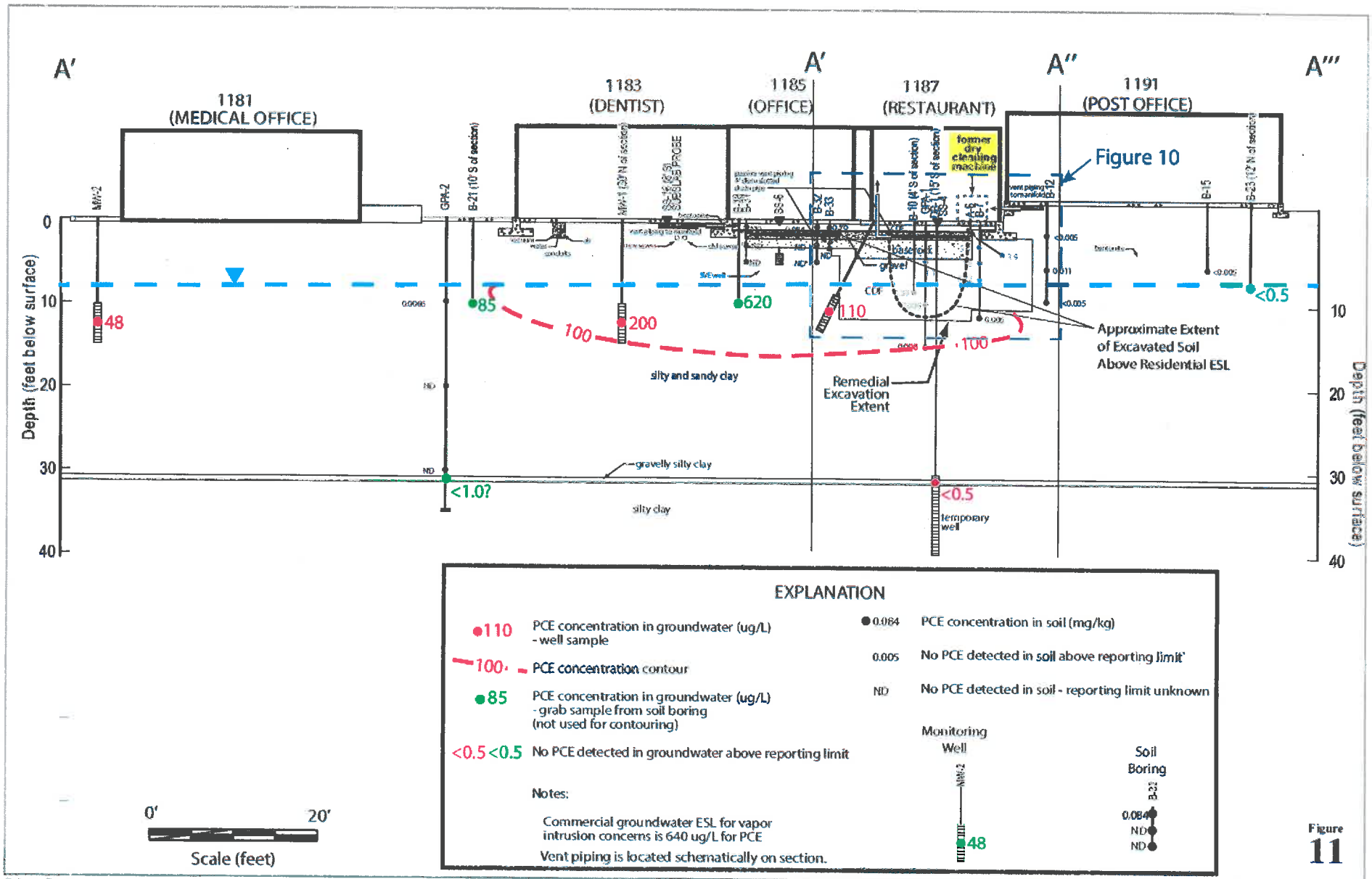

Figure 11

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Geologic Cross Section A-A'''

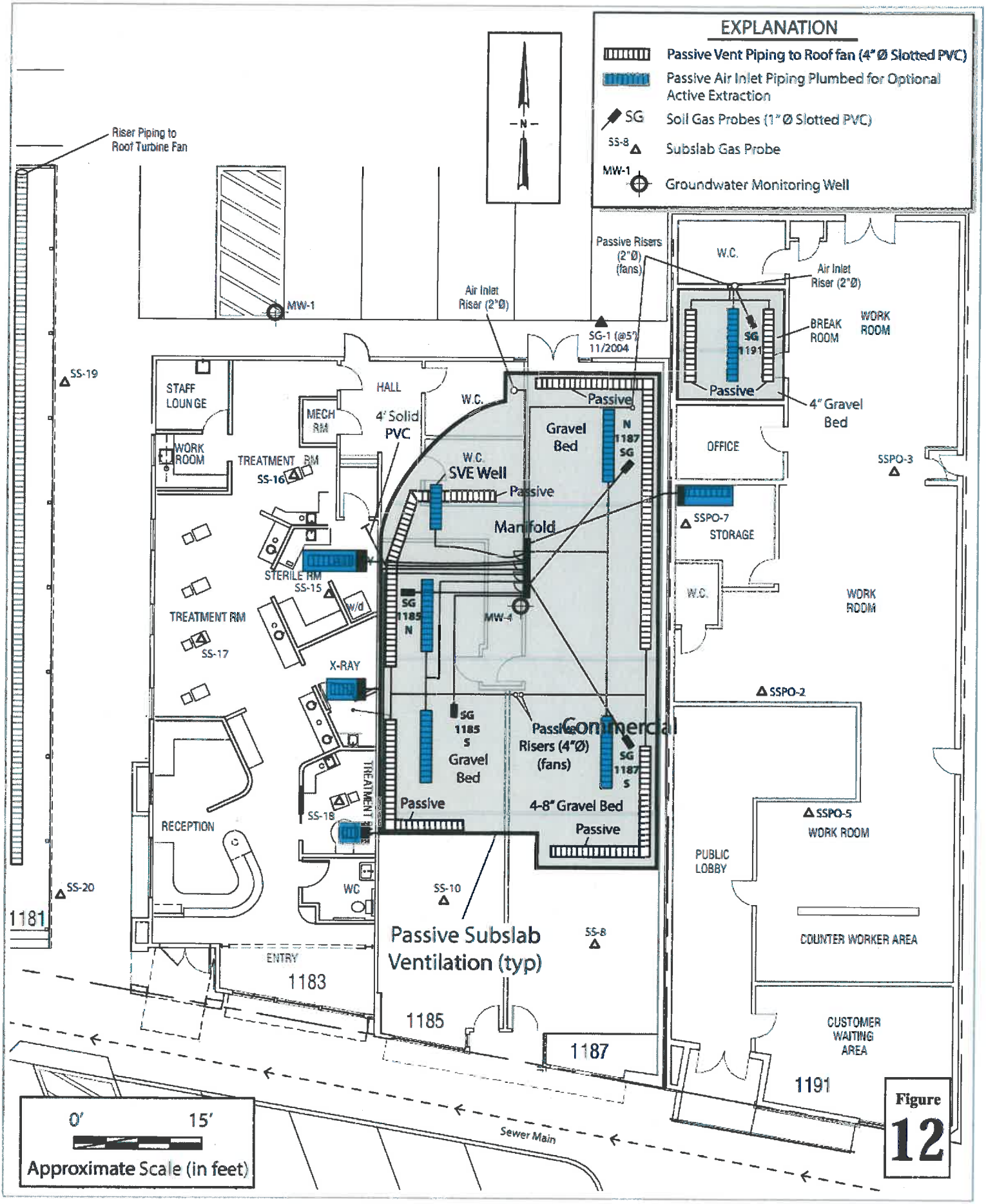

Figure 12

Solano Group
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Albany, California

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"As Built" Subslab Passive Ventilation Systems

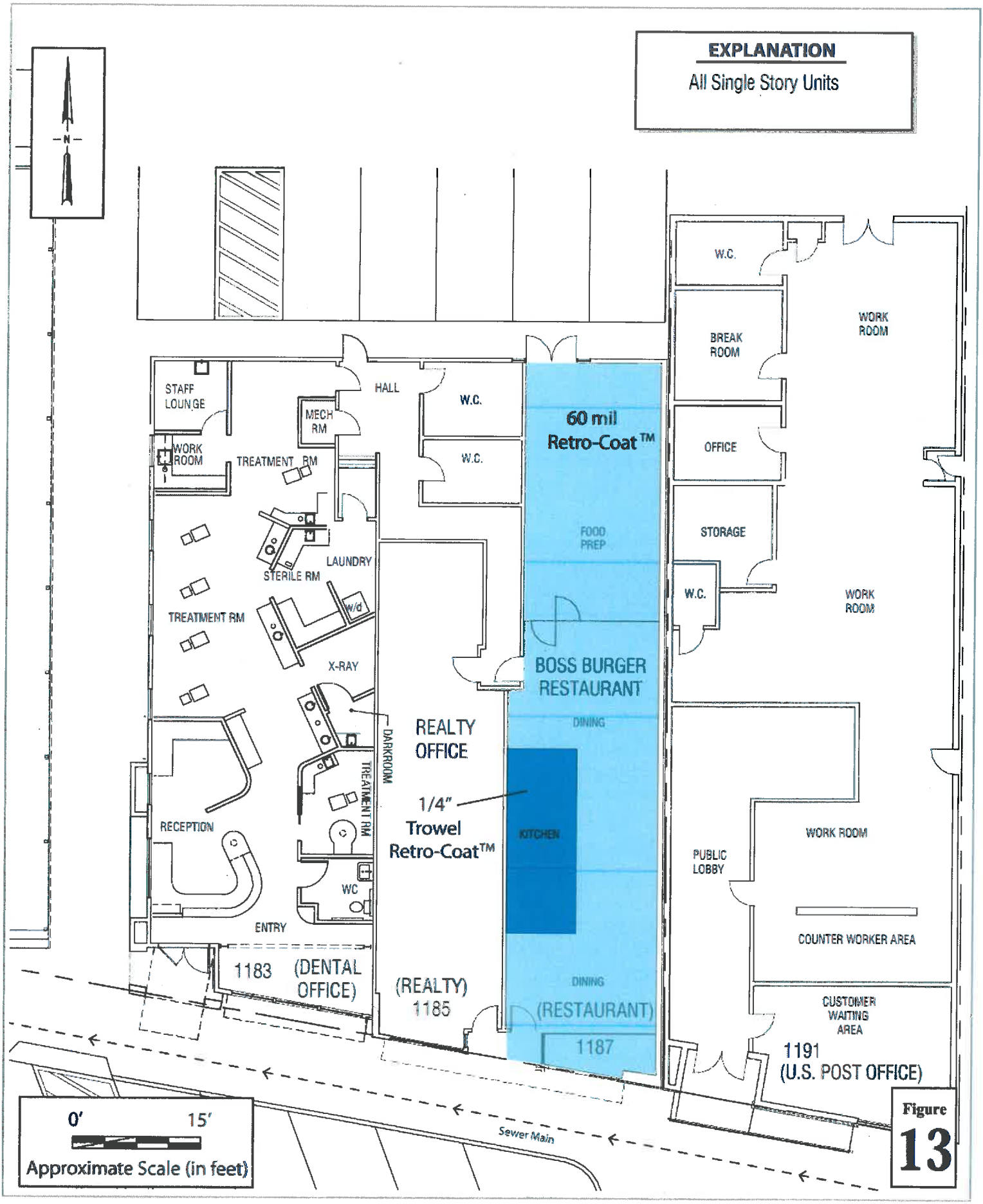

Figure 13

Solano Group
1187 Solano Avenue
Albany, California

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"As Built" Retro-Coat™ Vapor Barrier

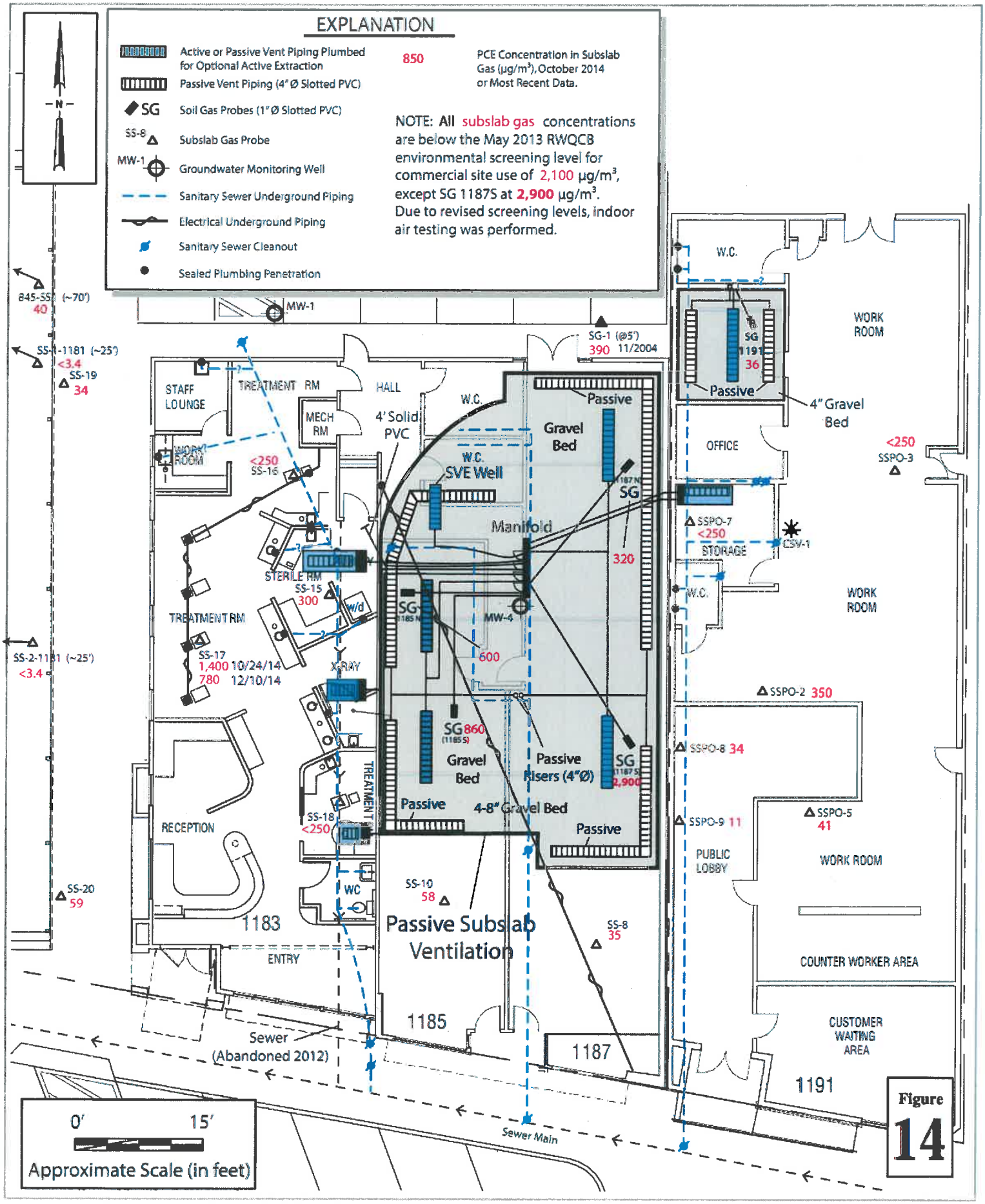

Figure 14

Solano Group
1187 Solano Avenue
Albany, California

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Subslab Gas Data
October & December 2014

