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

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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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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 µg/m^3. The concentration of naphthalene under the building in sub-slab boring SS-1 was not reported above the reporting limit (RL; <5 µg/m^3) by TO-17 on October 23, 2015 or above the RL of 6.6 µg/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 µg/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	1131 Harbor Bay Parkway
	Oakland, CA 94608	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

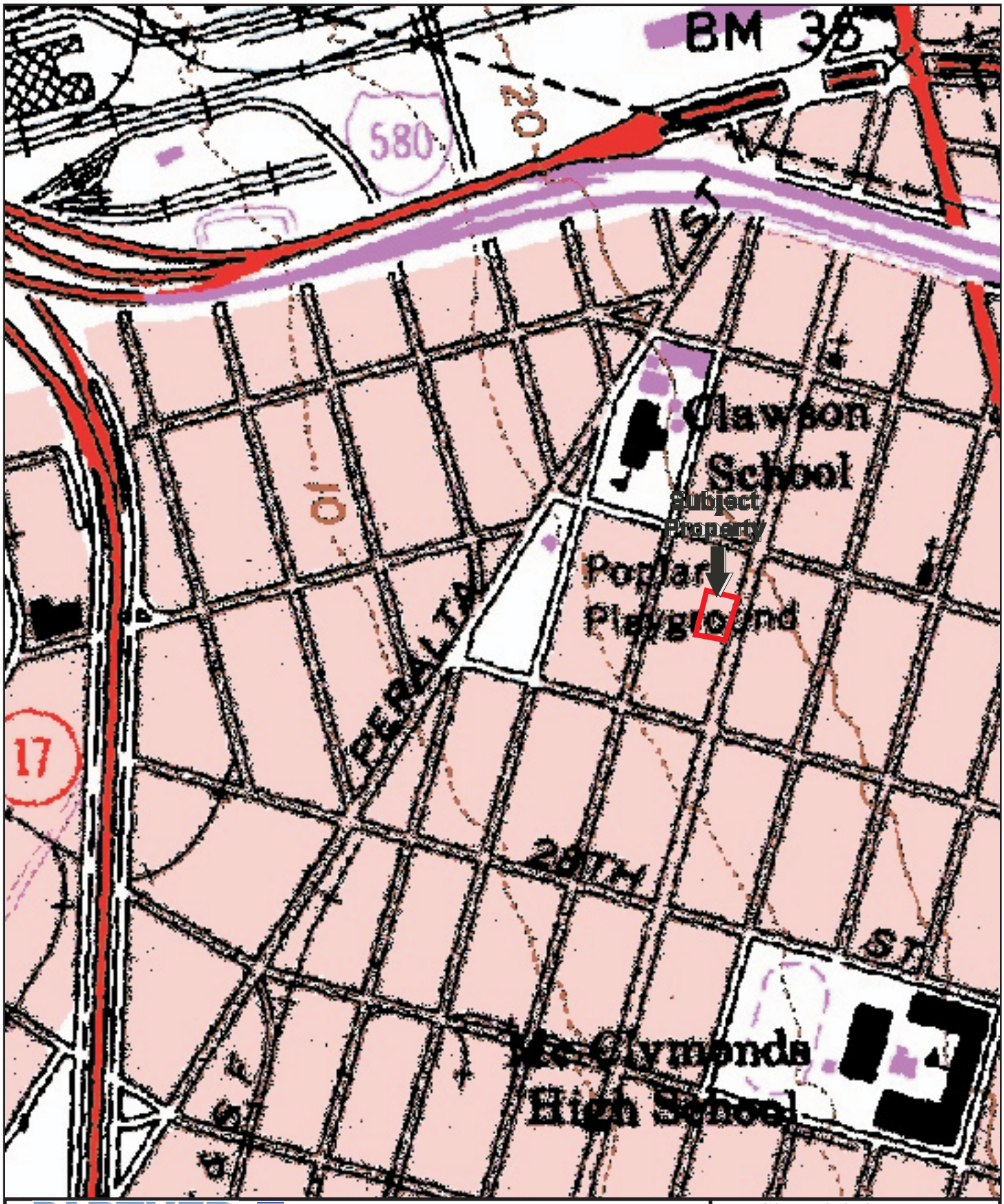
Once work is approved by the ACDEH, excavated soil will be appropriately stored and covered at the completion of each workday in accordance with local regulations governing soil storage and air quality management. Soil samples will be collected from the stockpile for laboratory analysis. Composite or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

