REPORT OF PHASE II ENVIRONMENTAL SITE ASSESSMENT

2303-2317 Market Street and
2242-2310 Myrtle Street
Oakland, California

GA Project No. 274-01-01

Prepared for:

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Epicurean International
30315 Union City Boulevard
Union City, CA 94587

Subject: Report of Phase II Environmental Site Assessment
2303-2317 Market Street and 2242-2310 Myrtle Street
Oakland, California

Dear Mr. Jacobsen:

Gribi Associates is pleased to submit this report documenting a recently-completed Phase II Environmental Site Assessment (ESA) for the property located at 2303-2317 Market Street and 2242-2310 Myrtle Street in Oakland, California. Phase II ESA activities included: (1) Drilling and sampling of approximately seven soil borings on the site; and (2) Collecting soil and grab groundwater samples to assess overall hydrocarbon impacts and shallow lead impacts at the site. The goal of the Phase II ESA was to assess possible environmental conditions relative to residential land use regulatory standards.

Laboratory analytical results from this investigation show only two areas of the site with non-background detections of analytes. These are: (1) Gasoline-range hydrocarbons detected in the deepest soil sample, collected at 13 feet in depth, in boring B-3 and in the grab groundwater samples from borings B-2 and B-3, both located in the southeast corner of the site; and (2) A slightly elevated lead concentration (310 milligrams per kilogram) detected in the soil sample collected at two feet in depth in boring B-1, located in the northeast corner of the site. The gasoline-range hydrocarbons detected in the southeast corner of the site are below residential land use environmental screening levels (ESLs) and obviously originated from an upgradient source or sources, since the site has never been developed and the gasoline detections were encountered on the extreme upgradient (southeast) side of the site.

The 310-miligrams per kilogram lead detection at two feet in depth in boring B-1 exceeds the residential land use ESL for shallow soils (less than ten feet in depth) of 200 mg/kg. Since this slightly elevated lead detection occurred in only one of the seven soil samples analyzed, it would appear that this lead impact is limited in extent. It is also possible, in the absence of other confirmatory sampling in the same area, that the single elevated lead detection in boring B-1 could be a false positive and could have resulted from some unknown sampling or laboratory cross contamination.

We appreciate the opportunity to present this report for your review. Please call if you have any questions or require additional information.

Very truly yours,

James E. Gribi
Registered Geologist
California No. 5843

Matthew A. Rosman
Engineer

JEG/ct

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1.0 INTRODUCTION

This report documents a Phase II Environmental Site Assessment (ESA) conducted for the property located at 2242-2310 Myrtle Street in Oakland, California (see Figure 1 and Figure 2). Phase II ESA activities included the drilling and sampling of seven soil borings, B-1 through B-7, at the site. The goal of the Phase II activities was to assess environmental conditions relative to assess possible environmental conditions relative to residential land use regulatory standards.

1.1 Site Background

The site is a paved vacant lot located north of West Grand Avenue in a mixed commercial/residential area of Oakland. The site is bordered on the east and west by Market Street and Myrtle Street, respectively. Based on our preliminary review of Client-provided information, it appears that the subject property has been used as either residential or as parking for the former Safeway Ice Cream Plant, with no significant commercial or industrial use, since at least the early 1900s. A 1994 Phase I ESA conducted by MFG for the subject property and the west adjacent former Safeway Ice Cream Plant identified at least two possible upgradient (southeast) underground storage tank (UST) sites (Elliott & Elliott Co. at 2336 Market Street and Chevron Station, no address given). Two groundwater monitoring wells, MW-1 and MW-2, were installed in September 1994. Soil and groundwater samples from MW-1, located southwest from the subject site across Myrtle Street, showed low to nondetectable levels of gasoline to motor oil range hydrocarbons. Well MW-2 was located on the southeast side of the subject property. A soil sample collected at about 14 feet in depth from the MW-2 well boring showed no detectable hydrocarbon constituents. Groundwater samples collected from MW-2 in 1994 and 1996 showed concentrations of Total Petroleum Hydrocarbons as Gasoline (TPH-G) ranging from 840 micrograms per liter (ug/l) to 2,400 ug/l, and benzene concentrations ranging from 7.5 ug/l to 10 ug/l.

