



2017142446

06/29/2017 03:05 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE: 160.00

Recording Requested By:

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



46 PGS

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

123
46
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**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 5/5/17, 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: 
Title: Partner
Date: 5/5/17

By: Christine Lee AKA Lec Christine Kim
Signature: 
Title: partner
Date: 5/5/17

By: CLINTON STOCKTON
Signature: 
Title: PARTNER
Date: 5/5/17

Agency: Alameda County Department of Environmental Health

By: RONALD BROWDER
Signature: 
Title: Director
Date: 06-21-2017

By: DANIEL S. KWON
Signature: [Signature]
Title: Partner
Date: 5/5/17

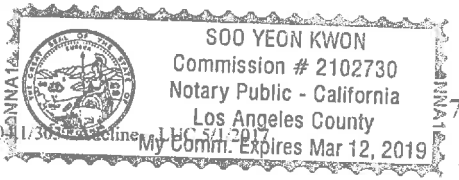
By: Christine Lee
Signature: [Signature]
Title: partner
Date: 5/5/17

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

[Signature]
Christine K
6/28/17
Soo Yeon Kwon
Commission # 2102730
Notary Public - California
Los Angeles County
My Comm. Expires Mar 12, 2019



DOCSSV1-550041/30

State of California, County of Los Angeles
On 06-28-17 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. [Signature]

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

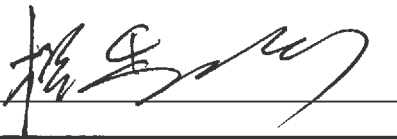
On 06-28-2017 before me, Soo Yeon Kwon, Notary Public
(insert name and title of the officer)

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.

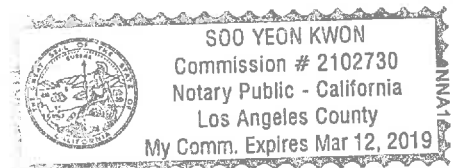
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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STATE OF CALIFORNIA, COUNTY OF ALAMEDA

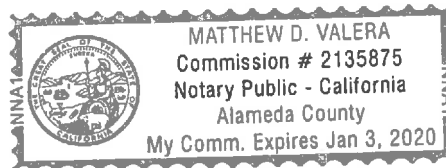
On 5/5/17, before me Matthew D. Valera, Notary Public,
personally appeared

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.

[Signature]
Notary Public in and for said
County and State



STATE OF CALIFORNIA, COUNTY OF ALAMEDA

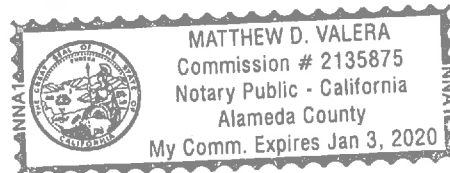
On 5/5/17, before me Matthew D. Valera, Notary Public,
personally appeared

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.

[Signature]
Notary Public in and for said
County and State



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.

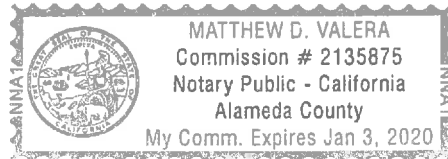
State of California
County of Alameda

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.



Signature

[Handwritten 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

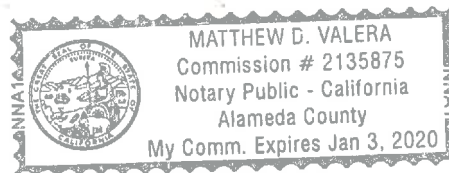
Ronald Browder

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]
Notary Public in and for said
County and State



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 the 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

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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.

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 Click [here](#) for more information regarding supported browsers.

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COUNTY OF ALAMEDA
Assessor's Office

Property Value System

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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

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.

