ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

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

July 31, 2017

Mr. John Murray
Adeline Scenic Properties, LLC
3109 Adeline Street, Oakland, CA 94608
(Sent via electronic mail to: johnm@johnmurray.com)

Subject: Closure Transmittal; Site Cleanup Program (SCP) Case RO0003142, and Global Id No. T10000006053, Adeline Foundry, 3037-3115 Adeline Street, Oakland, CA 94608

Dear Mr. Murray:

This letter confirms the completion of site investigation and remedial actions for the soil and groundwater investigation at the above referenced site. We are also transmitting the enclosed case closure summary. These documents confirm the completion of the investigation and cleanup of the reported releases at the subject site with the provision that the information provided to this agency was accurate and representative of existing conditions. The subject Site Cleanup Program (SCP) case is closed. This case closure letter and the case closure summary can also be viewed on the State Water Resources Control Board's Geotracker website (http://geotracker.waterboards.ca.gov) and the Alameda County Department of Environmental Health (ACDEH) website (http://www.acgov.org/aceh/index.htm).

Land Use Restriction

Case closure is granted for the current commercial land use.

Due to residual subsurface contamination remaining at the site, if any redevelopment occurs, including the modification of the building footprint, or if a change in land use to residential, or other conservative land use, ACDEH must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination and the vapor mitigation system require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

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

Land Use Covenant and Long-Term Site Management Plan

A Land Use Covenant (LUC) and a Long-Term Site Management Plan (SMP) were generated, and are attached as Attachment 7, due to residual hydrocarbon and metals contamination in soil beneath the site, which are above Environmental Screening Levels (ESLs) promulgated by the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the presence of a vapor mitigation system (VMS).

The methane VMS was installed to protect the southern extant building from the generation of potentially hazardous levels of methane gas in the subsurface due to the presence of residual biodegrading hydrocarbon concentrations in soil in the vicinity of the former foundry. The VMS consists of an approximately three-foot deep trench along the southern edge of the southern extant building which was backfilled with granular fill and a perforated pipe connected to a vertical riser which vents above the building's roofline. The Long-Term SMP was generated to document the presence of the VMS, to establish annual inspection procedures, and provides a procedures for handling and managing residual soil contamination in the event of subsurface excavations. The document is available on Geotracker under case number RO0003257 with the site name of "Former Adeline Foundry"

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

Sincerely,

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

Enclosures: Case Closure Summary

cc: Clinton Stockton, John Murray Productions, Inc, 1196 32nd Street, Oakland, CA 94608; (Sent via electronic mail to: Clinton@johnmurray.com)

Dan Kwon, Dogtown Athletic, 3109 Adeline Street, Oakland, CA 94608 (Sent via electronic mail to: dan@dogtownathletic.com)

Chris Lee, Dogtown Athletic, 3109 Adeline Street, Oakland, CA 94608 (Sent via electronic mail to: chris@dogtownathletic.com)
David Siegel, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via electronic mail to: dave@eras.biz)

Curtis Payton, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via electronic mail to: curtis@eras.biz)

Andrew Savage, ERAS Environmental, Inc., 1533 B Street, Hayward, CA 94541 (Sent via electronic mail to: andrew@eras.biz)

Laurent Meillier, San Francisco Bay Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612; (Sent via electronic mail to: laurent.meillier@waterboards.ca.gov)

Mark Johannes Arniola, City of Oakland Public Works, 250 Frank H. Ogawa Plaza, Suite 5301, Oakland, CA 94612; (Sent via electronic mail to: marniola@oaklandnet.com)

Chandra Johannesson, EBMUD, PO Box 24055, MS 702, Oakland, CA 94623; (Sent via electronic mail to: cjohanne@ebmud.com)

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

Case Closure Summary Form

Agency Information

Date: July 27, 2017

Alameda County Department of Environmental Health	Address: 1131 Harbor Bay Parkway
City/State/Zip: Alameda, CA 94502-6577	Phone: (510) 567-6876
Case Worker: Mark Detterman	Title: Senior Hazardous Materials Specialist

Case Information

Facility Name: Adeline Foundry		
Facility Address: 3037-3115 Adeline Street, Oakland, CA 94608		
Regional Water Board LUSTIS Case No: ----	Former ACDEH Case No.: ----	Current SCP Case No.: RO0003142
Unauthorized Release Form Filing Date: NA	State Water Board GeoTracker Global ID: T10000006053	
Assessor Parcel Number: 5-463-34, 5-463-35, and 5-463-12-1	Current Land Use: Commercial	
Responsible Party(s):	Address:	Phone:
Adeline Scenic Properties, LLC	3109 Adeline Street, Oakland, CA 94608	----

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date
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Site Closure Evaluation Summary

Current Land-use at time of Closure

The site consists of three parcels on the west side of Adeline Street. The northern parcel (5-463-12-1) is occupied by two warehouse buildings. The center parcel (4-463-34) is occupied by a smaller building and an asphalt paved parking lot, while the southern parcel (4-463-34) is also occupied by the asphalt paved parking lot. Commercial establishments are located in the three buildings at the site (currently Adeline Scenic Properties, LLC and Dogtown Athletic).

Due to residual contamination, the site was closed with site management requirements that include notifying Alameda County Department of Environmental Health (ACDEH) of a proposed change in land use to any residential or conservative land use, or if any redevelopment or building alteration is proposed that affect or disturb the existing subsurface conditions at the site.

Adjacent Property(ies) Land-use at Time of Closure

Based on data from site investigations, there does not appear to be offsite contamination from former site operations. Should off-site redevelopment occur, ACDEH recommends evaluating the redevelopment site(s) for chemicals of concern identified on this site.

Historic Land-use / Site Investigation

This case was opened in 2014 to address Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), TPH motor oil (TPHmo), copper, and lead contamination in the vicinity of a former bronze foundry located at the site.

Case Closure Summary Form

The contamination was discovered due to a property transaction Phase 1 and associated recommendations for a Phase 2 follow up investigation. Several phases of investigation followed. Due to residual TPH contamination that extended beneath the smaller southern building, a methane vapor mitigation system consisting of a vapor collection trench was installed immediately adjacent to the south side of the smaller building. A remedial excavation was additionally conducted and removed a portion of the TPH and metal contamination in an effort to reduce residual contamination at the site. Due to the remaining residual contamination, a Site Management Plan was generated and a Land Use Covenant (LUC) was entered. The LUC requires annual inspections and reporting, and communication with ACDEH should site redevelopment, including utility repair (to be protective of the vapor mitigation system), be undertaken. The annual reports will be uploaded to ACDEH and Geotracker under RO0003257 with the site name.

Potential Exposure to Chemicals of Concern

The chemicals of concern include TPHg, TPHd, TPHmo, copper, lead, and methane vapor. Potential exposure routes are, except for methane, direct contact, and inhalation for methane vapor.

Remediation Activities

As noted above, a remedial excavation was additionally conducted and removed a portion of the TPH and metal contamination in an effort to reduce residual contamination at the site.

Case Closure & Future Site Management Requirements

Although the site is not documented to have contained an underground storage tank (UST), this case has been evaluated for closure consistent with the State Water Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. The LTCP states that it is appropriate to apply the policy to other petroleum releases. Closure of the case under the LTCP for petroleum compounds appears appropriate with a Land Use Covenant (LUC), restricting the contaminated parcels to commercial land use, providing a management structure for handling and managing residual soil contamination in the event of subsurface excavations, and providing procedures for maintaining the Vapor Mitigation System (VMS), which was installed along the south side of the smaller southern building due to the generation of methane during the biodegradation of hydrocarbon contaminants, and periodic reporting.

The non-petroleum contamination was evaluated consistent with criteria described in the Regional Water Board's *Environmental Screening Level* Tables, in conjunction with *User's Guide: Derivation and Application of Environmental Screening Levels*, revised in March 2016. Closure of the case appears appropriate with the use of the LUC, restricting the contaminated parcels to commercial land use, providing a management structure for handling and managing residual soil contamination in the event of subsurface excavations, and implementation of institutional and engineering controls consisting of a vapor mitigation system.

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

Refer to Attachments 1 through 5 for analysis details.

Case Closure Summary Form

Site Management Requirements

Case closure is granted for the current commercial land use.

Due to residual subsurface contamination remaining at the site, if any redevelopment occurs, including the modification of the building footprint, or if a change in land use to residential, or other conservative land use, Alameda County Department of Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.

Excavation or construction activities in areas of residual contamination and the vapor mitigation system require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

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

Institutional Controls

A Land Use Covenant and Site Management Plan (SMP) is attached (Attachment 7) due to residual hydrocarbon and metals contamination in soil beneath the site, which are above Environmental Screening Levels (ESLs) promulgated by the San Francisco Bay Regional Water Quality Control Board (RWQCB), and the presence of a vapor mitigation system (VMS).

Engineering Controls

A methane vapor mitigation system (VMS) was installed to protect the southern extant building from the generation of potentially hazardous levels of methane gas in the subsurface due to the presence of residual biodegrading hydrocarbon concentrations in soil in the vicinity of the former foundry. The VMS consists of an approximately three-foot deep trench along the southern edge of the southern extant building which was backfilled with granular fill and a perforated pipe connected to a vertical riser which vents above the building's roofline. A Long-Term Site Management Plan (SMP) was generated to document the presence of the VMS, to establish annual inspection procedures, and provides a procedures for handling and managing residual soil contamination in the event of subsurface excavations. The document is available on Geotracker under case number RO0003257 with the site name of "Former Adeline Foundry".

Case Closure Public Notification Information

Agency Type	Agency Name	Contact Information
Regional Water Board	San Francisco Bay	Cheryl Prowell 1515 Clay Street, Suite 1400, Oakland, CA 94612
Municipal and County Water Districts	East Bay Municipal Utility District	Chandra Johannesson P.O. Box 24055, MS 702 Oakland, CA 94623
Water Replenishment Districts	Not Applicable	----
Groundwater Basin Managers	Not Applicable	----
Planning Agency	City of Oakland	City of Oakland Planning & Building Division 250 Frank H. Ogawa Plaza, Suite 2114 Oakland, CA 94612
Public Works Agency	City of Oakland	City of Oakland Public Works Environmental Services 250 Frank H. Ogawa Plaza, Suite 5301 Oakland, CA 94612
Owners and Occupants of Property and Adjacent Parcels	See List in Attachment 6	----

Case Closure Summary Form

Monitoring Wells Status

Monitoring Wells (MW) Onsite: None	MWs Destroyed: Not Applicable
No MWs Destroyed: Not Applicable	No. MWs Retained: Not Applicable

Deposit / Refund Account

Account Balance: $732.40	Balance Refunded / Fund Requested: No
Zero Balance: No	Date: July 31, 2017

Local Agency Signatures

Mark Detterman	Title: Senior Hazardous Materials Specialist
Signature: Mark E	Date: 7/31/2017
Paresh Khatri	Title: LOP Supervisor
Signature: Paresh Khatri	Date: 7/31/2017
Dilan Roe	Title: Chief, Land Water Division
Signature: Dilan Roe	Date: 7/31/2017

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

Geotracker Conceptual Site Model (Attachment 1, 2 pages)

Groundwater Evaluation and Data (Attachment 2, 16 pages)

Vapor Intrusion Evaluation and Data (Attachment 3, 6 pages)

Soil Evaluation and Data (Attachment 4, 26 pages)

Responsible Party Information (Attachment 5, 5 pages)

Case Closure Public Notification Information (Attachment 6, 2 pages)

Land use Covenant and Long-Term Site Management Plan (Attachment 7, 46 pages)

ATTACHMENT 1

GEOTRACKER | Regulator Tools | Reports | Other Tools | GAMA | Contact | Logout | Quick Search

ADELINE FOUNDRY (T10000006053) - MAP THIS SITE

PUBLIC PAGE

3037-3115 ADELINE STREET
OAKLAND , CA 94608
ALAMEDA COUNTY
CLEANUP PROGRAM SITE
STATUS: OPEN - SITE ASSESSMENT

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0003142* - *MARK DETTERMAN*
SAN FRANCISCO BAY RWQCB (REGION 2) - *Regional Water Board*

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

THERE ARE 1 OTHER CASES ASSOCIATED WITH THIS CASE - SHOW

THIS PROJECT WAS LAST MODIFIED BY *MARK DETTERMAN* ON 7/31/2017 5:43:55 PM - HISTORY

CSM REPORT - VIEW PUBLIC NOTICING VERSION OF THIS REPORT

UST CLEANUP FUND CLAIM INFORMATION (DATA PULLED FROM SCUFIIS)

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

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

SITE NAME / ADDRESS	STATUS	STATUS DATE	RELEASE REPORT DATE	AGE OF CASE	CLEANUP OVERSIGHT AGENCIES
Adeline Foundry (Global ID: T10000006053) 3037-3115 Adeline Street OAKLAND, CA 94608	Open - Site Assessment	7/15/2014	7/1/2014	3	ALAMEDA COUNTY LOP *(LEAD)* - *CASE #: RO0003142* ***CASEWORKER:*** *MARK DETTERMAN* - ***SUPERVISOR:*** *DILAN ROE* SAN FRANCISCO BAY RWQCB (REGION 2) ***CASEWORKER:*** *Regional Water Board* - ***SUPERVISOR:*** *NONE SPECIFIED*

STAFF NOTES (INTERNAL)
Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: http://ehgis.acgov.org/dehpublic/dehpublic.jsp.

SITE HISTORY
Not all historic documents for the fuel leak case may be available on GeoTracker. A complete case file for this site is located on the Alameda County Environmental Health website at: http://ehgis.acgov.org/dehpublic/dehpublic.jsp.

A bronze foundry operated at 3037 and 3101 Adeline Street from at least 1928 to 1962. Five soil borings that were advanced at the site on May 1, 2013 detected total petroleum hydrocarbons as diesel in soil at concentrations up to 1,600 milligrams per kilogram. Copper and lead were detected in soil samples at concentrations up to 1,200 and 140 milligrams per kilogram, respectively. Further site investigation was conducted to define the extent of contamination and to assess possible risks to human health.

Gasoline-, diesel-, and oil-ranged hydrocarbons, naphthalene, 2-methylnaphthalene, copper, and lead residual contamination remain in soil beneath the site and each is above RWQCB ESLs. The hydrocarbon release appears to be a mid to heavy hydrocarbon feed stock for the former foundry furnace, and limited soil Volatile Organic Compound (VOC) data does not indicate the presence of benzene, toluene, ethylbenzene, or xylene in soil or groundwater beneath the site. Petroleum hydrocarbons in the gasoline-range up to 540 mg/kg, in the diesel-range up to 17,000 mg/kg, and in the oil-range up to 8,700 mg/kg, 5.3 naphthalene, 31.0 mg/kg 2-methylnaphthalene, 1,200 mg/kg copper, and 650 mg/kg lead were present in soil beneath the site.

A limited interim remedial action source soil excavation was conducted in September 2016 and successfully removed a core portion of the hydrocarbon and metal contamination which was above commercial Environmental Screening Levels (ESLs). Residual contamination is present in areas of the site including areas that are not currently accessible. A Site Management Plan (SMP) was prepared to provide a management structure for handling and managing the residual soil contamination in the event of subsurface excavations, as well for maintaining the Vapor Mitigation System (VMS) which was installed due to the generation of methane during the biodegradation of hydrocarbon contaminants. In October September 2016 40 tons of contaminated soil was exported under hazardous waste manifests to Kettleman Hills, CA.

Current Land-use at time of Closure

The site consists of three parcels on the west side of Adeline Street. The northern parcel (5-463-12-1) is occupied by two warehouse buildings. The center parcel (4-463-34) is occupied by a smaller building and an asphalt paved parking lot, while the southern parcel (4-463-34) is also occupied by the asphalt paved parking lot. Commercial establishments are located in the three buildings at the site (currently Adeline Scenic Properties, LLC and Dogtown Athletic).

Due to residual contamination, the site was closed with site management requirements that include notifying Alameda County Department of Environmental Health (ACDEH) of a proposed change in land use to any residential or conservative land use, or if any redevelopment or building alteration is proposed that affect or disturb the existing subsurface conditions at the site.

Adjacent Property(ies) Land-use at Time of Closure

Based on data from site investigations, there does not appear to be offsite contamination from former site operations. Should off-site redevelopment occur, ACDEH recommends evaluating the redevelopment site(s) for chemicals of concern identified on this site.

Historic Land-use / Site Investigation

This case was opened in 2014 to address Total Petroleum Hydrocarbons as gasoline (TPHg), TPH as diesel (TPHd), TPH motor oil (TPHmo), copper, and lead contamination in the vicinity of a former bronze foundry located at the site. The contamination was discovered due to a property transaction Phase 1 and associated recommendations for a Phase 2 follow up investigation. Several phases of investigation followed. Due to residual TPH contamination that extended beneath the smaller southern building, a methane vapor mitigation system consisting of a vapor collection trench was installed immediately adjacent to the south side of the smaller building. A remedial excavation was additionally conducted and removed a portion of the TPH and metal contamination in an effort to reduce residual contamination at the site. Due to the remaining residual contamination, a Site Management Plan was generated and a Land Use Covenant (LUC) was entered. The LUC requires annual inspections and reporting, and communication with ACDEH should site redevelopment, including utility repair (to be protective of the vapor mitigation system), be undertaken. The annual reports will be uploaded to ACDEH and Geotracker under RO0003257 with the site name.

Potential Exposure to Chemicals of Concern

The chemicals of concern include TPHg, TPHd, TPHmo, copper, lead, and methane vapor. Potential exposure routes are, except for methane, direct contact, and inhalation for methane vapor.

Remediation Activities

As noted above, a remedial excavation was additionally conducted and removed a portion of the TPH and metal contamination in an effort to reduce residual contamination at the site.

Case Closure & Future Site Management Requirements

Although the site is not documented to have contained an underground storage tank (UST), this case has been evaluated for closure consistent with the State Water Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. The LTCP states that it is appropriate to apply the policy to other petroleum releases. Closure of the case under the LTCP for petroleum compounds appears appropriate with a Land Use Covenant (LUC), restricting the contaminated parcels to commercial land use, providing a management structure for handling and managing residual soil contamination in the event of subsurface excavations, and providing procedures for maintaining the Vapor Mitigation System (VMS), which was installed along the south side of the smaller southern building due to the generation of methane during the biodegradation of hydrocarbon contaminants, and periodic reporting.

The non-petroleum contamination was evaluated consistent with criteria described in the Regional Water Board's Environmental Screening Level Tables, in conjunction with User's Guide: Derivation and Application of Environmental Screening Levels, revised in March 2016. Closure of the case appears appropriate with the use of the LUC, restricting the contaminated parcels to commercial land use, providing a management structure for handling and managing residual soil contamination in the event of subsurface excavations, and implementation of institutional and engineering controls consisting of a vapor mitigation system.

