May 15, 2013

Ms. Karel Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: **Perjury Statement and Report Transmittal**
1600 Park Street (Parcel A)
Alameda, California 94501
AEI Project No. 298931
ACEH RO#00003112 (Formerly part of RO#0000008)

Dear Ms. Detterman:

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

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

Sincerely,

John Buestad
President

JB/pm

Attachment: AEI Consultants, *Conceptual Site Model Update & Request for Case Closure – May 2013*

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

May 15, 2013

Conceptual Site Model Update & Request for Case Closure - May 2013

Property Identification:
1600 Park Street – Parcel A
Alameda, California

AEI Project No. 298931
ACEH Fuel Leak Case No. RO0003112
(Formerly Known as
ACEH Case No. RO0000008)

Prepared for:
Foley Street Investments
Attn: Mr. John Buestad
2533 Clement Avenue
Alameda, CA 94501

Prepared by:
AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
(925) 746-6000

AEI Consultants
Environmental & Engineering Services
2500 Camino Diablo, Walnut Creek, CA 94597
Tel: 925.746.6000 Fax: 925.746.6099

May 15, 2013

Alameda County Environmental Health Department
Attn: Ms. Karel Detterman
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: **Conceptual Site Model Update and Request for Case Closure – May 2013**
1600 Park Street – Parcel A
Alameda, California
AEI Project No. 298931
ACEH Fuel Leak Case No. RO0003112

Dear Ms. Detterman:

AEI has prepared this Conceptual Site Model and Request for Case Closure on behalf of Foley Street Investments (FSI) as part of the on-going environmental activities at 1600 Park Street in Alameda, California [Figure 1], also known as Parcel A (ACEH Fuel Leak No. RO0003112). The subject site was originally part of a larger single property known as 1630 Park Street in Alameda, California (ACEH Fuel Leak Case # RO 0000008). Recently, the property owner split the site into two parcels, "Parcel A" to the south, and "Parcel B" to the north (Figure 2). Documentation of the parcel split is included in Appendix B.

Environmental concerns within this parcel which have been investigated to date include:

- A 10,000-gallon gasoline underground storage tank (UST), 4,000-gallon gasoline UST, and 500-gallon waste oil UST, all of which were removed in November 2011.
- Four hydraulic lifts inside the former building which were removed in July 2012.
- A gas and oil area within the southwestern portion of the parcel as indicated by a historical Sanborn map.

During 2011, several soil borings were completed within these areas of concern which included the collection of soil and groundwater samples. Soil boring data, in conjunction with the soil and groundwater data obtained during the UST removal activities, indicated that a minor release from the former USTs had occurred which was limited in extent. Contaminated soil from the waste oil UST was excavated and removed from the site. Confirmation soil sampling confirmed that the source had been removed. Petroleum hydrocarbons were also detected within the groundwater of the gasoline UST cavity during removal activities, however were limited in extent as the soil within the UST cavity did not contain hydrocarbons, nor did the groundwater from soil borings adjacent to the UST cavity.

A geophysical survey completed in July 2011 did not identify any USTs associated with the gas and oil area identified in the historic documents, and soil borings did not indicate elevated hydrocarbons were present in this area. Soil borings in the vicinity of the former hydraulic hoists did not indicate that a significant release has occurred, and no obvious contamination was observed during the removal of the lifts. A detailed description of historical site activities is included in the attached Low Threat Closure Policy (LTCP) checklist and Conceptual Site Model (CSM).

Soil vapor samples collected beneath the northern portion of Parcel A did not contain constituents from previous Parcel B contamination, confirming that migration of constituents from the downgradient "off-site" source area has not occurred.

Using the information in the CSM, AEI completed the Alameda County Environmental Health Department (ACEHD) LTCP evaluation form provided during our meeting on April 12, 2013. The result indicates that Parcel A passes the LTCP criteria. It is expected that following the review of the LTCP checklist and CSM, the ACEHD will concur with the findings, resulting in no further action for Parcel A. Furthermore, it is anticipated that approval for the implementation of the development activities on Parcel A will be approved.

Report Limitations

This report has been prepared by AEI Consultants relating to the property located at 1600 Park Street – Parcel A, in the City of Alameda, Alameda County, California. This report includes a summary of site conditions and relies heavily on information obtained from public records and other resources; AEI makes no warranty that the information summarized in this report includes consideration of all possible resources or information available for the site, whether referenced on not. Material samples have been collected and analyzed, and where appropriate conclusions drawn and recommendations made based on these analyses and other observations. This report may not reflect subsurface variations that may exist between sampling points. These variations cannot be fully anticipated, nor could they be entirely accounted for, in spite of exhaustive additional testing. This document should not be regarded as a guarantee that no further contamination, beyond that which could have been detected within the scope of past investigations is present beneath the property or that all contamination present at the site will be identified, treated, or removed. Undocumented, unauthorized releases of hazardous material(s) and petroleum products, the remains of which are not readily identifiable by visual inspection and/or are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation and may or may not become apparent at a later time. All specified work has been performed in accordance with generally accepted practices in environmental engineering, geology, and hydrogeology and performed under the direction of appropriate California registered professionals.

We welcome comments and questions from ACEH staff. Please contact us (925) 746-6000.

Sincerely,
AEI Consultants

Robert Robitaille
Sr. Project Manager

Peter J. McIntyre, PG
Sr. Vice President, Geologist

REGISTERED GEOLOGIST
PETER J. MCINTYRE
Exp. 5/31/14
No. 7702
STATE OF CALIFORNIA

Distribution:
John Buestad, Foley Street Investments
Karel Detterman, Alameda County Environmental Health Department (FTP Upload)
GeoTracker (Upload)

Attachments:

Alameda County Low Threat Closure Policy Checklist

Updated Conceptual Site Model – May 2013

FIGURES

FIGURE 1	*SITE LOCATION MAP*
FIGURE 2	*SITE PLAN – PARCEL A*
FIGURE 3	*SOIL ANALYTICAL MAP – PARCEL A*
FIGURE 4	*GROUNDWATER ANALYTICAL MAP – PARCEL A*
FIGURE 5	*UTILITY MAP – PARCEL A*

TABLES

TABLE 1	*SOIL SAMPLE ANALYTICAL DATA – TPH, MBTEX AND POG*
TABLE 2	*SOIL SAMPLE ANALYTICAL DATA – VOCS, FUEL OXYGENATES AND PCB'S*
TABLE 3	*SOIL SAMPLE ANALYTICAL DATA – METALS*
TABLE 4	*GROUNDWATER ANALYTICAL DATA – TPH, MBTEX AND TRPH*
TABLE 5	*GROUNDWATER ANALYTICAL DATA – VOCS, OXYGENATES, SVOCS & PCB'S*
TABLE 6	*GROUNDWATER ANALYTICAL DATA – METALS*
TABLE 7	*SOIL VAPOR SAMPLE ANALYTICAL DATA*
TABLE 8	*UST REMOVAL SAMPLE ANALYTICAL DATA TABLES*

APPENDICIES

APPENDIX A	*SOIL BORING LOGS*
APPENDIX B	*PARCEL SPLIT DOCUMENTATION*

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LOW THREAT UST CASE CLOSURE POLICY EVALUATION

Agency Name : Alameda County Environmental Health	Date: May 14, 2013
Case Worker: Karel Detterman	Fuel Leak Case No: RO0003112
Site Name: Good Chevrolet - Parcel A	GeoTracker Global ID: T0600100655
Site Address: 1600 Park Street, Alameda, CA - Parcel A	USTCF Claim No: 12398

Alameda County Environmental Health (ACEH) has reviewed the above listed site for consideration of case closure using the framework provided by the State Water Resources Control Board (SWRCB) Low-Threat Underground Storage Tank Case Closure Policy (LTCP), adopted on May 1, 2012, and effective August 17, 2012. The results of ACEH's case review indicates that the site ☒ PASSES ☐ FAILS the LTCP criteria.

Section 25296.10 of the California Health and Safety Code (H&SC) requires that sites be cleaned up to protect human health, safety, and the environment. The current conceptual site model ☒ is ☐ is not adequate to determine that residual petroleum constituents at the site do not pose a significant risk to human health, safety, or the environment. A complete record of the case files (i.e., regulatory directives and correspondence, reports, data submitted in electronic deliverable format [EDF], etc.) can be obtained through review of both the SWRCB's Geotracker database, and the ACEH website at http://www.acgov.org/aceh/index.htm.

ACEH's LTCP evaluation and compliance determination is based on:

☐ A preliminary review of the case file and data reported in the most recent site documents

☒ A final review of the case file verifying the accuracy of the content, authenticity, and accuracy of the data uploaded to the database.

Application of Case Review Tools

ACEH's case closure evaluation and compliance determination was guided by the application of the principles and strategies presented in the *Leaking Underground Fuel Tank Guidance Manual* (CA LUFT Manual), dated September 2012, developed by the SWRCB "…[t]o provide guidance for implementing the requirements established by the Case Closure Policy" and associated reference documents including but not limited to:

- *Technical Justification for Vapor Intrusion Media-Specific Criteria*, SWRCB dated March 21, 2012;
- *Technical Justification for Groundwater Media-Specific Criteria*, SWRCB dated April 24, 2012;
- *Technical Justification for Soil Screening Levels for Direct Contact and Outdoor Air Exposure Pathways*, SWRCB dated March 15, 2012;
- *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air, Final* DTSC, dated October, 2011;
- *Evaluating LNAPL Remedial Technologies for Achieving Project Goals, Interstate Technology Regulatory Council*

ACEH staff utilizes an enhanced LTCP checklist entitled *Data Gap Identification Tool* (DGIT) that integrates the requisite level of questioning to enable consistent application of the LTCP, identify impediments to closure, focus data collection on identified data gaps, develop an efficient strategy or path to closure, ensure that decisions are founded in appropriate technical basis, and document the decision making process as transparently as possible for all interested parties.

Our evaluation of the subject site is presented in the subsequent pages of this document.

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA A

General Criteria a: **Is the Unauthorized Release Located within the Service Area of a Public Water System?**	☑ Y	☐ N

LTCP Statement: "This policy is protective of existing water supply wells. New water supply wells are unlikely to be installed in the shallow groundwater near former UST release sites. However, it is difficult to predict, on a statewide basis, where new wells will be installed, particularly in rural areas that are undergoing new development. This policy is limited to areas with available public water systems to reduce the likelihood that new wells in developing areas will be inadvertently impacted by residual petroleum in groundwater. Case closure outside of areas with a public water system should be evaluated based upon the fundamental principles in this policy and a site specific evaluation of developing water supplies in the area. For purposes of this policy, a public water system is a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year."

If the unauthorized release is located within the service area of a public water supply system, then

Name of public water system agency?

East Bay Municipal Utility District	☑ Y
Zone 7 Water Agency	☐ Y
City of Hayward Water	☐ Y
Alameda County Water District	☐ Y
Other:	☐ Y

Are there existing water supply wells or other sources of water in the vicinity of the site? ***Use General Criteria e – CSM Well Survey sheet to support answer*** *Note: If yes, the site must still satisfy the groundwater media specific criteria for distance from the contaminant plume boundary to existing wells*	☐ Y	☑ N	☐ NE

If the unauthorized release is located outside the service area of a public water supply system, then Are there additional characteristics to consider that might result in a low-threat designation?	☐ **Y**	☐ **N**	☐ **NE**	☑ **NA**
Has a site-specific evaluation of developing water supplies in the area been conducted?	☐ Y	☐ N	☐ NE	☑ NA
Is impacted groundwater shallower than the sanitary seal requirement for supply wells in the applicable county? Applicable County Sanitary Seal Requirements:	☐ Y	☐ N	☐ NE	☑ NA
Are impacted perched water zones not a viable potential water supply?	☐ Y	☐ N	☐ NE	☑ NA
Does high salinity or low yield negate the impacted groundwater from drinking water beneficial use per State Water Board Resolution 1988-0063, or de-designated areas of the applicable Basin Plans?	☐ Y	☐ N	☐ NE	☑ NA
Will Water Quality Objectives (WQOs) in the groundwater plume be attained through natural attenuation within a reasonable time, prior to the expected need for use of any affected groundwater?	☐ Y	☐ N	☐ NE	☑ NA

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

General Criteria a: Case Notes

Case File Reference Documents:

AEI's Corrective Action Plan dated 2/3/12; AEI's Subsurface Investigation & Well Installation Report dated 3/3012

Attachments:

Figure 9; Well Search Location Map (Alameda County); DWR and Alameda County Well Tables

Case Notes:

In January 2012, a 2,000-foot radius well search was requested and received from the Alameda County Department of Public Works (ACDPW) and the Department of Water Resources (DWR). The results of the well search were reviewed and wells which appeared to be associated with monitoring or remediation at other sites or soil borings were excluded from the review.

According to the results of the DWR well search, two (2) wells are located within 2,000 feet of the site. One well was located approximately 1,100 feet to the southeast (upgradient) and one well was located approximately 2,000 feet to the northwest (downgradient). Both wells were reportedly used for irrigation and installed to a depth of less than 30 feet bgs. Based on the 2008 groundwater sampling from the soil borings and cumulative groundwater monitoring data, it appears that the length of the plume at the site is no more than approximately 160 feet in length. None of the wells noted in this well search are located within the expected plume length for this site. As such, none of the listed wells are expected to be impacted by the hydrocarbons at the site - See attached Table.

According to the results of the ACDPW well search, ten (10) wells are located within 2,000 feet of the site. The nearest well was located approximately 1,000 feet to the west (cross-gradient). Each of the remaining wells were located at a distance further than 1,000 feet and none of the wells were located in the immediate downgradient direction (nowrthwest). None of the wells noted in this well search are located within the expected plume length for this site. As such, none of the listed wells are expected to be impacted by the hydrocarbons at the site - See attached Figure and Table.

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA B

General Criteria b: **Does the Unauthorized Release Consist only of Petroleum?**	☒ YES	☐ NO	☐ NE

LTCP Statement: "For purposes of this policy, petroleum is defined as crude oil, or any fraction thereof, which is liquid at standard conditions and temperature and pressure, which means 60 degrees Fahrenheit and 14.7 pounds per square inch absolute including the following substances: motor fuels, jet fuels, distillate fuel oils, residual fuel oils, lubricants, petroleum solvents and used oils, including any additives and blending agents such as oxygenates contained in the formulation of the substances."

Have adequate site investigation activities been conducted to evaluate unauthorized releases of potential chemicals of concern (PCOCs) and chemicals of concern (COCs) from on-site sources due to historical site activities and chemical usage?	☒ Y	☐ N	☐ NE	☐ NA
Have areas of concern been identified based on historical site activities and chemical usage?	☒ Y	☐ N	☐ NE	☐ NA
Have unauthorized releases from underground storage tanks been identified?	☒ Y	☐ N	☐ NE	☐ NA
Have unauthorized releases from above ground storage tanks been identified?	☐ Y	☒ N	☐ NE	☐ NA
Have unauthorized releases from site infrastructure (i.e., sumps, drains, sanitary sewer, etc) been identified?	☐ Y	☒ N	☐ NE	☐ NA
Have unauthorized releases from surface spills at dispenser islands, tank fill ports, etc. been identified?	☐ Y	☒ N	☐ NE	☐ NA
Have unauthorized releases from other on-site sources been identified?	☒ Y	☐ N	☐ NE	☐ NA
Has the site been impacted by off-site sources?	☐ Y	☒ N	☐ NE	☐ NA
Are detected COCs consistent with reported site use?	☒ Y	☐ N	☐ NE	☐ NA
If detected COCs are not consistent with reported site use, then are there other regulatory cases in the vicinity of the site? Identify regulatory case number(s):	☐ Y	☐ N	☐ NE	☒ NA
If there are not other regulatory cases in the vicinity of the site, then has an investigation of other potential sources and contaminant migration pathways been conducted? ***Use General Criteria e – Conceptual Site Model (Off-site sources) sheets to support answer***	☐ Y	☐ N	☐ NE	☒ NA
Has site contamination in all affected media been fully characterized? ***Use page b-2 and General Criteria e – Conceptual Site Model COCs and PCOCs sheets to identify site contaminants***	☒ Y	☐ N	☐ NE	☐ NA
Soil?	☒ Y	☐ N	☐ NE	☐ NA
Soil Gas?	☒ Y	☐ N	☐ NE	☐ NA
Groundwater?	☒ Y	☐ N	☐ NE	☐ NA
Surface Water?	☐ Y	☐ N	☐ NE	☒ NA
Has a data quality review verified the validity of historic analytical data? ***Use General Criteria e – Conceptual Site Model Analytical Data Quality Review sheets to support answers***	☒ Y	☐ N	☐ NE	☐ NA
Have appropriate protocols been followed for obtaining representative samples?	☒ Y	☐ N	☐ NE	☐ NA
Are the analytical methods currently being used consistent with the recommended "best practices" in the CA LUFT Manual?	☒ Y	☐ N	☐ NE	☐ NA
Have appropriate method detection limits been used (i.e., less than the LTCP media specific criteria for groundwater, vapor intrusion to indoor air, and direct contact and outdoor air exposure, and/or current environmental screening levels as appropriate?	☐ Y	☒ N	☐ NE	☐ NA

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

General Criteria b: Case Notes

Case File Reference Documents:

AEI's Phase II Subsurface Investigation Report dated August 16, 2011 & AEI's Underground Storage Tank Removal Report dated February 16, 2012

Attachments:

Case Notes:

Other onsite sources include hydraulic hoist which have been removed from the site (see criteria C). During a data quality review for the site, it was determined that the appropriate laboratory methods and reporting limits have been used with the exception of TPHmo in which the detection limit for groundwater samples has been 250 ug/L. This exceeds the current ESL of 100 ug/L.

LOW THREAT CLOSURE POLICY – GENERAL CRITERIA B

Chemicals of Concern (COCs - detected) and Potential Chemicals of Concern (PCOCs – i.e., not detected but used in site operations) in Soil, Groundwater, Soil Gas, and/or Surface Water[1]

COC/PCOC				
Gasoline[2]	☑ **Y**	☐ **N**	☐ **NE**	☐ **NA**
Fuel Oils[3]	☑ **Y**	☐ **N**	☐ **NE**	☐ **NA**
Diesel	☐ Y	☐ N	☐ NE	☑ NA
Stoddard Solvent	☐ Y	☐ N	☐ NE	☑ NA
Jet Fuels	☐ Y	☐ N	☐ NE	☑ NA
Kerosene	☐ Y	☐ N	☐ NE	☑ NA
Home Heating Fuel	☐ Y	☐ N	☐ NE	☑ NA
Bunker Fuel	☐ Y	☐ N	☐ NE	☑ NA
Others	☐ Y	☐ N	☐ NE	☑ NA
Oils	☑ **Y**	☐ **N**	☐ **NE**	☐ **NA**
Waste Oil[4]	☑ Y	☐ N	☐ NE	☐ NA
Hydraulic Oil	☑ Y	☐ N	☐ NE	☐ NA
Lubricating Oil	☐ Y	☐ N	☐ NE	☑ NA
Oil and Grease	☐ Y	☐ N	☐ NE	☑ NA
Motor Oil	☐ Y	☐ N	☐ NE	☑ NA
Others	☐ Y	☐ N	☐ NE	☑ NA
Aromatics	☐ **Y**	☐ **N**	☐ **NE**	☐ **NA**
Benzene	☑ Y	☐ N	☐ NE	☐ NA
Toluene	☑ Y	☐ N	☐ NE	☐ NA
Ethylbenzene	☑ Y	☐ N	☐ NE	☐ NA
Xylenes	☑ Y	☐ N	☐ NE	☐ NA
Napthalene	☑ Y	☐ N	☐ NE	☐ NA
Fuel Oxys[5]	☐ **Y**	☑ **N**	☐ **NE**	☐ **NA**
MTBE[6]	☐ Y	☑ N	☐ NE	☐ NA
ETBE	☐ Y	☑ N	☐ NE	☐ NA
TAME	☐ Y	☑ N	☐ NE	☐ NA
TBA	☐ Y	☑ N	☐ NE	☐ NA
DIPE	☐ Y	☑ N	☐ NE	☐ NA
Ethanol	☐ Y	☑ N	☐ NE	☐ NA
Methanol	☐ Y	☐ N	☑ NE	☐ NA
Leaded Gas	☐ **Y**	☐ **N**	☐ **NE**	☐ **NA**
TML[7]	☐ Y	☐ N	☑ NE	☐ NA
EDC[8]	☐ Y	☑ N	☐ NE	☐ NA
EDB[8]	☐ Y	☑ N	☐ NE	☐ NA
Wear Metals[10]	☑ **Y**	☐ **N**	☐ **NE**	☐ **NA**
Total Lead	☑ Y	☐ N	☐ NE	☐ NA
Cadmium	☑ Y	☐ N	☐ NE	☐ NA
Chromium	☑ Y	☐ N	☐ NE	☐ NA
Zinc	☑ Y	☐ N	☐ NE	☐ NA
Nickel	☑ Y	☐ N	☐ NE	☐ NA
Others	☐ **Y**	☐ **N**	☐ **NE**	☐ **NA**
PAHs[9]	☐ Y	☐ N	☐ NE	☑ NA
CVOCs[11]	☑ Y	☐ N	☐ NE	☐ NA
PCBs	☐ Y	☑ N	☐ NE	☐ NA
PCPs	☐ Y	☐ N	☐ NE	☑ NA
Dioxins & Furans[12]	☐ Y	☑ N	☐ NE	☐ NA

Key:
- Y = Detected at site
- N = Tested for but never detected (method reporting limit less than current screening levels – validated by case review)
- NE = Identified Data Gap - Needs Further Evaluation (Tested for but never detected (method reporting limit greater than current screening levels)
- NA = Not Applicable (never present at site – validated by case review)

Chemicals of Concern (COCs) and Potential Chemicals of Concern (PCOCs) in Soil, Groundwater, Soil Gas, and/or Surface Water[1]

TOTAL PETROLEUM HYDROCARBON – GASOLINE RELATED CONSTITUENTS[2]

COC/PCOC	Soil				Groundwater				Soil Gas, Crawl Space or Indoor Air				Surface Water			
TPH																
TPH-g	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA
GRO	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Others	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Aromatics																
Benzene	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Toluene	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Ethylbenzene	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Xylenes	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Napthalene	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Fuel Oxys[5]																
MTBE[6]	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
ETBE	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
TAME	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
TBA	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
DIPE	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Ethanol	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Methanol	☐ Y	☐ N	☒ NE	☐ NA	☐ Y	☐ N	☒ NE	☐ NA	☐ Y	☐ N	☒ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Others	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Leaded Gas																
TML[7]	☐ Y	☐ N	☒ NE	☐ NA	☐ Y	☐ N	☒ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
EDC[8]	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
EDB[8]	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA

Key:
- Y = Detected at site
- N = Tested for but never detected (method reporting limit less than current screening levels – validated by case review)
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- NA = Not Applicable (never present at site – validated by case review)

Chemicals of Concern (COCs) and Potential Chemicals of Concern (PCOCs) in Soil, Groundwater, Soil Gas, and/or Surface Water[1]

TOTAL PETROLEUM HYDROCARBONS – DIESEL, JET FUEL, ANDOTHER FUEL OIL RELATED CONSTITUENTS[3]

COC/PCOC	Soil				Groundwater				Soil Gas ☐, Crawl Space ☐, Indoor Air ☐				Surface Water			
TPH																
TPH-d	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA
DRO	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
TEPH	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Aromatics																
Benzene	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Toluene	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Ethylbenzene	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Xylenes	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Napthalene	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Others																
PAHs[9]	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA

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Chemicals of Concern (COCs) and Potential Chemicals of Concern (PCOCs) in Soil, Groundwater, Soil Gas, and/or Surface Water[1]

WASTE (USED) OILS[4]

COC/PCOC	Soil				Groundwater				Soil Gas ☒, Crawl Space ☐, Indoor Air ☐				Surface Water			
TPH																
TPH-g	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA
GRO	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
TPH-d	☐ Y	☐ N	☒ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
DRO	☐ Y	☐ N	☒ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
TPH-mo	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
TEPH	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
MORO	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
Others	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Aromatics																
Benzene	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Toluene	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Ethylbenzene	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Xylenes	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Napthalene	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Fuel Oxys																
MTBE	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
TBA	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Others	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Wear Metals[10]																
Total Lead	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
Cadmium	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
Chromium	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
Zinc	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
Nickel	☒ Y	☐ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
Others																
CVOCs[11]	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☒ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
PCBs	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
PCPs	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA
Dioxins & Furans[12]	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☒ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☐ NA

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Chemicals of Concern (COCs) and Potential Chemicals of Concern (PCOCs) in Soil, Groundwater, Soil Gas, and/or Surface Water[1]

NON PETROLEUM HYDROCARBON SOURCE - RELATED CONTAMINANTS

COC/PCOC	Soil				Groundwater				Soil Gas ☐, Crawl Space ☐, Indoor Air ☐				Surface Water			
	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA
VOCs[11]	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
SVOCs[13]	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
OCPs[14]	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Herbicides[15]	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Metals[16]	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Others	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA

REMEDIATION - RELATED BYPRODUCTS

COC/PCOC	Soil				Groundwater				Soil Gas ☐, Crawl Space ☐, Indoor Air ☐				Surface Water			
Remediation Byproducts	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA	☐ Y	☐ N	☐ NE	☒ NA
Chromium VI	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Other Metals[16]	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA
Others	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA	☐ Y	☐ N	☐ NE	☐ NA

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Chemicals of Concern (COCs) and Potential Chemicals of Concern (PCOCs) in Soil, Groundwater, Soil Gas, and/or Surface Water

VOLATILE ORGANIC COMPOUNDS

Compound	S	SG	GW	SW				
Benzene	☐	☐	☒	☐	☒ Y	☐ N	☐ NE	☐ NA
Bromobenzene	☒	☐	☒	☐	☐ Y	☒ N	☐ NE	☐ NA
Bromochloromethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Bromodichloromethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Bromoform	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Bromomethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
n-Butylbenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
sec-Butylbenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
tert-Butylbenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Carbon tetrachloride	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Chlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Chlorodibromomethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Chloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Chloroform	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Chloromethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2-Chlorotoluene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Chlorotoluene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,2-Dibromo-3-chloropropane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,2-Dibromoethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Dibromomethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,2-Dichlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,3-Dichlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,4-Dichlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Dichlorodifluoromethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,1-Dichloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,2-Dichloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,1-Dichloroethene	☒	☐	☒	☐	☐ Y	☒ N	☐ NE	☐ NA
cis-1,2-Dichloroethene	☒	☐	☐	☐	☒ Y	☐ N	☐ NE	☐ NA
trans-1,2-Dichloroethene	☒	☐	☒	☐	☐ Y	☒ N	☐ NE	☐ NA
1,2-Dichloropropane	☒	☐	☒	☐	☐ Y	☒ N	☐ NE	☐ NA

Compound	S	SG	SW	GW				
2,2-Dichloropropane	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
1,3-Dichloropropane	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
1,1-Dichloropropene	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
Ethylbenzene	☐	☐	☐	☒	☒ Y	☐ N	☐ NE	☐ NA
Hexachlorobutadiene	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
Isopropylbenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
p-Isopropyltoluene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Methylene chloride	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Naphthalene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
n-Propylbenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Styrene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,1,1,2-Tetrachloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,1,2,2-Tetrachloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Tetrachloroethene	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
Toluene	☐	☐	☐	☒	☒ Y	☐ N	☐ NE	☐ NA
1,2,4-Trichlorobenzene	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
1,2,3-Trichlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,1,1-Trichloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,1,2-Trichloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Trichloroethene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Trichlorofluoromethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,2,3-Trichloropropane	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
1,2,4-Trimethylbenzene	☒	☐	☐	☐	☒ Y	☐ N	☐ NE	☐ NA
1,3,5-Trimethylbenzene	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA
Vinyl chloride	☐	☐	☐	☐	☐ Y	☒ N	☐ NE	☐ NA
o-Xylene	☒	☐	☐	☒	☒ Y	☐ N	☐ NE	☐ NA
m-Xylene	☐	☐	☐	☐	☐ Y	☒ N	☐ NE	☐ NA
p-Xylene	☐	☐	☐	☐	☐ Y	☒ N	☐ NE	☐ NA
Methyl-t-butyl ether	☐	☐	☐	☐	☐ Y	☒ N	☐ NE	☐ NA
Dichlorofluoromethane	☒	☐	☐	☒	☐ Y	☒ N	☐ NE	☐ NA

