ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWA, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

April 20, 2018

Ms. Pennie Barger
Apex Refrigeration Corp.
1550 Park Avenue
Emeryville, CA 94608
(Sent via electronic mail to:
pelco1969@sbcglobal.net)

Ms. Pennie Barger
Pellegrini Refrigeration & Restaurant Equipment Co.
1550 Park Avenue
Emeryville, CA 94608
(Sent via electronic mail to:
pelco1969@sbcglobal.net)

Ms. Amanda Kobler
1550 Park LLC
2336 Magnolia Street, Suite 11
Oakland, CA 94607
(Sent via electronic mail to:
amanda@phasedeux.com)

Hu Justin
Attn: Leader Picone & Young LLP
1970 Broadway, Suite 1030
Emeryville, CA 94608

Subject: Case Closure for Fuel Leak Case No. RO0003069 and GeoTracker Global ID T1000002519, Pellegrini Refrigeration & Restaurant Equipment Company, 1550 Park Avenue, Emeryville, CA 94608

Dear Responsible Party:

This letter transmits the enclosed Remedial Action Completion Certificate and Case Closure Summary for the subject leaking underground fuel tank case. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. This Remedial Action Completion Certificate 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).

This site is closed with residual contamination that limit future land use to the current commercial land use as a commercial facility. Land use restrictions are described in the attached Case Closure Summary.

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

Sincerely,

Dilan Roe, P.E.
Chief, Land Water Division

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

cc w/enc.: Michael Lamphere, Lamphere Law Offices, 900 Larkspur Landing Circle, Suite 179; Larkspur, CA 94939, (Sent via electronic mail to MLamphere@lampherelaw.com)

Erik Oehlschlager, Engineering / Remediation Resources Group, Inc, 4585 Pacheco Blvd, Suite 200, Martinez, CA 94553; (Sent via electronic mail to erik.oehlschlager@errg.com)

Nick Patz, Adanta, Inc, 1801 Oak Street, Suite 100, Napa, CA 94559; (Sent via electronic mail to: nick.patz@adanta-inc.com)

City of Emeryville, Public Works Department, 1333 Park Avenue, Emeryville CA 94608 (*Sent via E-mail to:* mroberts@emeryville.org)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

REMEDIAL ACTION COMPLETION CERTIFICATION

April 20, 2018

Ms. Pennie Barger
Apex Refrigeration Corp.
1550 Park Avenue
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Emeryville, CA 94608

Subject: Case Closure for Fuel Leak Case RO0003069 and GeoTracker Global ID T1000002519, Pellegrini Refrigeration & Restaurant Equipment Company, 1550 Park Avenue, Emeryville, CA 94608

Dear Responsible Parties:

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

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

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

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

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

Sincerely,

Ronald Browder
Director

Leaking Underground Storage Tank (LUST) Cleanup Site
Case Closure Summary Form
Pellegrini Refrigeration & Restaurant Equipment Company (T10000002519)

1. CASE INFORMATION

A. Facility/Site Address (Case Name & Address)

Project Name	Address
Pellegrini Refrigeration & Restaurant Equipment Company	1550 Park Avenue, Emeryville, CA 94608

B. Case Identification Numbers

Cleanup Oversight Agencies	Case/ID No
Alameda County Local Oversight Program (LOP) - Lead Agency	RO0003069
San Francisco Bay Regional Water Quality Control Board (Region 2)	N/A
State Water Resources Control Board GeoTracker Global ID	T10000002519

C. Lead Agency Information

Agency Name:	Agency Address:	Agency Phone:
Alameda County Department of Environmental Health (ACDEH)	1131 Harbor Bay Parkway, Alameda, CA 94502-6577	(510) 567-6700
Case Worker:	LOP Supervisor:	Land Water Division Chief:
Mark Detterman, PG 4799, CEG 1788	Paresh Khatri	Dilan Roe, PE C73703

D. Responsible Party Information

Responsible Party(ies):	Address:
Hu Justin Attn: Leader Picone & Young LLP	1970 Broadway, St 1030 Emeryville, CA 94608
Pellegrini Refrigeration & Restaurant Equipment Company c/o Ms. Pennie Barger	1550 Park Avenue Emeryville, CA 94608
Apex Refrigeration Corporation c/o Ms. Pennie Barger	1550 Park Avenue Emeryville, CA 94608
1550 Park LLC c/o Amanda Kobler	2336 Magnolia Street, Suite 11 Oakland, CA 94607

2. PROPERTY IFORMATION

A. Assessor Parcel Numbers (APNs)

Current	49-1036-1
Historic	49-1036-3

B. Alternate Addresses

N/A

C. Identified Historic Land Use & Operations

Type	Description
Various commercial uses	Historically the Property has been in various commercial uses, such as a oxygen supply company, furniture manufacturing company, and most recently a refrigeration supply company.

D. Environmental Cases Associated with Property

Case Type	Lead Oversight Agency	Site ID	Potential Contaminants of Concern	Status (Open/Closed)
LUST[1]	ACDEH	T10000002519; RO0003069	TPHd, TPHg, TPHmo, PAHs	2009 / 2018
LUST[1]	ACDEH	T0600101953; RO0000647	TPHg, BTEX, Lead	1994 / 1996
SCP	ACDEH	T1000009222 / RO0003215	Contaminants associated with on-site and off-site historic land	2017/Inactive
Other[2]	DTSC	N/A	N/A	N/A
Other[3]	EPA	N/A	N/A	N/A
Post-Closure[1]	N/A	N/A	N/A	N/A

[1] Refer to the State Water Resources Control Board's GeoTracker database for case information: https://geotracker.waterboards.ca.gov

[2] Refer to the California Department of Toxics Substances Control Board's (DTSC) Envirostor database for case information: http://www.dtsc.ca.gov/sitecleanup/cleanup_sites_index.cfm

[3] Refer to the United States Environmental Protection Agency's (EPA) Site Specific National Cleanup Databases for case information: https://www.epa.gov/cleanups/site-specific-national-cleanup-databases

3. CASE SUMMARY

A. Reason Case Opened

Fuel Leak Case No. RO0003069 was opened in 2011 by ACDEH when a 1,000-gallon heating oil underground storage tank (UST) was discovered in the sidewalk adjacent to the building located at 1550 Park Avenue in Emeryville, California during a City of Emeryville street improvement project along Park Avenue. The case was opened to evaluate potential impacts to human health and the environment from an unauthorized release from the heating oil UST. Other potential chemicals of concern at the site associated with historic land uses including a release from a 1,500-gallon gaoline UST that was removed from the site in 1994 were not evaluated as part of this case.

B. Known UST Systems at the Site

UST System Component	Size / Quantity	Material Stored	Status	URF Filing Date:
UST	1,000-gallon	Heating Oil / Bunker C Fuel Oil	Removed	March 8, 2010
UST	1,500-gallon	Gasoline	Removed	1994

C. Unauthorized Release Description

Fuel release from the fuel oil UST.

D. Site Investigations

Site investigation activities were conducted to evaluate the extent of subsurface impacts to soil and groundwater from the unauthorized release from the UST system. After removal of the UST, 20 tons of contaminated soil was off-hauled to an appropriate receiving landfill. The subject investigation consisted of the installation of 12 soil bores (S1 to S11, and S13) and one groundwater monitoring well (S12 / MW-1) to delineate the lateral offsite extent of soil and groundwater contamination.

E. Remediation

Other than removal of soil around the former UST, no remediation was conducted.

3. CASE SUMMARY (CONTINUED)

F. Constituents Evaluated & Residual Contamination Remaining at Closure

Material Stored/Dispensed in UST System	Analytes	Sampled, Residual	Media						
			S	GW	SW	SV	SS	IA	OA
Engine Fuels ☐ Gasoline Fuel (1, 2, 9, 10, 11, 12, 13, 14) ☐ Diesel Fuel (2, 9, 10) ☐ Jet Fuel (1, 2, 4, 9, 10) **Heating Oils** ☐ Kerosene (2, 5, 9, 10) ☐ Residential Heating Oils (2, 3, 9, 10) ☒ Commercial & Industrial Heating Oils (1, 2, 3, 7, 9, 10, 15, 16) **Other Oils** ☐ Waste (Used) Oil (1, 2, 3, 9, 10, 15, 16, 17, 18) ☐ Hydraulic Oil (8, 16, 17) ☐ Dielectric Oil (2, 3, 10, 16, 17) ☐ Unknown Oil (1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18) **Solvents** ☐ Hydrocarbon Solvents (2, 3, 6, 9, 10)	TPH-g[1]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	TPH-d[2]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	TPH-mo[3] (soil only)	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	TPH-jf[4]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-k[5]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH-ss[6]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☒	☐	☐	☐	☐	☐	☐
	TPH-bo[7]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	TPH- ho[8]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	BTEX[9]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Naphthalene[10]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	MTBE/TBA[11]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	EDB/EDC[12]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Organic Lead[13]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Fuel Oxygenates[14] (DIPE, TAME, EtOC,	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	VOCs[15] (full scan)	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	SVOCs[16]	Sampled	☒	☒	☐	☐	☐	☐	☐
		Residual	☒	☒	☐	☐	☐	☐	☐
	PCBs[17]	Sampled	☐	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐
	Metals[18] (Cd, Cr, Pb, Ni, Zn)	Sampled	☒	☐	☐	☐	☐	☐	☐
		Residual	☐	☐	☐	☐	☐	☐	☐

S = Soil, GW = Groundwater, SW = Surface Water, SV = Soil Vapor, SS = Sub-Slab Vapor, IA = Indoor Air, OA = Outdoor Air

4. CLOSURE SUMMARY

A. Low Threat Closure Policy (LTCP) Evaluation

This UST release case has been evaluated by ACDEH for closure consistent with the State Water Resource Control Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. ACDEH has determined that the site meets all the LTCP General Criteria and the Media Specific Criteria for Groundwater. The site does not meet the LTCP Media Specific Criteria for Vapor Intrusion and Outdoor Air for several reasons, including the lack of a bioattenuation zone due to shallow groundwater coupled with total petroleum hydrocarbon concentrations greater than 100 milligrams per kilogram within the 0 to 5 foot depth interval. However, petroleum volatile organic compounds, including naphthalene, in groundwater samples in the vicinity of the former UST were non-detect or detected trace concentrations and indicate that residual contamination at the site does not pose a vapor intrusion risk at the site or downgradient of the site. Additonally, the site does not meet the LTCP Media Specific Criteria for Direct Contact for unconditional use, but does for its current commercial use. However, the former UST was identified as a heating oil, or possibly a Bunker C heating oil UST. Poly-aromatic hydrocarbons (PAHs) are not required to be evaluated under the LTCP for a heating oil UST; however, are for Bunker C oil. Therefore an evaluation of PAHs was conducted due to the unknown use history of the former UST. The highest of benzo(a)pyrene toxicity equivalent (BaPe) at the site (sample S1-3.5) is 0.26 milligrams per kilogram (mg/kg)), which meets the commercial PAH criteria, but not the residential criteria. However, under the current land use scenario the exposure pathways is incomplete as the site is covered with buildings and hardscape.

Refer to Attachments 4 through 7 for detailed information on the LTCP evaluation.

B. Well Status (Groundwater, Remediation)

No. of Wells Installed: 1	No. of Wells Lost: N/A
No. of Wells Destroyed:1	No. of Wells Retained: N/A

C. Vapor Probe Status

No. of Vapor Probes (VP) Installed: 0	No. of VPs Lost: N/A
No. of VPs Destroyed: 0	No. of VPs Retained: N/A

D. Waste Removal Status

All investigation and remediation derived waste was removed from the site.

E. Public Comment

A 60 day public notification period was completed on October 3, 2015. Refer to Attachment 3 for case closure notification information.

5. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS

A. Land Use at Time of Closure

The property encompasses approximately 0.49 acres of land area. It is currently developed with one two-story brick building with a concrete foundation, and one corrugated metal maintenance building with a concrete foundation and a raised delivery platform along Halleck Street. Most of the outside areas of the property are concrete paved. The main building adjacent to Park Street was apparently constructed in segments but completed as it is today prior to 1946. The second floor of the main building contains offices and conference space, as well as a former residential apartment with a full kitchen.

The site has historically been used in a commercial / industrial land use capacity, and was most recently used in a commercial capacity in association with the refrigeration and restaurant supply business recently located at the address. In January 2018 the property was purchased by Justin Hu. At time of case closure the buildings were vacant.

Refer to Attachment 1 for the current land use configuration.

B. Administrative Controls

Site Management Requirements: Due to residual petroleum hydrocarbon subsurface contamination, the site has been closed with the following site management requirements. The site management requirements associated with this case are specific to petroleum hydrocarbon contamination related to historic releases from UST systems and do not address other site contamination that may be in the subsurface from historic land use at and in the vicinity of the site.

a. **Repair & Maintenance of Existing Site Improvements:** Any repair or maintenance activity of existing site improvements in areas of residual contamination requires planning and implementation of appropriate health and safety procedures prior to and during excavation activities. These activities include repair or maintenance of existing foundations, utility lines, hardscape, landscaping or other work occurring beneath the grade level of the existing finished surface. ACDEH required the preparation of a Site Management Plan to address residual contaminants of concern should excavation or construction activities occur in an area of residual contamination.

   Each contractor shall be responsible for the safety of its employees and site visitors and must adhere to a site-specific health and safety plan prepared for the work in accordance with California Occupational Safety and Health Administration requirements and use properly trained personnel in accordance with California Code of Regulations, Title 29, Part 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) standards.

b. **Modifications to Existing Site Improvements:** Prior to permitting of any proposed modifications to the existing site improvements that include modifications to the foundation, subsurface utilities and/or hardscape or subsurface work, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed modifications to assess risk to human health under the proposed changes.

c. **Site Redevelopment.** Prior to permitting of any proposed site redevelopment including a change in land use to residential, or other conservative land use, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment to assess risk to human health under the proposed land use scenario from subsurface contamination associated all recognized environmental concrns at the site.

5. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS (CONTINUED)

C. Engineering Controls

Not Applicable

D. Institutional Controls

Not Applicable

E. Environmental Due Dilegence

ACDEH recommends that during the environmental due diligence process (initiated as part of activities including, but not limited to, property transactions, bank refinancing, and redevelopment) that the site and parcels in the vicinity of the site be evaluated for risk from and exposure to potential chemicals of concern identified at this site.

Rail lines of the Southern Pacific Rail Road are adjacent to the west. It is common for rail lines such as these to have contamination from chlorinated pesticides and herbicides, as well as heavy metals, and heavy petroleum.

An adjacent site, that shares the northern boundary with the Property, is currently under regulatory oversight with the California Environmental Protection Agency Department of Toxic Substances Control (DTSC). A former tenant (Technichem) operated a commercial technology at the site that extracted perchloroethene (PCE) from spent dry cleaning filters, for resale and extracted PCE from dry cleaning waste water. The site has soil and groundwater contaminated with PCE. Although it appears likely that groundwater does not flow directly toward the property from the areas of the site with high PCE concentrations in groundwater, this site could be of environmental concern for the Property should groundwater flow direction change.