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

RESPONSIBLE PARTIES

NAME	ORGANIZATION	ADDRESS	CITY	EMAIL
JOHN MURRAY	Adeline Scenic Properties, LLC	1196 3RD STREET	OAKLAND	

CLEANUP ACTION INFO

NO CLEANUP ACTIONS HAVE BEEN REPORTED

RISK INFORMATION — VIEW CASE REVIEWS

CONTAMINANTS OF CONCERN	CURRENT LAND USE	BENEFICIAL USE	DISCHARGE SOURCE	DATE REPORTED	STOP METHOD	NEARBY / IMPACTED WELLS
Copper, Lead, Zinc, Heating Oil / Fuel Oil	Commercial	GW - Industrial Process Supply (PROC), GW - Industrial Service Water Supply (IND)	Other	7/1/2014	Other Means	0

FREE PRODUCT	OTHER CONSTITUENTS	NAME OF WATER SYSTEM	LAST REGULATORY ACTIVITY	LAST ESI UPLOAD	LAST EDF UPLOAD	EXPECTED CLOSURE DATE	MOST RECENT CLOSURE REQUEST
			3/10/2017	6/1/2017	12/27/2016		

CDPH WELLS WITHIN 1500 FEET OF THIS SITE

NONE

CALCULATED FIELDS (BASED ON LATITUDE / LONGITUDE)

APN	GW BASIN NAME	WATERSHED NAME
005 046303400	Santa Clara Valley - East Bay Plain (2-9.04)	South Bay - East Bay Cities (204.20)

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

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

NO GROUNDWATER DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

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

NO SOIL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

MOST RECENT GEO_WELL DATA - HIDE — VIEW ESI SUBMITTALS

NO GEO_WELL DATA HAS BEEN SUBMITTED TO GEOTRACKER ESI FOR THIS SITE

ATTACHMENT 2

Attachment 3 – Groundwater Evaluation and Data

LTCP GROUNDWATER SPECIFIC CRITERIA - PETROLEUM							
Closure Scenario							
_X_ **Site has not affected groundwater**; __ Scenario 1; __ Scenario 2; __ Scenario 3; __ Scenario 4; __ Scenario 5; __ This case should be closed in spite of not meeting the groundwater specific media criteria							
Evaluation Criteria: Shading indicates criteria met							
Site Specific Data		**Scenario 1**	**Scenario 2**	**Scenario 3**	**Scenario 4**	**Scenario 5**	
Plume Length	<100	<100 feet	<250 feet	<1,000 feet	<1,000 feet	The site does not meet scenarios 1 through 4; however, a determination been made that under current and reasonably expected future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment and water quality objectives will be achieved within a reasonable time frame.	
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product		
Plume Stable or Decreasing	Stable	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing		
Distance to Nearest Water Supply Well (from plume boundary)	ACPWA: ~ 1,500 ft northeast (upgradient) GAMA: > 2,000 ft	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet		
Distance to Nearest Surface Water Body (from plume boundary)	Downgradient: ~ 4,300 ft SW (San Francisco Bay) Cross Gradient: ~ 5,420 ft NW (Temescal Creek)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet		
Benzene Concentrations (µg/l)	<0.5	No criteria	<3,000	<1,000	<1,000		
MTBE Concentrations (µg/l)	Not analyzed	No criteria	<1,000	<1,000	<1,000		
Property Owner Willing to Accept a Land Use Restriction	Not applicable	Not applicable	Not applicable	Yes	Not applicable		

Notes: ACPWA = Alameda County Public Works Agency
GAMA = Groundwater Ambient Monitoring Assessment (GeoTracker)

Attachment 3 – Groundwater Evaluation and Data

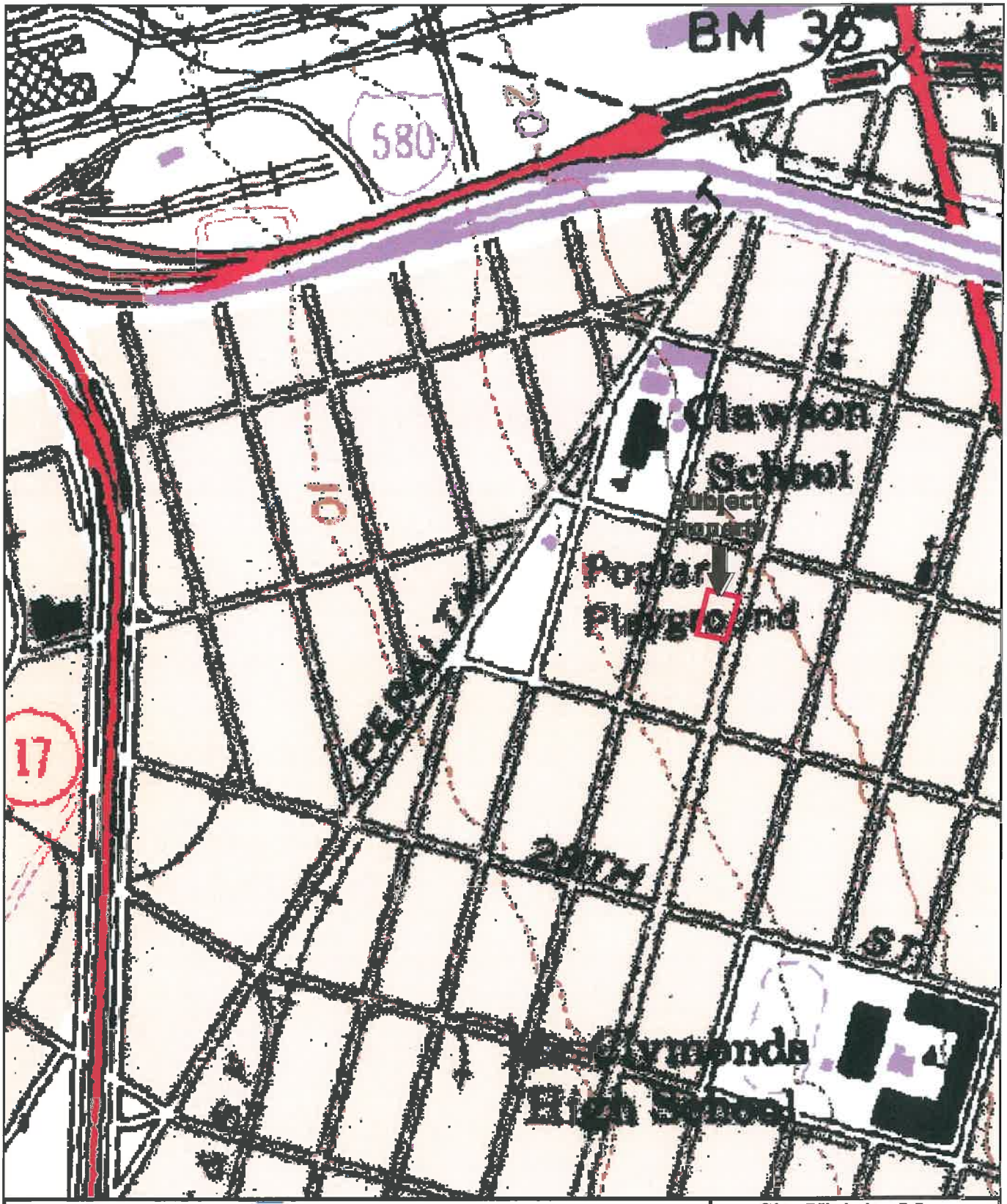
Analysis	
Plume Length	This is a soils only case for petroleum compounds. No detectable concentrations of petroleum hydrocarbons were detected in grab groundwater samples collected at the site; thus potential contaminants were defined to water quality objectives. All hydrocarbon detection reporting limits were at or below the February 2016 Environmental Screening Levels (ESLs) as promulgated by the San Francisco Bay Regional Water Quality Control Board (RWQCB). (The contaminant plume that exceeds water quality objectives is less than 100 feet.)
Free Product	Not observed at site.
Plume Stability	No detectable hydrocarbon groundwater contaminants (Plume is stable in aerial extent).
Water Supply Wells	An Alameda County Public Works Agency (ACPWA) well survey identified one industrial water supply well at a distance of 1,500 feet upgradient to the northeast, and one cathodic protection bore at a distance of approximately 830 feet to the southwest. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no DWR public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	San Francisco Bay is approximately 4,300 feet downgradient to the southwest. Temescal Creek is approximately 5,420 feet crossgradient to the northwest.

Attachment 3 – Groundwater Evaluation and Data

GROUNDWATER EVALUATION – NON-PETROLEUM			
Closure Guidance			
San Francisco Bay Regional Water Quality Control Board's *Environmental Screening Level* (RWQCB ESL) Tables, in conjunction with *User's Guide: Derivation and Application of Environmental Screening Levels*, revised in March 2016.			
Closure Scenario			
The site is a soils only case. With one exception all contaminant concentrations (hydrocarbon and metals), were defined vertically between a depth of approximately 8 to 10 feet below grade surface (bgs). One location was defined vertically between 8 to 15 feet bgs. Metals were in general defined to background concentrations between 2.5 and 3.5 feet bgs. Groundwater was encountered at a depths of approximately 17.5 to 19.5 feet bgs.			
Groundwater Concentrations for Primary Constituents of Concern			
Copper (µg/l)	Historic Max: NA Current Max: NA	Drinking Water ESL: 1,000 Human Health Risk ESL: 300 Ceiling Value ESL: 5,000	Source – Former Bronze Foundry
Lead (µg/l)	Historic Max: NA Current Max: NA	Drinking Water ESL: 15 Human Health Risk ESL: 0.2 Ceiling Value ESL: 50,000	Source – Former Bronze Foundry
Evaluation Criteria			
Criteria	**Site Specific Data**		
Plume Length	Not Applicable. Based on a background soil metal concentrations by approximately 3.5 feet, groundwater was not analyzed for metals.		
Estimated Age of Plume	Not Applicable		
Non-Aqueous Phase Liquid (NAPL)	Not Applicable		
Plume Stability	Not Applicable		
Distance to Nearest Water Supply Well (from plume boundary)	~ 1,500 ft northeast (upgradient)		
Distance to Nearest Surface Water Body (from plume boundary)	Downgradient: ~ 4,300 ft SW (San Francisco Bay) Cross Gradient: ~ 5,420 ft NW (Temescal Creek)		
Groundwater Analysis			
Pollutant Sources are Identified and Evaluated	Former Bronze Foundry		
Site is Adequately Characterized	Site investigations have been conducted between May 2013 and September 2016 and adequately characterize the site.		
Exposure Pathways, Receptors, and Potential Risks, Threats, and Other Environmental Concerns are Identified and Assessed	Not Applicable. This is a soil only case. It is unlikely that groundwater is contaminated.		

Attachment 3 – Groundwater Evaluation and Data

Pollutant Sources Are Remediated to The Extent Possible	Limited source soil excavation was conducted in September 2016 and successfully removed a core portion of the hydrocarbon and metal contamination which was above commercial Environmental Screening Levels (ESLs). Residual contamination is present in areas of the site including areas that are not currently accessible. A Site Management Plan (SMP) was prepared to provide a management structure for handling and managing the residual soil contamination in the event of subsurface excavations, as well for maintaining the Vapor Mitigation System (VMS) which was installed due to the generation of methane during the biodegradation of hydrocarbon contaminants.
Unacceptable Risk to Human Health, Ecologic Health, and Sensitive Receptors, Considering Current Land Uses and Water Uses are Mitigated	Mitigation for groundwater is not required. It is unlikely that groundwater is contaminated with non-petroleum hydrocarbons.
Unacceptable Threats to Groundwater and Surface Water Resources, Considering Existing Beneficial Uses Are Mitigated	Mitigation for groundwater is not required. It is unlikely that groundwater is contaminated with non-petroleum hydrocarbons.
Groundwater Plume is Decreasing	It is unlikely that groundwater is contaminated with non-petroleum hydrocarbons.
Cleanup Standards Can be Met in a Reasonable Timeframe	Not Applicable. It is unlikely that groundwater is contaminated with non-petroleum hydrocarbons.
Risk Management Measures are Appropriate, are Documented, and do not Require Further ACDEH Oversight	Not Applicable. It is unlikely that groundwater is contaminated with non-petroleum hydrocarbons.



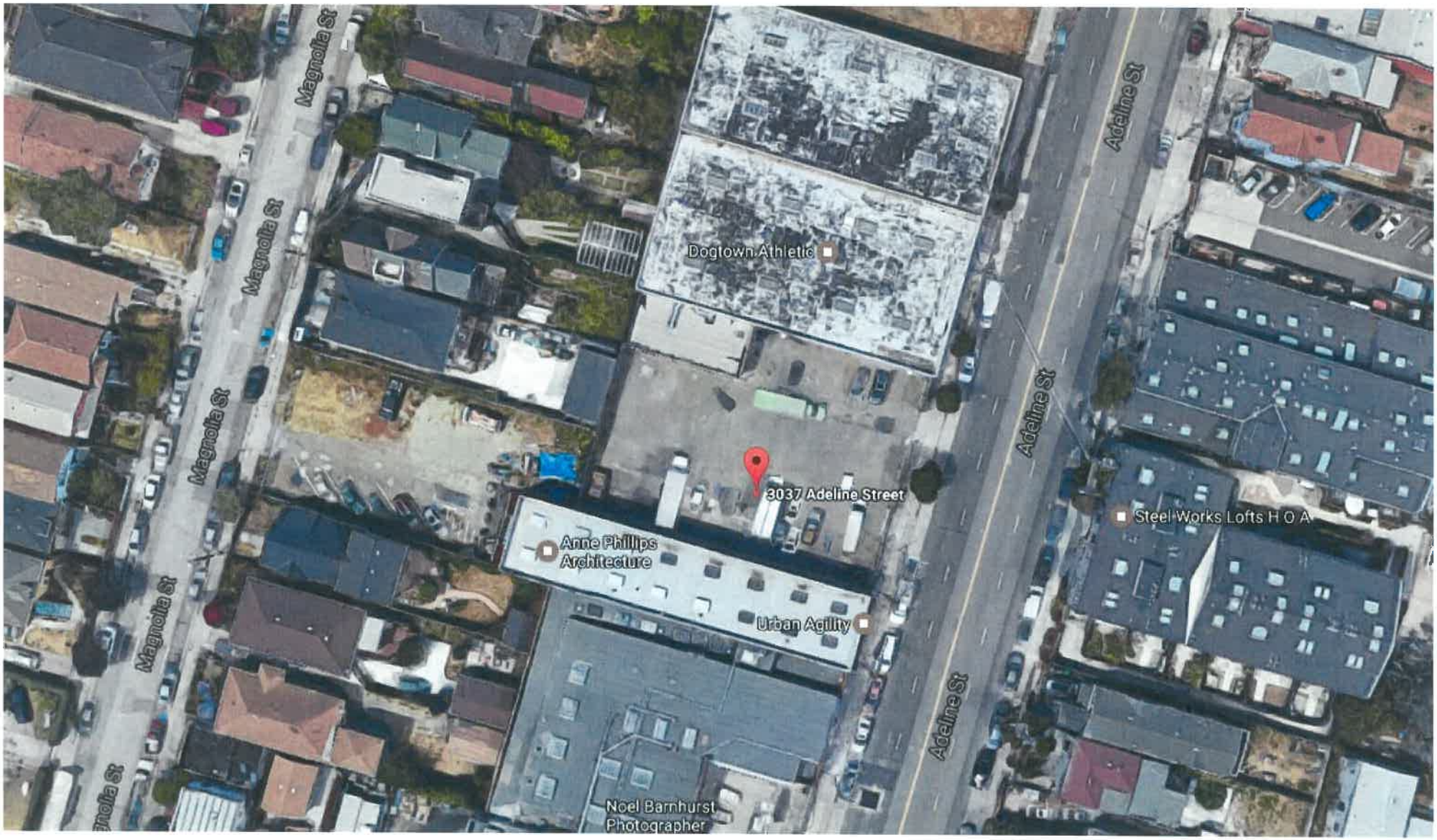
USGS Oakland West Quadrangle
Version: 1980

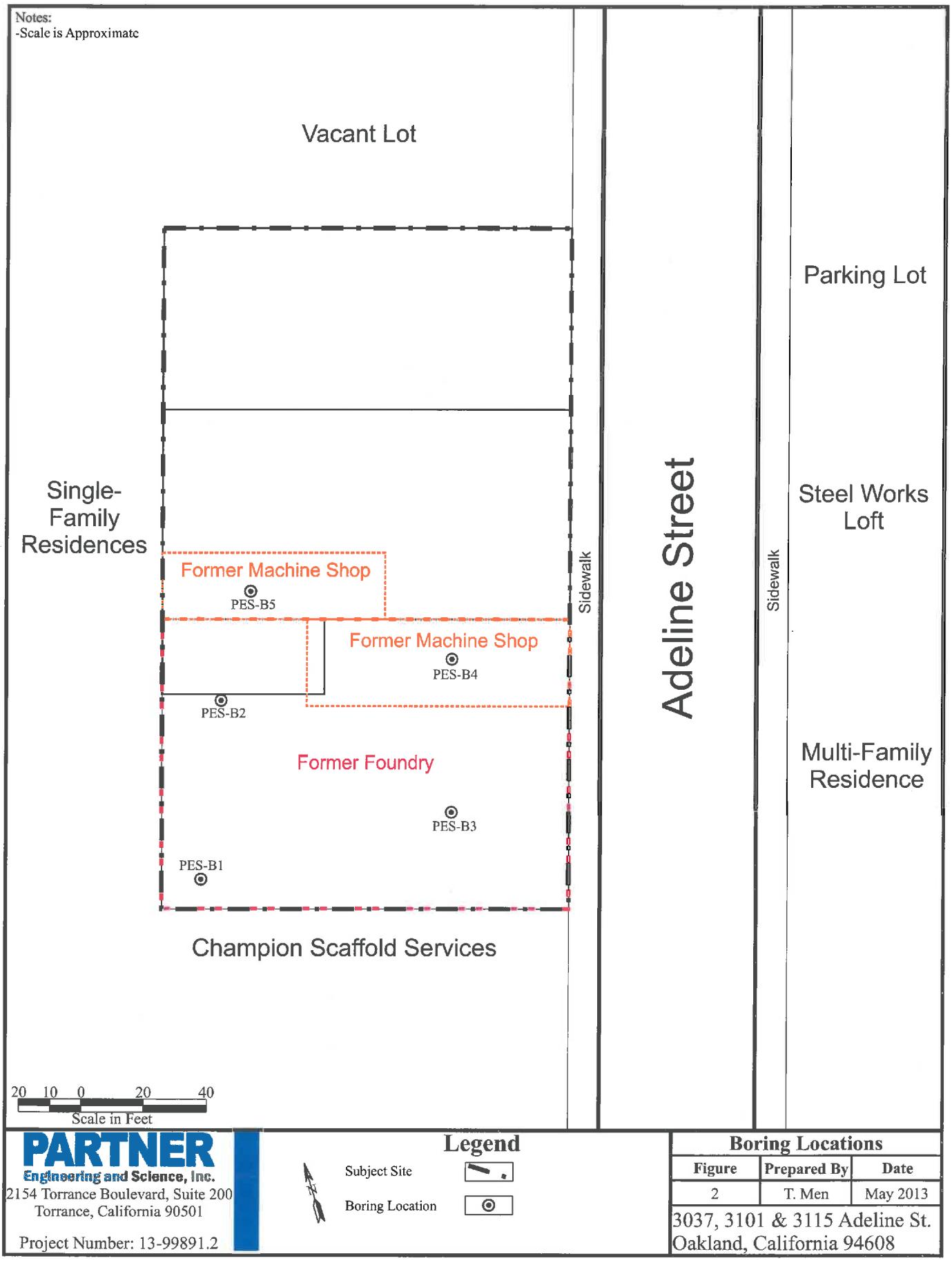
Site Vicinity Map

Figure	
1	

3037, 3101 & 3115 Adeline Street
Oakland, California 94608

Chestnut St
30th St
32nd St
Adeline St
Magnolia St


Magnolia St
Magnolia St
Magnolia St
Magnolia St
Adeline St
Adeline St
Adeline St
Dogtown Athletic
3037 Adeline Street
Arne Phillips Architecture
Urban Agility
Steel Works Lofts H O A
Noel Barnhurst Photographer



PARTNER
Engineering and Science, Inc.
2154 Torrance Boulevard, Suite 200
Torrance, California 90501

Project Number: 13-99891.2

Legend

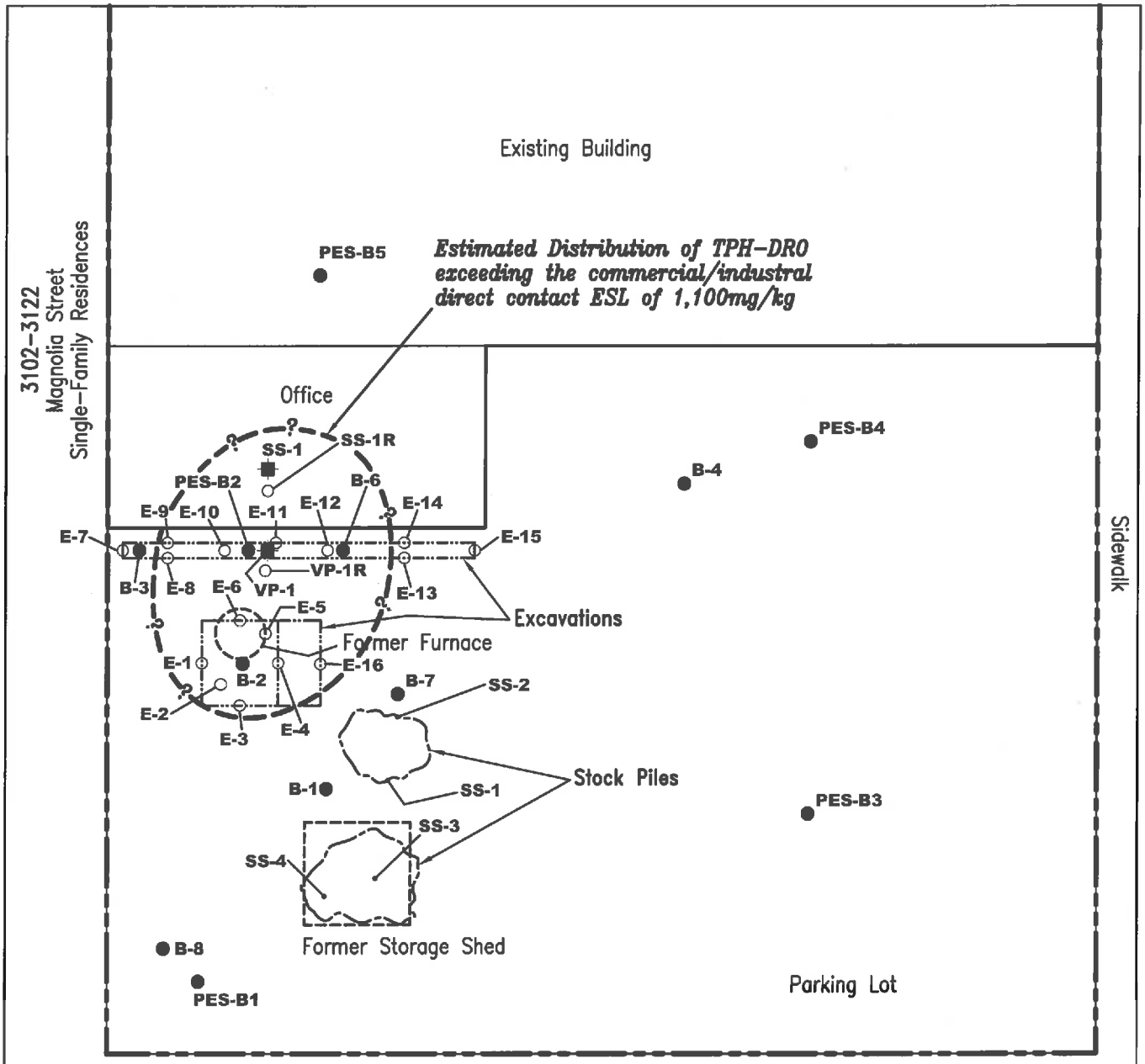
Subject Site

Boring Location

Boring Locations

Figure	Prepared By	Date
2	T. Men	May 2013

3037, 3101 & 3115 Adeline St.
Oakland, California 94608



EXPLANATION

- ● PES- Previous boring location (Partner 2013)
- ● B- Boring locations (ERAS 2014)
- ■ Vapor boring locations (SVC 10/23/15)
- ○ Excavation sample
- SS- Stock Pile sample — Samples Collected 9/14–9/16

3031
Adeline Street
Vacant Commercial Building

N

0 20

Scale in Feet

EXCAVATION AND SAMPLING MAP

DATE 10/2016 REVIEWED BY AS & DS	– 3037–3115 Adeline Street Oakland, California	JOB NUMBER 14–002–003 FIGURE 2

ERAS Environmental Inc.