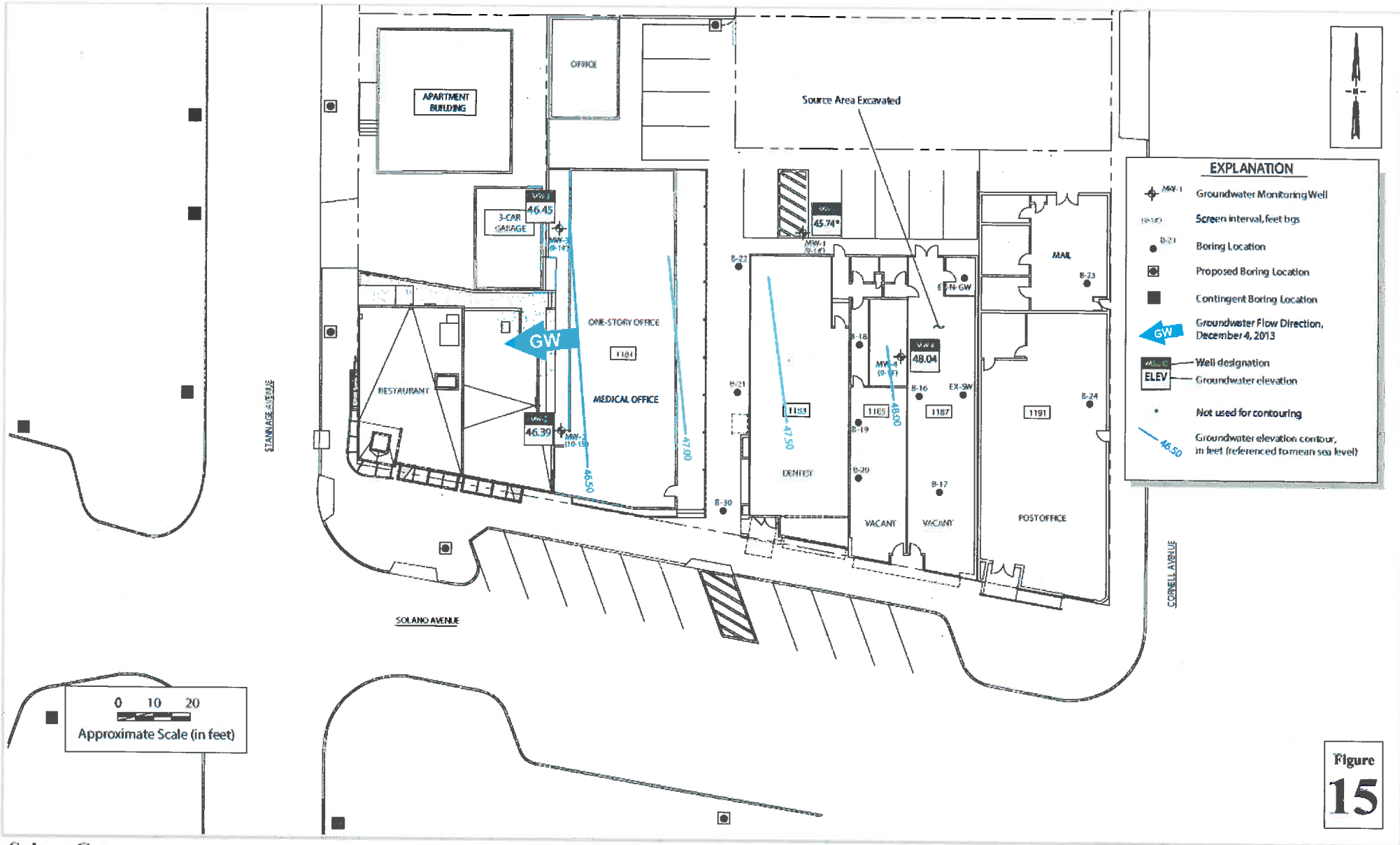


Figure 15

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

Groundwater Elevation Map
December 4, 2013

Figure 16

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

PCE in Shallow Groundwater Monitoring Wells (December 4, 2013) and Offsite Subslab Gas

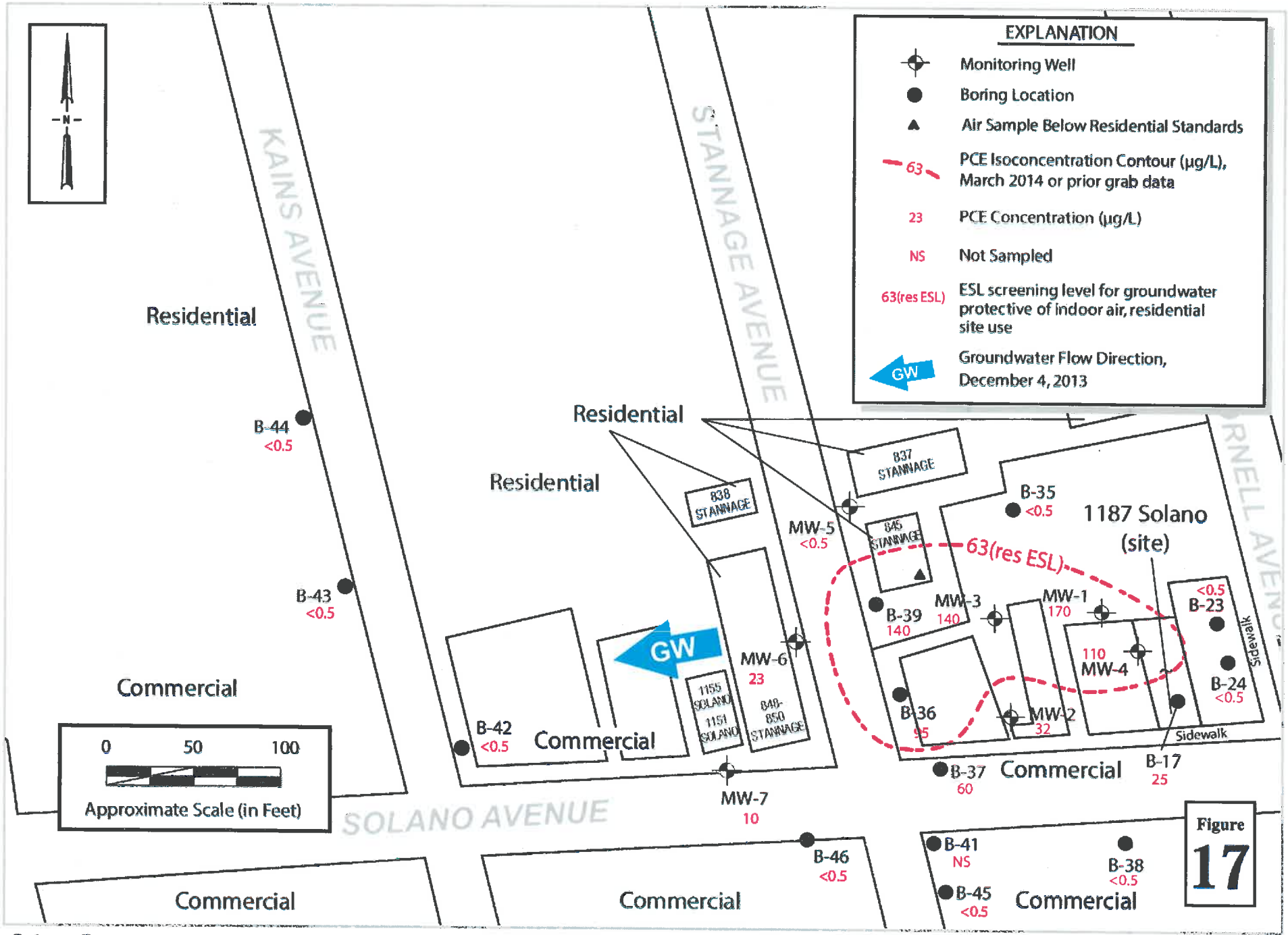


Figure 17

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

PCE in Grab Groundwater, January & March 2014

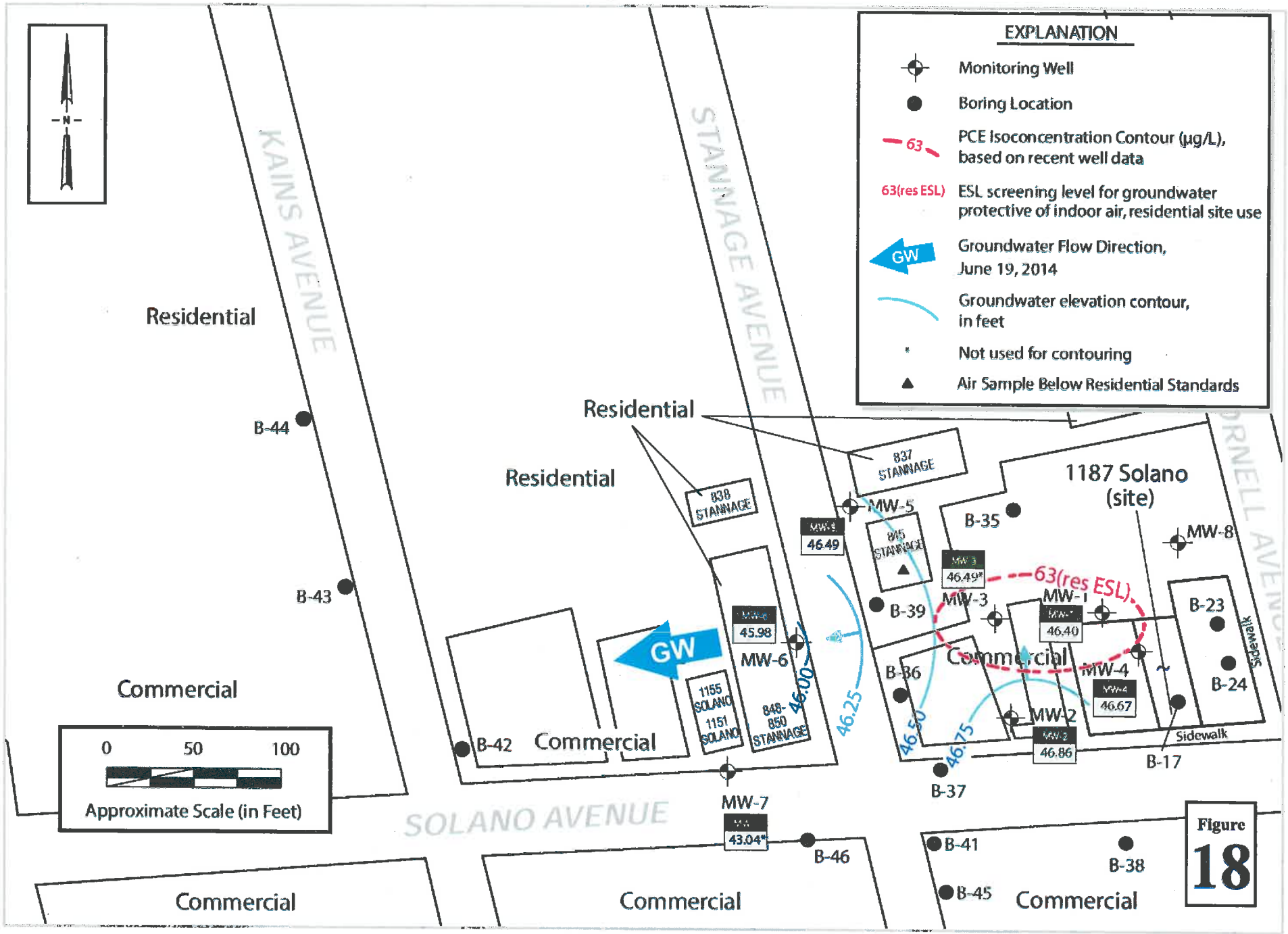


Figure 18

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

Groundwater Elevation Map, June 19, 2014

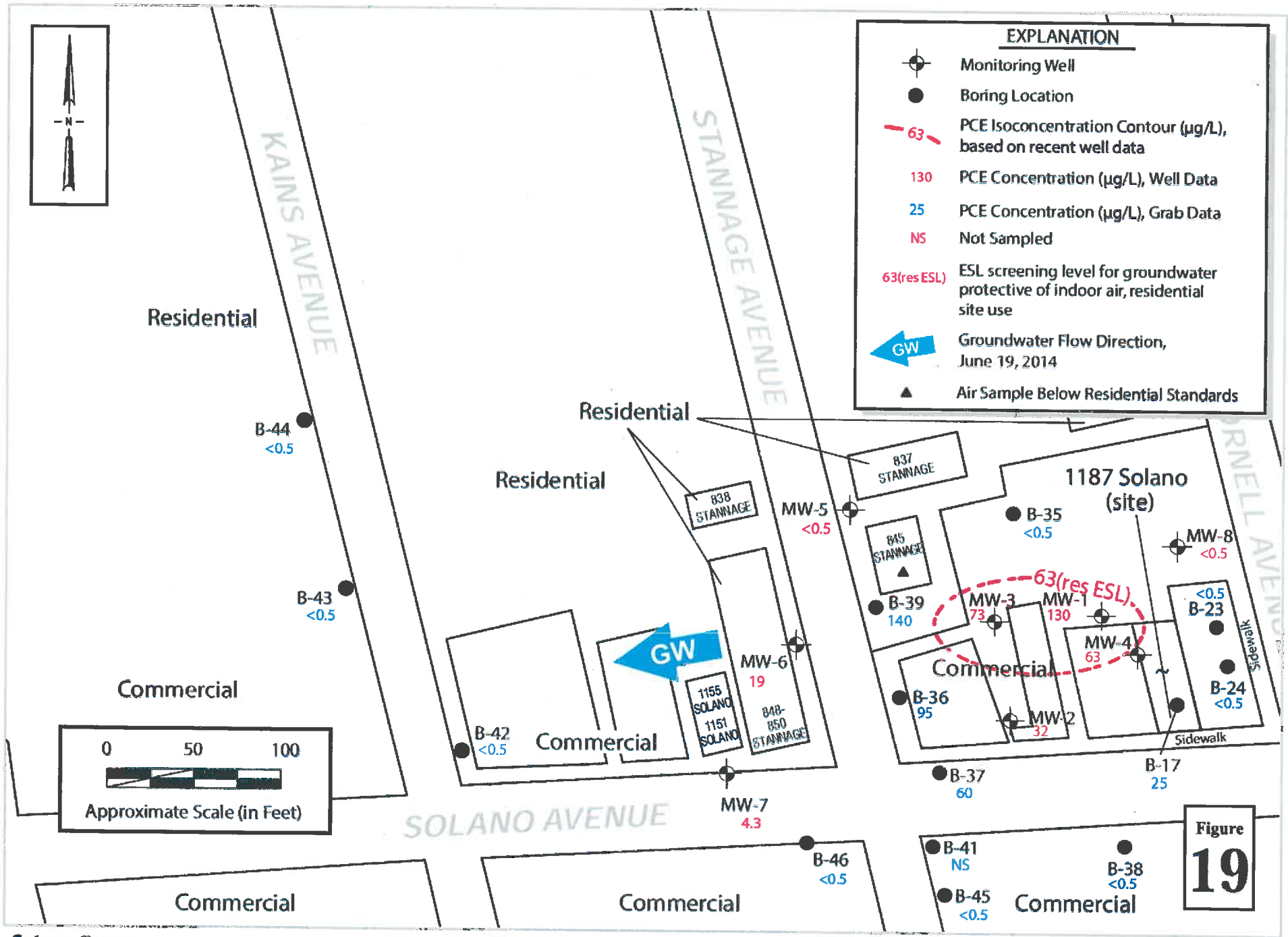
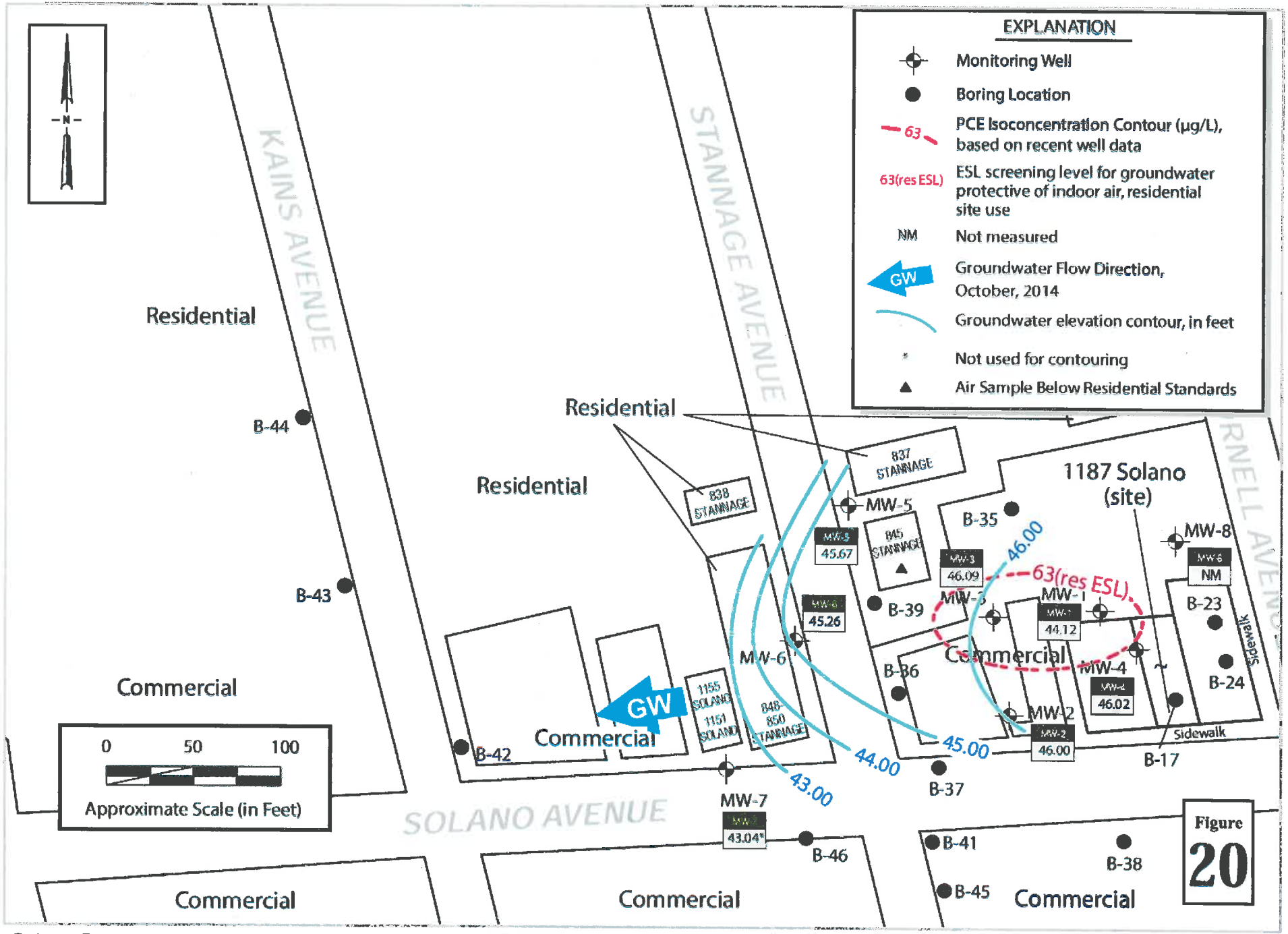