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Chemicals of Concern (COCs) and Potential Chemicals of Concern (PCOCs) in Soil, Groundwater, Soil Gas, and/or Surface Water

SEMI-VOLATILE ORGANIC COMPOUNDS

Compound	S	SG	GW	SW				
1,2-Dichlorobenzene	X	☐	X	X	☐ Y	☐ N	☐ NE	☐ NA
1,2,4-Trichlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,3-Dichlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
1,4-Dichlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2-Chloronaphthalene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2-Chlorophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2-Methylnaphthalene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2-Methylphenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2-Nitroaniline	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2-Nitrophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,2'-oxybis (1-Chloropropane)	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,4-Dichlorophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,4-Dimethylphenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,4-Dinitrophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,4-Dinitrotoluene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,4,5-Trichlorophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,4,6-Trichlorophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
2,6-Dinitrotoluene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
3-Nitroaniline	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
3,3'-Dichlorobenzidine	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Bromophenyl-phenylether	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Chloro-3-methylphenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Chloroaniline	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Chlorophenyl-phenyl ether	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Methylphenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Nitroaniline	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4-Nitrophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
4,6-Dinitro-2-methylphenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Acenaphthene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Acenaphthylene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Anthracene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Benzo(a)anthracene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA

Compound	S	SG	SW	GW				
Benzo(a)pyrene	X	☐	☐	X	☐ Y	X N	☐ NE	☐ NA
Benzo(b)fluoranthene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Benzo(g,h,i)perylene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Benzo(k)fluoranthene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
bis(2-Chloroethoxy)-methane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
bis(2-Chloroethyl) ether	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
bis(2-Ethylhexyl)phthalate	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Butylbenzylphthalate	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Carbazole	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Chrysene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Di-n-butylphthalate	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Di-n-octylphthalate	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Dibenz(a,h)anthracene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Dibenzofuran	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Diethylphthalate	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Dimethylphthalate	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Fluoranthene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Fluorene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Hexachlorobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Hexachlorobutadiene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Hexachlorocyclopentadiene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Hexachloroethane	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Indeno(1,2,3-cd)pyrene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Isophorone	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
N-Nitroso-di-n-propylamine	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
N-nitrosodiphenylamine	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Naphthalene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Nitrobenzene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Pentachlorophenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Phenanthrene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Phenol	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA
Pyrene	☐	☐	☐	☐	☐ Y	☐ N	☐ NE	☐ NA

Key:
- ■ Y = Detected at site
- ■ N = Tested for but never detected (method reporting limit less than current screening levels – validated by case review)
- ■ NE = Identified Data Gap - Needs Further Evaluation (Tested for but never detected (method reporting limit greater than current screening levels)
- ■ NA = Not Applicable (never present at site – validated by case review)

Chemicals of Concern (COCs) and Potential Chemicals of Concern (PCOCs) in Soil, Groundwater, Soil Gas, and/or Surface Water[1]

Notes:

CVOCS = Chlorinated Volatile Organic Compounds
DIPE = di-isopropyl either
EDC (ethylene dichloride) or 1,2-DCA (1,2-dichloroethane or ethylene dibromide)
EDB = 1,2-dibromomethane
ETBE = ethyl tert butyl ether
MTBE = methyl tert butyl ether (banned in CA since 2004)
OCPs = Organochlorine Pesticides
PAH = Polycyclic Aromatic Hydrocarbons or Polynuclear Aromatic Hydrocarbons
PCPs = Pentachlorphenol (wood preservative)
TAME = tert amyl methyl ether
TBA = t-Butyl Alcohol
TEL = tetra ethyl lead
TML = tetra methyl lead
SVOCs = Semi-volatile Organic Compounds
VOCs = Volatile Organic Compounds

1 = The analytes listed below are recommended in the CA LUFT Manual to ensure that site characterization is complete. Note that more analytes are recommended than are used as "criteria" chemicals in the LTCP for the various media.
2 = **CA LUFT Manual recommended analyses for gasoline releases** include BTEX, napthalene, and fuel oxygenates (MTBE and TBA) and/or lead scavengers if gasoline release was pre-1992.
3 = **CA LUFT Manual recommended analyses for fuel oil releases** include BTEX, and napthalene. Additionally, for heavy fuel oil such as bunker fuel the priority pollutant PAHs should be added to the list of analytes.
4 = **CA LUFT Manual recommended analyses for waste (used) motor oils** include BTEX, the 16 priority pollutant PAHs, chlorinated solvents (which will include EDB and EDC), and fuel oxygenates (MTBE and TBA). For soil only analysis for the five "wear metals" is also recommended.
5 = ACEH recommended analysis of all fuel oxygenates
6 = MTBE to be analyzed at all LUFT sites unless the tank contained only diesel or jet fuel per California Health and Safety Code 25296.15(a). MTBE was added to gasoline in California starting in approximately the late 1980's/early 1990's and was banned in 2004.
7 = Samples to be analyzed for tetra methyl lead
8 = Samples to be initially analyzed for lead scavengers EDC and EDB for all release sites and fuel oxygenates
9 = Use page b-8 to identify priority PAHs
10 = Wear metals need only be analyzed for soil
11 = Use page b-7 to identify specific VOCs
12 = Analyzed for dioxins and furans if PCBs and/or PCPs are detected
13 = Use page b-8 to identify specific SVOCs
14 = Use page b- to identify OCPs
15 = Use page b- to identify herbicides
16 = Use page b- to identify metals (in addition to the 5 wear metals)

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA C

General Criteria c: **Has the Unauthorized ("Primary") Release from the UST System been Stopped?**	☒ Y	☐ N	☐ NE	☐ NA

LTCP Statement: "The tank, pipe, or other appurtenant structure that released petroleum into the environment (i.e. the primary source) has been removed, repaired or replaced. It is not the intent of this policy to allow sites with ongoing leaks from the UST system to qualify for low-threat closure."

Fuel Dispensing Facility History (list in chronological order, starting with operational in-place tanks)

	Contents (gas - (leaded, unleaded), diesel, waste oil, etc.)	Type (steel, fiberglass single-walled, double-walled)	Evidence of Release? (Y/N)	Closed in Place, Removed, or Upgraded?	Responsible Party (Organization Name, Type)	Date Installed	Date Removed
Tank (capacity in gallons)							
10,000	Gasoline	S.W. Steel	Yes	Removed	FSI	Mid 1980s	11/22/2011
4,000	Gasoline	S.W. Steel	Yes	Removed	FSI	Mid 1980s	11/22/2011
500	Waste Oil	S.W. Steel	Yes	Removed	FSI	Mid 1980s	11/22/2011
Piping							
<50'	Gasoline	Steel	No	Removed	FSI	Mid 1980s	11/22/2011
Dispensers							
2	Gasoline	N/A	No	Removed	FSI	Mid 1980s	11/3/2011
Other Structures							
Hydraulic Lifts	Hydraulic Oil	N/A	No	Removed	FSI	1950s	July 2012

Is the site currently an operating fuel dispensing facility?	☐ Y	☒ N	☐ NE	☐ NA
Have there been multiple tank system locations at the site?	☐ Y	☒ N	☐ NE	☐ NA
Have there been multiple releases at the site?	☐ Y	☒ N	☐ NE	☐ NA
Was there a previous/different regulatory case at this site? Identify previous case number:	☐ Y	☐ N	☐ NE	☒ NA
Is there evidence of releases from other on-site sources besides the UST system(s)?	☐ Y	☒ N	☐ NE	☐ NA
Is there indication of impacts from offsite sources?	☐ Y	☒ N	☐ NE	☐ NA

Use General Criteria e – Conceptual Site Model (Sources) sheets to support answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA C

General Criteria c:

Has the Unauthorized ("Primary") Release from the UST System been Stopped?

Case File Reference Documents:

AEI's Phase II Subsurface Investigation Report dated August 16, 2011 & AEI's Underground Storage Tank Removal Report dated February 16, 2012

Attachments:

Case Notes:

Unauthorized release has been stopped at the site. (1) 10,000-gallon and (1) 4,000-gallon gasoline UST, along with (1) 500-gallon waste oil UST removed in November 2011. Associated product piping and fuel dispensers were removed along with the USTs.

In the SW portion of the site, it is suspected, but not verified that USTs may have been present in the southwestern portion of the site based on 1948 Sanborn maps. No USTs were located during geophysical survey in July 2011. Based on the geophysical survey results, AEI determined that the USTs were either never installed, or are no longer present.

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA D

General Criteria d: **Has Free Product been Removed to the Maximum Extent Practicable?**	☐ Y	☐ N	☐ NE	☒ NA

LTCP Statement: "At petroleum unauthorized release sites where investigations indicate the presence of free product, free product shall be removed to the maximum extent practicable. In meeting the requirements of this section:

(a) Free product shall be removed in a manner that minimizes the spread of the unauthorized release into previously uncontaminated zones by using recovery and disposal techniques appropriate to the hydrogeologic conditions at the site, and that properly treats, discharges or disposes of recovery byproducts in compliance with applicable laws;

(b) Abatement of free product migration shall be used as a minimum objective for the design of any free product removal system; and

(c) Flammable products shall be stored for disposal in a safe and competent manner to prevent fires or explosions."

Has free product (migrating of mobile LNAPL) been detected in site monitoring wells?	☐ Y	☐ N	☐ NE	☒ NA

MW ID	Date FP First Observed	Max FP Apparent Thickness (feet), sheen, or globules	Most Recently Observed FP Apparent Thickness (feet)	Date of Most Recent FP Observation

Has a description of the standard operating procedures used to measure free product in wells been provided?	☐ Y	☐ N	☐ NE	☒ NA
Has an adequate LNAPL Conceptual Site Model been developed?	☐ Y	☐ N	☐ NE	☒ NA

Was free product observed during tank removal activities or station upgrades?	☐ Y	☒ N	☐ NE	☐ NA
Has an evaluation of the adequacy of the monitoring well network and appropriateness of screen interval to detect free product been conducted?	☐ Y	☐ N	☐ NE	☒ NA
Have there been other indications of the presence of free product (i.e., observations during tank removal, observations during exploratory drilling, bore logs, dissolved phase concentrations of COCs greater than their effective solubility's in groundwater, etc.)	☐ Y	☒ N	☐ NE	☐ NA
Has a preferential pathway study been conducted to determine the probability of free product encountering geologic and anthropogenic preferential pathways and conduits that can act as contaminant migration pathways to or from the site?	☒ Y	☐ N	☐ NE	☐ NA
Has the LNAPL body spatial distribution (horizontal and vertical) been defined?	☐ Y	☐ N	☐ NE	☒ NA
Are there risk and exposure issues attributed to the presence of the LNAPL?	☐ Y	☐ N	☐ NE	☒ NA
Has an evaluation of whether free product removal is practicable, or if not practicable, a description of the conditions that prevent free product removal been conducted?	☐ Y	☐ N	☐ NE	☒ NA

Use General Criteria e - Conceptual Site Model (Free Product) sheets to support answer

Has free product removal been implemented?	☐ Y	☐ N	☐ NE	☒ NA

Location/ MW ID	Method (Absorbent Materials, Bailing, Skimmer, DPE, Excavation, etc.)	Cumulative Gallons/Volume/Mass Removed	Dates Implemented

Does data indicate rebound of free product subsequent to product removal?	☐ Y	☐ N	☐ NE	☒ NA

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA D

General Criteria d:

Has Free Product been Removed to the Maximum Extent Practicable?

Case File Reference Documents:

AEI's Phase II Subsurface Investigation Report dated August 16, 2011 & AEI's Underground Storage Tank Removal Report dated February 16, 2012.

Attachments:

Case Notes:

LNAPL has not been encountered during historical sampling at the site. AEI has reviewed all available documents for this site which include AEI's Phase II Subsurface Investigation Report dated August 16, 2011 and AEI's Underground Storage Tank Removal Report dated February 16, 2012. LNAPL was not encountered or suspected during investigations documented in these reports. Furthermore, LNAPL was not observed by onsite personnel during hydraulic hoist removal activities performed in July 2012.

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA E

General Criteria e: **Has a Conceptual Site Model that Assesses the Nature, Extent, and Mobility of the Release been Developed?**	☑ Y	☐ N	☐ NE

LTCP Statement: "The Conceptual Site Model (CSM) is a fundamental element of a comprehensive site investigation. The CSM establishes the source and attributes of the unauthorized release, describes all affected media (including soil, groundwater, and soil vapor as appropriate), describes local geology, hydrogeology and other physical site characteristics that affect contaminant environmental transport and fate, and identifies all confirmed and potential contaminant receptors (including water supply wells, surface water bodies, structures and their inhabitants). The CSM is relied upon by practitioners as a guide for investigative design and data collection. Petroleum release sites in California occur in a wide variety of hydrogeologic settings. As a result, contaminant fate and transport and mechanisms by which receptors may be impacted by contaminants vary greatly from location to location. Therefore, the CSM is unique to each individual release site. All relevant site characteristics identified by the CSM shall be assessed and supported by data so that the nature, extent and mobility of the release have been established to determine conformance with applicable criteria in this policy. The supporting data and analysis used to develop the CSM are not required to be contained in a single report and may be contained in multiple reports submitted to the regulatory agency over a period of time."

Has a CSM been prepared that is representative of current site conditions?	☑ Y	☐ N

Document Title	Author	Date
Conceptual Site Model Update April 2013	AEI	4/26/2013

If the CSM is provided in multiple documents, provide additional document titles, authors and dates in the Case File Reference document section on page e-2

Is the CSM comprehensive enough to show compliance with all the LTCP criteria and that final closure review is appropriate?	☑ Y	☐ N

General Criteria			
a	The unauthorized release is located within the service area of a public water system	☑ Y	☐ N
b	The unauthorized release consists only of petroleum	☑ Y	☐ N
c	The unauthorized ("primary") release from the UST system has been stopped	☑ Y	☐ N
d	Free product has been removed to the maximum extent practicable	☑ Y	☐ N
e	A CSM that assesses the nature, extent, and mobility of the release has been developed	☑ Y	☐ N
f	Secondary source has been removed to the extent practicable	☑ Y	☐ N
g	Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safely Code section 25296.15	☑ Y	☐ N
h	Nuisance as defined by Water Code section 13050 does not exist at the site	☑ Y	☐ N
Media-Specific Criteria			
Groundwater		☑ Y	☐ N
Vapor Intrusion to Indoor Air		☑ Y	☐ N
Direct Contact and Outdoor Air Exposure		☑ Y	☐ N

If the CSM is not comprehensive enough to show compliance with all the LTCP criteria, then

Has a data gap investigation work plan been prepared that is guided by the CSM?	☐ Y	☐ N
Has a path to closure plan been prepared that is guided by the CSM?	☐ Y	☐ N

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA E

General Criteria e: Case Notes

Case File Reference Documents:

AEI's, Conceptual Site Model Update April 2013, dated April 29, 2013

Attachments:

Case Notes:

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA F

General Criteria f: **Has Secondary Source been Removed to the Extent Practicable?**	☑ Y	☐ N	☐ NE

LTCP Statement: "Secondary source" is defined as petroleum-impacted soil or groundwater located at or immediately beneath the point of release from the primary source. Unless site attributes prevent secondary source removal (e.g. physical or infrastructural constraints exist whose removal or relocation would be technically or economically infeasible), petroleum-release sites are required to undergo secondary source removal to the extent practicable as described herein. "To the extent practicable" means implementing a cost-effective corrective action which removes or destroys-in-place the most readily recoverable fraction of source-area mass. It is expected that most secondary mass removal efforts will be completed in one year or less. Following removal or destruction of the secondary source, additional removal or active remedial actions shall not be required by regulatory agencies unless (1) necessary to abate a demonstrated threat to human health or (2) the groundwater plume does not meet the definition of low threat as described in this policy."

Has corrective action been implemented at the site to remove or destroy-in-place the most readily recoverable fraction of source-area mass?	☑ Y	☐ N	☐ NE	☐ NA
Soil remediation	☑ Y	☐ N	☐ NE	☐ NA

Method	Mass/Volume Removed	Dates of Implementation
Excavation	21.46 Tons	January 2012

If soil remediation is currently being conducted, then is it progressing adequately?	☐ Y	☐ N	☐ NE	☑ NA
If soil remediation is no longer being conducted then, has confirmation sampling results confirmed that additional corrective actions are not necessary?	☑ Y	☐ N	☐ NE	☐ NA
Are additional soil remedial actions necessary to meet the media-specific criteria of the Policy or to abate a demonstrated threat to human health?	☐ Y	☑ N	☐ NE	☐ NA
Groundwater Remediation	☑ Y	☐ N	☐ NE	☐ NA

Method	Mass/Volume Removed	Dates of Implementation
Groundwater Extraction	800 Gallons	November 2011

If groundwater remediation is currently being conducted, then is it progressing adequately?	☐ Y	☐ N	☐ NE	☑ NA
If groundwater remediation is no longer being conducted then, has verification monitoring confirmed that additional corrective actions are not necessary?	☑ Y	☐ N	☐ NE	☐ NA
Are additional groundwater remedial actions necessary to meet the media-specific criteria of the Policy or to abate a demonstrated threat to human health?	☐ Y	☑ N	☐ NE	☐ NA

Use sheet f-2 - Maximum Detected Contaminant Concentrations Before and After Corrective Action to support your answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA F

General Criteria f: Maximum Documented Contaminant Concentrations Before and After Correction Action

Contaminant	Soil (ppm)		Water (ppb)	
	Historical Maximum	Current Maximum	Historical Maximum	Current Maximum
TPHg	6.3	<1.0	2,400	2,400
TPHd	240	<1.0	89	89
TPHmo	<5.0	<5.0	590	590
cis-1,2-DCE	0.0085	<0.005	<0.5	<0.5
1,2,4-TMB	0.0071	<0.005	<0.5	<0.5
Xylenes	0.012	<0.005	310	310
Benzene	<0.005	<0.005	18	18
Toluene	<0.005	<0.005	180	180
Ethylbenzene	<0.005	<0.005	42	42
Remaining VOCs	<Detection Limit	<Detection Limit	<Detection Limit	<Detection Limit
SVOCs	<Detection Limit	<Detection Limit	<Detection Limit	<Detection Limit
PCBs	<Detection Limit	<Detection Limit	<Detection Limit	<Detection Limit
POG	460	<50	--	--
Cadmium	<1.5	<1.5	<0.25	<0.25
Chromium	87	66	<0.5	<0.5
Lead	13	13	66	66
Nickel	55	50	8.7	8.7
Zinc	47	35	83	83

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA F

General Criteria f: Case Notes

Case File Reference Documents:

AEI's Phase II Subsurface Investigation Report dated August 16, 2011 & AEI's Underground Storage Tank Removal Report dated February 16, 2012

Attachments:

Case Notes:

Evidence of WO release at 9' BGS during UST removal in Nov. 2011. Sample at 9' for Soil contained TPHg at 6.3 mg/kg, TPHd at 240 mg/kg, TPHmo at 460 mg/kg, and very low concentrations of cis,1,2-DCA, 1,2,4-TMB, and xylenes. Sample collected at 11' bgs, ND for TPH multi-range and VOCs. Excavation extended to 11 feet bgs. Total of 21.46 tons of impacted soil disposed of at Class I landfill (Clean Harbors' Buttonwillow facility) on January 27, 2012.

Prior to collecting groundwater sample from gasoline UST cavity, approximately 800 gallons of water was pumped out of the excavation by Excel Environmental Services and disposed of at Riverbank Oil Transfer in Riverbank, California. Groundwater sample collected from water infiltrating into excavation cavity (GW-1) indicated low concentrations of gas and BTEX. AEI-14, located adjacent to and down-gradient of the gasoline UST cavity and AEI-15 located up-gradient of the UST cavity did not contain TPH or BTEX at or above the laboratory detection limit.

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA G

General Criteria g: **Has Soil or Groundwater been Tested for MTBE and Results Reported in Accordance with Health and Safety Code Section 25296.15?**	☒ Y	☐ N	☐ NE	☐ NA

LTCP Statement: "Health and Safety Code section 25296.15 prohibits closing a UST case unless the soil, groundwater, or both, as applicable have been tested for MTBE and the results of that testing are known to the Regional Water Board. The exception to this requirement is where a regulatory agency determines that the UST that leaked has only contained diesel or jet fuel. Before closing a UST case pursuant to this policy, the requirements of section 25296.15, if applicable, shall be satisfied."

Exemption - Has sufficient data been presented to determine that the UST that leaked has only contained diesel or jet fuel?	☐ Y	☐ N	☐ NE	☒ NA

If the site does not qualify for the exemption then

Has sufficient data been presented to assess whether MTBE is or was present in soil at or in the vicinity of the site?	☒ Y	☐ N	☐ NE	☐ NA
Has sufficient data been presented to assess whether MTBE is or was present in groundwater at or in the vicinity of the site?	☒ Y	☐ N	☐ NE	☐ NA
Have all results been verified by the appropriate analytical laboratory method?	☒ Y	☐ N	☐ NE	☐ NA

Use General Criteria b pages b-3 and General Criteria e – Conceptual Site Model sheets to support answer

Case File Reference Documents:

AEI's Phase II Subsurface Investigation Report dated 8/16/11 & AEI's Underground Storage Tank Removal Report - 2/16/12

Attachments:

Case Notes:

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA H

General Criteria h: **Does a Nuisance as Defined by Water Code Section 13050 Exist at the Site?**	☐ Y	☒ N	☐ NE

LTCP Statement: "Water Code section 13050 defines "nuisance" as anything which meets all of the following requirements:

(1) Is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property.

(2) Affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.

(3) Occurs during, or as a result of, the treatment or disposal of wastes.

For the purpose of this policy, waste means a petroleum release."

Does a nuisance condition currently exist (or potentially could exist) that meets all of the following criteria?	☐ Y	☒ N	☐ NE	☐ NA
Is injurious to health? *-OR-*	☐ Y	☒ N	☐ NE	☐ NA
Is indecent or offensive to the senses? *-OR-*	☐ Y	☒ N	☐ NE	☐ NA
Is an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property?	☐ Y	☒ N	☐ NE	☐ NA
Affects at the same time an entire community, although the extent of the annoyance or damage inflicted upon individuals may be unequal? *-OR-*	☐ Y	☒ N	☐ NE	☐ NA
Affects at the same time an entire neighborhood, although the extent of the annoyance or damage inflicted upon individuals may be unequal? *-OR-*	☐ Y	☒ N	☐ NE	☐ NA
Affects at the same time any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal?	☐ Y	☒ N	☐ NE	☐ NA
Occurs during the treatment of waste? *-OR-*	☐ Y	☒ N	☐ NE	☐ NA
Occurs during the disposal of waste? *-OR-*	☐ Y	☒ N	☐ NE	☐ NA
Occurs as a result of the treatment of waste? *-OR-*	☐ Y	☒ N	☐ NE	☐ NA
Occurs as a result of the disposal of waste?	☐ Y	☒ N	☐ NE	☐ NA

Has an evaluation of whether site contamination is present in locations that have the potential to pose nuisance conditions during common or reasonably expected site activities been conducted?	☒ Y	☐ N	☐ NE	☐ NA
Surface soils?	☒ Y	☐ N	☐ NE	☐ NA
Utility corridors?	☒ Y	☐ N	☐ NE	☐ NA
Groundwater?	☒ Y	☐ N	☐ NE	☐ NA
Surface water?	☐ Y	☐ N	☐ NE	☒ NA
Soil gas?	☒ Y	☐ N	☐ NE	☐ NA
Basements or other subsurface structures?	☐ Y	☐ N	☐ NE	☒ NA

Use the following to support your answer:

- *General Criteria a (site located within a service area of a public water supply system)*
- *General Criteria b (identified chemicals of concern and potential chemicals of concern)*
- *General Criteria d (free product evaluation)*
- *General Criteria e (results of preferential pathway and sensitive receptor survey)*
- *Media Specific Criteria for Groundwater*
- *Media Specific Criteria for Vapor Intrusion to Indoor Air*
- *Media Specific Criteria for Direct Contact and Outdoor Air Exposure*

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY - GENERAL CRITERIA H

General Criteria h: Case Notes

Case File Reference Documents:

AEI's Phase II Subsurface Investigation Report dated August 16, 2011 & AEI's Underground Storage Tank Removal Report dated February 16, 2012

Attachments:

Case Notes:

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY
MEDIA SPECIFIC CRITERIA: GROUNDWATER

Does the site qualify for the Soil Only Case exemption? -OR-	☐ Y	☐ N	☐ NE
Does the site satisfy the Media-Specific Criteria for Groundwater?	☒ Y	☐ N	☐ NE

LTCP Statement: "This policy describes criteria on which to base a determination that threats to existing and anticipated beneficial uses of groundwater have been mitigated or are de minimis, including cases that have not affected groundwater.

State Water Board Resolution 92-49, *Policies and Procedures for Investigation and Cleanup and Abatement of Discharges Under Water Code Section 13304* is a state policy for water quality control and applies to petroleum UST cases. Resolution 92-49 directs that water affected by an unauthorized release attain either background water quality or the best water quality that is reasonable if background water quality cannot be restored. Any alternative level of water quality less stringent than background must be consistent with the maximum benefit to the people of the state, not unreasonably affect current and anticipated beneficial use of affected water, and not result in water quality less than that prescribed in the water quality control plan for the basin within which the site is located. Resolution No. 92-49 does not require that the requisite level of water quality be met at the time of case closure; it specifies compliance with cleanup goals and objectives within a reasonable time frame.

Water quality control plans (Basin Plans) generally establish "background" water quality as a restorative endpoint. This policy recognizes the regulatory authority of the Basin Plans but underscores the flexibility contained in Resolution 92-49.

It is a fundamental tenet of this low-threat closure policy that if the closure criteria described in this policy are satisfied at a petroleum unauthorized release site, attaining background water quality is not feasible, establishing an alternate level of water quality not to exceed that prescribed in the applicable Basin Plan is appropriate, and that water quality objectives will be attained through natural attenuation within a reasonable time, prior to the expected need for use of any affected groundwater.

If groundwater with a designated beneficial use is affected by an unauthorized release, to satisfy the media-specific criteria for groundwater, the contaminant plume that exceeds water quality objectives must be stable or decreasing in areal extent, and meet all of the additional characteristics of one of the five classes of sites listed below. A plume that is "stable or decreasing" is a contaminant mass that has expanded to its maximum extent: the distance from the release where attenuation exceeds migration."

"Sites with Releases that Have Not Affected Groundwater - Sites with soil that does not contain sufficient mobile constituents [leachate, vapors, or light non-aqueous-phase liquids (LNAPL)] to cause groundwater to exceed the groundwater criteria in this policy shall be considered low-threat sites for the groundwater medium. Provided the general criteria and criteria for other media are also met, those sites are eligible for case closure. For older releases, the absence of current groundwater impact is often a good indication that residual concentrations present in the soil are not a source for groundwater pollution."