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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		<u>3</u>	<u>4100</u>
RECO INVESTORS LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	12/04/2013	2013-375449		<u>3</u>	<u>4100</u>
RWW PROPERTIES LLC	List Owners	6114 LA SALLE AVE # 535, OAKLAND, CA 94611-2802	08/08/2013	2013-273959		<u>3</u>	<u>4100</u>
FULL MOON PARTNERS	List Owners	3109 ADELINE ST , OAKLAND, CA 94608-4411	02/21/1997	1997-48602		<u>3</u>	<u>4100</u>
CHIDO LOUIS J & SANDRA J	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	10/04/1991	1991-268743		<u>3</u>	<u>4100</u>
CHIDO DENNIS L & SANDRA K	List Owners	2923 ADELINE ST , OAKLAND, CA 94608-4422	02/09/1990	1990-42397		<u>3</u>	<u>4100</u>
ZIMMERMAN L & SYLVIA	List Owners	3115 ADELINE ST , OAKLAND, CA 94608-4411	03/01/1969	TRAN-3953		<u>1</u>	<u>4100</u>

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.

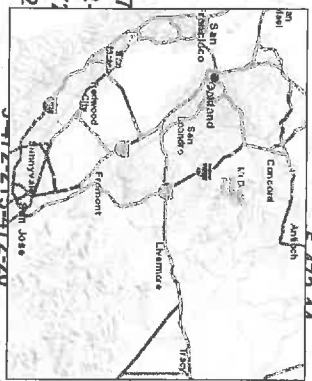
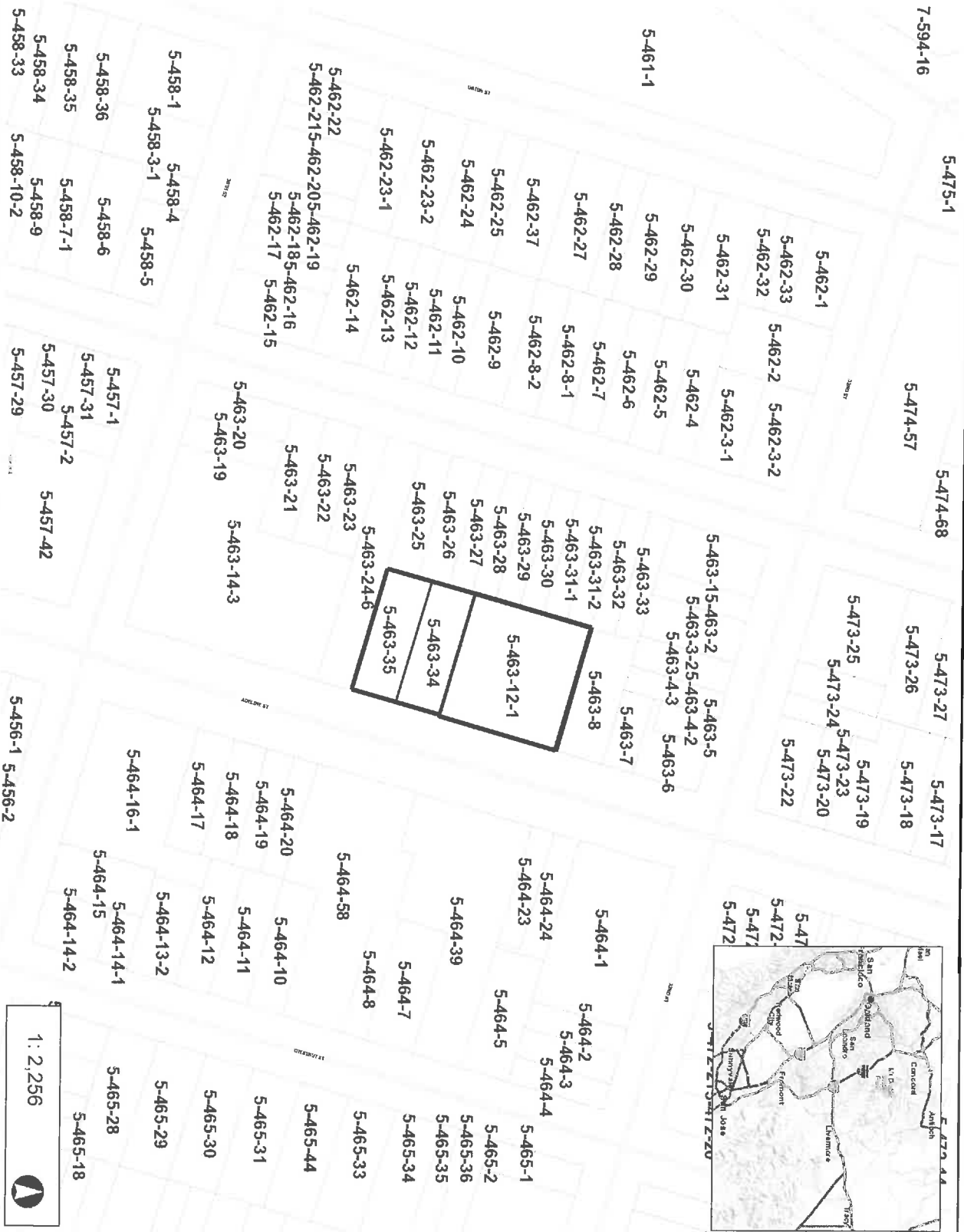
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Parcels Included in the Economic Unit:

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

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1: 2,256



WGS_1984_Web_Mercator_Auxiliary_Sphere
County of Alameda © 2015

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

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
- Waterbodies
- Lake/Pond
- Swamp/Marsh
- Bay
- Rivers
- Parks
- East Bay Parks
- Planning Areas
- Cities
- Alameda

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

RECEIVED

By Alameda County Environmental Health 1:35 pm, May 30, 2017

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.



Curtis Payton
California Registered Professional Geologist 5608



David Siegel
Senior Program Manager

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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=T1000006053

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-methylnaphthalene, 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-methylnaphthalene 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 ($\mu\text{g}/\text{m}^3$), by TO-17

which is below the Regional Water Quality Control Board Environmental Screening Level of 360 $\mu\text{g}/\text{m}^3$. The concentration of naphthalene under the building in sub-slab boring SS-1 was not reported above the reporting limit (RL; $<5 \mu\text{g}/\text{m}^3$) by TO-17 on October 23, 2015 or above the RL of $6.6 \mu\text{g}/\text{m}^3$ 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 $7.2 \mu\text{g}/\text{m}^3$.

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 32 nd 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

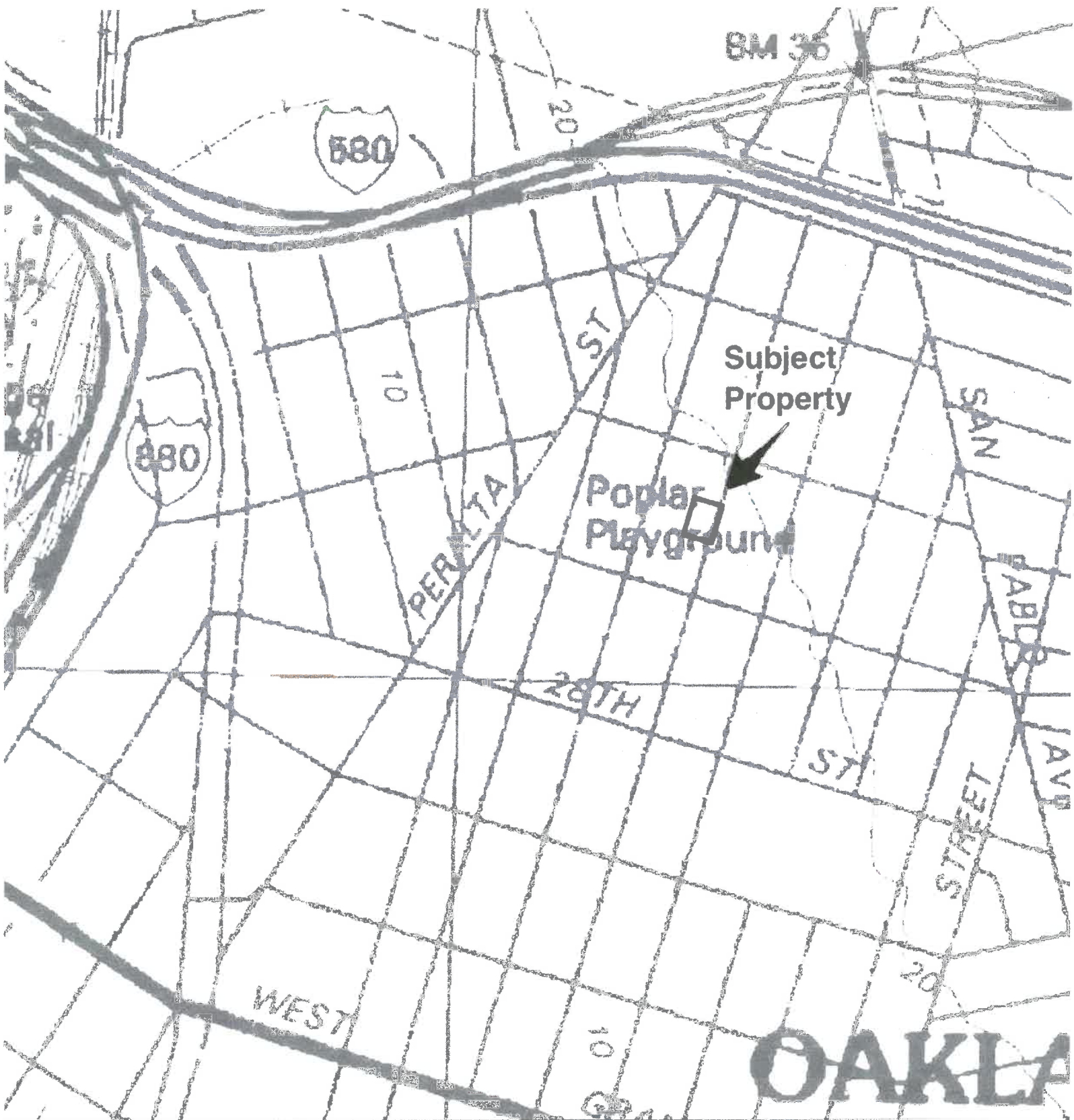
Once work is approved by the ACDEH, excavated soil will be appropriately stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Soil samples will be collected from the stockpile for laboratory analysis. Composite or 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.