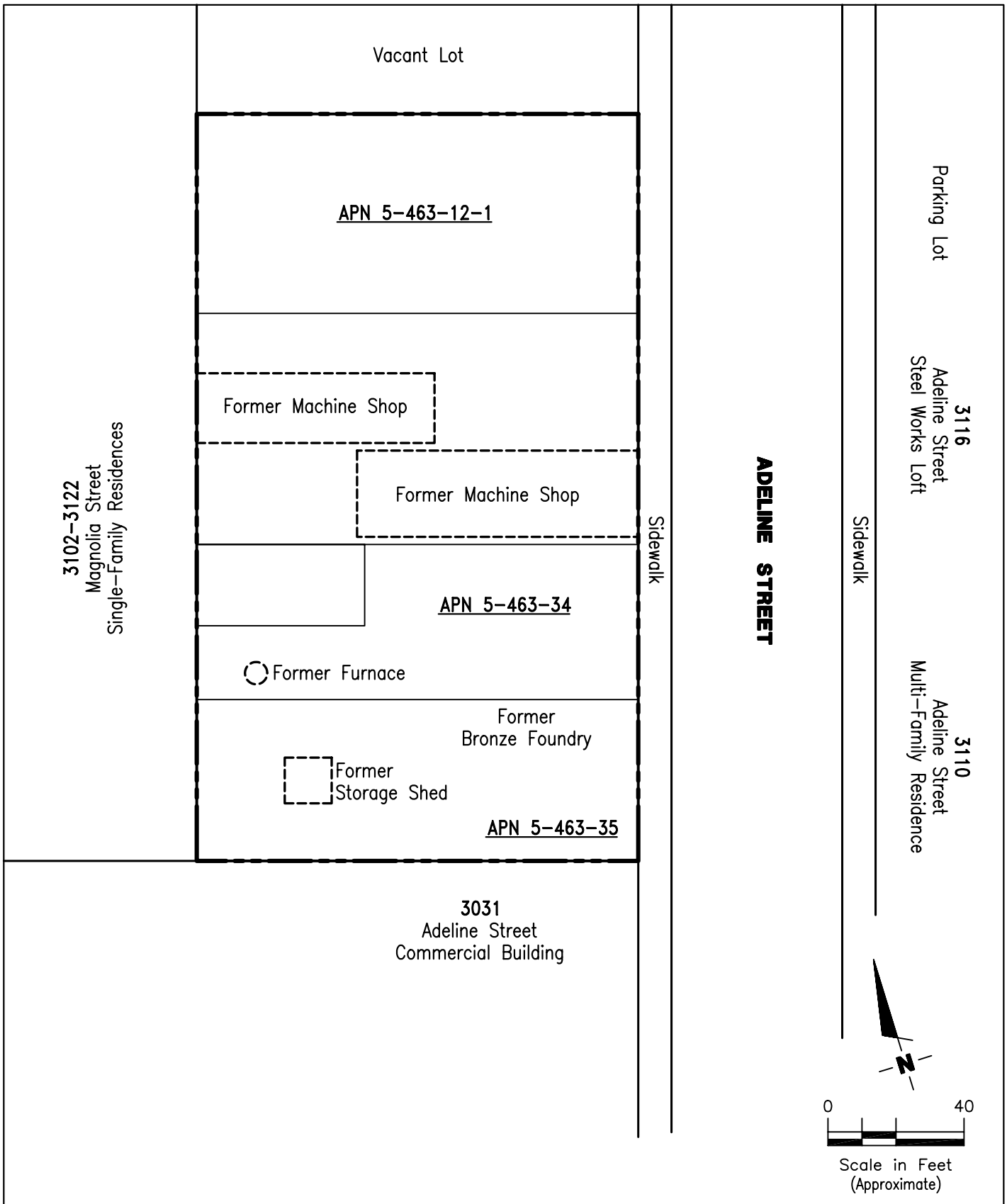


USGS Oakland West Quadrangle
Version: 1980

Site Vicinity Map

Figure	
1	

3037, 3101 & 3115 Adeline Street
Oakland, California 94608



SITE PLAN