Has adequate data been collected to demonstrate that soil does not contain sufficient mobile constituents to cause groundwater to exceed the groundwater criteria in this policy?					☒ Y	☐ N	☐ NE
Leachate?	☒ Y	☐ N	☐ NE	☐ NA			
Soil gas?	☒ Y	☐ N	☐ NE	☐ NA			
LNAPL?	☐ Y	☐ N	☐ NE	☒ NA			
If the site does not qualify for the soil only exemption, then Does groundwater in the vicinity of the site have beneficial use designations?					☒ Y	☐ N	☐ NE

Use General Criteria e – Conceptual Site Model sheets to support answer

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY
MEDIA SPECIFIC CRITERIA: GROUNDWATER

GROUNDWATER PLUME STABILITY

If the site <u>does not</u> qualify for the soil only exemption, and groundwater has designated beneficial uses, then, **Is the contaminant plume stable or decreasing in areal extent?**	☐ **Y**	☐ **N**	☐ **NE**	☒ **NA**

Technical Justification for Groundwater Media-Specific Criteria: "A plume is considered stable or decreasing if a contaminant mass has expanded to its maximum extent: the distance from the release where attenuation exceeds migration. There are two common ways to demonstrate plume stability. The first common way is to routinely observe non-detect values for groundwater parameters in down-gradient wells. The second common way is to show stable or decreasing concentration levels in down-gradient wells at the distal end of the plume. It should be noted that concentration levels may exhibit fluctuation due to seasonal variations. These variations may be also attributed to man-made factors, including but not limited to: varying sampling techniques, false positive results, or laboratory inconsistencies."

"Requiring that a plume must be stable or decreasing reduces uncertainty as to how long the plume might become in the future.

Has the maximum stabilized plume length been defined?	☐ Y	☐ N	☐ NE	☒ NA
Have non-detect values for groundwater parameters in down-gradient wells at the distal end of the plume been routinely observed?	☐ Y	☐ N	☐ NE	☒ NA

MW ID's	Dates of GW Monitoring Events Demonstrating Non-Detect Values?

Have stable or decreasing concentration levels in down-gradient wells at the distal end of the plume been routinely observed?	☐ Y	☐ N	☐ NE	☒ NA

MW ID's	Dates of GW Monitoring Events Demonstrating Stability?

Do concentration levels exhibit fluctuations due to seasonal variations?	☐ Y	☐ N	☐ NE	☒ NA
Do concentration levels exhibit fluctuations due to man- made factors?	☐ Y	☐ N	☐ NE	☒ NA

Varying Sampling Techniques?	☐ Y	☐ N	☐ NE	☒ NA
False Positive Results?	☐ Y	☐ N	☐ NE	☒ NA
Laboratory Inconsistencies?	☐ Y	☐ N	☐ NE	☒ NA

Use Criteria e – Conceptual Site Model sheets to support answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY
MEDIA SPECIFIC CRITERIA: GROUNDWATER

GROUNDWATER CONTAMINANT PLUME CLASSIFICATION CHARACTERISTICS

If the Contaminant Plume is Stable or Decreasing, then **Does the contaminant plume that exceeds water quality objectives meet <u>all of the additional characteristics</u> of at least <u>one of the five</u> (5) LTCP classes listed below?**	☐ **Y**	☐ **N**	☐ **NE**	☒ **NA**

	Plume Length[1] (feet)	**Free Product Remaining[2] (Yes/No)**	**Distance of Nearest Water Supply Well from Plume Boundary[3] (feet)**	**Distance of Nearest Surface Water Body from Plume Boundary[4] (feet)**	**Stable or Decreasing Plume[5]**	**Maximum Dissolved Benzene Concentration[6] (µg/L)**	**Maximum Dissolved MTBE Concentration[6] (µg/L)**	**Property Owner Willing to Accept Land Use Restriction[7]**			
Site											
Does the contaminant plume that exceeds water quality objectives meet <u>all of the characteristics</u> of at least <u>one of the five</u> LTCP classes listed below?									☐ **Y**	☐ **N**	☒ **NE**
1[a]	< 100	No	>250	>250	Yes	NA	NA	NA	☐ Y	☐ N	☒ NE
2[b]	<250	No	>1,000	>1,000	Yes	<3,000	<1,000	NA	☐ Y	☐ N	☒ NE
3[c]	<250	Yes	>1,000	>1,000	> 5 Years	NA	NA	Yes	☐ Y	☐ N	☒ NE
4[d]	<1,000	No	>1,000	>1,000	Yes	<1,000	<1,000	NA	☐ Y	☐ N	☒ NE
5[e]	A site-specific analysis determines that under current and reasonable anticipated near-term 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 period time frame.								☐ Y	☐ N	☒ NE

<u>Notes:</u>

1 = The length of the plume is the maximum extent from the point of release of any petroleum related constituent in groundwater that exceeds the WQOs. The plume boundary is where the constituent(s) furthest from the point of release concentration level equals the WQOs (Technical Justification for Groundwater Specific Criteria). **General Criteria – Conceptual Site Model pages e-___ through e-___ to support plume length determination.**

2 = A "Yes" designation signifies free product remains at the site, has been removed to the maximum extent practicable, but does not extend off-site. A "No" designation means free product does not exist onsite or off-site. **See General Criteria – Conceptual Site Model pages e-___ through e-___** to support free product status.

(See page gw-4 for a continuation of notes)

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LTCP Groundwater Contaminant Plume Classification Characteristics

Notes (continued):

3 = **See General Criteria – Conceptual Site Model sheets** to support distance to nearest water supply well.

4 = **See General Criteria – Conceptual Site Model sheets** to support distance to nearest surface water body.

5 = The specified concentrations are maximums, and typically occur in source area monitoring wells. **See General Criteria – Conceptual Site Model sheets** to support length of time plume has been stable or decreasing.

6 = The specified concentrations are maximums, and typically occur in source area monitoring wells. **See General Criteria – Conceptual Site Model sheets** to support dissolved benzene and MTBE concentrations.

7 = **See General Criteria – Conceptual Site Model sheets** to support Property Owner's willingness to accept Land Use Restrictions.

a = Class 1: Represents a short, stabilized plume that is indicative of a small or depleted source and/or very high natural attenuation rate. (CA LUFT Manual)

b = Class 2: Represents a moderate, stabilized plume length (plume boundary is <250 feet from point of release) that approximates the average benzene plume length from cited studies. The maximum concentration of benzene (3,000 µg/L) and MTBE (1,000 µg/L) in groundwater are conservative indicators that free product is not present. These concentrations are approximately 10% and 0.02%, respectively, of the typical effective solubility of benzene and MTBE in unweathered gasoline. (CA LUFT Manual)

c = Class 3: Represents a moderate, stabilized plume length (plume boundary is <250 feet from point of release) that approximates the average benzene plume length from cited studies. The on-site free product and/or high dissolved concentrations in the plume remaining after secondary source removal to the maximum extent practicable as per the General Criteria in the Policy require that the plume has been stable or decreasing for a minimum of five years of monitoring to validate plume stability/natural attenuation (i.e., to confirm that the rate of natural attenuation exceeds the rate of LNAPL dissolution and dissolved-phase migration). (CA LUFT Manual)

d = Class 4: Represents a long, stabilized plume length (plume boundary is <1,000 feet from point of release) that approximates the maximum MTBE plume length cited. (CA LUFT Manual)

e = Class 5: For other low-threat site-specific scenarios not captured in Class 1 through 4, use a fate-and-transport model to evaluate the potential migration and attenuation of the chemicals using site-specific calibration data when available. It is important to use models that consider mass balance whenever possible. (CA LUFT Manual)

NA = Not applicable

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

Groundwater: Case Notes

Case File References (Document File Names):

AEI's Phase II Subsurface Investigation Report dated August 16, 2011 & AEI's Underground Storage Tank Removal Report dated February 16, 2012

Technical References:

Case Notes:

Groundwater wells have not been installed in within the Parcel A property. Groundwater wells do not appear necessary, as a significant petroleum plume does not exist. In the southwestern portion of the site, groundwater samples did not contain TPHg, BTEX, or MTBE at or above the laboratory detection limits. Residual range hydrocarbons reported as TPHd and TPHmo were detected in the northernmost boring only (AEI-17) at 89 ug/L and 590 ug/L, respectively. Grab groundwater sample from AEI-17 contains elevated concentrations of TPHmo indicating that an oil source may be present in the area in the southwestern portion of the site. The source of the detections is unknown, however; due to the low mobility, solubility and volatility of the residual range hydrocarbons, and the low concentrations (<600 ug/L), additional sampling should not be required.

TPHmo was reported in one sample (AEI-10) at a concentration of 400 ug/L in the area of the hydraulic lifts. TPHmo in the downgradient direction of AEI-10 did not detect TPHmo, but detection limit was above the ESL. Although the detection limits exceed the ESL, again, motor 400 ug/L or less does not justify additional investigation. Although monitoring wells are not present at the subject site, the groundwater flow direction is based on extensive groundwater monitoring data from the adjacent site - 1630 Park Street (Parcel B).

The grab groundwater sample from the gasoline UST cavity (GW-1) contained elevated concentrations of TPHg and BTEX. AEI-14, located adjacent to and down-gradient (based on wells on Parcel B at 1630 Park Street) of the gasoline UST cavity and AEI-15 located up-gradient (based on wells at parcel B) of the UST cavity did not contain TPH or BTEX at or above the laboratory detection limit. Based on this, the petroleum plume is located to within the former UST cavity.

LOW THREAT CLOSURE POLICY
MEDIA SPECIFIC CRITERIA: PETROLEUM VAPOR INTRUSION TO INDOOR AIR

Does the site qualify for the active commercial fueling facility exemption? **-OR-**	☐ **Y**	☒ **N**	☐ **NE**
Does the site meet <u>one of the three</u> petroleum vapor intrusion to indoor air specific criteria (a, b, or c)?	☒ **Y**	☐ **N**	☐ **NE**

LTCP Statement: "Exposure to petroleum vapors migrating from soil or groundwater to indoor air may pose unacceptable human health risks. This policy describes conditions, including bioattenuation zones, which if met will assure that exposure to petroleum vapors in indoor air will not pose unacceptable health risks. In many petroleum release cases, potential human exposures to vapors are mitigated by bioattenuation processes as vapors migrate toward the ground surface. For the purposes of this section, the term "bioattenuation zone" means an area of soil with conditions that support biodegradation of petroleum hydrocarbon vapors.

The low-threat vapor-intrusion criteria described below apply to sites where the release originated and impacted or potentially impacted adjacent parcels when:

(1) existing buildings are occupied or may be reasonably expected to be occupied in the future, <u>or</u>

(2) buildings for human occupancy are reasonably expected to be constructed in the future.

Appendices 1 through 4 (attached) illustrate four potential exposure scenarios and describe characteristics and criteria associated with each scenario. Petroleum release sites shall satisfy the media-specific criteria for petroleum vapor intrusion to indoor air and be considered low-threat for the vapor-intrusion-to-indoor-air pathway if:

a. Site-specific conditions at the release site satisfy all of the characteristics and criteria of scenarios 1 through 3 as applicable, or all of the characteristics and criteria of scenario 4 as applicable; <u>or</u>

b. A site-specific risk assessment for the vapor intrusion pathway is conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency; <u>or</u>

c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, the regulatory agency determines that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health.

Exception: Exposures to petroleum vapors associated with historical fuel system releases are comparatively insignificant relative to exposures from small surface spills and fugitive vapor releases that typically occur at active fueling facilities. Therefore, satisfaction of the media-specific criteria for petroleum vapor intrusion to indoor air is not required at active commercial petroleum fueling facilities, except in cases where release characteristics can be reasonably believed to pose an unacceptable health risk."

Does the site qualify for an <u>exemption</u> from the Petroleum Vapor Intrusion to Indoor Air criteria?	☐ **Y**	☒ **N**	☐ **NE**	☐ **NA**
Is the site is an active commercial petroleum fueling facility?	☐ Y	☒ N	☐ NE	☐ NA
Are release characteristics reasonably believed to pose an unacceptable health risk to facility users or nearby facilities?	☐ Y	☐ N	☐ NE	☒ NA
If the site <u>does not qualify</u> for an exemption, then				
a. Do site-specific conditions at the release site satisfy all of the characteristics and criteria of scenarios 1 through 3 as applicable, <u>or</u> all of the characteristics and criteria of scenario 4? **-OR-** ***(Use page vi-2 through vi-10 to support answer)***	☒ Y	☐ N	☐ NE	☐ NA
b. Has a site-specific risk assessment for the vapor intrusion pathway been conducted that demonstrates that human health is protected? **-OR-**	☐ Y	☐ N	☐ NE	☒ NA
c. As a result of controlling exposure through the use of mitigation measures <u>or</u> through the use of institutional or engineering controls, has the regulatory agency determined that petroleum vapors migrating from soil or groundwater will have no significant risk of adversely affecting human health?	☐ Y	☐ N	☐ NE	☒ NA

Use General Criteria e - Conceptual Site Model pages to support answer

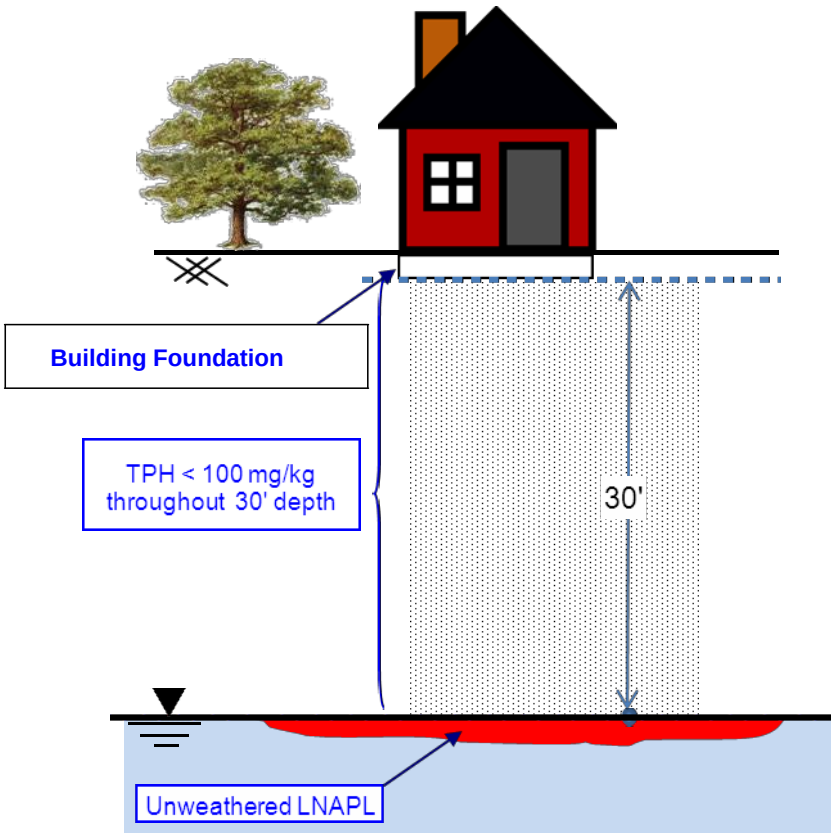
Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 1 - UNWEATHERED LNAPL IN GROUNDWATER				
Do site specific conditions at the site satisfy all the characteristics of Scenario 1?	☐ Y	☐ N	☐ NE	☒ NA

Scenario 1
Existing Building or Potential Future Construction

LNAPL Characteristics:
Unweathered – petroleum product that has not been subjected to significant volatilization or solubilization, and therefore has not lost a significant portion of its volatile or soluble constituents (e.g., comparable to recently dispensed fuel)

Bioattenuation Zone Required Characteristics:
Minimum 30 foot vertical separation distance between the bottom of building foundations and LNAPL in groundwater, Total TPH concentrations in soil < 100 mg/kg



Is the LNAPL unweathered?	☐ Y	☐ N	☐ NE	☒ NA
Does the site have a continuous bioattenuation zone that provides a separation of at least 30 feet vertically between the LNAPL in groundwater and the foundation of existing buildings?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Does the site have a continuous bioattenuation zone that provides a separation of at least 30 feet vertically between the LNAPL in groundwater and the foundation of potential buildings?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Are total TPH concentrations in soil less than 100 mg/kg throughout the entire vertical extent of the 30 foot bioattenuation zone?	☐ Y	☐ N	☐ NE	☒ NA

Use Criteria e – Conceptual Site Model sheets to support answers

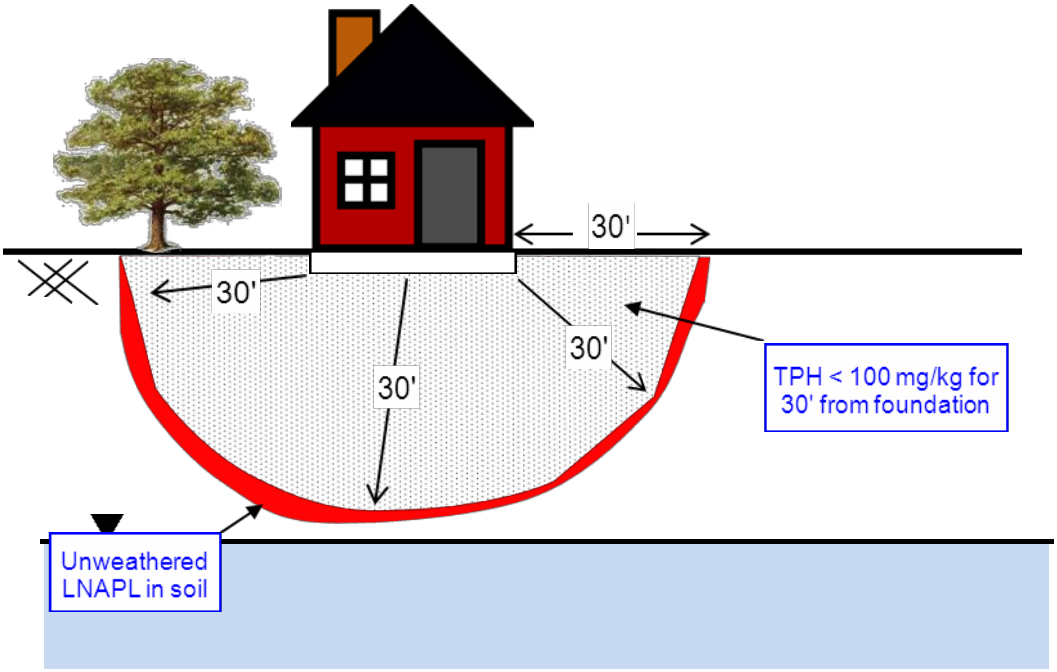
Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 2 - UNWEATHERED LNAPL IN SOIL				
Do site specific conditions at the site satisfy all the characteristics of Scenario 2?	☐ Y	☐ N	☐ NE	☒ NA

Scenario 2
Existing Building or Potential Future Construction

LNAPL Characteristics:
Unweathered – petroleum product that has not been subjected to significant volatilization or solubilization, and therefore has not lost a significant portion of its volatile or soluble constituents (e.g., comparable to recently dispensed fuel)

Bioattenuation Zone Required Characteristics:
Minimum 30 foot vertical separation distance between the bottom of building foundations and LNAPL in soil,
Total TPH concentrations in Soil < 100 mg/kg



Is the LNAPL unweathered?	☐ Y	☐ N	☐ NE	☒ NA
Does the site have a continuous bioattenuation zone that provides a separation of at least 30 feet both laterally and vertically between the LNAPL in soil and the foundation of existing buildings?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Does the site have a continuous bioattenuation zone that provides a separation of at least 30 feet both laterally and vertically between the LNAPL in soil and the foundation of potential buildings?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Are total TPH concentrations in soil less than 100 mg/kg throughout the entire lateral and vertical extent of the 30 foot bioattenuation zone?	☐ Y	☐ N	☐ NE	☒ NA

Use Criteria e – Conceptual Site Model sheets to support answers

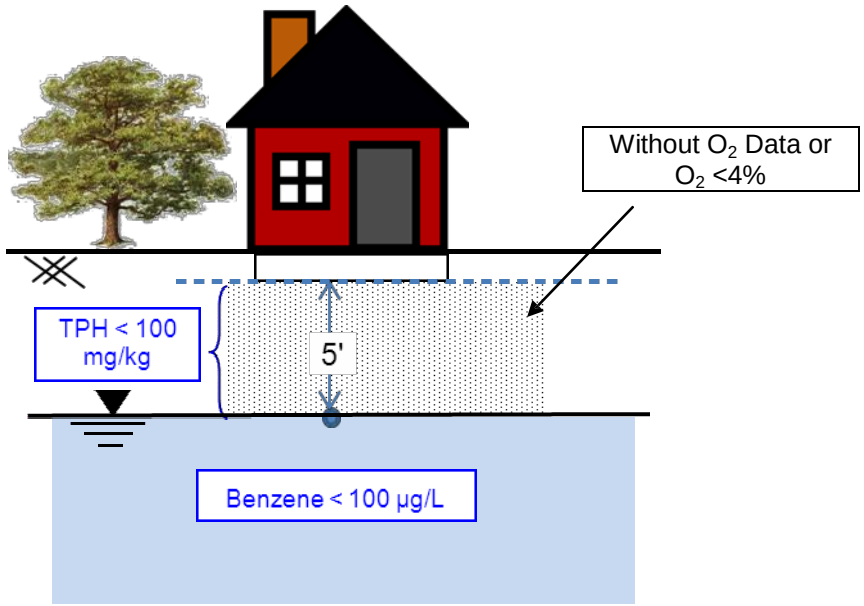
Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 3 – LOW CONCENTRATION GROUNDWATER SCENARIO (FIGURE A)				
Does the Site Satisfy all of the Characteristics and Requirements of Scenario 3 Figure A?	☒ Y	☐ N	☐ NE	☐ NA

Figure A
Existing Building or Future Construction

Dissolved Phase Benzene Concentrations in Groundwater Requirements:
< 100 µg/L

Bioattenuation Zone Required Characteristics:
Minimum 5 Foot Vertical Separation Distance between Bottom of Building Foundations and Water Table,
No Soil Gas Oxygen Data or Measured Soil Gas Oxygen Concentrations< 4%,
Total TPH Concentrations in Soil < 100 mg/kg



Are maximum dissolved benzene concentrations in groundwater < 100 µg/L? **-and-**	☒ Y	☐ N	☐ NE	☐ NA
Is the bioattenuation zone a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of existing buildings? **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Is the bioattenuation zone a continuous zone that provides a separation of at least 5 feet vertically between the dissolved phase benzene and the foundation of potential buildings? **-and-**	☒ Y	☐ N	☐ NE	☐ NA
Has sufficient data been collected to determine that Total TPH (TPH-g and TPH-d combined) concentrations in soil are < 100 mg/kg throughout the entire depth of the 5 foot bioattenuation zone?	☒ Y	☐ N	☐ NE	☐ NA

Use Criteria e – Conceptual Site Model sheets to support answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

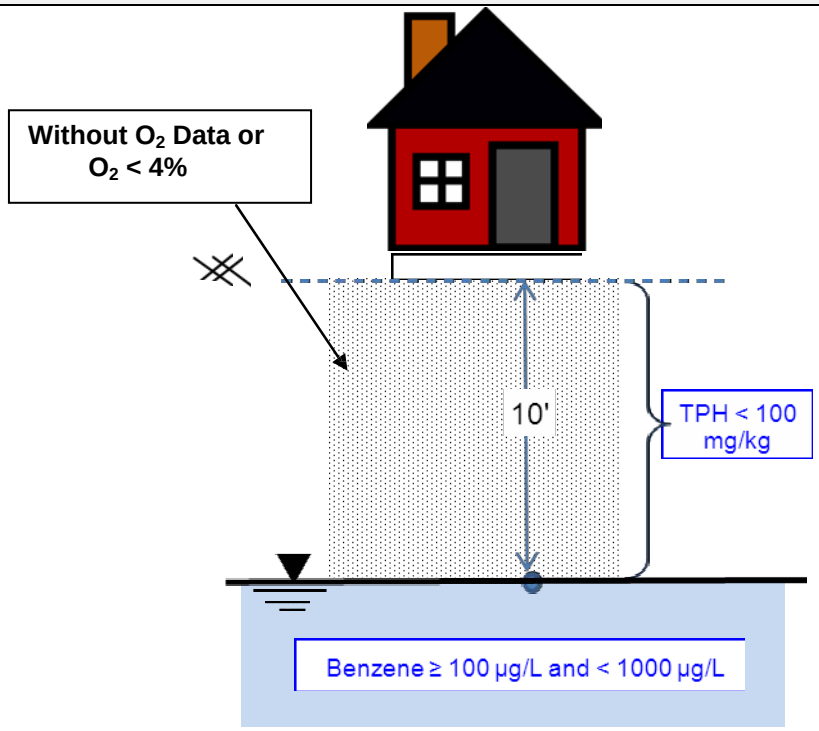
SCENARIO 3 – LOW CONCENTRATION GROUNDWATER SCENARIO (FIGURE B)

Does the Site Satisfy all of the Characteristics and Requirements of Scenario 3 - Figure B?	☐ Y	☐ N	☐ NE	☒ NA

Figure B
Existing Building or Future Construction

Dissolved Phase Benzene Concentrations in Groundwater Requirements:
≥ 100 µg/L but < 1,000 µg/L

Bioattenuation Zone Required Characteristics:
Minimum 5 Foot Vertical Separation Distance between Bottom of Building Foundations and Water Table,
Measured Soil Gas Oxygen Concentrations< 4%,
Total TPH Concentrations in Soil < 100 mg/kg



Are maximum dissolved benzene concentrations in groundwater ≥ 100 µg/L but < 1,000 µg/L?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Is the bioattenuation zone a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing **buildings**?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Is the bioattenuation zone a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of **potential buildings**?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Has sufficient data been collected to determine that Total TPH (TPH-g and TPH-d combined) concentrations in soil are < 100 mg/kg throughout the entire depth of the 10 foot bioattenuation zone?	☐ Y	☐ N	☐ NE	☒ NA

Use Criteria e – Conceptual Site Model sheets to support answers

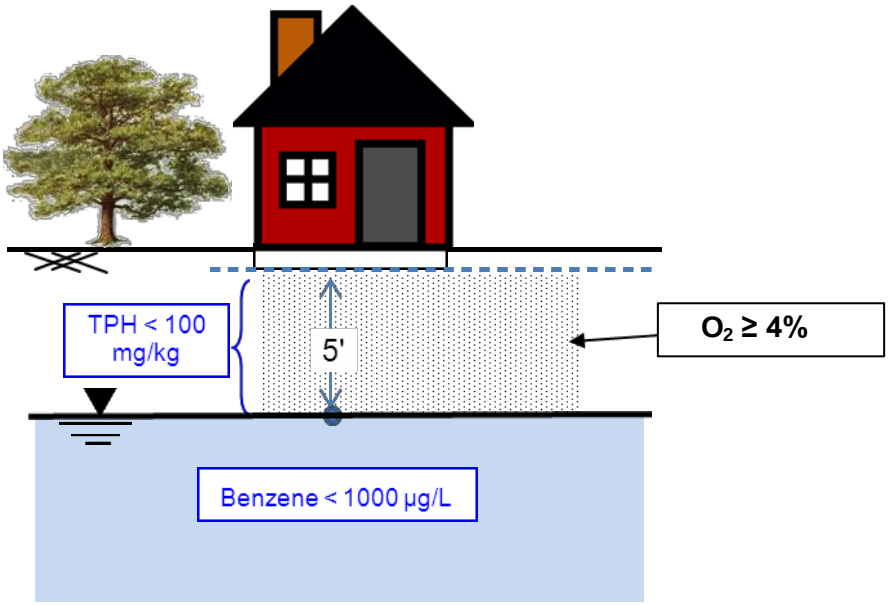
Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 3 – LOW CONCENTRATION GROUNDWATER SCENARIO (FIGURE C)				
Does the Site Satisfy all of the Characteristics and Requirements of Scenario 3 - Figure C?	☐ Y	☐ N	☐ NE	☒ NA

Figure C
Existing Building or Future Construction

Dissolved Phase Benzene Concentrations in Groundwater Requirements:
< 1,000 µg/L

Bioattenuation Zone Required Characteristics:
Minimum 5 Foot Vertical Separation Distance between Bottom of Building Foundations and Water Table,
Measured Soil Gas Oxygen Concentrations ≥ 4%,
Total TPH Concentrations in Soil < 100 mg/kg



Are maximum dissolved benzene concentrations in groundwater ≥ 100 µg/L but < 1,000 µg/L?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Is the bioattenuation zone a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of existing buildings?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Is the bioattenuation zone a continuous zone that provides a separation of at least 10 feet vertically between the dissolved phase benzene and the foundation of potential buildings?; **-and-**	☐ Y	☐ N	☐ NE	☒ NA
Has sufficient data been collected to determine that Total TPH (TPH-g and TPH-d combined) concentrations in soil are < 100 mg/kg throughout the entire depth of the 10 foot bioattenuation zone?	☐ Y	☐ N	☐ NE	☒ NA