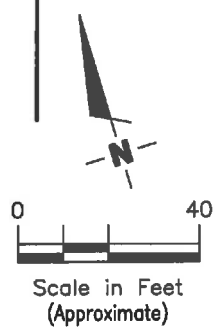
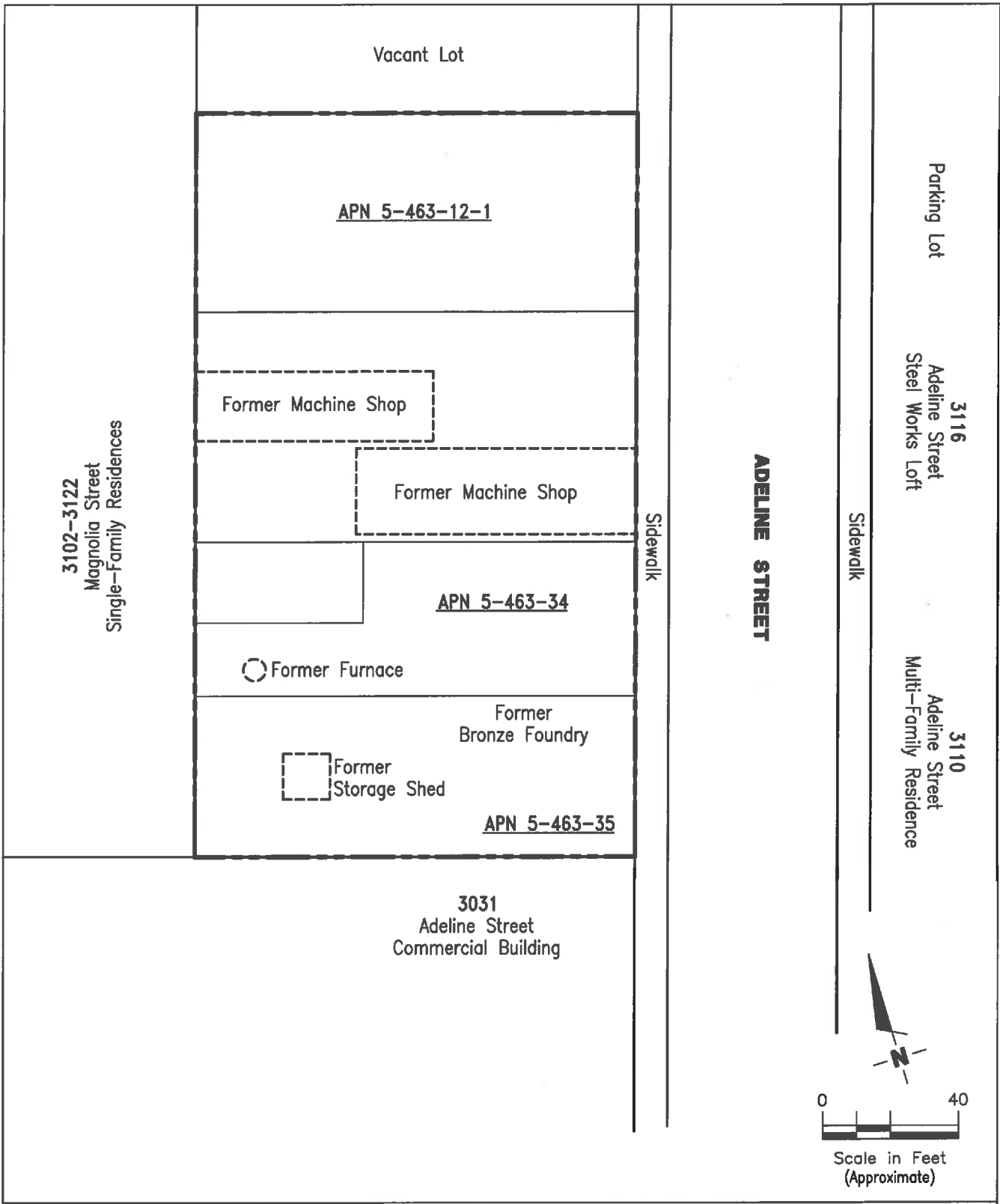
10.0 LIMITATIONS

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	
	Figure	
	1	
Site Vicinity Map		
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