6. LOCAL AGENCY SIGNATURES

Dilan Roe, PE, C73703	Title: Chief, Land Water Division
Signature: Dilan Roe	Date: 4/27/2018
Paresh Khatri	LOP Supervisor
Signature: Paresh Khatri	Date: 4/27/2018
Mark Detterman, PG 4799, CEG 1788	Title: Senior Hazardous Materials Specialist
Signature: Mark E. Detterman	Date: 4/27/2018

This Case Closure Summary along with 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. Additional information on the case can be viewed in the online case file. Case files can be viewed over the Internet on the Alameda County Department of Environmental Health 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). Both databases should be reviewed to obtain a complete history.

ATTACHMENTS

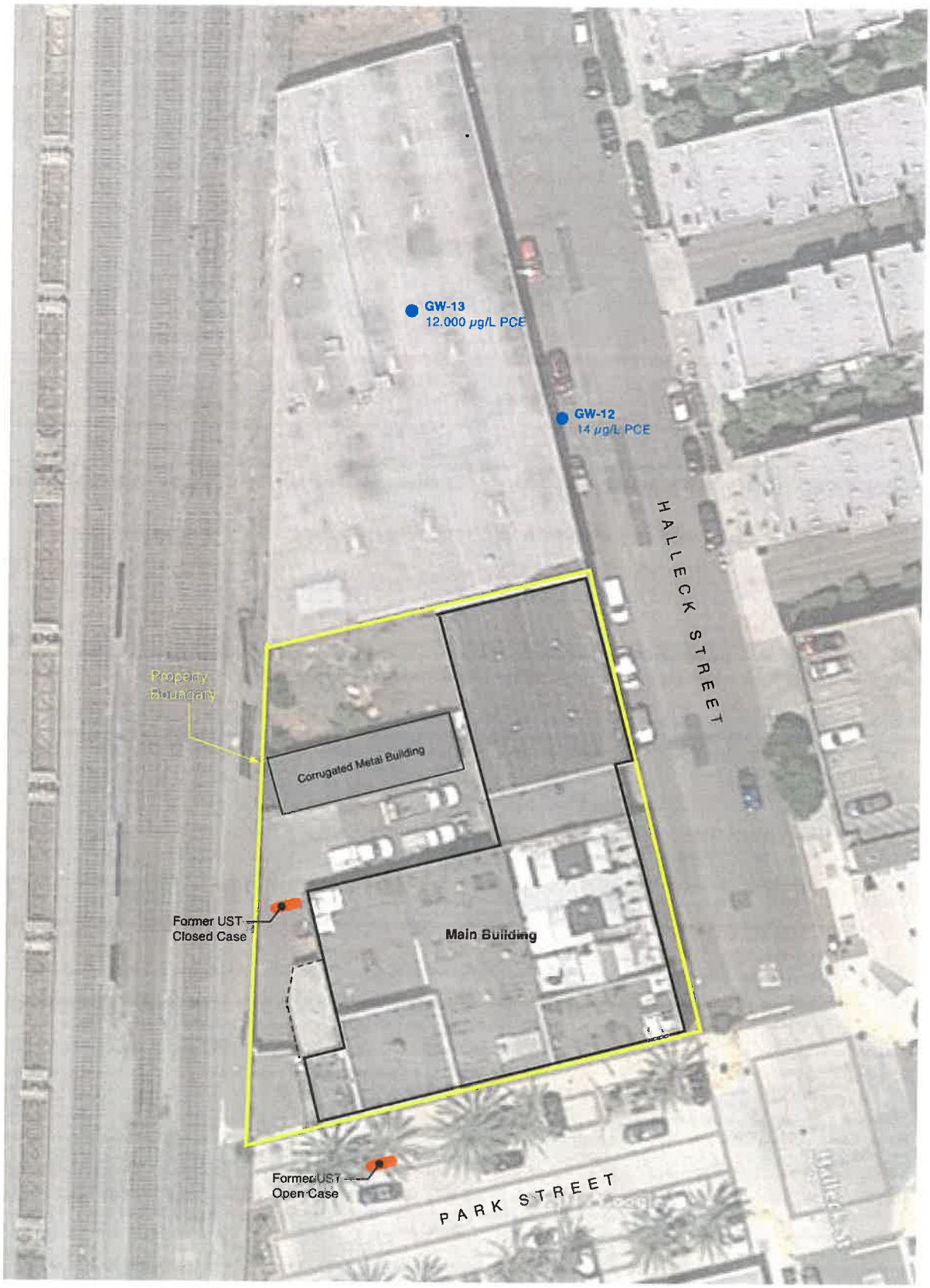
No.	Description	No. of Pages
1	Historic, Current & Future Land Use Information	2
2	Responsible Party Information	8
3	Case Closure Public Notification Information	3
4	Geotracker LTCP Evaluation Checklist	2
5	LTCP Media Specific Evaluation - Groundwater	2
6	LTCP Media Specific Evaluation - Vapor Intrusion	2
7	LTCP Media Specific Evaluation - Direct Contact	1
8	Figures with Sampling Locations	6
9	Boring Logs	12
10	Groundwater Data	3
11	Soil Data	4
12	Sensitive Receptor Data	1

ACRONYMS

ACDEH	Alameda County Department of Environmental Health
APN	Assessor Parcel Number
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
EDB	Ethylene Dibromide
CEG	Certified Engineering Geologist
Cd	Cadimium
Cr	Chromium
c/o	Care of
DTSC	California Department of Toxic Substances Control
EDC	Ethylene Dichloride
EPA	Environmental Protection Agency
GW	Groundwater
IA	Indoor Air
ID	Identification
LOP	Local Oversight Program
LTCP	State Water Resources Control Board's Low Threat Closure Policy
LUST	Leaking Underground Storage Tank
MTBE/TBA	Methyl tertiary butyl either/t-Butyl alcohol
Ni	Nickel
N/A	Not Applicable
OA	Outdoor Air
Pb	Lead
PCBs	Polychlorinated Biphenyls
PE	California Professional Engineer
PG	California Professional Geologist
S	Soil
SCP	Site Cleanup Program
SS	Subslab Vapor
SV	Soil Vapor
SVOCs	Semi Volatile Organic Compounds
SW	Surface Water
TPH-d	Total Petroleum Hydrocarbons Diesel
TPH-g	Total Petroleum Hydrocarbons as Gasoline
TPH-ho	Total Petroleum Hydrocarbons as Hydraulic Oil
TPH-jf	Total Petroleum Hydrocarbons as Jet Fuel
TPH-k	Total Petroleum Hydrocarbons as Kerosene
TPH-mo	Total Petroleum Hydrocarbons as Motor Oil
TPH-ss	Total Petroleum Hydrocarbons as Stoddard Solvent
UST	Underground Storage Tank
VOCs	Volatile Organic Compounds
Zn	Zinc

ATTACHMENT 1

East Bay Pilates
Park Ave
Park Ave
Halleck St
Halleck St
Halleck St
Park Ave
lleck St



Base: Google Earth

	1550 Park Street Emeryville, California Project A1293-1	**PROPERTY MAP**	FIGURE **2**

ATTACHMENT 2

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**49-1036-3** Inactive:**N** Lien Date:**01/01/2017** Owner:**HU JUSTIN**
Property Address: **1550 PARK AVE, EMERYVILLE, CA 94608-3502**
Parcel History

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
HU JUSTIN Attn: LEADER PICONE & YOUNG LLP	List Owners	1970 BROADWAY STE 1030, OAKLAND, CA 94612	01/08/2018	2018-4443		1	4200
1550 PARK LLC	List Owners	2336 MAGNOLIA ST STE 11, OAKLAND, CA 94607-2312	07/31/2015	2015-211764	$3,300,000	1	4200
APEX REFRIGERATION CORPORATION	List Owners	1550 PARK AVE , EMERYVILLE, CA 94608-3502	03/17/2003	2003-149334	$1,200,000	1	4200
PELLEGRINI REFRIGERATION & RESTAURANT EQUIP INC	List Owners	1550 PARK AVE , EMERYVILLE, CA 94608-3502	10/08/1971	1971-13250		1	4200

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the
Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.
Click here for more information regarding supported browsers.

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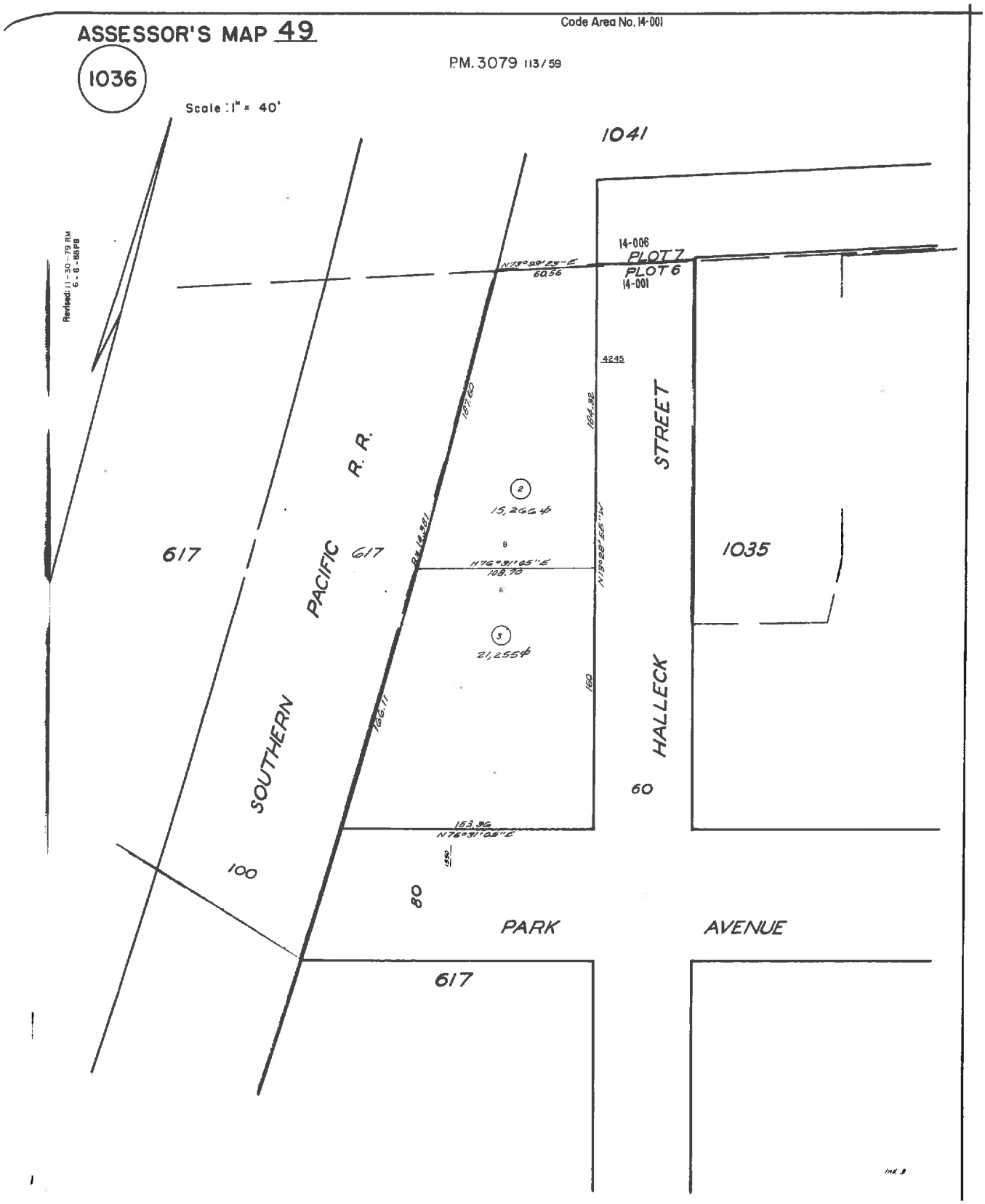

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AGENCY
COLLEEN CHAWLA, Director

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November 5, 2015

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Ms. Amanda Kobler
1550 Park LLC
2336 Magnolia Street, Suite 11
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Subject: Updated Notice of Responsibility, Fuel Leak Case No. RO0003069 and GeoTracker Global ID T1000002519, Pellegrini Refrigeration & Restaurant Equipment Company, 1550 Park Avenue, Emeryville, CA 94608

Dear Mses. Barger and Kobler

In an earlier Notice of Responsibility (NOR), Apex Refrigeration Corp, Pellegrini Refrigeration & Restaurant Equipment Co, and 1550 Park LLC were notified that the above referenced site had been placed in the Local Oversight Program and that each had been named as a Responsible Party for the fuel leak case. Additional parties have been named as Responsible Parties for the fuel leak case in the attached updated NOR, as defined under 23 C.C.R Sec. 2720. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, P.G., 4799 C.E.G. 1788
Senior Hazardous Materials Specialist

Enclosure: Attachment A – Responsible Parties Data Sheet

cc: Michael Lamphere, Lamphere Law Offices, 900 Larkspur Landing Circle, Suite 179; Larkspur, CA 94939, (Sent via electronic mail to MLamphere@lampherelaw.com)
Erik Oehlschlager, Engineering / Remediation Resources Group, Inc, 4585 Pacheco Blvd, Suite 200, Martinez, CA 94553; (Sent via electronic mail to erik.oehlschlager@errg.com)
Nick Patz, Adanta, Inc, 1801 Oak Street, Suite 100, Napa, CA 94559; (Sent via electronic mail to: nick.patz@adanta-inc.com)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7011 3500 0003 1934 8368

April 20, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

PELLEGRINI REFRIGERATION & RESTAURANT & EQUIP. CO.
1550 PARK AVENUE
EMERYVILLE, CA 94608

Local ID: RO0003069
Related ID: NA
RWQCB ID: NA
Global ID: T10000002519

Responsible Party:

HU JUSTIN
ATTN: LEADER PICONE & YOUNG LLP
1970 BROADWAY SUITE 1030
OAKLAND, CA 94612

Date First Reported: 3/12/2010

Substance:
- 128 Bunker Fuel Oil
- 12 Heater Fuel

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

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

Please contact your caseworker MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Ronald Browder Date: 04-20-2018

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
ALEX BRISCOE, Agency Director

ENVIRONMENTAL HEALTH DEPARTMENT
OFFICE OF THE DIRECTOR
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail #: 7009 2820 0001 4359 6804

November 3, 2015

NOTICE OF RESPONSIBILITY

Site Name & Address:

PELLEGRINI REFRIGERATION & RESTAURANT & EQUIP. CO.
1550 PARK AVENUE
EMERYVILLE, CA 94608

Local ID: RO0003069
Related ID: NA
RWQCB ID: NA
Global ID: T10000002519

Responsible Party:

1550 PARK LLC
2336 MAGNOLIA STREET, SUITE 11
OAKLAND, CA 94607

Date First Reported: 3/12/2010

Substance:
- 128 Bunker Fuel Oil
- 12 Heater Fuel

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified 1550 PARK LLC as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

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

Please contact your caseworker MARK DETTERMAN at this office at (510) 567-6876 if you have questions regarding your site.