Use Criteria e – Conceptual Site Model sheets to support answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 4 – DIRECT MEASUREMENT OF SOIL GAS CONCENTRATIONS (WITH A BIOATTENUATION ZONE)				
Does the Site Satisfy all of the Characteristics and Requirements of Scenario 4 – With Bioattenuation Zone?	☐ Y	☐ N	☐ NE	☒ NA

Soil Gas Sampling – With Bioattenuation Zone
Existing Building or Future Construction

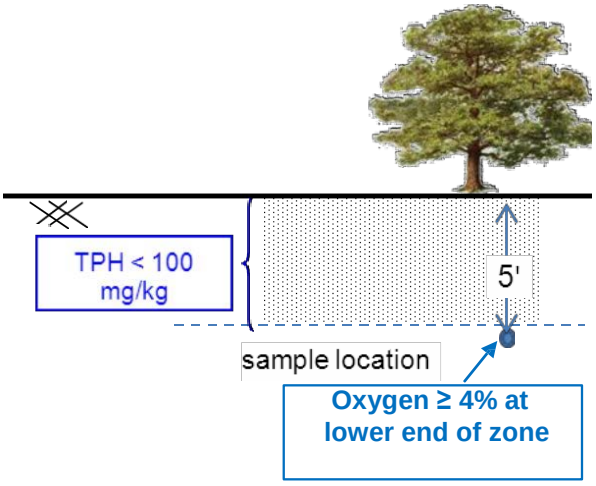
Bioattenuation Zone Required Characteristics:

Minimum 5 foot vertical feet of soil between the soil vapor measurement and the foundation of an existing building or ground surface of future construction;
Total TPH concentrations in soil < 100 mg/kg (measured in at least two depths within the five-foot zone);
Soil gas oxygen concentrations ≥ 4% at the bottom of the five-foot bioattenuation zone

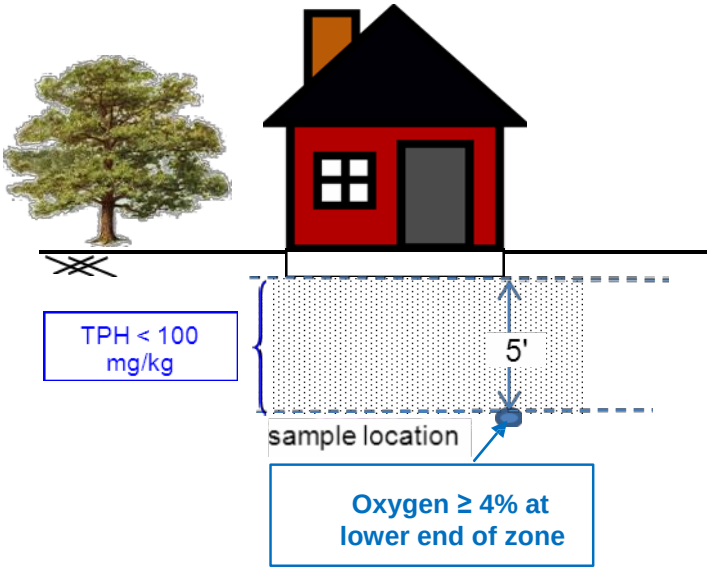
Soil Gas Sample Location Requirements:

Existing Buildings - At least five feet below the bottom of the building foundation
Future Construction - The soil gas sample shall be collected from at least five feet below ground surface

Existing Building



Future Construction



Are the required bioattenuation zone characteristics satisfied?	☐ Y	☐ N	☐ NE	☐ NA
Is there a minimum 5 foot vertical feet of soil between the soil vapor measurement and the foundation of existing buildings?	☐ Y	☐ N	☐ NE	☐ NA
Is there a minimum 5 foot vertical feet of soil between the soil vapor measurement and the ground surface of future construction?	☐ Y	☐ N	☐ NE	☐ NA
Has sufficient data been collected to determine that total TPH concentrations in soil are < 100 mg/kg (measured in at least two depths within the five-foot zone)?	☐ Y	☐ N	☐ NE	☐ NA
Has sufficient data been collected to determine that soil gas oxygen concentrations are ≥ 4% at the bottom of the five-foot bioattenuation zone?	☐ Y	☐ N	☐ NE	☐ NA

Use Criteria e – Conceptual Site Model sheets to support answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 4 – DIRECT MEASUREMENT OF SOIL GAS CONCENTRATIONS (WITH A BIOATTENUATION ZONE)

If the required bioattenuation zone characteristics have been met then,

Have soil gas samples been collected in accordance with required protocols?	☐ **Y**	☐ **N**	☐ **NE**	☒ **NA**
For existing buildings, were soil gas samples collected from at least five feet below the bottom of building foundations?	☐ Y	☐ N	☐ NE	☒ NA
For sites where future construction is planned, were soil gas samples collected from at least five feet below ground surface within the footprints of future buildings?	☐ Y	☐ N	☐ NE	☒ NA
Were samples collected in accordance with the guidance provided in the CA LUFT Manual?	☐ Y	☐ N	☐ NE	☒ NA
Has sufficient data been collected to determine that soil gas concentrations for benzene, ethylbenzene, and napthalene are below the specified residential screening levels?	☐ **Y**	☐ **N**	☐ **NE**	☒ **NA**
Benzene < 85,000 µg/m^3	☐ Y	☐ N	☐ NE	☒ NA
Ethylbenzene < 1,100,000 µg/m^3	☐ Y	☐ N	☐ NE	☒ NA
Napthalene < 93,000 µg/m^3	☐ Y	☐ N	☐ NE	☒ NA
Has sufficient data been collected to determine that soil gas concentrations for benzene, ethylbenzene, and napthalene are below the specified commercial screening levels?	☐ **Y**	☐ **N**	☐ **NE**	☒ **NA**
Benzene < 280,000 µg/m^3	☐ Y	☐ N	☐ NE	☒ NA
Ethylbenzene < 3,600,000 µg/m^3	☐ Y	☐ N	☐ NE	☒ NA
Napthalene < 310,000 µg/m^3	☐ Y	☐ N	☐ NE	☒ NA

Use Criteria e – Conceptual Site Model sheets to support answers

If the required bioattenuation zone characteristics have not been satisfied then use Scenario 4 – No Bioattenuation Zone (pages vi-9 and vi-10)

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 4 – DIRECT MEASUREMENT OF SOIL GAS CONCENTRATIONS (NO BIOATTENUATION ZONE)

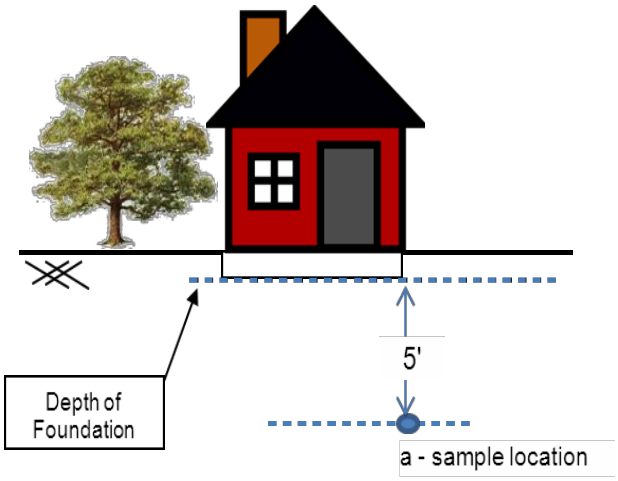
Does the Site Satisfy all of the Characteristics and Requirements of Scenario 4 – No Bioattenuation Zone?	☒ Y	☐ N	☐ NE	☐ NA

Soil Gas Sampling – No Bioattenuation Zone
Existing Building or Future Construction

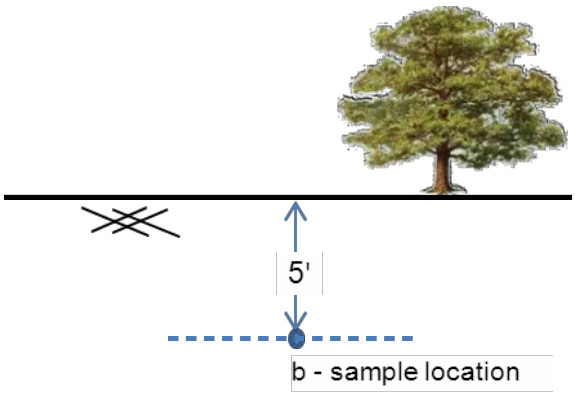
Soil Gas Sample Location Requirements:

Existing Buildings – At least five feet below the bottom of the building foundation
Future Construction - The soil gas sample shall be collected from at least five feet below ground surface

Existing Building



Future Construction



Were appropriate protocols followed for collecting soil gas samples?	**☒ Y**	**☐ N**	**☐ NE**	**☐ NA**
For existing buildings, were soil gas samples collected from at least five feet below the bottom of building foundations?	☐ Y	☐ N	☐ NE	☒ NA
For sites where future construction is planned, were soil gas samples collected from at least five feet below ground surface within the footprints of future buildings?	☒ Y	☐ N	☐ NE	☐ NA
Were samples collected in accordance with the guidance provided in the CA LUFT Manual?	☒ Y	☐ N	☐ NE	☐ NA
Has sufficient data been collected to determine that soil gas concentrations for benzene, ethylbenzene, and napthalene are below the specified residential screening levels?	**☒ Y**	**☐ N**	**☐ NE**	**☐ NA**
Benzene < 85 µg/m^3	☒ Y	☐ N	☐ NE	☐ NA
Ethylbenzene < 1,100 µg/m^3	☒ Y	☐ N	☐ NE	☐ NA
Napthalene < 93 µg/m^3	☒ Y	☐ N	☐ NE	☐ NA
Has sufficient data been collected to determine that soil gas concentrations for benzene, ethylbenzene, and napthalene are below the specified commercial screening levels?	**☒ Y**	**☐ N**	**☐ NE**	**☐ NA**
Benzene < 280 µg/m^3	☒ Y	☐ N	☐ NE	☐ NA
Ethylbenzene < 3,600 µg/m^3	☒ Y	☐ N	☐ NE	☐ NA
Napthalene < 310 µg/m^3	☒ Y	☐ N	☐ NE	☐ NA

Use Criteria e – Conceptual Site Model sheets to support answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

SCENARIO 4 – DIRECT MEASUREMENT OF SOIL GAS CONCENTRATIONS (NO BIOATTENUATION ZONE)

For the no bioattenuation zone scenario, the screening criteria provided in the table on the preceding page are the same as the California Human Health Screening Levels (CHSSLs) with engineered fill below sub-slab.

If building crawl space air samples were collected instead of soil gas samples to evaluate vapor intrusion into buildings, then

Were appropriate protocols followed for collecting the crawl space air samples?	☐ **Y**	☐ **N**	☐ **NE**	▪ **NA**
Were samples collected in accordance with the guidance provided in *the CA LUFT Manual* and referenced documents including the DTSC's *Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air*?	☐ Y	☐ N	☐ NE	☐ NA
Has sufficient data been collected to determine that crawl space air concentrations for benzene, ethylbenzene, and napthalene are below the appropriate residential screening levels (i.e., CHHSLs for Indoor Air)?	☐ **Y**	☐ **N**	☐ **NE**	▪ **NA**
Benzene < 0.084 µg/m^3	☐ Y	☐ N	☐ NE	☐ NA
Ethylbenzene – No screening number currently available	☐ Y	☐ N	☐ NE	☐ NA
Napthalene < 0.072 µg/m^3	☐ Y	☐ N	☐ NE	☐ NA
Has sufficient data been collected to determine that crawl space air concentrations for benzene, ethylbenzene, and napthalene are below the appropriate commercial screening levels (i.e., CHHSLs for Indoor Air)?	☐ **Y**	☐ **N**	☐ **NE**	▪ **NA**
Benzene < 0.141 µg/m^3	☐ Y	☐ N	☐ NE	☐ NA
Ethylbenzene – No screening number currently available	☐ Y	☐ N	☐ NE	☐ NA
Napthalene < 0.120 µg/m^3	☐ Y	☐ N	☐ NE	☐ NA

Use Criteria e – Conceptual Site Model sheets to support answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

Case Notes

Case File Document References:

AEI's Soil Vapor Investigation Workplan dated April 15, 2013

Technical References:

Case Notes:

Two vapor samples (SV-1 and SV-2) were collected within Parcel A from beneath the northeastern extent (closest to the offsite, parcel B, source) of the proposed building on April 16, 2013 in accordance with AEI's Soil Vapor Investigation Workplan dated April 15, 2013. The samples were collected at a depth of 5 feet below ground surface. All constituents were not detected at or above the laboratory detection limit indicating that vapor intrusion does not pose a significant risk at the site. Details of the soil vapor investigation will be reported under separate cover.

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

Case Notes

Case Notes (continued):

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

LOW THREAT CLOSURE POLICY
MEDIA SPECIFIC CRITERIA: DIRECT CONTACT AND OUTDOOR AIR EXPOSURE

Does the site qualify for an exemption from the media-specific criteria for Direct Contact and Outdoor Air Exposure? -OR-	☐ **Yes**	☒ **No**	☐ **NE**
Does the site meet the media-specific criteria for Direct Contact and Outdoor Air Exposure?	☒ **Yes**	☐ **No**	☐ **NE**

LTCP Statement: "This policy describes conditions where direct contact with contaminated soil or inhalation of contaminants volatized to outdoor air poses a low threat to human health. Release sites where human exposure may occur satisfy the media-specific criteria for direct contact and outdoor air exposure and shall be considered low-threat if they meet any of the following:

a. Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 for the specified depth below ground surface (bgs). The concentration limits for 0 to 5 feet bgs protect from ingestion of soil, dermal contact with soil, and inhalation of volatile soil emissions and inhalation of particulate emissions. The 5 to 10 feet bgs concentration limits protect from inhalation of volatile soil emissions. Both the 0 to 5 feet bgs concentration limits and the 5 to 10 feet bgs concentration limits for the appropriate site classification (Residential or Commercial/Industrial) shall be satisfied. In addition, if exposure to construction workers or utility trench workers is reasonably anticipated, the concentration limits for Utility Worker shall also be satisfied; or

b. Maximum concentration of petroleum constituents in soil are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health; or

c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, the regulatory agency determines that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health."

Has adequate data been collected to demonstrate that the upper 10 feet of soil is free of petroleum contamination and therefore qualifies for the exemption?	☐ **Y**	☒ **N**	☐ **NE**	☐ **NA**
If the site does not qualify for the exemption, then does the site satisfy the media-specific criteria (a, b, or c) for direct contact and outdoor air exposure?	☒ **Y**	☐ **N**	☐ **NE**	☐ **NA**

a. Are maximum concentrations of petroleum constituents in soil less than or equal to those listed in Table 1 for the specified depth bgs? ***Use page dc-2 to support answer***	☐ Y	☐ N	☐ NE	☒ NA
b. Are the maximum concentrations of petroleum constituents in soil less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health?	☐ Y	☐ N	☐ NE	☒ NA
c. As a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls, has the regulatory agency determined that the concentrations of petroleum constituents in soil will have no significant risk of adversely affecting human health?	☐ Y	☐ N	☐ NE	☒ NA

Use General Criteria e – Conceptual Site Model sheets to support your answers

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

Maximum Concentrations of Petroleum Constituents in Soil (Scenario a)

Table 1 – Concentrations of Petroleum Constituents in Soil That will Have No Significant Risk of Adversely Affecting Human Health

Chemical	Residential		Commercial/Industrial		Utility Worker
	0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 10 ft bgs (mg/kg)
Benzene	**1.9**	**2.8**	**8.2**	**12**	**14**
Max Soil Conc[1]	<0.005	<0.005	<0.005	<0.005	<0.005
Ethylbenzene	**21**	**32**	**89**	**134**	**314**
Max Soil Conc[1]	<0.005	<0.005	<0.005	<0.005	<0.005
Napthalene	**9.7**	**9.7**	**45**	**45**	**219**
Max Soil Conc[1]	Not Collected	<0.005	Not Collected	<0.005	<0.005
PAH[2]	**0.063**	**NA**	**0.68**	**NA**	**4.5**
Max Soil Conc[1]	Not Collected	<0.33	Not Collected	<0.33	<0.33

Notes:

1. The maximum concentrations of petroleum constituents in soil should be compared to those listed in Table 1 (Technical Justification for Soil Screening Levels for Direct Contact and Outdoor Air Exposure Pathways, SWRCB)
2. Based on the seven carcinogenic poly-aromatic hydrocarbons (PAHs) as benzo(a)pyrene toxicity equivalent [BaPe]. Sampling and analysis for PAHs is only necessary where soil is affected by either waste oil or Bunker C oil.

Are all the concentration limits for all the appropriate site classification satisfied?	☒ **Y**	☐ **N**	☐ **NE**	☐ **NA**
Residential: 0 to 5 feet bgs	☐ Y	☐ N	☐ NE	☒ NA
Residential: 5 to 10 feet bgs	☐ Y	☐ N	☐ NE	☒ NA
Commercial/Industrial: 0 to 5 feet bgs	☐ Y	☐ N	☒ NE	☐ NA
Commercial/Industrial: 5 to 10 feet bgs	☒ Y	☐ N	☐ NE	☐ NA
Utility Worker: 0 to 10 feet bgs?	☒ Y	☐ N	☐ NE	☐ NA
Have the requirements for using the screening levels in Table 1 been satisfied (i.e., have the model assumptions presented in the SWRCB document entitled "*Technical Justification for Soil Screening Levels for Direct Contact and Outdoor Air Exposure Pathways*" been met?	☐ **Y**	☐ **N**	☐ **NE**	☒ **NA**
Is the area of impacted soil where a particular exposure occurs ≤ 82 feet by 82 feet?	☐ Y	☐ N	☐ NE	☒ NA
Is the receptor located at the downgradient edge for inhalation exposure?	☐ Y	☐ N	☐ NE	☒ NA
Is the wind speed < 2.25 meters per second (7.38 feet per second) on average?	☐ Y	☐ N	☐ NE	☒ NA
Are there different exposure scenarios than residential, commercial/industrial, utility worker) at the site?	☐ Y	☐ N	☐ NE	☒ NA

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

Direct Contact and Outdoor Air Exposure: Case Notes

Case File Reference Documents:

AEI's Phase II Subsurface Investigation Report dated August 16, 2011 & AEI's Underground Storage Tank Removal Report dated February 16, 2012

Technical References:

Case Notes:

All known releases of contamination at the site has been a result of USTs. Based on the nature of hydrocarbon releases from a UST, shallow soil contamination in the upper 5 feet is not a significant threat. A shallow soil sample was collected from beneath each of the former dispensers at the site. The soil samples did not contain petroleum hydrocarbons at or above the laboratory detection limit which has allowed AEI to conclude that shallow soil contamination from the former dispensers has not occurred.

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable

CONCEPTUAL SITE MODEL
AND DATA GAP IDENTIFICATION CHECKLIST

Well Survey

Are there existing water supply wells or other sources of water in the vicinity of the site?	**☐ Y**	**☒ N**	**☐ NE**	**☐ NA**
Has a recent well survey been conducted to identify all wells within 2,000 feet of the site? Name, author, and date of survey document: AEI's Subsurface Investigation and Well Installation Report: Section 9.0, March 30, 2012. AEI's CAP dated February 2, 2012; Section 3.6.	☒ Y	☐ N	☐ NE	☐ NA
Have Department of Water Resources records been reviewed?	☒ Y	☐ N	☐ NE	☐ NA
Have Zone 7 Water Agency records been reviewed?	☐ Y	☐ N	☐ NE	☒ NA
Have Alameda County Public Works records been reviewed?	☒ Y	☐ N	☐ NE	☐ NA
Has a background study of the historical land uses of the site and properties in the vicinity of the site been conducted to determine the existence of unrecorded/unknown (abandoned) wells?	☒ Y	☐ N	☐ NE	☐ NA
Has sufficient data been provided on all wells located within 2,000 feet of the site to identify sensitive receptors and determine potential contaminant migration pathways to and from the site?	**☒ Y**	**☐ N**	**☐ NE**	**☐ NA**
Has a figure (with rose diagram) identifying each well location been presented?	☐ Y	☒ N	☐ NE	☐ NA
Have DWR well logs (marked as confidential) been provided?	☐ Y	☒ N	☐ NE	☐ NA
Has a table with details of the well search been provided?	☒ Y	☐ N	☐ NE	☐ NA
Identification number (ID) corresponding to the well location on a figure?	☒ Y	☐ N	☐ NE	☐ NA
State Well ID, Well Owner ID?	☐ Y	☒ N	☐ NE	☐ NA
Well location address?	☒ Y	☐ N	☐ NE	☐ NA
Distance of well from the site?	☒ Y	☐ N	☐ NE	☐ NA
Direction of well from the site (downgradient, upgradient, crossgradient)?	☒ Y	☐ N	☐ NE	☐ NA
Type of well (monitoring, remediation, irrigation, water supply, industrial, livestock, dewatering, cathodic protection)?	☒ Y	☐ N	☐ NE	☐ NA
Well status (active, inactive, decommissioned, unrecorded, and/or abandoned)?	☒ Y	☐ N	☐ NE	☐ NA
Well installation date?	☒ Y	☐ N	☐ NE	☐ NA
Well decommissioned date?	☐ Y	☒ N	☐ NE	☐ NA
Total Well depth (feet bgs)?	☒ Y	☐ N	☐ NE	☐ NA
Well screen interval (feet bgs)?	☐ Y	☒ N	☐ NE	☐ NA
Well seal interval (feet bgs)?	☐ Y	☒ N	☐ NE	☐ NA
Well diameter (inches)?	☐ Y	☒ N	☐ NE	☐ NA
Are these supply wells or other sources of water used by property owners/tenants in the vicinity of the site?	**☐ Y**	**☒ N**	**☐ NE**	**☐ NA**
Has a neighborhood backyard domestic water/irrigation well assessment been conducted?	☐ Y	☒ N	☐ NE	☐ NA
Have wells been impacted by the release site?	☐ Y	☐ N	☐ NE	☒ NA
Have the wells been sampled for chemicals of concern associated with the release site and analytical results been provided?	☐ Y	☐ N	☐ NE	☒ NA
Have impacted wells been decommissioned and well destruction records provided?	☐ Y	☐ N	☐ NE	☒ NA

Key: ■ NE = Identified Data Gap - Needs Further Evaluation ■ NA = Not Applicable ■ UNK = Unknown

Site Well Construction Details

Well ID	Location (Onsite/Offsite, Downgradient, Upgradient or Cross Gradient)	Highest Measured Depth to Water		Lowest Measured Depth to Water		Screen Interval (ft bgs)	Total Depth	Submerged (% of events)	Dry (% of Events)	Status (Active, Abandoned, Lost)
		Date	Feet bgs	Date	Feet bgs					

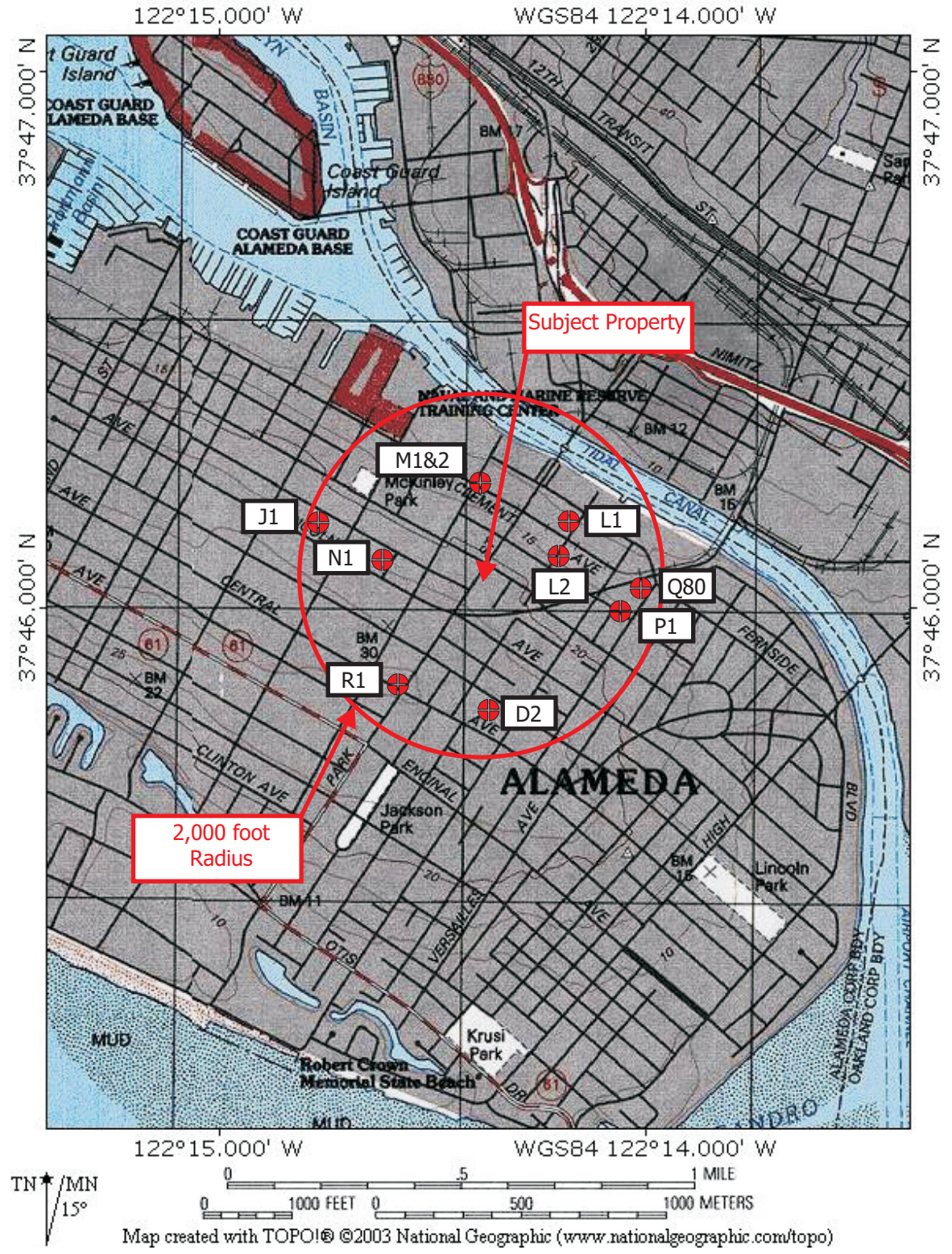
DWR WELL SEARCH TABLE
AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

TOWNSHIP	RANGE	SECTION	WELL DESIGNATION	DIRECTION	DISTANCE (FEET)	ADDRESS	TOTAL (feet)	INDICATED USE	DRILL DATE
02 SOUTH	**03 WEST**	**7**							
02 SOUTH	03 WEST	7	M1	SOUTHEAST	4,600	3229 FERNSIDE BLVD	71	INDUSTRIAL	4/77
02 SOUTH	03 WEST	7	M2	SOUTHEAST	4,600	3229 FERNSIDE BLVD	80	INDUSTRIAL	4/77
02 SOUTH	03 WEST	7	P2	SOUTHEAST	1,100	2538 LINCOLN AVENUE	17	IRRIGATION	8/78
02 SOUTH	03 WEST	7	Q1	SOUTHEAST	2,100	1819 VERSAILLES AVENUE	22	IRRIGATION	10/77
02 SOUTH	03 WEST	7	Q1	SOUTHEAST	2,300	FERNSIDE BLVD AND VERSAILLES AVE	76	CATHODIC PROTECTION	11/76
02 SOUTH	03 WEST	7	Q8	SOUTHEAST	2,100	1708 VERSAILLES AVENUE	60	UNKNOWN	7/88
02 SOUTH	**04 WEST**	**12**							
02 SOUTH	04 WEST	12	D2	NORTHWEST	7,200	1521 BUENA VISTA	200	INDUSTRIAL	6/89
02 SOUTH	04 WEST	12	J1	NORTHWEST	2,000	2139 PACIFIC AVENUE	28.5	IRRIGATION	7/74
02 SOUTH	04 WEST	12	L1	NORTHWEST	4,400	1810 CENTRAL	67	IRRIGATION	7/77
02 SOUTH	04 WEST	12	M1	NORTHWEST	6,000	1401 F COTTAGE STREET	70	IRRIGATION	6/77
02 SOUTH	04 WEST	12	N1	SOUTHWEST	6,300	1622 DAYTON AVENUE	60	IRRIGATION	4/77
02 SOUTH	04 WEST	12	P1	SOUTHWEST	5,400	1016 GRAND STREET	60	IRRIGATION	2/77
02 SOUTH	04 WEST	12	P2	SOUTHWEST	5,400	1012 GRAND STREET	19	IRRIGATION	2/77
02 SOUTH	04 WEST	12	P3	NORTHWEST	3,700	1538 LAFAYETTE STREET	23	IRRIGATION	6/77
02 SOUTH	04 WEST	12	P4	SOUTHWEST	4,800	1820 SAN ANTONIO AVENUE	19	IRRIGATION	8/77
02 SOUTH	04 WEST	12	P6	SOUTHWEST	5,500	1000 GRAND STREET	70	IRRIGATION	9/77
02 SOUTH	04 WEST	12	Q2	SOUTHWEST	3,400	2037 ALAMEDA AVENUE	20	IRRIGATION	2/77
02 SOUTH	04 WEST	12	Q3	SOUTHWEST	3,700	2016 ALAMEDA AVENUE	50	IRRIGATION	7/77
02 SOUTH	04 WEST	12	Q4	SOUTHWEST	3,200	1215 WILLOW STREET	21.5	IRRIGATION	3/77
02 SOUTH	04 WEST	12	R2	SOUTHWEST	2,800	2121 ALAMEDA AVENUE	20	IRRIGATION	2/77
02 SOUTH	04 WEST	12	R3	SOUTHWEST	3,000	2120 ALAMEDA AVENUE	20	IRRIGATION	2/77
02 SOUTH	04 WEST	12	R4	SOUTHWEST	3,800	2060 SAN ANTONIO AVENUE	30	IRRIGATION	5/77
02 SOUTH	**04 WEST**	**13**							
-- NO RECORDS --									
02 SOUTH	**04 WEST**	**18**							
02 SOUTH	03 WEST	18	B1	SOUTHEAST	2,500	2928 NORTHWOOD DRIVE	55	IRRIGATION	5/77
02 SOUTH	03 WEST	18	B3	SOUTHEAST	2,800	2936 GIBBONS DRIVE	40	IRRIGATION	8/77
02 SOUTH	03 WEST	18	D1	SOUTHWEST	2,200	2518 CHESTER STREET	20	IRRIGATION	5/77
02 SOUTH	03 WEST	18	F1	SOUTHEAST	2,715	2806 VAN BUREN STREET	20	--	5/77
02 SOUTH	03 WEST	18	J1	SOUTHEAST	6,000	1522 EASTSHORE DRIVE	17	IRRIGATION	5/77
02 SOUTH	03 WEST	18	M2	SOUTHWEST	4,000	1101 COLLEGE AVENUE	40	IRRIGATION	6/88
02 SOUTH	03 WEST	18	N3	SOUTHWEST	5,000	2812 OTIS DRIVE	40	IRRIGATION	10/77
02 SOUTH	03 WEST	18	P1	SOUTHEAST	5,200	1033 POST STREET	50	IRRIGATION	--

NOTES:
- Department of Water Resources (DWR) records provided on 1/30/2012.
- Wells associated with groundwater monitoring or remediation were excluded.
- Wells which were unidentifiable were excluded.