1.2 Scope of Work

Gribi Associates was contracted by Mr. Seth Jacobsen to conduct the following scope of work.

- **Task 1 Conduct prefield activities.**
- **Task 2 Conduct drilling and sampling activities.**
- **Task 3 Conduct laboratory analyses.**
- **Task 4 Prepare report of findings.**

These tasks were conducted in accordance with generally accepted sampling guidelines and protocols.

1.3 Limitations

The services provided under this contract as described in this report include professional opinions and judgments based on data collected. These services have been provided according to generally accepted environmental protocol. The opinions and conclusions contained in this report are typically based on information obtained from:

1. Observations and measurements made by our field staff.
2. Contacts and discussions with regulatory agencies and others.
3. Review of available hydrogeologic data.

2.0 DESCRIPTION OF FIELD ACTIVITIES

Soil boring and sampling activities were conducted on Friday, February 28, 2005 using direct push coring equipment. Grab groundwater samples were collected and the borings were sealed on the same day. All activities were conducted in accordance with applicable State and Federal guidelines and statutes.

2.1 Pre-Field Activities

Prior to beginning drilling activities, a soil boring permit was obtained from the Alameda County Public Works Agency. A copy of this permit is contained in Appendix A. Prior to beginning drilling activities, proposed soil boring locations were marked with white paint, and Underground Services Alert was notified more than 48 hours prior to drilling. Also, prior to beginning field activities, ForeSite conducted an underground utilities survey to attempt to locate any possible buried structures related to the former gas station and to clear proposed drilling locations. Also, prior to beginning field activities, a Site Safety Plan was issued to the drilling crew, and a tailgate safety meeting was conducted.

2.2 Location of Soil Borings

Locations of the seven borings, B-1 through B-7, are shown on Figure 2. Five of the seven borings, B-1 through B-5, were deep borings extending below the groundwater table for the purpose of determining and delineating a possible westward migrating gasoline hydrocarbon groundwater plume, extending onto the site from the southeast. Two of the borings, B-6 and B-7, were shallow borings for the purpose of assessing shallow soils for possible lead impacts.

2.3 Drilling and Sampling of Soil Borings

The seven investigative soil borings were drilled to depths ranging from four feet to 26 feet below grade by Gregg Drilling. Direct push hydraulically-driven soil coring equipment was used to drill deep borings B-1 through B-5; shallow borings B-6 and B-7 were drilled using hand auger equipment. Boring B-1 was drilled to a depth of approximately 26 feet below grade, borings B-2 through B-5 were drilled to a depth of approximately 16 feet below grade, and borings B-6 and B-7 were drilled to approximately four feet below surface grade. The direct push hydraulically-driven coring system allowed for the retrieval of almost continuous soil cores, which were contained in a clear plastic acetate tube, nested inside a stainless steel core barrel. After the core barrel was brought to the surface and exposed, the core was examined, logged, and field screened for hydrocarbons by a qualified geologist using sight and smell. Boring logs for deep borings B-1 through B-5 are contained in Appendix B. Following completion, the seven investigative borings were backfilled to match existing grade using bentonite and cement slurry.

Subsurface soils were sampled at approximately four-foot intervals starting at four feet in depth. After the sample and core barrel were raised to the surface, each sample was collected as follows: (1) The filled acetate tube was exposed for visual examination; (2) The selected sample interval was

collected by cutting the sample and acetate plastic tubing to the desired length (typically about six inches); (3) The ends of the selected sample were quickly wrapped with Teflon sheets or aluminum foil, capped with plastic end caps, labeled and wrapped tightly with tape; and (4) The sealed soil sample was labeled and immediately placed in cold storage for transport to the analytical laboratory under formal chain-of-custody. All coring and sampling equipment was thoroughly cleaned and decontaminated between each sample collection by triple rinsing first with water, then with dilute tri-sodium phosphate solution, and finally with distilled water.