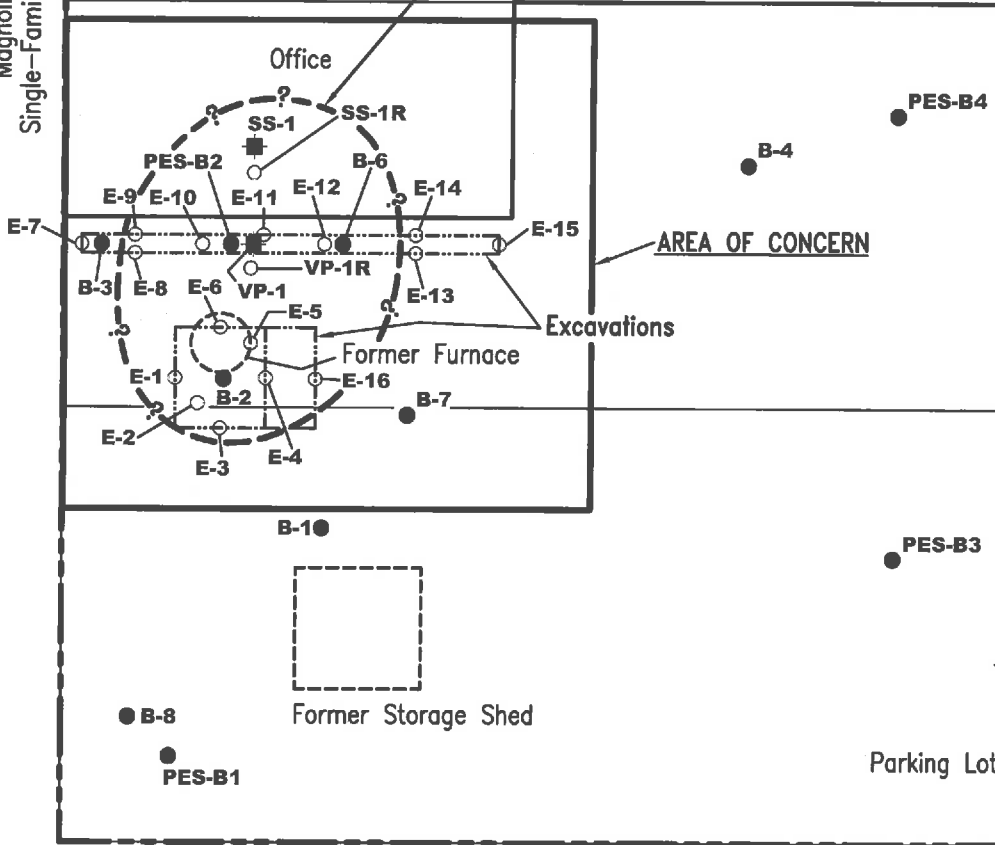
ERAS Environmental Inc.

3102-3122
Magnolia Street
Single-Family Residences

Existing Building

APN 5-463-34

*Estimated Distribution of TPH-DRO
exceeding the commercial/industrial
direct contact ESL of 1,100mg/kg*



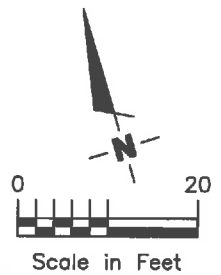
Sidewalk

APN 5-463-35

EXPLANATION

- PES- Previous boring location (Partner 2013)
- B- Boring locations (ERAS 2014)
- Vapor boring locations (SVC 10/23/15)
- Excavation samples collected 9/14-9/16

3031
Adeline Street
Commercial Building



EXCAVATION, SAMPLING & AREA of CONCERN




DATE
05/2017
REVIEWED BY
AS & DS

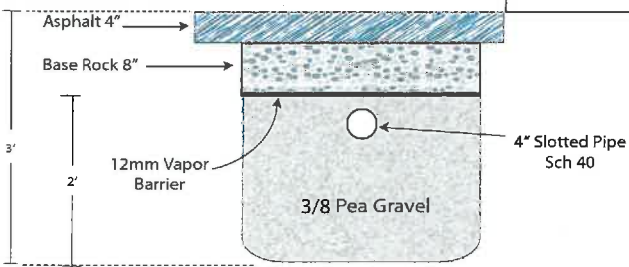
3037-3115 Adeline Street
Oakland, California