ACDPW Well Search Table
AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

Well Designation	Township / Range	Section, Parcel and Number	Direction	Distance (feet)	Address	Total Depth (feet)	Reported Well Use	Drill Date
L1	2S/3W	7L1	Northeast	1,350	1915 EVERETT ST	90	Abandoned	Unknown
P1	2S/3W	7P1	East	1,750	2623 EAGLE AVE	120	Cathodic Protection	6/76
Q80	2S/3W	7Q80	East	1,900	1823 PEARL ST	11	Unknown	10/96
D2	2S/3W	18D2	South	1,400	EVERETT & ALAMEDA	120	Cathodic Protection	7/76
R1	2S/4W	12R1	Southwest	1,400	CENTRAL & OAK ST	325	Domestic	Unknown
M1	2S/3W	7M1	North	1,200	2307 CLEMENT AVE	72	Industrial	4/77
M2	2S/3W	7M2	North	1,200	2307 CLEMENT AVE	82	Industrial	4/77
L2	2S/3W	7L2	East	1,100	1819 EVERETT ST	Unknown	Irrigation	/06
N1	2S/3W	7N1	West	1,000	2235 LINCOLN AVE	206	Irrigation	/16
J1	2S/4W	12J1	West	1,950	2138 PACIFIC AVE	29	Irrigation	8/77



WELL SEARCH LOCATION MAP

1600 Park Street, Alameda, California

FIGURE 9

Project Number: 298931

AEI Consultants

Conceptual Site Model - Updated May 2013
Former Good Chevrolet
1600 Park Street - Parcel A
Alameda, CA

SCM Element	SCM Sub-Element	Description	Figures & Tables Reference	Data Gap	How to Address Data Gap
Geology & Hydrogeology	Regional	The site is located on Alameda Island. The near surface sediments of the area are mapped as Holocene and Pleistocene Merritt Sands (Qms) deposits (Helley, et al). Depth to bedrock is estimated at 300 to 800 feet below land surface (Norfleet Consultants, 1998). According to information obtained from the U.S Geological Survey (USGS), the site is located at between 20 and 25 feet above mean sea level (amsl) with the local topography sloping gently to the northeast.	Figure 1	None	n/a
	Site	**Geology:** Based on the logs of soil borings drilled at the site by AEI, sediments across the site are fairly consistent; consisting primarily of poorly graded fine to medium sand with varying clay and silt content to a depth of at least 15 feet bgs, the maximum depth explored. Logs completed during the July 2011 site investigation were consistent with observations observed during extensive drilling work to the north (Parcel B). **Hydrology:** During the drilling conducted by AEI in 2011-12, groundwater was first observed in the temporary direct push borings at depths of approximately 9 to 11 feet bgs and stabilized at between approximately 7.5 to 8.5 feet bgs. The remaining hydrogeology information is based on findings at Parcel B. The depth to water in the groundwater monitoring wells has generally ranged from approximately 7.5 to 9.5 feet bgs since the wells were installed. Based on the groundwater monitoring conducted at the site, groundwater flows fairly consistently in a northwesterly direction at an approximate hydraulic gradient of $1x10^{-2}$ to $2x10^{-2}$ ft/ft. and exists as an unconfined aquifer. Based upon observations made during excavations at the former UST-hold and hydraulic lifts, transitivity (T) and hydraulic conductivity (K) appear to be low. Excavations up to 15 feet bgs which were left open for several hours did not produce appreciable volumes water. Additional evidence for low T and K values is the small size of the hydrocarbon plume at Parcel B (adjacent north) which has reached an apparent length of approximately 160 feet from the source since the conservative release date of 1986 (26 years).	August 16, 2011 Phase II Subsurface Investigation Report. February 3, 2012 Corrective Action Plan, December 7, 2012 Conceptual Site Model Update - November 2012.	None	n/a
Surface Water Bodies		The nearest surface water body is the tidal canal located approximately 1500 to 2000 feet to the northeast.	Figure 1	None	n/a
Nearby Wells		In January 2012, a 2,000-foot radius well search was requested and received from the Alameda County Department of Public Works (ACDPW) and the Department of Water Resources (DWR). The results of the well search were reviewed and wells which appeared to be associated with monitoring or remediation at other sites or soil borings were excluded from the review. According to the results of the DWR well search, two (2) wells are located within 2,000 feet of the site. One well was located approximately 1,100 feet to the southeast (upgradient) and one well was located approximately 2,000 feet to the northwest (downgradient). Both wells were reportedly used for irrigation and installed to a depth of less than 30 feet bgs. Based on the 2008 groundwater sampling from the soil borings and cumulative groundwater monitoring data, it appears that the length of the plume at the site is no more than approximately 160 feet in length. None of the wells noted in this well search are located within the expected plume length for this site. As such, none of the listed wells are expected to be impacted by the hydrocarbons at the site. According to the results of the ACDPW well search, ten (10) wells are located within 2,000 feet of the site. The nearest well was located approximately 1,000 feet to the west (cross-gradient). Each of the remaining wells were located at a distance further than 1,000 feet and none of the wells were located in the immediate downgradient direction (nowrthwest). None of the wells noted in this well search are located within the expected plume length for this site. As such, none of the listed wells are expected to be impacted by the hydrocarbons at the site.	February 3, 2012 Corrective Action Plan: Section 3.6 March 30, 2012 Subsurface Investigation and Well Installation Report: Section 9.0.	None	n/a

Conceptual Site Model - Updated May 2013
Former Good Chevrolet
1600 Park Street - Parcel A
Alameda, CA

SCM Element	SCM Sub-Element	Description	Figures & Tables Reference	Data Gap	How to Address Data Gap
Potential Source(s)	On Site (PARCEL A)	**Former Waste Oil UST (Eastern portion of site):** One 550-gallon waste oil UST at the eastern portion of the site was removed in November 2011. Based on soil and groundwater analytical data from samples collected in and near the waste oil UST tank hold, a minor release appears to have occurred, primarily consisting of heavy range hydrocarbons (diesel and petroleum and grease). The release was limited to soil from beneath the UST which was over-excavated and disposed of at a Class I facility. Post-excavation sampling did not contain elevated hydrocarbons in the soil. Adjacent groundwater sample did not contain hydrocarbons at or above laboratory detection limits. **Former USTs (Eastern portion of site):** One 10,000-gallon gasoline UST, one 4,000-gallon gasoline UST at the eastern portion of the site were removed in November 2011. Based on soil and groundwater analytical data from samples collected in and near the USTs, a minor release appears to have occurred, primarily consisting of gasoline constituents and limited to groundwater inside the UST cavity. Petroleum hydrocarbons were not detected in the soil samples beneath the USTs and dispenser islands. Adjacent groundwater samples collected both in the down gradient direction (AEI-14) and up gradient direction (AEI-15) did not contain detectable concentrations of hydrocarbons. **Potential Former USTs (Southwestern portion of site):** Historical Sanborn maps indicate that a gas and oil area was present in the southwestern portion of the site. A geophysical survey completed in July 2011 did not indicate the presence of the USTs. Therefore it is unknown if USTs associated with the "gas and oil" notation ever existed or were removed. Three borings advanced in July 2011 (AEI-17 to AEI-19) were completed in the location of the former "gas and oil" notation on the Sanborn map. Elevated concentrations of hydrocarbons were not detected in the soil samples collected, and one boring contained low levels of residual hydrocarbons in the groundwater (AEI-17). **Hydraulic Lifts & Repair Area:** A total of 4 former underground hydraulic lifts were identified within the Parcel A area. All lifts were removed intact in July 2012 and no obvious contamination was observed. Investigation of these lift locations and in July 2011 did not identify significant releases of hydraulic oil range hydrocarbons adjacent to the lifts.	August 16, 2011 Phase II Subsurface Investigation Report. February 16, 2012 Underground Storage Tank Removal Report.	None	n/a
Potential Source(s)	Off Site	**1650 Park St:** According to records on file with the ACEH, one 100-gallon waste oil UST and one 550-gallon gasoline UST were removed from the property in 1995 and 233 tons of soil were excavated and disposed at BFI Landfill in Livermore, California. Following soil removal and groundwater sampling, ACEH granted case closure in 2001. Based on onsite groundwater flow direction and case closure status of 1650 Park St, this site is not a source of impact to the subject site. **Former USTs (Parcel B):** One 300-gallon waste-oil underground storage tank (UST) and one 500-gallon gasoline UST were removed from adjacent to the northern side of the building in 1986 at which time a release of petroleum hydrocarbons, primarily gasoline, was discovered. Based on onsite groundwater flow direction and hydrocarbon distribution at the site, this source is not a source of impact to Parcel A. Recent soil vapor samling conducted on both Parcel A and B show that potential vapor from Parcel B does not affect Parcel A **Hydraulic Lifts & Repair Area (Parcel B):** A total of six former underground hydraulic lifts were identified within the northern building on Parcel B. Investigation of these lift locations and associated drain features in July 2011 identified releases of hydraulic oil range hydrocarbons near five (5) of the lifts in the northeastern end of the building. All lifts have since been removed with contaminated soil boring excavated and no significant impact was identified in the other lift areas or near the drain features investigated. These lifts are down-gradient of parcel A and lack any volatile contaminants, therefore do not pose a potential impact to Parcel A. **Former Paint Booth (Parcel B):** A paint booth was identified in a 1950 Sanborn map. Soil boring AEI-27 was drilled in this location in Jan. 2012; no significant release was identified. **Other nearby LUST Cases:** Several nearby LUST cases are identified on GeoTracker, including 1541 Park St, 1700 Park St, and 1701 Park St. Based on documented groundwater flow direction at the site, regulatory status of these cases, and/or the configuration of their plumes, these sites do not appear to be source of impact to the subject site.	April 13, 2001 Case Closure Letter from ACHCS; GeoTracker ACEH website	None	n/a

Conceptual Site Model - Updated May 2013
Former Good Chevrolet
1600 Park Street - Parcel A
Alameda, CA

SCM Element	SCM Sub-Element	Description	Figures & Tables Reference	Data Gap	How to Address Data Gap
Release Occurrence	Gasoline USTs	The release of TPH-g, BTEX, and other gasoline constituents originated from the former 10,000 gallon and 4,000 gallon gasoline UST system removed in 2011 from near the eastern side of the former building. The exact cause of the release is not known, though typically such releases occur from failures of the UST itself or the associated piping and pump system. The timing, duration and volume of the release are unknown. Soil and groundwater samples collected from adjacent to the UST system (AEI-14) indicate that the release from the UST system was limited.	August 16, 2011 Phase II Report. & February 16, 2012 UST Removal Report.	None	n/a
	Waste-Oil UST	The release of heavy range hydrocarbons and other waste oil constituents originated from the former 550 gallon waste oil UST which was removed in 2011 from near the eastern side of the former building. The exact cause of the release is not known, though typically such releases occur from failures of the UST itself or the associated piping. The timing, duration and volume of the oil release are unknown. Confirmation soil samples collected in 2011 following excavation of the former UST-hold in, showed non-detectable concentrations of hydrocarbons indicating that the contamination was successfully removed during over-excavation activities and that the release from that waste oil UST was not significant.	August 16, 2011 Phase II Report. & February 16, 2012 UST Removal Report.	None	n/a
	Oil and Gas Area	The detection of heavy range hydrocarbons from the former oil and gas area in the southwestern portion of the site was limited to one boring AEI-17. The exact cause of the release is not known. Given the limited solubility, mobility, and volativity of heavy range hydrocarbons, the presence at this concentration is not significant.	August 16, 2011 Phase II Report.	None	n/a
	Hydraulic Lifts	The source of the heavier range hydrocarbons detected in groundwater from AEI-10 (TPHmo) appears to be from the former hydraulic lifts at the southern end of the former building. Again, the timing, duration and volume of the oil release are unknown, but appear relatively localized based on low detections and absence of concentrations in nearby borings AEI-1, AEI-2, and AEI-9, as well as the absence of TPHmo in the soil of AEI-10.	See Previous Reports	None	n/a
Constituents of Concern		The primary contaminants of concern are gasoline and gasoline constituents [TPH-g, benzene, toluene, ethylbenzene, and xylenes (BTEX)] from the gasoline UST release. MTBE has not been detected during sampling nor have detectable concentrations of fuel oxygenates been found. Heavier hydrocarbons (reported as TPH-d and TPH-mo) have been detected in the area of the hydraulic lifts and USTs. PCBs have not been analyzed from beneath the hydraulic lifts associated with the Parcel A site. This is due to the fact that PCBs were analyzed for within the soil samples from areas containing known hydraulic oil contamination within Parcel B. PCBs were not detected in the soil samples from AEI-3, AEI-4, AEI-6, AEI-7, AEI-8 (Parcel B). Cadmium, chromium, lead, nickel, and zinc have been detected at background concentrations in select soil samples. Nickel and zinc were detected in one groundwater sample with zinc slightly above the ESL.	Tables 1, 2, 5, 7 (soil); Tables 3, 4, 6, 7 (water).	None	n/a (see above for discussion of waste-oil UST constituents)

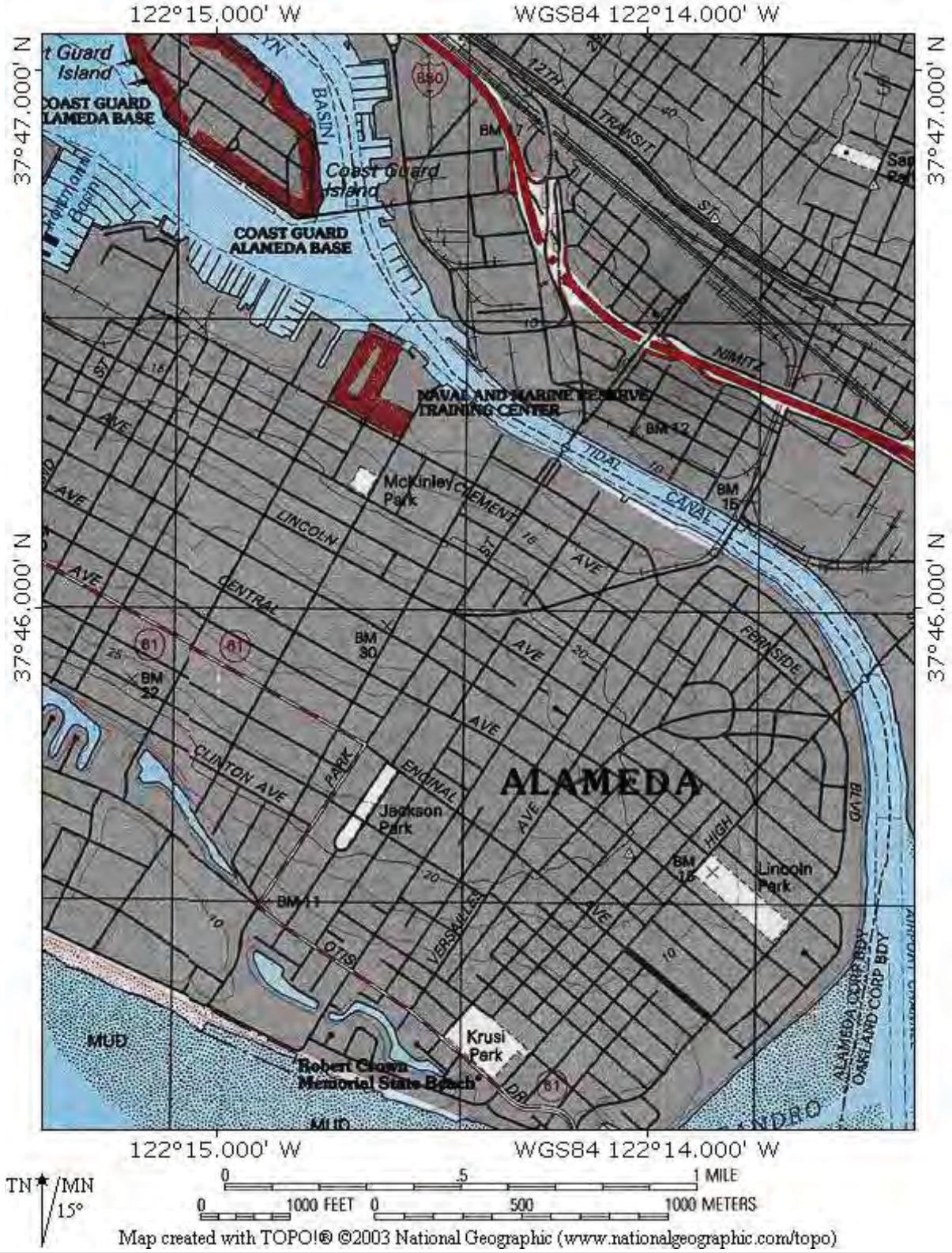
Conceptual Site Model - Updated May 2013
Former Good Chevrolet
1600 Park Street - Parcel A
Alameda, CA

SCM Element	SCM Sub-Element	Description	Figures & Tables Reference	Data Gap	How to Address Data Gap
Nature and Extent of Impacts	Impacts in Soil	In the southwestern portion of the site, soil samples collected did not contain TPHg, TPHd, TPHmo, BTEX, or MTBE at or above the laboratory detection limit with the exception of TPHd which was detected in AEI-17 at a concentration of 1.1 mg/kg, well below the ESL of 83 mg/kg. Therefore, no evidence of petroleum impact in the soil is present. No further investigation is needed. Soil sampling during the gasoline UST removal activities did not detect TPHg, BTEX, and MTBE above the laboratory detection limit in bottom samples of the UST cavity and dispenser islands. Sidewall samples were not collected at the direction of the county, however the 7' sample from AEI-14 and 15, and 3.5 foot samples from D1 and D2, delineate the lateral extent of hydrocarbons in the soil in the shallower area of the USTs. Metals analyzed from the bottom samples did not exceed ESLs. No further investigation relating to the soil near the gasoline UST is recommended. Soil sampling during the waste oil UST removal activities indicated evidence of waste oil release at 9' bgs due to the presence of TPHg, TPHd, and TPHmo. Soil was excavated to 11 feet in order to remove the impacted soil and the confirmation soil sample collected at 11' bgs was below detection limits for TPH multi-range and VOCs. Metals were not detected above the ESLs. No further investigation relating to the waste oil UST is recommended.	Figure 3 Tables 1, 2, 5 and 7 Boring Logs	None	n/a
	Impacts in Groundwater	In the southwestern portion of the site, groundwater samples did not contain TPHg, BTEX, or MTBE at or above the laboratory detection limits. Heavy range hydrocarbons measured as TPHd and TPHmo were detected in the northernmost boring only (AEI-17) at 89 ug/L and 590 ug/L, respectively. These low concentrations indicate that an oil source may be present in the area in the southwestern portion of the site. However, the concentrations are relatively low (<600 ug/L) and should not require additional sampling. TPHmo was reported in one sample (AEI-10) at a concentration of 400 ug/L in the area of the hydraulic lifts. Nearby samples did not contain elevated concentrations of TPHmo as TPHmo in the downgradient direction of AEI-10 did not detect TPHmo, but detection limit was above the ESL. Although the detection limits exceed the ESL, again, motor 400 ug/L or less would not justify additional investigation. The grab groundwater sample from the gasoline UST cavity (GW-1) contained elevated concentrations of TPHg and BTEX. AEI-14, located adjacent to and down-gradient of the gasoline UST cavity and AEI-15 located upgradient of the UST cavity did not contain TPH or BTEX at or above the laboratory detection limit. Based on this, the petroleum plume in groundwater is limited to within the former UST cavity.	Figure 4; Tables 3, 4, 6, 7.	None	n/a
	Impacts in Vapor Phase	Two soil vapor samples (SV-1 and SV-2) were collected on April 16, 2013 from the northeastern extent of the proposed building at the site - nearest the offsite source area (Parcel B). The samples were collected at a depth of 5 feet bgs. Constituents of concern were not detected at or above the laboratory detection limit in each of the soil vapor samples. Therefore, it has been determined that vapor phase impacts do not exist at the site.	n/a	None	n/a

Conceptual Site Model - Updated May 2013
Former Good Chevrolet
1600 Park Street - Parcel A
Alameda, CA

SCM Element	SCM Sub-Element	Description	Figures & Tables Reference	Data Gap	How to Address Data Gap
Migration Pathways	Preferential Pathways / Conduits	A conduit study was conducted for the major underground utilities near the site (See Subsurface Investigation and Well Installation Report, 3/30/12) and a previous but incomplete study was provided in a correspondence dated June 6, 2008 from Blymyer Engineers, Inc. Information regarding the utilities was obtained from multiple sources. With the exception of the sanitary sewer in the center of Park St, all other underground utilities did not intersect the water table and are not preferential conduits to dissolved phase plume migration. All existing onsite utilities have been recently removed or will be removed prior to development. Information about the sanitary sewer lines was provided by the APWD. The maps provided by the APWD indicate that a 10-inch sanitary sewer line runs along the middle of Park Street and that the line is between 10.3 and 11.3 feet deep. The depth to water in the groundwater monitoring wells has generally ranged from approximately 7.5 to 9.5 feet bgs. As such, it appears that the 10-inch sanitary sewer line intersects groundwater near the site. However, general construction practice at the time of the sanitary sewer installation (over 50 years ago) included installing gravel with compacted sand on top of the gravel. Over the course of over 50 years, the sand will have settled into the gravel pore space resulting in a permeability similar to what is seen at the site (sands). Therefore, increased permeability would not be observed between site conditions and the sanitary sewer and the sewer line is not considered a preferential pathway. New utilities proposed at the site (Figure 5) will not be installed to depths at or below groundwater, with the exception of the sanitary sewer line which may potentially be installed below groundwater. In the event that the sanitary sewer is installed below groundwater, the utility corridor will be backfilled with less permeable fill than present at the site, therefore avoiding a preferential pathway.	March 30, 2012 Subsurface Investigation and Well Installation Report: Section 8.0; Figure 5	None	n/a
Potential Receptors & Risks	On Site	Potable water is and will be provided by municipal sources for the foreseeable future, therefore direct contact with groundwater is not considered. Potential receptors at the site could include future construction workers who could come into contact with soil or groundwater containing low concentrations of TPHmo during connection of the sanitary sewer line to the main in the street. Due to the low toxicity of TPHmo, low concentrations of TPHmo are not considered a significant risk.	n/a	None	n/a
	Off Site	None	n/a	None	n/a