Figure 19

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

PCE in Groundwater, June 19, 2014



Solano Group
1187 Solano Avenue
Albany, California

PANGEA

Groundwater Elevation Map, October 4, 2014

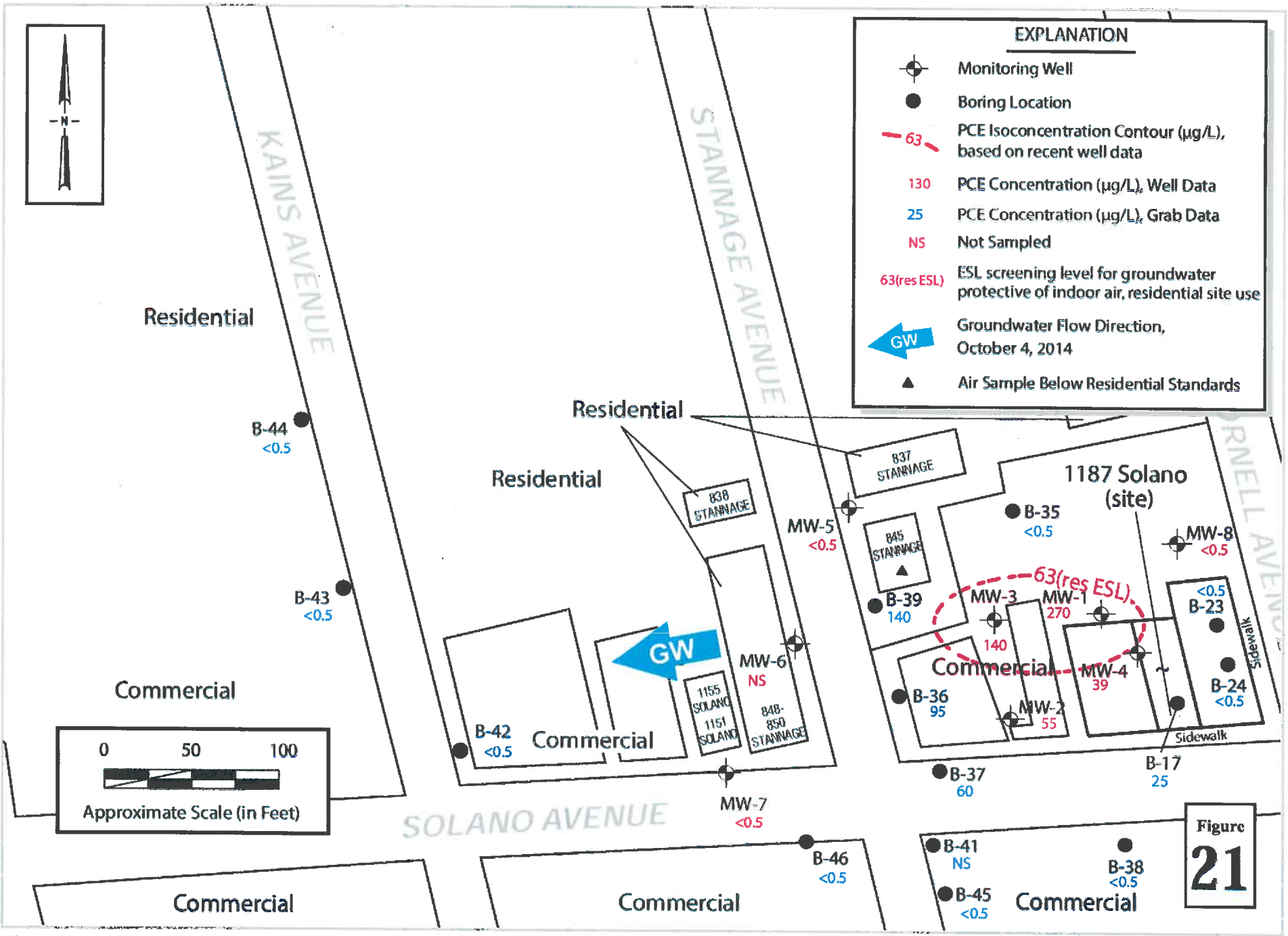


Figure 21

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

PCE in Groundwater, October 5, 2014

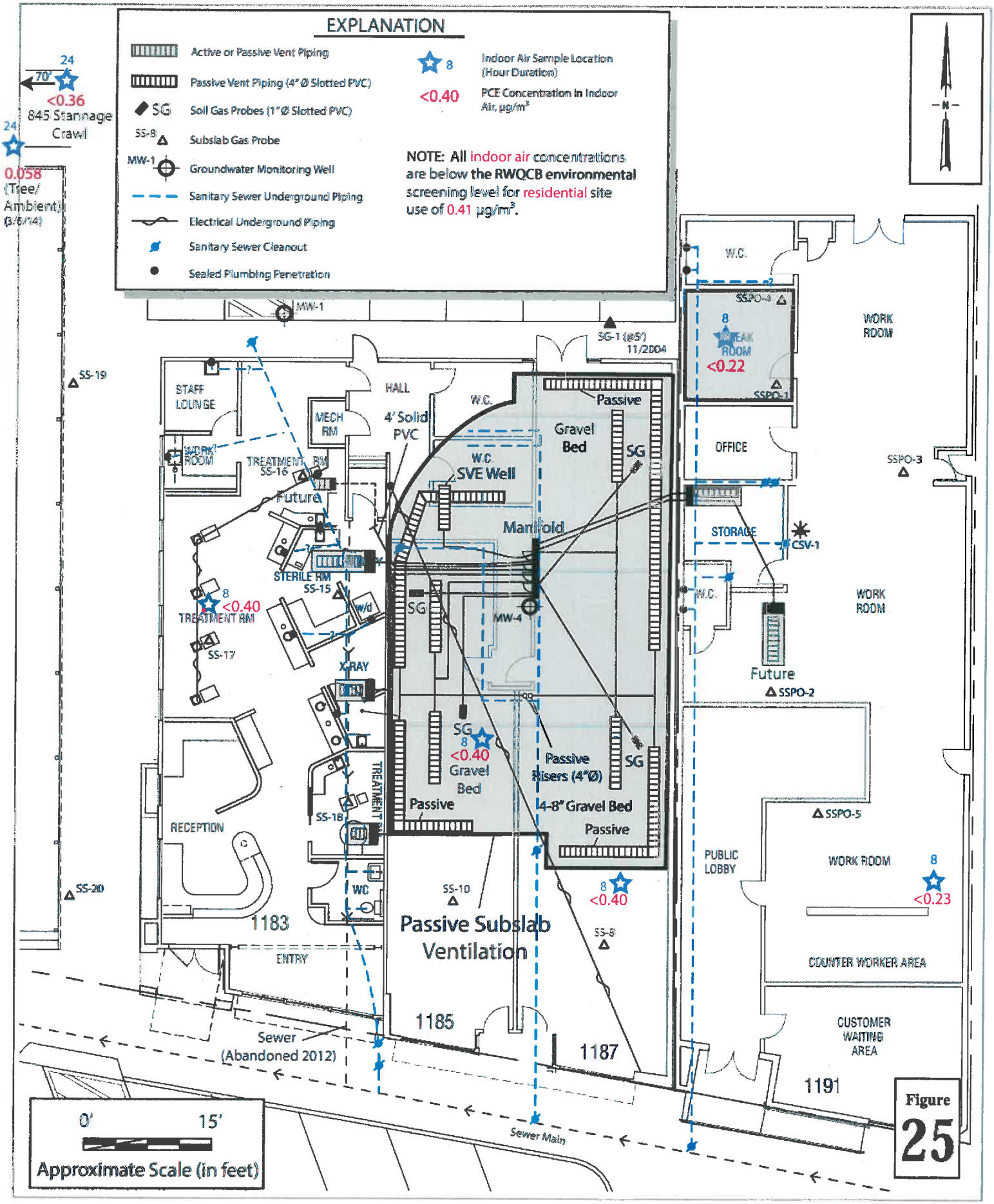


Figure 25

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

Indoor Air Sampling Data
October & December, 2014

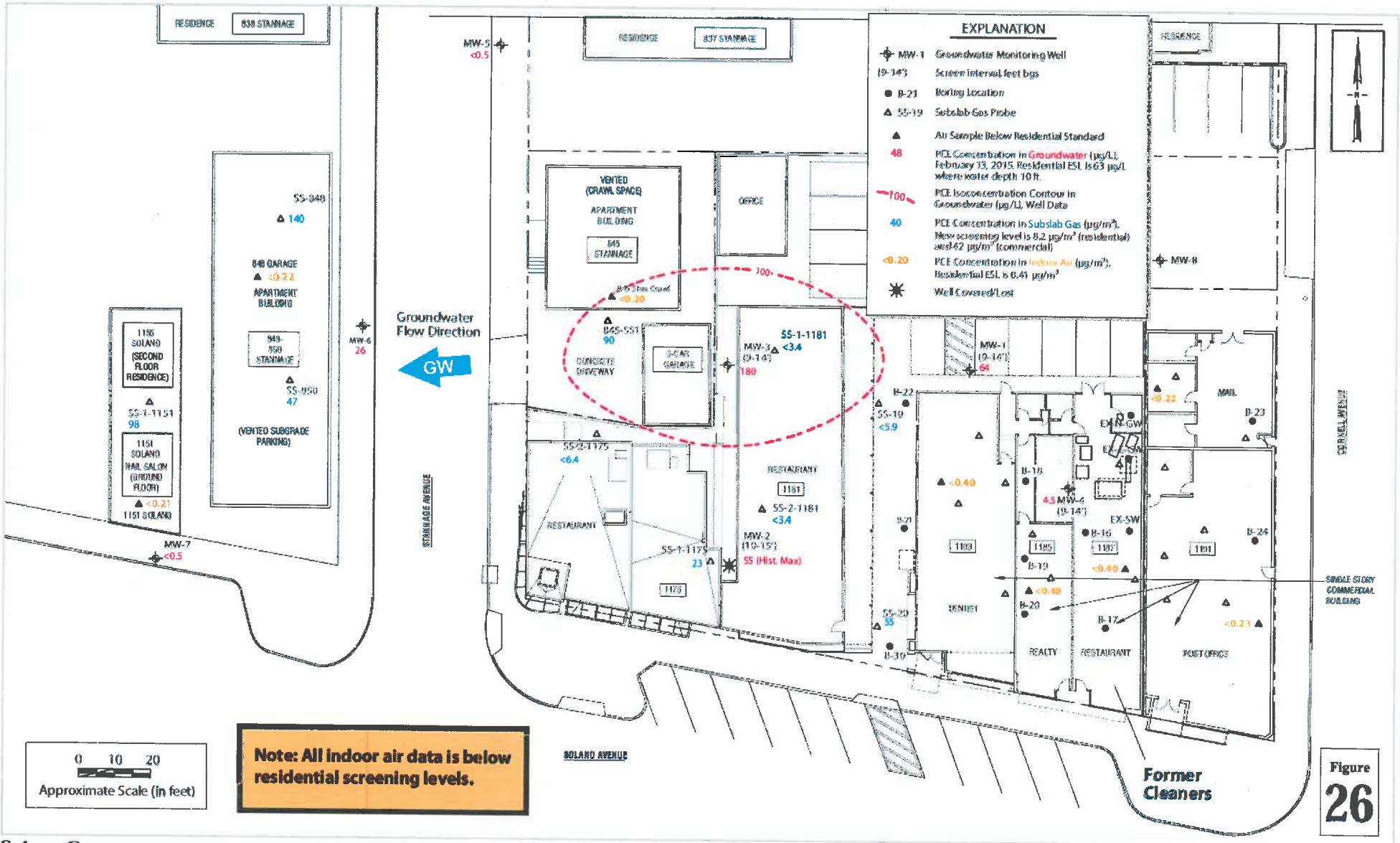


Figure 26

Solano Group
1187 Solano Avenue
Albany, California

PANGEA

Vapor Intrusion Screening Data and February 2015 Groundwater Data

ATTACHMENT 5

Pangea

Table 1. Soil Analytical Data - 1187 Solano Ave, Albany, California

	PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Residential ESL shallow soil dw (<3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL shallow soil non-dw (<3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Res'l ESL shallow soil dw&non-dw (<3 m bgs) Direct Exp ESL:	0.55	1.7	160		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL shallow soil non-dw (<3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Residential ESL deep soil dw (>3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL deep soil non-dw (>3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Commercial ESL deep soil dw (>3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL deep soil non-dw (>3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Commercial ESL soil dw & non-dw (>3 m bgs) Direct Exp. ESL:	2.6	8.3	2,000		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	←	mg/Kg	→		
2004 and 2005 Borings							
GP-1-5'	11/2/2004	5.0	1.10	0.0059	ND	--	ND	Overexcavated
GP-1-10'	11/2/2004	10.0	0.0091	ND	ND	--	ND	Overexcavated
GP-1-15'	11/2/2004	15.0	0.0084	ND	ND	--	ND	
GP-2-5'	11/2/2004	5.0	0.190	0.0022	ND	--	ND	
GP-2-10'	11/2/2004	10.0	0.026	ND	ND	--	ND	
GP-2-15'	11/2/2004	15.0	ND	ND	ND	--	ND	
GP-2-20'	11/2/2004	20.0	ND	ND	ND	--	ND	
GP-3-5'	11/2/2004	5.0	0.470	ND	ND	--	ND	Overexcavated
GP-3-10'	11/2/2004	10.0	0.690	ND	ND	--	ND	Overexcavated
GP-3-15'	11/2/2004	15.0	ND	ND	ND	--	ND	
GP-3-20'	11/2/2004	20.0	ND	ND	ND	--	ND	
GPA-1-10'	4/20/2005	10.0	0.0071	ND	ND	--	ND	
GPA-1-20'	4/20/2005	20.0	ND	ND	ND	--	ND	
GPA-1-30'	4/20/2005	30.0	ND	ND	ND	--	ND	
GPA-2-10'	4/20/2005	10.0	0.0066	ND	ND	--	ND	
GPA-2-20'	4/20/2005	20.0	ND	ND	ND	--	ND	
GPA-2-30'	4/20/2005	30.0	ND	ND	ND	--	ND	
GPA-3-10'	4/20/2005	10.0	ND	ND	ND	--	ND	
GPA-3-20'	4/20/2005	20.0	ND	ND	ND	--	ND	
GPA-3-30'	4/20/2005	30.0	ND	ND	ND	--	ND	
GPA-4-10'	4/20/2005	10.0	0.310	ND	ND	--	ND	
GPA-4-20'	4/20/2005	20.0	ND	ND	ND	--	ND	
GPA-4-30'	4/20/2005	30.0	ND	ND	ND	--	ND	
GPA-5-10'	4/20/2005	10.0	0.012	ND	ND	--	ND	
GPA-5-20'	4/20/2005	20.0	ND	ND	ND	--	ND	
GPA-5-30'	4/20/2005	30.0	ND	ND	ND	--	ND	
January 2013 Borings							
B-1-3.5	1/10/2013	3.5-4.0	0.011	<0.005	<0.005	--	ND	
B-1-5.5	1/10/2013	5.0-5.5	0.034	0.0051	<0.005	--	ND	
B-2-4*	1/10/2013	3.5-4.0	0.12	0.046	0.022	--	ND	Overexcavated
B-2-5.5*	1/10/2013	5.0-5.5	0.19	0.025	0.010	--	ND	Overexcavated
B-3-3.5*	1/10/2013	3.0-3.5	0.53	<0.025	<0.025	--	ND	Overexcavated
B-3-5.5*	1/10/2013	5.0-5.5	0.32	<0.020	<0.020	--	ND	Overexcavated
B-4-3.5*	1/10/2013	3.0-3.5	0.32	<0.020	<0.020	--	ND	Overexcavated
B-4-5.5*	1/10/2013	5.0-5.5	0.11	<0.005	<0.005	--	ND	Overexcavated
B-5-3.5*	1/10/2013	3.0-3.5	0.78	<0.050	<0.050	--	ND	Overexcavated
B-5-5.5*	1/10/2013	5.0-5.5	0.42	<0.033	<0.033	--	ND	Overexcavated