Ronald Browder Date: 11-05-2015

RONALD BROWDER, Acting Director
Contract Project Director

Action: Update
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Agency Director

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

Certified Mail #: 7009 2820 001 4372 7529

June 15, 2011

NOTICE OF RESPONSIBILITY

Site Name & Address:
PELLEGRINI REFRIGERATION & RESTAU. EQUIP. CO.
1550 PARK AVE
EMERYVILLE, CA 94608

Local ID:	RO0003069
Related ID:	NA
RWQCB ID:	NA
Global ID:	T10000002519

Responsible Party:

PENNIE BARGER
PELLEGRINI REFRIG. & RESTAU. EQUIP.
155 PARK AVE
EMERYVILLE CA 94608-3502

Date First Reported: 3/12/2010
Substance: 128 Bunker fuel oil
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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

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

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

Please contact your caseworker DETTERMAN, MARK, at this office at (510)567-6876 if you have questions regarding your site.

Date: 6/17/11

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: New Case

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

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

April 20, 2018

Site Name & Address:

PELLEGRINI REFRIGERATION & RESTAURANT & EQUIP. CO.
1550 PARK AVENUE
EMERYVILLE, CA 94608

Local ID:	**RO0003069**
Related ID:	**NA**
RWQCB ID:	**NA**
Global ID:	**T10000002519**

All Responsible Parties

RP has been named a Primary RP - PELLEGRINI REFRIGERATION & RESTAURANT & EQUIP. CO.
ATTN: PENNIE BARGER
1550 PARK AVENUE | EMERYVILLE, CA 94608 | No Phone Number Listed

RP has been named a Primary RP – APEX REFRIGERATION CORPORATION
ATTN: PENNIE BARGER
1550 PARK AVENUE | EMERYVILLE, CA 94608 | No Phone Number Listed

RP has been named a Primary RP – 1550 PARK LLC
2336 MAGNOLIA STREET, SUITE 11|OAKLAND, CA 94607 | No Phone Number Listed

RP has been named a Primary RP – HU JUSTIN, ATTN: LEADER PICONE & YOUNG LLP
1970 BROADWAY, SUITE 1030 |OAKLAND, CA 94612 | No Phone Number Listed

Responsible Party Identification Background

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

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

Existence of Unauthorized Release

One approximately 1,000-gallon underground storage tank (UST) that stored diesel, heating oil, or bunker oil was excavated and removed from the beneath the sidewalk at the site on February 8, 2010. Upon consultation with the adjacent property owner, the City of Emeryville removed the UST on behalf of the property owner. This action was taken to facilitate the completion of street improvements along Park Avenue. No holes were reported. Pit water had an oily sheen and was foamy, was pumped out, but did not recharge. Two confirmation soil samples were collected from beneath the excavation and one was collected from the soil stockpile. TPH as diesel (5.8 and 15 mg/kg) was detected beneath the excavation, while a concentration of TPH as diesel (830 mg/kg) was detected in the four-point stockpile sample; both indicate than an unauthorized release had occurred.

Responsible Party Identification

Pellegrini Refrigeration & Restaurant Equipment Co. is the former property owner associated with the underground storage tank (UST). Pellegrini Refrigeration & Restaurant Equipment Co. is a responsible party for the site because it owned an UST used for the storage of a hazardous substance (Definition 1) and owned the property associated with an unauthorized release (Definition 3).

Apex Refrigeration Corporation purchased the property in March 2003 and was the property owner associated with the underground storage tank (UST) at the time of tank removal. The Apex Refrigeration Corporation is a responsible party for the site because it owned the property associated with an unauthorized release (Definition 3).

1550 Park LLC purchased the property in July 2015. 1550 Park LLC is a responsible party for the site because it owns the property associated with an unauthorized release (Definition 3).

Hu Justin, Attn: Leader Picone & Young LLP, purchased the property in January 2018. Justin Hu is a responsible party for the site because it owns the property associated with an unauthorized release (Definition 3).

ATTACHMENT 3

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
ALEX BRISCOE, Director

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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

Pellegrini Refrigeration & Restaurant Equipment Company
1550 Park Avenue, Emeryville, CA 94608
FUEL LEAK CASE RO0003069
GEOTRACKER GLOBAL ID T1000002519

July 28, 2015

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-Threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. The entire case file can be viewed over the Internet on the 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). Please send written comments to Mark Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by October 3, 2015** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Mark Detterman at 510-567-6776 or by email at mark.detterman@acgov.org. Please refer to ACEH case RO0003069 in any correspondence.

Sort_APN	Parcel_APN	Name	StreetAddress	Unit	City	Zip	Zip_4
049 103600300	49-1036-3	APEX REFRIGERATION CORP	1550 PARK AVE		EMERYVILLE (	94608	3502
049 061700506	49-617-5-6	CHAPPELL LLC & HAGAN LLC	4090 HALLECK ST		EMERYVILLE (	94608	3532
049 103517200	49-1035-172	COMMON AREA OF PM 8042	1500 PARK AVE	200	EMERYVILLE (	94608	3518
049 103500700	49-1035-7	EMERYVILLE WAREHOUSE LC	ONE ANNABEL LN	100	SAN RAMON (	94583	4359
049 061700110	49-617-1-10	IKEA PROPERTY INC	420 ALAN WOOD RD		CONSHOHOC	19428	
007 061800619	7-618-6-19	IKEA PROPERTY INC	420 ALAN WOOD RD		CONSHOHOC	19428	1141
049 061700400	49-617-4	PARK AVENUE PROPERTIES	959 DEWING AVE		LAFAYETTE C	94549	4252
049 061700300	49-617-3	PARK AVENUE PROPERTIES	959 DEWING AVE		LAFAYETTE C	94549	4252
007 061700100	7-617-1	PARK AVENUE PROPERTIES	959 DEWING AVE		LAFAYETTE C	94549	4252
049 103600200	49-1036-2	PELLEGRINI VIRGINIA E TR B	300 DEER VALLEY RD	3L	SAN RAFAEL (	94903	5510
049 061702700	49-617-27	S P CO 872-1-6D POR 11	HOLLIS ST		EMERYVILLE (	94608	
049 103513100	49-1035-131	TIPPING STEVEN B & ZENIAD	8429 WILDCAT DR		EL CERRITO C	94530	2560

East Bay Municipal Utility District
Chandra Johannesson
P.O. Box 24055,
Oakland, CA 94623

cjohanne@ebmud.com

City of Emeryville
Public Works Department
Michael Roberts
1333 Park Avenue
Emeryville CA 94608

mroberts@emeryville.org

City of Emeryville
Planning Division
1333 Park Avenue
Emeryville CA 94608

City of Emeryville
Nancy Humphrey
Environmental Programs Supervisor
1333 Park Avenue
Emeryville CA 94608

nhumphrey@emeryville.org

nhumphrey@ci.emeryville.ca.us

Regional Water Quality Control Board
Laurent Meillier
San Francisco Bay Region
1515 Clay St, Ste 1400
Oakland, CA 94612

laurent.meillier@waterboards.co.gov

ATTACHMENT 4

PELLEGRINI REFRIGERATION & RESTAURANT EQUIPMENT CO (T10000002519) - MAP THIS SITE — PUBLIC PAGE

1550 PARK AVE
EMERYVILLE , CA 94608
ALAMEDA COUNTY
LUST CLEANUP SITE (INFO)
STATUS: COMPLETED - CASE CLOSED

PERTINENT INFORMATION:
CUF Claim #: 20064 **CUF Priority Assigned:** B **CUF Amount Paid:** $0

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0003069* - *MARK DETTERMAN*
SAN FRANCISCO BAY RWQCB (REGION 2) - *CASE #: NA* - *Regional Water Board*

Activities Report | Documents / Data | Environmental Conditions | Admin | Funding | Case Reviews

THERE ARE 2 OTHER CASES ASSOCIATED WITH THIS CASE - SHOW

THIS PROJECT WAS LAST MODIFIED BY *MARK DETTERMAN* ON 4/27/2018 2:54:26 PM - HISTORY

CLOSURE POLICY ***THIS VERSION IS FINAL AS OF 4/27/2018*** *CHECKLIST INITIATED ON 1/25/2013* CLOSURE POLICY HISTORY

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - *The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c* - CLEAR SECTION ANSWERS — NO

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

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

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:

Soil Gas Samples :
○ No Soil Gas Samples ○ Taken Incorrectly

Exposure Type :
○ Residential ○ Commercial

Free Product :
○ In Groundwater ○ In Soil ○ Unknown

TPH in the Bioattenuation Zone :
◉ ≥ 100 mg/kg ○ Unknown ○ Soil samples not taken at two depths within 5 ft. zone (only for Scenario 4 with BioZone)

Bioattenuation Zone Thickness :
◉ < 5 Feet (No BioZone) ○ ≥ 5 Feet and < 10 Feet ○ ≥ 10 Feet and < 30 Feet ○ ≥ 30 Feet ○ 30ft BioZone Compromised TPH > 100mg/kg ○ Unknown

O2 Data in Bioattenuation Zone :
◉ No O_2 Data ○ O_2 < 4% ○ O_2 ≥ 4%

Benzene in Groundwater :
○ ≥ 100 µg/l and < 1,000 µg/l ○ ≥ 1,000 µg/l ○ Unknown

Soil Gas Benzene :
○ ≥ 85 µg/m³ and < 280 µg/m³ ○ ≥ 280 µg/m³ and < 85,000 µg/m³ ○ ≥ 85,000 µg/m³ and < 280,000 µg/m³ ○ ≥ 280,000 µg/m³ ◉ Unknown

Soil Gas EthylBenzene :
○ ≥ 1,100 µg/m³ and < 3,600 µg/m³ ○ ≥ 3,600 µg/m³ and < 1,100,000 µg/m³ ○ ≥ 1,100,000 µg/m³ and < 3,600,000 µg/m³ ○ ≥ 3,600,000 µg/m³ ◉ Unknown

Soil Gas Naphthalene :
○ ≥ 93 µg/m³ and < 310 µg/m³ ○ ≥ 310 µg/m³ and < 93,000 µg/m³ ○ ≥ 93,000 µg/m³ and < 310,000 µg/m³ ○ ≥ 310,000 µg/m³ ◉ Unknown

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

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

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

3(a) - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table (LINK) for the specified depth below ground surface. — ◉ YES ○ NO

Additional Information

Should this case be closed in spite of NOT meeting policy criteria? — ◉ YES ○ NO

Explain:

The site does not meet the LTCP Media Specific Criteria for Vapor Intrusion for several reasons, including the lack of a bioattenuation zone due to shallow groundwater coupled with total petroleum hydrocarbon concentrations greater than 100 milligrams per kilogram within the 0 to 5 foot depth interval. However, petroleum volatile organic compounds, including naphthalene, in groundwater samples in the vicinity of the former UST were non-detect or detected trace concentrations and indicate that residual contamination at the site does not pose a vapor intrusion risk at the site.

Has this LTCP Checklist been updated for FY 17/18? ◉ YES ○ NO

SPELL CHECK

Save Form as Partially Completed | Save Form as Complete

ATTACHMENT 5

Attachment 5 – LTCP Media Specific Evaluation-Groundwater

LTCP GROUNDWATER SPECIFIC CRITERIA						
Closure Scenario						
__ Site has not affected groundwater; ___ Scenario 1; __ Scenario 2; __X__ **Scenario 3**; __ Scenario 4; __ Scenario 5; __ This case should be closed in spite of not meeting the groundwater specific media criteria						
Evaluation Criteria: Shading indicates criteria met						
Site Specific Data		**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 5**
Plume Length	< 150 feet	<100 feet	<250 feet	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, 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.
Free Product	Removed to maximum extent practicable	No free product	No free product	Removed to maximum extent practicable	No free product	
Plume Stable or Decreasing	Stable or decreasing	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing	
Distance to Nearest Water Supply Well (from plume boundary)	> 3,000 feet (DWR / ACPWA) >2,000 (GAMA)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water Body (from plume boundary)	Downgradient: 1,275 feet Cross Gradient: 1,580 feet Upgradient: 4,375 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Benzene Concentrations (µg/l)	Historic Max: <0.5 Current Max: <0.5	No criteria	<3,000	<1,000	<1,000	
MTBE Concentrations (µg/l)	Historic Max: <0.5 Current Max: <0.5	No criteria	<1,000	<1,000	<1,000	
Property Owner Willing to Accept a Land Use Restriction	Yes	Not applicable	Not applicable	Yes	Not applicable	

Notes: DWR = Department of Water Resources
ACPWA = Alameda County Public Works Agency
GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

Attachment 5 – LTCP Media Specific Evaluation-Groundwater

Analysis	
Plume Length	Generally defined to, or close to, water quality objectives east of the rail tracks. (Contaminant plume that exceeds water quality objectives is less than an estimated 150 feet.) Multiple potential utility corridor preferential pathways are present in the immediate vicinity of the former UST location. A lateral storm drain line is one of the closest potential preferential pathways to the former UST location. Soil bore S7 was installed along the main storm drain line in order to determine if the storm drain is acting as a preferential pathway. Groundwater concentrations at S7 do not indicate it is acting as a preferential pathway.
Free Product	Oily sheen and Light Non-Aqueous Phase Liquids (LNAPL) was observed on the pit water at the time of the removal of the UST. Pit water was pumped from the excavation and did not recharge while the excavation was open. Analytical results of grab groundwater samples collected in the vicinity of the former UST documented concentrations of Total Petroleum Hydrocarbons that are considered to be indirect evidence of LNAPL by technical justification papers associated with the LTCP (*Technical Justification for Vapor Intrusion Media-Specific Criteria*, dated March 21, 2012). As a result, groundwater monitoring well MW-1 was installed 15 feet from the former UST location at a position presumed to be downgradient based on topography and regional groundwater flow patterns. Well MW-1 did not detect LNAPL, nor did it document concentrations indicative of Light Non Aqueous Phased Liquid (LNPAL) during two groundwater monitoring events conducted at the site. The well was screened appropriately to detect LNPAL. Therefore, residual LNAPL does not appear to be mobile.
Plume Stability	Plume appears stable in aerial extent. (The contaminant mass has expanded to its maximum extent defined as the distance from the release where attenuation exceeds migration.)
Water Supply Wells	An Alameda County Public Works Agency (ACPWA) and the Department of Water Resources (DWR) well survey indicate no public water supply wells, irrigation wells within 3,000 feet of the site. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	An unnamed inlet to San Francisco Bay is approximately 1,275 feet downgradient to the west southwest. Temescal Creek is 1,580 and 4,375 feet cross- and up-gradient, respectively.

ATTACHMENT 6

Attachment 6 – LTCP Media Specific Evaluation-Vapor Intrusion

LTCP VAPOR SPECIFIC CRITERIA

Closure Scenario

Exemption: __ Active fueling station exempt from vapor specific criteria; Active as of date: _____

__ Scenario 1; __ Scenario 2; __ Scenario 3a; __ Scenario 3b; __ Scenario 4a without bioattenuation zone; __ Scenario 4b with bioattenuation zone; __ Site specific risk assessment demonstrates human health is protected; __ Exposure controlled through use of mitigation measures or institutional controls; X **Case closed in spite of not meeting the vapor specific media criteria**

Evaluation Criteria: Shading indicates criteria met.