ERAS 10-20-2016 Excavation & Sampling Map.dwg

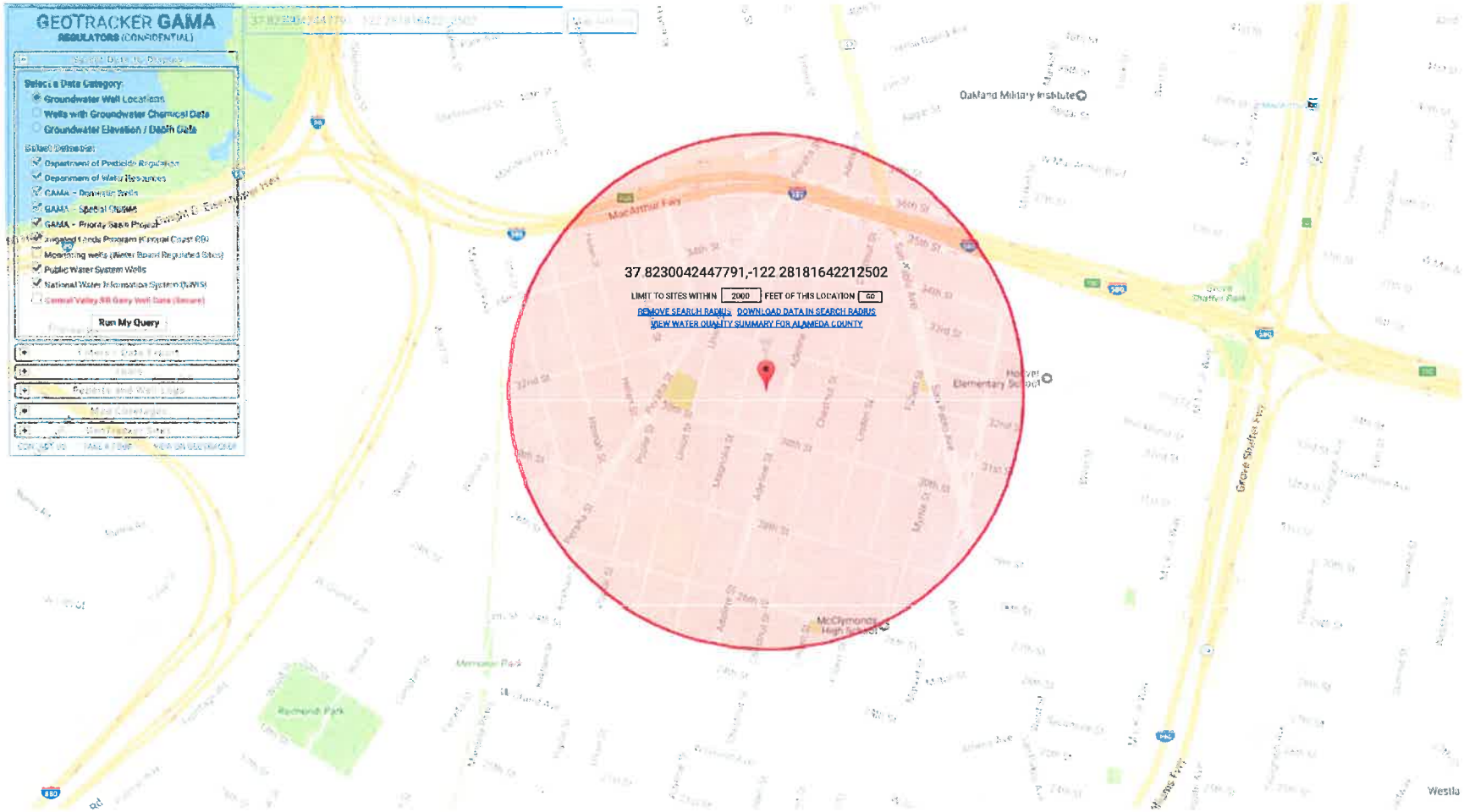

GEOTRACKER GAMA
REGULATORS (CONFIDENTIAL)
Select a Data Category:
Groundwater Well Locations
Wells with Groundwater Chemical Data
Groundwater Elevation / Depth Data
Select Datasets:
Public Water System Wells
Run My Query
37.8230042447791,-122.28181642212502
LIMIT TO SITES WITHIN 2000 FEET OF THIS LOCATION GO
REMOVE SEARCH RADIUS DOWNLOAD DATA IN SEARCH RADIUS
VIEW WATER QUALITY SUMMARY FOR ALAMEDA COUNTY
Oakland Military Institute
MacArthur Fwy
Grove Shafter Fwy
Hoover Elementary School
McClymonds High School
Westla
Google
200 ft

Table 5: Groundwater Sample TPH-cc Laboratory Results

EPA Method	TPH-cc via 8015C		
Units	(mg/L)		
Sample Identification	TPH-g	TPH-d	TPH-o
PES-B1-GW	< 0.50	< 0.50	< 0.50
PES-B2-GW	NA	< 0.50	< 0.50
Groundwater ESL	0.5	0.64	0.64

Notes:

TPH-cc = carbon chain total petroleum hydrocarbons

EPA = Environmental Protection Agency

TPH-g = total petroleum hydrocarbons as gasoline

TPH-d = total petroleum hydrocarbons as diesel

TPH-o = total petroleum hydrocarbons as oil

mg/L = milligrams per liter

< = not detected above indicated laboratory Method Detection Limit (MDL)

NA = Not Applicable

Table 6: Groundwater Sample VOCs Laboratory Results

EPA Method	VOCs via 8260B						
Units	(µg/L)						
Sample Identification	Benzene	Toluene	Ethyl-benzene	Xylenes	Napthalene	Trichloro-ethene	Other VOCs
PES-B1-GW	ND	ND	ND	ND	NA	ND	ND
PES-B2-GW	NA	NA	NA	NA	ND	NA	NA
Groundwater ESL	27	130	43	100	63	130	NA

Notes:

VOCs = volatile organic compounds

EPA = Environmental Protection Agency

µg/L = micrograms per liter

< = not detected above indicated laboratory Method Detection Limit (MDL)

ND = not detected above laboratory PQLs

ESLs = Environmental Screening Levels (EPA Region 9 - 2013)

NA = not applicable

SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B1-GW

T131024-05 (Water)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	0.50	mg/l	1	3050326	05/03/13	05/10/13	EPA 8015C	
C13-C28 (DRO)	ND	0.50	"	"	"	"	"	"	
C29-C40 (MORO)	ND	0.50	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*87.0 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	1.0	ug/l	1	3050626	05/06/13	05/08/13	EPA 8260B	
Bromochloromethane	ND	1.0	"	"	"	"	"	"	
Bromodichloromethane	ND	1.0	"	"	"	"	"	"	
Bromoform	ND	1.0	"	"	"	"	"	"	
Bromomethane	ND	1.0	"	"	"	"	"	"	
n-Butylbenzene	ND	1.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	1.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	1.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	0.50	"	"	"	"	"	"	
Chlorobenzene	ND	1.0	"	"	"	"	"	"	
Chloroethane	ND	1.0	"	"	"	"	"	"	
Chloroform	ND	1.0	"	"	"	"	"	"	
Chloromethane	ND	1.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	1.0	"	"	"	"	"	"	
Dibromochloromethane	ND	1.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	1.0	"	"	"	"	"	"	
Dibromomethane	ND	1.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	1.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethane	ND	1.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	0.50	"	"	"	"	"	"	
1,1-Dichloroethene	ND	1.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B1-GW

T131024-05 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	1.0	ug/l	1	3050626	05/06/13	05/08/13	EPA 8260B	
trans-1,2-Dichloroethene	ND	1.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	1.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	1.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	1.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	0.50	"	"	"	"	"	"	
Hexachlorobutadiene	ND	1.0	"	"	"	"	"	"	
Isopropylbenzene	ND	1.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	1.0	"	"	"	"	"	"	
Methylene chloride	ND	1.0	"	"	"	"	"	"	
Naphthalene	ND	1.0	"	"	"	"	"	"	
n-Propylbenzene	ND	1.0	"	"	"	"	"	"	
Styrene	ND	1.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	1.0	"	"	"	"	"	"	
Tetrachloroethene	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	1.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	1.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	1.0	"	"	"	"	"	"	
Trichloroethene	ND	1.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	1.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	1.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	1.0	"	"	"	"	"	"	
Vinyl chloride	ND	1.0	"	"	"	"	"	"	
Benzene	ND	0.50	"	"	"	"	"	"	
Toluene	ND	0.50	"	"	"	"	"	"	
Ethylbenzene	ND	0.50	"	"	"	"	"	"	
m,p-Xylene	ND	1.0	"	"	"	"	"	"	

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Daniel Chavez, Project Manager

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400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B1-GW

T131024-05 (Water)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
o-Xylene	ND	0.50	ug/l	1	3050626	05/06/13	05/08/13	EPA 8260B	
Surrogate: 4-Bromofluorobenzene		*108 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*108 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*102 %*	*88.8-117*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/22/13 17:09

PES-B2-GW
T131024-10 (Water)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C13-C28 (DRO)	ND	0.50	mg/l	1	3051519	05/15/13	05/18/13	EPA 8015C	O-05
C29-C40 (MORO)	ND	0.50	"	"	"	"	"	"	O-05
Surrogate: p-Terphenyl		*65.3 %*	*65-135*		"	"	"	"	*O-05*
Volatile Organic Compounds by EPA Method 8260B									
Naphthalene	ND	1.0	ug/l	1	3051635	05/02/13	05/03/13	EPA 8260B	
Surrogate: 4-Bromofluorobenzene		*109 %*	*83.5-119*		"	"	"	"	
Surrogate: Dibromofluoromethane		*101 %*	*81-136*		"	"	"	"	
Surrogate: Toluene-d8		*99.1 %*	*88.8-117*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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ATTACHMENT 3

Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA - PETROLEUM

Closure Scenario

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

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

Evaluation Criteria: Shading indicates criteria met.

Site Specific Data		Scenario 1	Scenario 2	Scenario 3A	Scenario 3B	Scenario 3C	Scenario 4a	Scenario 4b
Unweathered LNAPL	No LNAPL	LNAPL in gw	LNAPL in soil	No LNAPL	No LNAPL	No LNAPL	**No criteria**	No criteria
Thickness of Bioattenuation Zone Beneath Foundation	≥ 5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	**No criteria**	≥ 5 feet
Depth to Shallowest Groundwater	17.5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	**≥ 5 feet**	≥ 5 feet
Total TPHg & TPHd in Soil in Bioattenuation Zone	2,700 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	**No criteria**	<100 mg/kg
Maximum Current Benzene Concentration in Groundwater	< 0.5 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	**No criteria**	No criteria
Oxygen Data in Bioattenuation Zone	4.0 % (6 ft) 13.7 - 15.3 % (sub-slab)	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	**No criteria**	≥4% at bottom of zone
Soil Vapor Depth Beneath Foundation	5 feet	No criteria	No criteria	No criteria	No criteria	No criteria	**5 feet**	5 feet
Benzene Concentrations ($\mu g/m^3$)	Historic Max: 90 Current Max: 90	No criteria	No criteria	No criteria	No criteria	No criteria	**Res: < 85; Com: < 280**	Res: < 85K; Com: < 280K
Ethylbenzene Concentrations ($\mu g/m^3$)	Historic Max: 59 Current Max: 59	No criteria	No criteria	No criteria	No criteria	No criteria	**Res: < 1,100; Com: < 3,600**	Res: < 1,100K; Com: < 3,600K
Naphthalene Concentrations ($\mu g/m^3$)	Historic Max: < 260 Current Max: < 260	No criteria	No criteria	No criteria	No criteria	No criteria	**Res: < 93; Com: < 310**	Res: < 93K; Com: < 310K

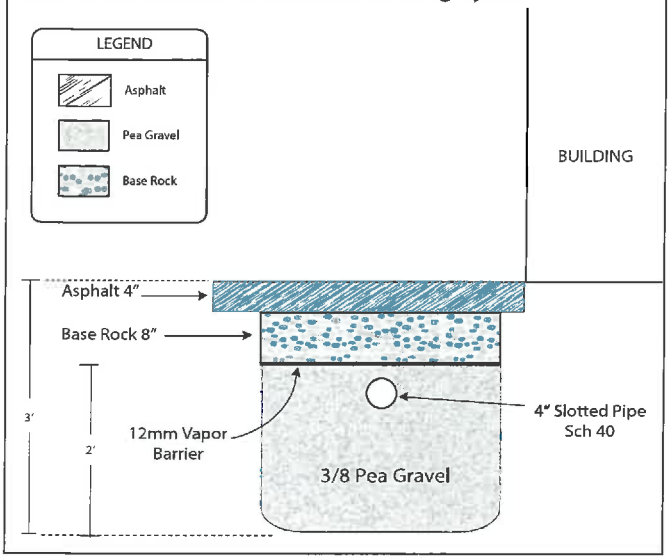
Attachment 4 – Vapor Intrusion Evaluation and Data

LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM (cont.)	
Vapor Intrusion to Indoor Air Analysis	
Onsite	The site meets Scenario 4A of the Low Threat Closure Policy.
Offsite	The petroleum hydrocarbon plume does not extend offsite.

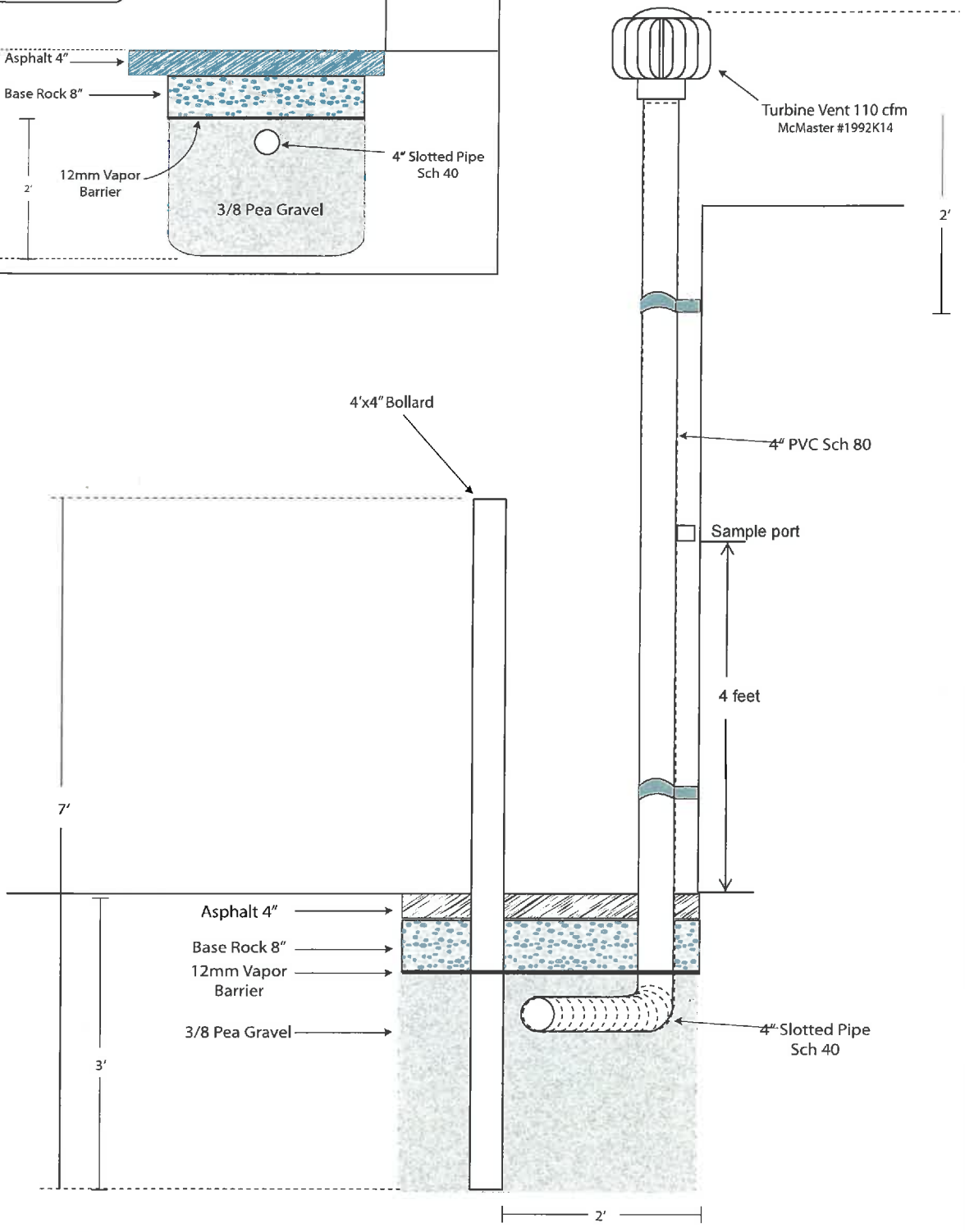
Attachment 4 – Vapor Intrusion Evaluation and Data

VAPOR EVALUATION – NON-PETROLEUM			
Closure Guidance			
San Francisco Bay Regional Water Quality Control Board's *Environmental Screening Level* Tables, in conjunction with *User's Guide: Derivation and Application of Environmental Screening Levels*, revised in March 2016.			
Closure Scenario			
A determination been made that under current commercial land use scenario, the potential for vapor intrusion poses a low threat to human health and safety and to the environment.			
On-Site Vapor Concentrations for Primary Constituents of Concern			
Land Use	Foundation Type	Depth to Water Below Foundational Element (> 10 feet for ESL use)	Depth of Soil Vapor Probe
Onsite: Commercial Offsite: **Residential** and Commercial	Onsite: Slab Offsite: Unknown	Onsite: 17.5 – 19.5 feet Offsite: Unknown	Onsite: 5.5 feet Offsite: NA
Vapor Intrusion to Indoor Air Analysis			
Pollutant Sources are Identified and Evaluated	There are no documented non-petroleum hydrocarbon volatile compound sources at the site.		
Site is Adequately Characterized	**On-Site**: All detected non-petroleum compounds (metals) at the site are non-volatile and hence do not have associated vapor ESLs. The site is adequately characterized.		
Exposure Pathways, Receptors, and Potential Risks, Threats, and Other Environmental Concerns are Identified and Assessed	**On-Site**: All detected non-petroleum compounds (metals) at the site are non-volatile and hence do not have associated vapor ESLs. **Off-Site:** All detected non-petroleum compounds (metals) at the site are non-volatile and hence do not have associated vapor ESLs.		
Maximum soil vapor concentrations less than relevant screening criteria	**On-Site**: All detected non-petroleum compounds (metals) at the site are non-volatile and hence do not have associated vapor ESLs. . **Off-Site:** All detected non-petroleum compounds (metals) at the site are non-volatile and hence do not have associated vapor ESLs.		

3/A Detail A
Cross Section of Subslab Venting System



3/B Detail B
Side View and Cross Section of Vent Riser Pipe



Sustainable Technologies

ERAS Environmental Inc.

Subslab Venting System
Adeline Foundry
3037, 3101 & 3115 Adeline Street
Oakland, California

DATE
2/08/16
JOB NUMBER
RO0003142

FIGURE
3

TABLE 2. VAPOR ANALYTICAL RESULTS

3037 Adeline Street, Oakland, California

Boring number	Sample Date	benzene	toluene	ethylbenzene	m,p-xylenes	o-xylenes	napthalene#	napthalene*	oxygen	methane	carbon dioxide
		µg/m³							%		
SS-1 (sub slab)	10/23/2015	<3.9	<4.6	<5.2	<5.2	<5.2	<25	<5.0	13	<0.00024	6.6
VP-1 (soil gas)	10/23/2015	90	90	59	<54	73	<260	60	4.0	9.0	13
SS-1R (sub slab)	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	13.9	<0.4	<0.5
Vent-4	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	13.7	<0.4	<0.5
Vent-11	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	15.3	<0.4	<0.5
ESL IAxAF		8	26,000	98	8,800	8,800	7.2	7.2			
ESL com		420	1,300,000	4,900	440,000	440,000	360	360			

Notes

- napthalene by EPA Method TO-15

* - napthalene by EPA Method TO-17

µg/m³ - micro grams per cubic meter

% - percent

ESL IAxAF - Regional Water Quality Control Board Environmental Screening Levels for Indoor Air at a Commercial Property multiplied by the Department of Toxic Substances Attenuation Factor of 20

ESL com - Regional Water Quality Control Board Environmental Screening Levels for Soil Gas on a Commercial Property

Table 2a
Soil Vapor Analytical Data and Measurements for 2-Propanol

Adeline Foundry
3037 Adeline Street, Oakland
by Modified EPA Method TO-15 using GC/MS in full scan mode

Soil Vapor Sample Designation	Date Sampled	Approximate Depth (feet)	2-Propanol ($\mu g/m^3$)	2-Propanol in Shroud ($\mu g/m^3$)	Average Measured PID 2-Propanol Shroud Concentration during Shroud Sample using CF=6 ($\mu g/m^3$)	Relative Percent Difference between PID measurement & Lab Result (Percent)	Average Measured 2-Propanol Shroud Concentration PID using CF=6 ($\mu g/m^3$)	Drops of Isopropyl Alcohol in Shroud (drops)	Maximum leakage based on detection limit (Percent)
Sub-Slab Soil Vapor				**Shroud Atmosphere**					
			Lab Analytical Results						
SS-1	10/23/15	0.5	300	110,000	104,992	-4.7%	114,896	12	0.26%
SS-1R	11/16/16	0.5	7.21	11,300	25,068	75.7%	25,068	11	0.03%
VP-1	10/23/15	6.0	330	--	--	--	214,831	14	0.15%

$\mu g/m^3$ = Micrograms per cubic meter
< = Not Detected, less than laboratory reporting limit
CF = Correction Factor for 2-propanol from isobutylene detected by PID (Literature Value = 6)
PID = Photoionization detector (MiniRae 3000)
2-Propanol = 91% Isopropyl alcohol utilized as leak check compound

ATTACHMENT 4

Attachment 5 – Direct Contact Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPSURE CRITERIA

Closure Scenario

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

Evaluation Criteria: Shading indicates criteria met.