FIGURES



SITE LOCATION MAP

1600 Park Street, Alameda, California 94501

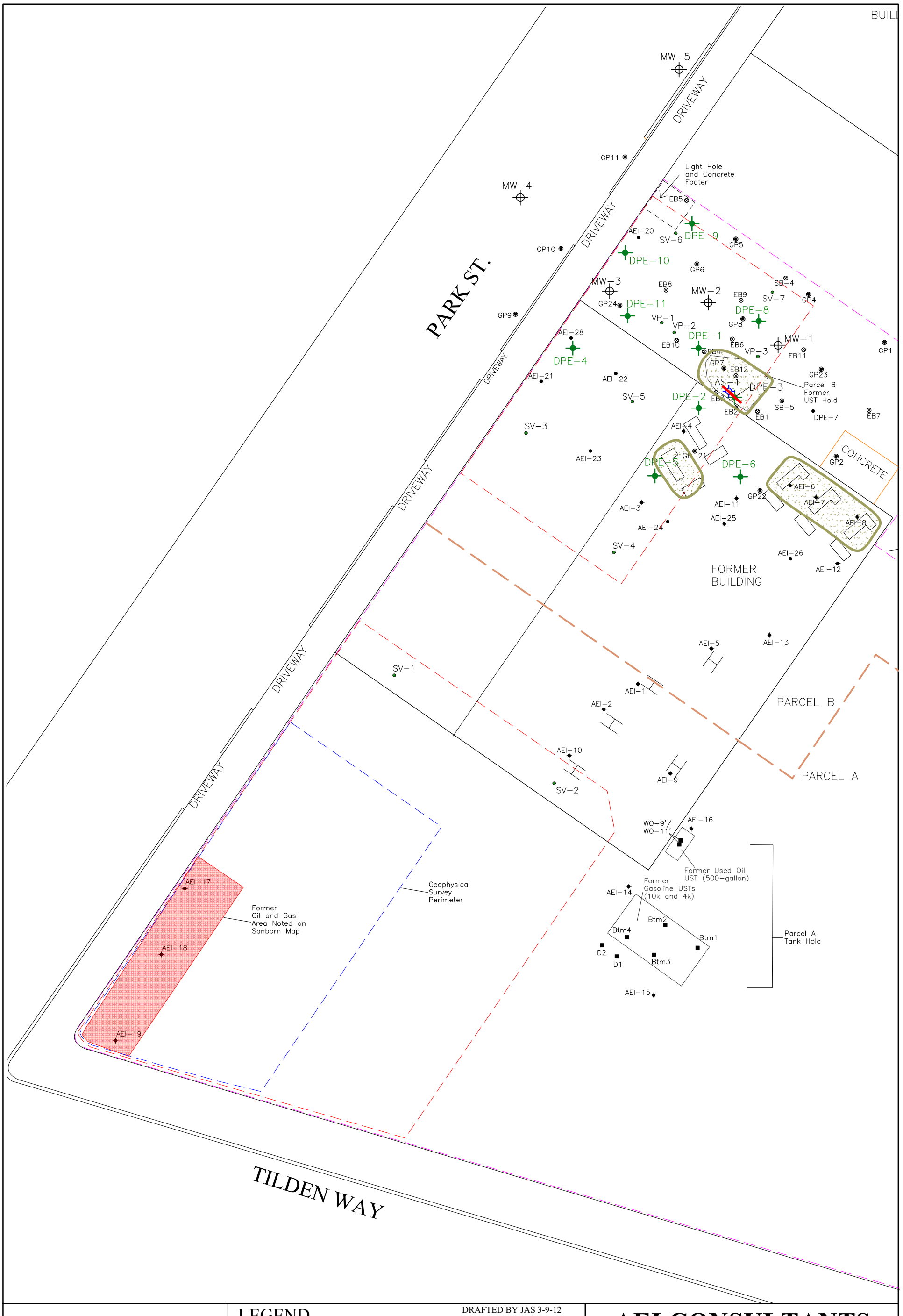
N

FIGURE 1

Project Number: 298931

Source: USGS

AEI Consultants



DRAFTED BY JAS 3-9-12
REVISED BY JAS 3-24-13

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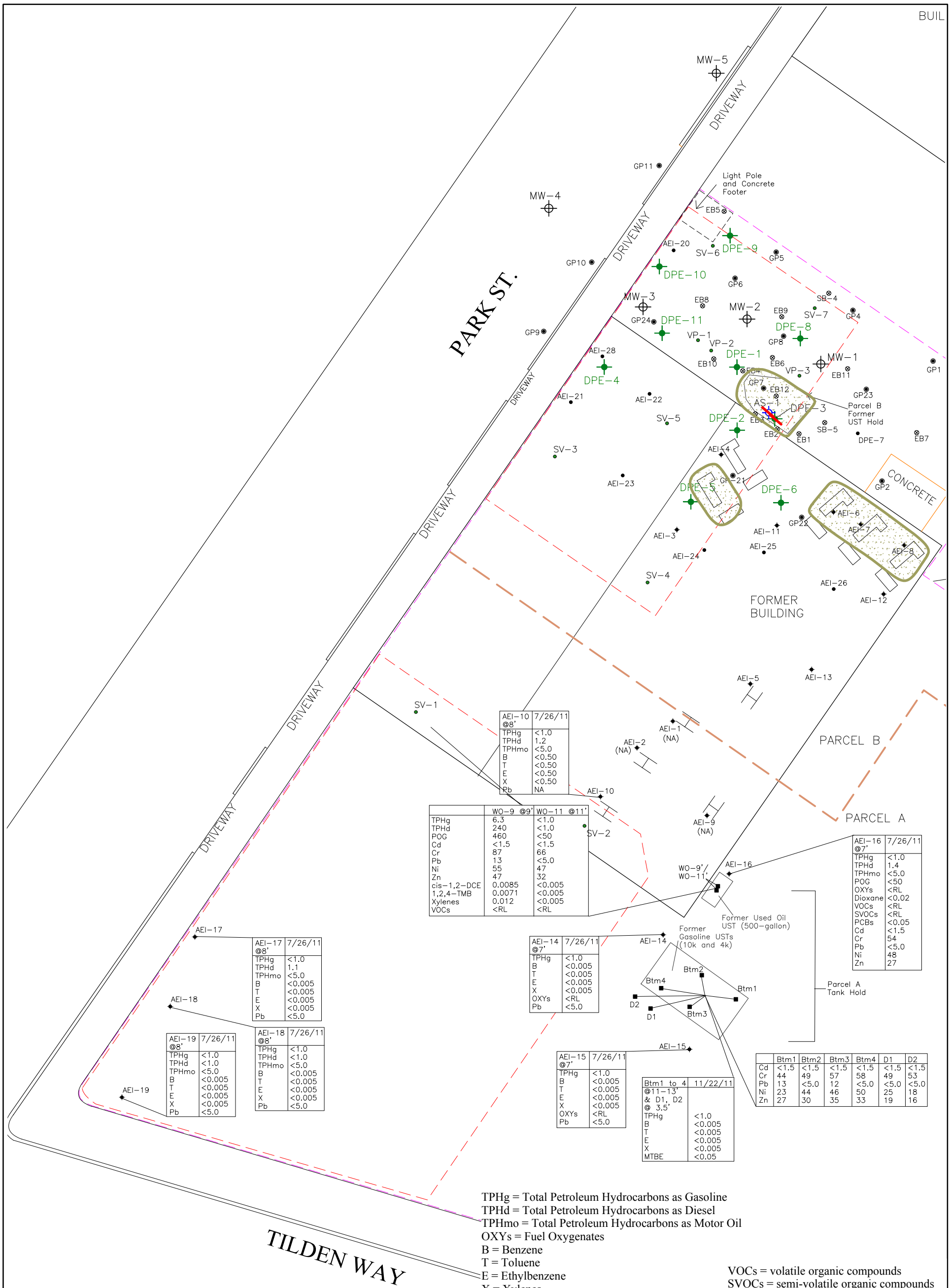
2500 CAMINO DIABLO, WALNUT CREEK

SITE PLAN - PARCEL A

1600 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 2
PROJECT NO. 298931



AEI–10 @8'	7/26/11
TPHg	<1.0
TPHd	1.2
TPHmo	<5.0
B	<0.50
T	<0.50
E	<0.50
X	<0.50
Pb	NA

	WO–9 @9'	WO–11 @11'
TPHg	6.3	<1.0
TPHd	240	<1.0
POG	460	<50
Cd	<1.5	<1.5
Cr	87	66
Pb	13	<5.0
Ni	55	47
Zn	47	32
cis–1,2–DCE	0.0085	<0.005
1,2,4–TMB	0.0071	<0.005
Xylenes	0.012	<0.005
VOCs	<RL	<RL

AEI–16 @7'	7/26/11
TPHg	<1.0
TPHd	1.4
TPHmo	<5.0
POG	<50
OXYs	<RL
Dioxane	<0.02
VOCs	<RL
SVOCs	<RL
PCBs	<0.05
Cd	<1.5
Cr	54
Pb	<5.0
Ni	48
Zn	27

AEI–17 @8'	7/26/11
TPHg	<1.0
TPHd	1.1
TPHmo	<5.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
Pb	<5.0

AEI–14 @7'	7/26/11
TPHg	<1.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
OXYs	<RL
Pb	<5.0

AEI–19 @8'	7/26/11
TPHg	<1.0
TPHd	<1.0
TPHmo	<5.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
Pb	<5.0

AEI–18 @8'	7/26/11
TPHg	<1.0
TPHd	<1.0
TPHmo	<5.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
Pb	<5.0

AEI–15 @7'	7/26/11
TPHg	<1.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
OXYs	<RL
Pb	<5.0

Btm1 to 4 @11–13' & D1, D2 @ 3.5'	11/22/11
TPHg	<1.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
MTBE	<0.05

	Btm1	Btm2	Btm3	Btm4	D1	D2
Cd	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5
Cr	44	49	57	58	49	53
Pb	13	<5.0	12	<5.0	<5.0	<5.0
Ni	23	44	46	50	25	18
Zn	27	30	35	33	19	16

TPHg = Total Petroleum Hydrocarbons as Gasoline
TPHd = Total Petroleum Hydrocarbons as Diesel
TPHmo = Total Petroleum Hydrocarbons as Motor Oil
OXYs = Fuel Oxygenates
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = metyl-tert butyl ether
Cd = Cadmium
Cr = Chromium
Pb = Lead
Ni = Nickel
Zn = Zinc

VOCs = volatile organic compounds
SVOCs = semi-volatile organic compounds
PCBs = polychlorinated biphenyls
cis-1,2-DCE = chis-1,2-dichloroethene
1,2,4-TMB = 1,2,4-Trimethylbenzene
NA = Not available
RL = Reporting Limit
All results in milligrams per kilogram (ppm)

N
W E
S

0 15 30
Scale: 1" = 30'

LEGEND

- Remediation Well (12/11 and 1/12)
- Groundwater Monitoring Well
- AEI Soil Boring (1/12)
- AEI Soil Boring (7/11)
- Parcel Split
- Property Line
- Former Hydraulic Lift
- Former Hydraulic Lift
- Soil Boring (4/08)
- Soil Boring (Pre 1997)
- Vapor Probe
- Abandoned Well
- Proposed Buildings

DRAFTED BY JAS 3-9-12
REVISED BY JAS 3-24-13

AEI CONSULTANTS

2500 CAMINO DIABLO, WALNUT CREEK

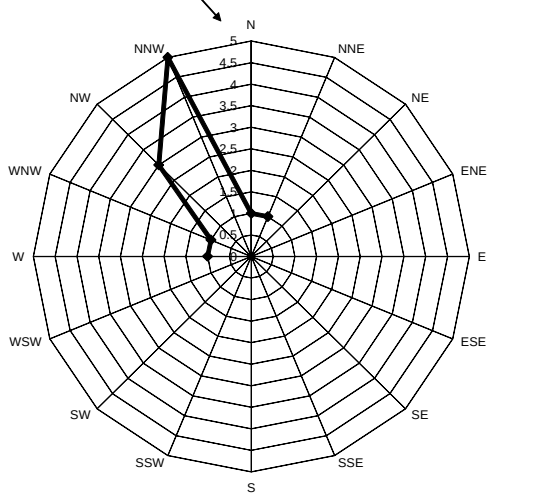
SOIL ANALYTICAL MAP - PARCEL A

1600 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 3
PROJECT NO. 298931

Historical Shallow Zone Groundwater Flow Direction for Former Good Chevrolet, 1630 Park Street, Alameda, CA

Number of monitoring events in which groundwater was reported to flow in a particular direction.



BUIL

PARK ST.

DRIVEWAY

TILDEN WAY

MW−5 MW−4 MW−3 MW−2 MW−1

DPE−1 DPE−2 DPE−4 DPE−5 DPE−6 DPE−7 DPE−8 DPE−9 DPE−10 DPE−11

GP1 GP2 GP4 GP5 GP6 GP7 GP8 GP9 GP10 GP11 GP21 GP22 GP23 GP24

EB1 EB2 EB5 EB6 EB7 EB8 EB9 EB10 EB11 EB12

SB−4 SB−5

VP−1 VP−2 VP−3

SV−1 SV−2 SV−3 SV−4 SV−5 SV−6 SV−7

AEI−1 AEI−2 AEI−3 AEI−4 AEI−5 AEI−6 AEI−7 AEI−8 AEI−9 AEI−10 AEI−11 AEI−12 AEI−13 AEI−14 AEI−15 AEI−16 AEI−17 AEI−18 AEI−19 AEI−20 AEI−21 AEI−22 AEI−23 AEI−24 AEI−25 AEI−26

Light Pole and Concrete Footer

CONCRETE

FORMER BUILDING

PARCEL B

PARCEL A

Parcel B Former UST Hold

Former Used Oil UST (500−gallon)

Former Gasoline USTs (10k and 4k)

Parcel A Tank Hold

AEI−1	7/25/11
TPHg	<50
TPHd	<50
TPHmo	<250
B	NA
T	NA
E	NA
X	NA

AEI−2	7/25/11
TPHg	<50
TPHd	<50
TPHmo	<250
B	NA
T	NA
E	NA
X	NA

AEI−9	7/25/11
TPHg	<50
TPHd	<50
TPHmo	<250
B	NA
T	NA
E	NA
X	NA

AEI−10	7/26/11
TPHg	<50
TPHd	<50
TPHmo	400
B	NA
T	NA
E	NA
X	NA

AEI−16	7/26/11
TPHg	<50
TPHd	<50
TPHmo	<250
TRPH	<1,000
OXYs	<RL
Dioxane	<2.0
VOCs	<RL
SVOCs	<RL
PCBs	<0.5
Cd	<0.25
Cr	<0.5
Pb	<0.5
Ni	8.7
Zn	<5.0

AEI−17	7/26/11
TPHg	<50
TPHd	89
TPHmo	590
B	<0.5
T	<0.5
E	<0.5
X	<0.5

AEI−14	7/26/11
TPHg	<50
OXYs	<RL
B	<0.5
T	<0.5
E	<0.5
X	<0.5
Pb	21

AEI−18	7/26/11
TPHg	<50
TPHd	<100
TPHmo	<500
B	<0.5
T	<0.5
E	<0.5
X	<0.5

AEI−19	7/26/11
TPHg	<50
TPHd	<100
TPHmo	<500
B	<0.5
T	<0.5
E	<0.5
X	<0.5

AEI−15	7/26/11
TPHg	<50
OXYs	<RL
B	<0.5
T	<0.5
E	<0.5
X	<0.5
Pb	66

GW−1	11/22/11
TPHg	2,400
B	18
T	180
E	42
X	310
MTBE	<0.05
Cd	<0.25
Cr	<0.5
Pb	<0.5
Ni	2.9
Zn	83

TPHg = Total Petroleum Hydrocarbons as Gasoline
TPHd = Total Petroleum Hydrocarbons as Diesel
TPHmo = Total Petroleum Hydrocarbons as Motor Oil
OXYs = Fuel Oxygenates
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
VOCs = volatile organic compounds
SVOCs = semi-volatile organic compounds
PCBs = polychlorinated biphenyls
Cd = Cadmium
Cr = Chromium
Pb = Lead
Ni = Nickel
Zn = Zinc
NA = Not available
RL = Reporting Limit
All results in micrograms per liter (ppb)

N W E S

0 15 30

Scale: 1" = 30'

LEGEND

- Remediation Well (12/11 and 1/12)
- Groundwater Monitoring Well
- AEI Soil Boring (1/12)
- AEI Soil Boring (7/11)
- Parcel Split
- Property Line
- Former Hydraulic Lift
- Former Hydraulic Lift
- Soil Boring (4/08)
- Soil Boring (1/97)
- Vapor Probe
- Air Sparge Well
- Proposed Buildings

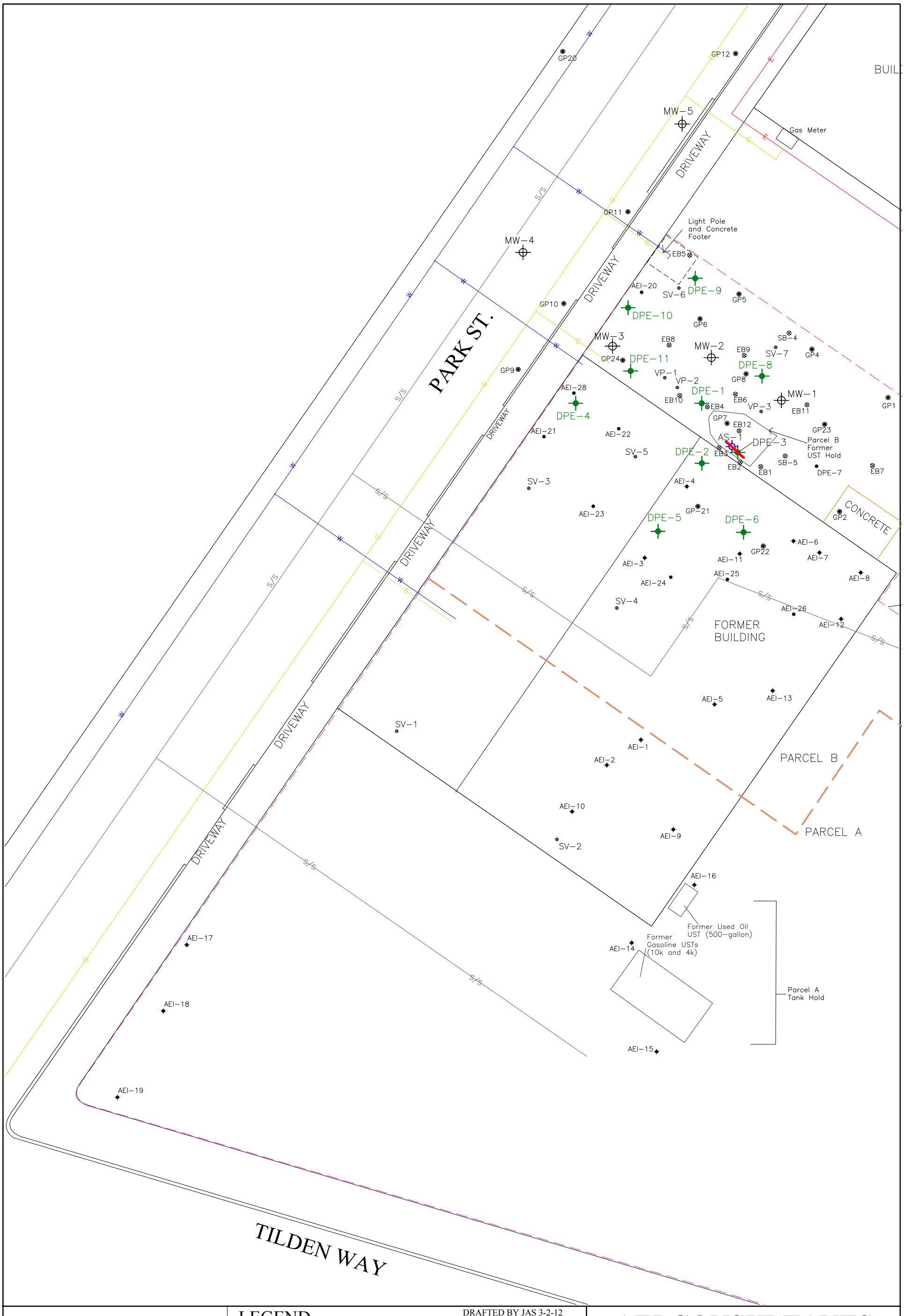
DRAFTED BY JAS 3-9-12
REVISED BY JAS 3-24-13

AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK

GROUNDWATER ANALYTICAL MAP-PARCEL A

1600 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 4
PROJECT NO. 298931



LEGEND

DRAFTED BY JAS 3-2-12
REVISED BY JAS 3-24-13

- Groundwater Monitoring Well
- AEI Soil Boring (7/11)
- Parcel Split
- Property Line
- Underground Natural Gas Line (3 to 4 feet bgs)
- Underground Water Line (3 feet bgs)
- Underground Electric Line (3 feet bgs)
- Underground Sanitrary Sewer Line (10.3 to 11.3 feet bgs)

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2500 CAMINO DIABLO, WALNUT CREEK

UTILITY MAP - PARCEL A

1600 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 5
PROJECT NO. 298931

TABLES

Table 1

Soil Sample Analytical Data
TPH, MBTEX and POG
AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

Sample ID	Date Collected	Approx. Depth (feet)	TPH-g (mg/kg)	TPH-d* (mg/kg)	TPH-mo* (mg/kg)	MTBE (mg/kg) EPA Method SW8021B/8015B/m	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	POG (mg/kg) EPA Method SM5520E/F
AEI-10-8'	7/26/2011	8	<1.0	1.2	<5.0	<5.0	<0.50	<0.50	<0.50	<0.50	-
AEI-14-7'	7/26/2011	7	<1.0	-	-	<0.05	<0.005	<0.005	<0.005	<0.005	-
AEI-15-7'	7/26/2011	7	<1.0	-	-	<0.05	<0.005	<0.005	<0.005	<0.005	-
AEI-16-7'	7/26/2011	7	<1.0	1.4	<5.0	-	-	-	-	-	<50
AEI-17-8'	7/26/2011	8	<1.0	1.1	<5.0	<0.05	<0.005	<0.005	<0.005	<0.005	-
AEI-18-8'	7/26/2011	8	<1.0	<1.0	<5.0	<0.05	<0.005	<0.005	<0.005	<0.005	-
AEI-19-8'	7/26/2011	8	<1.0	<1.0	<5.0	<0.05	<0.005	<0.005	<0.005	<0.005	-

mg/kg = milligrams per kilogram (equivalent to parts per million)
MDL = method detection limit
TPH = total petroleum hydrocarbons
TPH-g = TPH as gasoline
TPH-d = TPH as diesel
TPH-mo = TPH as motor oil
POG = petroleum oil and grease
MTBE = methyl butyl tertiary ethyl
"<" = less than
"*" = with silica gel cleanup
"-" = not available

Table 2

Soil Sample Analytical Data
VOCs, Fuel Oxygenates, SVOCs, and PCBs
AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

Sample ID	Date Collected	Approx. Depth (feet)	1,4-Dioxane (mg/kg) EPA Method SW8260	All target VOCs (mg/kg) EPA Method SW8260	Fuel Oxygenates^ (mg/kg) EPA Method SW8260B	All target SVOCs (mg/kg) EPA Method 8270	All other target PCBs (mg/kg) EPA Method SW8082
AEI-14-7'	7/26/2011	7	-	-	<MDL	-	-
AEI-15-7'	7/26/2011	7	-	-	<MDL	-	-
AEI-16-7'	7/26/2011	7	<0.02	<MDL	<MDL	<MDL	<0.05

mg/kg = milligrams per kilogram (equivalent to parts per million)
MDL = method detection limit
VOCs = volatile organic compounds
SVOCs = semi-volatile organic compounds
PCBs = polychlorinated biphenyls
"<" = less than
"-" = not available
"^" = fuel oxygenates tert-amyl methyl ether (TAME), t-butyl alcohol (TBA), 1,2-dibromomethane (EDB), 1,2-dichloroethane (1,2-DCA), diisopropyl ether (DIPE), methanol, ethanol, ethyl tert-butyl ether (ETBE), methyl tert-butyl ether (MTBE), and 1,2-Dichloroethane (EDC)

Table 3

Soil Sample Analytical Data

Metals

AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

Sample ID	Date Collected	Approx. Depth (feet)	Cd	Cr (total)*	Pb	Ni	Zn
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
					EPA Method SW6010B		
AEI-14-7'	7/26/2011	7	-	-	<5.0	-	-
AEI-15-7'	7/26/2011	7	-	-	<5.0	-	-
AEI-16-7'	7/26/2011	7	<1.5	54	<5.0	48	27
AEI-17-8'	7/26/2011	8	-	-	<5.0	-	-
AEI-18-8'	7/26/2011	8	-	-	<5.0	-	-
AEI-19-8'	7/26/2011	8	-	-	<5.0	-	-

Notes:
mg/kg = milligrams per kilogram
"-" = not available
Cd = Cadmium
Cr = Chromium
Pb = Lead
Ni = Nickel
Zn = Zinc

Table 4

Groundwater Analytical Data - Grab Samples
TPH, MBTEX and TRPH

AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

Sample ID	Date Collected	TPH-g (µg/L)	TPH-d* (µg/L)	TPH-mo* (µg/L)	MTBE (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)	TRPH (µg/L)
					EPA Method SW8021B/8015Bm					EPA Method E418.1
AEI-1-W	7/25/2011	<50	<50	<250	-	-	-	-	-	-
AEI-2-W	7/25/2011	<50	<50	<250	-	-	-	-	-	-
AEI-9-W	7/25/2011	<50	<50	<250	-	-	-	-	-	-
AEI-10-W	7/26/2011	<50	<50	400	-	-	-	-	-	-
AEI-14-W	7/26/2011	<50	-	-	<5.0	<0.5	<0.5	<0.5	<0.5	-
AEI-15-W	7/26/2011	<50	-	-	<5.0	<0.5	<0.5	<0.5	<0.5	-
AEI-16-W	7/26/2011	<50	<50	<250	<0.5	<0.5	<0.5	<0.5	<0.5	<1.0
AEI-17-W	7/26/2011	<50	89	590	<5.0	<0.5	<0.5	<0.5	<0.5	-
AEI-18-W	7/26/2011	<50	<100	<500	<5.0	<0.5	<0.5	<0.5	<0.5	-
AEI-19-W	7/26/2011	<50	<100	<500	<5.0	<0.5	<0.5	<0.5	<0.5	-

µg/L = micrograms per liter
TPH = total petroleum hydrocarbons
TPH-g = TPH as gasoline
TPH-d = TPH as diesel
TPH-mo = TPH as motor oil
MTBE = methyl tertiary butyl ether
"*" = with silica gel cleanup
"-" = not available
"<" = less than
MDL = method detection limit
TRPH = total recoverable petroleum hydrocarbons
MTBE and BTEX analysis for AEI-16-W performed by EPA Method SW8260B

Table 5

Groundwater Analytical Data - Grab Samples
VOCs, Fuel Oxygenates, SVOCs, and PCBs
AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

Sample ID	Date Collected	1,4-Dioxane (µg/L)	TBA (µg/L)	EDB (µg/L)	EDC (µg/L)	MTBE (µg/L)	Fuel Oxygenates (µg/L)	All Target VOCs (µg/L)	All Target SVOCs (µg/L)	All Target PCBs (µg/L)
					EPA Method SW8260B				EPA Method 8270	EPA Method SW8082
AEI-14-W	7/26/2011	-	<2.0	<0.5	<0.5	<0.5	<MDL	-	-	-
AEI-15-W	7/26/2011	-	<2.0	<0.5	<0.5	<0.5	<MDL	-	-	-
AEI-16-W	7/26/2011	<2.0	<2.0	<0.5	<0.5	<0.5	<MDL	<MDL	<MDL	<0.5

mg/kg = milligrams per kilogram (equivalent to parts per million)
MDL = method detection limit
VOCs = volatile organic compounds
SVOCs = semi-volatile organic compounds
PCBs = polychlorinated biphenyls
TBA = t-butyl alcohol
EDB = 1,2-dibromomethane
EDC = 1,2-dichloroethane
MTBE = methyl tert-butyl ether
"-" = not available
"<" = less than
"^" = fuel oxygenates tert-amyl methyl ether (TAME),
1,2-dichloroethane (1,2-DCA), diisopropyl ether (DIPE), methanol,
ethanol, and ethyl tert-butyl ether (ETBE)

Table 6

Grab Groundwater Sample Analytical Data

Metals

AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, California

Sample ID	Date Collected	Cd µg/L	Cr (total) µg/L	Pb µg/L EPA Method E200.8	Ni µg/L	Zn µg/L
AEI-14-W*	7/26/2011	-	-	21	-	-
AEI-15-W*	7/26/2011	-	-	66	-	-
AEI-16-W**	7/26/2011	<0.25	<0.5	<0.5	8.7	<5.0

Notes:
µg/L = micrograms per liter
"*" = total
"**" = dissolved
Cd = Cadmium
Cr = Chromium
Pb =Lead
Ni = Nickel
Zn = Zinc

Table 7

Soil Vapor Analytical Data

AEI Project No. 298931, 1600 Park Street (Parcel A), Alameda, CA

Sample ID	Date	Sample Depth (feet bgs)	TPH-g ($\mu g/m^3$)	Benzene ($\mu g/m^3$)	Toluene ($\mu g/m^3$)	Ethylbenzene ($\mu g/m^3$)	Xylenes ($\mu g/m^3$)	Naphthalene ($\mu g/m^3$)	CO2 ($\mu g/L$)	Methane ($\mu g/L$)	Oxygen ($\mu g/L$)	Helium maintained in Shroud [1] %	Laboratory Reported Helium %	Corrected Helium [2] %
SV-1	4/16/2013	5.0	<2,500	<25	<25	<25	<25	<25	3,400	<2.0	170,000	18.5	0.017	0.092
SV-2	4/16/2013	5.0	<2,500	<25	<25	<25	<25	<25	4,600	2	170,000	21.9	0.018	0.082
Trip Blank	4/16/2013	NA	<2,500	<25	<25	<25	<25	<25	NA	NA	NA	NA	<0.005	<0.005
ESL	--		3,100,000	420	1,300,000	4,900	440,000	360	NA	NA	NA	NA	NA	NA

TPH-g= total petroleum hydrocarbons as gasoline
bgs = below ground surface
$\mu g/m^3$ = micrograms per cubic meter
µg/L = micrograms per liter
Helium used as leak check compound.
NA = Not analyzed or applicable
ESL = Environmental Screening Levels, Table E-2, San Francisco Regional Water Quality Control Board (Shallow Soil Gas- Lowest Commercial), Revised February 2013
TPH-g & VOCs analyzed using EPA Method TO17
Atmospheric gases analyzed using Method ASTM D1946-90
[1] = Lowest measured helium percentage recorded during sampling (most conservative number)
[2] = Helium corrected to represent % of leak at 100% concentration in shroud. DTSC recognizes <5% as acceptable.