Site Specific Data		Scenario 1	Scenario 2	Scenario 3A	Scenario 3B	Scenario 3C	Scenario 4a	Scenario 4b
Unweathered LNAPL	LNAPL in soil	LNAPL in gw	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	No criteria	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	< 5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet
Depth to Shallowest Groundwater	2.13 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet
Total TPHg & TPHd in Soil in Bioattenuation Zone	5,900 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	No criteria	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	< 0.5 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria	No criteria
Oxygen Data in Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	No criteria	≥4% at bottom of zone
Soil Vapor Depth Beneath Foundation	Not collected	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet
Benzene Concentrations (µg/m^3)	Historic Max: Not Analyzed Current Max: Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations (µg/m^3)	Historic Max: Not Analyzed Current Max: Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 1,100; Com: < 3,600	Res: < 1,100K; Com: < 3,600K
Naphthalene Concentrations (µg/m^3)	Historic Max: Not Analyzed Current Max: Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 93; Com: < 310	Res: < 93K; Com: < 310K

Attachment 6 – LTCP Media Specific Evaluation-Vapor Intrusion

LTCP VAPOR SPECIFIC CRITERIA (cont.)	
Vapor Intrusion to Indoor Air Analysis	
Onsite	The site does not meet the vapor specific criteria of the Low Threat Closure Policy for several reasons, including the lack of a bioattenuation zone coupled with Total Petroleum Hydrocarbons (TPH) concentrations greater than 100 milligrams per kilogram in the bioattenuation zone 0 to 5 foot interval. Volatile organic compounds, including naphthalene, in groundwater samples in the vicinity of the former UST were non-detect or detected trace concentrations and indicate that residual contamination at the site that would not pose a vapor intrusion risk at the site or downgradient of the site.
Offsite	There were no detectable concentrations of petroleum volatile organic compounds, including naphthalene, in soil or groundwater reported at the site that would pose a vapor intrusion risk.

ATTACHMENT 7

Attachment 7 – Direct Contact Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPOSURE CRITERIA

Closure Scenario

__ Exemption (no petroleum hydrocarbons in upper 10 feet), __ Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below, __ Site-specific risk assessment, __ A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health, _X_ **A determination has been made that the concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls**, __ This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.

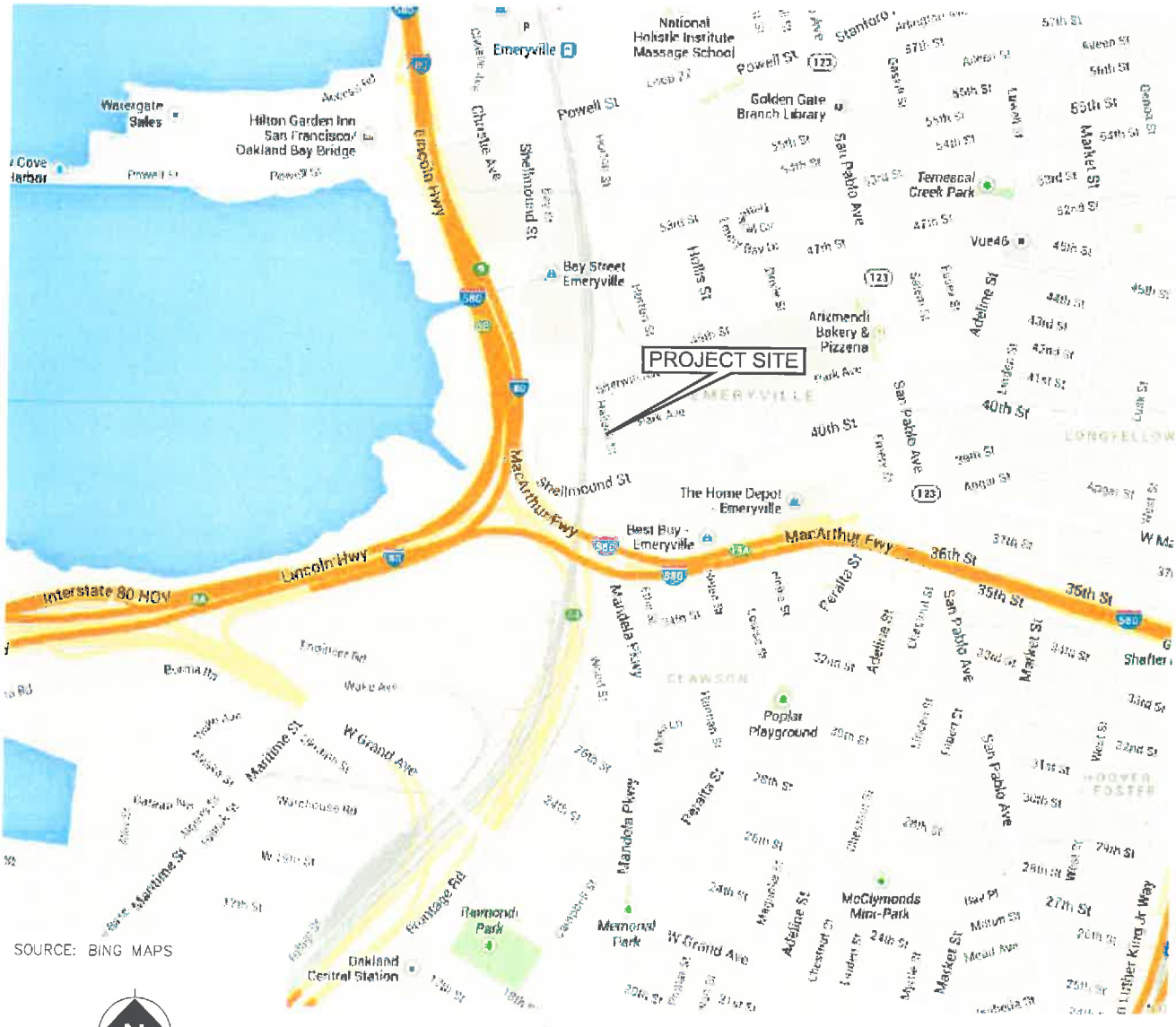
Evaluation Criteria: Bold indicates criteria met.

Are maximum concentrations less than those in Table 1 below?		No				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	**< 0.33**	**< 0.68**	**< 0.33**	**< 0.68**	**<0.68**
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	**< 0.33**	**< 0.68**	**< 0.33**	**< 0.68**	**<0.68**
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	**<0.029**	**<0.034**	**<0.029**	**<0.034**	**<0.034**
LTCP Criteria	Naphthalene	≤9.7	≤9.7	≤45	≤45	≤219
Site Maximum	PAHs	0.26	**<0.5**	**0.26**	**<0.5**	**0.26**
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5

Direct Contact and Outdoor Air Analysis

Onsite	The site does not meet the Direct Contact criteria of the Low Threat Closure Policy for unconditional use. The former underground storage tank (UST) was identified as a heating oil, or possibly a bunker C heating oil UST. Poly-aromatic hydrocarbons (PAHs) are not required to be evaluated under the Low Threat Closure Policy (LTCP), for a heating oil UST; however, are for Bunker C oil. Therefore an evaluation of PAHs was conducted due to the unknown use history of the former UST. The highest of benzo(a)pyrene toxicity equivalent (BaPe) at the site (sample S1-3.5) is 0.26 milligrams per kilogram (mg/kg)), which meets the commercial PAH criteria, but not the residential criteria. Therefore, due to the residual contamination, closure is under a commercial land use scenario with site management requirements. A Site Management Plan (SMP) has been generated to address potential contaminants of concern should excavation or construction activities occur in an area of residual contamination.
Offsite	The petroleum hydrocarbon soil plume does not appear to extend beyond the sidewalk and beneath the public street based on soil samples collected.

ATTACHMENT 8



FILE NAME: N:\Graphics\2013\2013-094 APEX Emeryville\Fig1.dwg LAYOUT NAME: 1 PLOTTED: Monday, October 27, 2014 - 6:46am

ERRG Engineering/Remediation Resources Group, Inc. 4585 Pacheco Blvd., Suite 200 Martinez, California 94553 (925) 969-0750	CLIENT: APEX REFRIGERATION, INC. EMERYVILLE, CALIFORNIA	SITE LOCATION MAP			
	LOCATION: 1550 PARK AVENUE EMERYVILLE, CALIFORNIA	DRAWN BY: RDB 10/27/14	CHECKED BY: EKO 10/27/14	PROJECT NO. 2013-094	FIG NO. 1

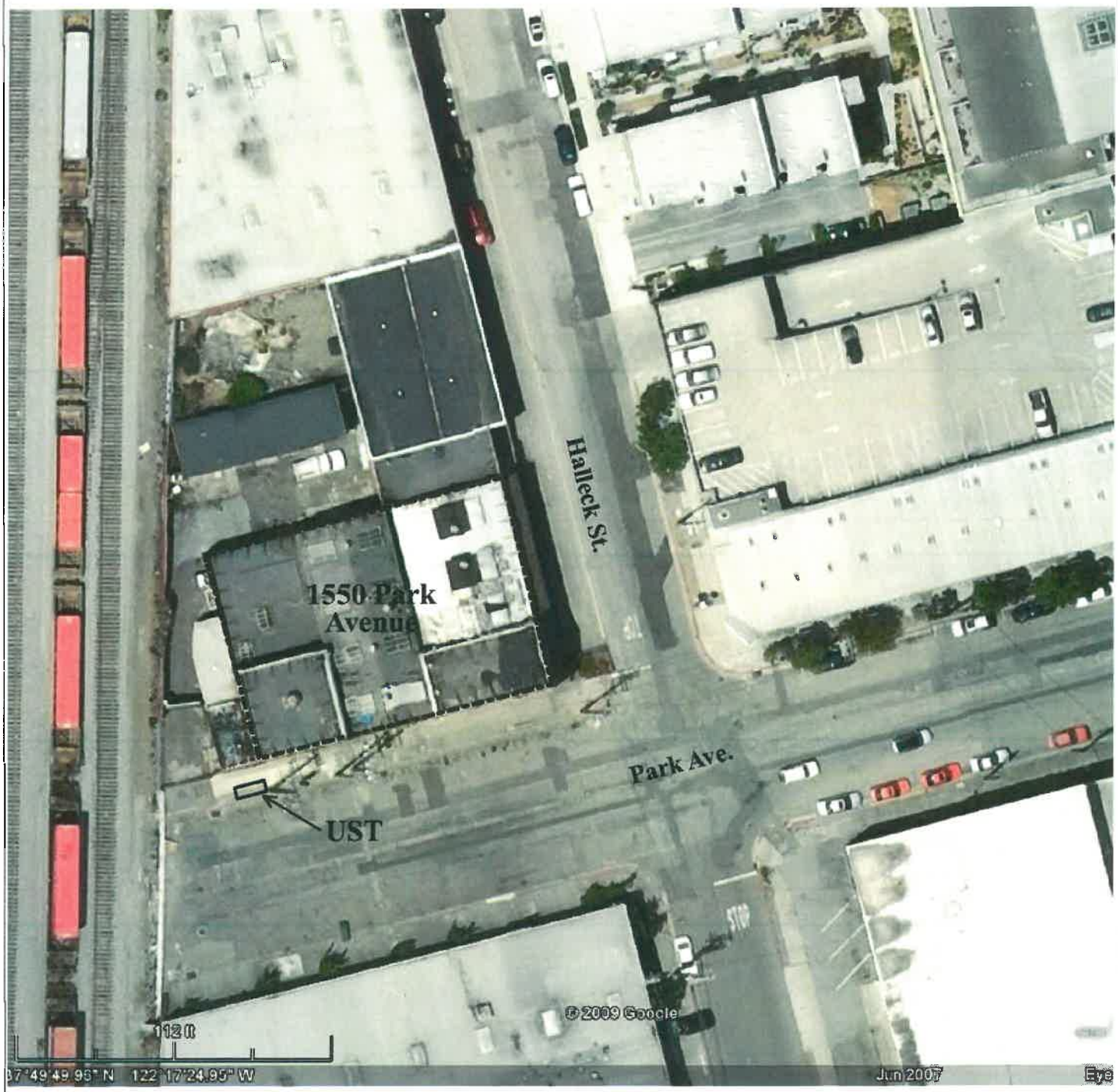


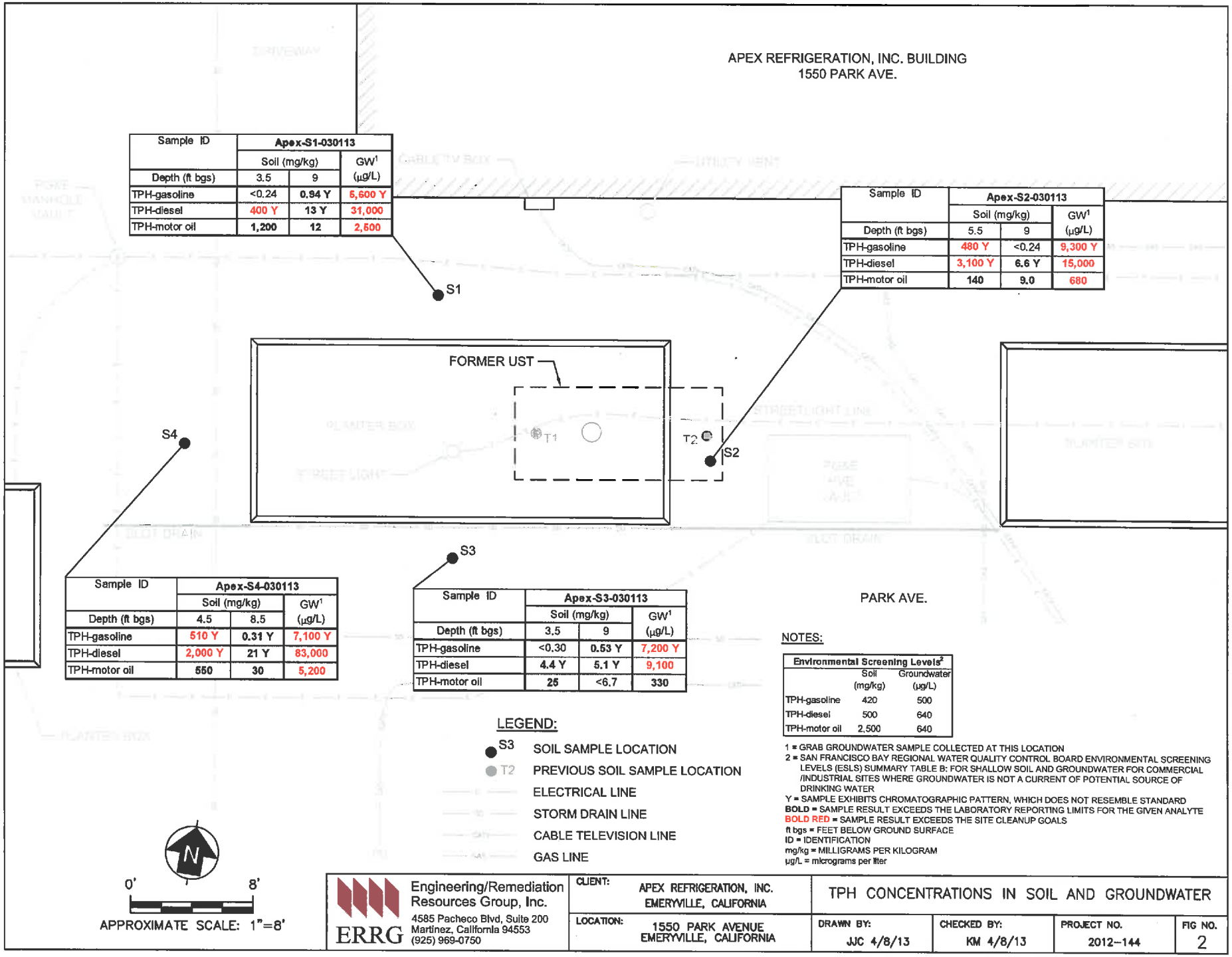
Figure 2
Site Plan Aerial Photograph
City of Emeryville
1550 Park Avenue
Emeryville, California