JOB NUMBER
14-002-003
FIGURE
3

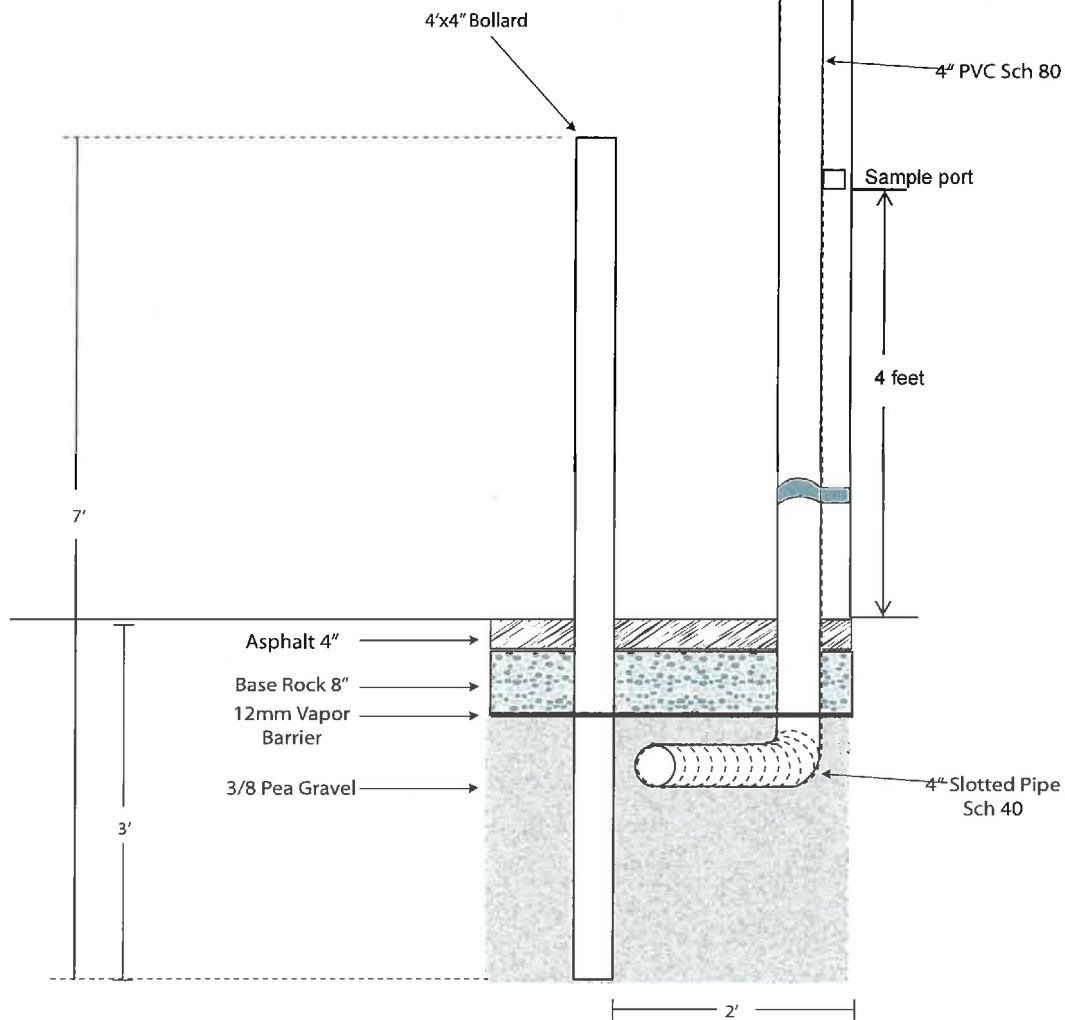
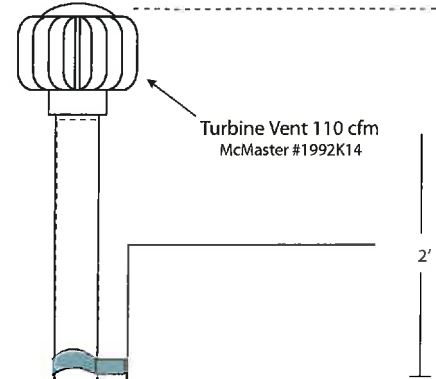
ERAS Environmental Inc.

3
A Detail A
Cross Section of Subslab Venting System

LEGEND	
	Asphalt
	Pea Gravel
	Base Rock



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
R00003142

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
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 ^c		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) = Milligrams 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

ESL¹ = Environmental Screening Levels set forth by the RWQCB to protect drinking water, February 2016

ESL² = 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	µg/m ³										%	
		benzene	toluene	ethylbenzene	m,p-xylenes	o-xylenes	naphthalene#	naphthalene*	oxygen	methane	carbon dioxide		
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

- # - naphthalene by EPA Method TO-15
- * - naphthalene 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