Are maximum concentrations less than those in Table 1 below?		No				
Constituent		Residential		Commercial/Industrial		Utility Worker
		0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 5 feet bgs (mg/kg)	Volatilization to outdoor air (5 to 10 feet bgs) mg/kg	0 to 10 feet bgs (mg/kg)
Site Maximum	Benzene	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
LTCP Criteria	Benzene	≤1.9	≤2.8	≤8.2	≤12	≤14
Site Maximum	Ethylbenzene	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
LTCP Criteria	Ethylbenzene	≤21	≤32	≤89	≤134	≤314
Site Maximum	Naphthalene	4.7	<3.8	4.7	<3.8	4.7
LTCP Criteria	Naphthalene	≤9.7	≤9.7	< 100	< 100	≤219
Site Maximum	PAHs	< 100	----	< 100	----	< 100
LTCP Criteria	PAHs	≤0.063	NA	≤0.68	NA	≤4.5

Direct Contact and Outdoor Air Analysis

Onsite	The feed stock for the former bronze foundry is unknown. Because of this uncertainty, the site was analyzed for poly-aromatic hydrocarbons (PAHs) in soil. This site does not meet this LTCP criterion due to elevated detection limits for PAHs. Under the current land use, the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure under the current land use. Excavation or construction activities in areas of potential residual contamination will be managed with a Land Use Covenant (LUC) restricting land use to commercial, and a Site Management Plan (SMP) to provide a management structure for handling and managing the residual soil contamination in the event of subsurface excavations. The SMP provides procedures for maintaining the Vapor Mitigation System (VMS) which was installed along the south side of the southern building due to the generation of methane during the biodegradation of hydrocarbon contaminants. The SMP includes a requirement for planning and implementation of appropriate health and safety procedures by the responsible party, or current property owner, prior to and during excavation and construction activities.
Offsite	The petroleum hydrocarbon plume does not extend offsite.

Attachment 5 – Direct Contact Evaluation and Data

DIRECT CONTACT – NON-PETROLEUM

Closure Guidance

San Francisco Bay Regional Water Quality Control Board's *Environmental Screening Level* Tables, in conjunction with *User's Guide: Derivation and Application of Environmental Screening Levels*, and, revised in March 2016.

Closure Scenario

__ Maximum concentrations of contaminants are less than or equal to those in Table 1 below, __ Site-specific risk assessment, _X_ **A determination has been made that the concentrations of contaminants in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional controls**.

Evaluation Criteria: Shading indicates criteria met.

Are maximum concentrations less than those in Table 1 below?	No

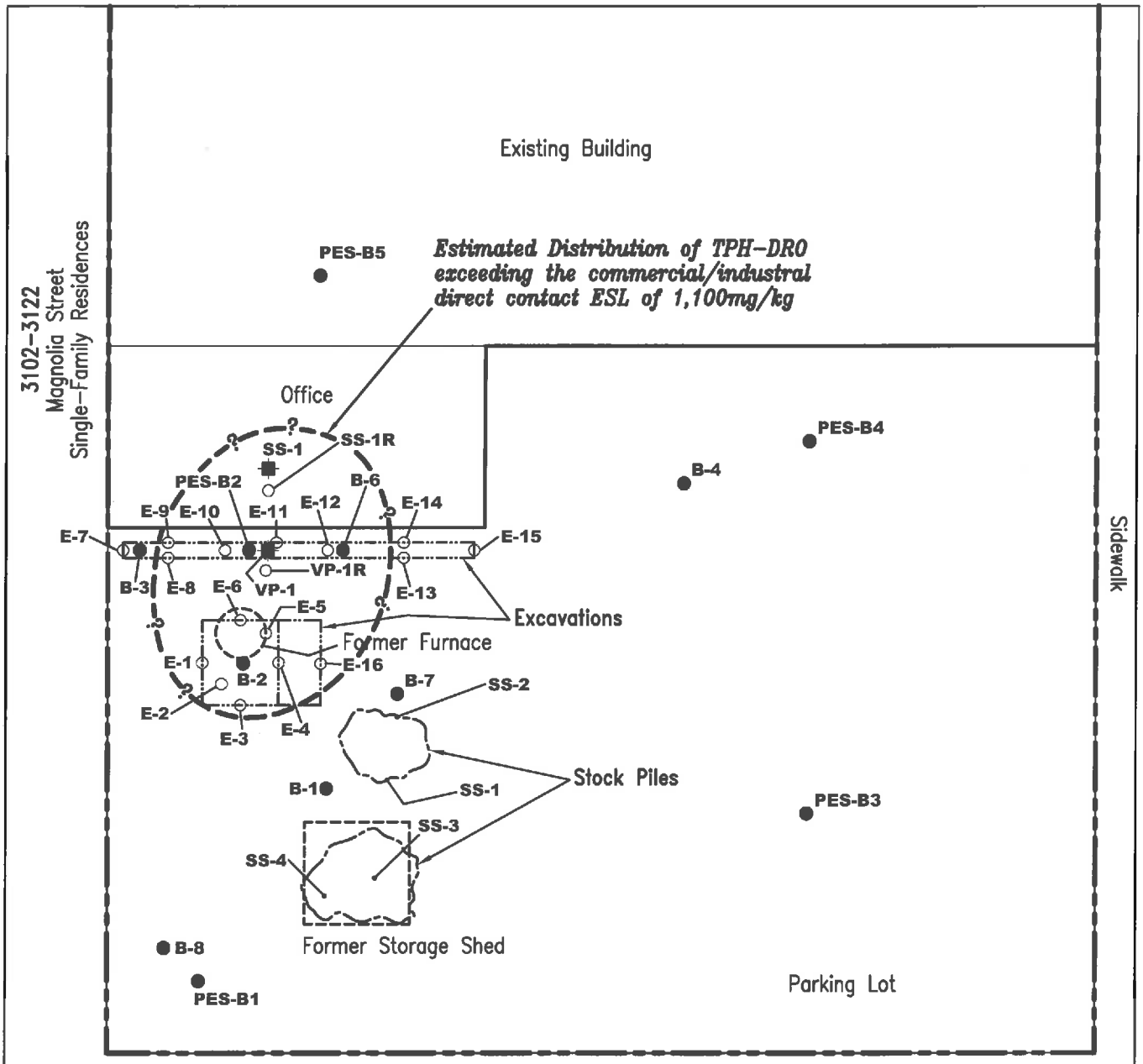
Constituent		Residential	Commercial / Industrial	Any Land Use / Construction Worker	**Tier 1 ESL**
		0 to 10 feet bgs (mg/kg)	0 to 10 feet bgs (mg/kg)	0 to 10 feet bgs (mg/kg)	0 to 10 feet bgs (mg/kg)
Site Maximum	Copper	5,200	5,200	5,200	5,200
Direct Contact ESL	Copper	**3,100**	**14,000**	**14,000**	**3,100**
Site Maximum	Chromium III	21	21	21	21
Direct Contact ESL	Chromium III	**120,000**	**530,000**	**530,000**	**120,000**
Site Maximum	Lead	430	430	430	430
Direct Contact ESL	Lead	**80**	**320**	**160**	**80**
Site Maximum	Nickel	33	33	33	33
Direct Contact ESL	Nickel	**820**	**86**	**86**	**86**
Site Maximum	Zinc	530	530	530	530
Direct Contact ESL	Zinc	**23,000**	**350,000**	**110,000**	**23,000**

Direct Contact Analysis

Pollutant Sources are Identified and Evaluated	Former Bronze Foundry
Site is Adequately Characterized	On-Site: Site investigations have been conducted between May 2013 and September 2016 and adequately characterize the site for direct contact. The feed stock for the former bronze foundry is unknown. Because of this uncertainty, the site was analyzed for the five wear metals, volatile organic compounds, poly-aromatic hydrocarbons (PAHs), poly chlorinated biphenyls (PCBs), polychlorinated dibenzo-p-dioxins (PCDDs), and polychlorinated dibenzofurans (PSDFs) in soil. Except for select metals, summarized above, these chemicals of concern (COC) were either non-detect at standard limits or reporting, or detected below ESLs, or concentrations of concern.

	Off-Site: The presence of non-petroleum hydrocarbon contamination in soil was limited to the area proximal to the former bronze foundry and COC concentrations were defined before the property line. No concentrations are expected to be present in offsite soil.
Exposure Pathways, Receptors, and Potential Risks, Threats, and Other Environmental Concerns are Identified and Assessed	On-Site: Under the current land use, the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure under the current land use. Excavation or construction activities in areas of potential residual contamination will be managed with a Land Use Covenant (LUC) restricting land use to commercial, and a Site Management Plan (SMP) to provide a management structure for handling and managing the residual soil contamination in the event of subsurface excavations. The SMP provides procedures for maintaining the Vapor Mitigation System (VMS) which was installed along the south side of the southern building due to the generation of methane during the biodegradation of hydrocarbon contaminants. The SMP includes a requirement for planning and implementation of appropriate health and safety procedures by the responsible party, or current property owner, prior to and during excavation and construction activities. Off-Site: The presence of non-petroleum hydrocarbon contamination in soil was limited to the area proximal to the former bronze foundry and COC concentrations were defined before the property line. No concentrations are expected to be present in offsite soil.
Are maximum soil concentrations less than relevant screening criteria?	On-Site: No. Under the current land use, the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure under the current land use. Excavation or construction activities in areas of potential residual contamination will be managed with a Land Use Covenant (LUC) restricting land use to commercial, and a Site Management Plan (SMP) to provide a management structure for handling and managing the residual soil contamination in the event of subsurface excavations. The SMP provides procedures for maintaining the Vapor Mitigation System (VMS) which was installed along the south side of the southern building due to the generation of methane during the biodegradation of hydrocarbon contaminants. The SMP includes a requirement for planning and implementation of appropriate health and safety procedures by the responsible party, or current property owner, prior to and during excavation and construction activities.

	Off-Site: Yes. The presence of non-petroleum hydrocarbon contamination in soil was limited to the area proximal to the former bronze foundry and COC concentrations were defined before the property line. No concentrations are expected to be present in offsite soil.



EXCAVATION AND SAMPLING MAP

DATE 10/2016 REVIEWED BY AS & DS	3037–3115 Adeline Street Oakland, California	JOB NUMBER 14–002–003 FIGURE 2

ERAS Environmental Inc.

Table 3: Soil Sample VOCs Laboratory Results

EPA Method	VOCs via 8260B				
Units	(µg/kg)				
Sample Identification	n-Butylbenzene	sec-Butylbenzene	Napthalene	n-Propylbenzene	Other VOCs
PES-B2-3	19	5.4	5300	7.6	ND
PES-B2-7	NA	NA	ND	NA	NA
PES-B2-12	NA	NA	ND	NA	NA
PES-B2-18	NA	NA	ND	NA	NA
PES-B3-3	ND	ND	ND	ND	ND
PES-B4-11	ND	ND	ND	ND	ND
PES-B5-7	ND	ND	ND	ND	ND
Residential Soil ESL	540	540	1,700	540	--
Industrial Soil ESL	1,200	1,200	4,800	1,200	--

Notes:

VOCs = volatile organic compounds

EPA = Environmental Protection Agency

µg/kg = micrograms per kilogram

ND = not detected above laboratory Method Detection Limit (MDL)

ESLs = Environmental Screening Levels

NA = not applicable

Underlined values exceed both residential and industrial ESLs

Table 4: Soil Sample CAM 17 Metals Laboratory Results (mg/kg)

Element	PES-B1-3	PES-B2-3	PES-B2-7	PES-B2-12	PES-B2-18	PES-B3-3	PES-B4-3	PES-B5-3	Background Concentrations*	Residential ESL	Commercial/ Industrial ESL
Antimony (Sb)	< 3.0	< 3.0	NA	NA	NA	< 3.0	< 3.0	< 3.0	0.21 - 0.99	20	40
Arsenic (As)	< 5.0	< 5.0	NA	NA	NA	< 5.0	< 5.0	< 5.0	11**	.39	40
Barium (Ba)	180	160	NA	NA	NA	160	68	170	299 - 719	750	1500
Beryllium (Be)	< 1.0	< 1.0	NA	NA	NA	< 1.0	< 1.0	< 1.0	0.76 - 1.8	4	8
Cadmium (Cd)	< 2.0	2.8	NA	NA	NA	< 2.0	< 2.0	< 2.0	0.05 - 0.67	12	12
Chromium (Cr)	20	20	NA	NA	NA	21	16	23	0 - 345	8	8
Cobalt (Co)	9.1	8.9	NA	NA	NA	7.7	7.5	9.0	5.7 - 24.1	.33	1.6
Copper (Cu)	**160**	**1200**	15	11	17	17	11	18	9.4 - 48	230	230
Lead (Pb)	**43**	**140**	< 3.0	8.3	< 3.0	< 3.0	< 3.0	**44**	10.1 - 37.7	80	320
Mercury (Hg)	< 0.10	< 0.10	NA	NA	NA	< 0.10	< 0.10	< 0.10	0.05 - 0.47	40	40
Molybdenum (Mo)	< 5.0	< 5.0	NA	NA	NA	< 5.0	< 5.0	< 5.0	0 - 2.8	150	150
Nickel (Ni)	24	26	NA	NA	NA	33	17	25	0 - 137	10	10
Selenium (Se)	< 5.0	< 5.0	NA	NA	NA	< 5.0	< 5.0	< 5.0	0 - 0.142	20	40
Silver (Ag)	< 2.0	< 2.0	NA	NA	NA	< 2.0	< 2.0	< 2.0	0 - 2.23	.78	10
Thallium (Tl)	< 2.0	< 2.0	NA	NA	NA	< 2.0	< 2.0	< 2.0	0.37 - 0.75	200	200
Vanadium (V)	28	30	NA	NA	NA	26	17	31	59 - 165	600	600
Zinc (Zn)	140	**530**	NA	NA	NA	25	14	29	117 - 181	6.7	10

Notes:

*From Kearney Foundation of Soil Science March 1996 report *Background Concentrations of Trace and Major Elements in California Soils.* Background concentrations of metals are considered to be within one standard deviation from the mean metal concentrations determined by the study. Concentrations indicated in milligrams per kilogram (mg/kg).

**From a thesis submitted to the Faculty of San Francisco State University and the San Francisco Bay RWQCB December 2011 report *Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region*

CAM = California Administrative Manual
mg/kg = milligrams per kilogram
< = not detected above indicated laboratory Method Detection Limit (MDL)
NA = Not Applicable

TABLE 1. ANALYTICAL RESULTS - SOIL

3037-3115 Adeline Street, Oakland

Sample ID	Date	TPH-gro	TPH-dro	TPH-dro*	TPH-oro	TPH-oro*	Copper	Lead	Tin	Napthalene
		(mg/Kg)								
PES-B1-3	1-May-13	NA	NA	NA	NA	NA	160	43	NA	NA
PES-B2-3	1-May-13	46	**1,200**	NA	950	NA	1,200	140	NA	5.30
PES-B2-7	1-May-13	NA	**1,600**	NA	860	NA	15	<3.0	NA	NA
PES-B2-12	1-May-13	NA	<10	NA	<10	NA	11	8	NA	NA
PES-B2-18	1-May-13	NA	<10	NA	<10	NA	17	<3.0	NA	NA
PES-B3-3	1-May-13	<10	<10	NA	<10	NA	17	<3.0	NA	<4.3
PES-B4-3	1-May-13	NA	NA	NA	NA	NA	11	<3.0	NA	NA
PES-B4-11	1-May-13	<10	<10	NA	<10	NA	NA	NA	NA	<5
PES-B5-3	1-May-13	NA	NA	NA	NA	NA	18	44	NA	NA
PES-B5-7	1-May-13	<10	<10	NA	<10	NA	NA	NA	NA	<3.8
B-1, 1.5-2	21-Oct-14	<1	<1.0	NA	<5.0	NA	210	25	<5.0	NA
B-1, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	22	6.7	<5.0	NA
B-1, 9-9.5	21-Oct-14	<1	11	NA	100	NA	NA	NA	NA	NA
B-1, 10.5-11	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-2, 2-2.5	21-Oct-14	540	**17,000**	**20,000**	8,700	11,000	1,200	**650**	78	NA
B-2, 3-3.5	21-Oct-14	190	270	NA	<250	NA	24	7.8	<5	NA
B-2, 7.5-8	21-Oct-14	200	**2,700**	NA	1,700	NA	NA	NA	NA	NA
B-2, 15.5-16	21-Oct-14	4.1	49	NA	38	NA	NA	NA	NA	NA
B-3, 2-2.5	21-Oct-14	<1	480	NA	430	NA	31	7.0	<5	NA
B-3, 3-3.5	21-Oct-14	150	370	NA	<250	NA	22	8.8	<5	NA
B-3, 7.5-8	21-Oct-14	<1	120	NA	100	NA	NA	NA	NA	NA
B-3, 11.5-12	21-Oct-14	<1	<5.0	NA	<5.0	NA	NA	NA	NA	NA
B-4, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	18	5.8	<5	NA
B-4, 7.5-8	21-Oct-14	<1	<5.0	NA	<5.0	NA	NA	NA	NA	NA
B-4, 9.5-10	21-Oct-14	<1	1.2	NA	<5.0	NA	NA	NA	NA	NA
B-6, 1.5-2	21-Oct-14	55	**1,400**	NA	1,200	NA	380	120	20	NA
B-6, 2.5-3	21-Oct-14	180	670	NA	280	NA	22	7.1	<5	NA
B-6, 7.5-8	21-Oct-14	40	480	NA	280	NA	NA	NA	NA	NA
B-6, 15.5-16	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-7, 2-2.5	21-Oct-14	<1	<1.0	NA	<5.0	NA	87	18	<5	NA
B-7, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	18	7.1	<5	NA
B-7, 7.5-8	21-Oct-14	<1	3.1	NA	14	NA	NA	NA	NA	NA
B-7, 11.5-12	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-8, 1.5-2	21-Oct-14	NA	NA	NA	NA	NA	23	10	<5	NA
E-1	14-Sep-16	350	NA	**3,000**	NA	4,100	66	21	<0.50	4.7
E-2	14-Sep-16	260	NA	**2,500**	NA	4,100	31	9.6	<0.50	3.7
E-3	14-Sep-16	510	NA	**2,500**	NA	4,300	2,000	140	140	3.6
E-4	14-Sep-16	180	NA	**2,200**	NA	3,900	4,600	**490**	250	3.9
E-5	14-Sep-16	160	NA	720	NA	1,210	1,300	130	91	2.9
E-6	14-Sep-16	240	NA	**2,200**	NA	3,700	25	8.8	<5.0	0.94
E-7	16-Sep-16	<1.0	NA	9.8	NA	47.8	32	9.4	<5.0	<0.10
E-8	16-Sep-16	440	NA	**1,800**	NA	2,600	47	18	<5.0	<0.10
E-9	16-Sep-16	160	NA	**2,400**	NA	3,600	480	62	8.6	<0.10
E-10	16-Sep-16	37	NA	180	NA	262	75	21	<5.0	0.38
E-11	16-Sep-16	54	NA	**1,800**	NA	2,700	5,200	**430**	120	<0.10
E-12	16-Sep-16	14	NA	140	NA	214	16	6.8	<5.0	<0.10
E-13	16-Sep-16	4.2	NA	7.2	NA	12	52	8.6	<5.0	<0.10
E-14	16-Sep-16	<1.0	NA	10	NA	18	30	8.5	<5.0	<0.10
E-15	16-Sep-16	<1.0	NA	<1.0	NA	<5.0	21	8.9	<5.0	<0.0050
E-16	16-Sep-16	NA	NA	NA	NA	NA	NA	20	NA	NA
ESL[1]		770	570	570	--	--	--	--	--	0.033
ESL[2]		3,900	1,100	1,100	14,000	14,000	47,000	320	--	14

TABLE 1. ANALYTICAL RESULTS - SOIL

3037-3115 Adeline Street, Oakland

Notes

NA = Not analyzed

(mg/Kg) = Miligrams per kilogram

TPH-gro = Total petroleum hydrocarbons quantified as gasoline range organics

TPH-dro = Total petroleum hydrocarbons quantified as diesel range organics

TPH-oro = Total petroleum hydrocarbons quantified as oil range organics

TPH-dro* = Total petroleum hydrocarbons quantified as diesel range organics run without silica gel cleanup

TPH-oro* = Total petroleum hydrocarbons quantified as oil range organics run without silica gel cleanup

ESL^1 = Environmental Screening Levels set forth by the RWQCB to protect drinking water, February 2016

ESL^2 = Environmental Screening Levels for soil exposure: commercial industrial, February 2016

Bold type indicates reported value above the ESL for soil exposure.