Table 1. Soil Analytical Data - 1187 Solano Ave, Albany, California

	PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Residential ESL shallow soil dw (<3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL shallow soil non-dw (<3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Res'l ESL shallow soil dw&non-dw (<3 m bgs) Direct Exp ESL:	0.55	1.7	160		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL shallow soil non-dw (<3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Residential ESL deep soil dw (>3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL deep soil non-dw (>3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Commercial ESL deep soil dw (>3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL deep soil non-dw (>3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Commercial ESL soil dw & non-dw (>3 m bgs) Direct Exp. ESL:	2.6	8.3	2,000		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	←		mg/Kg	→		
B-6-3.5*	1/10/2013	3.0-3.5	0.91	<0.10	<0.10	—	ND	Overexcavated
B-6-5.5*	1/10/2013	5.0-5.5	0.39	<0.025	<0.025	—	ND	Overexcavated
B-6-7.5*	1/10/2013	7.0-7.5	1.5	<0.20	<0.20	—	ND	Overexcavated
B-6-12*	1/18/2013	11.5-12.0	0.0062	<0.005	<0.005	—	ND	
B-7-3.5*	1/10/2013	3.0-3.5	5.0	<0.20	<0.20	—	ND	Overexcavated
B-7-5.5*	1/10/2013	5.0-5.5	1.6	<0.10	<0.10	—	ND	Overexcavated
B-7-7.5*	1/10/2013	7.0-7.5	0.72	<0.10	<0.10	—	ND	Overexcavated
B-7-12	1/18/2013	11.5-12.0	0.0061	<0.005	<0.005	—	ND	
B-8-3.5*	1/10/2013	3.0-3.5	1.6	<0.10	<0.10	—	ND	Overexcavated
B-8-5.5*	1/10/2013	5.0-5.5	0.40	<0.025	<0.025	—	ND	Overexcavated
B-9-3	1/10/2013	2.5-3.0	0.086	<0.005	<0.005	—	ND	1185 Solano
B-10-6*	1/10/2013	5.5-6.0	0.39	<0.033	<0.033	—	ND	Overexcavated
B-11-8	1/18/2013	7.5-8.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
B-11-12	1/18/2013	11.5-12.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
B-12-4	1/18/2013	3.5-4.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
B-12-8	1/18/2013	7.5-8.0'	0.011	<0.005	<0.005	—	ND	1191 Solano
B-12-12	1/18/2013	11.5-12.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
B-13-8	1/18/2013	7.5-8.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
B-13-12	1/18/2013	11.5-12.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
B-14-8	1/18/2013	7.5-8.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
B-15-8	1/18/2013	7.5-8.0'	<0.005	<0.005	<0.005	—	ND	1191 Solano
February 2013 Borings (Angled Under Wall onto 1191 Solano property)								
A-2-11*	2/1/2013	7.0	1.5	<0.10	<0.10	—	ND	Overexcavated
A-3-11*	2/1/2013	7.0	0.66	<0.20	<0.20	—	ND	Overexcavated
A-4-6*	2/1/2013	4.0	0.032	0.013	<0.005	—	ND	Overexcavated
A-4-9*	2/8/2013	5.5	0.011	0.005	<0.005	—	ND	
A-5-13*	2/1/2013	8.5	1.3	<0.05	<0.05	—	ND	Overexcavated
A-6-6*	2/1/2013	4.0	3.9	<0.2	<0.2	—	ND	Overexcavated
A-6-10*	2/1/2013	5.5	7.9	<0.5	<0.5	—	ND	Overexcavated
A-7-9*	2/8/2013	5.5	0.23	<0.010	<0.010	—	ND	Overexcavated

Table 1. Soil Analytical Data - 1187 Solano Ave, Albany, California

	PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Residential ESL shallow soil dw (<3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL shallow soil non-dw (<3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Res'l ESL shallow soil dw&non-dw (<3 m bgs) Direct Exp ESL:	0.55	1.7	160		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL shallow soil non-dw (<3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Residential ESL deep soil dw (>3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL deep soil non-dw (>3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Commercial ESL deep soil dw (>3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL deep soil non-dw (>3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Commercial ESL soil dw & non-dw (>3 m bgs) Direct Exp. ESL:	2.6	8.3	2,000		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	← mg/Kg →			
February and March 2013 Excavation Boundary						
EX-SE-5	2/15/2013	5.0	0.012	<0.005	<0.005	—	ND	
EX-SE2-6	2/18/2013	6.0	<0.005	<0.005	<0.005	—	ND	
EX-E-7	2/18/2013	7.0	0.055	<0.005	<0.005	—	ND	
EX-N-8	2/22/2013	8.0	<0.005	<0.005	<0.005	—	ND	
EX-F1-11	3/5/2013	11.0	0.083	<0.005	<0.005	—	ND	
EX-F2-7	3/5/2013	7.0	0.025	<0.005	<0.005	—	ND	
SW-1-4	3/5/2013	4.0	0.021	<0.005	<0.005	—	ND	
EX-F3-6	3/6/2013	6.0	0.57	<0.005	<0.005	—	ND	**Overexcavated**
EX-F3-8	3/12/2013	8.0	0.36	<0.005	<0.005	—	ND	
EX-F4-6	3/6/2013	6.0	0.20	<0.005	<0.005	—	ND	
EX-F5-9	3/7/2013	9.0	0.0077	<0.005	<0.005	—	ND	
EX-F6-12	3/7/2013	12.0	0.0066	<0.005	<0.005	—	ND	
EX-F7-4	3/8/2013	4.0	0.13	<0.005	<0.005	—	ND	
SW-2-4	3/11/2013	4.0	0.16	<0.005	<0.005	—	ND	
SW-3-4	3/11/2013	4.0	0.10	<0.005	<0.005	—	ND	
EX-F8-11	3/13/2013	11.0	0.059	<0.005	<0.005	—	ND	
EX-F9-11	3/14/2013	11.0	0.026	<0.005	<0.005	—	ND	
SW-4-5	3/14/2013	5.0	0.016	<0.005	<0.005	—	ND	
SW-5-2	3/14/2013	2.0	0.12	<0.005	<0.005	—	ND	
SW-6-2	3/14/2013	2.0	0.12	<0.005	<0.005	—	ND	
SW-7-5	3/14/2013	5.0	0.047	<0.005	<0.005	—	ND	
SW-8-1	3/16/2013	1.0	0.12	<0.005	<0.005	—	ND	
SW-9-1	3/16/2013	1.0	0.096	<0.005	<0.005	—	ND	
Sewer-1-1	3/16/2013	1.0	0.34	<0.005	<0.005	—	ND	
Sewer-2-1	3/16/2013	1.0	0.34	<0.005	<0.005	—	ND	
March and April Borings 2013								
B-19-2	3/20/2013	1.5-2.0	<0.005	<0.005	<0.005	—	ND	**Overexcavated**
B-19-5	3/20/2013	4.5-5.0	0.013	<0.005	<0.005	—	ND	
B-20-2	3/20/2013	1.5-2.0	0.013	<0.005	<0.005	—	ND	**Overexcavated**
B-20-5	3/20/2013	4.5-5.0	0.0085	<0.005	<0.005	—	ND	
B-21-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	—	ND	
B-22-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	—	ND	
B-23-4.5	4/25/2013	4.0-4.5	<0.005	<0.005	<0.005	—	ND	
B-23-8.5	4/25/2013	8.0-8.5	<0.005	<0.005	<0.005	—	ND	
B-24-4.5	4/25/2013	4.0-4.5	<0.005	<0.005	<0.005	—	ND	
B-25-2.5	4/25/2013	2.0-2.5	0.0071	<0.005	<0.005	—	ND	
B-25-5	4/25/2013	4.5-5.0	0.0066	<0.005	<0.005	—	ND	
B-26-2.5	4/25/2013	2.0-2.5	0.018	<0.005	<0.005	—	ND	
B-26-5	4/25/2013	4.5-5.0	0.0050	<0.005	<0.005	—	ND	
B-27-3	4/25/2013	2.5-3.0	<0.005	<0.005	<0.005	—	ND	

Table 1. Soil Analytical Data - 1187 Solano Ave, Albany, California

	PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Residential ESL shallow soil dw (<3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL shallow soil non-dw (<3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Res't ESL shallow soil dw&non-dw (<3 m bgs) Direct Exp ESL:	0.55	1.7	160		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL shallow soil non-dw (<3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Residential ESL deep soil dw (>3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL deep soil non-dw (>3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Commercial ESL deep soil dw (>3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL deep soil non-dw (>3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Commercial ESL soil dw & non-dw (>3 m bgs) Direct Exp. ESL:	2.6	8.3	2,000		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	←		mg/Kg	→		
B-27-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	—	ND	
B-28-2.5	4/25/2013	2.0-2.5	<0.005	<0.005	<0.005	—	ND	
B-28-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	—	ND	
B-29-2.5	4/25/2013	2.0-2.5	<0.005	<0.005	<0.005	—	ND	
B-29-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	—	ND	
B-30-5	4/25/2013	4.5-5.0	<0.005	<0.005	<0.005	—	ND	
May 2013 Boring (Angled Under Bathroom at 1185 Solano)								
A-8-5	5/24/2013	2.0	0.0093	<0.005	<0.005	—	ND	
July 2013 Vertical Boring (1185 Solano)								
B-31-1	7/2/2013	1.0-1.5	<0.005	<0.005	<0.005	<0.005	ND	Overexcavated
B-31-3	7/2/2013	3.0-3.5	<0.005	<0.005	<0.005	<0.005	ND	Overexcavated
B-31-5	7/2/2013	4.5-5.0	<0.005	<0.005	<0.005	<0.005	ND	
B-32-1	7/2/2013	1.0-1.5	0.084	<0.005	<0.005	<0.005	ND	Overexcavated
B-32-3	7/2/2013	3.0-3.5	<0.005	<0.005	<0.005	<0.005	ND	Overexcavated
B-32-5	7/2/2013	4.5-5.0	<0.005	<0.005	<0.005	<0.005	ND	
B-33-1	7/2/2013	1.0-1.5	0.70	0.16	<0.050	<0.05	ND	Overexcavated
B-33-3	7/2/2013	3.0-3.5	<0.005	<0.005	<0.005	<0.005	ND	Overexcavated
B-34-1	7/2/2013	1.0-1.5	0.011	<0.005	<0.005	<0.005	ND	Overexcavated
B-34-3	7/2/2013	3.0-3.5	<0.005	<0.005	<0.005	<0.005	ND	Overexcavated
B-34-5	7/2/2013	4.5-5.0	<0.005	<0.005	<0.005	<0.005	ND	
July 2013 Boring (Angled Under Wall onto 1185 Solano)								
A-9-3	7/2/2013	1.5	0.041	<0.005	<0.005	<0.005	ND	Overexcavated
A-9-9	7/2/2013	3.0	<0.005	<0.005	<0.005	<0.005	ND	Overexcavated
A-9-12	7/2/2013	4.5	<0.005	<0.005	<0.005	<0.005	ND	
A-10-3	7/2/2013	1.0	0.045	<0.005	<0.005	<0.005	ND	Overexcavated
A-10-6.5	7/2/2013	2.0	0.0079	<0.005	<0.005	<0.005	ND	Overexcavated
A-10-12	7/2/2013	3.0	<0.005	<0.005	<0.005	—	ND	Overexcavated
A-11-3	7/2/2013	2.0	<0.005	<0.005	<0.005	—	ND	Overexcavated
A-11-8	7/3/2013	5.5	<0.005	<0.005	<0.005	—	ND	
A-12-5	7/3/2013	2.5	<0.005	<0.005	<0.005	—	ND	Overexcavated
A-12-8	7/3/2013	4.0	<0.005	<0.005	<0.005	—	ND	
A-13-3	7/3/2013	1.5	<0.005	<0.005	<0.005	—	ND	Overexcavated
A-13-8	7/3/2013	4.0	<0.005	<0.005	<0.005	—	ND	

Table 1. Soil Analytical Data - 1187 Solano Ave, Albany, California

	PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Residential ESL shallow soil dw (<3 m bgs) Final ESL:	**0.55**	0.46	0.19		Varies	
Residential ESL shallow soil non-dw (<3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Res't ESL shallow soil dw&non-dw (<3 m bgs) Direct Exp ESL:	0.55	1.7	160		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL shallow soil non-dw (<3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Residential ESL deep soil dw (>3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL deep soil non-dw (>3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Commercial ESL deep soil dw (>3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL deep soil non-dw (>3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Commercial ESL soil dw & non-dw (>3 m bgs) Direct Exp. ESL:	2.6	8.3	2,000		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	←	mg/Kg	→		
August and September 2013 Excavation Boundary							
F-1-2	8/7/2013	2.0	0.0075	<0.005	<0.005	—	ND	
F-2-2.5	8/7/2013	2.5	0.014	<0.005	<0.005	—	ND	
SW-N1-2	8/15/2013	2.0	0.016	<0.005	<0.005	—	ND	
SW-N2-1	8/15/2013	1.0	0.017	<0.005	<0.005	—	ND	
SW-W-1	8/15/2013	1.0	0.015	<0.005	<0.005	—	ND	
F-3-3	8/15/2013	3.0	<0.005	<0.005	<0.005	—	ND	
F-4-3	8/15/2013	3.0	<0.005	<0.005	<0.005	—	ND	
F-5-2.5	8/19/2013	2.5	<0.005	<0.005	<0.005	—	ND	
SW-W2-1	8/21/2013	1.0	<0.005	<0.005	<0.005	—	ND	
F-5-3	8/21/2013	3.0	0.015	<0.005	<0.005	—	ND	
F-6-3	8/21/2013	3.0	0.036	<0.005	<0.005	—	ND	
F-7-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	—	ND	
F-8-4	8/29/2013	4.0	<0.005	<0.005	<0.005	—	ND	
SW-SW-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	—	ND	
SW-W-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	—	ND	
SW-NW-2.5	8/29/2013	2.5	<0.005	<0.005	<0.005	—	ND	
F-9-3	9/5/2013	3.0	<0.005	<0.005	<0.005	<0.005	ND	
F-10-3	9/5/2013	3.0	0.023	<0.005	<0.005	<0.005	ND	
F-11-2	9/5/2013	2.0	<0.005	<0.005	<0.005	<0.005	ND	
F-12-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005	ND	
F-13-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005	ND	
F-14-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005	ND	
F-15-2.5	9/5/2013	2.5	<0.005	<0.005	<0.005	<0.005	ND	
SW-S1-3	9/5/2013	3.0	<0.005	<0.005	<0.005	<0.005	ND	
SW-S2-3	9/5/2013	3.0	<0.005	<0.005	<0.005	<0.005	ND	
SW-E-4	9/5/2013	4.0	0.31	<0.020	<0.020	<0.005	ND	**Overexcavated**
August and September 2013 Borings								
HA-1-3	8/29/2013	3.0	<0.005	<0.005	<0.005	—	ND	
HA-1-5	8/29/2013	5.0	<0.005	<0.005	<0.005	—	ND	
HA-2-3	8/29/2013	3.0	<0.005	<0.005	<0.005	—	ND	
HA-2-5	8/29/2013	5.0	<0.005	<0.005	<0.005	—	ND	
HA-3-NW-3	8/29/2013	3.0	<0.005	<0.005	<0.005	—	ND	
SS-1183-1	8/29/2013	1.0	<0.005	<0.005	<0.005	—	ND	
HA-2D-1ss	8/30/2013	1.0	<0.005	<0.005	<0.005	—	ND	
1183 North-2	9/2/2013	2.0	<0.005	<0.005	<0.005	—	ND	
1183 Cental N-4	9/2/2013	4.0	<0.005	<0.005	<0.005	—	ND	
1183 Cental N-6	9/2/2013	6.0	<0.005	<0.005	<0.005	—	ND	