Table 8 : UST Removal Sample Analytical Data Tables
1600 Park Street, Alameda, CA

Soil Sample Analytical Data - Petroleum Hydrocarbons and Metals

Sample ID	Date	Depth	TPH-g	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	TPH-d	POG	Cadmium	Chromium	Lead	Nickel	Zinc
			(mg/kg)												
			Method SW8021B/8015Bm						*SW8015B*	*SM5520*	*SW6010B*				
Btm1	11/22/2011	13'	ND<1.0	ND<0.05	ND<0.005	ND<0.005	ND<0.005	ND<0.005	-	-	ND<1.5	44.0	13.0	23	27
Btm2	11/22/2011	13'	ND<1.0	ND<0.05	ND<0.005	ND<0.005	ND<0.005	ND<0.005	-	-	ND<1.5	49	ND<5.0	44	30
Btm3	11/22/2011	11'	ND<1.0	ND<0.05	ND<0.005	ND<0.005	ND<0.005	ND<0.005	-	-	ND<1.5	57	12	46	35
Btm4	11/22/2011	11'	ND<1.0	ND<0.05	ND<0.005	ND<0.005	ND<0.005	ND<0.005	-	-	ND<1.5	58	ND<5.0	50	33
D1	11/22/2011	3.5'	ND<1.0	ND<0.05	ND<0.005	ND<0.005	ND<0.005	ND<0.005	-	-	ND<1.5	49	ND<5.0	25	19
D2	11/22/2011	3.5'	ND<1.0	ND<0.05	ND<0.005	ND<0.005	ND<0.005	ND<0.005	-	-	ND<1.5	53	ND<5.0	18	16
WO-9'**	11/22/2011	9'	6.3	-	-	-	-	-	240	460	ND<1.5	87	13	55	47
WO-11'	11/22/2011	11'	ND<1.0	-	-	-	-	-	ND<1.0	ND<50	ND<1.5	66	ND<5.0	47	32

Soil Sample Analytical Data - Volatile Organic Compounds (VOCs)

Sample ID	Date	PCE	cis12-DCA	124-TMB	Xylenes
		(mg/kg)			
		Method SW8260B			
STKP2(A/B/C/D)	11/22/2011	0.016	ND<0.005	0.0056	0.0051
WO-9'**	11/22/2011	ND<0.005	0.0085	0.0071	0.012
WO-11'	11/22/2011	ND<0.005	ND<0.005	ND<0.005	ND<0.005

Groundwater Sample Analytical Data - Petroleum Hydrocarbons and Metals

Sample ID	Date	Depth	TPH-g	MTBE	Benzene	Toluene	Ethylbenzene	Xylenes	Cadmium	Chromium	Lead	Nickel	Zinc
			(µg/L)										
			Method SW8021B/8015Bm						*E200.8*				
GW-1	11/22/2011	13'	2400	ND<0.05	18	180	42	310	ND<0.25	ND<0.5	ND<0.5	2.9	83

mg/kg = milligrams per kilogram
µg/L = micrograms per liter
TPH-g = total petroleum hydrocarbons as gasoline
TPH-d = total petroleum hydrocarbons as diesel
ND = non-detect, below reporting limit
124-TMB = 1,2,4-Trimethylbenzene
PCE = Tetrachloroethene
cis12-DCA = cis-1,2-Dichloroethene
** = denotes sample area which was removed in additional excavation activities performed on 12/2/2011

APPENDIX A

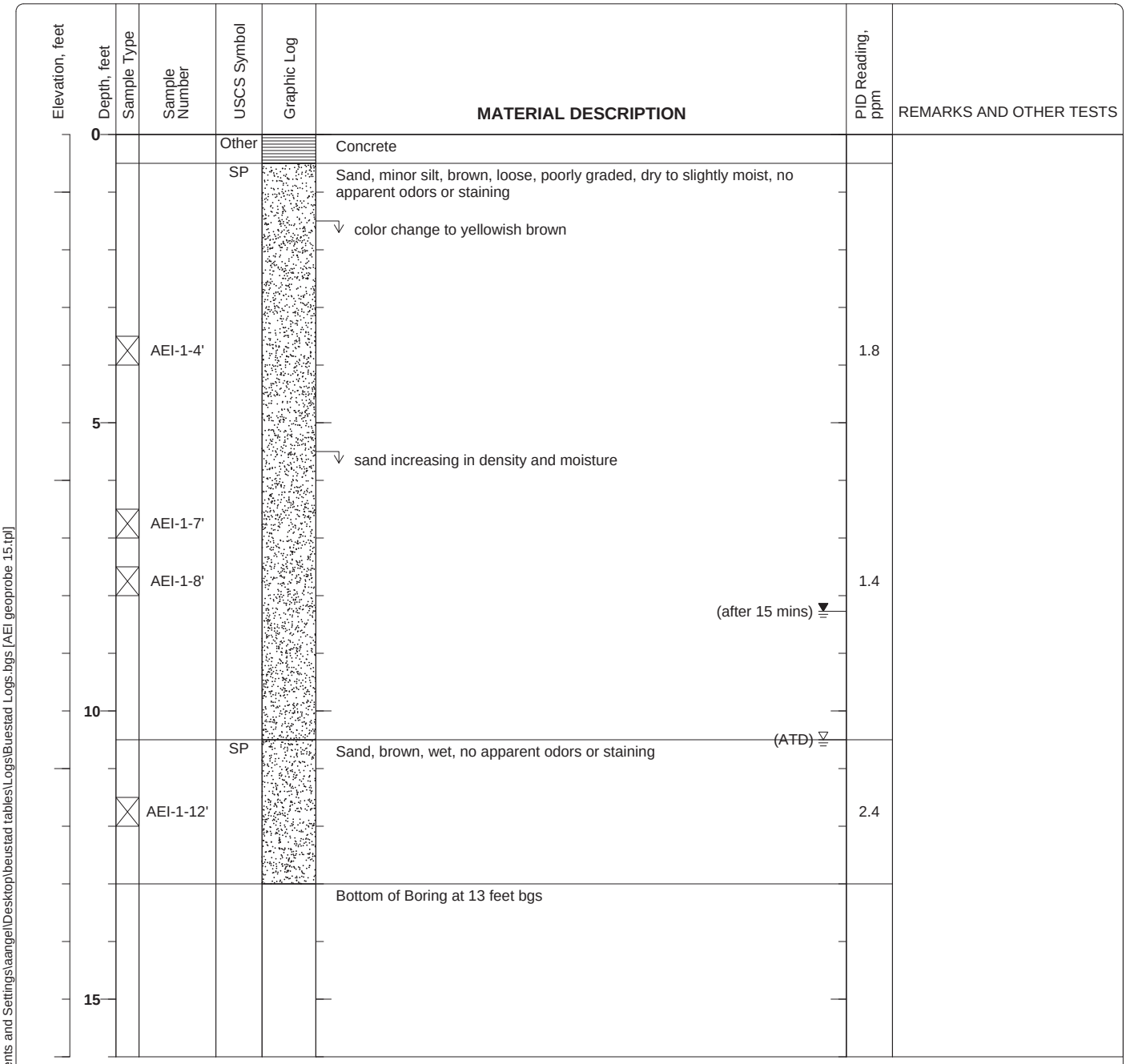
Soil Boring Logs

Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-1

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **13 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **10.5 feet ATD, 8.27 feet after 15 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Existing Hydraulic Lift**	



Figure

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Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-2

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **13 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **10.5 feet ATD, 7.57 feet after 20 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Existing Hydraulic Lift**	

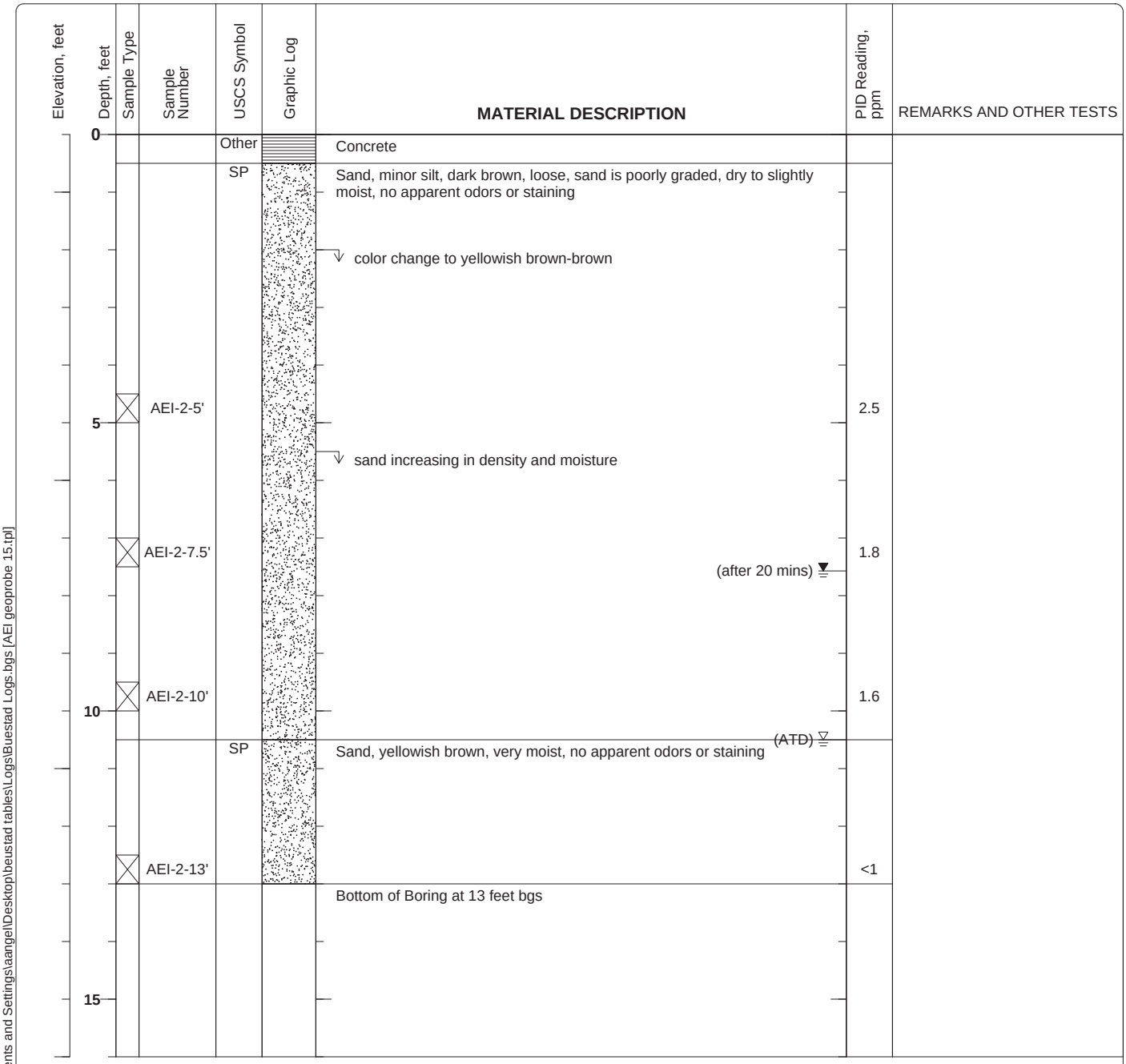

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Figure

Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-9

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **14 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **10 feet ATD, 7.89 feet after 15 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Existing Hydraulic Lift**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Other		Concrete		
				SP		Sand, very minor silt, dark brown, loose, poorly graded, dry to slightly moist, no apparent odors or staining		
						color change to yellowish brown		
	5		AEI-9-5'				4.7	
						sand increasing in density and moisture		
			AEI-9-7'				10.4	
			AEI-9-8'			(after 15 mins)		
	10			SP		(ATD) Sand, brown, very moist, no apparent odors or staining		
			AEI-9-11'				9.5	
			AEI-9-14'					
						Bottom of Boring at 14 feet bgs		
	15							

Figure

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Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-10

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **15 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **9.5 feet ATD, 8.24 feet after 20 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Existing Hydraulic Lift**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Other		Concrete		
				SP		Sand, very minor silt, dark brown, loose, poorly graded, dry to slightly moist, no apparent odors or staining		
						color change to yellowish brown		
			AEI-10-4'				2.1	
	5							
			AEI-10-6'			sand increasing in density and moisture	3.4	
			AEI-10-8'					
						(after 20 mins)		
						(ATD)		
			AEI-10-10'				1.4	
	10							
			AEI-10-12'	SP		Sand, yellowish brown, wet, no apparent odors or staining, slightly dense	4.7	
			AEI-10-15'					
	15					Bottom of Boring at 15 feet bgs		

Figure

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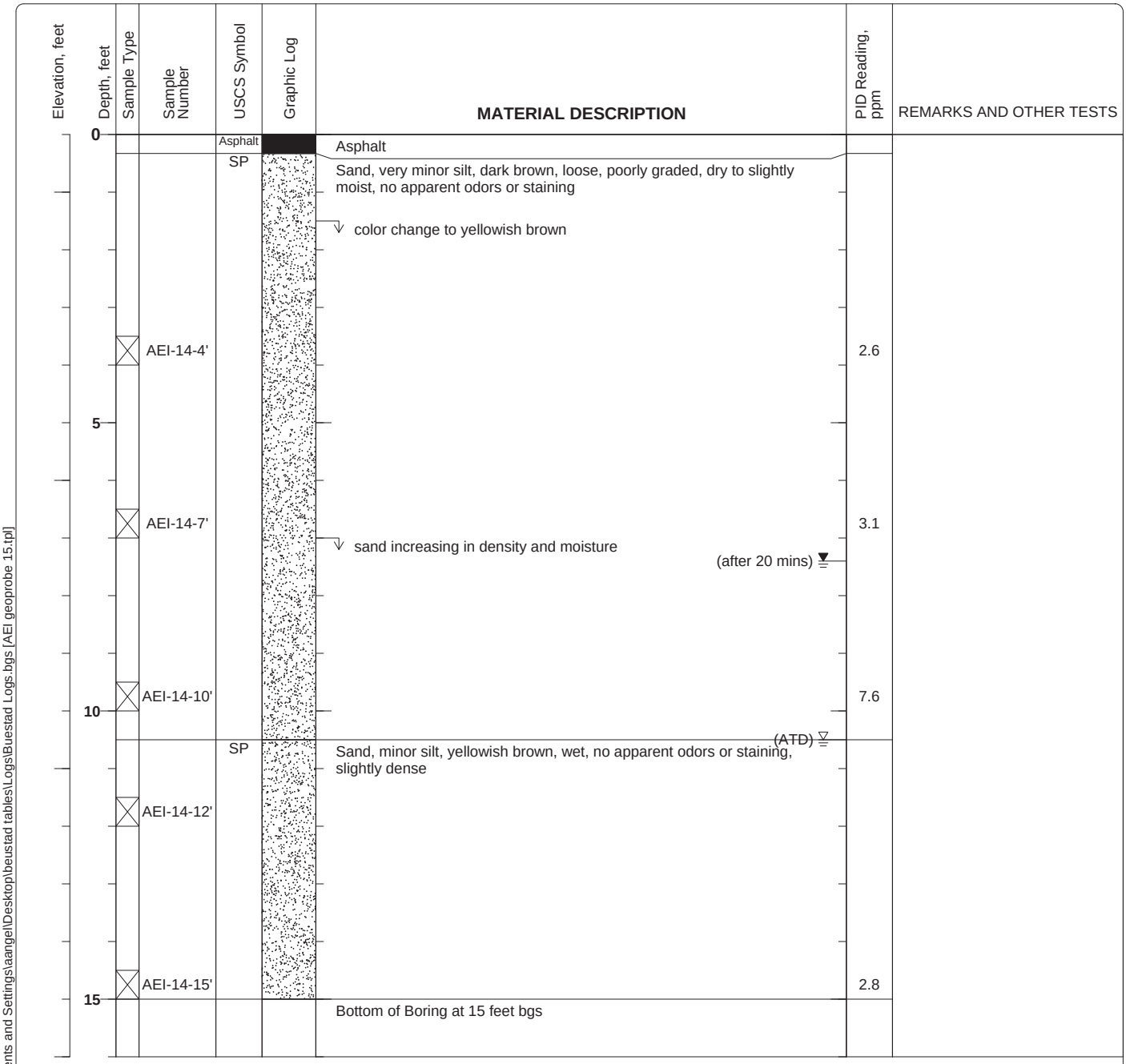
Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-14

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **15 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **10.5 feet ATD, 7.4 feet after 20 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Existing Gas UST**	



Figure

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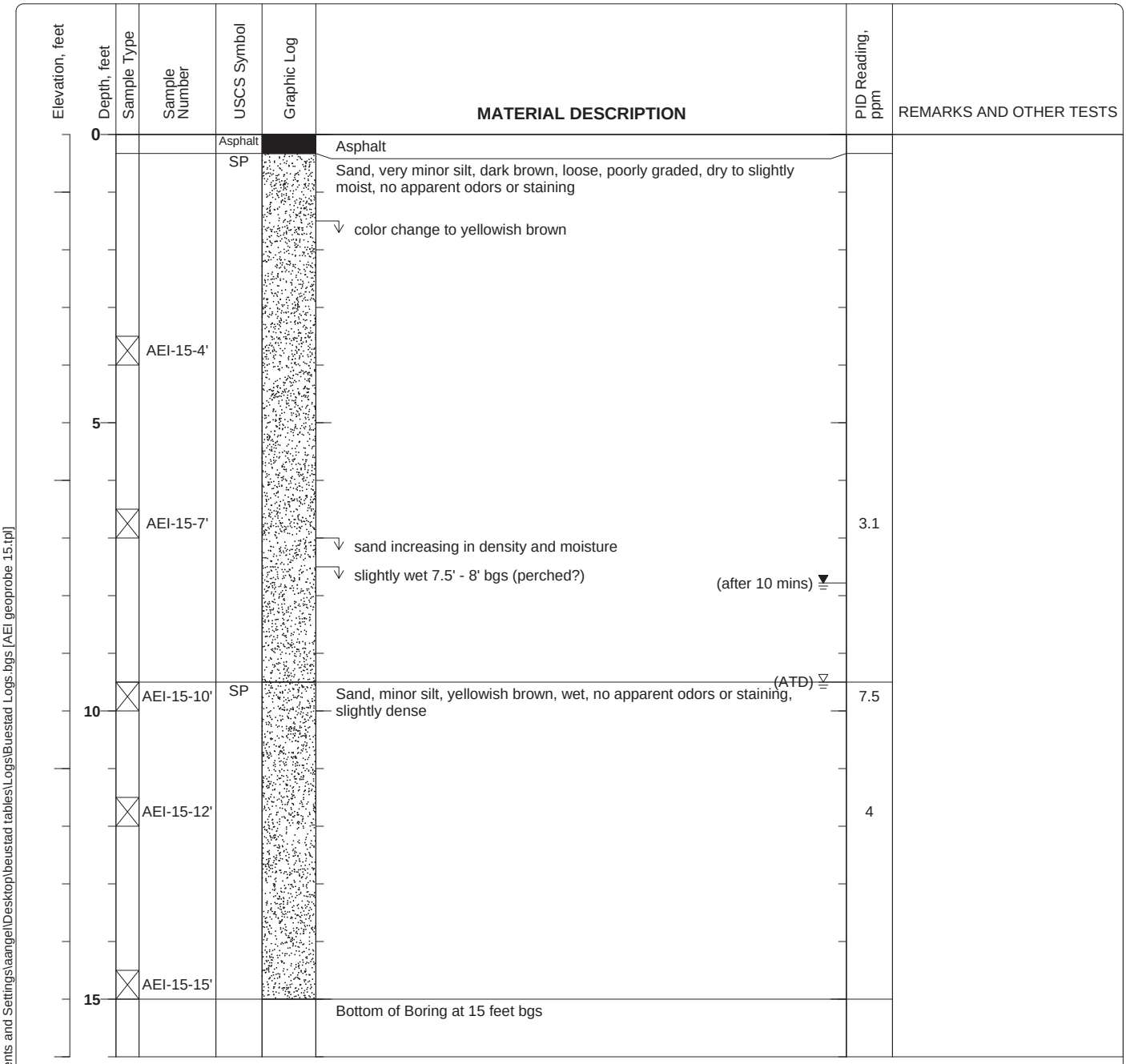
Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-15

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **15 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **9.5 feet ATD, 7.78 feet after 10 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Existing Gas UST**	



Figure

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Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-16

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **15 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **9 feet ATD, 7.93 feet after 20 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Existing Waste Oil UST**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Other		Asphalt		
				SP		Sand, very minor silt, dark brown, loose, poorly graded, dry to slightly moist, no apparent odors or staining		
						color change to yellowish brown		
			AEI-16-4'				4.1	
	5							
			AEI-16-7'				2.8	
						sand increasing in density and moisture		
						(after 20 mins) ▼		
						(ATD) ▽		
				SP		Sand, minor silt, yellowish brown, wet, no apparent odors or staining, slightly dense		
	10		AEI-16-10'					
			AEI-16-12'				3.6	
			AEI-16-15'				3.0	
	15					Bottom of Boring at 15 feet bgs		

Figure

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Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-17

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **15 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **10.5 feet ATD, 8.39 feet after 15 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Former Oil and Gas Area - Southwestern Corner**	

Elevation, feet	Depth, feet	Sample Type	Sample Number	USCS Symbol	Graphic Log	MATERIAL DESCRIPTION	PID Reading, ppm	REMARKS AND OTHER TESTS
	0			Other		Asphalt		
				SP		Sand, very minor silt, dark brown, loose, poorly graded, dry to slightly moist, no apparent odors or staining		
						color change to yellowish brown		
			AEI-17-4'				2.3	
	5							
			AEI-17-7'				4.9	
						sand increasing in density and moisture		
			AEI-17-8'				8.7	
						(after 15 mins) ▼		
			AEI-16-10'					
	10					(ATD) ▽		
				SP		Sand, minor silt, yellowish brown, wet, no apparent odors or staining, slightly dense		
			AEI-17-12'				10.7	
			AEI-17-15'					
	15					Bottom of Boring at 15 feet bgs		

Figure

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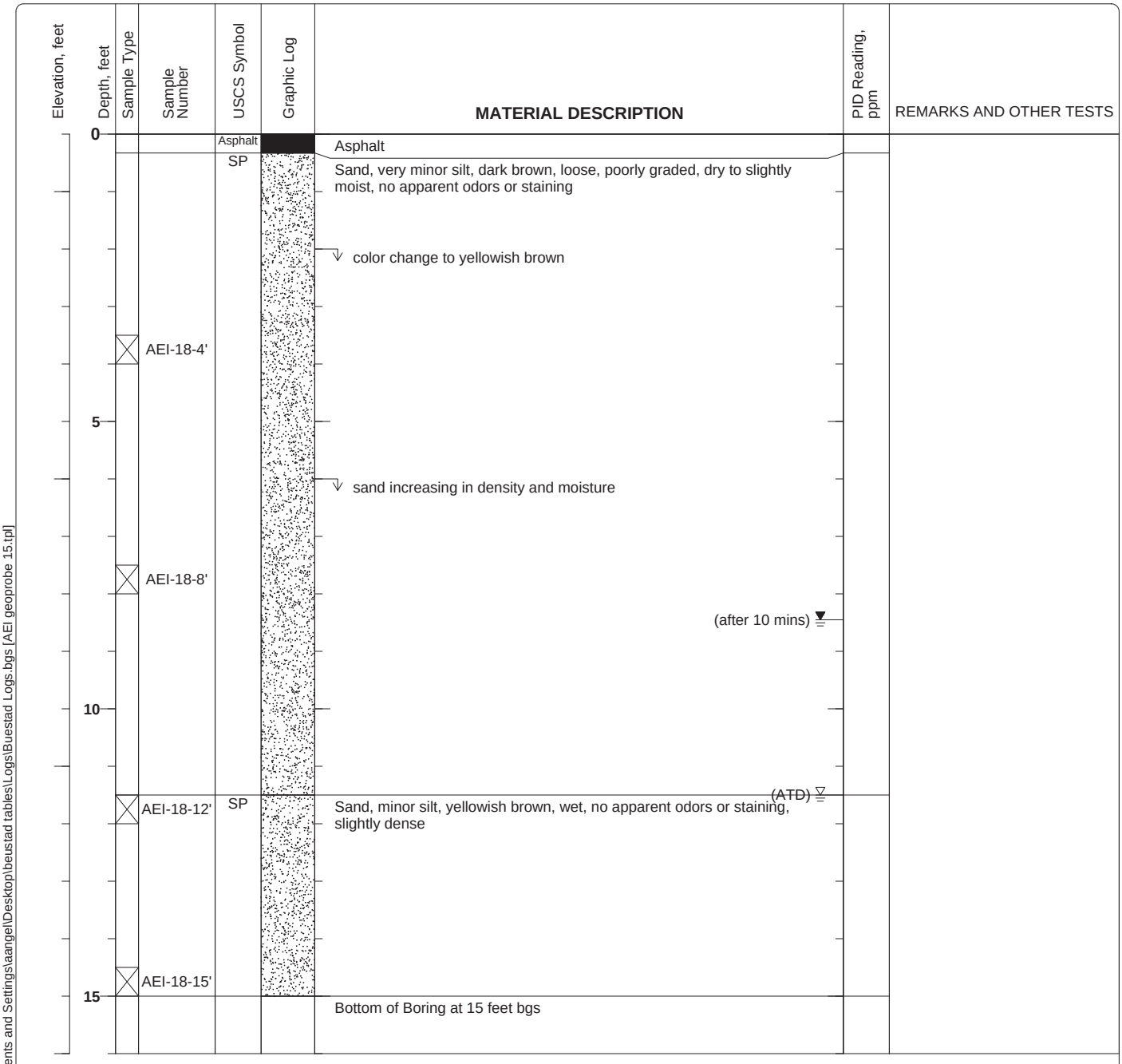
Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-18

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **15 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **11.5 feet ATD, 8.45 feet after 10 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Former Oil and Gas Area - Southwestern Corner**	