TABLE 1a. ANALYTICAL RESULTS - SOIL

3037-3115 Adeline Street, Oakland

PCDD's & PCDF's	B-2-2.5 Results in pg/g	WHO-TEF	ESL pg/g
1,2,3,4,6,7,8-HpCDD	4.16	0.01	180
OCDD	8.42	0.0003	6,000
2,3,4,7,8-PeCDF	4.1	0.3	60
1,2,3,4,7,8-HxCDF	5.42	0.1	18
1,2,3,6,7,8-HxCDF	5.42	0.1	18
2,3,4,6,7,8-HxCDF	8.82	0.1	18
1,2,3,4,6,7,8-HpCDF	31.9	0.01	180
Total tetradioxins	5.7		
Total heptadioxins	8.76		
Total tetrafurans	19.6		
Total heptafurans	31.9		
Total hexafurans	60.6		
Total pentafurans	23.7		

SVOC's	Results in mg/Kg		ESL
2-methylnapththalene	**31**		0.25

PCB's
Non detected above their respective detection limit

TPH	Results in mg/Kg		ESL
TPH-dro	**3,500**		110
TPH-oro	**2,200**		500

Table Notes:
pg/g = grams per picogram
WHO-TEF = World Health Organization Toxic Equivalency Factor
ESL – environmental screening limits set forth by the California Regional Water Quality Control Board as of December 2013

SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B1-3
T131024-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
SunStar Laboratories, Inc.									
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	3050320	05/03/13	05/06/13	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**180**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**20**	2.0	"	"	"	"	"	"	
Cobalt	**9.1**	2.0	"	"	"	"	"	"	
Copper	**160**	1.0	"	"	"	"	"	"	
Lead	**43**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**24**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**28**	5.0	"	"	"	"	"	"	
Zinc	**140**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	3050321	05/03/13	05/09/13	EPA 7471A Soil	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Daniel Chavez, Project Manager

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Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B2-3
T131024-06 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	**46**	10	mg/kg	1	3050319	05/03/13	05/10/13	EPA 8015C	
C13-C28 (DRO)	**1200**	10	"	"	"	"	"	"	
C29-C40 (MORO)	950	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*109 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	3050320	05/03/13	05/06/13	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**160**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	**2.8**	2.0	"	"	"	"	"	"	
Chromium	**20**	2.0	"	"	"	"	"	"	
Cobalt	**8.9**	2.0	"	"	"	"	"	"	
Copper	**1200**	1.0	"	"	"	"	"	"	
Lead	**140**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**26**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**30**	5.0	"	"	"	"	"	"	
Zinc	**530**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	3050321	05/03/13	05/09/13	EPA 7471A Soil	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B2-3
T131024-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	5.0	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	**19**	5.0	"	"	"	"	"	"	
sec-Butylbenzene	**5.4**	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B2-3
T131024-06 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,3-Dichloropropene	ND	5.0	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	**5300**	250	"	50	"	"	"	"	
n-Propylbenzene	**7.6**	5.0	"	1	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*102 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*100 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*109 %*	*95.7-135*		"	"	"	"	

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PES-B3-3
T131024-11 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	3050319	05/03/13	05/10/13	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*110 %*	*65-135*		"	"	"	"	
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	3050320	05/03/13	05/06/13	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**160**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	"	"	
Cadmium	ND	2.0	"	"	"	"	"	"	
Chromium	**21**	2.0	"	"	"	"	"	"	
Cobalt	**7.7**	2.0	"	"	"	"	"	"	
Copper	**17**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**33**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**26**	5.0	"	"	"	"	"	"	
Zinc	**25**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	3050321	05/03/13	05/09/13	EPA 7471A Soil	

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PES-B3-3

T131024-11 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Bromobenzene	ND	4.3	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
Bromochloromethane	ND	4.3	"	"	"	"	"	"	
Bromodichloromethane	ND	4.3	"	"	"	"	"	"	
Bromoform	ND	4.3	"	"	"	"	"	"	
Bromomethane	ND	4.3	"	"	"	"	"	"	
n-Butylbenzene	ND	4.3	"	"	"	"	"	"	
sec-Butylbenzene	ND	4.3	"	"	"	"	"	"	
tert-Butylbenzene	ND	4.3	"	"	"	"	"	"	
Carbon tetrachloride	ND	4.3	"	"	"	"	"	"	
Chlorobenzene	ND	4.3	"	"	"	"	"	"	
Chloroethane	ND	4.3	"	"	"	"	"	"	
Chloroform	ND	4.3	"	"	"	"	"	"	
Chloromethane	ND	4.3	"	"	"	"	"	"	
2-Chlorotoluene	ND	4.3	"	"	"	"	"	"	
4-Chlorotoluene	ND	4.3	"	"	"	"	"	"	
Dibromochloromethane	ND	4.3	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	4.3	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	4.3	"	"	"	"	"	"	
Dibromomethane	ND	4.3	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	4.3	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	4.3	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	4.3	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	4.3	"	"	"	"	"	"	
1,1-Dichloroethane	ND	4.3	"	"	"	"	"	"	
1,2-Dichloroethane	ND	4.3	"	"	"	"	"	"	
1,1-Dichloroethene	ND	4.3	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	4.3	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	4.3	"	"	"	"	"	"	
1,2-Dichloropropane	ND	4.3	"	"	"	"	"	"	
1,3-Dichloropropane	ND	4.3	"	"	"	"	"	"	
2,2-Dichloropropane	ND	4.3	"	"	"	"	"	"	

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PES-B3-3

T131024-11 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
1,1-Dichloropropene	ND	4.3	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
cis-1,3-Dichloropropene	ND	4.3	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	4.3	"	"	"	"	"	"	
Hexachlorobutadiene	ND	4.3	"	"	"	"	"	"	
Isopropylbenzene	ND	4.3	"	"	"	"	"	"	
p-Isopropyltoluene	ND	4.3	"	"	"	"	"	"	
Methylene chloride	ND	4.3	"	"	"	"	"	"	
Naphthalene	ND	4.3	"	"	"	"	"	"	
n-Propylbenzene	ND	4.3	"	"	"	"	"	"	
Styrene	ND	4.3	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	4.3	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	4.3	"	"	"	"	"	"	
Tetrachloroethene	ND	4.3	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	4.3	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	4.3	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	4.3	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	4.3	"	"	"	"	"	"	
Trichloroethene	ND	4.3	"	"	"	"	"	"	
Trichlorofluoromethane	ND	4.3	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	4.3	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	4.3	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	4.3	"	"	"	"	"	"	
Vinyl chloride	ND	4.3	"	"	"	"	"	"	
Benzene	ND	4.3	"	"	"	"	"	"	
Toluene	ND	4.3	"	"	"	"	"	"	
Ethylbenzene	ND	4.3	"	"	"	"	"	"	
m,p-Xylene	ND	4.3	"	"	"	"	"	"	
o-Xylene	ND	4.3	"	"	"	"	"	"	
Surrogate: Toluene-d8		*87.5 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*83.1 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*124 %*	*95.7-135*		"	"	"	"	

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PES-B3-3
T131024-11 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes

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PES-B4-3

T131024-16 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	3050320	05/03/13	05/06/13	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**68**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	05/06/13	"	
Cadmium	ND	2.0	"	"	"	"	05/06/13	"	
Chromium	**16**	2.0	"	"	"	"	"	"	
Cobalt	**7.5**	2.0	"	"	"	"	"	"	
Copper	**11**	1.0	"	"	"	"	"	"	
Lead	ND	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**17**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**17**	5.0	"	"	"	"	"	"	
Zinc	**14**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	3050321	05/03/13	05/09/13	EPA 7471A Soil	

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PES-B4-11
T131024-18 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	3050319	05/03/13	05/10/13	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*107 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	5.0	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	

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San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B4-11
T131024-18 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	5.0	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
Benzene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B4-11

T131024-18 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Volatile Organic Compounds by EPA Method 8260B									
m,p-Xylene	ND	5.0	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		*86.4 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*85.1 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*115 %*	*95.7-135*		"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE

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949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B5-3
T131024-21 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	3050320	05/03/13	05/06/13	EPA 6010B	
Silver	ND	2.0	"	"	"	"	"	"	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	**170**	1.0	"	"	"	"	"	"	
Beryllium	ND	1.0	"	"	"	"	05/06/13	"	
Cadmium	ND	2.0	"	"	"	"	05/06/13	"	
Chromium	**23**	2.0	"	"	"	"	"	"	
Cobalt	**9.0**	2.0	"	"	"	"	"	"	
Copper	**18**	1.0	"	"	"	"	"	"	
Lead	**44**	3.0	"	"	"	"	"	"	
Molybdenum	ND	5.0	"	"	"	"	"	"	
Nickel	**25**	2.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Thallium	ND	2.0	"	"	"	"	"	"	
Vanadium	**31**	5.0	"	"	"	"	"	"	
Zinc	**29**	1.0	"	"	"	"	"	"	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	3050321	05/03/13	05/09/13	EPA 7471A Soil	

SunStar Laboratories, Inc.

Daniel J Chavez

Daniel Chavez, Project Manager

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SunStar Laboratories, Inc.
Providing Quality Analytical Services Nationwide

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Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Partner Engineering & Science, Inc.--San Francisco	Project: 3037-3115 Adeline Street, Oakland	
400 Second St., Suite 415	Project Number: 13-99891.2	**Reported:**
San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B5-7
T131024-22 (Soil)

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Extractable Petroleum Hydrocarbons by 8015C									
C6-C12 (GRO)	ND	10	mg/kg	1	3050319	05/03/13	05/10/13	EPA 8015C	
C13-C28 (DRO)	ND	10	"	"	"	"	"	"	
C29-C40 (MORO)	ND	10	"	"	"	"	"	"	
Surrogate: p-Terphenyl		*107 %*	*65-135*		"	"	"	"	
Volatile Organic Compounds by EPA Method 8260B									
Bromobenzene	ND	3.8	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
Bromochloromethane	ND	3.8	"	"	"	"	"	"	
Bromodichloromethane	ND	3.8	"	"	"	"	"	"	
Bromoform	ND	3.8	"	"	"	"	"	"	
Bromomethane	ND	3.8	"	"	"	"	"	"	
n-Butylbenzene	ND	3.8	"	"	"	"	"	"	
sec-Butylbenzene	ND	3.8	"	"	"	"	"	"	
tert-Butylbenzene	ND	3.8	"	"	"	"	"	"	
Carbon tetrachloride	ND	3.8	"	"	"	"	"	"	
Chlorobenzene	ND	3.8	"	"	"	"	"	"	
Chloroethane	ND	3.8	"	"	"	"	"	"	
Chloroform	ND	3.8	"	"	"	"	"	"	
Chloromethane	ND	3.8	"	"	"	"	"	"	
2-Chlorotoluene	ND	3.8	"	"	"	"	"	"	
4-Chlorotoluene	ND	3.8	"	"	"	"	"	"	
Dibromochloromethane	ND	3.8	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	3.8	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	3.8	"	"	"	"	"	"	
Dibromomethane	ND	3.8	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	3.8	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	3.8	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	3.8	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	3.8	"	"	"	"	"	"	
1,1-Dichloroethane	ND	3.8	"	"	"	"	"	"	
1,2-Dichloroethane	ND	3.8	"	"	"	"	"	"	
1,1-Dichloroethene	ND	3.8	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Daniel J Chávez

Daniel Chavez, Project Manager

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San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B5-7
T131024-22 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
cis-1,2-Dichloroethene	ND	3.8	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
trans-1,2-Dichloroethene	ND	3.8	"	"	"	"	"	"	
1,2-Dichloropropane	ND	3.8	"	"	"	"	"	"	
1,3-Dichloropropane	ND	3.8	"	"	"	"	"	"	
2,2-Dichloropropane	ND	3.8	"	"	"	"	"	"	
1,1-Dichloropropene	ND	3.8	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	3.8	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	3.8	"	"	"	"	"	"	
Hexachlorobutadiene	ND	3.8	"	"	"	"	"	"	
Isopropylbenzene	ND	3.8	"	"	"	"	"	"	
p-Isopropyltoluene	ND	3.8	"	"	"	"	"	"	
Methylene chloride	ND	3.8	"	"	"	"	"	"	
Naphthalene	ND	3.8	"	"	"	"	"	"	
n-Propylbenzene	ND	3.8	"	"	"	"	"	"	
Styrene	ND	3.8	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	3.8	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	3.8	"	"	"	"	"	"	
Tetrachloroethene	ND	3.8	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	3.8	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	3.8	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	3.8	"	"	"	"	"	"	
Trichloroethene	ND	3.8	"	"	"	"	"	"	
Trichlorofluoromethane	ND	3.8	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	3.8	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	3.8	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	3.8	"	"	"	"	"	"	
Vinyl chloride	ND	3.8	"	"	"	"	"	"	
Benzene	ND	3.8	"	"	"	"	"	"	
Toluene	ND	3.8	"	"	"	"	"	"	
Ethylbenzene	ND	3.8	"	"	"	"	"	"	

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San Francisco CA, 94107	Project Manager: Terri Men	05/10/13 12:26

PES-B5-7

T131024-22 (Soil)

SunStar Laboratories, Inc.

Volatile Organic Compounds by EPA Method 8260B

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
m,p-Xylene	ND	3.8	ug/kg	1	3050327	05/03/13	05/04/13	EPA 8260B/5035	
o-Xylene	ND	3.8	"	"	"	"	"	"	
Surrogate: Toluene-d8		*85.9 %*	*85.5-116*		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		*87.9 %*	*81.2-123*		"	"	"	"	
Surrogate: Dibromofluoromethane		*121 %*	*95.7-135*		"	"	"	"	

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Daniel J Chavez

Daniel Chavez, Project Manager

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ATTACHMENT 5

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**5-463-34** Inactive:**N** Lien Date:**01/01/2016** Owner:**ADELINE SCENIC PROPERTIES LLC**

Property Address: **3101 ADELINE ST, OAKLAND, CA 94608**

Economic Unit | Parcel History

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
ADELINE SCENIC PROPERTIES LLC	List Owners	1196 3RD ST , OAKLAND, CA 94608	04/08/2016	2016-89331		3	4100
RECO INVESTORS LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	12/04/2013	2013-375449		3	4100
RWW PROPERTIES LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	08/08/2013	2013-273959		3	4100
FULL MOON PARTNERS	List Owners	3109 ADELINE ST , OAKLAND, CA 94608-4411	02/21/1997	1997-48602		3	4100
CHIODO LOUIS J & SANDRA J	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	10/04/1991	1991-268743		3	4100
CHIODO DENNIS L & SANDRA K	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	02/09/1990	1990-42397		3	4100
ZIMMERMAN LOUIS & SYLVIA	List Owners	3101 ADELINE ST , OAKLAND, CA 94608-4411	07/16/1979	1979-137647		2	4100
MOSS DERWIN E & JEAN	List Owners	3101 ADELINE ST , OAKLAND, CA 94608-4411	03/01/1976	TRAN-3971		1	4100

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**5-463-35** Inactive:**N** Lien Date:**01/01/2016** Owner:**ADELINE SCENIC PROPERTIES LLC**

Property Address: **3037 ADELINE ST, OAKLAND, CA 94608**

Economic Unit | Parcel History

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
ADELINE SCENIC PROPERTIES LLC	List Owners	1196 3RD ST , OAKLAND, CA 94608	04/08/2016	2016-89331		3	4100
RECO INVESTORS LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	12/04/2013	2013-375449		3	4100
RWW PROPERTIES LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	08/08/2013	2013-273959		3	4100
FULL MOON PARTNERS	List Owners	3109 ADELINE ST , OAKLAND, CA 94608-4411	02/21/1997	1997-48602		3	4100
CHIODO LOUIS J & SANDRA J	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	10/04/1991	1991-268743		3	4100
CHIODO DENNIS L & SANDRA K	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	02/09/1990	1990-42397		3	4100
ZIMMERMAN LOUIS & SYLVIA	List Owners	3115 ADELINE ST , OAKLAND, CA 94608-4411	07/16/1979	1979-137647		2	4100
MOSS DERWIN E & JEAN	List Owners	3037 ADELINE ST , OAKLAND, CA 94608-4434	03/01/1976	TRAN-3972		1	4100

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**5-463-12-1** Inactive:**N** Lien Date:**01/01/2016** Owner:**ADELINE SCENIC PROPERTIES LLC**

Property Address: **3115 ADELINE ST, OAKLAND, CA 94608-4411**

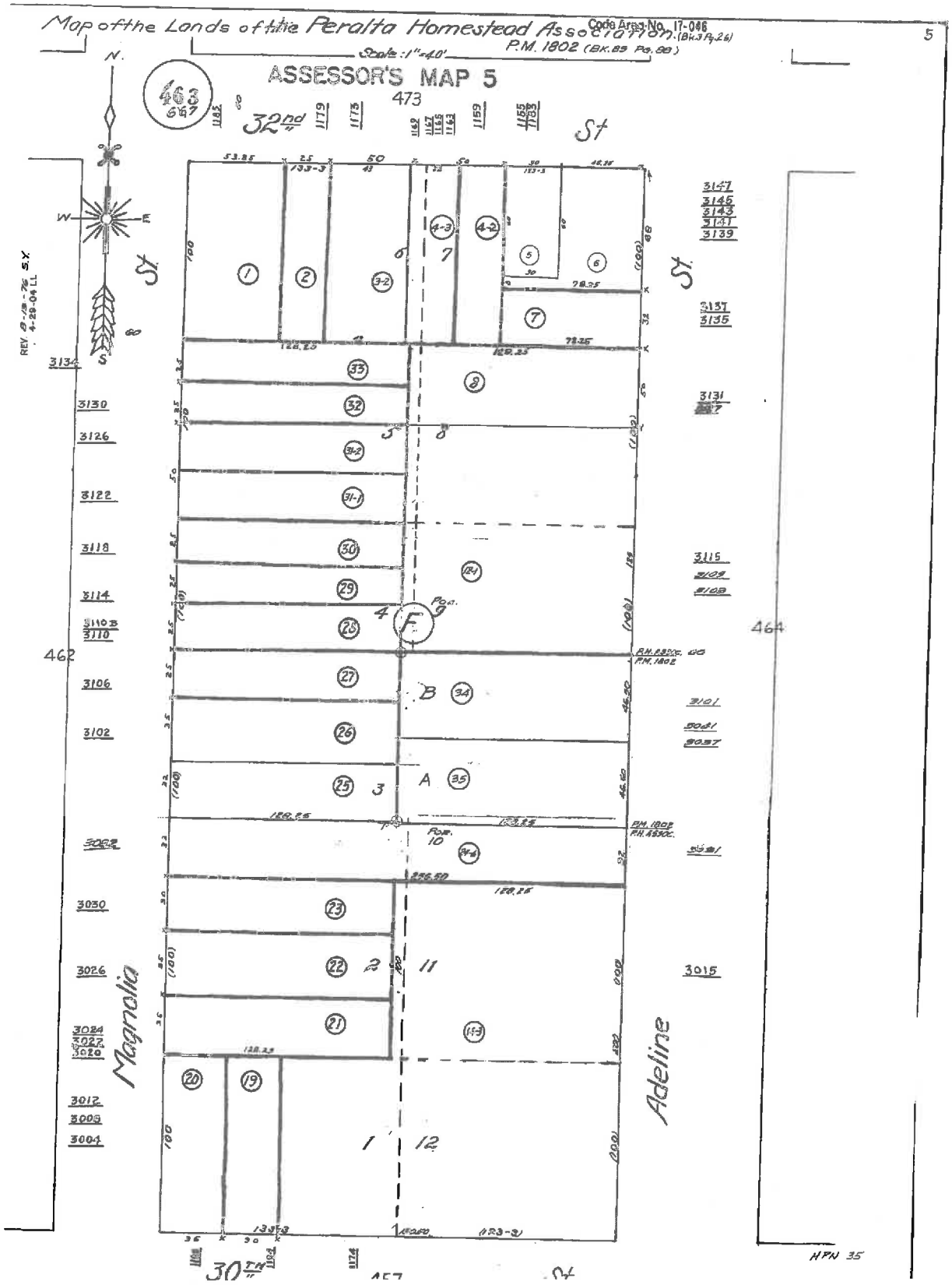
Economic Unit

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
ADELINE SCENIC PROPERTIES LLC	List Owners	1196 3RD ST , OAKLAND, CA 94608	04/08/2016	2016-89331		3	4100
RECO INVESTORS LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	12/04/2013	2013-375449		3	4100
RWW PROPERTIES LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	08/08/2013	2013-273959		3	4100
FULL MOON PARTNERS	List Owners	3109 ADELINE ST , OAKLAND, CA 94608-4411	02/21/1997	1997-48602		3	4100
CHIODO LOUIS J & SANDRA J	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	10/04/1991	1991-268743		3	4100
CHIODO DENNIS L & SANDRA K	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	02/09/1990	1990-42397		3	4100
ZIMMERMAN L & SYLVIA	List Owners	3115 ADELINE ST , OAKLAND, CA 94608-4411	03/01/1969	TRAN-3953		1	4100

Parcels Included in the Economic Unit:

5-463-12-1
5-463-34
5-463-35

Close Window



ATTACHMENT 6

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
REBECCA GEBHART, Interim Director

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

INVITATION TO COMMENT – POTENTIAL CASE CLOSURE

ADELINE FOUNDRY
3037 – 3115 ADELINE STREET, OAKLAND, CA
SITE CLEANUP PROGRAM CASE RO0003142
GEOTRACKER GLOBAL ID T10000006053

March 10, 2017

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) for the investigation and cleanup of a release of petroleum hydrocarbons and metals from a former bronze metal foundry. Site investigation and cleanup activities have been completed and it does not appear that residual contamination presents a risk to human health and the environment. Therefore, ACDEH is considering closure of the case. Due to the residual contamination on site and a vapor mitigation system, the site would be closed with site management requirements that requires annual inspections and reporting and further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current occupants and landowners of adjacent properties and known interested parties for this site. The public is invited to review and comment on the potential closure of the case. The entire case file can be viewed over the Internet on the ACEH website (http://www.acgov.org/aceh/lop/ust.htm) or the State of California Water Resources Control Board GeoTracker website (http://geotracker.waterboards.ca.gov). Please send written comments to Mark Detterman at ACDEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments **received by April 16, 2017** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACDEH case RO0003142 in any correspondence.