Table 1. Soil Analytical Data - 1187 Solano Ave, Albany, California

	PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Residential ESL shallow soil dw (<3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL shallow soil non-dw (<3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Res'l ESL shallow soil dw&non-dw (<3 m bgs) Direct Exp ESL:	0.55	1.7	160		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL shallow soil non-dw (<3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Residential ESL deep soil dw (>3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL deep soil non-dw (>3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Commercial ESL deep soil dw (>3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL deep soil non-dw (>3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Commercial ESL soil dw & non-dw (>3 m bgs) Direct Exp. ESL:	2.6	8.3	2,000		Varies	
Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	← mg/Kg →			
January 2014 Offsite Borings						
B-36-5	1/16/2014	5.0	<0.005	**<0.005**	**<0.005**	--	ND	
B-39-6	1/17/2014	6.0	<0.005	<0.005	<0.005	--	ND	
March 2014 Offsite Borings								
B-45-7	3/11/2014	7.0	<0.020	<0.020	**<0.020**	<0.020	--	
MW-6-5	3/11/2014	5.0	<0.005	<0.005	<0.005	--	ND	
MW-5-5	3/11/2014	5.0	<0.005	<0.005	<0.005	--	ND	
May 2014 Borings (1191 Solano Breakroom)								
PO-2-2'	5/13/2014	2.0	0.056	<0.005	<0.005	--	ND	Overexcavated
B-47-6.3'	5/14/2014	**6.3**	<0.005	<0.005	<0.005	--	ND	
B-48-2.5'	5/14/2014	2.5	0.72	**<0.033**	<0.033	--	ND	Overexcavated
B-49-3'	5/14/2014	3.0	0.13	**<0.005**	<0.005	--	ND	Overexcavated
B-49-6'	5/14/2014	6.0	0.17	<0.005	<0.005	--	ND	
June 2014 Excavation Boundary (1191 Solano Breakroom)								
B-48A-6'	6/11/2014	6.0	0.076	<0.005	<0.005	--	ND	
B-48A-8'	6/11/2014	8.0	0.16	<0.005	<0.005	--	ND	
PO-3-2.5'	6/11/2014	2.5	<0.005	<0.005	<0.005	--	ND	Overexcavated
B-NW-2.5'	6/12/2014	2.5	0.74	**<0.025**	<0.025	--	ND	Overexcavated
B-Bath2-3'	6/12/2014	3.0	0.027	**<0.005**	**<0.005**	--	ND	
B-Bath1-4.3'	6/13/2014	**4.3**	**1.0**	<0.05	<0.05	--	ND	Overexcavated
B-NW-2.5'	6/13/2014	2.5	0.10	<0.005	<0.005	--	ND	
B-W-3.5'	6/13/2014	3.5	**8.4**	**<0.25**	<0.25	--	ND	Overexcavated
SW-3'	6/13/2014	3.0	**0.11**	<0.005	<0.005	--	ND	
F1-3.5'	6/13/2014	3.5	0.059	<0.005	<0.005	--	ND	
F2-3'	6/13/2014	3.0	0.045	**<0.005**	<0.005	--	ND	
June 2014 Excavation Boundary (1187 Solano)								
L3'-8"-1.5'	6/16/2014	1.5	0.074	**<0.005**	**<0.005**	--	ND	1187 Southeast area
R5'-8"-2'	6/16/2014	2.0	<0.005	**<0.005**	<0.005	--	ND	1187 Southeast area
July 2014 Excavation Sampling and Borings (Outside of 1187 and 1191 Solano)								
Rear-F2-7'	7/7/2014	7.0	**1.5**	<0.05	<0.05	--	ND	Overexcavated
Rear-F3-7'	7/7/2014	7.0	**3.8**	<0.1	<0.1	--	ND	Overexcavated
Rear-F-4.5'	7/7/2014	4.5	0.18	<0.005	<0.005	--	ND	Overexcavated
Rear-S-2'	7/7/2014	2.0	0.056	<0.005	<0.005	--	ND	
Rear-N-2'	7/7/2014	2.0	0.60	<0.02	<0.02	--	ND	Overexcavated
EB-1-2'	7/7/2014	2.0	0.20	<0.005	<0.005	--	ND	
Rear-W-2'	7/7/2014	2.0	0.43	<0.02	<0.02	--	ND	Overexcavated
Rear-FS-10'	7/9/2014	10.0	0.013	<0.005	<0.005	--	ND	
Rear-W2-5'	7/9/2014	5.0	0.17	<0.005	<0.005	--	ND	
Rear-W2-2'	7/9/2014	2.0	<0.005	0.012	0.0097	--	ND	
Rear-N2-4'	7/9/2014	4.0	0.12	0.092	0.017	--	ND	
Rear-N2-8'	7/9/2014	8.0	0.093	<0.005	**<0.005**	--	ND	
EB-2-2'	7/9/2014	2.0	**0.14**	0.016	**<0.005**	--	ND	
July 2014 Boring								
B-NE-5'	7/9/2014	5.0	<0.005	<0.005	<0.005	--	ND	Boring for MW-8

Table 1. Soil Analytical Data - 1187 Solano Ave, Albany, California

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Residential ESL shallow soil dw (<3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL shallow soil non-dw (<3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Res'l ESL shallow soil dw&non-dw (<3 m bgs) Direct Exp ESL:	0.55	1.7	160		Varies	
Commercial ESL shallow soil dw (<3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL shallow soil non-dw (<3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Residential ESL deep soil dw (>3 m bgs) Final ESL:	0.55	0.46	0.19		Varies	
Residential ESL deep soil non-dw (>3 m bgs) Final ESL:	0.55	1.7	18		Varies	
Commercial ESL deep soil dw (>3 m bgs) Final ESL:	0.7	0.46	0.19		Varies	
Commercial ESL deep soil non-dw (>3 m bgs) Final ESL:	2.6	8.3	18		Varies	
Commercial ESL soil dw & non-dw (>3 m bgs) Direct Exp. ESL:	2.6	8.3	2,000		Varies	
Boring/ Sample ID / Date Sampled / Sample Depth (ft bgs)	←		mg/Kg		→	

Explanations:

mg/Kg = milligrams per Kilogram

= New data since last report.

ft bgs = Depth below ground surface (bgs) in feet.

< n = Chemical not present at a concentration in excess of detection limit shown.

* = Sample location overexcavated.

* = Slab elevation is about 2.5 ft higher in Post Office building than adjacent units at 1185 and 1187 Solano.

– = Not analyzed or not available.

ESL = Environmental Screening Level for Shallow/Deep Soil with Residential and Commercial/Industrial Land Use, Groundwater is/is not a current or potential source of drinking water. (Table A/Table B/Table C/Table D/Table K-1/Table K-2).

ESL established by the SFBRWQCB, Interim Final - November 2007 and amended in May 2013.

non-dw = groundwater is not a current or potential source of drinking water.

dw = groundwater is a current or potential source of drinking water.

Other VOCs = Volatile Organic Compounds besides PCE, TCE and cis-1,2-DCA by EPA Method 8260 (Report list Method 8010).

BTEX = Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8260.

TCE = Trichloroethane by EPA Method 8010.

PCE = Tetrachloroethene by EPA Method 8010.

cis-1,2-DCE = cis-1,2 - Dichloroethene

Bold concentrations exceed residential ESL where groundwater *is* a current or potential source of drinking water.

ND = Not Detected above laboratory reporting limits.

Notes:

a = 0.17 n-butyl benzene, 0.072 sec-butyl benzene, 0.023 tert-butyl benzene, 0.089 isopropyl benzene, 0.062 4-isopropyl toluene, 0.23 n-propyl benzene. Presumably associated with an offsite former gas station near this boring.

Pangea

Table 2. Groundwater Analytical Data - 1187 Solano Ave, Albany, California

				PCE	TCE	cis-1,2-DCE	BTEX	Other VOCs	Comments
Final ESL for groundwater, dw:				5.0	5.0	6.0	Varies	Varies	
Final ESL for groundwater, non-dw:				63	130	590	Varies	Varies	
Residential ESL GW to Indoor Air:				63	130	—	–	–	
Commercial ESL GW to Indoor Air (fine - coarse):				640	1,300	–	–	–	
Boring/ Sample ID *TOC*	Date Sampled	Sample Depth (ft bgs)	Depth to Water (ft bgs)	GWE (ft)	← µg/L →				
2004 and 2006 Borings									
GPA-1	4/20/2005	---	---	---	ND (<1.07)	ND	ND	---	ND	
GPA-2	4/20/2005	---	---	---	ND (<1.07)	ND	ND	---	ND	
GPA-3	4/20/2005	---	---	---	ND (<1.07)	ND	ND	---	ND	
GPA-4	4/20/2005	---	---	---	ND (<1.07)	ND	ND	---	ND	
GPA-5	4/21/2005	---	---	---	ND (<1.0)	ND	ND	---	ND	
Pangea Assessment 2013									
EX-SE	2/18/2013	9.0	9.0	---	93	<2.5	<2.5	---	ND	
EX-N-GW	2/25/2013	9.0	9.0	---	8.3	1.4	0.71	---	ND	
EX-E-GW	2/25/2013	9.0	9.0	---	760	<25	<25	---	ND	
B-16	3/8/2013	8.5	8.5	---	520	<0.5	<0.5	---	ND	
B-17	3/8/2013	9.0	9.0	---	25	<0.5	<0.5	---	ND	
B-18	3/20/2013	9.0	9.0	---	820	<50	<50	---	ND	
B-19	3/20/2013	9.0	9.0	---	440	<50	<50	---	ND	
B-20	3/20/2013	9.4	9.4	---	190	7.0	<0.5	---	ND	
DB-1	3/20/2013	30-40	32.0	---	<0.5	<0.5	<0.5	---	ND	
B-21	4/25/2013	10.0	10.0	---	85	<2.5	<2.5	---	ND	
B-22	4/25/2013	10.0	10.0	---	820	<50	<50	---	ND	
B-23	4/25/2013	12.0	12.0	---	<0.5	<0.5	<0.5	---	ND	
B-24	4/25/2013	12.0	12.0	---	<0.5	<0.5	<0.5	---	ND	
B-30	4/25/2013	10.0	10.0	---	290	<10	<10	---	ND	
Pangea Offsite Assessment 2014									
B-35	1/17/2014	9.0	9.0	---	<0.5	<0.5	<0.5	---	ND	Near residence.
B-36	1/16/2014	8.0	7.0	---	95	7.1	3.3	---	ND	
B-37	1/16/2014	15.0	15.0	---	60	<1.7	<1.7	---	ND	
B-38	1/16/2014	15.0	11.8	---	<0.5	<0.5	<0.5	---	ND	
B-39	1/16/2014	8.5	8.0	---	140	4.2	<0.5	---	c	Near residence. c=Chloroform (7.2)
B-42	3/11/2014	2-3	2.0	---	<0.5	<0.5	<0.5	---	ND	
B-43	3/11/2014	2-2.5	2.0	---	<0.5	<0.5	<0.5	---	ND	
B-44	3/13/2014	7.5	7.5	---	<0.5	<0.5	<0.5	---	ND	
B-45	3/12/2014	12.4	12.4	---	<0.5	<0.5	<0.5	---	d	d=1,2 dca (14). Former gas station.
B-46	3/12/2014	3-4.5	3.0	---	<0.5	<0.5	<0.5	---	ND	
Monitoring Wells									
MW-1	6/10/2013	9-14	13.60	---	200	42	<10	---	ND	Little water
56.54	12/4/2013	9-14	10.80	45.74	340	50	<10	<10	ND	
	3/22/2014	9-14	10.81	45.73	170	37	<10	---	ND	
	6/19/2014	9-14	10.14	46.40	130	31	<2.5	---	ND	
	10/5/2014	9-14	12.42	44.12	270	50	<5.0	---	ND	
	2/13/2015	9-14	10.48	46.06	64	24	<2.5	---	ND	
MW-2	5/22/2013	10-15	13.96	---	45	<1.2	<1.2	---	<1.2	Little water
55.89	12/4/2013	10-15	9.50	46.39	55	1.5	<1.0	<1.0	ND	
	3/22/2014	10-15	9.51	46.38	32	0.98	<0.5	---	ND	
	6/19/2014	10-15	9.03	46.86	32	1.1	<0.5	---	ND	
	10/5/2014	10-15	9.89	46.00	55	1.5	<1.0	---	ND	
	2/13/2015	10-15			well under new foundation					
MW-3	5/24/2013	9-14	12.89	---	92	2.9	<2.5	---	<2.5	Little water
59.89	12/4/2013	9-14	9.40	46.45	170	5.3	<5.0	<5.0	ND	Near residence with crawl space.
	3/22/2014	9-14	7.93	47.92	140	<5.0	<5.0	---	ND	
	6/19/2014	9-14	9.20	46.65	73	<1.7	<1.7	---	ND	
	10/5/2014	9-14	9.76	46.09	140	5.9	<2.5	---	ND	
	2/13/2015	9-14	7.84	48.01	180	7.9	<5.0	---	ND	
MW-4	9/27/2013	9-14*	12 (est)	---	110	<5.0	<5.0	<5.0	a	a=Acetone (610), MEK (230)
59.59	12/4/2013	9-14*	11.55	48.04	86	1.9	<1.7	<1.7	b	b=Acetone (54), MEK (110)
	3/22/2014	9-14*	11.71	47.88	110	<5.0	<5.0	<5.0	ND	
	6/19/2014	9-14*	12.92	46.67	63	<1.7	1.9	---	ND	
	10/5/2014	9-14*	13.57	46.02	39	<1.0	2.1	---	ND	
	2/13/2015	9-14*	11.51	48.08	4.5	<0.5	2.2	---	ND	

MW-5	3/22/2014	6-11	5.67	47.43	<0.5	<0.5	<0.5	—	ND	Near residence with crawl space.
53.10	6/19/2014	6-11	6.61	46.49	<0.5	<0.5	<0.5	—	ND	
	10/5/2014	6-11	7.43	45.67	<0.5	<0.5	<0.5	—	ND	
	2/13/2015	6-11	4.99	48.11	<0.5	<0.5	<0.5	—	ND	
MW-6	3/22/2014	5.5-8.5	5.64	46.84	23	2.7	8.0	—	e	Near residence. e=2.1 chloroform
52.48	6/19/2014	5.5-8.5	6.50	45.98	19	1.6	4.5	—	ND	
	10/5/2014	5.5-8.5	7.22	45.26	insufficient water to sample					
	2/13/2015	5.5-8.5	5.07	47.41	25	3.6	8.2	—	ND	
MW-7	3/22/2014	10-15	7.75	43.52	10	5.9	13	—	f	f=4.8 chloroform, 0.72 carbon tet
51.27	6/19/2014	10-15	8.23	43.04	4.3	4.0	9.9	—	ND	g=2.1 chloroform
	10/5/2014	10-15	8.75	42.52	<0.5	4.8	12	—	ND	
	2/13/2015	10-15	7.74	43.53	<0.5	2.0	7.5	—	ND	
MW-8	7/21/2014	9-14	9.80	—	<0.5	<0.5	<0.5	—	ND	NE up/crossgradient delineation
	10/5/2014	9-14	10.52	—	<0.5	<0.5	<0.5	—	ND	
	2/13/2015	9-14	7.68	—	—	—	—	—	—	

Explanation:

µg/L = Micrograms per Liter

ft bgs = Depth below ground surface (bgs) in feet.

TOC = Top of casing elevation. Wells surveyed using NAVD 88 datum.

GWE = Groundwater elevation

* = Due to angle of well, listed depth to water value is 0.4 ft less than measured depth to water to yield estimated vertical depth to water at well location.

< n = Chemical not present at a concentration in excess of detection limit shown.

-- = Not analyzed or not available

ESL = Environmental Screening Level for Groundwater, groundwater is a current or potential source of drinking water. (Table F-1a).

ESL = Environmental Screening Level for groundwater, groundwater is not a current or potential source of drinking water. (Table F-1b).

ESL = Environmental Screening Level for groundwater to indoor air for residential/commercial land use. (Table E-1)

ESL established by the SFBRWQCB, Interim Final - November 2007 and amended in December 2013.

non-dw = groundwater is not a current or potential source of drinking water.

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Analytical Report

Client:	Pangea Environmental Svcs., Inc.	**WorkOrder:**	1508919
Date Received:	8/26/15 17:17	**Extraction Method:**	SW5030B
Date Prepared:	8/27/15	**Analytical Method:**	SW8260B
Project:	Solano Group	**Unit:**	µg/L

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
MW-3	1508919-001A	Water	08/26/2015 13:00	GC28	109525

Analytes	Result	RL	DF	Date Analyzed
Bromobenzene	ND	2.5	5	08/27/2015 10:31
Bromochloromethane	ND	2.5	5	08/27/2015 10:31
Bromodichloromethane	ND	2.5	5	08/27/2015 10:31
Bromoform	ND	2.5	5	08/27/2015 10:31
Bromomethane	ND	2.5	5	08/27/2015 10:31
Carbon Tetrachloride	ND	2.5	5	08/27/2015 10:31
Chlorobenzene	ND	2.5	5	08/27/2015 10:31
Chloroethane	ND	2.5	5	08/27/2015 10:31
Chloroform	ND	2.5	5	08/27/2015 10:31
Chloromethane	ND	2.5	5	08/27/2015 10:31
2-Chlorotoluene	ND	2.5	5	08/27/2015 10:31
4-Chlorotoluene	ND	2.5	5	08/27/2015 10:31
Dibromochloromethane	ND	2.5	5	08/27/2015 10:31
1,2-Dibromo-3-chloropropane	ND	1.0	5	08/27/2015 10:31
1,2-Dibromoethane (EDB)	ND	2.5	5	08/27/2015 10:31
Dibromomethane	ND	2.5	5	08/27/2015 10:31
1,2-Dichlorobenzene	ND	2.5	5	08/27/2015 10:31
1,3-Dichlorobenzene	ND	2.5	5	08/27/2015 10:31
1,4-Dichlorobenzene	ND	2.5	5	08/27/2015 10:31
Dichlorodifluoromethane	ND	2.5	5	08/27/2015 10:31
1,1-Dichloroethane	ND	2.5	5	08/27/2015 10:31
1,2-Dichloroethane (1,2-DCA)	ND	2.5	5	08/27/2015 10:31
1,1-Dichloroethene	ND	2.5	5	08/27/2015 10:31
cis-1,2-Dichloroethene	ND	2.5	5	08/27/2015 10:31
trans-1,2-Dichloroethene	ND	2.5	5	08/27/2015 10:31
1,2-Dichloropropane	ND	2.5	5	08/27/2015 10:31
1,3-Dichloropropane	ND	2.5	5	08/27/2015 10:31
2,2-Dichloropropane	ND	2.5	5	08/27/2015 10:31
1,1-Dichloropropene	ND	2.5	5	08/27/2015 10:31
cis-1,3-Dichloropropene	ND	2.5	5	08/27/2015 10:31
trans-1,3-Dichloropropene	ND	2.5	5	08/27/2015 10:31
Freon 113	ND	2.5	5	08/27/2015 10:31
Hexachlorobutadiene	ND	2.5	5	08/27/2015 10:31
Hexachloroethane	ND	2.5	5	08/27/2015 10:31
Methylene chloride	ND	2.5	5	08/27/2015 10:31
1,1,1,2-Tetrachloroethane	ND	2.5	5	08/27/2015 10:31
1,1,2,2-Tetrachloroethane	ND	2.5	5	08/27/2015 10:31

(Cont.)