N

Aerial Photograph from
Google Earth, June 2007

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

0 25 50
Scale in Feet



Sample ID	Apex-S1-030113		
	Soil (mg/kg)		GW[1] (µg/L)
Depth (ft bgs)	3.5	9	
TPH-gasoline	<0.24	0.94 Y	5,600 Y
TPH-diesel	400 Y	13 Y	31,000
TPH-motor oil	1,200	12	2,500

Sample ID	Apex-S2-030113		
	Soil (mg/kg)		GW[1] (µg/L)
Depth (ft bgs)	5.5	9	
TPH-gasoline	480 Y	<0.24	9,300 Y
TPH-diesel	3,100 Y	6.6 Y	15,000
TPH-motor oil	140	9.0	680

Sample ID	Apex-S4-030113		
	Soil (mg/kg)		GW[1] (µg/L)
Depth (ft bgs)	4.5	8.5	
TPH-gasoline	510 Y	0.31 Y	7,100 Y
TPH-diesel	2,000 Y	21 Y	83,000
TPH-motor oil	550	30	5,200

Sample ID	Apex-S3-030113		
	Soil (mg/kg)		GW[1] (µg/L)
Depth (ft bgs)	3.5	9	
TPH-gasoline	<0.30	0.53 Y	7,200 Y
TPH-diesel	4.4 Y	5.1 Y	9,100
TPH-motor oil	25	<6.7	330

NOTES:

Environmental Screening Levels[2]	Soil (mg/kg)	Groundwater (µg/L)
TPH-gasoline	420	500
TPH-diesel	500	640
TPH-motor oil	2,500	640

1 = GRAB GROUNDWATER SAMPLE COLLECTED AT THIS LOCATION
2 = SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD ENVIRONMENTAL SCREENING LEVELS (ESLS) SUMMARY TABLE B: FOR SHALLOW SOIL AND GROUNDWATER FOR COMMERCIAL /INDUSTRIAL SITES WHERE GROUNDWATER IS NOT A CURRENT OF POTENTIAL SOURCE OF DRINKING WATER
Y = SAMPLE EXHIBITS CHROMATOGRAPHIC PATTERN, WHICH DOES NOT RESEMBLE STANDARD
BOLD = SAMPLE RESULT EXCEEDS THE LABORATORY REPORTING LIMITS FOR THE GIVEN ANALYTE
BOLD RED = SAMPLE RESULT EXCEEDS THE SITE CLEANUP GOALS
ft bgs = FEET BELOW GROUND SURFACE
ID = IDENTIFICATION
mg/kg = MILLIGRAMS PER KILOGRAM
µg/L = micrograms per liter

LEGEND:

- S3 — SOIL SAMPLE LOCATION
- T2 — PREVIOUS SOIL SAMPLE LOCATION
- ELECTRICAL LINE
- STORM DRAIN LINE
- CABLE TELEVISION LINE
- GAS LINE

N

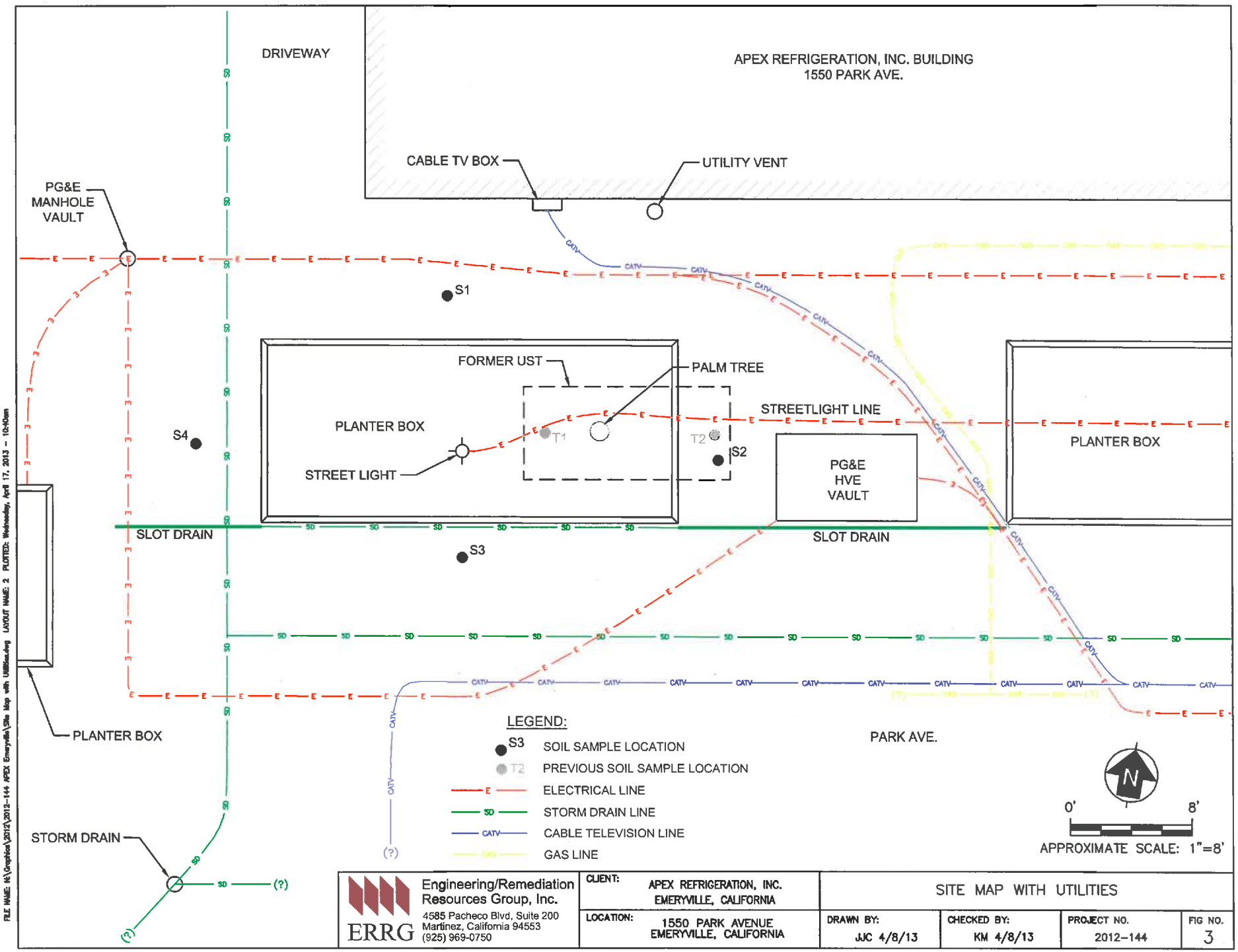
0' 8'

APPROXIMATE SCALE: 1"=8'

ERRG Engineering/Remediation Resources Group, Inc.
4585 Pacheco Blvd, Suite 200
Martinez, California 94553
(925) 969-0750

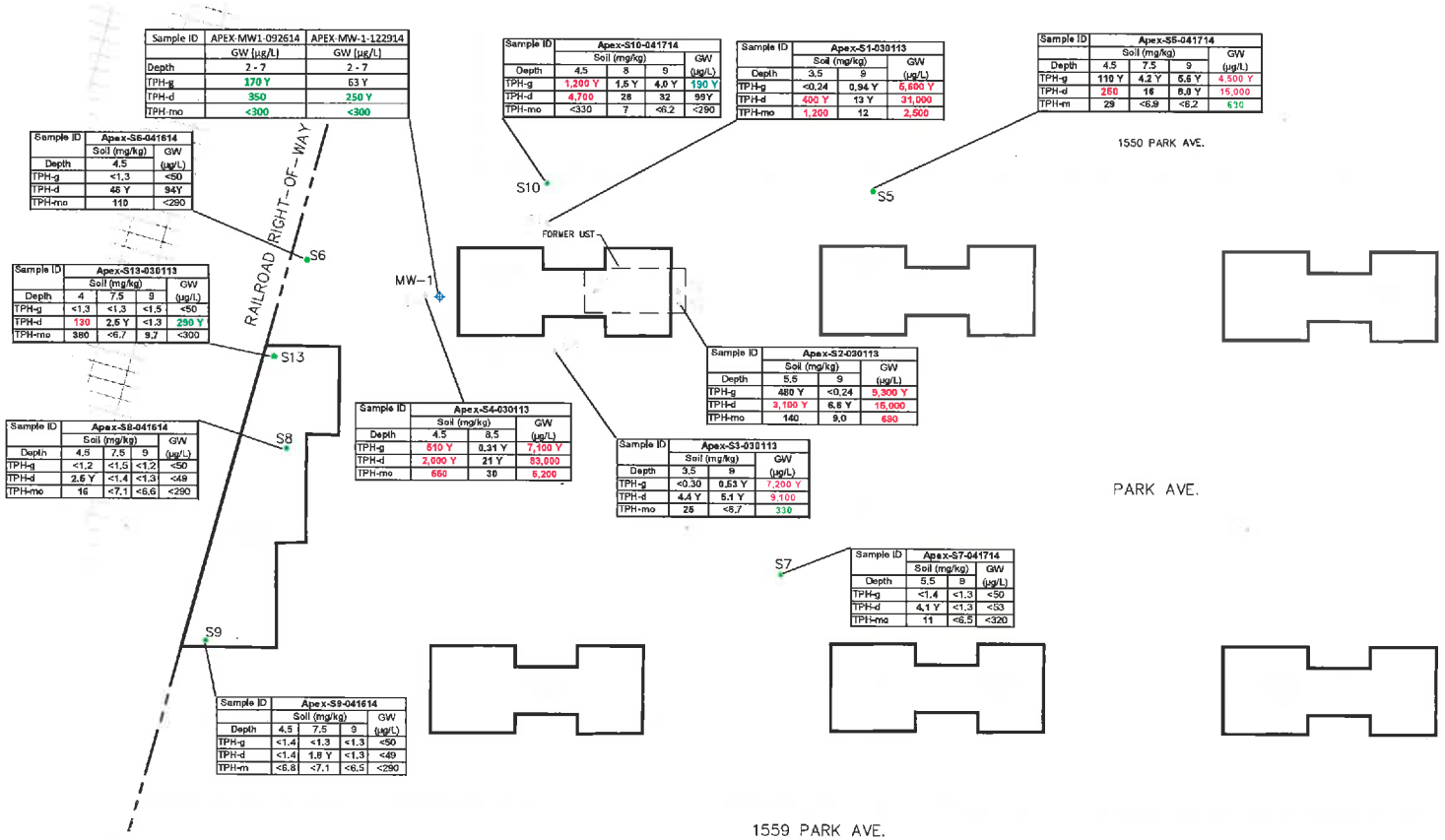
CLIENT:	APEX REFRIGERATION, INC. EMERYVILLE, CALIFORNIA	TPH CONCENTRATIONS IN SOIL AND GROUNDWATER			
LOCATION:	1550 PARK AVENUE EMERYVILLE, CALIFORNIA	DRAWN BY: JJC 4/8/13	CHECKED BY: KM 4/8/13	PROJECT NO. 2012-144	FIG NO. 2

FILE NAME: N:\Graphics\2012\2012-144 APEX Emeryville\TPH Concentrations in Soil and GW.dwg LAYOUT NAME: 2 PLOTTED: Friday, April 26, 2013 - 4:18pm



FILE NAME: M:\Graphics\2012\2012-144 APEX Emeryville\Site Map with Utilities.dwg LAYOUT NAME: 2 PLOTTED: Wednesday, April 17, 2013 - 10:40am

Engineering/Remediation Resources Group, Inc. 4585 Pacheco Blvd, Suite 200 Martinez, California 94553 (925) 969-0750 ERRG	CLIENT: APEX REFRIGERATION, INC. EMERYVILLE, CALIFORNIA	SITE MAP WITH UTILITIES			
	LOCATION: 1550 PARK AVENUE EMERYVILLE, CALIFORNIA	DRAWN BY: JJC 4/8/13	CHECKED BY: KM 4/8/13	PROJECT NO. 2012-144	FIG NO. 3



Sample ID	APEX-MW1-092614	APEX-MW-1-122914
	GW (µg/L)	GW (µg/L)
Depth	2 - 7	2 - 7
TPH-g	170 Y	63 Y
TPH-d	350	250 Y
TPH-mo	<300	<300

Sample ID	Apex-S10-041714			
	Soil (mg/kg)			GW
Depth	4.5	8	9	(µg/L)
TPH-g	1,200 Y	1.5 Y	4.0 Y	190 Y
TPH-d	4,700	28	32	99 Y
TPH-mo	<330	7	<6.2	<290

Sample ID	Apex-S1-030113		
	Soil (mg/kg)		GW
Depth	3.5	9	(µg/L)
TPH-g	<0.24	0.94 Y	6,600 Y
TPH-d	400 Y	13 Y	31,000
TPH-mo	1,200	12	2,500

Sample ID	Apex-S5-041714			
	Soil (mg/kg)			GW
Depth	4.5	7.5	9	(µg/L)
TPH-g	110 Y	4.2 Y	5.6 Y	4,500 Y
TPH-d	250	16	8.8 Y	15,000
TPH-m	29	<6.9	<6.2	630

Sample ID	Apex-S6-041614		
	Soil (mg/kg)		GW
Depth	4.5		(µg/L)
TPH-g	<1.3		<50
TPH-d	45 Y		94Y
TPH-mo	110		<290

Sample ID	Apex-S13-030113			
	Soil (mg/kg)			GW
Depth	4	7.5	9	(µg/L)
TPH-g	<1.3	<1.3	<1.5	<50
TPH-d	130	2.5 Y	<1.3	290 Y
TPH-mo	380	<6.7	9.7	<300

Sample ID	Apex-S2-030113		
	Soil (mg/kg)		GW
Depth	5.5	9	(µg/L)
TPH-g	480 Y	<0.24	9,300 Y
TPH-d	3,100 Y	6.6 Y	15,000
TPH-mo	140	9.0	680

Sample ID	Apex-S4-030113		
	Soil (mg/kg)		GW
Depth	4.5	8.5	(µg/L)
TPH-g	610 Y	0.31 Y	7,100 Y
TPH-d	2,000 Y	21 Y	83,000
TPH-mo	660	30	6,200

Sample ID	Apex-S3-030113		
	Soil (mg/kg)		GW
Depth	3.5	9	(µg/L)
TPH-g	<0.30	0.63 Y	7,200 Y
TPH-d	4.4 Y	5.1 Y	9,100
TPH-mo	26	<8.7	330

Sample ID	Apex-S8-041614			
	Soil (mg/kg)			GW
Depth	4.5	7.5	9	(µg/L)
TPH-g	<1.2	<1.5	<1.2	<50
TPH-d	2.6 Y	<1.4	<1.3	<49
TPH-mo	16	<7.1	<6.6	<290

Sample ID	Apex-S7-041714		
	Soil (mg/kg)		GW
Depth	5.5	8	(µg/L)
TPH-g	<1.4	<1.3	<50
TPH-d	4.1 Y	<1.3	<53
TPH-mo	11	<6.5	<320

Sample ID	Apex-S9-041614			
	Soil (mg/kg)			GW
Depth	4.5	7.5	9	(µg/L)
TPH-g	<1.4	<1.3	<1.3	<50
TPH-d	<1.4	1.8 Y	<1.3	<49
TPH-m	<6.8	<7.1	<6.5	<290

NOTES:

1 = SFRWQCB ESLs, Table B-2, Shallow Soil Screening Levels (≤3m bgs), Commercial/Industrial Land Use (groundwater is not a current or potential drinking water resource), December, 2013.