Parcel_APN	Name	StreetAddress	Unit	City	Zip	attn	email
5-463-14-3	AFTERGOOD JACOB B & SCHMIER ERIC S TR ETAL	1475 POWELL ST	201	EMERYVILLE CA	94608		
5-463-21	BHASIN VIKRAM	1155C ARNOLD DR	246	MARTINEZ CA	94553		
5-463-29	BRINKMANN MATTHEW	3114 MAGNOLIA ST		OAKLAND CA	94608		
5-464-19	COHAN ANDREA & LISZNIANSKY TANYA	3026 ADELINE ST		OAKLAND CA	94608		
5-464-39	COMMON AREA OF PM 8009 27 - 38	655 3RD ST	3	OAKLAND CA	94607		
5-463-23	DUPREE NICOLE R	3030 MAGNOLIA ST		OAKLAND CA	94608		
5-463-26	FALLA FULLMOIE L	3102 MAGNOLIA ST		OAKLAND CA	94608		
5-463-22	KAUR JAGDISH	4332 SAN PABLO AVE		OAKLAND CA	94608		
5-463-31-2	MARTZ NANCY	3126 MAGNOLIA ST		OAKLAND CA	94608		
5-463-30	MURPHY PAUL A	3118 MAGNOLIA ST		OAKLAND CA	94608		
5-463-35	OCCUPANT	3037 ADELINE ST		OAKLAND CA	94608		
5-463-34	OCCUPANT	3101 ADELINE ST		OAKLAND CA	94608		
5-463-12-1	OCCUPANT	3115 ADELINE ST		OAKLAND CA	94608		
5-463-31-1	OCCUPANT	3122 MAGNOLIA ST		OAKLAND CA	94608		
5-463-25	OCCUPANT	MAGNOLIA ST		OAKLAND CA	94608		
5-464-39	OCCUPANT	3032 ADELINE ST		OAKLAND CA	94608		
5-464-58	OCCUPANT	ADELINE ST		OAKLAND CA	94608		
5-464-20	OCCUPANT	3028 ADELINE ST		OAKLAND CA	94608		
5-463-14-3	OCCUPANT	3015 ADELINE ST		OAKLAND CA	94608		
5-463-22	OCCUPANT	3026 MAGNOLIA ST		OAKLAND CA	94608		
5-463-21	OCCUPANT	3022 MAGNOLIA ST		OAKLAND CA	94608		
5-464-19	OCCUPANT	3026 ADELINE ST 6B	6B	OAKLAND	94608		
5-464-58	OCCUPANT	3110 ADELINE ST		OAKLAND	94608		
5-464-58	OCCUPANT	3101 CHESTNUT ST		OAKLAND	94608		
5-464-39	OCCUPANT	3116 ADELINE ST		OAKLAND	94608		
5-463-12-1	OCCUPANT	3109 ADELINE ST		OAKLAND	94608		
5-463-12-1	OCCUPANT	3105 ADELINE ST		OAKLAND	94608		
5-463-28	OCCUPANT	3110 MAGNOLIA ST B	B	OAKLAND	94608		
5-463-28	OCCUPANT	3110 MAGNOLIA ST A	A	OAKLAND	94608		
5-463-24-6	PHILLIPS ANNE	3031 ADELINE ST		OAKLAND CA	94608		
5-463-25	PLANK JAMES E	3234 ADELINE ST		BERKELEY CA	94703		
5-463-35	RECO INVESTORS LLC	6114 LA SALLE AVE	535	OAKLAND CA	94611		
5-463-34	RECO INVESTORS LLC	6114 LA SALLE AVE	535	OAKLAND CA	94611		
5-463-12-1	RECO INVESTORS LLC	6114 LA SALLE AVE	535	OAKLAND CA	94611		
5-463-28	ROSS JUSTIN	3110 MAGNOLIA ST		OAKLAND CA	94608		
5-463-31-1	SINGH AVTAR	4431 CASA LA CRESTA		CASTRO VALLEY CA	94546		
5-464-20	SMITH RAHAJANEH TRUST & JAMES RAYMOND TRUST	PO BOX 23559		ST PETERSBURG FL	33742		
5-464-58	STEEL WORKS LOFTS OWNERS ASSOCIATION	1 KAISER PLZ	750	OAKLAND CA	94612		
5-463-27	TYLER CATHERINE B	3106 MAGNOLIA ST		OAKLAND CA	94608		
	SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	1515 CLAY STREET	SUITE 1400	OAKAND CA	94612	CHERYL PROWELL	cheryl.prowell@waterboards.ca.gov
	CITY OF OAKLAND PUBLIC WORKS ENVIRONMENTAL SERVICES	250 FRANK H. OGAWA PLAZA	SUITE 5301	OAKLAND CA	94612	MARK JOHANNES ARNIOLA	marniola@oaklandnet.com
	EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION	P.O. BOX 24055	MS 702	OAKLAND CA	94623	CHANDRA JOHANNESSON	cjohanne@ebmud.com
	CITY OF OAKLAND PLANNING & BUILDING	250 FRANK H. OGAWA PLAZA	SUITE 2114	OAKLAND CA	94612	DAVE HARLAN	dharlan@oaklandnet.com

ATTACHMENT 7

2017142446 06/29/2017 03:05 PM
OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE: 160.00

46 PGS

Recording Requested By:

Adeline Scenic Properties, LLC
1196 32nd Street
Oakland, CA 94608

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

Alameda County
JUL 25 REC'D
Environmental Health

A23
46
13

COVENANT AND ENVIRONMENTAL RESTRICTION
ON PROPERTY

3037-3115 Adeline Street, Oakland, California

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the ____ day of April, 2017 by Adeline Scenic Properties, LLC ("Covenantor") who is the Owner of record of that certain property situated at 3037, 3101, and 3115 Adeline Street (APNs 5-463-34, 5-463-35, and 5-463-12-1, respectively) in the City of Oakland, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "Burdened Property"), for the benefit of the Alameda County Department of Environmental Health (the "County"), with reference to the following facts:

A. The Burdened Property soil and soil gas underlying the property contains hazardous materials.

B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by operation of a furnace associated with bronze foundry operations conducted by Bronze and Brass Works and Apex Foundry from 1928 to 1962. These operations resulted in contamination of soil with inorganic and organic chemicals including metals (copper and lead), diesel- and oil-ranged petroleum hydrocarbons, poly-aromatic hydrocarbons, polychlorinated dibenzo-p-dioxins (PCDDs) and polychlorinated dibenzofurans (PCDFs) which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. Methane from the biodegradation of the hydrocarbons is found in soil gas.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil and soil gas on the Burdened Property. The area of soil contamination is covered by a paved cap to prevent direct contact with soil and a vapor mitigation system (VMS) has been installed to protect structures and site occupants from exposure to the methane hazard. These mitigation measures will be maintained as detailed in a Site Management Plan (SMP)* that will be recorded with this covenant. Without these mitigation measures which have been performed on the Burdened Property, exposure to these contaminants in soil could take place via dermal

* SEE EXHIBIT B

contact, inhalation, and ingestion during construction activities in that area. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for an athletic business, and warehousing, and is adjacent to other commercial and residential land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

ARTICLE I
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding

on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

ARTICLE II
DEFINITIONS

2.1 County. "County" shall mean the Alameda County Department of Environmental Health and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

ARTICLE III
DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

a. Development of the Burdened Property shall be restricted to industrial, commercial or office space;

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

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

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

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

f. No Owners or Occupants of the Property or any portion thereof shall conduct any excavation work on the Property, unless expressly permitted in writing by the County, and managed under the approved SMP. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with all applicable provisions of local, state and federal law;

g. No Owners or Occupants of the Property or any portion thereof shall modify the VMS, unless expressly permitted in writing by the County.

h. All uses and development of the Burdened Property shall be consistent with any applicable County Cleanup Order or Risk Management Plan or SMP, each of which is hereby incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of any cap and VMS installed on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

i. No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

j. The Owner shall notify the County of each of the following: (1) The type, cause, location, and date of any disturbance to the cap and VMS, any remedial measures taken or remedial equipment installed on the VMS, on the Burdened Property pursuant to the requirements of the County, which could affect the ability of such cap or VMS to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs. Documentation of inspections and repairs shall be provided in annual inspections and Operations and Maintenance reports in accordance with the SMP.

k. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

l. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

m. No Owner or User of the Burdened Property shall grow fruits or vegetables for consumption using site soils. Gardening on the Burdened Property shall only be permitted using imported soil within raised beds that do not allow direct contact between plant roots and the underlying site soil.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in

violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soil under the property, and is subject to a covenant and environmental restrictions on Property dated as of 5/5/[redacted], 2017, and recorded on _____, 20__, in the Official Records of _____ County, California, as Document No. _____, which Covenant imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV
VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V
MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To: "Covenantor"
Adeline Scenic Properties, LLC
1196 32nd Street
Oakland, CA 94608

If To: "County"
Alameda County Department of Environmental Health
Attention: Director
1131 Harbor Bay Parkway
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of the Alameda County Department of Environmental Health. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.
Covenantor: Adeline Scenic Properties, LLC

By: JOHN MURRAY

Signature: John Murray

Title: PARTNER

Date: 5/5/17

By: Daniel S. Kwon

Signature: [signature]

Title: Partner

Date: 5/5/17

By: Christine Lee AKA Lee Christine Kim

Signature: [signature]

Title: partner

Date: 5/5/17

By: CLINTON STOCKTON

Signature: [signature]

Title: PARTNER

Date: 5/5/17

Agency: Alameda County Department of Environmental Health

By: RONALD BROWDER

Signature: [signature]

Title: Director

Date: 06-21-2017

By: DANIEL S. KWON

Signature: Daniel S. K

Title: Partner

Date: 5/5/17

By: Christine Lee

Signature: Christine K

Title: partner

Date: 5/5/17

6/28/17

SOO YEON KWON
Commission # 2102730
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2019

By: CLINTON STOCKTON

Signature:

Title: PARTNER

Date: 5/5/17

Agency: Alameda County Department of Environmental Health

By: RONALD BROWDER

Signature: Ronald S Browder

Title: Director

Date: 06-21-2017

SOO YEON KWON
Commission # 2102730
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2019

State of California, County of Los Angeles
On 6-28-17 before me, Soo Yeon Kwon,
Notary Public, personally appeared Lee Christine
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.

ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On 06-28-2017 before me, Soo Yeon Kwon, Notary Public
(insert name and title of the officer)

personally appeared Lee Christine Kim,
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 _____ (Seal)

SOO YEON KWON
Commission # 2102730
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2019

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

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 5/5/17, before me Matthew D. Valera, Notary Public, personally appeared John Murray, Daniel S. Kwon, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/(they) executed the same in his/her/(their) authorized capacity(ies), and that by his/her/(their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public in and for said County and State

MATTHEW D. VALERA
Commission # 2135875
Notary Public - California
Alameda County
My Comm. Expires Jan 3, 2020

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 5/5/17, before me Matthew D. Valera, Notary Public, personally appeared Christine Lee, Clinton Stockton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/(they) executed the same in his/her/(their) authorized capacity(ies), and that by his/her/(their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Notary Public in and for said County and State

MATTHEW D. VALERA
Commission # 2135875
Notary Public - California
Alameda County
My Comm. Expires Jan 3, 2020

ACKNOWLEDGMENT

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

State of California
County of Alameda)

On 6/27/17 before me, Matthew D. Valera, Notary Public
(insert name and title of the officer)

personally appeared Clinton Stockton,
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.

MATTHEW D. VALERA
Commission # 2135875
Notary Public - California
Alameda County
My Comm. Expires Jan 3, 2020

Signature _____ (Seal)

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

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 6/21/17, before me Matthew D. Valera, Notary Public, personally appeared Ronald Bowder,

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

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

WITNESS my hand and official seal.

Notary Public in and for said
County and State

MATTHEW D. VALERA
Commission # 2135875
Notary Public - California
Alameda County
My Comm. Expires Jan 3, 2020

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

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

_____,

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

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

WITNESS my hand and official seal.

Notary Public in and for said
County and State

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Escrow No.: 16-**58206644**-LE
Locate No.: CACTI7701-7701-5582-0058206644
Title No.: 16-**58206644**-KD

EXHIBIT "A"

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

Parcel 1:

Beginning at a point on the Western line of Adeline Street, as said street exists since the widening thereof to 80 feet, distant thereon Southerly 209 feet from the point of intersection thereof with the Southern line of 32nd Street; running thence Southerly along said line of Adeline Street 41 feet; thence Westerly parallel with said line of 32nd Street, 128 feet, 3 inches; thence Northerly parallel with said line of Adeline Street, 41 feet; thence Easterly parallel with said line of 32nd Street, 128 feet, 3 inches to the point of beginning.

Being a portion of Block "F", as said Block is shown on the "Map of the lands of Peralta Homestead Association, Oakland, Alameda Co.", filed April 17, 1868, in Book 3 of Maps at Page 26, in the Office of the County Recorder of Alameda County.

Parcel 2:

Beginning at a point on the Western line of Adeline Street, as said street exists since the widening thereof to 80 feet, distant thereon Southerly 175 feet from the Southern line of 32nd Street, as said Street is shown on the Map herein referred to; running thence Southerly along said line of Adeline Street 34 feet; thence Westerly parallel with said line of 32nd Street, 128 feet, 3 inches; thence Northerly parallel with said line of Adeline Street, 34 feet; thence Easterly parallel with said line of 32nd Street, 128 feet, 3 inches to the point of beginning.

Being a portion of Block "F", as said Block is shown on the "Map of the lands of the Peralta Homestead Assn., Oakland, Alameda Co.", filed April 17, 1868, in Book 3 of Maps at Page 26, in the Office of the County Recorder of Alameda County.

Parcel 3:

Beginning at a point on the Western line of Adeline Street, as said street exists since the widening thereof to 80 feet, distant thereon 250 feet Southerly from the point of intersection thereof with the Southern line of 32nd Street; running thence Southerly along said line of Adeline Street, 25 feet; thence at right angles Westerly 128 feet 3 inches; thence at right angles Northerly 25 feet; and thence at right angles Easterly 128 feet 3 inches to the point of beginning.

Being portions of Lots 4 and 9 in Block "F" as said lots and Block are shown on the "Map of the lands of the Peralta Homestead Association, Oakland, Alameda Co., surveyed April 4, 1868" filed April 17, 1868 in Book 3 of Maps at Page 26, in the Office of the County Recorder of Alameda County.

Parcel 4:

Beginning at a point on the Western line of Adeline Street, as said street exists since 2 widening thereof to 80 feet, distant thereon 150 feet Southerly from the point of intersection thereof with the Southern line of 32nd Street; and running thence Southerly along said line of Adeline Street, 25 feet; thence at right angles Westerly 128 feet 3 inches; thence at right angles Northerly 25 feet; and thence at right angles Easterly 128 feet 3 inches to the point of beginning.

Being a portion of Lots 5 and 8 in Block "F" as said lots and Block are shown on the "Map of the lands of the Peralta Homestead Association, Oakland, filed April 17, 1868 in Book 3 of Maps at Page 26, in the Office of the County Recorder of Alameda County.

Parcel 5:

Parcel A of Parcel Map 1802 filed May 10, 1976 in Book 89 of Maps, Page 88, Alameda County Records.

Parcel 6:

Parcel B of Parcel Map 1802 filed May 10, 1976 in Book 89 of Maps, Page 88, Alameda County Records.

APN's: 005-0463-012-01 (Affects Parcels 1, 2, 3 and 4), 005-0463-034 (Affects Parcel 6) and 005-0463-035 (Affects Parcel 5)

APN: 005-0463-012-01/005-0463-034-00/005-0463-035-00

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**5-463-34** Inactive:**N** Lien Date:**01/01/2016** Owner:**ADELINE SCENIC PROPERTIES LLC**

Property Address: **3101 ADELINE ST, OAKLAND, CA 94608**

Economic Unit | Parcel History

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
ADELINE SCENIC PROPERTIES LLC	List Owners	1196 3RD ST , OAKLAND, CA 94608	04/08/2016	2016-89331		3	4100
RECO INVESTORS LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	12/04/2013	2013-375449		3	4100
RWW PROPERTIES LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	08/08/2013	2013-273959		3	4100
FULL MOON PARTNERS	List Owners	3109 ADELINE ST , OAKLAND, CA 94608-4411	02/21/1997	1997-48602		3	4100
CHIODO LOUIS J & SANDRA J	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	10/04/1991	1991-268743		3	4100
CHIODO DENNIS L & SANDRA K	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	02/09/1990	1990-42397		3	4100
ZIMMERMAN LOUIS & SYLVIA	List Owners	3101 ADELINE ST , OAKLAND, CA 94608-4411	07/16/1979	1979-137647		2	4100
MOSS DERWIN E & JEAN	List Owners	3101 ADELINE ST , OAKLAND, CA 94608-4411	03/01/1976	TRAN-3971		1	4100

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

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

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History | Value | Transfer | Map | Glossary

Parcel Number:**5-463-35** Inactive:**N** Lien Date:**01/01/2016** Owner:**ADELINE SCENIC PROPERTIES LLC**

Property Address: **3037 ADELINE ST, OAKLAND, CA 94608**

Economic Unit | Parcel History

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
ADELINE SCENIC PROPERTIES LLC	List Owners	1196 3RD ST , OAKLAND, CA 94608	04/08/2016	2016-89331		3	4100
RECO INVESTORS LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	12/04/2013	2013-375449		3	4100
RWW PROPERTIES LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	08/08/2013	2013-273959		3	4100
FULL MOON PARTNERS	List Owners	3109 ADELINE ST , OAKLAND, CA 94608-4411	02/21/1997	1997-48602		3	4100
CHIODO LOUIS J & SANDRA J	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	10/04/1991	1991-268743		3	4100
CHIODO DENNIS L & SANDRA K	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	02/09/1990	1990-42397		3	4100
ZIMMERMAN LOUIS & SYLVIA	List Owners	3115 ADELINE ST , OAKLAND, CA 94608-4411	07/16/1979	1979-137647		2	4100
MOSS DERWIN E & JEAN	List Owners	3037 ADELINE ST , OAKLAND, CA 94608-4434	03/01/1976	TRAN-3972		1	4100

COUNTY OF ALAMEDA
Assessor's Office
Property Value System

Help

New Query

History || Value || Transfer || Map || Glossary

Parcel Number:**5-463-12-1** Inactive:**N** Lien Date:**01/01/2016** Owner:**ADELINE SCENIC PROPERTIES LLC**

Property Address: **3115 ADELINE ST, OAKLAND, CA 94608-4411**

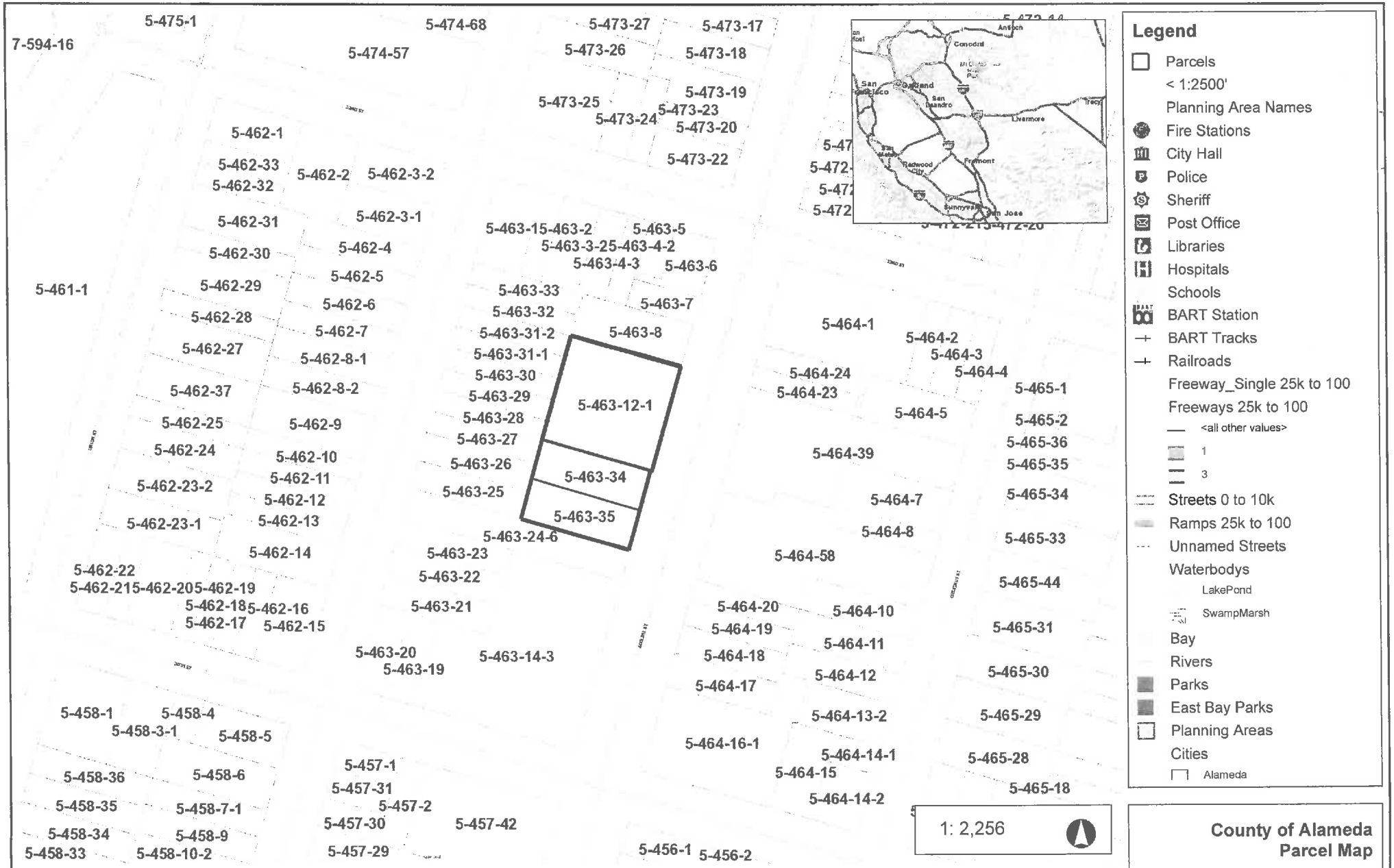
Economic Unit

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
ADELINE SCENIC PROPERTIES LLC	List Owners	1196 3RD ST , OAKLAND, CA 94608	04/08/2016	2016-89331		3	4100
RECO INVESTORS LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	12/04/2013	2013-375449		3	4100
RWW PROPERTIES LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	08/08/2013	2013-273959		3	4100
FULL MOON PARTNERS	List Owners	3109 ADELINE ST , OAKLAND, CA 94608-4411	02/21/1997	1997-48602		3	4100
CHIODO LOUIS J & SANDRA J	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	10/04/1991	1991-268743		3	4100
CHIODO DENNIS L & SANDRA K	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	02/09/1990	1990-42397		3	4100
ZIMMERMAN L & SYLVIA	List Owners	3115 ADELINE ST , OAKLAND, CA 94608-4411	03/01/1969	TRAN-3953		1	4100

Parcels Included in the Economic Unit:

5-463-12-1
5-463-34
5-463-35

Close Window



Legend

- Parcels
  - < 1:2500'
- Planning Area Names
- Fire Stations
- City Hall
- Police
- Sheriff
- Post Office
- Libraries
- Hospitals
- Schools
- BART Station
- BART Tracks
- Railroads
- Freeway_Single 25k to 100
- Freeways 25k to 100
  - <all other values>
  - 1
  - 3
- Streets 0 to 10k
- Ramps 25k to 100
- Unnamed Streets
- Waterbodys
  - LakePond
  - SwampMarsh
- Bay
- Rivers
- Parks
- East Bay Parks
- Planning Areas
- Cities
  - Alameda

1: 2,256

376.0 0 188.00 376.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

County of Alameda
Parcel Map

EXHIBIT B

SITE MANAGEMENT PLAN

May 30, 2017

Mr. Mark Detterman
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

I, John Murray, hereby authorize ERAS Environmental, Inc. to submit the Site Management Plan for 3037-3115 Adeline Street in Oakland, California, dated March 30, 2017 to the Alameda County Health Care Services Agency.