Grab groundwater samples were collected from deep borings B-1 through B-5. Each of the grab groundwater samples was collected as follows: (1) 1-1/4-inch diameter well casing was placed in the boring; (2) using a decontaminated steel bailer, groundwater was collected and poured directly from the bailer into laboratory-supplied containers; and (3) each sample container was tightly sealed, labeled, and placed in cold storage for transport to the laboratory under formal chain-of-custody.

2.4 Laboratory Analysis of Soil and Groundwater Samples

A total of eight soil samples and five grab groundwater samples were analyzed for the following parameters.

USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
USEPA 8020 Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX)
USEPA 8020 Methyl tert-Butyl Ether (MTBE)

In addition, a total of seven soil samples from were analyzed for the following parameter:

USEPA 6010B Lead

All analyses were conducted by SunStar Laboratories, Inc., a California-certified analytical laboratory, with standard turnaround on results.

3.0 RESULTS OF INVESTIGATION

3.1 General Subsurface Conditions

Soils encountered in the five deep borings consisted primarily of silts and clays to ten feet in depth, followed by clayey sands and gravels to 14 feet in depth, and silts and clays to total depth. Groundwater depths in the borings ranged from approximately 9.6 feet below grade in B-3 to 11.2 feet below grade in B-1.

No hydrocarbon odors were noted in soils from borings B-1, B-2, B-4, B-6, and B-7. Moderate hydrocarbon odors were noted in soils between approximately 12 feet and 14 feet in depth in boring B-3.

3.2 Results of Laboratory Analyses

Soil and grab groundwater analytical results are summarized in Table 1. The laboratory data report for soil and groundwater samples is contained in Appendix C.

Table 1
SUMMARY OF SOIL AND GROUNDWATER ANALYTICAL RESULTS
2303-2317 Market Street and 2242-2310 Myrtle Street

Sample ID	Sample Type	Sample Depth	Concentration, parts per million (ppm)						
			TPH-G	B	T	E	X	MTBE	Lead
B-1-2	Soil	2.0 ft	--	--	--	--	--	--	310
B-1-13.5	Soil	13.5 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-1-21.5	Soil	21.5	<2.0	<0.020	<0.020	<0.20	<0.040	<0.080	--
B-1-W	Water	(11.2 ft)	<0.050	<0.001	<0.001	<0.001	<0.002	<0.004	--
B-2-4	Soil	4.0 ft	--	--	--	--	--	--	<3.0
B-2-12	Soil	12.0 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-2-W	Water	(9.8 ft)	**30**	**0.052**	**0.24**	**0.037**	**0.43**	<0.0040	--
B-3-4	Soil	4.0 ft	--	--	--	--	--	--	3.6
B-3-11.5	Soil	11.5 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-3-13	Soil	13.0 ft	**310**	<0.020	**0.13**	**0.16**	**2.4**	**0.096**	--
B-3-W	Water	(9.6 ft)	**110**	<0.010	**0.12**	**0.14**	**0.91**	**0.044**	--
B-4-4	Soil	4.0 ft	--	--	--	--	--	--	< 3.0
B-4-12	Soil	12.0 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-4-13	Soil	13.0 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-4-W	Water	(9.9 ft)	<0.050	<0.0010	<0.0010	<0.0010	<0.0020	<0.0040	--
B-5-4	Soil	4.0 ft	--	--	--	--	--	--	<3.0
B-5-11.5	Soil	11.5 ft	<0.500	<0.0050	<0.0050	<0.0050	<0.010	<0.020	--
B-5	Water	(10.8 ft)	<0.050	<0.0010	<0.0010	<0.0010	<0.0020	<0.0040	--
B-6-2	Soil	2.0 ft	--	--	--	--	--	--	3.2
B-7--2	Soil	2.0 ft	--	--	--	--	--	--	81
Shallow Soil ESL-Residential[1]			**100**	**0.18**	**180**	**4.7**	**45**	**2.0**	**200**
Deep Soil ESL-Residential			**400**	**0.18**	**180**	**4.7**	**45**	**2.0**	**200**
Groundwater ESL-Residential			--	**1.9**	**530**	**52**	**160**	**48**	--