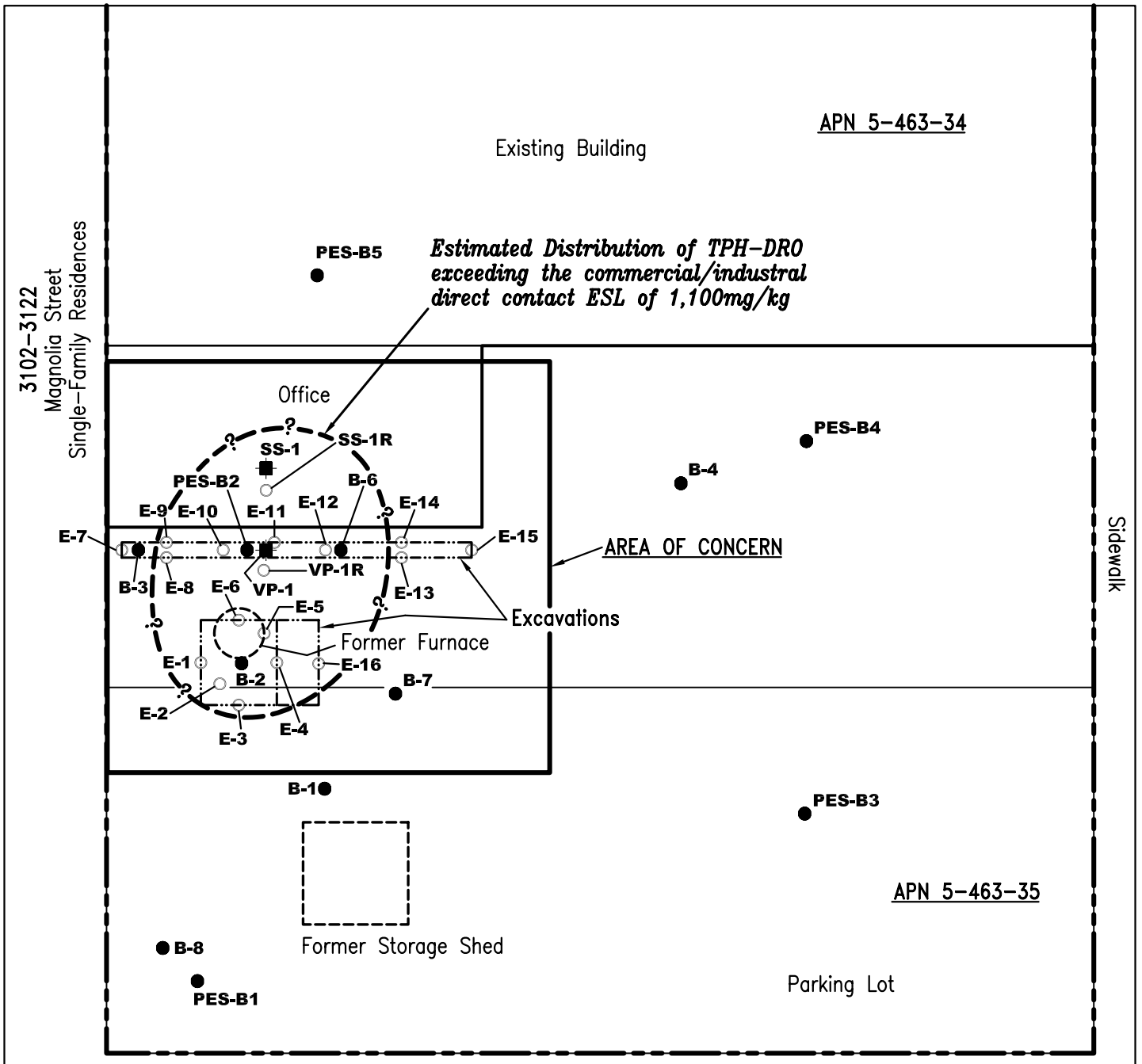
DATE
05/2017
REVIEWED BY
AS & DS

3037, 3101 & 3115 Adeline Street
Oakland, California

JOB NUMBER
14157B
FIGURE
2

ERAS Environmental Inc.