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Analytical Report

Client:	Pangea Environmental Svcs., Inc.	**WorkOrder:**	1508919
Date Received:	8/26/15 17:17	**Extraction Method:**	SW5030B
Date Prepared:	8/27/15	**Analytical Method:**	SW8260B
Project:	Solano Group	**Unit:**	µg/L

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)

Client ID	Lab ID	Matrix	Date Collected	Instrument	Batch ID
MW-3	1508919-001A	Water	08/26/2015 13:00	GC28	109525

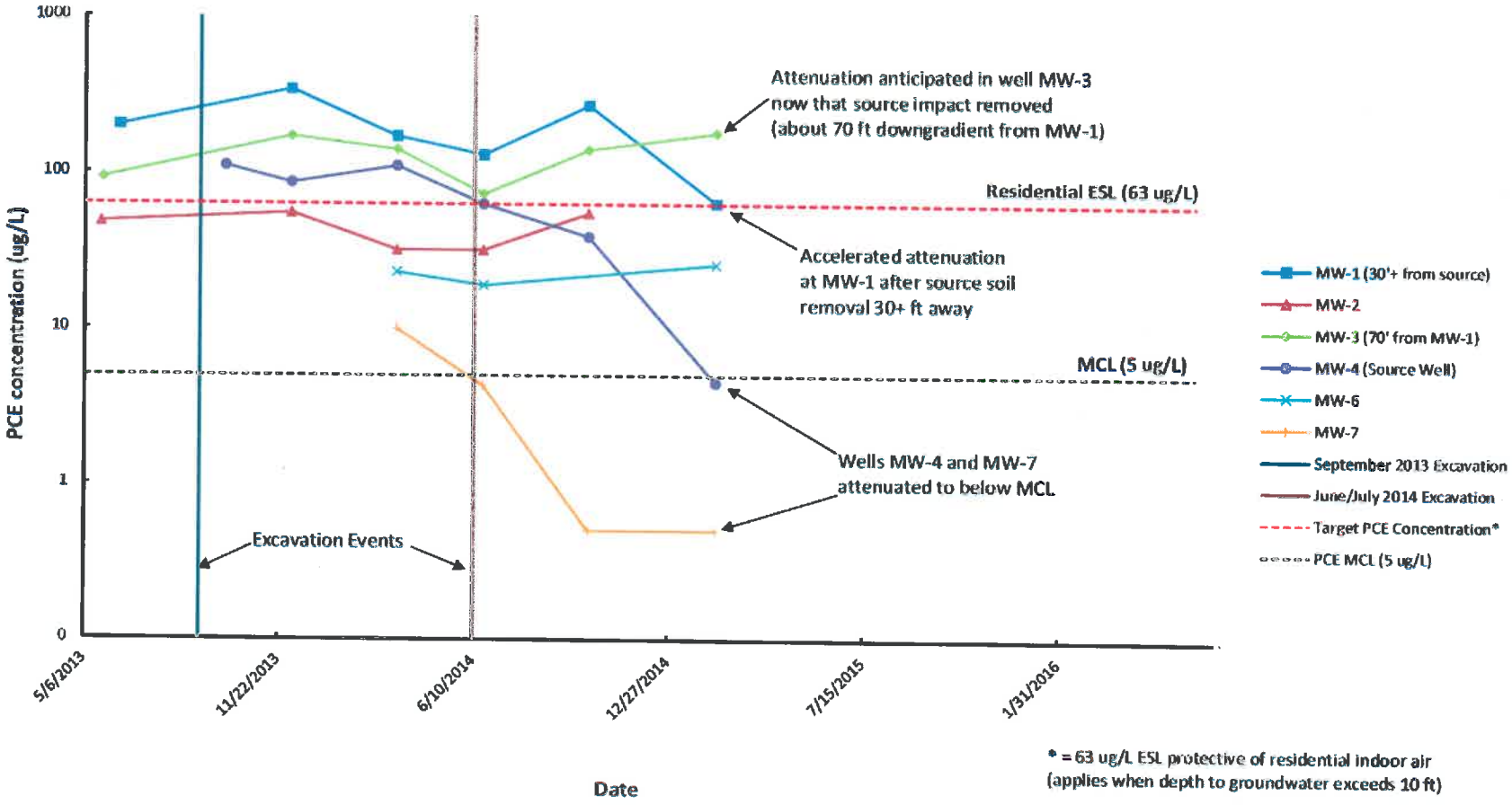
Analytes	Result	RL	DF	Date Analyzed
Tetrachloroethene	59	2.5	5	08/27/2015 10:31
1,2,3-Trichlorobenzene	ND	2.5	5	08/27/2015 10:31
1,2,4-Trichlorobenzene	ND	2.5	5	08/27/2015 10:31
1,1,1-Trichloroethane	ND	2.5	5	08/27/2015 10:31
1,1,2-Trichloroethane	ND	2.5	5	08/27/2015 10:31
Trichloroethene	ND	2.5	5	08/27/2015 10:31
Trichlorofluoromethane	ND	2.5	5	08/27/2015 10:31
1,2,3-Trichloropropane	ND	2.5	5	08/27/2015 10:31
Vinyl Chloride	ND	2.5	5	08/27/2015 10:31

Surrogates	REC (%)	Limits	
Dibromofluoromethane	99	70-130	08/27/2015 10:31
Toluene-d8	100	70-130	08/27/2015 10:31
4-BFB	105	70-130	08/27/2015 10:31

Analyst(s): KF

ATTACHMENT 5

Figure 22
PCE Concentrations in Groundwater
1187 Solano Ave, Albany, CA



* = 63 ug/L ESL protective of residential indoor air
(applies when depth to groundwater exceeds 10 ft)

Figure 23
Hydrograph for Well MW-1
1187 Solano Avenue, Albany, CA

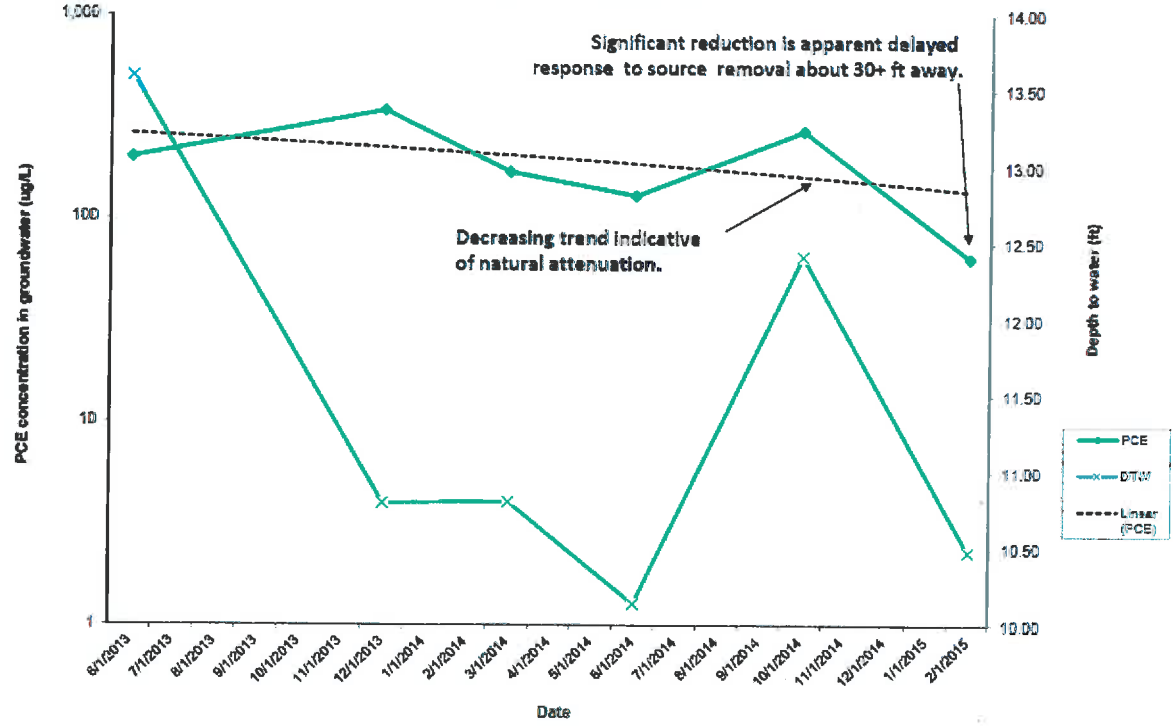


Figure 24
Hydrograph for Well MW-3
1187 Solano Avenue, Albany, CA

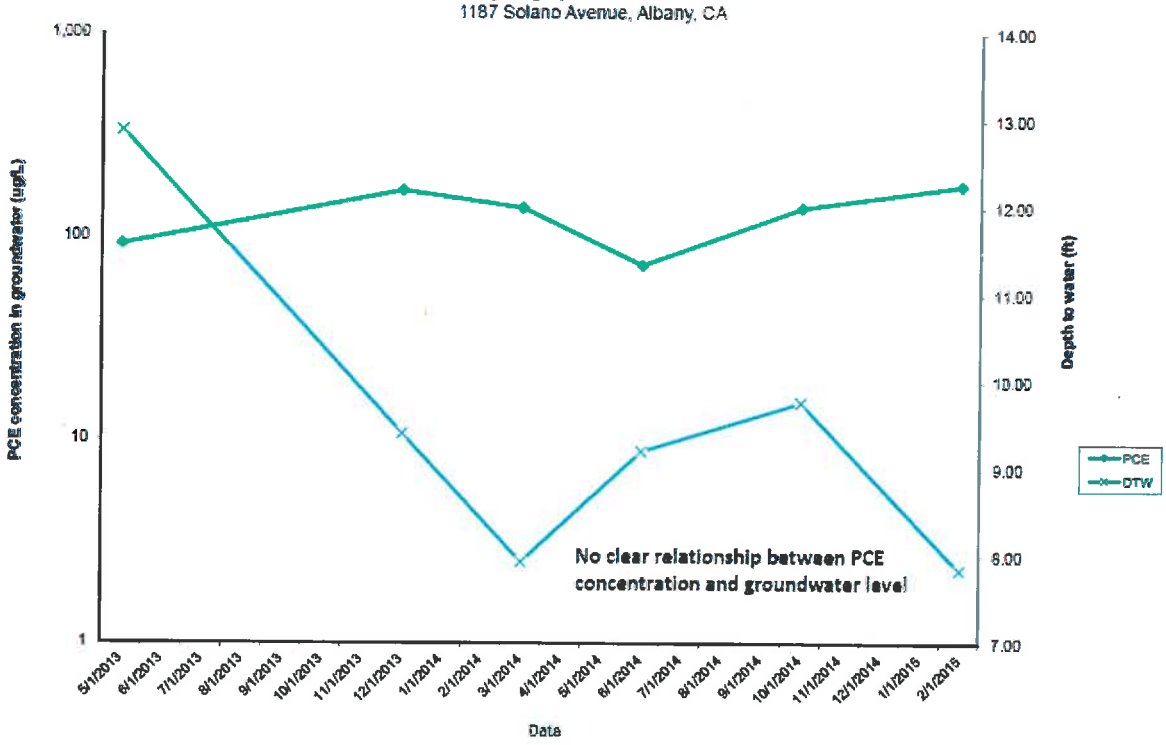


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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m³							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation
SUBSLAB GAS											
Passive Ventilation System Probes (1185, 1187 and 1191 Solano)											
SG-1185N	10/10/13	1.5	940	<250	<250	<250	<500	<500	ND	--	Within Passive Subslab Vent Area
	12/04/13	1.5	170	530	2.4	<2.0	9.8	(V)	(V)	--	Within Passive Subslab Vent Area
	03/13/14	1.5	1,400	<250	<250	<250	--	--	ND	--	Within Passive Subslab Vent Area
	10/24/14	1.5	**600**	**<250**	**<250**	**<250**	---	--	ND	--	2+ months after overexcavation.
SG-1185S	03/13/14	1.5	1,500	<250	<250	<250	--	--	ND	--	Within Passive Subslab Vent Area
	10/24/14	1.5	**860**	**<250**	**<250**	<250	---	--	ND	--	2+ months after overexcavation.
SG-1187N	10/10/13	1.5	290	<250	<250	<250	<500	<500	ND	--	Within Passive Subslab Vent Area
	12/04/13	1.5	220	310	2.4	<2.0	4.8	(X)	(X)	--	Within Passive Subslab Vent Area
	03/13/14	1.5	630	<250	<250	<250	--	--	ND	--	Within Passive Subslab Vent Area
	10/24/14	1.5	320	<250	**<250**	<250	--	--	ND	--	2+ months after overexcavation.
SG-1187S	12/04/13	1.5	940	530	<2.0	<2.0	5.5	(W)	(W)	--	Within Passive Subslab Vent Area
	03/13/14	1.5	4,200	<250	<250	<250	--	--	ND	--	Within Passive Subslab Vent Area
	08/20/14	1.5	4,800	<250	<250	<250	---	--	ND	--	Following nearby overexcavation.
	10/24/14	1.5	**2,900**	**<270**	**<200**	<200	<4.9	720 Xylene	Varies	--	**2+ months after overexcavation.**

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m³							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation
SG-1191	08/20/14	1.5	<250	<250	<250	<250	---	---	ND	---	After SSPO-4 excavation work
	10/24/14	1.5	36	<5.5	<4.0	<4.0	<0.33	<21.4	ND	---	2+ months after overexcavation.
Subslab Probes (From West to East)											
1151 Solano Avenue (Nail Salon with Residence on Second Floor)											
SS-1-1151	04/15/15	0.5	98	<7.2	<5.4	<5.4	<4.3	83 T, 22.8 X	varies		Westernmost subslab probe
848-850 Stannage Avenue (Subgrade Parking with Residential Condos on Upper Floors)											
SS-848	04/15/15	0.5	140	<4.1	<3.0	<3.0	<2.4	200 T, 12 E, 58 X	varies		
SS-850	04/15/15	0.5	47	<7.0	<5.2	<5.2	<4.2	660 T, 41 E, 168 X	varies		
845 Stannage Avenue (Adjacent Residential 4-Plex)											
845-SS1	01/16/14	0.5	40	<2.8	<2.0	<2.0	<1.6	3.1 (g)	(g)		ND isoprop Near residence with crawl space
	04/15/15	0.5	90	<5.0	<3.7	<3.7	<3.0	6.5 Xylenes	varies		
1175 Solano Avenue (Pizza Restaurant)											
SS-1-1175	04/15/15	0.5	23	<4.8	<3.5	<3.5	<2.8	160 T, 15 E, 78 X,	varies		
SS-2-1175	04/15/15	0.5	<6.4	<5.0	<3.7	<3.7	<3.0	53 T, 20.6 X	varies		

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (isopropyl alcohol)	Notes
			ug/m³							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation
1181 Solano Avenue (Future Restaurant)											
SS-1-1181	10/17/14	0.5	<3.4	<2.8	<2.0	<2.0	<1.6	52 Toluene	varies	--	
SS-2-1181	10/17/14	0.5	<3.4	<2.8	<2.0	<2.0	<1.6	3.4 Toluene	varies	--	
Courtyard between 1181 and 1183 Solano (Outdoors)											
SS-19	07/03/13	0.5	34	<11	<8.1	<8.1	<6.5	15 (I)	(I)	--	Courtyard
	04/15/15	0.5	<5.9	<4.7	<3.4	<3.4	<2.8	ND	varies		
SS-20	07/03/13	0.5	59	<11	<8.1	<8.1	<6.5	<27*	(H)	--	Courtyard
	04/15/15	0.5	55	<5.0	<3.7	<3.7	<3.0	4.7 Xylenes	varies		
1183 Solano Avenue (Dental Office)											
SS-15	07/02/13	0.5	340	<250	<250	<250	<500	<500	<250	--	
	12/04/13	0.5	340	870	<2.0	<2.0	8.4	(a)	(a)	--	
	03/13/14	0.5	300	<250	<250	<250	---	---	ND	--	
SS-16	07/02/13	0.5	<250	<250	<250	<250	<500	<500	<250	--	
	08/01/13	0.5	1,400	<11	<8.1	<8.1	<6.5	<27*	(Q)	--	
	10/11/13	0.5	<250	<250	<250	<250	<250	<250	ND	--	
	12/04/13	0.5	260	660	<2.0	<2.0	7.8	(b)	(b)	--	130 ethanol
	03/13/14	0.5	<250	<250	<250	<250	---	---	ND	--	
SS-17	07/03/13	0.5	670	<11	<8.1	<8.1	<6.5	<27*	(L)	--	
	10/11/13	0.5	1,200	<250	<250	<250	<250	<250	ND	--	
	12/04/13	0.5	880	690	<2.0	<2.0	6.4	(c)	(c)	--	