2 = SFRWQCB ESLs, Table A-2, Shallow Soil Screening Levels (≤3m bgs), Commercial/Industrial Land Use (groundwater is a current or potential drinking water resource), December, 2013.

d = diesel

Depth = feet below ground surface

ESLs = environmental screening levels

GW = groundwater

ID = identification

mg/kg = milligrams per kilogram

µg/L = micrograms per liter

SFRWQCB = San Francisco Bay Regional Water Quality Control Board

TPH = total petroleum hydrocarbons

TPH-g = total petroleum hydrocarbons as gasoline

TPH-d = total petroleum hydrocarbons as diesel

TPH-mo = total petroleum hydrocarbons as motor oil

Y = sample resembles chromatographic pattern, which does not resemble standard

25 = sample result exceeds the laboratory reporting limit

130 = sample result exceeds ESLs where groundwater is a current or potential drinking water resource

330 = sample results is less than ESLs for " is not a drinking water resource" but greater than for "is a drinking water source"

APPROXIMATE SCALE: 1"=16'

LEGEND:

- PREVIOUS SOIL SAMPLE LOCATION
- S5 SOIL AND GROUNDWATER SAMPLE LOCATION
- MW-1 GROUNDWATER MONITORING WELL

Environmental Screening Levels				
	Soil (mg/kg)		Groundwater (µg/L)	
TPH-g	500 [1]	500 [2]	500 [1]	100 [2]
TPH-d	110 [1]	110 [2]	640 [1]	100 [2]
TPH-mo	500 [1]	500 [2]	640 [1]	100 [2]

Engineering/Remediation Resources Group, Inc.
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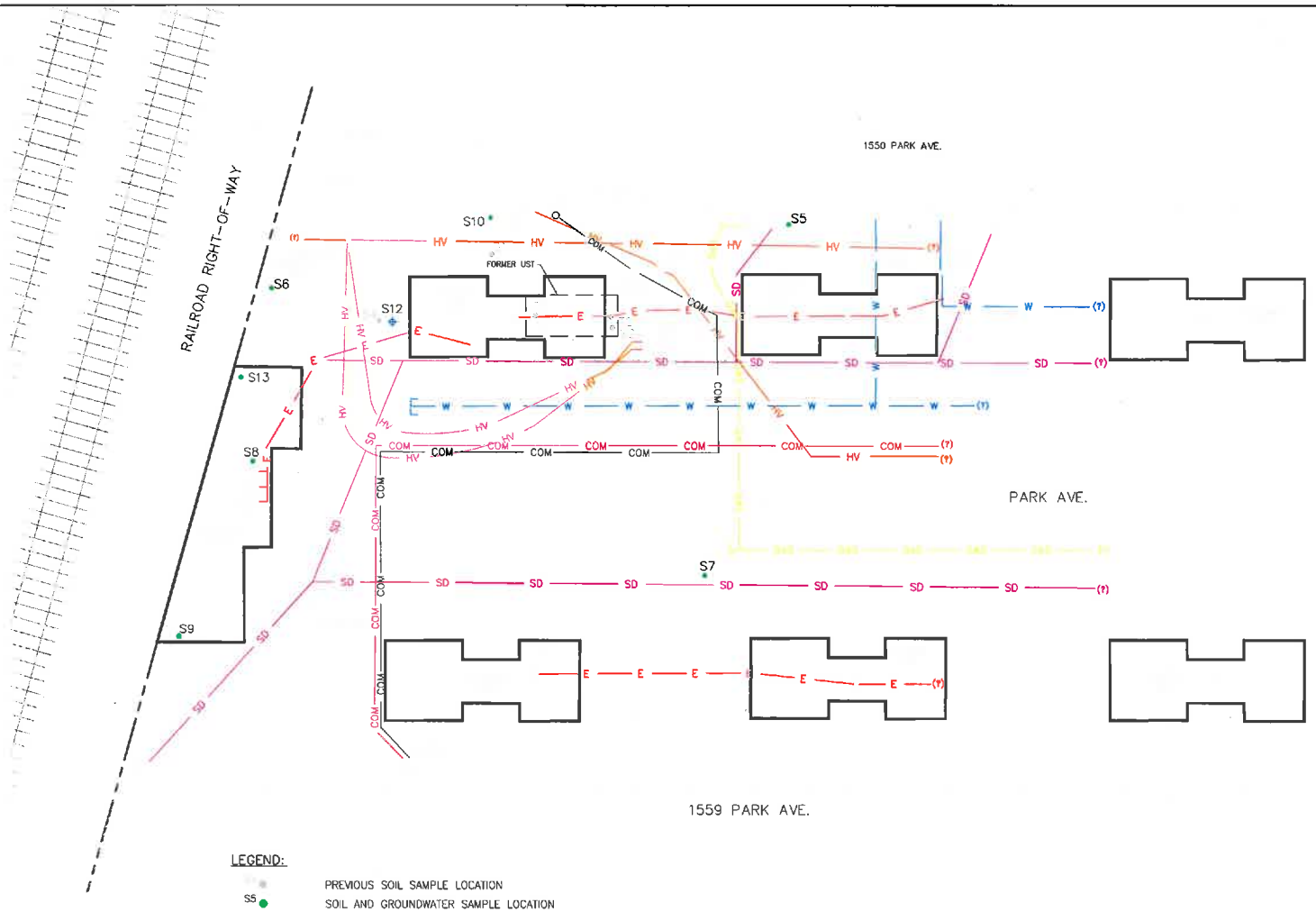
CLIENT:	APEX REFRIGERATION, INC. EMERYVILLE, CALIFORNIA	TPH CONCENTRATIONS IN SOIL AND GROUNDWATER			
LOCATION:	1550 PARK AVENUE EMERYVILLE, CALIFORNIA	DRAWN BY: SC 01/20/15	CHECKED BY: EKO 01/20/15	PROJECT NO. 2013-094	FIG NO. 2

FILE NAME: N:\Graphics\2013\2013-094 APEX Emeryville\Fig2-GW.dwg LAYOUT NAME: 2 PLOTTED: Tuesday, January 20, 2015 - 11:45am



Engineering/Remediation Resources Group, Inc. 4585 Pacheco Blvd, Suite 200 Martinez, California 94553 (925) 969-0750 ERRG	CLIENT: APEX REFRIGERATION, INC. EMERYVILLE, CALIFORNIA	UTILITY LOCATIONS		
	LOCATION: 1550 PARK AVENUE EMERYVILLE, CALIFORNIA	DRAWN BY: SC 07/02/14	CHECKED BY: EKO 07/02/14	PROJECT NO. 2013-094
				FIG NO. 3

ATTACHMENT 9

Project: Apex Refrigeration | Boring: S1 | Pg. 1 of 1

Drilling Co: Gregg Drilling | Drilling Method: Hand Auger | Date Started: 3/1/13

Location: | Sampler: | Date Completed: 3/1/13

Logged by: B. Foster | Reviewed by: P. Skorge

Water Level (below ground surface) ▽ During Drilling 3.5

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						CONCRETE	CONCRETE				
1						Silty, Sandy GRAVEL (GM) with CONCRETE; dark grayish-brown (10YR 4/2); aggregate-silty matrix; moist; very dense; no odor; some staining	GM	25	15	60	M
2											
3											
▽											
4						wet; standing water in borehole Sample Collected: APEX-S1-3.5-030113 (soil)					W
5											
6						CLAY (CL); black (10YR 2/1); wet; slight hydrocarbon odor; low plasticity; soft				100	W
						dark gray (10YR 4/1); dry; very stiff					D
7											
8							CL				
9						Sample Collected: APEX-S1-9.0-030113 (soil)					
						Sample Collected: APEX-S1-GW-030113 (water)					
10						Bottom of boring at 10 feet					

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Martinez, CA 94553
Phone: 9259690750
Fax: 9259690751

Lithologic Log for S1
Apex Refrigeration

Project Location: **15550 Park Ave, Emeryville, CA**

Project No. **2012-144**

2012-144 APEX.GPJ 4/12/13

Project: Apex Refrigeration | Boring: S2 | Pg. 1 of 1

Drilling Co: Gregg Drilling | Drilling Method: Hand Auger | Date Started: 3/1/13

Location: | Sampler: | Date Completed: 3/1/13

Logged by: B. Foster | Reviewed by: P. Skorge

Water Level (below ground surface) ▽ During Drilling 3.5

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						CONCRETE with 2" AB Gravel Base	CONCRETE				
1						GRAVEL (GM) with brown silty matrix (10YR 4/3); slightly moist; very dense; no odor; fine sands throughout		35	15	50	M
2											
3							GM				
▽						fill material becomes saturated					S
4											
5											
						CLAY (CL); black (10YR 2/1); slightly moist; very faint hydrocarbon odor; low to medium plasticity; stiff				100	M
6						Sample Collected: APEX-S2-5.5-030113 (soil)					
7											
8							CL				
						increased plasticity; trace coarse sand; angular					
9						Sample Collected: APEX-S2-9.0-030113 (soil)			5	95	
						Sample Collected: APEX-S2-GW-030113 (water)					
10						Bottom of boring at 10 feet					

ERRG
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Lithologic Log for S2
Apex Refrigeration

Project Location: **15550 Park Ave, Emeryville, CA**

Project No. **2012-144**

2012-144 APEX.GPJ 4/12/13

Project: Apex Refrigeration | **Boring:** S3 | Pg. 1 of 1

Drilling Co: Gregg Drilling | Drilling Method: Hand Auger | Date Started: 3/1/13

Location: | Sampler: | Date Completed: 3/1/13

Logged by: B. Foster | Reviewed by: P. Skorge

Water Level (below ground surface) ▽ During Drilling 4

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						CONCRETE with 1.5" AB Gravel Base	CONCRETE				
1						Silty GRAVEL FILL (GM); 1.5-2" AB gravel with silty matrix					
2							GM				
3						CLAY (CL); very dark gray (2.5YR 3/1); moist; medium to high plasticity; firm; trace brown silt					
						fill material becomes saturated				100	M
4 ▽						Sample Collected: APEX-S3-3.5-030113 (soil)					
						black (2.5Y 1/1); wet; medium plasticity; stiff; trace coarse sand; angular; slight hydrocarbon odor; sheen on wet clay					W
5											
6											
							CL				
7											
8						less moist; trace roots/fibrous materials throughout					
9						Sample Collected: APEX-S3-9.0-030113 (soil)				100	M
						Sample Collected: APEX-S3-GW-030113 (water)					
10						Bottom of boring at 10 feet					

2012-144 APEX.GPJ 4/12/13

ERRG
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Lithologic Log for S3
Apex Refrigeration

Project Location: **15550 Park Ave, Emeryville, CA**

Project No. **2012-144**

Project: Apex Refrigeration | Boring: S4 | Pg. 1 of 1

Drilling Co: Gregg Drilling | Drilling Method: Hand Auger | Date Started: 3/1/13

Location: | Sampler: | Date Completed: 3/1/13

Logged by: B. Foster | Reviewed by: P. Skorge

Water Level (below ground surface) ▽ During Drilling 4

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						CONCRETE with 1.5" AB Gravel Base	CONCRETE				
1						Sandy SILT with GRAVEL (ML); very dark grayish-brown; fine; moist; no odor; medium plasticity	GM	20	30	50	M
2											
3						CLAY (CL); very dark gray (10YR 3/1); moist; slight hydrocarbon odor; medium to high plasticity; soft; trace brown silt; slight sheen on wet clay				100	M
4 ▽											
5				■		Sample Collected: APEX-S4-4.5-030113 (soil)					
6						very dark gray-brown (2.5Y 3/2); less moist; olive brown (4/3) staining	CL			100	M
7											
8						trace roots and fibrous materials					
9				■		less moist; lean; medium plasticity; stiff Sample Collected: APEX-S4-8.5-030113 (soil)					
10						Sample Collected: APEX-S4-GW-030113 (water)					
						Bottom of boring at 10 feet					

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Lithologic Log for S4
Apex Refrigeration

Project Location: **15550 Park Ave, Emeryville, CA**

Project No. **2012-144**

2012-144 APEX.GPJ 4/12/13

Project: Data Gaps Investigation | Boring: S5 | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/16/14

Location: Near building, east of former UST | Sampler: Hand Auger | Date Completed: 4/16/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 4.5 ft

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						Concrete (6.5")	CONC.				
						Aggregate Base (3")	FILL				
1			0.0			CLAY; very dark gray (10YR 3/1); slightly moist; medium plasticity; firm; brick fragments to 1.5'.				100	M
2			0.2			Becomes firm to soft.					
3			0.4								
4			37.4			Color change to dark grayish black (10YR 2/1); slight fuel odor; moist.				100	M
			54.6			Sample collected: APEX-S5-4.5-041714 (soil)					
5							CL				
						Color change to gray green (GLEY 3/2); chalky nodules appear.					
6			198			CLAY; black (10YR 2/1); slightly moist; medium plasticity; firm; strong fuel odor with slight sheen.				100	M
			114			Sample collected: APEX-S5-GW-041714 (water)					
7			9.3			CLAY; dark grayish brown (2.5Y 3/2) with olive brown staining and nodules; dry; medium plasticity; firm; slight fuel odor; no sheen.				100	D
			1.4			Sample collected: APEX-S5-7.5-041714 (soil)					
8											
						Sample collected: APEX-S5-9.0-041714 (soil)					
9			0.7							100	D
						Bottom of boring at 9 feet bgs					