TPH-G = Total Petroleum Hydrocarbons as Gasoline
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = Methyl-t-Butyl Ether
<0.50 = Not detected above the expressed value.
ESL = Soil and Groundwater Environmental Screening Levels for evaluation of potential impacts to indoor air (residential land use), as contained in *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, San Francisco Bay Regional Water Quality Control Board, Interim Final, July 2003, Appendix 1, Tables B-1, D-1, and E-1a.
1 = Soils above three meters (ten feet) in depth.

4.0 CONCLUSIONS

Laboratory analytical results from this investigation show only two areas of the site with non-background detections of analytes. These are: (1) Gasoline-range hydrocarbons detected in the deepest soil sample, collected at 13 feet in depth, in boring B-3 and in the grab groundwater samples from borings B-2 and B-3, both located in the southeast corner of the site; and (2) A slightly elevated

lead concentration (310 milligrams per kilogram) detected in the soil sample collected at two feet in depth in boring B-1, located in the northeast corner of the site. The gasoline-range hydrocarbons detected in the southeast corner of the site are below residential land use environmental screening levels (ESLs) and obviously originated from an upgradient source or sources, since the site has never been developed and the gasoline detections were encountered on the extreme upgradient (southeast) side of the site.

The 310-miligrams per kilogram lead detection at two feet in depth in boring B-1 exceeds the residential land use ESL for shallow soils (less than ten feet in depth) of 200 mg/kg. Since this slightly elevated lead detection occurred in only one of the seven soil samples analyzed, it would appear that this lead impact is limited in extent. It is also possible, in the absence of other confirmatory sampling in the same area, that the single elevated lead detection in boring B-1 could be a false positive and could have resulted from some unknown sampling or laboratory cross contamination.

5.0 RECOMMENDATIONS

The gasoline hydrocarbon impacts encountered in the southeast corner of the site do not extend significantly onto the site, do not exceed residential land use ESLs, and obviously originated from an upgradient offsite source or sources. Thus, we recommend no additional environmental investigations or remediation of these hydrocarbons as a condition of residential land use.