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m³							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation
	03/13/14	0.5	630	<250	<250	<250	---	---	ND	---	
	10/24/14	0.5	1,400	<270	<200	<200	<4.9	<850	ND	---	
	12/10/14	0.5	780	<2.7	<2.0	<2.0	---	---	ND		
SS-18	07/03/13	0.5	270	<11	<8.1	<8.1	<6.5	<27*	(M)	---	
	03/13/14	0.5	<250	<250	<250	<250	---	---	ND	---	
1185 Solano Avenue (Realy Office)											
SS-6	01/17/13	0.5	120,000	9,100	270	71	7.2	(A)	(A)	---	Before excavation and venting
	04/25/13	0.5	40,000	10,000	<250	<250	---	---	<250	---	7 days after vent test end
	05/17/13	0.5	19,000	3,800	<250	<250	---	---	<250	---	Short test
	07/02/13	0.5	18,000	3,100	<250	<250	<500	<500	<250	---	Excavated probe area later
SS-7	01/17/13	0.5	54,000	1,600	22	29	<6.5	<27*	(B)	0.086	Before excavation and venting
	04/25/13	0.5	2,000	<250	<250	<250	---	---	<250	---	7 days after vent test end
	07/02/13	0.5	680	<250	<250	<250	<500	<500	<250	---	Excavated probe area later
SS-10	04/25/13	0.5	<250	<250	<250	<250	---	---	<250	---	7 days after vent test end
	07/03/13	0.5	110	<11	<8.1	<8.1	<6.5	<27*	(J)	---	
	12/04/13	0.5	58	1,100	<2.0	<2.0	7.8	(Z)	(Z)	---	Probe south of excavation extent
SS-11	07/02/13	0.5	1,500	<250	<250	<250	<500	<500	<250	---	Excavated probe area later
SS-12	07/02/13	0.5	120,000	15,000	<2,500	<2,500	<5,000	<5,000	<2,500	---	Excavated probe area later
SS-13	07/02/13	0.5	22,000	18,000	3,500	<500	<1,000	<1,000	<500	---	Excavated probe area later

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m3							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation
SS-14	07/02/13	0.5	6,300	310	<250	<250	<500	<500	<250	--	Excavated probe area later
1185 Hall	07/02/13	0.5	14,000	740	<250	<250	<500	<500	<250	--	Excavated probe area later
1185 Bath	07/02/13	0.5	2,700	<250	<250	<250	<500	<500	<250	--	Excavated probe area later
1187 Solano Avenue (Restaurant with RetroCOAT Vapor Barrier and Passive Subslab Ventilation System)											
SS-3	01/17/13	0.5	27,000	2,600	590	92	<6.5	<27*	(C)	0.041	Excavated probe area later
SS-4	01/17/13	0.5	770,000	60,000	2,200	1,000	28	(D)	(D)	--	PCE machine area. Excavated later
SS-5	01/17/13	0.5	190,000	6,300	81	56	<6.5	<27*	ND	--	Excavated probe area later
SS-8	07/03/13	0.5	56	<11	<8.1	<8.1	<6.5	<27*	(K)	0.21	7 days after vent test end
	12/04/13	0.5	35	620	<2.0	<2.0	14	(Y)	(Y)	--	Probe south of excavation extent
SS-9	04/25/13	0.5	<250	<250	<250	<250	---	--	<250	--	Unrepresentative. Probe clogged.
	08/01/13	1.5	4,800	75	<8.1	<8.1	<6.5	<27*	ND	--	After cleared probe. Overexcavated.
1191 Solano Avenue (US Post Office and Some Passive Ventilation)											
SS-PO-1	01/17/13	0.5	1,100	110	18	90	<6.5	<27*	(E)	--	Before excavation and venting
	04/25/13	0.5	860	<250	<250	<250	--	--	<250	--	7 days after vent test end
	07/02/13	0.5	730	<250	<250	<250	<500	<500	<250	--	
	12/04/13	0.5	850	620	<2.0	<2.0	11	(d)	(d)	--	
	03/13/14	0.5	<250	<250	<250	<250	---	--	ND	--	
SS-PO-2	01/17/13	0.5	760	35	<8.1	28	<6.5	<27*	(F)	--	Before excavation and venting

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m^3							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation
	04/25/13	0.5	<250	<250	<250	<250	--	--	<250	--	7 days after vent test end
	07/03/13	0.5	450	<11	<8.1	<8.1	<6.5	<27*	(N)	--	
	12/04/13	0.5	680	760	<2.0	<2.0	11	(e)	(e)	--	
	03/13/14	0.5	350	<250	<250	<250	--	--	ND	--	
SS-PO-3	07/03/13	0.5	140	<11	<8.1	<8.1	<6.5	<27*	(O)	--	
	03/13/14	0.5	<250	<250	<250	<250	--	--	ND	--	
SS-PO-4	07/03/13	0.5	1,800	<11	<8.1	<8.1	<6.5	<27*	(P)	--	Air 0.40 ug/m3 PCE <2.1 ug/m3 ESL
	12/04/13	0.5	3,600	500	<2.0	<2.0	7.2	(f)	(f)	--	Air 0.39 ug/m3 PCE <2.1 ug/m3 ESL
	02/12/14	0.5	3,500	<250	<250	<250	--	--	ND	--	Overexc 7/2014. See SG-1191 Break
	03/13/14	0.5	3,600	<250	<250	<250	--	--	ND	--	Overexc 7/2014. See SG-1191 Break
SS-PO-5	08/01/13	0.5	41	<11	<8.1	<8.1	<6.5	<27*	ND	--	

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m³							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation
SS-PO-6	04/30/14	0.5	700	<250	<250	<250	–	–	ND	--	Overexc 7/2014. See SG-1191 Break
SS-PO-7	04/30/14	0.5	<250	<250	<250	<250	–	–	ND	--	
SS-PO-8	09/02/14	0.5	34	<2.8	<2.0	<2.0	<1.6	148	varies	ND isoprop <50 ug/m3 isopropyl alchohol	
SS-PO-9	09/02/14	0.5	11	<2.8	<2.0	<2.0	<1.6	73.8	varies	ND isoprop <50 ug/m3 isopropyl alchohol	
CSV-1	01/17/13	0.2	<14	<11	<8.1	<8.1	<6.5	19 (G)	(G)	--	Crawl Space

SOIL GAS (About 5 feet deep into site soil)

1187 Solano Avenue											
SG-1	11/02/04	5.0	390	ND	ND	ND	<100	(R)	misc	--	Outside
SG-2	11/02/04	5.0	90,000	10,000	100	390	<100	(S)	misc	--	
SG-3	11/02/04	5.0	100,000	7,900	ND	ND	<100	(T)	misc	--	
SG-4	11/02/04	5.0	170,000	5,500	ND	ND	<100	(U)	misc	--	
Residential CHHSL for shallow soil gas:			180	528	15,900	31,900	36		Varies	NA	
Commercial CHHSL for shallow soil gas:			600	1,770	44,400	88,700	120		Varies	NA	
Residential ESL for shallow soil gas:			210	300	--	31,000	42		Varies	NA	
Commercial ESL for shallow soil gas:			2,100	3,000	--	260,000	420		Varies	NA	

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m^3							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation

Abbreviations:

= Most recent data.

Tetrachloroethene, Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, and Helium analyzed by Method TO-15 or EPA Method 8260 (sometimes 8010 report list).

Benzene by Method TO-15 or EPA Method 8260.

TEX = Toluene, Ethylbenzene, and Xylenes by Method TO-15 or EPA Method 8260.

Other VOCs = Volatile Organic Compounds except for Tetrachloroethene, Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene and Helium analyzed by Method TO-15 or EPA Method 8260 (sometimes only 8010 list).

ug/m^3 = Micrograms per cubic meter of air.

ft bgs = Depth interval below ground surface (bgs) in feet.

NA = not applicable

ND = not detected above laboratory reporting limits.

< n = Chemical not present at a concentration in excess of detection limit shown.

CHHSL = California Human Health Screening Levels for Soil Gas below buildings constructed without engineered fill below sub-slab gravel with Commercial/Industrial Land Use Updated 9/23/2010. http://oehha.ca.gov/risk/chhsltable.html. Commercial CHHSL assumes 24 hr exposure, versus 8 hr exposure for commercial ESL.

CHHSL (subslab) = California Human Health Screening Levels for subslab gas has an attenuation factor of 0.05 of indoor air screening levels per CalEPA/DTSC Vapor Intrusion Guidance Document, October 2011 (p 21).

ESL = Environmental Screening Level for Shallow Soil Gas for Evaluation of Potential Vapor Intrusion (Table E-2). Established by the SFBRWQCB, Interim Final - November 2007 (Revised May 2013).

RSL = Regional Screening Level for Indoor Air established by US EPA Region 9 (updated Nov 2014) unless superceded by CalEPA/DTSC Office of Human Ecological Risk (HERO) Table 3 (updated July 14, 2014).

RSL (subslab) = Regional Screening Levels for subslab gas has an attenuation factor of 0.05 of indoor air screening levels per CalEPA/DTSC Vapor Intrusion Guidance Document, October 2011 (p 21).

Tetrachloroethene also referred to as Perchloroethene, PCE or Perc.

Bold concentrations exceed residential or commercial RSL as applicable for property and slab age.

*TEX detection limits for TO-15 = toluene 8.8 ug/m^3, ethylbenzene 8.8 ug/m^3, and xylenes 27 ug/m^3 Highest detection limit shown above.

Note A: 7.2 ug/m^3 benzene and 13 ug/m^3 chloroform

Note B: 7.2 ug/m^3 tetrahydrofuran and 32 ug/m^3 ethyl acetate

Note C: 23 ug/m^3 chloroform

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m³							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation

Note D: 28 ug/m³ benzene, 80 ug/m³ chloroform, and 49 ug/m³ 1,1-dichloroethene

Note E: 8.1 ug/m³ tetrahydrofuran and 9.1 ug/m³ vinyl chloride

Note F: 210 ug/m³ ethanol and 14 ug/m³ tetrahydrofuran

Note G: 290 ug/m³ 4-methyl-2-pentanone and 19 ug/m³ toluene (possibley associated with building materials).

Note H: 310 ug/m³ acetone and 71 ug/m³ tetraydrofuran

Note I: 250 ug/m³ acetone, 51 ug/m³ isopropyl alcohol, 21 ug/m³ styrene, 15 ug/m³ toluene, 7.1 ug/m³ carbon disulfide, and 8.9 ug/m³ 4-methyl-2-pentanone

Note J: 390 ug/m³ acetone, 13 ug/m³ styrene, and 38 ug/m³ tetrahydrofuran

Note K: 320 ug/m³ acetone and 61 ug/m³ tetrahydrofuran

Note L: 240 ug/m³ acetone and 39 ug/m³ tetrahydrofuran

Note M: 200 ug/m³ acetone, 9.0 ug/m³ carbon disulfide, and 22 ug/m³ tetrahydrofuran

Note N: 200 ug/m³ acetone, 20 ug/m³ carbon disulfide, and 29 ug/m³ tetrahydrofuran

Note O: 180 ug/m³ acetone and 32 ug/m³ tetrahydrofuran

Note P: 210 ug/m³ acetone, 51 ug/m³ ethyl acetate, and 35 ug/m³ tetrahydrofuran

Note Q: 350 µg/m³ ethly acetate and 26,000 µg/m³ ethanol

Note R: 650 µg/m³ toluene, 170 µg/m³ ethylbenzene, and 980 µg/m³ xylenes

Note S: 500 µg/m³ toluene, 120 µg/m³ ethylbenzene, and 650 µg/m³ xylenes

Note T: 1,400 µg/m³ toluene and 1,400 µg/m³ xylenes

Note U: 1,600 µg/m³ toluene and 1,600 µg/m³ xylenes

Note V: 46 ethylbenzene, 3.7 toluene, 230 xylenes, 220 acetone, 300 2-butanone, 2,200 tetrahydrofuran (glue?), 12 chloroform, 210 ethanol (see report for additional)

Note W: 57 ethylbenzene, 5.5 toluene, 300 xylenes, 190 acetone, 310 2-butanone, 2,200 tetrahydrofuran (glue?), 18 chloroform, 470 ethanol (see report for additional)

Note X: 62 ethylbenzene, 3.7 toluene, 350 xylenes, 160 acetone, 160 2-butanone, 2,200 tetrahydrofuran (glue?),7.1 chloroform (see report for additional)

Note Y: 4.0 toluene, 11 xylenes, 120 acetone, 160 2-butanone, 36 tetrahydrofuran (glue?) (see report for additional)

Note Z: 3.5 ethylbenzene, 6.6 toluene, 17 xylenes, 77 acetone (see report for additional)

Note a: 13 ethylbenzene, 6.0 toluene, 93 xylenes, 62 acetone, 3.5 carbon disulfide, 52 tetrahydrofuran (glue?) (see report for additional)

Note b: 6.5 ethylbenzene, 4.3 toluene, 48 xylenes, 8.7 carbon disulfide, 24 tetrahydrofuran (glue?), 130 ethanol (see report for additional)

Note c: 8.2 ethylbenzene, 4.2 toluene, 60 xylenes, 2.6 carbon disulfide, 18 tetrahydrofuran (glue?) (see report for additional)

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Table 3. Subslab and Soil Gas Analytical Data - 1185 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Sample Depth (ft bgs)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Benzene	TEX	Other VOCs	Helium (Isopropyl alcohol)	Notes
			ug/m³							%	
Residential ESL for subslab gas:			210	300	3,700	31,000	42	Varies	Varies	NA	
Commercial ESL for subslab gas:			2,100	3,000	31,000	260,000	420	Varies	Varies	NA	
Residential RSL for subslab gas (old slab):			8.2	9.6	146	1,260	1.7	Varies	Varies	NA	0.05 floor attenuation
Commercial RSL for subslab gas (old slab):			42	60	620	5,200	8.4	Varies	Varies	NA	0.05 floor attenuation
Residential RSL for subslab gas (new slab):			82	96	1,460	12,600	17	Varies	Varies	NA	0.005 floor attenuation
Commercial RSL for subslab gas (new slab):			420	600	6,200	52,000	84	Varies	Varies	NA	0.005 floor attenuation

Note d: 4.7 ethylbenzene, 4.1 toluene, 33 xylenes(see report for additional)

Note e: 5.3 ethylbenzene, 4.8 toluene, 37 xylenes, 94 acetone, 11 carbon disulfide, 9.2 tetrahydrofuran (glue?) (see report for additional)

Note f: 3.5 ethylbenzene, 3.7 toluene, 23 xylenes, 260 acetone, 2.5 carbon disulfide, 6.0 tetrahydrofuran (glue?) (see report for additional)

Note g: 3.1 toluene, 5.3 chloroform, 3.6 styrene, 2.7 tetrahydrofuran (glue?), 3.1 1,2,4-Trimethylbenzene

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Table 4. Indoor Air - 1183 - 1191 Solano Avenue, Albany, California