"I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the SWRCB's GeoTracker website."

Signature:

Printed Name: John Murray

Mr. John Murray
John Murray Productions
510.594.2080 x 16
johnm@johnmurray.com

ERAS

Environmental, Inc.

1533 B Street

Hayward, CA 94541

(510) 247-9885 Facsimile: (510) 886-5399

info@eras.biz

SITE MANAGEMENT PLAN
3037-3115 Adeline Street
Oakland, California
ERAS Project Number 14-002

Prepared for:

Mr. John Murray
John Murray Productions
1196 32nd Street
Oakland, CA 94608

Prepared by:

ERAS Environmental, Inc.
May 30, 2017

ERAS Environmental, Inc.

1533 B Street
Hayward, CA 94541

(510) 247-9885 Facsimile: (510) 886-5399 info@eras.biz

May 30, 2017

Mr. John Murray
John Murray Productions
1196 32nd Street
Oakland, CA 94608

Subject: **Site Management Plan**
3037-3115 Adeline Street, Oakland, California
ERAS Project Number 14-002

Dear Mr. Murray:

ERAS Environmental, Inc. (ERAS) is pleased to present the Site Management Plan for the management of residual subsurface contamination during future potential construction projects at 3037-3115 Adeline Street in Oakland, California (the "Property").

Concentrations of petroleum hydrocarbon compounds and lead were found in a small area of soil underlying the Property. In addition, methane gas is present in the subsurface near the southwest corner of the building and a Vapor Mitigation System (VMS) was installed. The attached plan provides procedures to utilize at the Property during future construction activities and to ensure the residual contamination is not disturbed during normal business activities. Please call if you have any questions regarding the information presented in this plan.

Respectfully,
ERAS Environmental, Inc.

REGISTERED GEOLOGIST
R. CURTIS PAYTON II
No. 5608
STATE OF CALIFORNIA

Curtis Payton
California Registered Professional Geologist 5608

David Siegel
Senior Program Manager

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APPENDICES

1.0 INTRODUCTION

This site management plan (SMP) has been developed as part of an Environmental Covenant and Deed Restriction which has been placed on the Property to address and manage the risks posed by residual pollutants that remain on the Property in a manner which is protective of human health and the environment.

The Property is located at 3037-3115 Adeline Street in the northwestern portion of the City of Oakland (**Figure 1**) and consists of three Alameda County Assessor's parcels listed from north to south (5-463-12-1, 5-463-34, 5-463-35). The residual pollutants affect the western side of the southern two parcels. The layout of the Property is shown on **Figure 2.** The approximate area of concern is shown on **Figure 3**. The Property is listed with the Alameda County Department of Environmental Health (ACDEH) as case number RO0003142.

All use of the Property must remain in compliance with this SMP and the associated deed restriction described above. All Property owners and tenants are responsible for this continued compliance. A copy of this SMP must accompany all lease and sale agreements and must be provided to any contractors penetrating through the slab of the existing building or the parking lot pavement in the designated area.

The ACDEH contact at the time of preparation of this SMP is as follows.

Name:	ACDEH
Address:	1131 Harbor Bay Parkway Alameda, CA 94502
Telephone:	Mark Detterman (510) 567-6876
E-mail:	Mark.Detterman@acgov.org
Alternative:	Chief, Land Water Division (510) 567-6767

The Alameda County Department of Environmental Health (ACDEH) is the lead agency which has overseen environmental investigations/cleanup of the property. Non-compliance with the Deed Restriction and SMP will allow the ACDEH to take enforcement actions against the owners or parties who have violated the terms set forth in those documents. Additional environmental documents for the case (RO0003142) are available electronically on the ACDEH website at http://www.acgov.org/aceh/lop/ust.htm and at California State Water Resource Control Board's

Geotracker website at:
https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000006053

A limited area of soil on the Property in the area of a former furnace is known to contain contaminants of concern (COC), including but not limited to: total petroleum hydrocarbons quantified as diesel range organics (TPH-dro), oil range organics (TPH-oro), 2-methylnapthalene, copper and lead. This area of the Property has also been found to contain elevated concentrations of methane gas. A Vapor Mitigation System (VMS) was installed in this area to mitigate potential hazards of the methane.

The known contamination is located at the northwest corner of the outside parking lot and under the southwestern corner of the existing building. The contamination does not pose a threat to occupants of the building if the existing pavement is not removed or damaged and the VMS is maintained in working condition.

This SMP prescribes procedures for maintaining the VMS and cap at the site. No new building or subsurface work is allowed unless previously approved by ACDEH in the area of concern designated on Figure 3.

Once allowed by ACDEH, construction of structures on the Property will require special soil handling procedures as they are performed. If any structure is constructed on the site, mitigation measures must be implemented. The engineering design must be submitted to the ACDEH for approval and final approved construction inspection reports must be submitted to verify that the approved mitigation measures were implemented.

2.0 OBJECTIVES

The SMP presents information and instructions to be used during future construction and subsurface activities at the Property. The purpose of the SMP is to protect Property occupants, workers, nearby residents and the surrounding area from potential chemical release to air from soil containing petroleum hydrocarbons and naphthalene and soil vapor containing methane.

Procedures to follow for new construction, soil excavation and waste disposal are included in this plan. The primary health concern at this property is explosive hazards and direct contact with contaminated soil during construction activities.

The SMP details procedures for the 1) inspection of all visible components of the vapor mitigation system and the paving in the Area of Concern and the mitigation system, 2) procedures for reporting of inspections, 3) procedures for disturbance of pavement and soil in the affected area, and 4) procedures for handling and disposal of contaminated soil when it is disturbed.

3.0 BACKGROUND

Based on historical research, a bronze foundry operated on part of the Property (3037 and 3101 Adeline Street) from at least 1928 to 1963. Machine shops operated at 3101 and 3115 Adeline Street from at least 1951 until 1959. It is believed the contamination found at the Property was associated with a furnace used by the former foundry that was in what is now the parking lot (see **Figure 2).**

4.0 LOCATION AND EXTENT OF CONTAMINATION

Phase 2 subsurface investigations were performed by (a) Partner Engineering and Science, Inc. in 2013; (b) ERAS Environmental, Inc. in 2014; and (c) SVC Environmental in 2015 and 2016. The investigations determined groundwater is located at a depth of approximately 17.5 to 19.5 feet below ground surface. No concentrations of the contaminants of concern were detected above method detection limits in groundwater samples collected. The concentrations of contaminants found in soil and soil vapor during the investigations are summarized in **Tables 1 and 2**.

The investigations indicated that soil contamination was present near the northwest corner of the parking lot. Contaminants of concern (COC) included TPH-dro, TPH-oro, naphthalene and lead. Although TPH-dro, TPH-oro and naphthalene were detected in soil in Boring PES-B2, groundwater from that boring was not found to be impacted by COC.

The only contaminants that have been detected in soil above the commercial or construction worker ESLs for direct contact are TPH-dro (ESL 1,100 mg/Kg and 880 mg/kg, respectively) and lead (ESL 320 mg/Kg and 160 mg/kg, respectively). A map showing the estimated distribution of TPH-dro in soil above the commercial/industrial direct contact ESL is shown as **Figure 3**. The approximate Area of Concern for TPH-dro is shown on **Figure 3**. The only location of lead above the ESL was in sample E-11 located on the building side of the VMS trench. The Area of Concern based on the results of subsurface investigations and excavation confirmation sampling is also shown on **Figure 3**. Soil from borings PES-B2, B-2 and B-6 along with excavation samples E-1, E-2, E-3, E-4, E-6, E-8, E-9, and E-11 contained concentrations of TPH-dro above the industrial/commercial direct contact ESL of 1,100 mg/Kg. The approximate vertical extent is limited to the upper 10 feet in the vicinity of PES-B2 and B-2 and the upper 2 feet in boring B-6.

Soil from boring B-2 and excavation samples E-4 and E-11 yielded concentrations of lead above the industrial/commercial direct contact ESL of 320 mg/Kg. The lead detected in boring B-2 and excavation sample E-4 were removed. However, the lead detected in E-11 remains under the building. The approximate vertical extent is limited to the upper 3 feet.

The 2-methylnapthalene concentrations found in soil were below the commercial/industrial or construction worker direct contact ESLs but above the ESL to protect drinking water. To ensure this contaminant does not have the potential for migration to groundwater as a result of water induced percolation in the future, the existing building and adjacent pavement must be maintained as described below in the next section.

No concentrations of the COC have been detected in the groundwater samples collected on the Property above their respective ESLs.

SVC Environmental performed soil gas and sub-slab vapor sampling at the site on October 23, 2015 and again on November 16, 2016. The results are presented on **Table 2**. Note that naphthalene was analyzed by both EPA Method TO-15 and TO-17.

The results of the sampling indicated detectable concentrations of naphthalene in the soil vapor from the boring outside the building, VP-1, at 60 micrograms per cubic meter ($\mu g/m^3$), by TO-17

which is below the Regional Water Quality Control Board Environmental Screening Level of 360 $\mu g/m^3$. The concentration of naphthalene under the building in sub-slab boring SS-1 was not reported above the reporting limit (RL; <5 $\mu g/m^3$) by TO-17 on October 23, 2015 or above the RL of 6.6 $\mu g/m^3$ by TO-15 on November 16, 2016. The results indicated that the naphthalene concentration beneath the building on two separate occasions was less than the ESL of 7.2 $\mu g/m^3$.

A concentration of methane was detected in the sample from VP-1 at a concentration of 9% which is above the lower explosive limit (LEL) of 5% for methane. SVC concluded that the presence of the methane at the measured concentration represents degradation of the heavy hydrocarbons in soil and represents a future hazard to structures or to occupants of that area of the Property just outside the building. Resampling of the sub-slab soil vapor on November 16, 2016 indicated no detectable concentration of methane remained.

Due to the presence of previously detected methane, the VMS system was installed to vent methane gas buildup. Samples collected on November 16, 2016 at sample ports on the riser at 4 feet and 11 feet above the ground surface did not contain detectable concentrations of BTEX, naphthalene or methane.

5.0 MAINTENANCE OF EXISTING BUILDING (BUILDING PRESENT AS OF 2017) AND PAVEMENT

A portion of the contamination is beneath the southwestern corner of the building near PES-B2 and B-6. The location of the Area of Concern is shown on Figure 3. The existing building in its current condition appears to be effective in sealing this contamination from contact with the surface or precipitation. A portion of the contamination is located below the northwest corner of the parking lot.

To remain effective the existing slab of the building and the pavement in the area of that corner of the parking lot must remain intact. No subsurface work is allowed unless approved by ACDEH, including utility installation or repair. Once approved, any breaching of the existing building slab or pavement in that area must be repaired to its current condition. Particular attention should be paid to penetrations through the slab, such as piping, conduits, footings, etc.

As previously noted, non-compliance with this SMP will lead to enforcement by the ACDEH Non-compliance, when discovered, must be reported to the ACDEH within 10 days. If non-compliant activities are discovered, the owner must take immediate steps to document the non-compliance and document what steps were taken to correct these activities.

6.0 SYSTEM OPERATION AND MAINTENANCE

The inspection measures described in the following sections will be performed to ensure the vapor mitigation system (VMS) is functioning as intended.

A VMS has been installed at the Property to vent methane gas from an area along the southwest side of the building foundation adjacent to the current parking area. The VMS is designed to mitigate the potential for methane buildup in the area of concern that could contribute to potentially unacceptable explosive risk to indoor air. The VMS system must be maintained in working condition to mitigate the possibility of methane gas exposure or collection of methane vapors.

The system is a passive system that consists of a horizontal slotted PVC pipe that is located in a pea gravel filled trench that runs along the outside of the southwest edge of the building office area. The piping is connected to a 12 foot PVC riser mounted on the western corner of the building. The top of the pipe is outfitted with a passive wind turbine to assist in evacuation of vapors that may collect in the piping. Details of the construction are shown on **Figure 4**.

Note no construction is allowed in the area of the VMS without express written approval of the ACDEH.

6.1 Personnel and Project Management

The owner of the Property or a qualified representative of the owner will retain qualified workers and contractors to ensure the pavement remains in good condition and the VMS system is in good

condition and operating properly.

As of the date of this report, the Property Owner's contact, responsible for site access and overall adherence to this plan and the ACDEH contact is:

Name:	Scenic Properties, LLC	ACDEH
Address:	1196 32nd Street Oakland, CA 94608	1131 Harbor Bay Parkway Alameda, CA 94502
Telephone:	John Murray (510) 594-2080x16	Mark Detterman (510) 567-6876
E-mail:	johnm@johnmurray.com	Mark.Detterman@acgov.org
Alternative:		Chief, Land Water Division
Telephone:		(510) 567-6767

6.2 Health and Safety

Methane, the primary contaminant of concern, is a colorless and odorless gas. As a gas, it is non-toxic, but is flammable over a concentration range of 4.4 percent to 17 percent (methane was detected at a concentration of 9 percent in a soil gas sample in the impacted area). Methane may also be an asphyxiant, as it can displace oxygen in confined spaces. All contractors and personnel who may perform work in this area will conduct operations with adequate ventilation and in accordance with applicable regulatory guidelines and statutes.

6.3 Inspection and Monitoring

The owner of the Property or a qualified representative of the owner should perform visual inspection on a monthly basis to ensure that the pavement in the area near the VMS system is undamaged, the VMS piping is intact and that the fan is operating. A VMS Inspection Form is provided in **Appendix 1**. Any damage to the pavement or to the VMS will be noted and promptly repaired.

Annual written documentation shall be provided to the ACDEH. The documentation shall include written documentation of the inspections and the actions taken to maintain the system and pavement in good working order.

6.4 Maintenance and Repair

If damage is noted to the pavement or the VMS, proper repairs shall be performed promptly to restore the condition. If necessary, properly qualified contractors will be employed to perform the repair work.

7.0 NEW CONSTRUCTION

New construction is not allowed unless previously approved by ACEHD in the Area of Concern.

7.1 Utility Repair Procedures

Utility repair is not allowed unless previously approved by ACEHD in the Area of Concern. If utility line repair will disturb the pavement or soil in the Area of Concern, all work must be performed under the requirements of a health and safety plan (HASP) and the requirements for worker personal protection, soil handling and disposal as summarized in this SMP.

8.0 FIELD PRACTICES

The field practices detailed below are designed to protect workers, nearby residents and the surrounding nearby area. In addition, work practices to follow for waste disposal are described.

Once approved by ACDEH, all excavation work outside of the methane mitigation system area that affects the area of contamination will be overseen in the field by a professional environmental consultant trained as a supervisor in hazardous waste operations.

9.1 Worker Protection

The soil underlying the area of the Property could contain petroleum hydrocarbons and metals (copper and lead). Should excavation be performed in this area, workers suitably trained in

hazardous waste operations (HAZWOPER) shall be contracted to perform the excavation. Moreover, workers shall be notified in advance of work on site of the hazards associated with the identified contaminants.

Soil excavated from the area shall be stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Excavated soil shall be subject to engineering controls at all times to prevent fugitive dust from escaping the site. Engineering controls may include, but are not limited to, wetting, covering, or other appropriate means that comply with local regulatory guidelines.

9.2 Nearby Area Protection

During excavation activities in the area, the area shall be secured so that residents and passersby cannot easily access the excavation area.

The boundary of the Property along Adeline Street shall be contained with absorbent socks or other suitable barriers to prevent run-off into the sidewalk, street and storm drainage system. Excavated soil shall be subject to Engineering Controls as described for worker protection above.

9.3 Soil Disposal

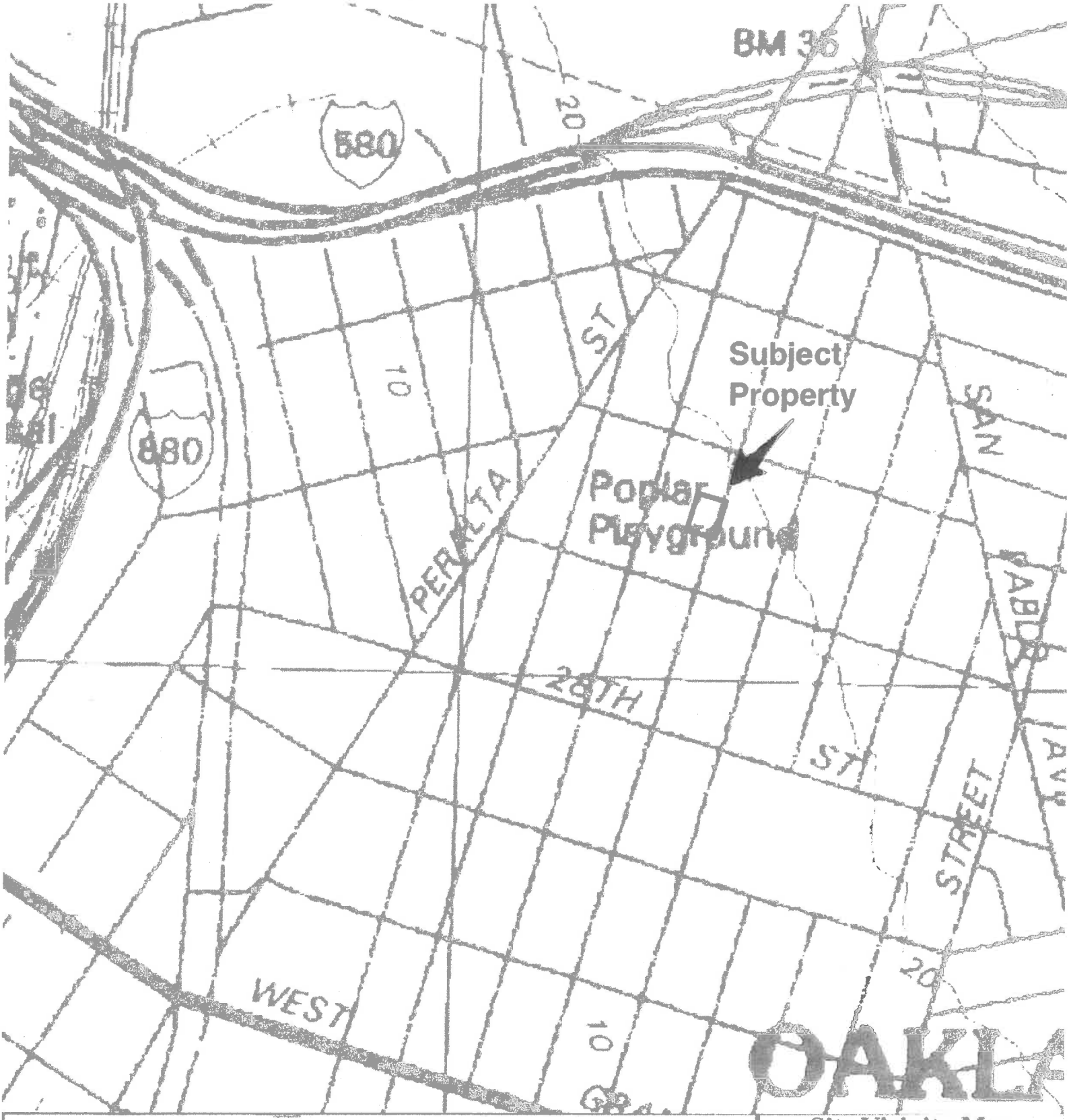
Once work is approved by the ACDEH, excavated soil will be appropriately stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Soil samples will be collected from the stockpile for laboratory analysis. Composite or discrete sampling will be performed in accordance with the waste soil profiling requirements of the disposal facility and all analyses shall be performed by a state-certified laboratory. Analyses performed shall be in accordance with the waste disposal facility permit requirements and shall include the contaminants of concern at this Property. After the soil is accepted by an appropriate disposal facility, the soil will be loaded, transported, and (if necessary) manifested by a suitable licensed carrier to the disposal facility. The soil will be covered appropriately for transport. The soil will be moistened during loading to minimize release of dust.

Equipment used for excavation activities and for waste hauling will be decontaminated on site prior to leaving the Property. The decontamination will consist of washing down the equipment and vehicles with water. The wastewater will be contained and properly disposed under signed manifests. Vehicles leaving the Property will be cleaned to avoid tracking mud and dirt onto the adjacent roadways. Mud and dirt that is spilled onto the sidewalk or roadway will be promptly cleaned.

10.0 LIMITATIONS

This document has been prepared by ERAS according to the State and local agency suggested guidance documents for these investigations and in general accordance with the accepted standard of practice that exists in Northern California at the time the work was performed. The interpretations, conclusions and recommendations made herein are based upon the data and analysis for the soil and water samples collected on-site. ERAS is not responsible for errors in laboratory analysis and reporting, or for information withheld during the course of the study. The purpose of this plan is to provide objectives for management of the Property in the future which are based on and limited by the data collected to date. As such, the evaluation of the geologic and environmental conditions on this site is made with very limited data and cannot predict all future contingencies. Judgments leading to conclusions are generally made with an incomplete knowledge of the conditions present. Additional conditions and materials at the site could exist that were not encountered during this investigation. No warranty or guarantee is expressed or implied herein.