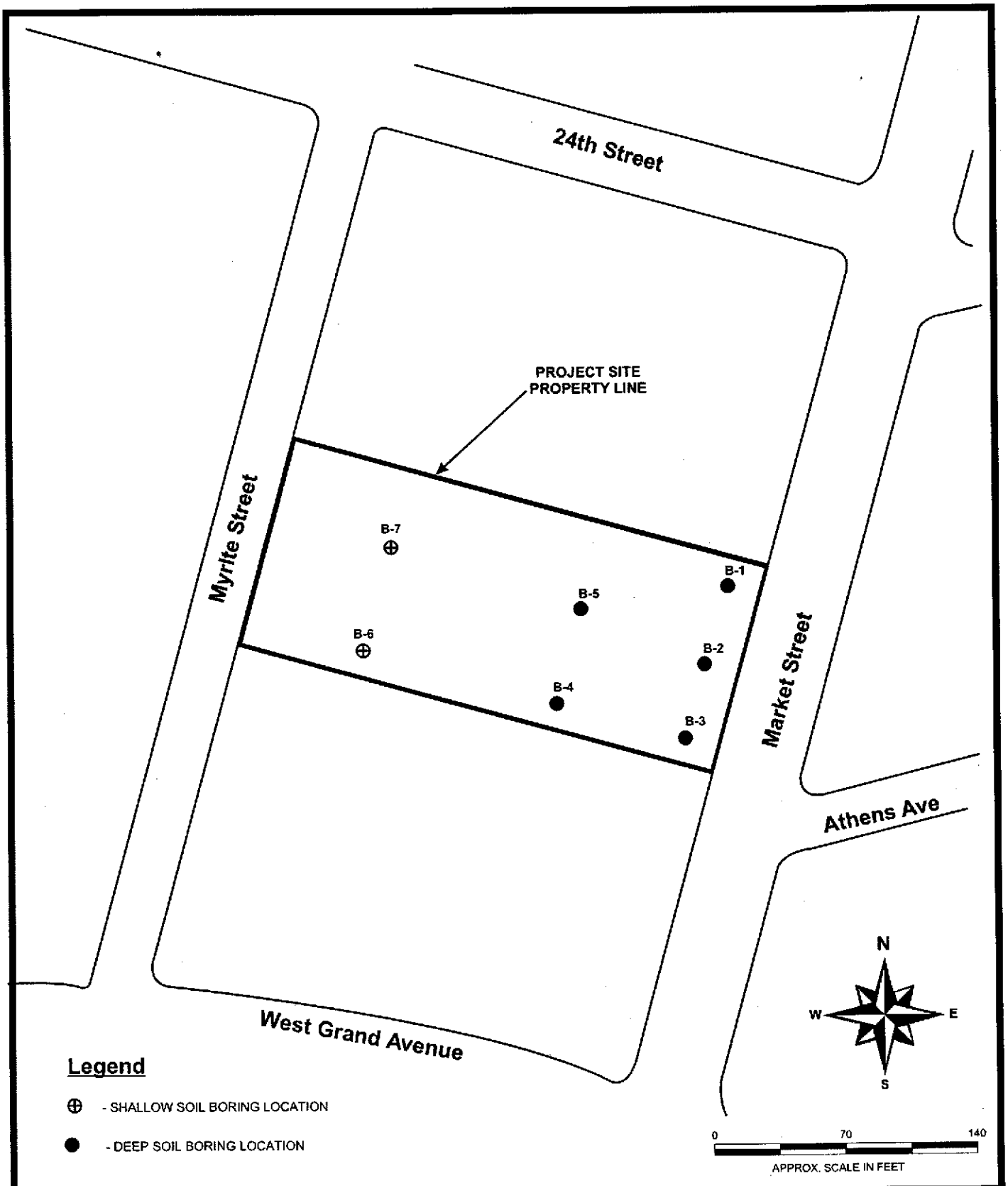
The single detection of lead above the residential ESL does not preclude residential land use, and, as indicated above, could actually be a false positive. Additional steps to address this single lead detection in boring B-1 would generally include: (1) Additional shallow soil sampling in the southeast corner of the site; and, (2) If sampling results warrant, limited excavation and offsite disposal of shallow soils in the southeast corner of the site.