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Lithologic Log for S5
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

2013-094 APEX EMERYVILLE.GPJ 6/11/14

Project: Data Gaps Investigation | Boring: S6 | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/16/14

Location: Against property boundary, on concrete | Sampler: Hand Auger | Date Completed: 4/16/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 4.5 ft

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						Concrete (10" concrete with 12" aggregate base)	CONC.				
1						Sandy GRAVEL with Silt (aggregate Base); dark gray brown; moist; very dense.	GM	60	25	15	M
2			0								
			0			CLAY; very dark gray (10YR 3/1); moist; low plasticity.				100	M
3											
			0			Becomes slightly moist; brick fragments present from 3.5' - 4'.					M
4			1.4				CL				
						Becomes moist; very slight fuel odor.					M
5			26.9			Sample collected: APEX-S6-4.5-041614 (soil)					
						Sample collected: APEX-S6-GW-041614 (water)					
6						Refusal at 6', obstruction in borehole Bottom of boring at 6 feet bgs					

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Lithologic Log for S6
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

2013-094 APEX EMERYVILLE.GPJ 6/11/14

Project: Data Gaps Investigation | Boring: S7 | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/17/14

Location: | Sampler: Hand Auger | Date Completed: 4/17/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 5.8 ft

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	ESTIMATED % OF SA	ESTIMATED % OF FI	MOISTURE
						Concrete (9")	CONC.				
1			0.1			Silty GRAVEL with Sand (fill); grayish brown (2.5Y 5/2).	GM				
2			0			CLAY; black (2.5Y 2.5/1); very slightly moist; organic odor; soft to firm.				100	M
3			0								
4			0								
			0.2							100	M
5			0			Sample collected: APEX-S7-5.5-041714 (soil)	CL				
6						Becomes wet.					W
			0			Sample collected: APEX-S7-GW-041714 (water)					
7											
8											
			0			CLAY; dark gray brown (2.5Y 4/2);slightly moist; low plasticity; soft to firm; trace fibrous roots throughout.				100	
9			0			Sample collected: APEX-S7-9.0-041714 (soil)					
						Bottom of boring at 9 feet bgs					

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Lithologic Log for S7
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

2013-094 APEX EMERYVILLE.GPJ 6/11/14

Project: Data Gaps Investigation | Boring: **S8** | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/16/14

Location: In planter north of irrigation boxes | Sampler: Hand Auger | Date Completed: 4/16/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 4.5 ft

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						Surface cover of mulch and landscape vegetation.		25	50	25	M
1			0			Silty SAND (SM) with trace Gravel (silty sand loam); very dark grayish brown (2.5Y 3/2); fine to coarse gravel (< 2"); very moist; medium dense; contains mulch.	SM				
2			0			Gravel content decreases.	SM	5	65	30	M
3			0			CLAY (CL); black (10YR 2/1); slightly moist; stiff; low to medium plasticity.				100	M
			0								
4			0			Becomes soft, moisture increases. Sample collected: APEX-S8-4.5-041614 (soil)					
5			0			CLAY (CL); very dark gray (10YR 3/1); wet; low plasticity; soft; trace fines in clay				100	W
6						Sample collected: APEX-S8-GW-041614 (water)	CL				
7			0			Becomes dark gray (10YR 4/1); moist; low to medium plasticity; stiff. Sample collected: APEX-S8-7.5-041614 (soil)				100	M
8			0			Mottling with trace Silt; olive brown (2.5 4/3); trace roots and fibrous organics.			5	95	M
9			0			Sample collected: APEX-S8-9.0-041614 (soil)					
						Bottom of boring at 9 feet bgs					

2013-094 APEX EMERYVILLE.GPJ 6/11/14

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Lithologic Log for S8
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

Project: Data Gaps Investigation | Boring: S9 | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/17/14

Location: In southwest corner of planter | Sampler: Hand Auger | Date Completed: 4/17/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 5.2 ft

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
1			0			Silty SAND (SM) with Gravel (silty sand loam); fine to coarse gravels (< 2"); dark gray brown (2.5Y 3/2); very moist; dense.	SM	20	50	30	M
2			0								
			0			CLAY (CL); very dark gray (2.5Y 3/1); moist; medium plasticity; stiff.				100	M
3											
4			0			Sample collected: APEX-S9-4.5-041614 (soil)					
						Becomes very moist.				100	M
5			0			Becomes wet.					W
6			0			Sample collected: APEX-S9-GW-041614 (water)	CL				
7						CLAY (CL); dark gray (10YR 3/1); moist; low to medium plasticity; firm. Sample collected: APEX-S9-7.5-041614 (soil)					M
8			0			Olive brown Silt mottling develops; fibrous roots present.					M
9						Sample collected: APEX-S9-9.0-041614 (soil)					
						Bottom of boring at 9 feet bgs					

2013-094 APEX EMERYVILLE.GPJ 6/11/14

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Lithologic Log for S9
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

Project: Data Gaps Investigation | Boring: **S10** | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/17/14

Location: 23 inches away from building, in line with S1 | Sampler: Hand Auger | Date Completed: 4/17/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 4.1 ft

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						Concrete (8")	CONC.				
						Aggregate Base (3")	FILL				
1			0			Silty Sandy GRAVEL (GM); dark grayish brown (10YR 4/2); moist; very dense.	GM	50	25	25	M
2			0			CLAY (CL); very dark gray (10YR 3/1); moist; low plasticity; soft.				100	M
3			0			Very dark brown (10YR 3/2) silt stringers appear.					
4			124			CLAY (CL) black 10YR 2/1);moist; strong fuel odor from 4 to 4.5'; low plasticity; soft.					
			156			Becomes wet. Sample collected: APEX-S10-4.5-041714 (soil)					W
5			59.4								
						Sample collected: APEX-S10-GW-041714 (water)	CL				
6											
			12.7			Becomes very dark gray (2.5Y 3/1); moist; fuel odor present					M
7											
						Sample collected: APEX-S10-8.0-041714 (soil)					
8			7.5			Becomes dry; firm to stiff.					D
						Becomes grayish green (GLEY 4/5G); chalky nodules present; roots and organic fibers present.					
9			3.4			Sample collected: APEX-S10-9.0-041714 (soil)					
						Bottom of boring at 9 feet bgs					

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Lithologic Log for S10
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

2013-094 APEX EMERYVILLE.GPJ 6/11/14

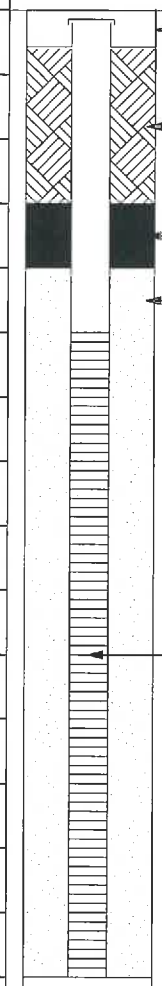
Project: Data Gaps Investigation | Boring: S12 | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/16/14

Location: In planter box, 1.5' east of S4 | Sampler: Hand Auger | Date Completed: 4/16/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 3 ft



DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
						Concrete (9")	CONC.				
1			0			Sandy SILT with gravel (ML); fine to coarse gravels (< 2"); dark gray brown (10YR 4/2); moist.	MLS	20	40	40	M
2											
3			0			SAND/ GRAVEL (SW-GW) with Silt (fill). Becomes saturated.	GW-SW	40	40	20	M S
4											
5			0.4					40	40	20	W
			44.7			CLAY (CL); black (10YR 2/1); wet; strong fuel odor; sheen; soft to firm.	CL			100	W
6											
7			20.4			Becomes very dark grayish brown (2.5Y 3/2); moist; firm.					M
			0.8			Light olive brown (2.5Y 5/4) silt mottling develops.					
						Bottom of boring at 7.5 feet bgs					

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Lithologic Log and Well Construction Details for S12
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

2013-094 APEX EMERYVILLE.GPJ 6/11/14

Project: Data Gaps Investigation | Boring: S13 | Pg. 1 of 1

Drilling Co: Gregg Drilling and Testing, Inc. | Drilling Method: Hand Auger | Date Started: 4/17/14

Location: Between S6 and S8, in planter | Sampler: Hand Auger | Date Completed: 4/17/14

Logged by: Brianne Foster | Reviewed by:

During Drilling 4.4 ft

DEPTH - FT.	BLOW COUNT	% RECOVERY	FID\PID (ppm)	SAMPLES	GRAPHIC LOG	DESCRIPTION	USCS SYMBOL	ESTIMATED % OF GR	SA	FI	MOISTURE
1			0			Silty SAND with Gravel (SM); fine to coarse gravels (< 2"); moist; medium density; sandy loam mulch.	SM	25	50	25	M
2			0			CLAY (CL); very dark gray (2.5Y 3/1); slightly moist; medium plasticity; stiff.				100	M
3			0			Becomes moist; soft.					
4			0 0.2			Becomes dark grayish brown (2.5Y 4/2). Sample collected: APEX-S13-4.0-041714 (soil) Becomes wet.					W
5			1.4			Becomes black (2.5Y 2.5/1); very moist; low plasticity.	CL				M
6			1.1			Sample collected: APEX-S13-GW-041714 (water)					
7			0.4			Becomes firm. Sample collected: APEX-S13-7.5-041714 (soil)					
8			0			Becomes dark grayish brown (10YR 4/2); slightly moist; soft to firm.					
9			0			Sample collected: APEX-S13-9.0-041714 (soil)					
						Bottom of boring at 9 feet bgs					

2013-094 APEX EMERYVILLE.GPJ 6/11/14

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Lithologic Log for S13
Apex Refrigeration

Project Location: **1550 Park Avenue, Emeryville, CA 94608**

Project No. **2013-094**

ATTACHMENT 10

Table 2. Grab Groundwater Analytical Results

Location	Sample Date	Sample Name	Depth (feet bgs)	Total Dissolved Solids (by SM 2540C) (mg/L)	Total Petroleum Hydrocarbons (by EPA Method 8015B) (µg/L)			Purgeable Aromatics (Select VOCs by EPA Method 8260B) (µg/L)						Priority Pollutant Polycyclic Aromatic Hydrocarbons (EPA Method 8270 SIM) (µg/L)															
				Total Dissolved Solids	TPH-gasoline	TPH-diesel[1]	TPH-motor oil[1]	MTBE	Benzene	Toluene	Ethylbenzene	m,p-Xylenes	o-Xylenes	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benzo (a) anthracene	Chrysene	Benzo (b) fluoranthene	Benzo (k) fluoranthene	Benzo (a) pyrene	Indeno (1,2,3-cd) pyrene	Dibenz (a,h) anthracene	Benzo (g,h,i) perylene
SFRWQCB ESLs [2]				*NL*	*100*	*100*	*100*	*5.0*	*1.0*	*40*	*30*	*20*	*20*	*6.1*	*30*	*20*	*3.9*	*4.6*	*0.73*	*8.0*	*2.0*	*0.027*	*0.35*	*0.056*	*0.056*	*0.014*	*0.056*	*0.016*	*0.10*
SFRWQCB ESLs [3]				*NL*	*500*	*640*	*640*	*1800*	*27*	*130*	*43*	*100*	*100*	*24*	*30*	*23*	*3.9*	*4.6*	*0.73*	*8.0*	*2.0*	*0.027*	*0.35*	*0.056*	*0.056*	*0.014*	*0.056*	*0.25*	*0.10*
Water Quality Objectives for Municipal Supply [4]				*500*	*NL*	*NL*	*NL*	*13/5.0*	*1.0*	*150*	*700*	*1,750*	*1,750*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*	*NL*
S1	3/1/2013	Apex-S1-GW-030113	3.5–9.0	NA	**5,600 Y**	**31,000**	**2,500**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.9**	<0.7	**0.8**	**1.9**	**5.8**	**2.2**	**1.2**	**1.3**	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7	<0.7
S2	3/1/2013	Apex-S2-GW-030113	3.5–9.0	NA	**9,300 Y**	**15,000**	**680**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.7	<0.7	**0.9**	<0.7	**2.4**	**1.3**	**1.6**	**1.7**	<0.7	**1.0**	**0.9**	<0.7	<0.7	<0.7	<0.7	<0.7
S3	3/1/2013	Apex-S3-GW-030113	4.0–9.0	NA	**7,200 Y**	**9,100**	**330**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
S4	3/1/2013	Apex-S4-GW-030113	4.0–9.0	NA	**7,100 Y**	**83,000**	**5,200**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
S5	4/17/2014	APEX-S5-GW-041714	4.5–7.0	NA	**4,500 Y**	**15,000**	**630**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S6	4/16/2014	APEX-S6-GW-041614	4.5–6.0	NA	<50	**94 Y**	<290	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S7	4/17/2014	APEX-S7-GW-041714	5.5–7.0	NA	<50	**<53**	<320	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S8	4/16/2014	APEX-S8-GW-041614	4.5–6.0	NA	<50	<49	<290	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S9	4/16/2014	APEX-S9-GW-041614	4.75–6.0	NA	<50	<49	<290	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S10	4/17/2014	APEX-S10-GW-041714	4.0–6.0	NA	**190 Y**	**<52**	<310	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S10	4/17/2014	APEX-S14-GW-041714	4.0–6.0	NA	**180 Y**	**99 Y**	<290	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S13	4/17/2014	APEX-S13-GW-041714	4.25–6.0	NA	<50 [5]	**290 Y** [6]	<300 [5]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW1	9/26/2014	APEX-MW1-092614	2.0-7.0	**1,220**	**170 Y**	**350**	<300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW1	9/26/2014	APEX-MW1-092614-FD	2.0-7.0	**1,280**	**160 Y**	**350**	<300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW1	12/29/2014	APEX-MW1-122914	2.0-7.0	**220**	**63 Y**	**250 Y**	<300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MW1	12/29/2014	APEX-MW1-122914-FD	2.0-7.0	**240**	**58 Y**	**250 Y**	<300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

1 = Analysis run with silica gel cleanup

2 = SFRWQCB ESL, Table F-1a, "Groundwater Screening Levels (groundwater is a current or potential drinking water resource)," December 2013.

3 = SFRWQCB ESL, Table F-1b, "Groundwater Screening Levels (groundwater is not a current or potential drinking water resource)," December 2013.