FIGURES

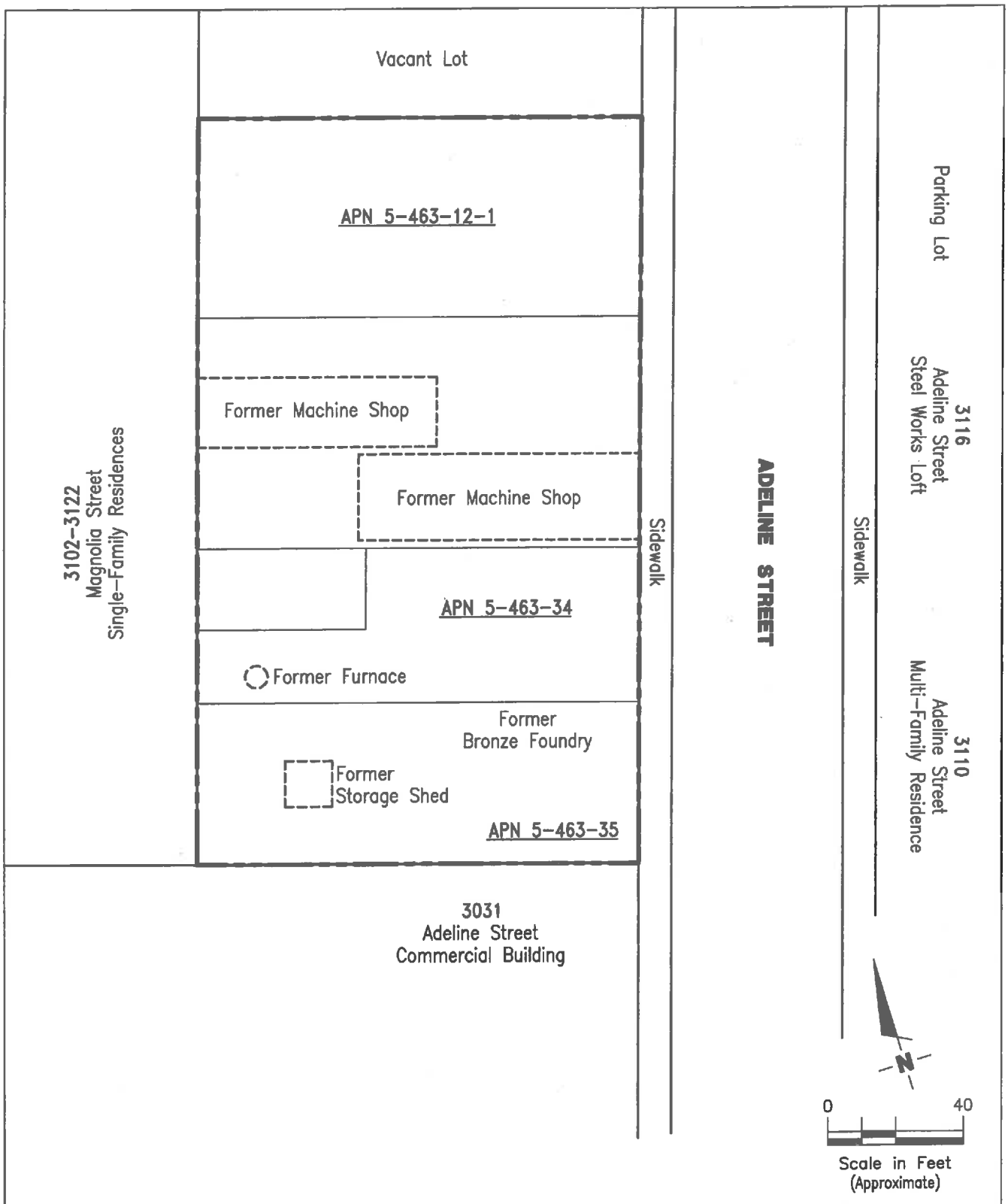


USGS Oakland West Quadrangle
Version: 1980

Site Vicinity Map

Figure
1

3037, 3101 & 3115 Adeline Street
Oakland, California 94608



SITE PLAN

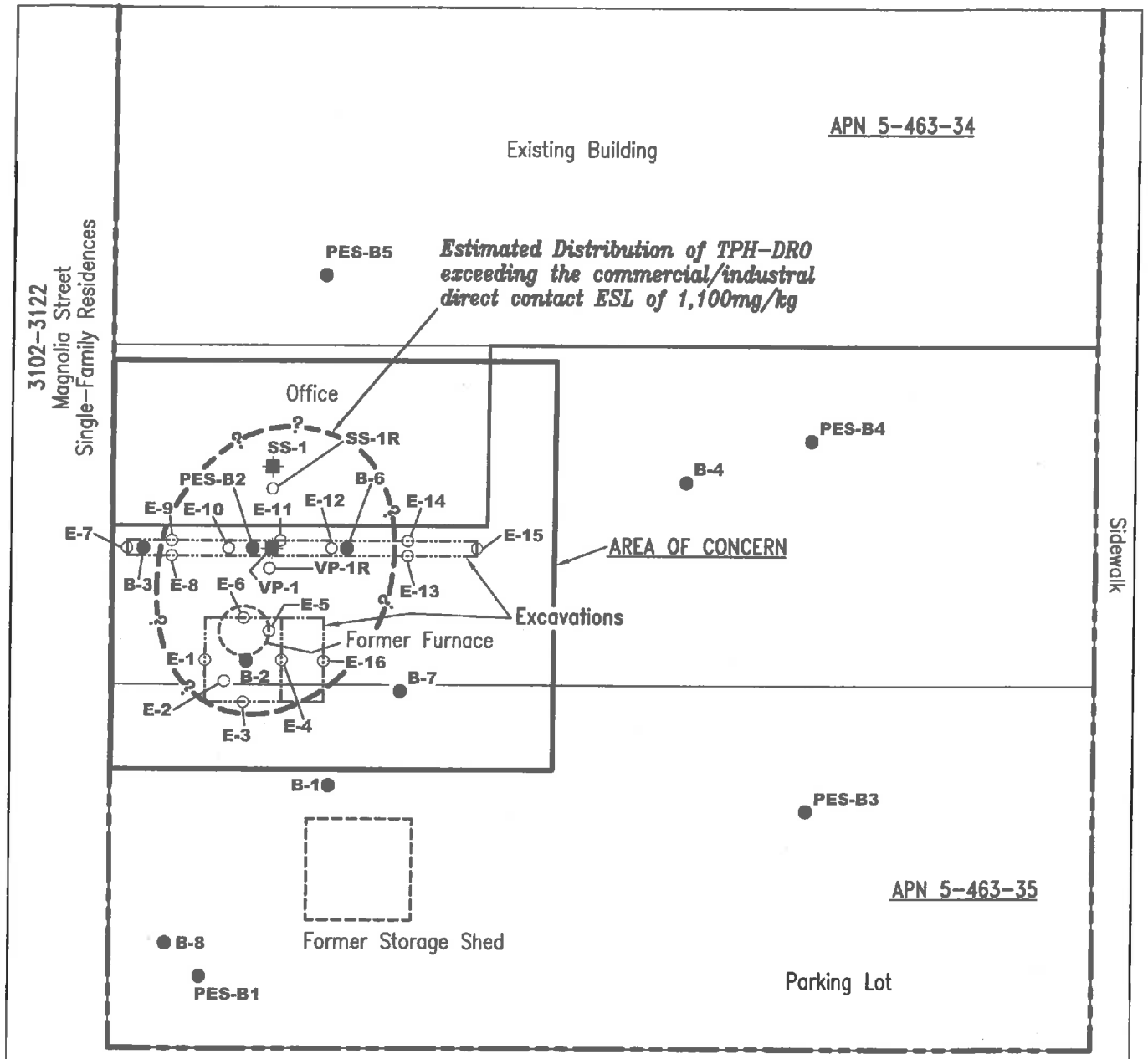
DATE
05/2017
REVIEWED BY
AS & DS

3037, 3101 & 3115 Adeline Street
Oakland, California

JOB NUMBER
14157B
FIGURE
2

ERAS Environmental Inc.

ERAS 05-19-2017 Site Plan.dwg



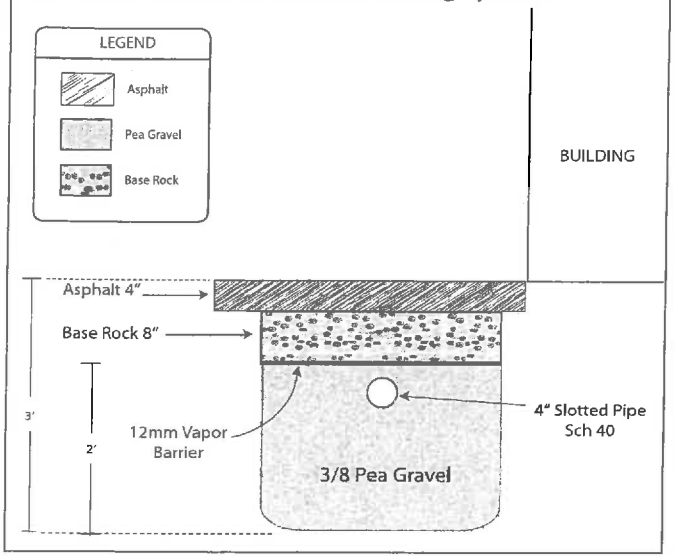
EXCAVATION, SAMPLING & AREA of CONCERN

DATE		JOB NUMBER
05/2017	3037-3115 Adeline Street	14-002-003
REVIEWED BY	Oakland, California	FIGURE
AS & DS		3

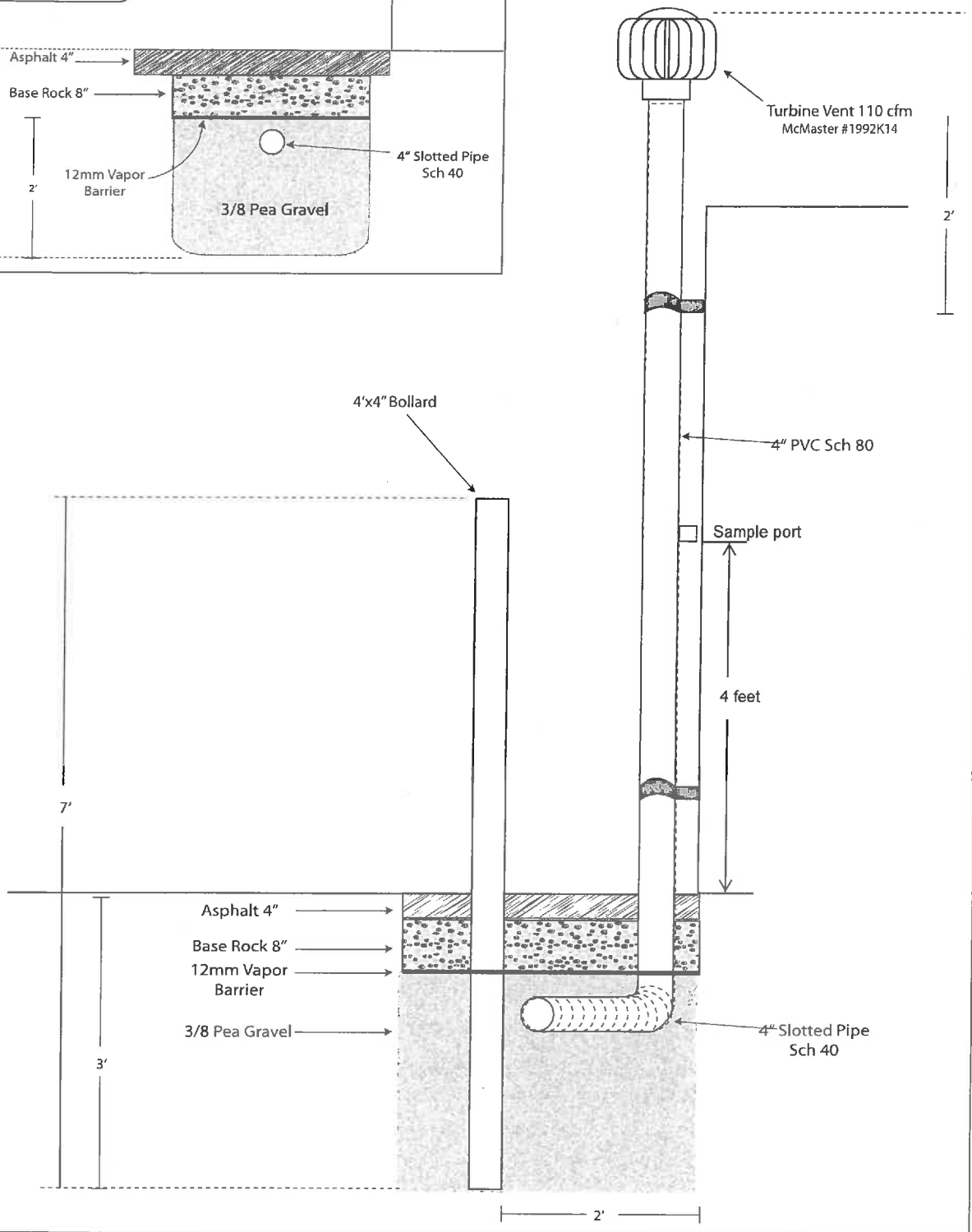
ERAS Environmental Inc.

ERAS 05-19-2017 Excavation, Sampling & Area of Concern.dwg

3/A Detail A
Cross Section of Subslab Venting System



3/B Detail B
Side View and Cross Section of Vent Riser Pipe



Sustainable Technologies
ERAS Environmental Inc.

Subslab Venting System
Adeline Foundry
3037, 3101 & 3115 Adeline Street
Oakland, California

DATE
2/08/16
JOB NUMBER
RO0003142

FIGURE
4

TABLES

TABLE 1. ANALYTICAL RESULTS - SOIL

3037-3115 Adeline Street, Oakland

Sample ID	Date	TPH-gro	TPH-dro	TPH-dro*	TPH-oro	TPH-oro*	Copper	Lead	Tin	Napthalene
		(mg/Kg)								
PES-B1-3	1-May-13	NA	NA	NA	NA	NA	160	43	NA	NA
PES-B2-3	1-May-13	46	**1,200**	NA	950	NA	1,200	140	NA	5.30
PES-B2-7	1-May-13	NA	**1,600**	NA	860	NA	15	<3.0	NA	NA
PES-B2-12	1-May-13	NA	<10	NA	<10	NA	11	8	NA	NA
PES-B2-18	1-May-13	NA	<10	NA	<10	NA	17	<3.0	NA	NA
PES-B3-3	1-May-13	<10	<10	NA	<10	NA	17	<3.0	NA	<4.3
PES-B4-3	1-May-13	NA	NA	NA	NA	NA	11	<3.0	NA	NA
PES-B4-11	1-May-13	<10	<10	NA	<10	NA	NA	NA	NA	<5
PES-B5-3	1-May-13	NA	NA	NA	NA	NA	18	44	NA	NA
PES-B5-7	1-May-13	<10	<10	NA	<10	NA	NA	NA	NA	<3.8
B-1, 1.5-2	21-Oct-14	<1	<1.0	NA	<5.0	NA	210	25	<5.0	NA
B-1, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	22	6.7	<5.0	NA
B-1, 9-9.5	21-Oct-14	<1	11	NA	100	NA	NA	NA	NA	NA
B-1, 10.5-11	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-2, 2-2.5	21-Oct-14	540	**17,000**	**20,000**	8,700	11,000	1,200	**650**	78	NA
B-2, 3-3.5	21-Oct-14	190	270	NA	<250	NA	24	7.8	<5	NA
B-2, 7.5-8	21-Oct-14	200	**2,700**	NA	1,700	NA	NA	NA	NA	NA
B-2, 15.5-16	21-Oct-14	4.1	49	NA	38	NA	NA	NA	NA	NA
B-3, 2-2.5	21-Oct-14	<1	480	NA	430	NA	31	7.0	<5	NA
B-3, 3-3.5	21-Oct-14	150	370	NA	<250	NA	22	8.8	<5	NA
B-3, 7.5-8	21-Oct-14	<1	120	NA	100	NA	NA	NA	NA	NA
B-3, 11.5-12	21-Oct-14	<1	<5.0	NA	<5.0	NA	NA	NA	NA	NA
B-4, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	18	5.8	<5	NA
B-4, 7.5-8	21-Oct-14	<1	<5.0	NA	<5.0	NA	NA	NA	NA	NA
B-4, 9.5-10	21-Oct-14	<1	1.2	NA	<5.0	NA	NA	NA	NA	NA
B-6, 1.5-2	21-Oct-14	55	**1,400**	NA	1,200	NA	380	120	20	NA
B-6, 2.5-3	21-Oct-14	180	670	NA	280	NA	22	7.1	<5	NA
B-6, 7.5-8	21-Oct-14	40	480	NA	280	NA	NA	NA	NA	NA
B-6, 15.5-16	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-7, 2-2.5	21-Oct-14	<1	<1.0	NA	<5.0	NA	87	18	<5	NA
B-7, 3-3.5	21-Oct-14	NA	NA	NA	NA	NA	18	7.1	<5	NA
B-7, 7.5-8	21-Oct-14	<1	3.1	NA	14	NA	NA	NA	NA	NA
B-7, 11.5-12	21-Oct-14	<1	<1.0	NA	<5.0	NA	NA	NA	NA	NA
B-8, 1.5-2	21-Oct-14	NA	NA	NA	NA	NA	23	10	<5	NA
E-1	14-Sep-16	350	NA	**3,000**	NA	4,100	66	21	<0.50	4.7
E-2	14-Sep-16	260	NA	**2,500**	NA	4,100	31	9.6	<0.50	3.7
E-3	14-Sep-16	510	NA	**2,500**	NA	4,300	2,000	140	140	3.6
E-4	14-Sep-16	180	NA	**2,200**	NA	3,900	4,600	**490**	250	3.9
E-5	14-Sep-16	160	NA	720	NA	1,210	1,300	130	91	2.9
E-6	14-Sep-16	240	NA	**2,200**	NA	3,700	25	8.8	<5.0	0.94
E-7	16-Sep-16	<1.0	NA	9.8	NA	47.8	32	9.4	<5.0	<0.10
E-8	16-Sep-16	440	NA	**1,800**	NA	2,600	47	18	<5.0	<0.10
E-9	16-Sep-16	160	NA	**2,400**	NA	3,600	480	62	8.6	<0.10
E-10	16-Sep-16	37	NA	180	NA	262	75	21	<5.0	0.38
E-11	16-Sep-16	54	NA	**1,800**	NA	2,700	5,200	**430**	120	<0.10
E-12	16-Sep-16	14	NA	140	NA	214	16	6.8	<5.0	<0.10
E-13	16-Sep-16	4.2	NA	7.2	NA	12	52	8.6	<5.0	<0.10
E-14	16-Sep-16	<1.0	NA	10	NA	18	30	8.5	<5.0	<0.10
E-15	16-Sep-16	<1.0	NA	<1.0	NA	<5.0	21	8.9	<5.0	<0.0050
E-16	16-Sep-16	NA	NA	NA	NA	NA	NA	20	NA	NA
ESL[1]		770	570	570	--	--	--	--	--	0.033
ESL[2]		3,900	1,100	1,100	14,000	14,000	47,000	320	--	14

TABLE 1. ANALYTICAL RESULTS - SOIL
3037-3115 Adeline Street, Oakland

Notes
NA = Not analyzed
(mg/Kg) = Miligrams per kilogram
TPH-gro = Total petroleum hydrocarbons quantified as gasoline range organics
TPH-dro = Total petroleum hydrocarbons quantified as diesel range organics
TPH-oro = Total petroleum hydrocarbons quantified as oil range organics
TPH-dro* = Total petroleum hydrocarbons quantified as diesel range organics run without silica gel cleanup
TPH-oro* = Total petroleum hydrocarbons quantified as oil range organics run without silica gel cleanup
ESL[1] = Environmental Screening Levels set forth by the RWQCB to protect drinking water, February 2016
ESL[2] = Environmental Screening Levels for soil exposure: commercial industrial, February 2016
Bold type indicates reported value above the ESL for soil exposure.

TABLE 2. VAPOR ANALYTICAL RESULTS

3037 Adeline Street, Oakland, California

Boring number	Sample Date	benzene	toluene	ethylbenzene	m,p-xylenes	o-xylenes	napthalene#	napthalene*	oxygen	methane	carbon dioxide
		µg/m³							%		
SS-1 (sub slab)	10/23/2015	<3.9	<4.6	<5.2	<5.2	<5.2	<25	<5.0	13	<0.00024	6.6
VP-1 (soil gas)	10/23/2015	90	90	59	<54	73	<260	60	4.0	9.0	13
SS-1R (sub slab)	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	13.9	<0.4	<0.5
Vent-4	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	13.7	<0.4	<0.5
Vent-11	11/16/2016	<1.28	<1.51	<1.73	<3.47	<1.73	<6.6	<25	15.3	<0.4	<0.5
ESL IAxAF		8	26,000	98	8,800	8,800	7.2	7.2			
ESL com		420	1,300,000	4,900	440,000	440,000	360	360			

Notes

- napthalene by EPA Method TO-15

* - napthalene by EPA Method TO-17

µg/m³ - micro grams per cubic meter

% - percent

ESL IAxAF - Regional Water Quality Control Board Environmental Screening Levels for Indoor Air at a Commercial Property multiplied by the Department of Toxic Substances Attenuation Factor of 20

ESL com - Regional Water Quality Control Board Environmental Screening Levels for Soil Gas on a Commercial Property

APPENDIX 1

VMS INSPECTION FORM

VMS INSPECTION FORM

DATE:

BUILDING: 3037 Adeline Street, Oakland

INSPECTOR:

STATUS		
Pavement OK?	Piping OK?	Exhaust Fan OK?
YES / NO	YES / NO	YES / NO

COMMENTS (detail any NO answer):

ACTION TAKEN:

ACTION APPROVED BY: _____ DATE:

Form to be completed monthly