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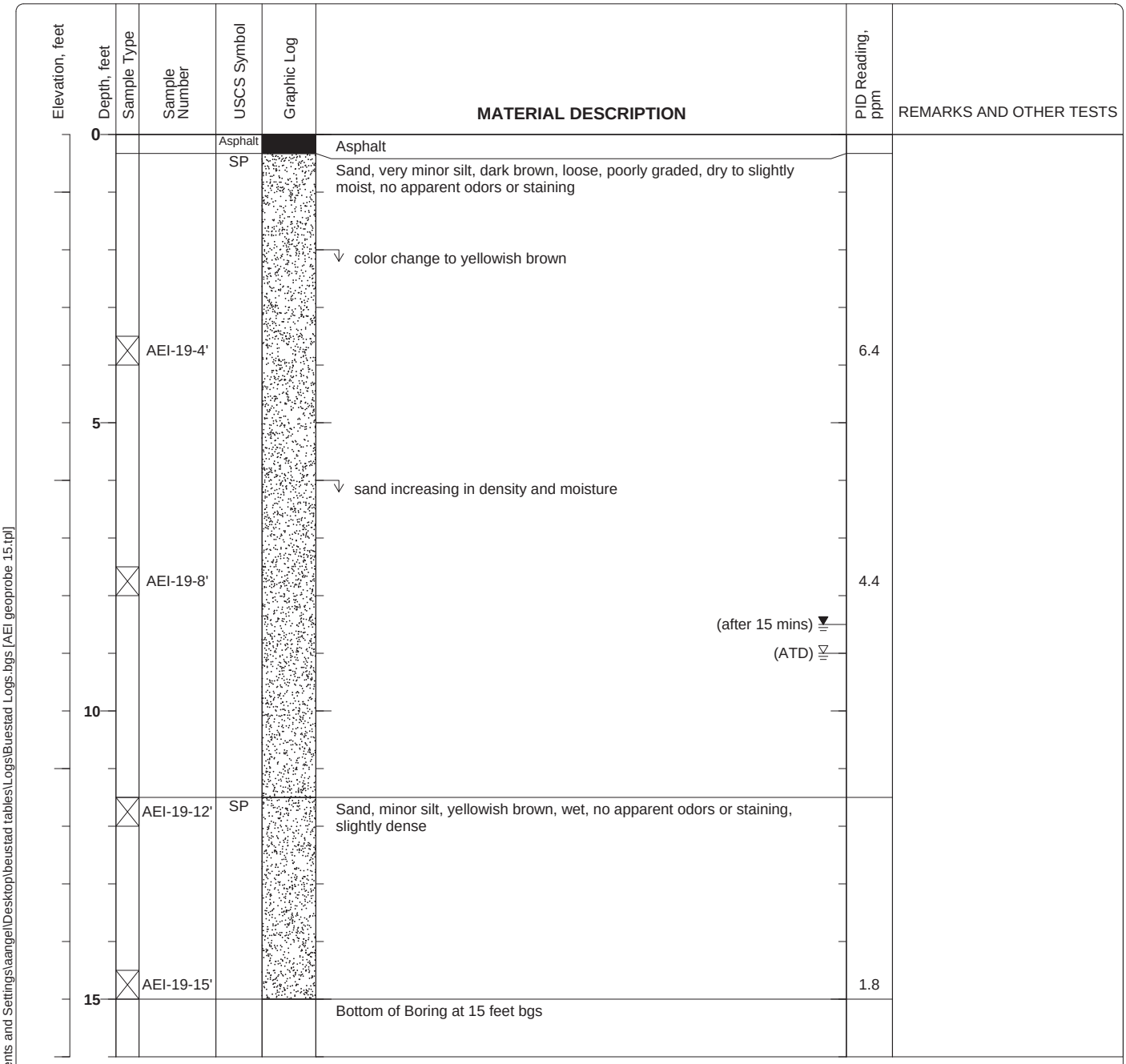
Project: Foley Street Investments, LLC
Project Location: 1600 - 1630 Park Street, Alameda, CA
Project Number: 298931

Log of Boring AEI-19

Sheet 1 of 1

Date(s) Drilled **July 25, 2011**	Logged By **Adrian Angel**	Checked By **Peter McIntyre**
Drilling Method **Direct Push - Geoprobe**	Drill Bit Size/Type **3 inch**	Total Depth of Borehole **15 feet bgs**
Drill Rig Type **Truck-mounted Geoprobe 5410**	Drilling Contractor **Environmental Control Associates**	Approximate Surface Elevation
Groundwater Level and Date Measured **9 feet ATD, 8.5 feet after 15 mins**	Sampling Method(s) **Tube**	Well Permit.
Borehole Backfill **Neat grout cement**	Location **Former Oil and Gas Area - Southwestern Corner**	



Figure

C:\Documents and Settings\aangel\Desktop\beustad tables\Logs\Buestad Logs.bgs [AEI geoprobe 15.tpl]

APPENDIX B

PARCEL SPLIT DOCUMENTATION

RECORDING REQUESTED BY

PLACER TITLE COMPANY

Escrow Number: 801-15345-AB

AND WHEN RECORDED MAIL TO
FOLEY STREET INVESTMENTS LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
1980 MOUNTIAN BLVD #208
OAKLAND, CA 94611-2834

2013137559 04/18/2013 08:30 AM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 44.00

4 PGS

COPY of document recorded

A.P.N.: 070-0191-032, 033, 034 AND 035-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s): R&T CODE 11925
Documentary transfer tax is $0.00 City Transfer Tax: $0.00
( ) Unincorporated Area (X) City of ALAMEDA
(___) computed on full value of property conveyed, or
(___) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FOLEY STREET INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Hereby GRANT(S) to

FOLEY STREET INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF ALAMEDA, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A & B" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Dated: April 15, 2013

FOLEY STREET INVESTMENTS LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY

By: _____
JAMES M. KEATING, MANAGER

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

STATE OF CALIFORNIA
COUNTY OF Alameda

On 4/16/13 before me, A. Botts, Notary Public, personally.

appeared James M. Keating

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

A. BOTTS
COMM. # 1863018
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
COMM. EXPIRES AUG. 28, 2013

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

EXHIBIT A
Legal Description

PARCEL A

Real property situated in the City of Alameda, County of Alameda, State of California, and being a portion of the lands described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269364, 2011269366 and 2011269367; and May 13, 2011, as Document 2011144640, Official Records of Alameda County, more particularly described as follows:

Beginning at the point of intersection of the southeasterly line of Park Street (80 feet wide) and the northerly line of Tilden Way (70 feet wide), as said streets are shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records; thence continuing along said southeasterly line of Park Street North 32°32'54" East, 230.84 feet; thence leaving last line South 57°40'08" East, 145.11 feet; thence North 32°19'52" East, 50.25 feet; thence South 57°40'08" East, 28.89 feet; thence North 32°19'52" East, 30.16 feet to a point on the northeasterly exterior of said Foley Street Investment LLC property; thence along said northeasterly exterior line, South 58°58'39" East, 96.03 feet to a point on the northwesterly line of Foley Street (40 feet wide), as said street is shown on the aforementioned map of Alameda Station Homestead Tract; thence along said northwesterly line of Foley Street, South 32°11'00" West, 175.02 feet to its intersection with the northerly line of Tilden Way; thence along the northerly line of Tilden Way, on an arc of a curve to the right having a radius of 1885.08 feet, whose center bears North 00°40'10" East, through a central angle of 09°16'07", a distance of 304.95 feet to the point of beginning.

Containing 54,282 square feet more or less.

Portion of APN: 070-0191-032, 033, 034 and 035-01.

PURSUANT TO THE CERTIFICATE OF COMPLIANCE FROM THE CITY OF ALAMEDA DATED APRIL 1, 2013 RECORDED CONCURRENTLY HEREWITH.

EXHIBIT B
Legal Description

PARCEL B

Real property situated in the City of Alameda, County of Alameda, State of California, and being a portion of the lands described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269364, and 2011269367; and May 13, 2011, as Document 2011144640, Official Records of Alameda County, more particularly described as follows:

Beginning at a point on the southeasterly line of Park Street (80 feet wide) distant thereon North 32°32'54" East, 230.84 feet from its intersection with the northerly line of Tilden Way (70 feet wide) as said streets are shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records, thence continuing along said southeasterly line of Park Street North 32°32'54" East, 142.22 feet to the most northerly corner of said Foley Street Investment LLC parcel; thence along its exterior boundary lines South 57°45'00" East, 129.32 feet; thence South 32°11'00" West, 63.00 feet; thence South 58°58'39" East, 44.00 feet; thence leaving said exterior boundary lines South 32°19'52" West, 30.16 feet; thence North 57°40'08" West, 28.89 feet; thence South 32°19'52" West, 50.25 feet; thence North 57°40'08" West, 145.11 feet to the point of beginning.

Containing 20,523 square feet more or less.

Portion of APN: 070-0191-032, 033 and 035-01.

PURSUANT TO THE CERTIFICATE OF COMPLIANCE FROM THE CITY OF ALAMEDA DATED APRIL 1, 2013 RECORDED CONCURRENTLY HEREWITH.

CITY OF ALAMEDA

When recorded, return to:

City of Alameda
Public Works Department
Alameda Point, Building 1
950 West Mall Square, Room 110
Alameda, CA 94501-7558
Attn: City Engineer

2013137558 04/18/2013 08:30 AM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE 47.00

11 PGS

COPY of document recorded

CERTIFICATE OF COMPLIANCE

Pursuant to Section 66499.35 of the California Government Code, the City of Alameda hereby records this Certificate of Compliance, having authorized the lot adjustments on APRIL 1st, 2013 to the common lines of following Assessor's Parcel Numbers 070-0191-032 (recorded on September 22, 2011, as Document # 2011269364, Alameda County Records), 070-0191-033 (recorded on May 13, 2011, as Document # 2011144640, Alameda County Records), 070-0191-034 (recorded on September 22, 2011, as Document # 2011269366, Alameda County Records), and 070-0191-035-01 (recorded on September 22, 2011, as Document # 2011269367, Alameda County Records). Said adjustment shown on Lot Line Adjustment Map consisting of one (1) sheet attached as Exhibit "A", the old deed descriptions consisting of four (4) sheets attached as Exhibit "B", and the new deed descriptions consisting of two (2) sheets attached as Exhibit "C", incorporated herein by this reference, said lot line adjustment complied with the applicable provisions of Division 2 (commencing with Section 66410 of Title 7 of the California Government Code, and Chapter XXX, Article VI of the Alameda Municipal Code):

NOTICE: This certificate relates only to issues of compliance or non-compliance with the Subdivision Map Act and local ordinances enacted pursuit thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

Owner: _____ James M Keating 2/12/13
(signature) (printed name) Date

Approved: Lori Taylor 3.4.13
Lori Taylor
Community Development Director
Date

Approved: _____ 04/01/13
Barbara Hawkins
City Engineer
Date

State of California}
County of Alameda}

On 4/10/2013 (date) before me, Irma R. Glidden, a Notary Public, personally appeared Lori Taylor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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

WITNESS my hand and official seal.

IRMA R. GLIDDEN
COMM. #1845818
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires April 23, 2013

Signature Irma R. Glidden (Seal)

State of California}
County of Alameda}

On 4/10/2013 (date) before me Irma R. Glidden, a Notary Public, personally appeared Barbara Hawkins (signers), who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/her/their authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

IRMA R. GLIDDEN
COMM. #1845818
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires April 23, 2013

WITNESS my hand and official seal.

Signature Irma R. Glidden (Seal)

State of California)
County of Alameda)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On February 12, 2013 before me, Janet L. Van Klompenburg, Notary Public,
(here insert name and title of the officer)

personally appeared James M. Keating

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Janet L. Van Klompenburg

JANET L. VAN KLOMPENBURG
COMM. #1854947
Notary Public - California
Alameda County
My Comm. Expires Jun. 20, 2013

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of _____

_____,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ Title(s)
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ Name(s) of Person(s) or Entity(ies) Signer is Representing

_____.

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

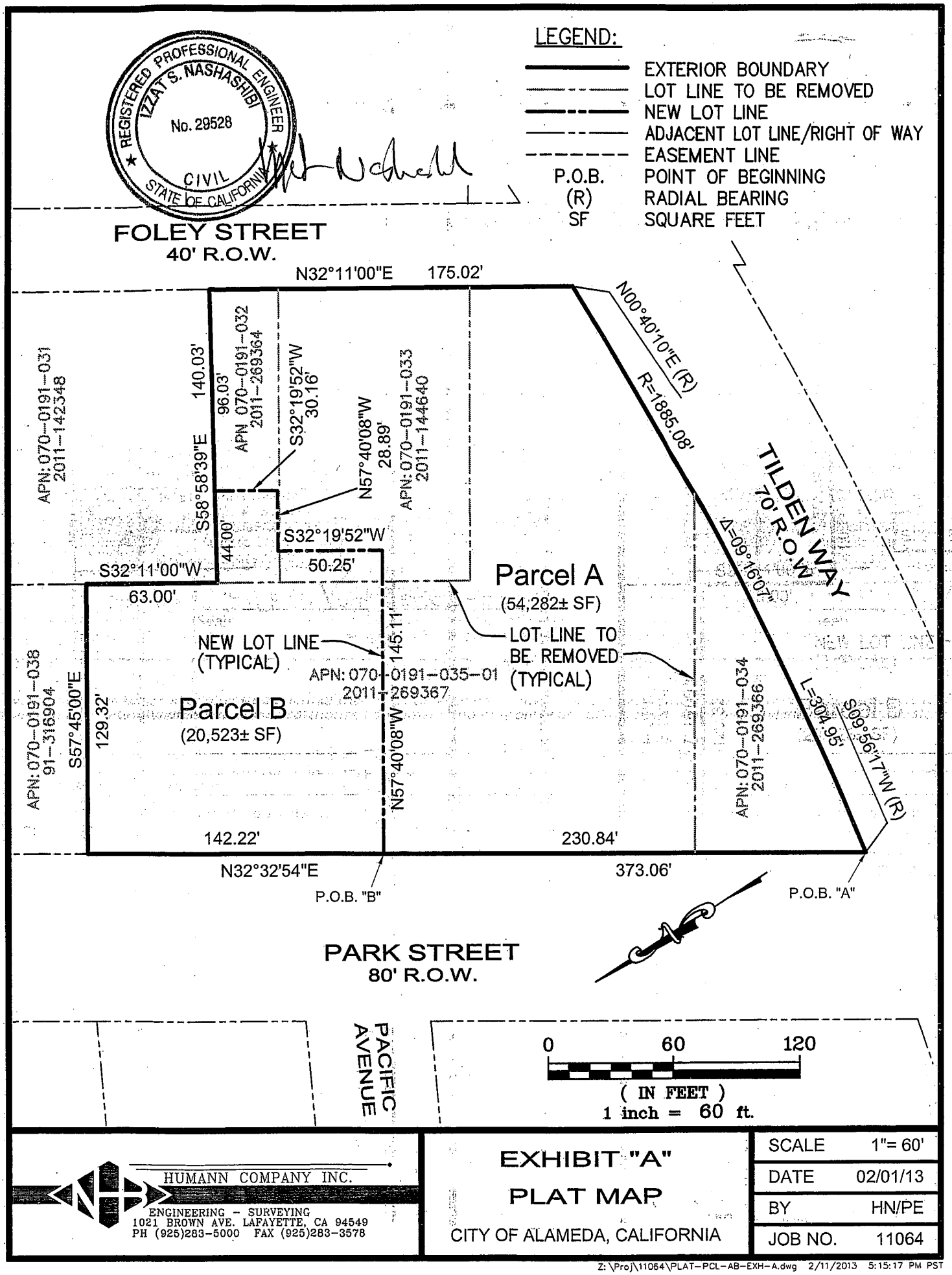
Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____



HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

EXHIBIT "A"
PLAT MAP
CITY OF ALAMEDA, CALIFORNIA

SCALE	1"= 60'
DATE	02/01/13
BY	HN/PE
JOB NO.	11064

Z:\Proj\11064\PLAT-PCL-AB-EXH-A.dwg 2/11/2013 5:15:17 PM PST

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF ALAMEDA, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 11 BLOCK D ALAMEDA STATION HOMESTEAD TRACT FILED MARCH 14, 1868 MAP BOOK 17 PAGE 60 ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF FOLEY STREET DISTANT THEREON SOUTHERLY 260 FEET FROM THE SOUTHERLY LINE OF BUENA VISTA AVENUE AS SAID STREET AND AVENUE ARE SHOWN ON THE MAP HEREIN REFERRED TO RUNNING THENCE SOUTHERLY ALONG SAID LINE OF FOLEY STREET 33 FEET THENCE AT RIGHT ANGLES WESTERLY AND PARALLEL WITH SAID LINE OF BUENA VISTA AVENUE 140 FEET THENCE AT RIGHT ANGLES NORTHERLY AND PARALLEL WITH SAID LINE OF FOLEY STREET 30 FEET THENCE EASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

APN 070-0191-032

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF ALAMEDA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERN LINE OF FOLEY STREET DISTANT THEREON TWO HUNDRED NINETY-THREE FEET SOUTHWESTERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHWESTERN LINE OF BUENA VISTA AVENUE AS SAID STREET AND AVENUE ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO AND RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF FOLEY STREET NINETY-TWO AND 17/100 FEET MORE OR LESS TO THE SOUTHEASTERN BOUNDARY LINE OF LOT NUMBERED 9 IN BLOCK LETTERED "D" AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERN BOUNDARY LINE OF SAID LOT NUMBERED 9 IN BLOCK LETTERED "D" ONE HUNDRED FORTY FEET TO THE NORTHWESTERN BOUNDARY LINE OF SAID LOT NUMBERED 9 IN SAID BLOCK LETTERED "D" THENCE NORTHEASTERLY ALONG SAID NORTHWESTERN BOUNDARY LINE OF SAID LOT NUMBERED 9 IN BLOCK LETTERED "D" FORTY-THREE FEET MORE OR LESS TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHWESTERN BOUNDARY LINE OF LOT NUMBERED 2 IN SAID BLOCK LETTERED "D" AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP THENCE RUNNING NORTHWESTERLY ALONG SAID SOUTHWESTERN BOUNDARY LINE OF SAID LOT NUMBERED 2 IN SAID BLOCK LETTERED "D" TEN FEET THENCE NORTHEASTERLY AND PARALLEL WITH SAID LINE OF FOLEY STREET FORTY-TWO FEET TO THE NORTHEASTERN BOUNDARY LINE OF SAID LOT NUMBERED 2 IN SAID BLOCK LETTERED "D" AND THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERN BOUNDARY LINE OF SAID LOT NUMBERED 2 IN SAID BLOCK LETTERED "D" TEN FEET TO THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERN BOUNDARY LINE OF LOT NUMBERED 11 IN SAID BLOCK LETTERED "D" AS SHOWN ON SAID MAP AND THENCE NORTHEASTERLY ALONG SAID NORTHWESTERN BOUNDARY LINE OF SAID LOT NUMBERED 11 IN SAID BLOCK LETTERED "D" SEVEN FEET AND THENCE SOUTHEASTERLY IN A DIRECT LINE ONE HUNDRED FORTY FEET TO THE POINT OF COMMENCEMENT ON SAID LINE OF FOLEY STREET

BEING ALL OF LOTS NUMBERED 9 AND 10 AND THE SOUTHWESTERN SEVEN FEET OF LOT NUMBERED 11 AND THE SOUTHEASTERN TEN FEET OF LOT NUMBERED 2 IN BLOCK LETTERED "D" AS SAID LOTS AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED "ALAMEDA STATION HOMESTEAD TRACT FILED MARCH 14, 1868 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY IN BOOK 17 OF MAPS PAGE 60

EXCEPTING THEREFROM THE SOUTHEASTERN TEN FEET OF LOT NUMBERED 2 IN BLOCK LETTERED "D" AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP ENTITLED "ALAMEDA STATION HOMESTEAD TRACT" FILED MARCH 14, 1868 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY IN BOOK 17 OF MAPS PAGE 60

APN 070-0191-033

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF ALAMEDA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERN LINE OF TILDEN WAY WITH THE SOUTHEASTERN LINE OF PARK STREET RUNNING THENCE NORTHEASTERLY ALONG THE SAID LINE OF PARK STREET 82 FEET MORE OR LESS TO THE SOUTHWESTERN LINE OF THE PARCEL OF LAND DESCRIBED IN DEED FROM ANDERSON CUMMINGS ET AL TO SUSAN BARLOW DATED SEPTEMBER 15, 1864 AND RECORDED SEPTEMBER 19, 1864 IN BOOK "Q" OF DEEDS PAGE 514 ALAMEDA COUNTY RECORDS RUNNING THENCE SOUTHEASTERLY ALONG THE LAST MENTIONED LINE 172 FEET MORE OR LESS TO SAID LINE OF TILDEN WAY THENCE WESTERLY ALONG THE LAST MENTIONED LINE 191 FEET MORE OR LESS TO THE POINT OF BEGINNING.

APN 070-0191-034

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF ALAMEDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT ON THE DIVISION LINE BETWEEN THE TRACTS OF LAND KNOWN AS THE HIBBARD TRACT AND THE FOLEY TRACT DISTANT THEREON NORTH 33 DEGREES 30 MINUTES EAST 100 FEET FROM THE SOUTHWESTERN CORNER OF THAT CERTAIN 1 ACRE TRACT OF LAND CONVEYED BY ALBERT J. FOLEY TO ANDERSON CUMMINGS AND CHAS. MCCLEVERTY BY DEED RECORDED SPETEMBER 13, 1864 IN BOOK "F" OF DEEDS PAGE 764 ALAMEDA COUNTY RECORDS RUNNING THENCE AT RIGHT ANGLES TO SAID DIVISION LINE SOUTH 56 DEGREES 30 MINUTES EAST 40 FEET MORE OR LESS TO A POINT ON THE SOUTHEASTERN LINE OF PARK STREET BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION RUNNING THENCE ALONG SAID LINE OF PARK STREET NORTH 33 DEGREES 30 MINUTES EAST 107 FEET 1 INCH TO THE NORTHEASTERN LINE OF SAID 1 ACRE TRACT THENCE AT RIGHT ANGLES SOUTH 56 DEGREES 30 MINUTES EAST 270 FEET 6-1/4 INCHES MORE OR LESS TO THE NORTHWESTERN LINE OF FOLEY STREET THENCE SOUTHWESTERLY ALONG SAID LINE OF FOLEY STREET TO THE INTERSECTION THEREOF WITH THE NORTHERN LINE OF THE RIGHT OF WAY OF THE SAN FRANCISCO AND ALAMEDA RAILROAD NOW THE CENTRAL PACIFIC RAILWAY COMPANY THENCE WESTERLY ALONG SAID NORTHERN LINE OF SAID RIGHT OF WAY TO A POINT WHERE THE SAME WOULD BE INTERSECTED BY A LINE DRAWN SOUTHEASTERLY FROM THE SAID TRUE POINT OF BEGINNING AND AT RIGHT ANGLES TO SAID LINE OF PARK STREET THENCE NORTH 56 DEGREES 30 MINUTES WEST ALONG SAID LINE SO DRAWN TO THE SAID TRUE POINT OF BEGINNING.

PARCEL TWO:

BEGINNING AT A POINT ON THE EASTERN LINE OF PARK STREET AS SAID STREET EXISTED PRIOR TO ITS WIDENING TO THE UNIFORM WIDTH OF 80.00 FEET DISTANT THEREON SOUTHERLY 342 FEET 1 INCH FROM THE SOUTHERN LINE OF BUENA VISTA AVENUE AS SAID STREET AND AVENUE ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO RUNNING THENCE EASTERLY PARALLEL WITH THE SAID LINE OF BUENA VISTA AVENUE 140 FEET 3-1/8 INCHES MORE OR LESS TO A POINT ON THE EASTERN BOUNDARY LINE OF LOT 1 IN BLOCK "D" AS SAID LOT AND BLOCK ARE SHOWN ON SAID MAP THENCE AT RIGHT ANGLES SOUTHERLY 42 FEET 1/2 INCH MORE OR LESS TO THE SOUTHEASTERN CORNER OF SAID LOT 1 THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 1 A DISTANCE OF 140 FEET 6-1/4 INCHES TO THE SAID EASTERN LINE OF PARK STREET THENCE NORTHERLY ALONG SAID LAST NAMED LINE 42 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 1 IN BLOCK "D" ACCORDING TO THE MAP OF ALAMEDA STATION HOMESTEAD TRACT" FILED MARCH 14, 1868 IN BOOK 17 OF MAPS PAGE 60 ALAMEDA COUNTY RECORDS

PARCEL THREE:

LOTS 3 AND 4 AND ALL THAT PORTION OF LOT 2 BLOCK "D" WHICH LIES WESTERLY OF A LINE DRAWN PARALLEL WITH THE EASTERN LINE OF SAID LOT 2 AND DISTANT 10 FEET WESTERLY THEREFROM MEASURED ALONG THE SOUTHERN LINE OF SAID LOT 2 AS SAID LOTS AND BLOCK ARE SHOWN ON THE MAP OF ALAMEDA STATION HOMESTEAD TRACT FILED MARCH 14, 1868 MAP BOOK 17 PAGE 60 ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF TAKEN FOR THE WIDENING OF PARK STREET AS SAID STREET IS SHOWN ON SAID MAP.

PARCEL FOUR:

THE EASTERN 10 FEET OF LOT 2 IN BLOCK "D" AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF ALAMEDA STATION HOMESTEAD TRACT FILED MARCH 14, 1868 MAP BOOK 17 PAGE 60 ALAMEDA COUNTY RECORDS.

APN 070-0191-035-01

EXHIBIT C
Legal Description

PARCEL A

Real property situated in the City of Alameda, County of Alameda, State of California, and being a portion of the lands described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269364, 2011269366 and 2011269367; and May 13, 2011, as Document 2011144640, Official Records of Alameda County, more particularly described as follows:

Beginning at the point of intersection of the southeasterly line of Park Street (80 feet wide) and the northerly line of Tilden Way (70 feet wide), as said streets are shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records; thence continuing along said southeasterly line of Park Street North 32°32'54" East, 230.84 feet; thence leaving last line South 57°40'08" East, 145.11 feet; thence North 32°19'52" East, 50.25 feet; thence South 57°40'08" East, 28.89 feet; thence North 32°19'52" East, 30.16 feet to a point on the northeasterly exterior of said Foley Street Investment LLC property; thence along said northeasterly exterior line, South 58°58'39" East, 96.03 feet to a point on the northwesterly line of Foley Street (40 feet wide), as said street is shown on the aforementioned map of Alameda Station Homestead Tract; thence along said northwesterly line of Foley Street, South 32°11'00" West, 175.02 feet to its intersection with the northerly line of Tilden Way; thence along the northerly line of Tilden Way, on an arc of a curve to the right having a radius of 1885.08 feet, whose center bears North 00°40'10" East, through a central angle of 09°16'07", a distance of 304.95 feet to the point of beginning.

Containing 54,282 square feet more or less.

Portion of APN: 070-0191-032, 033, 034 and 035-01.

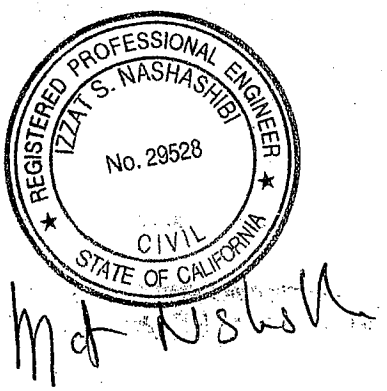


EXHIBIT C
Legal Description

PARCEL B

Real property situated in the City of Alameda, County of Alameda, State of California, and being a portion of the lands described to Foley Street Investments LLC in the deeds recorded September 22, 2011, as Document No. 2011269364, and 2011269367; and May 13, 2011, as Document 2011144640, Official Records of Alameda County, more particularly described as follows:

Beginning at a point on the southeasterly line of Park Street (80 feet wide) distant thereon North 32°32'54" East, 230.84 feet from its intersection with the northerly line of Tilden Way (70 feet wide) as said streets are shown on the map entitled Alameda Station Homestead Tract, filed March 14, 1868 Map Book 17, Page 60, Alameda County Records, thence continuing along said southeasterly line of Park Street North 32°32'54" East, 142.22 feet to the most northerly corner of said Foley Street Investment LLC parcel; thence along its exterior boundary lines South 57°45'00" East, 129.32 feet; thence South 32°11'00" West, 63.00 feet; thence South 58°58'39" East, 44.00 feet; thence leaving said exterior boundary lines South 32°19'52" West, 30.16 feet; thence North 57°40'08" West, 28.89 feet; thence South 32°19'52" West, 50.25 feet; thence North 57°40'08" West, 145.11 feet to the point of beginning.

Containing 20,523 square feet more or less.

Portion of APN: 070-0191-032, 033 and 035-01.