4 = SFRWQCB Basin Plan, Table 3-5: Water Quality Objectives for Municipal Supply

5 = prepared and analyzed outside of hold time

Bold = Result is greater than the laboratory reporting limits for the given parameter but does not exceed listed comparison value

Bold Blue = Result exceeds parameter objective in SFRWQCB Basin Plan, Table 3-5: Water Quality Objectives for Municipal Supply

Bold Green = Result is less than SFRWQCB ESL for "is not a drinking water resource" but greater than for "is a drinking water source"

Bold Red = Sample result exceeds the SFRWQCB ESL

bgs = below ground surface
EPA = U.S. Environmental Protection Agency
ESLs = environmental screening levels
MTBE = methyl tert-butyl ether
NA = not analyzed
NL = not listed
SFRWQCB = San Francisco Bay Regional Water Quality Control Board
TPH = total petroleum hydrocarbons
VOCs = volatile organic compounds
Y = sample resembles chromatographic pattern, which does not resemble standard
<0.30 = sample result is less than the laboratory reporting limit for the given analyte

Depth-to-Water and Depth-to-Product Measurement

Apex Former UST Site

1550 Park Avenue

Emeryville, CA

~~Beep~~ (beep)

Well I.D.	Date (MM/DD/YY)	Time (HHMM)	Depth to Product (feet btoc)	Depth to Water (feet btoc)	Depth to Bottom (feet btoc)	Comments
S12/MW-1	09/26/14	1449	NONE	2.53	6.91	No Sheen

Depth-to-Water and Depth-to-Product Measurement

Apex Former UST Site
1550 Park Avenue
Emeryville, CA

Well I.D.	Date (MM/DD/YY)	Time (HHMM)	Depth to Product (feet btoc)	Depth to Water (feet btoc)	Depth to Bottom (feet btoc)	Comments
S12/MW-1	12/29/14	1345	No Prod.	2.13	6.93	No sheen

ATTACHMENT 11

TABLE 1
SUMMARY OF PIT BOTTOM SOIL SAMPLE ANALYTICAL RESULTS

Sample ID	Sample Date	TPH-D	Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDB	1,2-DCA
T1-7.0	2/8/2010	15, a	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.004	ND<0.004
T2-6.0	2/8/2010	5.8, b	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.004	ND<0.004

NOTES
TPH-G = Total Petroleum Hydrocarbons as Gasoline.
EDB = 1,2-Dibromoethane.
1,2-DCA = 1,2-Dichloroethane.
ND = Not Detected.
a = Laboratory analytical note: diesel-range compounds are signififcant; no recognizable pattern.
b = Laboratory analytical note: aged diesel is significant.
All results reported in milligrams per kilogram (mg/kg) unless otherwise noted.

TABLE 2
SUMMARY OF SOIL STOCKPILE SAMPLE ANALYTICAL RESULTS

Sample ID	Sample Date	TPH-D	Benzene	Toluene	Ethyl-benzene	Total Xylenes	EDB	1,2-DCA
SP1	2/8/2010	830, c,d	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.004	ND<0.004

NOTES

TPH-G = Total Petroleum Hydrocarbons as Gasoline.
EDB = 1,2-Dibromoethane.
1,2-DCA = 1,2-Dichloroethane.
ND = Not Detected.
c = Laboratory analytical note: unmodified or weakly modified diesel-range compounds are present.
d = Laboratory analytical note: Stoddard solvent/ mineral spirit(?)
The metals total chromium, lead, nickel, and zinc were detected at concentrations of 54, 26, 57, and 110 mg/kg, respectively. The total chromium STLC analysis result was 0.23 milligrams per liter (mg/l).
All results reported in milligrams per kilogram (mg/kg) unless otherwise noted.

McCampbell Analytical, Inc.
"When Quality Counts"

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P & D Environmental	Client Project ID: #0494; City of Emeryville	Date Sampled: 02/08/10
55 Santa Clara, Ste.240		Date Received: 02/09/10
	Client Contact: Paul King	Date Extracted: 02/17/10
Oakland, CA 94610	Client P.O.:	Date Analyzed: 02/18/10

LUFT 5 Metals*

Extraction method: SW3050B Analytical methods: SW6010B Work Order: 1002217

Lab ID	Client ID	Matrix	Extraction Type	Cadmium	Chromium	Lead	Nickel	Zinc	DF	% SS	Comments
001A	SP1	S	TOTAL	ND	54	26	57	110	1	101	

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TOTAL	NA	NA	NA	NA	NA	NA
	S	TOTAL	1.5	1.5	5.0	1.5	5.0	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit/method detection limit; N/A means not applicable to this sample or instrument.

TOTAL = Hot acid digestion of a representative sample aliquot.
TRM = Total recoverable metals is the "direct analysis" of a sample aliquot taken from its acid-preserved container.
DISS = Dissolved metals by direct analysis of 0.45 µm filtered and acidified sample.

DHS ELAP Certification 1644

Angela Rydelius, Lab Manager

Table 1. Soil Boring Analytical Results

Location	Sample Date	Sample Name	Depth (feet bgs)	Total Petroleum Hydrocarbons (by EPA Method 8015B) (mg/kg)			Purgeable Aromatics (Select VOCs by EPA Method 8260B) (µg/kg)						Priority Pollutant Polycyclic Aromatic Hydrocarbons (EPA Method 8270 SIM) (µg/kg)																
				TPH-gasoline	TPH-diesel[1]	TPH-motor oil[1]	MTBE	Benzene	Toluene	Ethylbenzene	m,p-Xylenes	o-Xylenes	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benzo(a)anthracene	Chrysene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Indeno(1,2,3-cd)pyrene	Dibenz(a,h)anthracene	Benzo(g,h,i)perylene
		SFRWQCB ESLs [2]		*500*	*110*	*500*	*0.023*	*0.044*	*2.9*	*3.3*	*2.3*	*2.3*	*1.2*	*13*	*16*	*8.9*	*11*	*2.8*	*40*	*85*	*1.3*	*13*	*1.3*	*1.3*	*0.13*	*1.3*	*0.38*	*27*
		SFRWQCB ESLs [3]		*500*	*110*	*500*	*8.4*	*1.2*	*9.3*	*4.7*	*11*	*11*	*4.8*	*13*	*19*	*8.9*	*11*	*2.8*	*40*	*85*	*1.3*	*13*	*1.3*	*1.3*	*0.13*	*1.3*	*0.38*	*27*
S1	3/1/2013	Apex-S1-3.5-030113	3.5	<0.24	400 Y	1,200	<5.9	<5.9	<5.9	<5.9	<5.9	<5.9	<29	<29	<29	<29	240	42	490	570	180	310	270	81	170	57	<29	67
S1	3/1/2013	Apex-S1-9.0-030113	9	0.94 Y	13 Y	12	<6.0	<6.0	<6.0	<6.0	<6.0	<6.0	<6.4	<6.4	<6.4	<6.4	18	<6.4	9.2	9.8	<6.4	<6.4	<6.4	<6.4	<6.4	<6.4	<6.4	<6.4
S2	3/1/2013	Apex-S2-5.5-030113	5.5	480 Y	3,100 Y	140	<680	<680	<680	<680	<680	<680	<34	<34	46	<34	<34	<34	<34	<34	<34	<34	<34	<34	<34	<34	<34	<34
S2	3/1/2013	Apex-S2-9.0-030113	9	<0.24	6.6 Y	9.0	<6.2	<6.2	<6.2	<6.2	<6.2	<6.2	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5
S3	3/1/2013	Apex-S3-3.5-030113	3.5	<0.30	4.4 Y	25	<6.8	<6.8	<6.8	<6.8	<6.8	<6.8	<7.0	<7.0	<7.0	<7.0	7.2	<7.0	11	15	<7.0	7	8.7	<7.0	8.1	7.2	<7.0	10
S3	3/1/2013	Apex-S3-9.0-030113	9	0.53 Y	5.1 Y	<6.7	<6.2	<6.2	<6.2	<6.2	<6.2	<6.2	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7	<6.7
S4	3/1/2013	Apex-S4-4.5-030113	4.5	510 Y	2,000 Y	550	<330	<330	<330	<330	<330	<330	<26	<26	<26	<26	<26	44	<26	<26	<26	<26	<26	<26	<26	<26	<26	<26
S4	3/1/2013	Apex-S4-8.5-030113	9	0.31 Y	21 Y	30	<5.7	<5.7	<5.7	<5.7	<5.7	<5.7	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5	<6.5
S5	4/17/2014	APEX-S5-4.5-041714	4.5	110 Y	250	29	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S5	4/17/2014	APEX-S5-7.5-041714	7.5	4.2 Y	16	<6.9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S5	4/17/2014	APEX-S5-9.0-041714	9	5.6 Y	8.0 Y	<6.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S6	4/16/2014	APEX-S6-4.5-041614	4.5	<1.3	46 Y	110	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S7	4/17/2014	APEX-S7-5.5-041714	5.5	<1.4	4.1 Y	11	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S7	4/17/2014	APEX-S7-9.0-041714	9	<1.3	<1.3	<6.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S8	4/16/2014	APEX-S8-4.5-041614	4.5	<1.2	2.5 Y	16	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S8	4/16/2014	APEX-S8-7.5-041614	7.5	<1.5	<1.4	<7.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S8	4/16/2014	APEX-S8-9.0-041614	9	<1.2	<1.3	<6.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S9	4/16/2014	APEX-S9-4.5-041614	4.5	<1.4	<1.4	<6.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S9	4/16/2014	APEX-S9-7.5-041614	7.5	<1.3	1.8Y	<7.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S9	4/16/2014	APEX-S9-9.0-041614	9	<1.3	<1.3	<6.5	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S10	4/17/2014	APEX-S10-4.5-041714	4.5	1,200 Y	4,700	<330	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S10	4/17/2014	APEX-S10-8.0-041714	8	1.5 Y	26	7.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S10	4/17/2014	APEX-S10-9.0-041714	9	4.0 Y	32	<6.2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S13	4/17/2014	APEX-S13-4.0-041714	4	<1.3	130	380	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S13	4/17/2014	APEX-S13-7.5-041714	7.5	<1.3	2.5 Y	<6.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S13	4/17/2014	APEX-S13-9.0-041714	9	<1.5	<1.3	9.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Notes:

1 = Analysis run with silica gel cleanup

2 = SFRWQCB ESLs, Table A-2, "Shallow Soil Screening Levels (≤3 m bgs), Commercial/Industrial Land Use (groundwater is a current or potential drinking water resource)," December 2013

3 = SFRWQCB ESLs, Table B-2, "Shallow Soil Screening Levels (≤3 m bgs), Commercial/Industrial Land Use (groundwater is not a current or potential drinking water resource)," December 2013

Bold = Sample result exceeds the laboratory reporting limit for the given analyte

Bold Red = Sample result exceeds the SFRWQCB ESLs

bgs = below ground surface

EPA = U.S. Environmental Protection Agency

ESLs = environmental screening levels

mg/kg = milligrams per kilogram

MTBE = methyl tert-butyl ether

NA = not analyzed

SFRWQCB = San Francisco Bay Regional Water Quality Control Board

TPH = total petroleum hydrocarbons

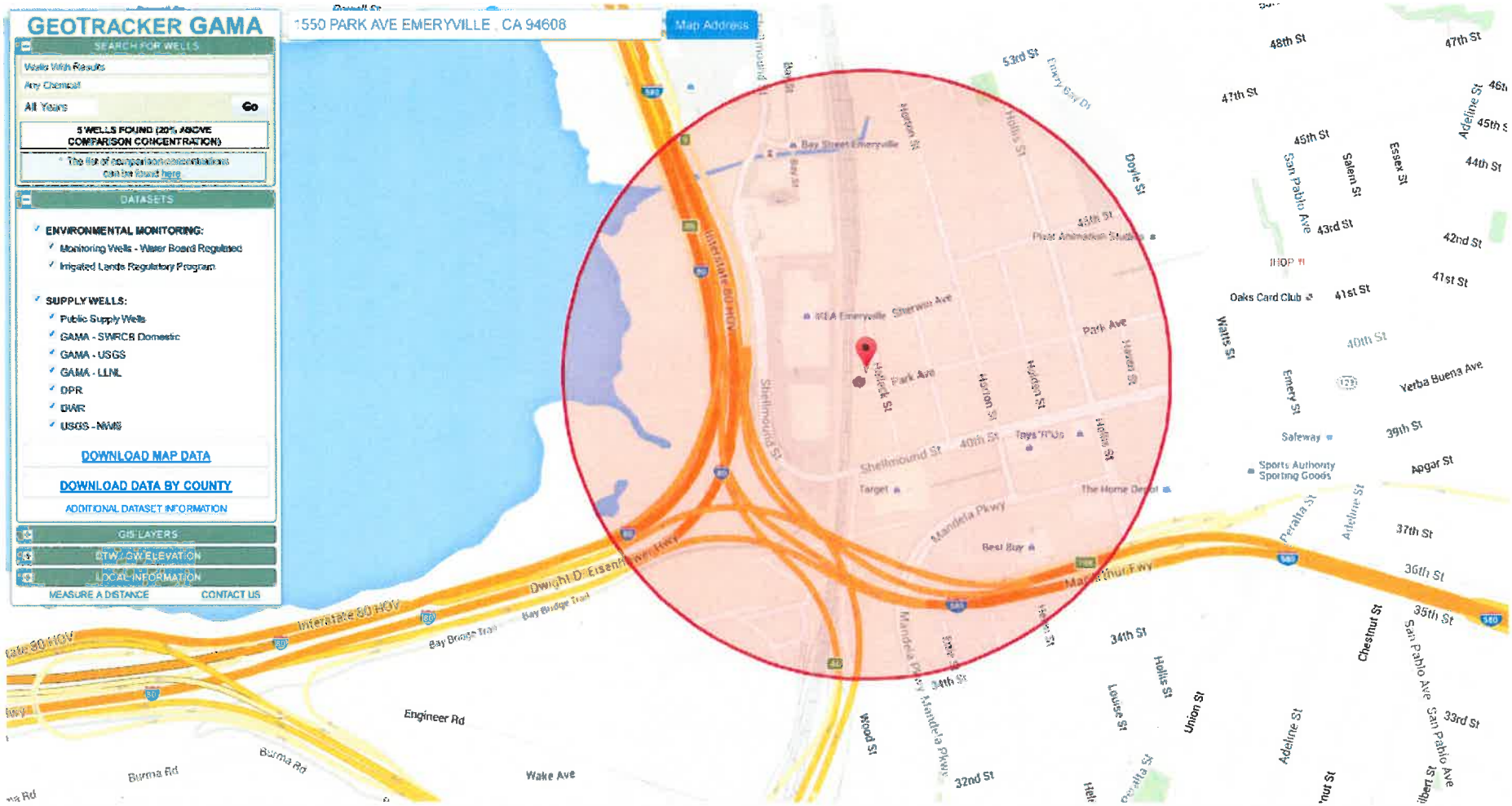
VOCs = volatile organic compounds

Y = sample resembles chromatographic pattern, which does not resemble standard

<0.30 = sample result is less than the laboratory reporting limit for the given analyte

µg/kg = micrograms per kilogram

ATTACHMENT 12



LOCATIONS FOUND		
1 WELL - HIGHLIGHT ON MAP	[ZOOM IN ON LOCATION]	[VIEW WELLS IN CLUSTER]
1 WELL - HIGHLIGHT ON MAP	[ZOOM IN ON LOCATION]	[VIEW WELLS IN CLUSTER]
1 WELL - HIGHLIGHT ON MAP	[ZOOM IN ON LOCATION]	[VIEW WELLS IN CLUSTER]
1 WELL - HIGHLIGHT ON MAP	[ZOOM IN ON LOCATION]	[VIEW WELLS IN CLUSTER]
1 WELL - HIGHLIGHT ON MAP	[ZOOM IN ON LOCATION]	[VIEW WELLS IN CLUSTER]