ERAS 05-19-2017 Site Plan.dwg



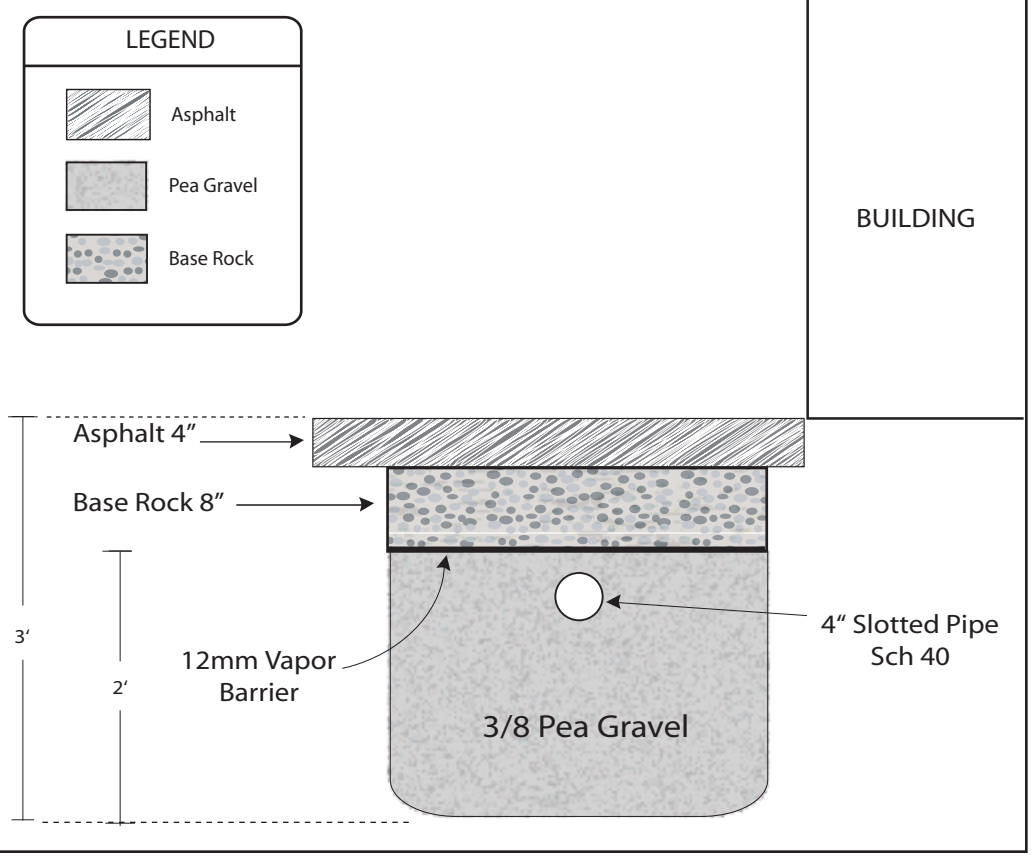
EXCAVATION, SAMPLING & AREA of CONCERN

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