Boring/ Sample ID	Date Sampled	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Carbon Tetrachloride	Acetone	Bromomethane	Chloroform	1,4-dichlorobenzene	Benzene	Ethylbenzene	Toluene	Xylenes	1,2-dibromoethane (EDB)	1,2-dichloroethane (1,2-DCA)	Naphthalene	Other VOCs	Notes
		ug/m³																	
Residential ESL for Indoor Air:		0.41	0.41	--	63	0.058	32,000	5.2	0.46	0.22	0.084	0.97	310	100	0.032	0.42	0.072	Varies	
Commercial ESL for Indoor Air.		2.1	3.0	--	260	0.29	140,000	22	2.3	1.1	0.42	4.9	1,300	440	0.17	0.58	0.36	Varies	
Residential CHHSL for Indoor Air:		0.412	1.22	36.5	73	0.0579	---	---	---	---	0.084	---	313	730	---	0.116	0.072	Varies	
10X Residential CHHSL for Indoor Air:		4.12	12.2	365	730	0.579	---	---	---	---	0.84	---	3,130	7,300	---	1.16	0.72	Varies	
Commercial CHHSL for Indoor Air.		0.693	2.04	51.1	102	0.0973	---	---	---	---	0.141	---	438	1,020	---	0.195	0.12	Varies	
1151 Solano Avenue (Commercial with Residential Second Floor)																			
1151 Solano 24hr	05/12/15	<0.21	<0.17	<0.12	<0.63	0.57	--	--	0.44	<0.19	0.71	0.15	1.9	0.65	<0.24	<0.13	--	Varies	24 sample in hair salon
1183 Solano Avenue (Commercial)																			
Air 1183 8hr	10/03/13	0.44	0.027	<0.40	<0.40	0.54[1,2]	45	0.89	0.28	0.078	0.39	1.9	1.3	11	0.023	1.1	0.61[2]	Varies	8 hr sample. Fan on.
Air 1183 24hr	10/03/13	1.1	0.048	<0.40	<0.40	0.53[1,2]	46	0.72	0.19	0.06	0.29	2.3	1.9	14	0.02	1.7	0.51[2]	Varies	24 hr sample. Fan on 8 hrs.
Air 1183 8hr	12/18/13	1.2	0.070	<0.40	<0.40	0.45[1,2]	86	<0.39	0.23	0.14	1.2[2]	1.8	4.5	9.1	<0.0078	0.65	0.44[2]	Varies	8 hr sample. Heat on.
Air 1183 24hr	03/06/14	0.51	0.094	<0.40	<0.40	0.41[1,2]	59	<0.39	0.32	0.086	0.56[2]	1.5	4.6	7.6	<0.0078	1.7	0.52[2]	Varies	24 hr sample.
Air 1183-8Hr	10/30/14	<0.40	<5.5	<4.0	<4.0	<0.64	<12	<4.0	<5.0	<6.1	<0.33	<4.4	<3.8	<13.2	<7.8	<0.41	---	67 isoprop	8 hr sample.
1183 Solano Avenue (Comm)																			
Air 1185 8hr	12/18/13	0.50	0.034	<0.40	<0.40	0.47[1,2]	44	<0.39	0.35	0.087	1.1[2]	0.81	2.6	4.0	<0.0078	0.12	0.28	Varies	8 hr sample
Air 1185/87 24hr*	03/06/14	0.44	0.025	<0.4	<0.40	0.44[1,2]	24	<0.39	0.30	0.10	0.52[2]	<0.44	1.5	2.2	<0.0078	0.13	0.20	Varies	24 hr sample from wall opening.
Air 1185-8Hr	10/24/14	<0.40	<5.5	<4.0	<4.0	<0.64	<12	<4.0	<5.0	<6.1	<0.33	<4.4	<3.8	<13.2	<7.8	<0.41	---	Varies	8 hr sample
1187 Solano Avenue (Comm)																			
Air 1187 8hr	09/27/13	0.85	0.041	<0.40	<0.40	0.57[1,2]	100	0.82	0.28	0.056	0.52[2]	2.2	1.6	12	0.0086	0.084	0.25[2]	Varies	8 hr sample
Air 1187 8hr	12/18/13	0.45	0.030	<0.40	<0.40	0.44[1,2]	43	<0.39	0.18	0.078	1.0[2]	0.64	2.4	3.1	<0.0078	0.094	0.46[2]	Varies	8 hr sample
Air 1185/87 24hr*	03/06/14	0.44	0.025	<0.4	<0.40	0.44[1,2]	24	<0.39	0.30	0.10	0.52[2]	<0.44	1.5	2.2	<0.0078	0.13	0.20	Varies	24 hr sample from wall opening.
Air 1187-8Hr	10/24/14	<0.40	<5.5	<4.0	<4.0	<0.64	<12	<4.0	<5.0	<6.1	<0.33	<4.4	<3.8	<13.2	<7.8	<0.41	---	Varies	8 hr sample
1191 Solano Avenue (Comm)																			
Air 1191 Break 8hr	10/03/13	0.40	0.023	<0.40	<0.40	0.66[1,2]	30	0.82	0.30	0.14	0.37	0.92	4.1	4.7	0.015	0.093	0.39[2]	Varies	8 hr sample. Break room.
USPS-ALB-Air1	12/18/13	0.39	<0.18	<0.13	<0.67	<1.0	20	<3.3	<0.82	<1.0	1.3[2]	1.1	8.2	4.8	<1.3	<0.68	NA	Varies	8 hr sample. Break room.
Air 1191 Break 24hr	03/06/14	0.16	0.013	0.058	<0.40	0.60[1,2]	30	<0.39	0.61	0.15	0.52[2]	<0.44	6.1	1.6	<0.0078	0.058	0.22	Varies	24 hr sample. Break room.
USPS-ALB-Air1	10/24/14	<0.22	<0.17	<0.13	<0.64	<1.0	16	<3.1	<0.79	<0.97	0.94[2]	<0.70	8.1	1.7	<1.2	<0.66	---	Varies	8 hr sample. Break room.
Air 1191 8hr	10/03/13	0.36	0.020	<0.40	<0.40	0.68[1,2]	36	0.74	0.41	0.15	0.39	1.1	7.7	5.7	0.014	0.12	0.38[2]	Varies	8 hr sample. Work room (on safe).
Air 1191 24hr	10/03/13	0.37	0.021	<0.40	<0.40	0.73[1,2]	37	0.81	0.41	0.16	0.39	1.8	6.3	9.4	0.013	0.15	0.46[2]	Varies	24 hour sample. Work room.
USPS-ALB-Air2	12/18/13	0.26	<0.17	<0.12	<0.62	<0.99	24	<3.0	<0.77	<0.94	1.9[2]	1.2	8.9	5.1	<1.2	<0.64	NA	Varies	8 hr sample. Work room (on safe).
Air 1191 24hr	03/06/14	0.14	0.015	<0.40	<0.40	0.58[1,2]	24	<0.39	0.56	0.17	0.55[2]	0.48	7.6	1.7	<0.0078	0.063	0.29	Varies	24 hour sample. Work room (on safe).
USPS-ALB-Air2	10/24/14	<0.23	<0.18	<0.14	<0.68	<1.1	17	<3.3	<0.84	<1.0	0.95[2]	<0.75	9.3	1.6	<1.3	<0.70	---	Varies	8 hr sample. Work room (on safe).
845 Stannage Crawl Space (Residential)																			
845 Stan Crawl	12/14/14	<0.36	<5.2	<3.9	<3.9	0.58[1,2]	13	<3.8	0.46	0.19	0.91[2]	0.47	1.9	1.6	0.16	0.16	<20	Varies	24 hr sample under building.
845 Stannage Crawl	04/25/15	<0.20	<0.16	<0.12	<0.58	0.53[1,2]	---	---	<0.098	<0.12	0.32[2]	<0.087	2.4	0.88	<0.15	0.12	---	Varies	24 hr sample with south opening sealed.
848 Stannage Garage (Residential)																			
Air 848 Stannage-24	02/24/15	0.81	0.59	<0.4	<0.4	0.44[1,2]	<6.0	<0.39	<0.025	0.18	5.8[2]	3.6[2]	21[2]	20	<0.0078	0.052	0.33	Varies	24 hr sample with 8 dirt areas to floor.
848 Stannage 24hr	05/12/15	<0.22	<0.17	<0.13	<0.64	0.63	--	--	<0.16	<0.19	4.6	4.0	22	18.5	<0.25	<0.13	-	Varies	24 hr sample after fill floor openings.
Background																			
Air Background 8hr	10/03/13	0.053	<0.0055	<0.40	<0.40	0.53[1,2]	15	0.69	0.24	0.029	0.25	<0.44	0.47	<1.3	0.0093	0.038	0.16	Varies	Upwind 8 hr sample. On breezy roof.
USPS-ALB-Air3	12/18/13	<0.22	<0.89	<0.13	<0.66	<1.0	8.9	<3.2	<0.81	<1.0	1.5[2]	0.86	3.8	3.2	<1.3	<0.67	--	Varies	Upwind 8 hr sample. Courtyard roof.
Air Ambien 24hr	03/06/14	0.058	<0.0055	<0.40	<0.40	0.48[1,2]	20	<0.39	0.20	0.11	0.50[2]	<0.44	1.2	<1.3	<0.0078	0.060	0.098	Varies	Upwind 24 hr sample. In breezy tree.
USPS-ALB-3	10/24/14	<0.18	<0.14	<0.10	<0.52	<0.82	7.2	<2.5	<0.64	<0.79	1.3[2]	0.76	3.8	1.7	<1.0	<0.53	--	Varies	Upwind 8 hr sample.

Abbreviations:

= Most recent data.

1= Carbon tetrachloride presumably associated with refrigerant as compound is involved with refrigerant manufacturing and other refrigerants detected in sample (dichlorodifluoromethant and trichlorofluoromethane).

2= Compound not detected in site subsurface; result could be representative of background conditions due to similar concentration detected in ambient air and other indoor air samples.

3= Gasoline-related compounds are likely related to vehicle use in this subgrade parking structure also located adjacent Solano Avenue. Compound not detected in site subsurface.

PCE = Tetrachloroethene, also referred to as Perchloroethane or "Perc".

TCE = 1,1,1-trichloroethane.

VOCs analyzed by Method TO-15

Other VOCs = Volatile Organic Compounds other than listed above as quantified by Method TO-15.

ug/m^3 = Micrograms per cubic meter of air.

NA= not analyzed or not applicable

< n = Chemical not present at a concentration in excess of detection limit shown.

CHHSL = California Human Health Screening Levels for Indoor Air Updated 9/23/2010. http://ochha.ca.gov/risk/chhsltable.html. Commercial CHHSL assumes 24 hr exposure, versus 8 hr exposure for commercial ESL.

ESL = Environmental Screening Level for Indoor Air (Table E-3). Established by the SFBRWQCB, Interim Final - November 2007 (Revised Feb 2013).

* = Air sampled collected at large wall opening between units at 1185 and 1187 Solano.

Bold concentrations exceed commercial ESL at commercial properties and exceed residential ESL at residential properties.

ATTACHMENT 6

Back To ALCOWEB

County Clerk - Recorder

Official Public Records

Document Detail

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Document Detail

Instrument Number: 2015314249
Sequence #: 0
Date Received: 11/25/2015 11:59:37 AM
Document Type: DECLARATION RESTRICTIONS
Book:
Page:
Image:

Names

SOLANO GROUP
COUNTY ALAMEDA ENVIRONMENTAL HEALTH SERVICES

Associated Names

Legal Records - Parcel

#	Parcel ID
1	

Related Documents

None found

For issues with this software, please check the FAQ.

CERTIFIED A TRUE COPY OF THE ORIGINAL
RECORDED IN THE OFFICIAL RECORDS OF
ALAMEDA COUNTY ON 11-25-15
Under Recorder's Serial No. 2015-314249
BY

Recording Requested By:

Solano Group
c/o J. Anthony Kershaw, G.P.
P.O. Box 9026
Berkeley, California 94709

When Recorded, Mail To:
Mark Detterman
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, California 94502

COVENANT AND ENVIRONMENTAL RESTRICTION
ON PROPERTY

ALBANY A-1 CLEANERS, 1187 SOLANO AVENUE, ALBANY, CALIFORNIA 94706

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 27 day of October, 2015 by SOLANO GROUP ("Covenantor") who is the Owner of record of that certain property situated at 1175, 1181, 1183, 1185, and 1187 Solano Avenue, in the City of Albany, 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 Burdened Property and groundwater underlying the property contains hazardous materials.

B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by a release of tetrachlorethene (PCE) from a former dry cleaning facility that operated as Albany 1-Hr Cleaners at 1187 Solano Avenue. These operations resulted in contamination of soil, soil gas, and groundwater with organic chemicals including tetrachloroethylene, trichloroethylene, and cis-1,2-dichloroethylene, which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. The organic contamination has been extensively remediated using soil excavation. It appears that soil contamination has been removed to below residential screening levels. The groundwater contamination beneath the burdened property has been remediated and/or attenuated to below applicable screening levels, except for one limited area near well MW-3. Subslab gas contaminant concentrations exceed conservative screening levels on the property at select locations. Engineering controls to mitigate potential exposure include passive subslab ventilation systems at 1181, 1183, 1185, 1187 and 1191 Solano Avenue, and a chemical-resistant vapor barrier at 1187 Solano Avenue. Institutional controls include this Covenant and a Site

Management Plan that will remain on file with the County and the City of Albany Building Department to safeguard human health from exposure during any future redevelopment or construction.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil, soil gas, and groundwater on the Burdened Property. Without the mitigation measures which have been performed on the Burdened Property, exposure to these contaminants could take place via inhalation of organic vapors during future change of site use or future redevelopment or construction. And, without the mitigation measures which have been performed on the Burdened Property, exposure to these contaminants could take place via ingestion by humans upon installation of a drinking water well on the Property. 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 commercial land use and is adjacent to commercial and residential 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 in and attached to 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 and Agreement 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.

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 industrial, commercial or office space;

b. No residence for human habitation shall be permitted on the Burdened Property;

c. No hospitals shall be permitted on the Burdened Property;

d. No schools for persons under 21 years of age shall be permitted on the Burdened Property;

e. No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;

f. No Owners or Occupants of the Property or any portion thereof shall conduct any excavation work on the Property, unless expressly permitted in writing by the County. 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. It appears that all soil exceeding residential screening levels has been removed from the Property; thus the primary purpose of County oversight is to safeguard human health from subslab vapors by reviewing construction plans for slab repair and/or repair of the engineering controls;

g. All uses and development of the Burdened Property shall be consistent with the Site Management Plan, which is hereby incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of the passive subslab ventilation systems and vapor barrier installed on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

h. No Owners or Occupants of the 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.

i. The Owner shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to the passive subslab ventilation systems and vapor barrier 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;

j. 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.

k. 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.

l. No Owner or User of the Burdened Property shall grow fruits or vegetables for consumption using site soils. Gardening on the Burdened Property shall only be permitted using

imported soil within raised beds that do not allow direct contact between plant roots and the underlying site soil.

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 property. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soils and in the ground water under the property, and is subject to a deed restriction dated as of _____, 2015, and recorded on _____, 2015, in the Official Records of Alameda County, California, as Document No. _____, which 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"
Solano Group
c/o J. Anthony Kershaw
P.O. Box 9026
Berkeley, California 94709

If To: "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.

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

By: J. Anthony
Title: general partner
Date: 10/27/15

Agency: Alameda County
Environmental Health Services

By: Ronald Browder

Title: Director

Date: 11-06-2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ALAMEDA)

On 11/6/2015 (Date) before me, D. ASHBURN NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared RONALD BROWDER (Name(s) of Signer(s))

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. ASHBURN
Commission # 2002841
Notary Public - California
Marin County
My Comm. Expires Jan 3, 2017

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY Document Date: 10/27/2015
Number of Pages: 10 Signer(s) Other Than Named Above: J. ANTHONY KERSHAW

Capacity(ies) Claimed by Signer(s)

Signer's Name: RONALD BROWDER
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: DIRECTOR
Signer Is Representing: ALAMEDA COUNTY ENVIRONMENTAL HEALTH SERVICES

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On Oct. 27, 2015 before me Monique Rickey, Notary Public, personally appeared J. Anthony Kershaw,

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Monique Rickey

Notary Public in and for said County and State

MONIQUE RICKEY
Commission # 2106988
Notary Public - California
Alameda County
My Comm. Expires May 12, 2019

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On _____, before me _____, Notary Public, personally appeared

_____,

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Public in and for said County and State

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL ONE:

LOTS 5 AND 6, AND PORTIONS OF LOTS 2, 3, 4, 7 AND 8, BLOCK 3, "MAP NO. 6 OF REGENTS PARK," FILED DECEMBER 3, 1906, MAP BOOK 22, PAGE 7, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF STANNAGE AVENUE, DISTANT THEREON NORTH 14°11'00" WEST 51.00 FEET FROM THE NORTHERN LINE OF SOLANO AVENUE, FORMERLY MAIN STREET, AS SAID AVENUE AND STREET ARE SHOWN ON SAID MAP; AND RUNNING THENCE ALONG SAID LINE OF STANNAGE AVENUE SOUTH 14°11'00" EAST 51.00 FEET TO SAID LINE OF SOLANO AVENUE; THENCE ALONG THE LAST NAMED IN NORTH 86°02'00" EAST 167.66 FEET; THENCE NORTH 14°11'00" WEST 113.94 FEET; THENCE SOUTH 75°49'00" WEST 65.00 FEET TO THE EASTERN LINE OF SAID LOT 5; THENCE ALONG THE LAST NAMED LINE NORTH 14°11'00" WEST 35.00 FEET TO THE NORTHERN LINE OF SAID LOT 5; THENCE ALONG THE NORTHERN LINE OF SAID LOTS 5 AND 6 SOUTH 75°49'00" WEST 50 FEET TO THE EASTERN LINE OF SAID LOT 7; THENCE ALONG THE LAST NAMED LINE SOUTH 14°11'00" EAST 73.00 FEET TO A POINT DISTANT THEREON NORTH 14°11'00" WEST 55.22 FEET FROM SAID LINE OF SOLANO AVENUE; THENCE SOUTH 75°49'00" WEST 19.00 FEET; AND THENCE SOUTH 84°36'00" WEST 31.37 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

A.P. No.: 066-2801-022-2

PARCEL TWO:

Lot 1 and that portion of Lot 2, Block 3, which lies Easterly of a line drawn parallel with the Western line of said Lot 2 and distant at right angles 15 feet Easterly therefrom as said Lots and Block are shown on the "Map No. 6 of Regents Park", filed December 3, 1906, Map Book 22, Page 7, Alameda County Records.

Excepting therefrom:

The Northern 10 feet thereof.

A.P. No.: 066-2801-020

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