APPENDIX A

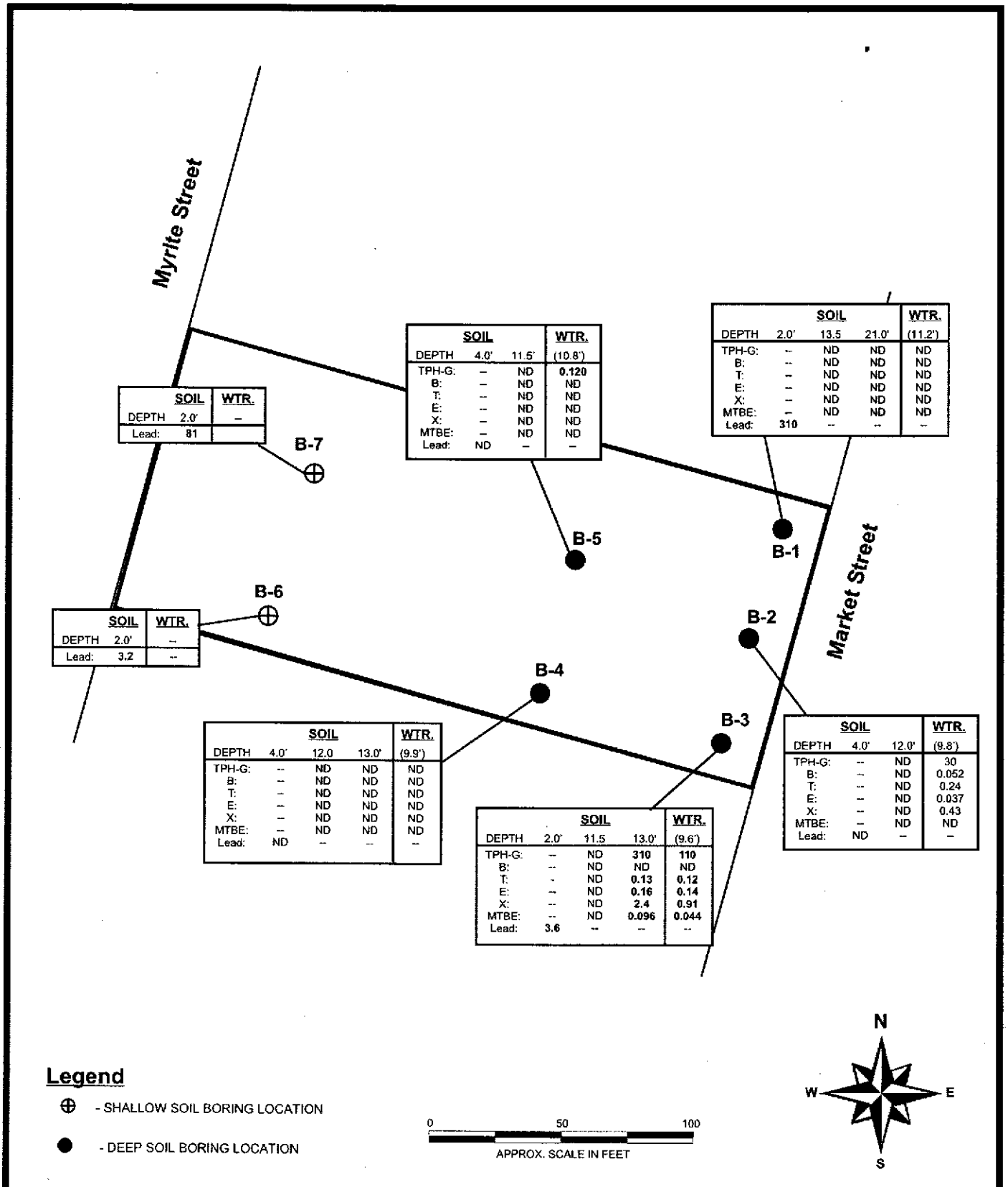
SOIL BORING PERMIT

APPENDIX C

LABORATORY DATA REPORT AND CHAIN OF CUSTODY RECORD



DESIGNED BY:	CHECKED BY: JEG	**SITE PLAN**	DATE: 03/17/2005	FIGURE: 2
DRAWN BY: MAR	SCALE:	2303-2317 MARKET STREET & 2242-2310 MYTLE STREET OAKLAND, CALIFORNIA	**GRIBI Associates**	
PROJECT NO: 277-01-01				



Legend

⊕ - SHALLOW SOIL BORING LOCATION

● - DEEP SOIL BORING LOCATION

DESIGNED BY:	CHECKED BY: JEG	**SOIL AND GROUNDWATER ANALYTICAL RESULTS** 2303-2317 MARKET STREET & 2242-2310 MYTLE STREET OAKLAND, CALIFORNIA	DATE: 03/17/2005 FIGURE: 3
DRAWN BY: MAR	SCALE:		**GRIBI Associates**
PROJECT NO: 277-01-01			