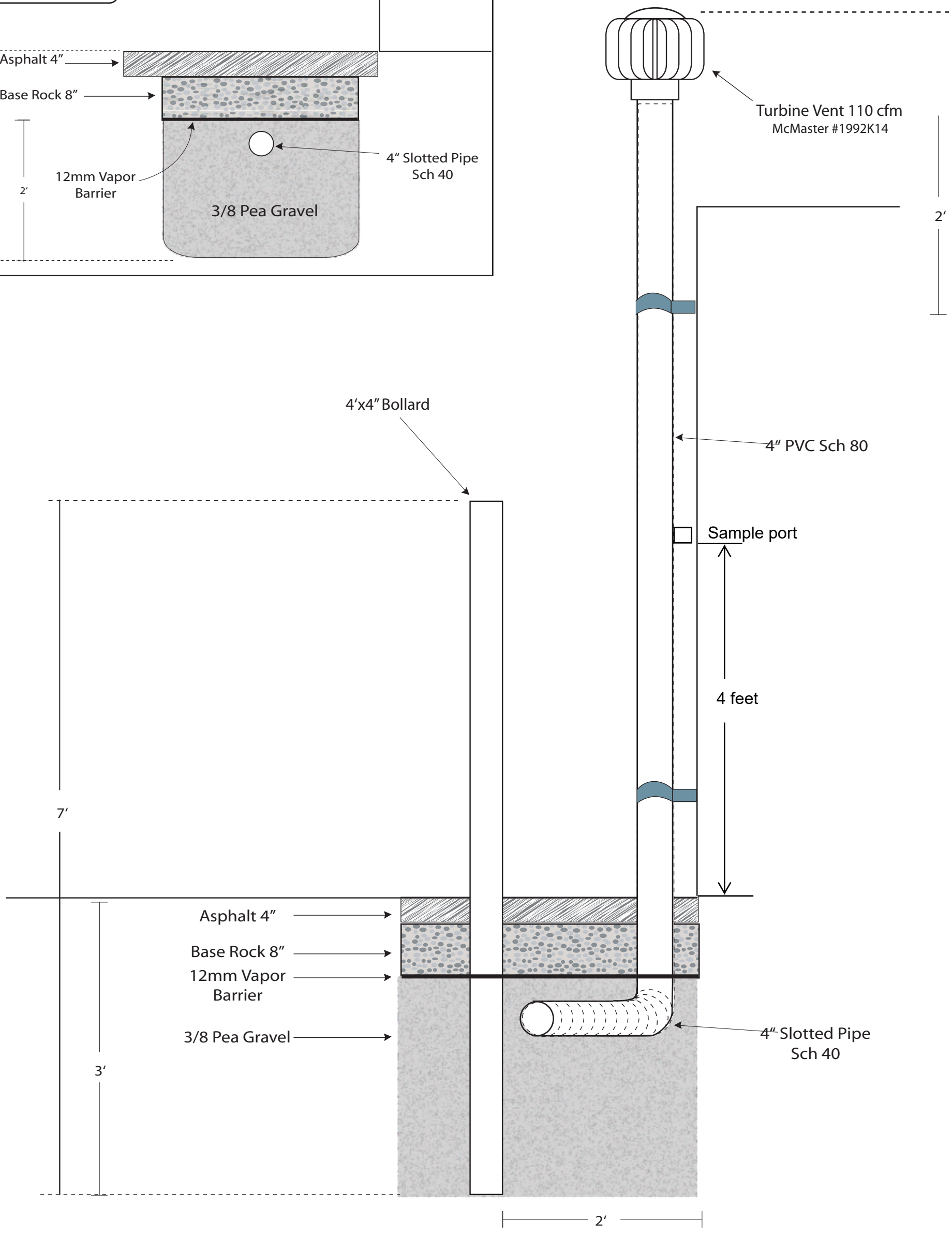
ERAS Environmental Inc.

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